

<p>CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA</p>	<p>AGENDA LODI PLANNING COMMISSION</p>	<p>REGULAR SESSION WEDNESDAY, JANUARY 27, 2010 @ 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 – “January 13, 2010”
3. PUBLIC HEARINGS
 - a. Request for Planning Commission approval of a Use Permit to allow Type 20 and Type 70 Alcoholic Beverage Control licenses at 1337 South Beckman Road. (Applicant: Geweke IIV LP, on behalf of Geweke Hospitality. File Number: 9-U-16)
 - b. Request Planning Commission to certify the proposed Negative Declaration 08-ND-01 as adequate environmental documentation for City Well No. 27 located at 2360 West Century Blvd. (Applicant: City of Lodi; File # 08-ND-02)

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. Council Summary Memo
7. GENERAL PLAN UPDATE/DEVELOPMENT CODE UPDATE
8. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE
9. ART IN PUBLIC PLACES
10. COMMENTS BY THE PUBLIC
11. COMMENTS BY THE PLANNING COMMISSIONERS & STAFF
12. 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 2nd 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, JANUARY 13, 2010**

1. CALL TO ORDER / ROLL CALL

The Regular Planning Commission meeting of January 13, 2010, was called to order by Chair Cummins at 7:00 p.m.

Present: Planning Commissioners – Heinitz, Hennecke, Kirsten, Kiser, Mattheis, Olson, and Chair Cummins

Absent: Planning Commissioners – None

Also Present: Community Development Director Konradt Bartlam, Deputy City Attorney Janice Magdich, Assistant Planner Immanuel Bereket, and Administrative Secretary Kari Chadwick

2. MINUTES

“December 9, 2009”

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Mattheis, Kirsten second, approved the Minutes of December 9, 2009 as written. (Commissioner Heinitz abstained because he was not in attendance of the subject meeting)

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, Chair Cummins called for the public hearing to consider the request for a Use Permit to allow a Type 21 Off-Sale General ABC license at 205 West Lockeford Street. (Applicant: William L. Rankin, on behalf of Quick Stop Markets, Inc. File Number: 9-U-14)

Assistant Planner Immanuel Bereket gave a brief PowerPoint Presentation based on the staff report. Staff recommends approval of the project.

Hearing Opened to the Public

- William Rankin, applicant, came forward to answer questions. Mr. Rankin stated that the alcohol will be stored behind the counter and will require the assistance of the clerk to access it.
- Commissioner Olson stated her concerns regarding the loitering along the north edge of the property. Mr. Rankin stated that he would look into it and make his staff aware as well.

Public Portion of Hearing Closed

- Commissioner Heinitz stated that there has been gang related problems starting at Lockeford Street running north along Church Street to Eureka and the Police Department is working on it.

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Kirsten, Kiser second, approved the request of the Planning Commission for a Use Permit to allow a Type 21 Off-Sale General ABC license at 205 West Lockeford Street subject to the conditions in the resolution. The motion carried by the following vote:

Ayes: Commissioners – Heinitz, Hennecke, Kirsten, Kiser, Olson, Mattheis, and Chair Cummins

Noes: Commissioners – None

Continued

4. PLANNING MATTERS/FOLLOW-UP ITEMS

None

5. ANNOUNCEMENTS AND CORRESPONDENCE

Director Bartlam pointed out the notice for the Planners Institute that will be held in March.

6. ACTIONS OF THE CITY COUNCIL

Director Bartlam stated that staff is available to answer any questions regarding the memo in the packet. Commissioner Mattheis asked how the General Plan was received by the Council. Mr. Bartlam stated that it was received well with one Council Member absent. The only comment made by the public was from Mr. Fry regarding the area south of Lodi. Commissioner Mattheis asked how Council received Mr. Fry's comments. Mr. Bartlam stated that the Council did not direct staff to alter the EIR or General Plan based on Mr. Fry's comments.

7. GENERAL PLAN UPDATE/DEVELOPMENT CODE UPDATE

Director Bartlam updated the Commission regarding the timeline for the final stages on the General Plan. He also added that the draft Housing Element will be ready soon to be brought before the Commission. There will be new zoning designations in the General Plan and staff is working on a zoning consistency action. There mapping exercise will require two actions. The first is the creation of a new zoning map and that will be followed up with the Development Code.

8. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE

None

9. ART IN PUBLIC PLACES

None

10. COMMENTS BY THE PUBLIC

None

11. COMMENTS BY STAFF AND COMMISSIONERS

Chair Cummins asked about the Costco submittal and asked if the plan is consistent with the approved site improvements. Mr. Bartlam stated that the plans are still in the internal review and should be done with that stage of the process by the end of next week. The plan does line up with what has been approved so far.

12. ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 7:17 p.m.

ATTEST:

Konradt Bartlam
Planning Commission Secretary

Item 3a.

**CITY OF LODI
PLANNING COMMISSION
Staff Report**

MEETING DATE: January 27, 2010

APPLICATION NO: Use Permit: 09-U-16

REQUEST: Request for Planning Commission approval of a Use Permit to allow Type 20 and Type 70 Alcoholic Beverage Control licenses at 1337 South Beckman Road. (Applicant: Geweke IIV LP, on behalf of Geweke Hospitality. File Number: 9-U-16).

LOCATION: 1337 South Beckman Road
APN: 049-310-540
Lodi, CA 95240

APPLICANT: Geweke IIV LP, on behalf of Geweke Hospitality
P. O. Box 1420
Lodi, CA 95241

PROPERTY OWNER: Geweke IIV LP
P. O. Box 1420
Lodi, CA 95241

RECOMMENDATION

Staff recommends the Planning Commission approve the request of Geweke IIV LP, on behalf of Geweke Hospitality, for a Use Permit to allow Type 20 and Type 70 Alcoholic Beverage Control (ABC) licenses at 1337 South Beckman Road, subject to the conditions in the attached resolution.

PROJECT AREA DESCRIPTION

General Plan Designation: LI, Light Industrial
Zoning Designation: M-1, Light Industrial.
Property Size: 23.06 acres.

The adjacent zoning and land use characteristics:

	General Plan	Zone	Land Use
North	LI, Light Industrial	M-1, Light Industrial.	Car dealership
South	AG, Agricultural Land	AF-40, Agricultural land, San Joaquin County Jurisdiction	Commercial Shops
East	LI, Light Industrial	M-1, Light Industrial.	Vacant Parcel
West	LI, Light Industrial	M-1, Light Industrial.	Commercial Shops

SUMMARY

The applicant, Geweke IIV LP, on behalf of Geweke Hospitality, is requesting approval of a Use Permit to allow Type 20 and Type 70 Alcoholic Beverage Control (ABC) licenses at 1337 South Beckman Road in conjunction with a hotel operation. The sale and service of alcohol is intended to be secondary to the operation of the hotel. Surrounding uses consist of commercial shops, and no residences are located in proximity to the project. The project does not include the addition of bar areas or any other interior or exterior building modification. Sale of alcohol service will take place inside the hotel. No complaints have been filed with the City's Code Enforcement Division for the subject site since its construction. A hotel use and sale of alcoholic beverages are permitted uses at this location.

BACKGROUND

City records indicate Hampton Inn & Suites was constructed in 2006 and has operated at this location since its completion. City records indicate that the business has no outstanding City Code violation and enforcement issues. The applicants unknowingly hosted several wine tasting events featuring local wineries. They were informed by the Department of Alcoholic Beverage Control to obtain a Use Permit and ABC license in order to feature wine tasting events.

ANALYSIS

As noted, the applicants are requesting a Use Permit to allow Type 20 and Type 70 Alcoholic Beverage Control licenses in conjunction with operation of a hotel. Type 20 Off-Sale Beer and Wine authorizes the sale of beer and wine for consumption off the premises where sold and prohibits the sale of distilled spirits. Minors are allowed on the premises. The Type 20 license would be used in conjunction with their gift-shop and the gift-shop must be open to the public. The Type 70 – On Sale General (Hotel-Restricted) license is a restricted general license which allows for sale of beer, wine, and distilled spirits to guests of the hotel. This license is normally issued to "suite-type" hotels and motels. Alcohol sales to the general public are not permitted under a Type 70 ABC license. Hampton Inn & Suites proposes to restrict the sale of alcohol under the Type 70 license to the hotel's breakfast/dining area, lobby and meeting rooms adjacent to the lobby whereas the Type 20 ABC license would be active only in the gift-shop. This type of arrangement is typical for hotels and is often approved by the Dept. of Alcoholic Beverage Control.

The project site is Light Industrial (M-1) zoning district, which permits a variety of industrial uses including the sale and consumption of alcoholic beverages. Under the M-1 zoning district, the applicant may sell alcohol for on and off-site consumption pursuant to §17.72.040 of the Lodi Municipal Code, which requires a Use Permit for new off-Sale and on-Sale alcohol licenses as well as changes in license type. The City established the Use Permit requirement to gain local control over whether or not a license is appropriate for a particular location. The Department of Alcoholic Beverage Control primarily controls issuance based on concentration of licenses within a particular Census Tract.

The subject hotel belongs to Census Tract 44.01. Census Tract 44.01 covers the area south of Lodi Avenue, west of Central California Traction Company (C.C.T) Line, north of Kettleman Lane, and east of Union Pacific Rail Road Company (U.P.R.R). According to ABC, Census Tract 44.01 contains 7 existing on-sale licenses with 8 on-sale licenses allowed based on the ABC criteria (attachment 4). In addition, the subject census tract

contains 16 off-sale licenses with 8 permitted (attachment 5). The Planning Commission does not need to make findings of public necessity in order to approve additional on-sale (Type 70) ABC license since the subject census tract is not over concentrated. However, the Planning Commission must make findings of public necessity and/or convenience in order to approve additional off-sale license. In the past, Planning staff generally supported establishments that wish to acquire an ABC off-sale license if we determined the business would not create alcohol related problems. Given the proposed off-sale (Type 20) license would be restricted to beer and wine, staff is of the opinion the sale of beer and wine for off-premise consumption would not create policing problem. Staff understands that the primary reason the hotel wishes to obtain Type 20 Off-Sale license is because the hotel would like to host wine tasting events featuring local wineries and offer sales of individual bottles for consumption off-site.

Staff sent copies of the application to various City departments for comments and review. Their comments and requirements have been incorporated into the attached resolution. Staff has contacted the Lodi Police Department for their requirement for approval of the proposed Use Permit application and they do not anticipate alcohol related problems. The Lodi Police Department recommends approval subject to the conditions outlined in the attached resolution (see attachment 6).

The sale alcohol services will be an incidental service within the hotel. The condition of approval limiting the sale or distribution of alcohol to registered guests and their visitors and limiting the hours of alcohol service in hotel common areas between 9:00 AM to 2:00 AM daily will be in effect (Condition No. 4). Other conditions of approval include a requirement that the hotel be operated in a manner that does not adversely impact surrounding properties and control of noisy guests (Condition No. 2), and a requirement to be in conformance with the provisions of the City's Noise Ordinance (Condition No. 12). These conditions, in addition to those imposed by the State Alcoholic Beverage Control for the Type 20 (Off-Sale Beer and Wine) and Type 70 (On Sale General Restrictive Service) license, will effectively reduce any potential neighborhood impacts associated with the service of alcohol at the hotel, and will ensure that the operation of the hotel remains compatible with the surrounding neighborhood.

In staff's opinion, the proposed sale of alcohol for on and off-site consumption will not result in any adverse conditions. The proposed project will be contained within existing building. No additional construction, including freestanding structures, is being proposed with this project. The sale and service of alcohol is intended to be secondary to the operation of the hotel. Staff recommends conditions of approval that will allow the City to reconsider the Use Permit if there is a significant increase in police or other public services provided to the site following the effective date of this Use Permit. Therefore, staff recommends approval the Use Permit subject to the conditions outlined in the attached resolution.

ENVIRONMENTAL ASSESSMENTS:

The project was found to be categorically exempt according to the California Environmental Quality Act, Article 19 15321 Class 21 (a) (2). The project is classified as an "Enforcement Action by Regulatory Agencies" because it is the "adoption of an administrative decision or order enforcing...the lease, permit, license, certificate, or entitlement for use or enforcing the general rule, standard, or objective." No significant impacts are anticipated and no mitigation measures have been required.

PUBLIC HEARING NOTICE:

Legal Notice for the Use Permit was published on January 15, 2010. 57 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. No protest letter has been received.

ALTERNATIVE PLANNING COMMISSION ACTIONS:

- Approve the request with attached or alternate conditions
- Deny the request
- Continue the request

Respectfully Submitted,

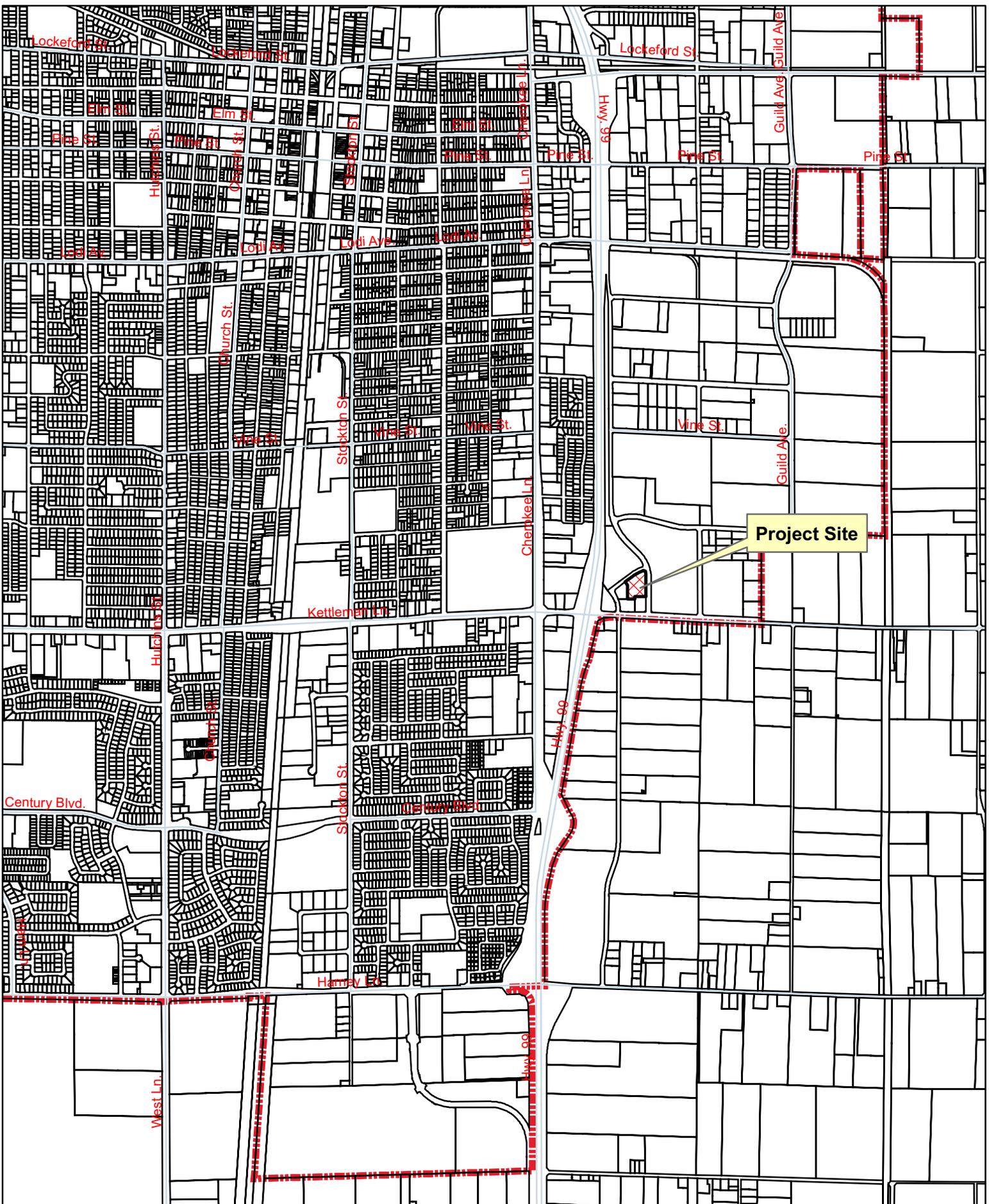
Concur,

Immanuel Bereket
Assistant Planner

Konradt Bartlam
Community Development Director

ATTACHMENTS:

1. Vicinity Map
2. Site Plan
3. Floor Plan
4. Active On-Sale licenses
5. Active Off-sale licenses
6. Police Department Correspondence
7. Draft Resolution



Project Site



0.03 0.075 0.15 0.225 0.3
Miles



Vicinity Map

1337 South Beckman Road
 APN: 049-310-540
 Lodi, CA 95240

Legend

-  City Limits
-  Hampton Inn

SHEET NOTES

1. SEE CIVIL DRAWINGS FOR LAYOUT, SITE GRADING, DRAINAGE, SITE UTILITIES, DETAILS FOR PARKING CURBS & DETAILS FOR ACCESSIBILITY.
2. SEE LANDSCAPE DRAWINGS FOR PLANTING/LANDSCAPE & IRRIGATION INFORMATION.
3. PROVIDE ACCESSIBLE SIGNAGE AT ALL ACCESSIBLE ENTRANCES.
4. SITE SIGNAGE WILL COMPLY TO HAMPTON INN & SUITES STANDARDS, CITY OF LOSI REQUIREMENT AND APPROVAL. SIGNAGE TO BE SUBMITTED UNDER SEPARATE PERMIT.
5. SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.
6. SEE CSC ITEM NUMBERS IDENTIFICATION OF PARKING SPACES FOR OFF STREET PARKING FACILITIES.
7. INTERNATIONAL SYMBOL OF ACCESSIBILITY TO BE LOCATED ADJACENT OR ON EACH BUILDING ENTRANCE, CSC 101.13.
8. ALL ACCESSIBLE EXIT DOORS TO HAVE MAXIMUM THRESHOLD HEIGHT OF 3" TO MAINTAIN EXCESS CONTINUOUSLY TO THE PUBLIC WAY, & BE MIN 55" WIDE.
9. PROVIDE IDENTIFICATION OF HOTEL TO BE LEGIBLE FROM STREET AS PER LODI MUNICIPAL CODE 16.42.030.010.
10. FIRE LANCES & EMERGENCY ACCESS SHALL BE INDICATED IN COMPLIANCE WITH LMC 16.40.000 & THE CALIFORNIA FIRE CODE.
11. PROVIDE ALL WEATHER ACCESS ROAD WITH INE TO WITHIN 50' OF ALL PORTIONS OF HOTEL & TO FIRE HYDRANTS FROM PUBLIC WAY WITH DIRECTION CONDUCTED BY FIRE DEPARTMENT PRIOR TO CONSTRUCTION BEING BROUGHT ON SITE. LMC 16.50.000.
12. PROVIDE REQUIRED PARKING SIGNAGE: RECYCLED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT OPERATING DISTRIBUTING MACHINES OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES MAY BE TOWED AWAY AT OWNERS EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT _____ OR BY TELEPHONING _____.
13. PERMANENTLY POSTED REFLECTORIZED PARKING SPACE IDENTIFICATION SIGN AT EACH ACCESSIBLE PARKING SPACE TO INDICATE INCHES IN AREA MOUNTED 80" ABOVE PAVING. PROVIDE A VAN ACCESSIBLE SIGN SIGN AT APPROPRIATE PARKING SPACES. THE SIGN MAY ALSO BE MOUNTED ON A WALL AT THE INTERIOR END OF THE PARKING SPACE AT A HEIGHT OF 36" ABOVE THE FINISHED WALK OR DRIVE. CSC 101.13.01.
14. CSC 101.13.01 WILL APPLY TO DETAIL 02/1111 THIS SHEET.
15. TV SERVICE IS TO BE PROVIDED BY SATELLITE DISH.
16. PROVIDE NOTICE ACCESSIBLE LIFT IN POOL AREA FOR ADA VISITS.

KEY NOTES

1. ELECTRICAL TRANSFORMER LOCATION SEE SHEET ELL
2. CONCRETE PAD FOR TRANSFORMER & HVAC FOUNDATION 640
3. PROVIDE HOSE BIBS EVERY 40' AROUND PERIMETER OF HOTEL AND A HOSE BIB AND DEAR FOR TRASH ENCLOSURE, SEE PLUMBING DRAWINGS - PLS & PLS
4. FOR POOL & POOL EQUIPMENT HOSE DETAILS REFER TO LANDSCAPE DRAWINGS
5. RAIN METER LOCATION - VERIFY W/PLUMBING DRAWINGS SEE SHEET PLS
6. FIRETRUCK TURNING RADIUS 48'-0" & 34'-0"
7. SOUND WALL SEE LANDSCAPE DRAWINGS FOR EXTENT AND DETAILS
8. TRUNCATED DOME SURFACE TREATMENT (SEE CIVIL DRAWING)
9. BICYCLE STAND (FOR LANDSCAPE DRAWING)
10. PROPERTY LINE
11. ACCESSIBLE PARKING SYMBOL
12. VAN ACCESSIBLE PARKING SYMBOL
13. KNOX BOX LOCATION
14. TRASH ENCLOSURE, SEE SITE DETAILS SHEET ALL
15. SEE LANDSCAPE DRAWINGS FOR WALL AND DECORATIVE FOUNTAIN DESIGN FOR POOL CURBS SEE CIVIL DRAWINGS
16. PLANTING SEE LANDSCAPE DRAWINGS FOR LOCATION & SEE ELECTRICAL DRAWINGS FOR UP-LIGHTING
17. CONCRETE SIDEWALK, SEE CIVIL DRAWINGS
18. PERCH AT POOL, SEE LANDSCAPE DRAWINGS
19. POOL GATE - SEE LANDSCAPE DRAWINGS
20. AS MAIL SLIPS OF ANY ERECTION AT ALL ACCESSIBLE PARKING SPACES
21. LOADING/UNLOADING ZONE PAINT IN 10' HIGH WHITE LETTERS AND PARKING ON SURFACE OF PARKING SPACES
22. SEE ELECTRICAL SCHEDULE FOR LIGHTPOLE LOCATIONS
23. NOT USED
24. POOL EQUIPMENT ROOMS SEE LANDSCAPE/ELECTRICAL DRAWINGS
25. SEE CIVIL DRAWINGS FOR CURBS
26. NOT USED
27. SEE LANDSCAPE DRAWINGS FOR EXTERIOR PATIO
28. SEE CURBS & LANDSCAPE DRAWINGS FOR CONCRETE WALKWAYS
29. SEE DETAIL 2/ FOR ACCESSIBLE ENTRY
30. CONCRETE APRON (SEE ALL)
31. SIGNMENT SIGNAGE
32. DRINKING WATER FOUNTAIN IN POOL AREA SEE PLUMBING DRAWINGS
33. EMERGENCY PHONE IN WEATHERTIGHT ENCLOSURE LOCATION POOL AREA

34. SEE LANDSCAPE DRAWINGS FOR EXTERIOR PATIO
35. SEE CURBS & LANDSCAPE DRAWINGS FOR CONCRETE WALKWAYS
36. SEE DETAIL 2/ FOR ACCESSIBLE ENTRY
37. CONCRETE APRON (SEE ALL)
38. SIGNMENT SIGNAGE
39. DRINKING WATER FOUNTAIN IN POOL AREA SEE PLUMBING DRAWINGS
40. EMERGENCY PHONE IN WEATHERTIGHT ENCLOSURE LOCATION POOL AREA

2 ACCESSIBLE SIGNAGE
SCALE: 1" = 30'-0"

BUILDING ENTRANCE
WALL
12 INCHES x 12 INCHES

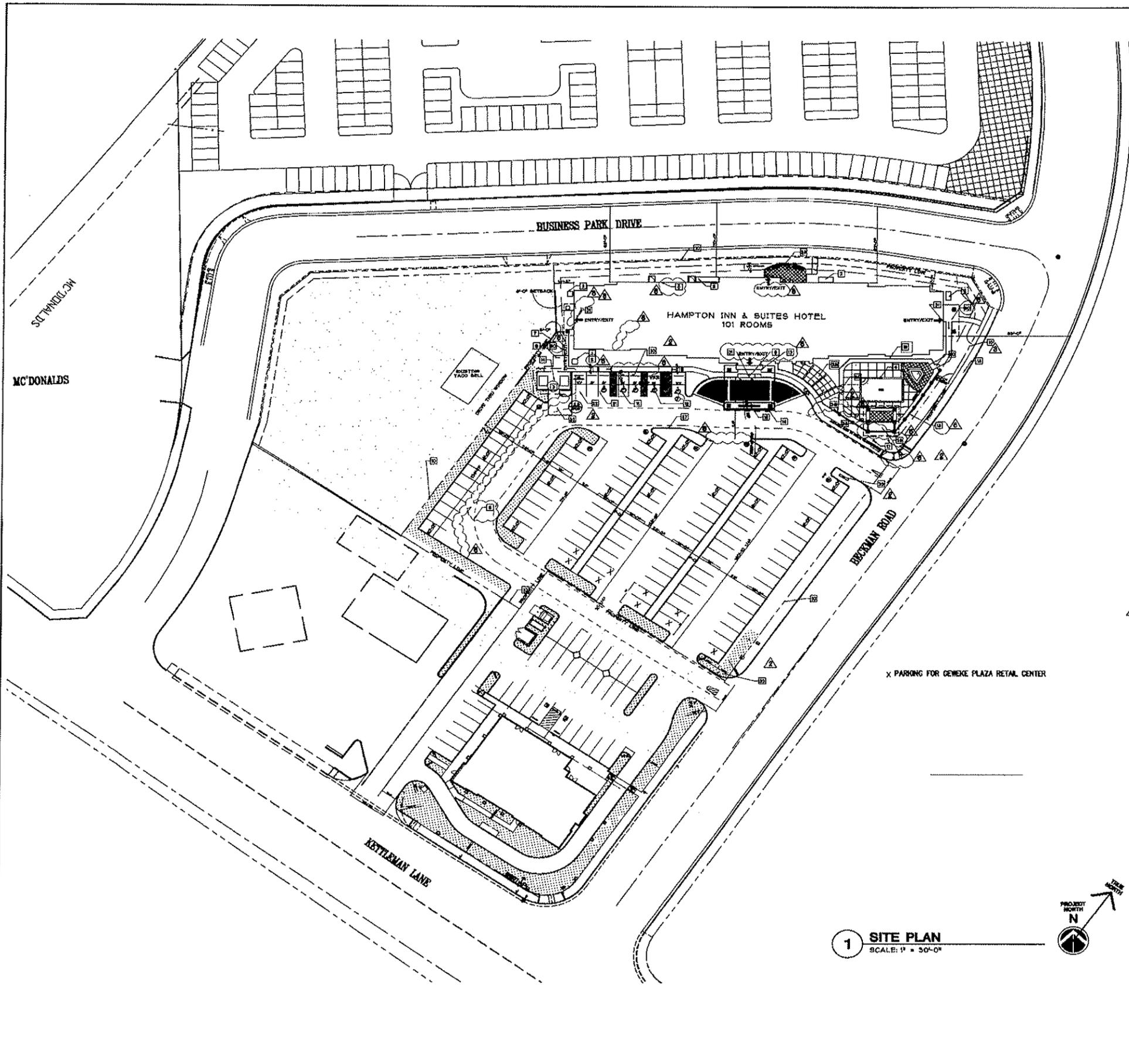
PATH OF TRAVEL
12 INCHES x 14 INCHES

ALL SIGNS SHALL BE FABRICATED FROM 6063 T3 ALUMINUM WITH A BLUE RECYCLED BACKGROUND AND WITH WHITE FIGURES AND LETTERS. THE BLUE COLOR SHALL BE EQUAL TO COLOR #19080 LISTED IN FEDERAL STANDARD NUMBER 595.

BUILDING ENTRANCE SIGNS SHALL BE MOUNTED 60" ABOVE THE FINISHED ENTRY SURFACE IN THE LOCATIONS INDICATED ON THE DRAWINGS WITH TAMPER-PROOF SCREWS. DIRECTIONAL SIGNS SHALL BE POLE MOUNTED 60" CLEAR ABOVE THE FINISHED GROUND SURFACE.

2 ACCESSIBLE SIGNAGE
SCALE: 1" = 30'-0"

03.10.00	00 SET
03.20.00	80% HELIX SUBMITTAL
03.27.00	80% DEPT SUBMITTAL
1.00.00	14% PLAN CHECK
8.10.00	80% PLAN CHECK
8.20.00	100% CONTRACT DOCUMENTS
11.10.00	80% PLAN CHECK
13.07	COORDINATION SET



1 SITE PLAN
SCALE: 1" = 30'-0"

RYS ARCHITECTS
7 JOHNS FAVARONE BLVD. SUITE 101
1841 PROVENZA CALIFORNIA, 92714
TEL: 949-419-8880 FAX: 949-419-8888

CLIENT: G-REM

PROJECT: Hampton Inn & Suites

LODI, CA

CONSULTANT:

SCALE:

REGISTERED ARCHITECT
PROF. Y. SAUNDERS
C11031
6/30/07
STATE OF CALIFORNIA

08 SHEET ARCHITECTURAL SITE PLAN

DRAWN BY	DWC
CHECKED BY	RYS
DATE	05/07/2005
SCALE	AS NOTED
JOB NO.	0124
REVISIONS	
03.10.00	00 SET
03.20.00	80% HELIX SUBMITTAL
03.27.00	80% DEPT SUBMITTAL
1.00.00	14% PLAN CHECK
8.10.00	80% PLAN CHECK
8.20.00	100% CONTRACT DOCUMENTS
11.10.00	80% PLAN CHECK
13.07	COORDINATION SET



**California Department of Alcoholic Beverage
Control
For the County of SAN JOAQUIN - (Off-Sale
Licenses)
and Census Tract = 0044.01**

Report as of 1/12/2010

	License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1)	164543	ACT	20	12/4/1984	6/30/2010	PNS STORES INC 380 S CHEROKEE LN LODI, CA 95240 Census Tract: 0044.01	BIG LOTS 4106	300 PHILLIPI RD COLUMBUS, OH 43228	3902
2)	221424	ACT	20	8/26/1988	4/30/2010	ANAYA GERARDO 603 S CENTRAL AVE LODI, CA 95240 Census Tract: 0044.01	DOS HERMANOS MARKET		3902
3)	301955	ISUS	20	12/8/1994	11/30/2010	MURGUIA ANTONIO 620 S CENTRAL AVE LODI, CA 95240 Census Tract: 0044.01	CARNICERIA CALIFORNIA DELI		3902
4)	322132	ACT	20	9/13/1996	8/31/2010	MAALOUF JOHN 844 S CENTRAL AVE LODI, CA 95240 Census Tract: 0044.01	E & L MARKET		3902
5)	347176	ACT	20	1/15/1999	12/31/2010	MASOOD MOHAMMAD 360 E LODI AVE LODI, CA 95240 Census Tract: 0044.01	EL MOLCAJETE		3902
6)	398464	ACT	20	6/17/2003	5/31/2010	JAIMESDEVALOS CELIA 316 E LODI AVE LODI, CA 95240 Census Tract: 0044.01	LODI AVE MARKET		3902
7)	407745	ACT	20	3/12/2004	5/31/2010	KSM CORP	KETTLEMAN		3902

						601 E KETTLEMAN LN LODI, CA 95240 Census Tract: 0044.01	CHEVRON		
8)	419207	ACT	20	12/6/2004	11/30/2010	BARAJAS JUAN JOSE 725 S CHEROKEE LN LODI, CA 95240 Census Tract: 0044.01	LA CAPILLA MARKET		3902
9)	425050	ACT	20	7/1/2005	6/30/2010	GROVER DALJIT S 900 S CHEROKEE LN LODI, CA 95240-4335 Census Tract: 0044.01	CHEROKEE MINI MART AND GAS		3902
10)	430126	ACT	21	10/14/2005	9/30/2010	SINGH GURMINDER P 401 S CHEROKEE LN LODI, CA 95240 Census Tract: 0044.01	CHEROKEE MINI MART & LIQUOR		3902
11)	437345	ACT	21	4/11/2006	6/30/2010	PAQ INC 620 S CHEROKEE LN LODI, CA 95240 Census Tract: 0044.01	RANCHO SAN MIGUEL	8014 LOWER SACRAMENTO RD STOCKTON, CA 95210	3902
12)	437359	ACT	20	4/20/2006	9/30/2010	PAQ INC 612 S CHEROKEE LN LODI, CA 95240 Census Tract: 0044.01	RANCHO SAN MIGUEL	8014 LOWER SACRAMENTO RD STOCKTON, CA 95210-3724	3902
13)	461984	ACT	20	7/24/2008	6/30/2010	7 ELEVEN INC 1111 E KETTLEMAN LN LODI, CA 95240-6427 Census Tract: 0044.01	7 ELEVEN STORE 2368 39087A	PO BOX 2245 BREA, CA 92822-2245	3902
14)	464307	ACT	21	4/2/2008	3/31/2010	OASIS INTERNATIONAL TRADING GROUP 800 S CHEROKEE LN LODI, CA 95240-	PLAZA LIQUORS	PO BOX 1192 GALT, CA 95632	3902

						4336			
						Census Tract: 0044.01			
15)	471493	ACT	20	11/19/2008	10/31/2010	LA CHIQUITA MEAT MARKET INC 845 S CENTRAL AVE LODI, CA 95240 Census Tract: 0044.01	LA CHIQUITA MEAT MARKET INC		3902
16)	471899	ACT	21	10/16/2008	9/30/2010	WALIA BIKRAMJEET 741 S CHEROKEE LN LODI, CA 95240- 4246 Census Tract: 0044.01	STAR MARKET	1620 BLACKBIRD PL LODI, CA 95240	3902

--- End of Report ---

For a definition of codes, view our [glossary](#).



**California Department of Alcoholic Beverage
 Control**
**For the County of SAN JOAQUIN - (On-Sale
Licenses)**
and Census Tract = 0044.01

Report as of 1/11/2010

	License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1)	358585	ACT	47	12/10/2009	11/30/2010	PIETROS PIZZA PARLORS INC 317 E KETTLEMAN LN LODI, CA 95240 Census Tract: 0044.01	PIETROS TRATTORIA		3902
2)	387856	ACT	41	7/3/2002	6/30/2010	FLORES EFRAIN 920 S CHEROKEE LN LODI, CA 95240 Census Tract: 0044.01	CASA FLORES		3902
3)	402896	ACT	41	10/14/2003	9/30/2010	ANAYAMORALES VICTOR 600 S CENTRAL AVE LODI, CA 95240 Census Tract: 0044.01	MAR Y TIERRA	603 S CENTRAL AVE LODI, CA 95240	3902
4)	437385	ACT	48	5/2/2006	4/30/2010	ITEN JAY FRANCIS JR 104 E LODI AVE LODI, CA 95240 Census Tract: 0044.01	ROUNDHOUSE TAVERN		3902
5)	452223	ACT	47	5/31/2007	4/30/2010	LUNA NOE JUAREZ 910 S CHEROKEE LN LODI, CA 95240 Census Tract: 0044.01	LA LUNA		3902
6)	457641	ACT	41	10/17/2007	9/30/2010	HUONG GIAN INC 550 S CHEROKEE LN LODI, CA 95240-4255 Census Tract: 0044.01	HARU SUSHI BAR & ASIAN CUISINE		3902
7)	466376	ACT	41	5/29/2008	5/31/2010	G H FARD INC 550 S CHEROKEE LN LODI, CA 95240 Census Tract: 0044.01	MOUNTAIN MIKES PIZZA		3902

Immanuel Bereket

From: Gary Benincasa
Sent: Wednesday, January 06, 2010 5:27 PM
To: Immanuel Bereket
Cc: David Main; JP Badel
Subject: Use Permit - Hampton Inn (09-U-16)

Manny,

We have reviewed the use permit relative to wine tasting for hotel guests and have no concerns or recommendations to change.

Gary

Captain Gary Benincasa

215 W. Elm St.

Lodi, CA 95240

(209) 333-6726

gbenincasa@pd.lodi.gov

RESOLUTION NO. P.C. 10-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI FOR THE APPROVAL OF THE REQUEST OF GEWEKE IIV LP, ON BEHALF OF GEWEKE HOSPITALITY FOR A USE PERMIT TO ALLOW FOR AN ON-SALE BEER, WINE AND DISTILLED SPIRITS ALCOHOLIC BEVERAGE CONTROL LICENSE AT 1337 SOUTH BECKMAN ROAD

WHEREAS, the Planning Commission of the City of Lodi has heretofore held a duly noticed public hearing, as required by law, on the requested Use Permit, in accordance with the Lodi Municipal Code, Section 17.72.070; and

WHEREAS, the project proponent is Geweke IIV LP, on behalf of Geweke Hospitality, P. O. Box 1420, Lodi, CA 95241; and

WHEREAS, the project property owner is Geweke IIV LP, P. O. Box 1420 Lodi, CA 95241

WHEREAS, the project area is located at 1337 South Beckman Road, Lodi, CA 95240 (APN 049-310-540); and

WHEREAS, the property has a General Plan designation of LI, Light Industrial and is zoned M-1, Light Industrial; and

WHEREAS, the requested Use Permit to allow the selling of beer, wine and distilled spirits for on-site consumption in conjunction with operation of a hotel is an enforcement action in accordance with the City of Lodi Zoning Ordinance; and

WHEREAS, Census Tract 44.01 in which the hotel is located currently does not have an over concentration of licenses allowing the sale of beer, wine, and distilled spirits for consumption on the license premises where sold but has over concentration of licenses allowing the sale of beer and wine for consumption off the premises where sold; and

WHEREAS, because Census Tract 44.01 has an over concentration of off-sale beer and wine licenses, the Planning Commission must make a finding of necessity and/or public convenience in order to permit the issuance of an additional off-sale Alcohol Beverage Control license in this tract; and

WHEREAS, the State Department of Alcoholic Beverage Control has training available that clearly communicates State law concerning the sale of alcoholic beverages.

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred; and

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

1. The project was found to be categorically exempt according to the California Environmental Quality Act, Article 19 15321 Class 21 (a) (2). The project is classified as an "Enforcement Action by Regulatory Agencies" because it is the "adoption of an administrative decision or order enforcing...the lease, permit, license, certificate, or entitlement for use or enforcing the general rule, standard, or objective." No significant impacts are anticipated and no mitigation measures have been required.
2. The sale of alcoholic beverages for on- and off-premise consumption as part of a hotel is a permitted use in the Light Industrial (M-1) zoning district. The sale of alcoholic beverages for on- and off-premise consumption is a normal part of business operations and provides a convenience for customers of the business.
3. The Type 70 license is a restricted general license which allows for sale of beer, wine, and distilled spirits to guests of the hotel. Alcohol sales to the general public are not permitted under a Type 70 license. The sale of alcohol under the Type 70 license is restricted to the hotel's breakfast area, dining area, and lobby.

4. The Type 20 license allows sale wine and beer for consumption off the premise where sold, prohibits the sale of distilled spirits, is restricted within the gift-shop and is open to the public.
5. The sale and consumption of alcohol can sometimes result in customer behavior problems that can require police intervention.
6. Steps can be taken by the project proponent to reduce the number of incidents resulting from the over-consumption of alcohol including the proper training and monitoring of employees serving alcohol; the careful screening of IDs of customers to avoid sales to under-aged individuals; limiting the number of drinks sold to individual customers to avoid over-consumption; providing properly trained on-site security to monitor customer behavior both in and outside of the establishment; and working with the Lodi Police Dept. to resolve any problems that may arise.
7. The proposed use can be compatible with the surrounding use and neighborhood if the business is conducted properly and if the Applicant/Operator works with neighboring businesses and residents to resolve any problems that may occur.
8. The sale of alcoholic beverages at this location can meet the intent of the General Plan and can provide a public convenience or necessity for customers of the business.

NOW, THEREFORE, BE IT DETERMINED AND RESOLVED by the Planning Commission of the City of Lodi that Use Permit Application No. 09-U-16 is hereby approved, subject to the following conditions:

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 Use Permit, 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/Operator shall insure that the sale of alcohol does not cause any condition that will cause or result in repeated activities that are harmful to the health, peace or safety of persons residing or working in the surrounding area. This includes, but is not limited to: disturbances of the peace, illegal drug activity, public intoxication, drinking in public, harassment of people passing by, assaults, batteries, acts of vandalism, loitering, excessive littering, illegal parking, excessive loud noises, traffic violations or traffic safety based upon last drink statistics, curfew violations, lewd conduct, or police detention and arrests.
3. The Applicant/Operator shall operate and abide by the requirements and conditions of the State of California Department of Alcoholic Beverage Control License Type 20 and Type 70.
4. The sale of alcohol under Type 70 shall be limited to registered guests and their visitors during the hours of 9:00 AM to 2:00 AM daily will be in effect and shall be restricted to the interior of the building.
5. The sale of alcohol under Type 20 shall be limited within the designated gift-shop area, must be open to the public and shall be limited to the hours of 9:00 AM to 2:00 AM daily.
6. Starting from the effective date the business commences the sale of beer, wine and distilled spirits, this Use Permit shall be subject to a one year, and two year review by Community Development Director. If the Director determines it necessary, the Director shall forward the review to the Planning Commission to review the business's operation for compliance with the conditions of the Use Permit, and in response to any complaints thereafter. Additional reviews may be prescribed by the Community Development Director, the Police Department and/or Planning Commission as needed before, during and after the first two years of probationary period.
7. The Lodi Police Department may, at any time, request that the Planning Commission conduct a hearing on the Use Permit for the purpose of amending or adding new conditions to the Use

Permit or to consider revocation of the Use Permit if the Use Permit becomes a serious policing problem.

8. The Use Permit shall require the Applicant/Operator to obtain the appropriate alcohol service license(s) from the Department of Alcoholic Beverage Control (ABC) and comply with all ABC license requirements. Failure to comply with all ABC requirements is a ground for revoking or amending this Use Permit.
9. Prior to the issuance of a Type 20 and Type 70 Alcoholic Beverage Control license, the Applicant/Operator shall complete Licensee Education on Alcohol and Drugs as provided by the State Department of Alcoholic Beverage Control.
10. Any changes to the interior layout of the business operation shall be subject to review and approval by the Planning Department and shall require appropriate City permits.
11. No person who is in a state of intoxication shall be served alcohol. It is the responsibility of the business owner/operator to ensure no patron in state of intoxication is served additional alcohol.
12. The operator of the business shall police the area surrounding the business to prevent patrons from congregating/loitering outside the premises and to prevent excessive noise or other objectionable behavior. Noise levels shall be monitored to insure that noise shall not violate the City's Noise Ordinance Section 9.24.020 and Section 9.24.030. Noise emanating from the property shall be within the limitations prescribed by the City's Noise Ordinance and shall not create a nuisance to surrounding neighborhoods, and/or commercial establishments.
13. The exterior of all the premises shall be maintained in a neat and clean manner, and maintained free of graffiti at all times.
14. The operation of the business shall comply with all applicable requirements of the Municipal Code and shall be in significant conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Community Development Director; major changes to this Use Permit shall be subject to a noticed public hearing and approval by the Planning Commission.
15. No variance from any City of Lodi adopted code, policy or specification is granted or implied by this approval

Dated: January 27, 2010

I certify that Resolution No. 10- was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on January 27, 2010 by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST: _____
Secretary, Planning Commission

Item 3b.

**CITY OF LODI
PLANNING COMMISSION
Staff Report**

MEETING DATE: January 27, 2009

APPLICATION NO: 08-ND-02

REQUEST: Request Planning Commission to certify the proposed Negative Declaration 08-ND-01 as adequate environmental documentation for City Well No. 27 located at 2360 West Century Blvd. (Applicant: City of Lodi; File # 08-ND-02).

LOCATION: 2360 West Century Blvd
(APN: 058-230-24)

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 the Planning Commission approve the request of the City of Lodi, Public Works Department for certification of the proposed Negative Declaration 08-ND-02 as adequate environmental documentation for the project described as City of Lodi Water Well Number 27, subject to the attached resolution.

PROJECT AREA DESCRIPTION

General Plan Designation: DBP, Drainage Basin Park.
Zoning Designation: PUB, Public.
Property Size: 45 acres (the well site is only 10,000 sq. ft).

The adjacent zoning and land use characteristics:

	General Plan	Zone	Land Use
North	MDR- Medium Density Residence	PD 24- Planned Development	Residences
South	PQP, Public	PUB, Public	School
East	LDR, Low Density Residential	R-2, Single Family Residence	Residences
West	MDR- Medium Density Residence	PD 41 – Planned Development	Irrigated vineyards

SUMMARY

The proposed project consists of construction of a municipal/drinking well. The project site is located on the east side of the DeBenedetti Park. The City well has been drilled and the well head has been constructed but is not capable of discharging water to City mains. Most of the site, including the park site, has been altered from its original natural condition. The new well will be part of the Lodi water supply system. A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA) and is subject to consideration by the Planning Commission.

BACKGROUND

In the past, drinking/municipal wells were exempt from the California Environmental Quality Act review and process. City staff would typically find water wells to be categorically exempt projects and process a Notice of Exemption under the classification of an expansion to an existing public water distribution facility. The City constructed and activated twenty six municipal/drinking wells (the City's water supply system consists of 28 but only 27 are active wells). However, the State Department of Health Services, who are entrusted to certify new water wells, has taken a more conservative approach. They have recently made the processing of an initial study and negative declaration, in compliance with the California Environmental Quality Act, a prerequisite for their approval. Although this requirement took effect after the City constructed the subject well, the City has been mandated to prepare an environmental document for the well and pay environmental document reviewing fee to the Department of Public Health.

ANALYSIS

The City of Lodi Well Number 27 is located adjacent to a public park (DeBenedetti Park) at 2360 West Century Blvd. Most of the site has been altered from its original natural condition. The City has constructed a gravel pack well to a depth of 505 feet below the ground surface complete with sanitary seal. The DeBenedetti Park is currently under-construction and the City anticipates construction to be completed by 2014. At this point, the water well has been constructed as a stand-alone facility but has not yet discharged water to City water mains. In the future, the City envisions constructing a water tank/booster station. Activation of the well will be linked to the timing of residential development to the west (Southwest Gateway subdivision).

The City of Lodi Well Number 27 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. The City used this process to activate twenty-six municipal/drinking water wells in the past. 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. 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 in-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 27 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 27.

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 27 will not have impact on loss of open space, nor does not conflict with any adopted habitat conservation plan.

The project site was annexed into the City as part of a subdivision (the Meadows, which included the subject well) in 1992. As part of the annexation process, environmental documents were prepared and certified for the project. The environmental documents prepared properly examined and proposed mitigation measures aimed to address all the adverse impacts that would occur. Further, the City of Lodi Existing General Plan EIR, prepared and certified in 1992, examined the project site and proposed mitigation measures. The General Plan EIR identified the well site and the need for the well to meet the City's water demand. In addition, EIR/EIS prepared for the San Joaquin county Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), dated November 15, 2000, identified the project site as urban land having little or no environmental value. This classification was assigned to the project site primarily because it has been annexed into the City in 1992 and mitigation measures were implemented to account for loss of open space and biological resources. Finally, the City prepared a negative declaration for site disturbance and clearance in preparation for the construction of the DeBenedetti Park. The negative declaration was certified by the City in 2005.

In a sense, the proposed Negative Declaration constitutes a 5th environmental document prepared for the project site. The proposed Negative Declaration has been required by the State Department of Health Services, who are entrusted to certify new water wells. Had the City attempted to certify the well when it was first constructed two years ago, the Department of Health Services would not have required any environmental documents outside of their water quality testing. As noted earlier, there is nothing environmentally different about this well from those installed in the past. The proposed project is not expected to result in any significant environmental impacts that have not been mitigated to an acceptable level through project design and/or compliance with appropriate regulations and standards. Based on this determination, the City is proposing that a Negative Declaration be adopted for the proposed project. The initial study contains details regarding the location and construction of the project, as well as the environmental information that was prepared as a part of the environmental review for the project. This was distributed for public review and comment through the State Clearinghouse and to other agencies and departments. In addition, a notice was mailed to affected property owners, published in the Lodi Sentinel, and posted on the City's website. No comments were received. Thus, staff believes the proposed Negative Declaration is an adequate environmental documentation for the proposed project. Staff recommends the Planning Commission certify the proposed Negative Declaration as adequate environmental documentation for the project described as City of Lodi Water Well Number 27.

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 November

11, 2009 through December 12, 2009. In addition, Notices of Availability were sent to all property owners of record within a 300-foot radius of the project site. 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-02 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 no comments.

PUBLIC HEARING NOTICE:

Legal Notice for the Use Permit was published on January 15, 2010. 96 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. No protest letter has been received.

ALTERNATIVE PLANNING COMMISSION ACTIONS:

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

Respectfully Submitted,

Concur,

Immanuel Bereket
Assistant Planner

Konradt Bartlam
Community Development Director

ATTACHMENTS:

1. Aerial Map
2. Vicinity Map
3. Proposed Negative Declaration
4. Initial Study
5. State Clearinghouse Letter
6. Draft Resolution



Century Blvd.

Mills Av.

Project Area



0 0.02 0.04 0.08 0.12 0.16 Miles



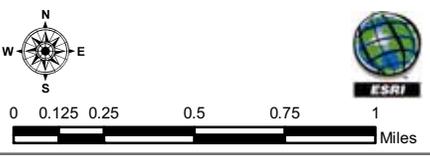
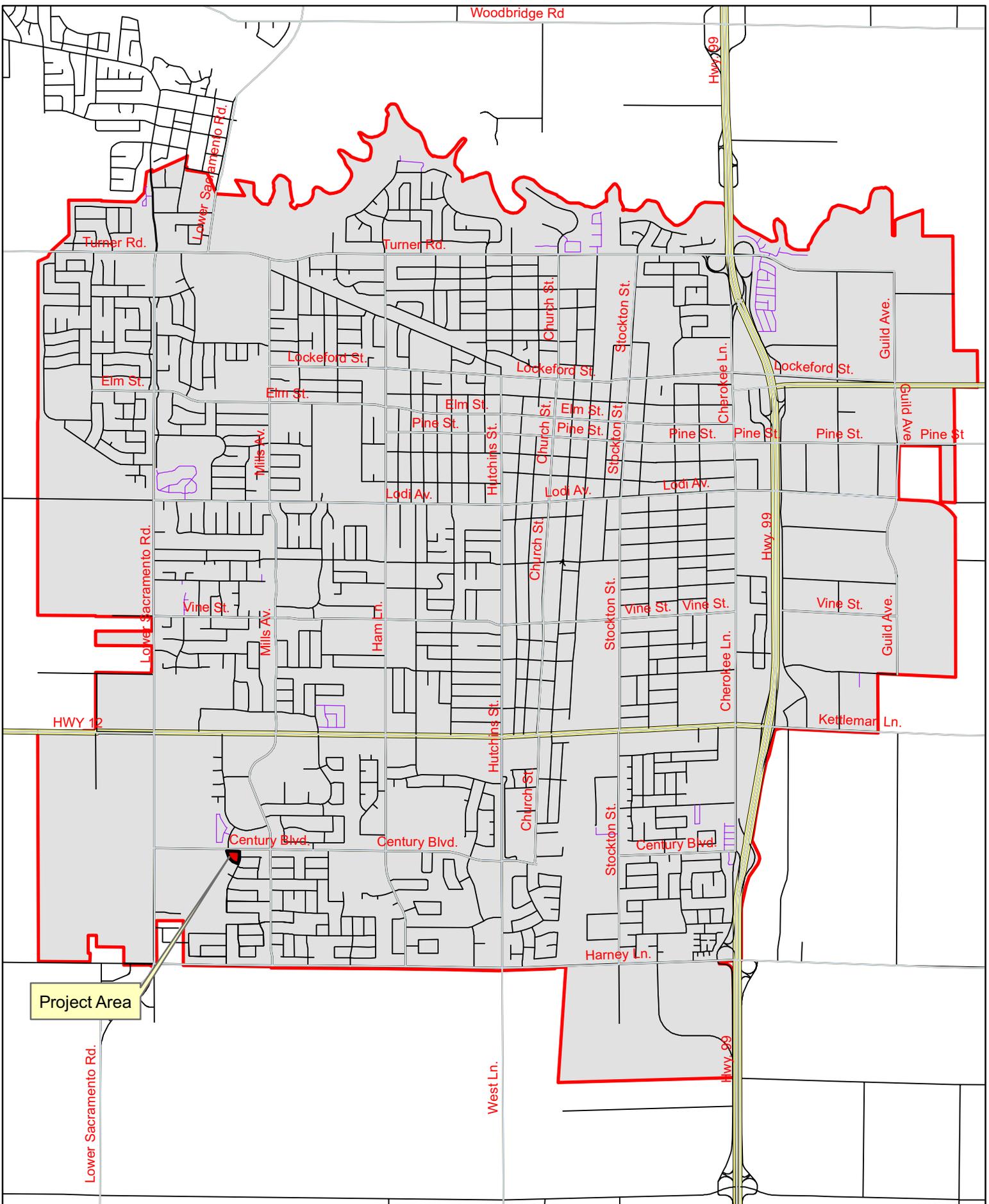
PROJECT SITE AERIAL MAP

City of Lodi Municipal Well No. 27
2360 west Century Blvd
Lodi, CA 95240

Legend



City of Lodi Well No. 27



VICINITY MAP
 City of Lodi Municipal Well No. 27
 2360 west Century Blvd
 Lodi, CA 95240

Legend
 City of Lodi Well No. 27

2009 NOV -9 10:25

SAN JOAQUIN COUNTY

Sheena Khan
BY _____
DEPUTY

Proposed Negative Declaration

City of Lodi

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

File Number: ND 08-02

Project Title: City of Lodi Well No. 27

Project Description:

The project site is located at 2360 West Century Blvd. Adjacent to the well site is the site for a future City-owned DeBenedetti Park of Lodi. Well No. 27 has been drilled, but has not been activated. The well is a gravel envelope steel casing well to the depth of 505 feet below the ground surface complete with sanitary seal. Once completed and activated, Well No. 27 will produce drinking water approximately 1,600 gallons per minute.

At this point, the water Well No. 27 has been drilled and the well head has been constructed but is not capable of discharging water to City mains. Until its completion and activation, the well head will be fenced off by a temporary chain link enclosure. Once completed, the well site will include pump and motor, water piping, storm drain piping, electrical panel, and sound wall-fencing 8' in height, granular activated carbon filters (if needed) and a portable generator (if needed) for emergency power. The new well will be part of the Lodi water supply system. The timing of completion of the proposed DeBenedetti Park of Lodi is unknown at this time. The proposed Negative Declaration covers the municipal water well commonly referred to as Well No. 27. 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 located at POR. SEC. 15, T.3N.R.6E. M.D.B&M., (+38° 6' 25.95", -121° 18' 14.62"). The project site is zoned PUB-Public and has a General Plan designation DBP - Drainage Basin Park.

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 commence on Monday November 9, 2009 and end at 5:00 p.m. on Friday December 11, 2009.

The Planning Commission will hold a public hearing on the proposed Negative Declaration at a future date.



Signature

11/5/2009

Date

Konradt Bartlam
Printed Name

INITIAL STUDY/
NEGATIVE DECLARATION
08-ND-02

CITY OF LODI WATER WELL No. 27

SCH No. 2009112028

November 5, 2009

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

The project site is located at 2360 West Century Blvd. Adjacent to the well site is the site for a future City-owned DeBenedetti Park of Lodi. Well No. 27 has been drilled, but has not been activated. The well is a gravel envelope steel casing well to the depth of 505 feet below the ground surface complete with sanitary seal. Once completed and activated, Well No. 27 will produce drinking water approximately 1,600 gallons per minute.

At this point, the water Well No. 27 has been drilled and the well head has been constructed but is not capable of discharging water to City mains. Until its completion and activation, the well head will be fenced off by a temporary chain link enclosure. Once completed, the well site will include pump and motor, water piping, storm drain piping, electrical panel, and sound wall-fencing 8' in height, granular activated carbon filters (if needed) and a portable generator (if needed) for emergency power. The new well will be part of the Lodi water supply system. The timing of completion of the proposed DeBenedetti Park of Lodi is unknown at this time. The proposed Negative Declaration covers the municipal well commonly referred to as Well No. 27. 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-02 was prepared and circulated for review on this project and no significant environmental impacts will result from the proposed project.

NOTICE OF AVAILABILITY

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

The initial study prepared by the City was undertaken for the purpose of determining whether the 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 08-02. The initial study reflects the independent judgment of the City.

File Number: 08-ND-02

Project Title: City of Lodi Well No. 27

PROJECT DESCRIPTION: The project site is located at 2360 West Century Blvd. Adjacent to the well site is the site for a future City-owned DeBenedetti Park of Lodi. Well No. 27 has been drilled, but has not been activated. The well is a gravel envelope steel casing well to the depth of 505 feet below the ground surface complete with sanitary seal. Once completed and activated, Well No. 27 will produce drinking water approximately 1,600 gallons per minute.

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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.lodi.gov. The City will receive comment on the Initial Study and proposed Negative Declaration for a 30-day period, commencing on Monday November 9, 2009 through Friday December 11, 2009. 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:

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

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

Signature

Date

Konradt Bartlam

Printed Name

City of Lodi

Proposed Negative Declaration

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

File Number: ND 08-02

Project Title: City of Lodi Well No. 27

Project Description:

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At this point, the water Well No. 27 has been drilled and the well head has been constructed but is not capable of discharging water to City mains. Until its completion and activation, the well head will be fenced off by a temporary chain link enclosure. Once completed, the well site will include pump and motor, water piping, storm drain piping, electrical panel, and sound wall-fencing 8' in height, granular activated carbon filters (if needed) and a portable generator (if needed) for emergency power. The new well will be part of the Lodi water supply system. The timing of completion of the proposed DeBenedetti Park of Lodi is unknown at this time. The proposed Negative Declaration covers the municipal water well commonly referred to as Well No. 27. 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 located at POR. SEC. 15, T.3N.R.6E. M.D.B&M., (+38° 6' 25.95", -121° 18' 14.62"). The project site is zoned PUB-Public and has a General Plan designation DBP - Drainage Basin Park.

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 commence on Monday November 9, 2009 and end at 5:00 p.m. on Friday December 11, 2009.

The Planning Commission will hold a public hearing on the proposed Negative Declaration at a future date.

Signature

Date

Konradt Bartlam
 Printed Name

CITY OF LODI
COMMUNITY DEVELOPMENT DEPARTMENT



221 West Pine Street
 P. O. Box 3006
 Lodi, CA 95240-1910
 (209)333-6711
 (209)333-6842 Fax
www.lodi.gov

NEGATIVE DECLARATION NO. 08-ND-05

<p>Project Title: City of Lodi Well No. 27</p>	<p>Reference Application Numbers: 08-ND-02</p>
<p>Lead Agency: COMMUNITY DEVELOPMENT DEPARTMENT 221 West Pine Street P. O. Box 3006 Lodi, CA 95240-1910</p>	<p>Contact Person and Telephone No.: Immanuel Bereket Assistant Planner (209)333-6711</p>
<p>PROJECT LOCATION/DESCRIPTION: The project site is located at 2360 West Century Blvd. Adjacent to the well site is the site for a future City-owned DeBenedetti Park of Lodi. Well No. 27 has been drilled, but has not been activated. The well is a gravel envelope steel casing well to the depth of 505 feet below the ground surface complete with sanitary seal. Once completed and activated, Well No. 27 will produce drinking water approximately 1,600 gallons per minute.</p> <p>At this point, the water Well No. 27 has been drilled and the well head has been constructed but is not capable of discharging water to City mains. Until its completion and activation, the well head will be fenced off by a temporary chain link enclosure. Once completed, the well site will include pump and motor, water piping, storm drain piping, electrical panel, and sound wall-fencing 8' in height, granular activated carbon filters (if needed) and a portable generator (if needed) for emergency power. The new well will be part of the Lodi water supply system. The timing of completion of the proposed DeBenedetti Park of Lodi is unknown at this time. The proposed Negative Declaration covers the municipal water well commonly referred to as Well No. 27. The proposed Negative Declaration, which attests that there will be no adverse environmental impact.</p>	
<p>Project Proponent and Address: City of Lodi, Public Works Department 221 West Pine Street Lodi, CA 95241</p>	
<p>Public Agencies with Approval Authority: City of Lodi Community Development Department – Planning Division</p>	
<p>General Plan Designation: DBP, Drainage Basin Park</p>	<p>City Zoning Designation: PUB-Public</p>

Surrounding Land Use Designations:

North: RMD, Medium Density Residential and PD (24), Planned Development mostly residential.

South: PUB, Public (park and middle school)

East: R-2, Single Family Residences.

West: PUB, Park.

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"/> Agriculture 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"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

ENVIRONMENTAL EFFECTS/INITIAL STUDY CHECKLIST

This section documents the screening process used to identify and focus upon environmental impacts that could result from this project. The Initial Study Checklist below follows closely the form prepared by the Governor's Office of Planning and Research and was used in conjunction with the City's *CEQA Thresholds Guide* and other sources to screen and focus upon potential environmental impacts resulting from this project. Impacts are separated into the following categories:

No Impact. This category applies when a project would not create an impact in the specific environmental issue area. A "No Impact" finding does not require an explanation when the finding is adequately supported by the cited information sources (e.g., exposure to a tsunami is clearly not a risk for projects not near the coast). A finding of "No Impact" is explained where the finding is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

Less Than Significant Impact. This category is identified when the project would result in impacts below the threshold of significance, and would therefore be less than significant impacts.

Less Than Significant After Mitigation. This category applies where the incorporation of mitigation measures would reduce a "Potentially Significant Impact" to a "Less Than Significant Impact." The mitigation measures are described briefly along with a brief explanation of how they would reduce the effect to a less than significant level. Mitigation measures from earlier analyses may be incorporated by reference. There are no such impacts for the proposed project.

Potentially Significant Impact. This category is applicable if there is substantial evidence that a significant adverse effect might occur, and no feasible mitigation measures could be identified to reduce impacts to a less than significant level. If there are one or more "Potentially Significant Impact" entries when the determination is made, an Environmental Impact Report (EIR) is required. There are no such impacts for the proposed project.

Sources of information that adequately support findings of no impact are referenced following each question. All sources so referenced are available for review at the offices of the Community Development Department, Planning Division, 221 West Pine Street, Lodi, California 95241. Answers to other questions (as well as answers of "no impact" that need further explanation) are discussed following each question.

DETERMINATION:

On the basis of this initial evaluation:

1.	I find that the project could not have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
2.	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.	
3.	I find the proposed project may have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
4.	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.	
5.	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.	

 Project Planner

 Date

 Community Development Director

 Date

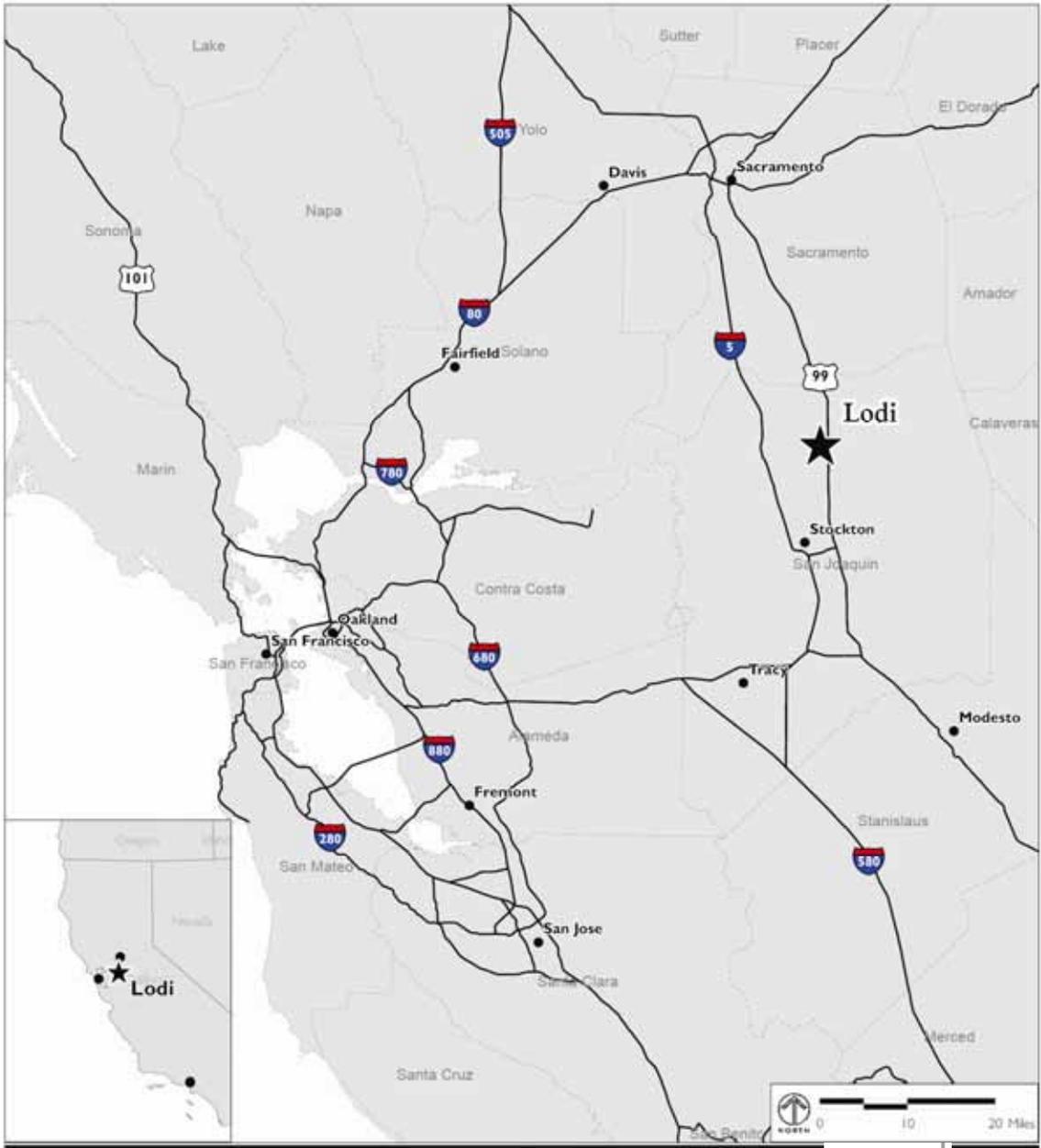
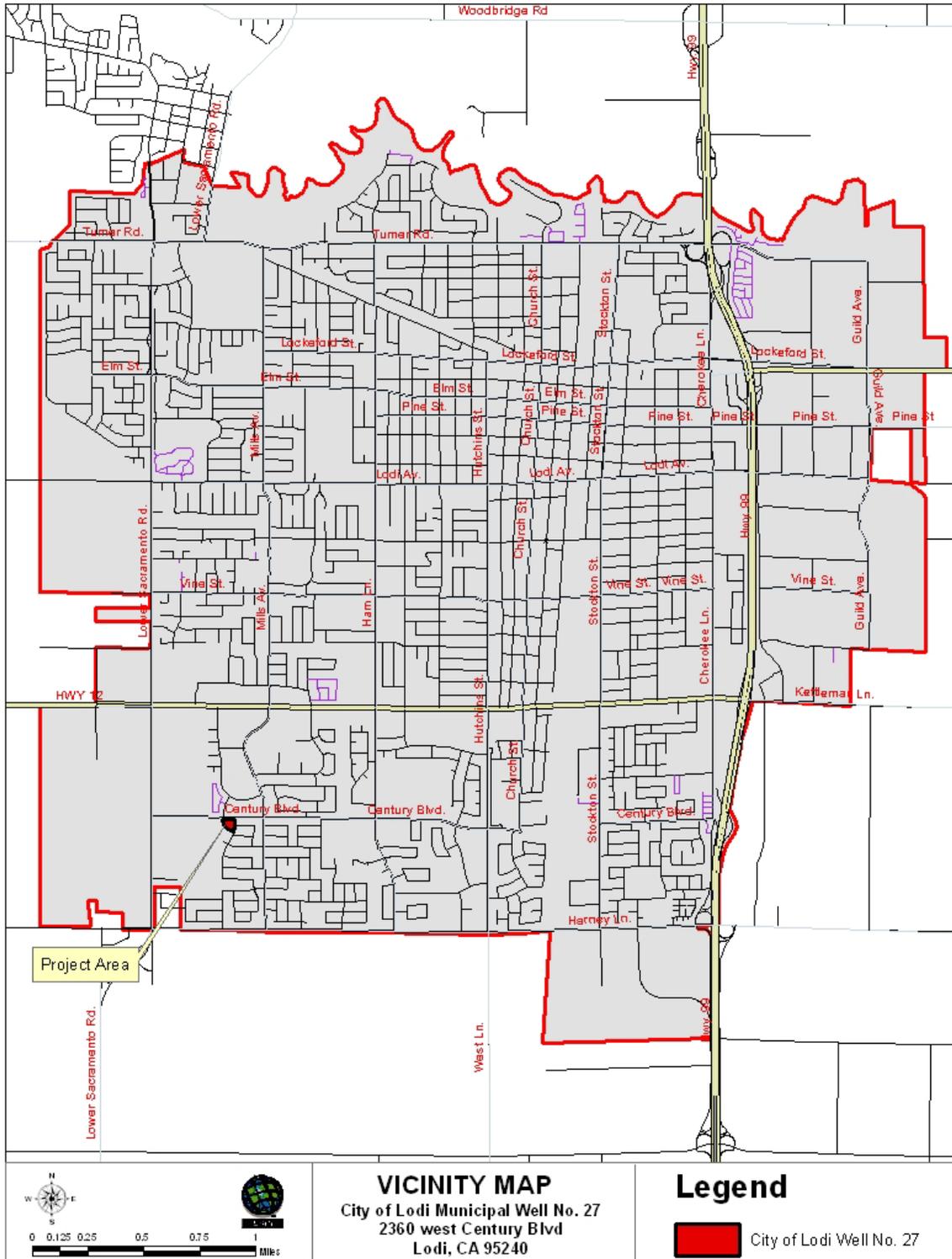
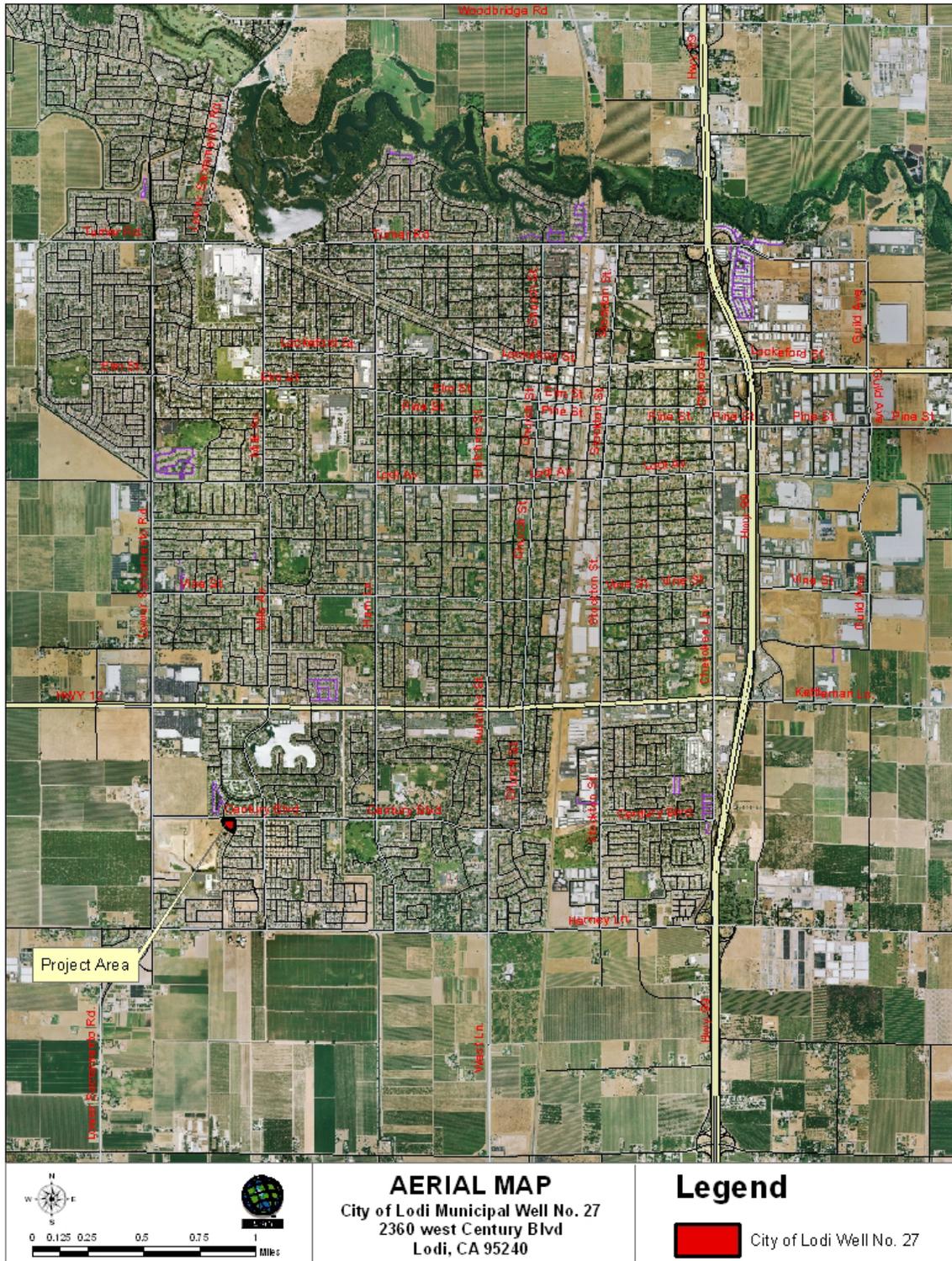
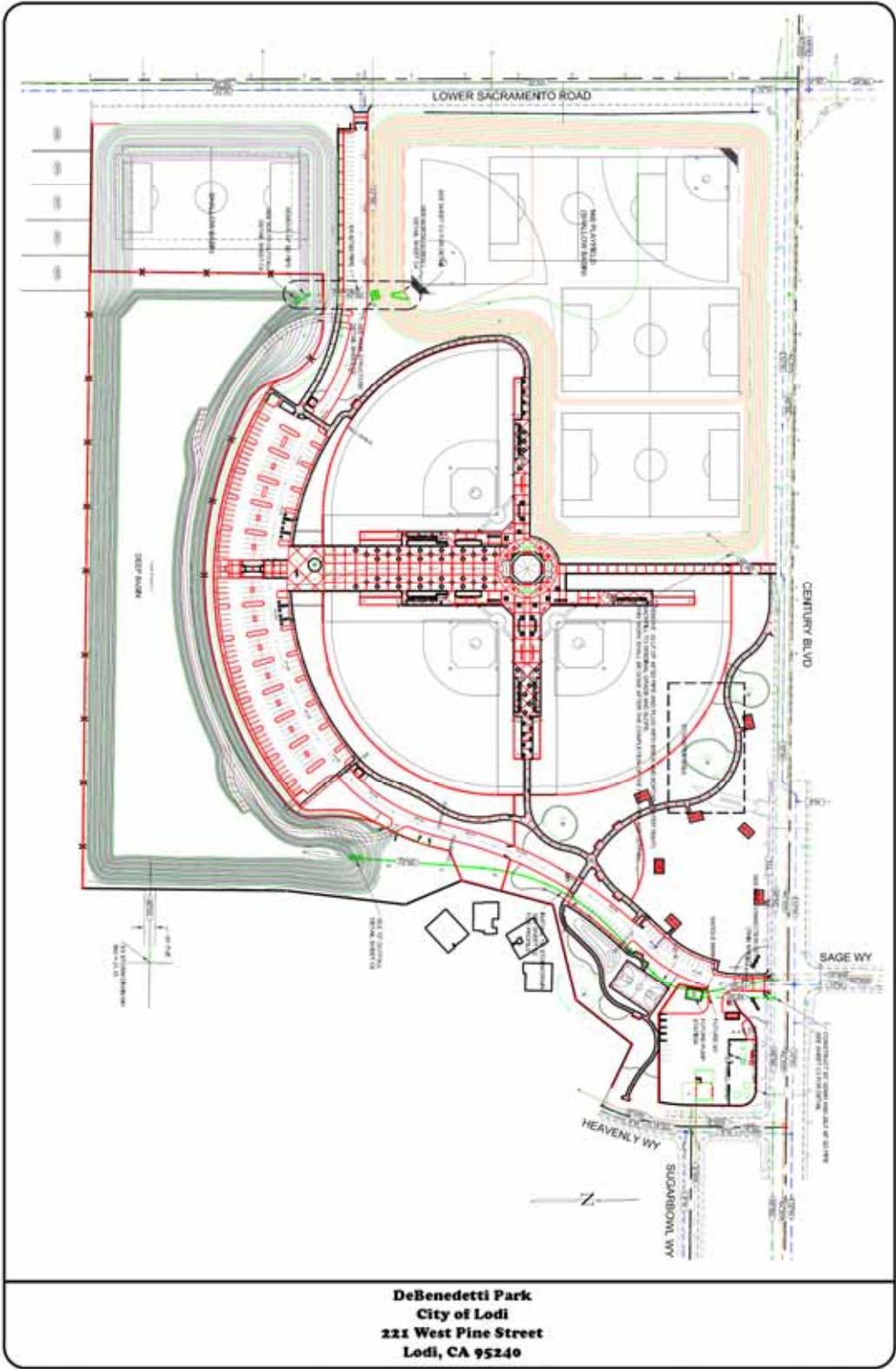


FIGURE I-1
REGIONAL LOCATION MAP, CITY OF LODI









DeBenedetti Park
City of Lodi
221 West Pine Street
Lodi, CA 95240

I. AESTHETICS

Environmental Setting:

The project site is located on West Century Boulevard between Lower Sacramento Road and Mills Avenue in the DeBenedetti Park of the City of Lodi. The location is shown in vicinity map and aerial pictures, as well as on the site plan. The project area is mostly developed with single family residences to the east and is surrounded by vacant lot to the north and Public Park to the south and west. The project site has been disturbed through grading and ground-clearing activities.

There are no private or public roads within the project area that are designated as “All American Road” under the Federal Highway Administration’s National Scenic Byways Program. All roads nationally designated are considered part of America’s Byways collection and must possess at least one of these six intrinsic qualities: historic, cultural, natural, scenic, recreational, and/or archaeological. To receive an All-American Road designation, a road must possess multiple intrinsic qualities that are nationally significant and contain one-of-a-kind features that do not exist elsewhere. The road must also be considered a “destination unto itself,” and must provide an exceptional travel experience. All the roads within the project vicinity are mostly residential roadways and have no scenic value.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?				✓
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				✓
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				✓
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				✓

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

Reference: *City of Lodi General Plan Final Environmental Impact Report SCH NO. 89020206 and California, State of, Department of Transportation. San Joaquin County Officially Designated State Scenic Highways and Historic Parkways. 2009. Available online at http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm*

A scenic vista generally provides focal views of objects, settings, or features of visual interest or panoramic views of large geographic areas of scenic quality, primarily from a given vantage point. A significant impact may occur if the proposed project introduces incompatible visual elements within a field of view containing a scenic vista or substantially alters a view of a scenic vista.

The project would be located adjacent and along the residential street and public park. The site is located within an urbanized area. No scenic vistas exist on or close to the project site. The proposed project involves construction of municipal water well within a public park, and no structures or other elements that may obstruct scenic vistas are planned. To the extent feasible, the well site and other planned structures will be designed and located in a manner that does not remove, alter, or destroy an existing valued natural or urban feature that contributes to the valued aesthetic character of an area; or so that key views are not blocked. Therefore, no impact on scenic vistas would occur as a result of the proposed project.

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

Reference: *City of Lodi General Plan Final Environmental Impact Report SCH NO. 89020206* and California, State of, Department of Transportation. San Joaquin County Officially Designated State Scenic Highways and Historic Parkways. 2009. Available online at http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm

A significant impact may occur where scenic resources within a state scenic highway would be damaged or removed by the proposed project.

No state-designated scenic highways are located near the proposed project. These findings are based on a review of the California Scenic Highway Mapping System. Therefore, no impact on state-designated scenic highways would occur.

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

Reference: *City of Lodi General Plan Final Environmental Impact Report SCH NO. 89020206* and California, State of, Department of Transportation. San Joaquin County Officially Designated State Scenic Highways and Historic Parkways. 2009. Available online at http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm

A significant impact may occur if the proposed project introduces incompatible visual elements to the project site or visual elements that would be incompatible with the character of the area surrounding the project site.

The proposed project involves construction of a municipal well. The project site is disturbed through grading activities and is currently vacant undeveloped land. The completion of the proposed project would improve the aesthetic qualities of the site and make it more compatible with the requirements of the City's current General, community, and specific plans, thereby ensuring compliance with the current policies of the City's Municipal Code. Therefore, no adverse impact on the existing visual character or quality of the site and its surroundings would occur.

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

Reference: *City of Lodi General Plan Final Environmental Impact Report SCH NO. 89020206* and California, State of, Department of Transportation. San Joaquin County Officially Designated

State Scenic Highways and Historic Parkways. 2009. Available online at http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm

A significant impact may occur if the proposed project introduces a new source of light or glare that would be incompatible with the areas surrounding the project site or pose a safety hazard, especially to motorists using adjacent streets; caused a substantial increase in ambient illumination levels beyond the property line or caused new lighting to spill-over onto light-sensitive land uses such as residential, some commercial and institutional uses that require minimum illumination for proper function, and natural areas.

The construction and completion of the proposed well is not expected to have a continuous demand for exterior lighting. Construction lighting would be used as necessary on a temporary basis and would be governed by Municipal Code and Standard Specifications designed to minimize impacts (e.g. it would be shielded and directed toward the construction, away from residences). There may be occasional lights at the well site for emergency repairs. No permanent sources of light or glare would be built as part of the proposed project. No impact is anticipated.

MITIGATION MEASURES

No mitigation is required.

FINDINGS

The project would not result in significant aesthetic impacts.

II. AGRICULTURAL RESOURCES

Environmental Setting:

A public street, Century Blvd, runs along the northern border of the project area. Uses located south and east of the project are newer subdivisions exclusively containing single family residences. Uses to the north consist of mixed density residential uses. The closest agricultural resources in the vicinity of the project area are vineyards to the west (approximately 2,200 ft. west of the project site). This area has been annexed into the City with residential land use designations. The project site does not contain 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 Department of Conservation as an optional model for use in assessing impacts on agricultural and farmland.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation	Less Than Significant Impact	No Impact
<p>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:</p>				
<p>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?</p>				✓
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>				✓
<p>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?</p>				✓

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?

Reference: California, State of, Department of Conservation, Division of Land Resource Protection. *San Joaquin County Important Farmland 2006*, City of Lodi General Plan (1991) Conservation Element

A significant impact may occur if the proposed project were to result in the conversion of state-designated agricultural land from agricultural use to another non-agricultural use.

According to the State Farmland Mapping and Monitoring Program, no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance exists within the project area. Therefore, no adverse impact is anticipated.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

Reference: California, State of, Department of Conservation, Division of Land Resource Protection. *San Joaquin County Important Farmland 2006*, City of Lodi General Plan (1991) Conservation Element

A significant impact may occur if the proposed project were to result in the conversion of land zoned for agricultural use or included under a Williamson Act contract from agricultural use to another non-agricultural use.

The proposed project is located in an urbanized area of the City where no agricultural uses or properties included in a Williamson Act contract exist. Therefore, no impact related to conflicts with existing zoning for agricultural use would occur.

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?

Reference: California, State of, Department of Conservation, Division of Land Resource Protection. *San Joaquin County Important Farmland 2006*, City of Lodi General Plan (1991) Conservation Element

A significant impact may occur if a project results in the conversion of farmland to a non-agricultural use.

No farmland exists on or in the immediate vicinity of the project site. The project site has been disturbed through grading and clearing activities. The project area is considered urban land. Therefore, no impact related to the conversion of farmland to non-agricultural use would occur.

MITIGATION MEASURES

No mitigation is required.

FINDINGS

The project would not result in adverse impacts to agricultural resources.

III. AIR QUALITY

Environmental Setting:

The federal Clean Air Act requires each state to identify areas where the ambient air quality violates federal standards. States are required to develop, adopt, and implement a state implementation plan (SIP) to achieve, maintain, and enforce federal Ambient Air Quality Standards (AAQS) in these non-attainment areas. The California Air Resources Board (CARB) is responsible for compiling and submitting the SIP to the USEPA. Local districts are responsible for preparing the portion of the SIP applicable within their boundaries.

The project is located in the northern part of the San Joaquin Valley Air Basin and is within the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD), which regulates air quality in the San Joaquin Valley. The SJVAPCD has prepared and implements specific plans to meet the applicable laws, regulations and programs, including the 1991 Air Quality Attainment Plan (AQAP). In addition, the SJVAPCD has developed the *Guide for Assessing and Mitigating Air Quality Impacts (Guide)* to help lead agencies in the evaluating the significance of air quality impacts. Air quality and the amount of a given pollutant in the atmosphere are determined by the amount of pollutant released and the atmosphere's ability to transport and dilute the pollutant. The major determinants of transport and dilution are wind, atmospheric stability, terrain and for photochemical pollutants, sunlight.

The Federal Clean Air Act and the California Clean Air Act of 1988 require that the State Air Resources Board, based on air quality monitoring data, designate portions of the state where the federal or state ambient air quality standards are not met as "non-attainment areas." Because of the differences between the national and state data standards, the designation of nonattainment areas is different under the federal and state legislation. Under the California Clean Air Act, the San Joaquin Valley is considered a non-attainment area for ozone and PM10 (fine particulate matter less than 10 microns in diameter). The Federal Clean Air Act (FCA) and the California Clean Air Act (CCA) require areas that are designated non-attainment to reduce emissions until air quality standards are met.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation	Less Than Significant Impact	No Impact
<p>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:</p>				
<p>a) Conflict with or obstruct implementation of the applicable air quality plan?</p>				✓
<p>b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p>			✓	

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)?			✓	
d) Expose sensitive receptors to substantial pollutant concentrations?			✓	
e) Create objectionable odors affecting a substantial number of people?			✓	

a) Conflict with or obstruct implementation of the applicable air quality plan?

Reference: City of Lodi General Plan, Conservation Element: Goal F

A significant impact may occur if the project is not consistent with applicable Air Quality Management Plan (AQMP) or in some way represents a substantial hindrance to employing the policies or obtaining the goals of the plan. The San Joaquin Valley Air Pollution Control District (SJVAPCD), which regulates air quality in the San Joaquin Valley, has prepared and implements specific plans to meet the applicable laws, regulations and programs, including the 1991 Air Quality Attainment Plan (AQAP), which is a comprehensive air pollution control program for attaining state and federal ambient air quality standards. As part of its General Plan, the City adopted an Air Quality Element that contains policies and goals for attaining state and federal air quality standards, while simultaneously facilitating local economic growth and includes implementation strategies for local programs contained in the AQMP. A significant impact would occur if the project were not consistent with the AQMP or the City's General Plan.

The proposed project would serve existing and intended land uses and would not include regional employment or population growth. The main objectives of the project are to meet regulatory requirements and improve water quality. The project would also not result in a violation of air quality standards, as discussed in item 3(b) below. The project would therefore be consistent with the AQMP. No impact would occur.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Reference: City of Lodi General Plan, Conservation Element: Goal F and Air Quality and *Guide for Assessing and Mitigating Air Quality Impacts (Guide) prepared by SJVAPCD.*

A significant impact may occur if the proposed project violated any SJVAPCD air quality standard. The SJVAPCD has set thresholds of significance for reactive organic gases (ROG), nitrogen oxides (NOx), carbon monoxide (CO), sulfur dioxide (SO2), and particulate matter (PM10) emissions resulting from construction and operation in the San Joaquin Valley.

According to the district's **Guide for Assessing and Mitigating Air Quality Impacts** projects proposed in jurisdiction with general plans that are consistent with the SJVAPCD's Air Quality Attainment Plan (AQAP) and projects that conform to those general plans would not create significant cumulative air quality impacts.

In formulating its compliance strategies, the SJVAPCD relies on planned land uses established by local general plans. Land use patterns influence transportation needs, and motor vehicles are the primary source of air pollution. As stated in the Guide, projects proposed in jurisdictions with general plans that are consistent with the SJVAPCD's AQAP and projects that conform to those general plans would not create significant cumulative air quality impacts. The proposed project conforms to the City's General Plans and would not conflict with the applicable clean air plan. Other than construction related trips and periodic service trips to the well site, the well is not expected to generate traffic volume beyond the assumption used to formulate the SJVAPCD's plans and standards.

Further, The EPA designated the entire San Joaquin Valley as non-attainment for two pollutants: ozone and particle matter. On April 24, 2004, the EPA reclassified the San Joaquin Valley ozone non-attainment area from its previous severe status to "extreme" at the request of the San Joaquin Air Pollution Control District Board. On December 17, 2004, EPA took action to designate attainment and non-attainment areas under the more protective national air quality standards for fine particles or PM10.

Levels of PM10 in the San Joaquin Valley currently exceed California Clean Air Act standards; therefore, the area is considered a non-attainment area for this pollutant relative to the State standards. PM10 levels monitored at the Stockton-Hazelton Street ambient air quality monitoring station, the closest monitoring station with PM10 data, exceeded the State's standard at three times per year in 2003 and 2004. The standard was exceeded ten times in 2002. No exceedances of the State or federal CO standards have been recorded at any of the region's monitoring stations in the last three years. The San Joaquin Valley is currently considered a maintenance area for State and federal CO standards.

The District adopted an Ozone Attainment Demonstration Plan (2004) and a PM10 Attainment Demonstration Plan (2003). In addition, to meet California Clean Air Act requirements, the District adopted the California Clean Air Act Triennial Progress Report and Plan Revision 1997-1999, adopted in 2001 to address the California ozone standard. A broad range of actions to improve air quality are set forth in the adopted plans to reduce CO, O3 precursor emissions, and particulate matter. Generally, the State standards for these pollutants are more stringent than the national standards. Each district plan is to achieve a 5 percent annual reduction average 3 consecutive 3-year periods, in district-wide emissions of each non-attainment pollutant or its precursors. Air quality standards are exceeded primarily during meteorological conditions conducive to high pollution levels, such as cold, windless winter nights or hot, sunny summer afternoons.

The SJVAPCD significance threshold for construction dust impacts is based on the appropriateness of construction dust controls. The SJVAPCD regulates construction emissions through its Regulation VIII. Regulation VIII does not require any formal dust control plans or permits, but violations of the requirements of Regulation VIII are subject to enforcement action. The provisions of Regulation VIII pertaining to construction activities require:

- Effective dust suppression for land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill and demolition activities.
- Effective stabilization of all disturbed areas of a construction site, including storage piles, not used for seven or more days.

- Control of fugitive dust from on-site unpaved roads and off-site unpaved access roads.
- Removal of accumulations of mud or dirt at the end of the work day or once every 24 hours from public paved roads, shoulders and access ways adjacent to the site.

Construction activities would temporarily affect local air quality, causing a temporary increase in particulate dust and other pollutants. However, this impact is considered less-than-significant.

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)?*

Reference: City of Lodi General Plan, Conservation Element: Goal F and Air Quality and *Guide for Assessing and Mitigating Air Quality Impacts (Guide) prepared by SJVAPCD.*

A significant impact may occur if the proposed project, when viewed together with the effects of other projects, would result in a considerable net increase of a criteria pollutant for which the region exceeds air quality standards.

The district is designated as a non-attainment area for PM10. For any project that does not individually have operational air quality impacts, the determination of a significant cumulative impact should be based on the evaluation of the project's consistency with the general plan and the general plan with regional air quality plan. SJVAPCD's approach for assessing cumulative impacts is based on the AQMP forecasts of attainment of ambient air quality standards in accordance with the requirements of the federal and state Clean Air Acts. As discussed earlier in 3a, the proposed project would be consistent with the AQMP, which is intended to bring the district into attainment for all criteria pollutants. Further, as indicated in item 3(b) above, construction and operational emissions of the project would not exceed the SJVAPCD's thresholds of significance for criteria pollutants. For those emissions generated during construction, the minor generation of criteria pollutants would be temporary and short-term in nature.

Climate change has been at the forefront of research and policy in recent years. In June 2005, California Governor Arnold Schwarzenegger signed Executive Order (E.O.) S-3-05. The goal of this E.O. is to reduce the state's greenhouse gas (GHG) emissions, including carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride emissions, to 2000 levels by 2010, 1990 levels by 2020, and 80% below the 1990 levels by the year 2050. On 2006, the California Global Warming Solutions Act, also known as Assembly Bill (AB) 32, established a cap on statewide greenhouse gas (GHG) emissions, called for a regulatory framework to achieve the corresponding emissions reduction, and charged the California Air Resources Board (CARB) with implementation of the act.

When dealing with air quality issues related to operation emissions, thresholds are usually compared to the net change in emissions compared to baseline conditions (normally existing conditions with no project). However, the project's purpose is to meet water demands/needs of the City and, moreover, the well has been drilled. Thus, the City does not have a "no project" option. The proposed project would be connected to the City mains and will include pump and motor but not onsite treatment facility. GHG emissions are tied to

energy consumption, in general, the more energy used the higher the emissions. Based on pre-design information, no substantial energy use was identified for operation of the well. The project would incorporate energy efficiency through selection of energy efficient motors and pumps thus optimizing energy consumption as feasible. The energy required for operation of the well would be consistent with the City's General Plan and the district's requirements. Therefore, impacts would be less than significant.

d) *Expose sensitive receptors to substantial pollutant concentrations?*

Reference: City of Lodi General Plan, Conservation Element: Goal F and Air Quality and *Guide for Assessing and Mitigating Air Quality Impacts (Guide) prepared by SJVAPCD.*

A significant impact may occur if construction or operation of the proposed project generated pollutant concentrations to a degree that would significantly affect sensitive receptors. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities.

When quantifying mass emissions for localized analysis, only emissions that occur on the site are considered. Consistent with SJVAPCD's Localized Significant Threshold (LST) methodology guidelines, emissions related to off-site delivery/haul truck activity and employee trips are not considered in the evaluation of localized impacts. During construction, the project may generate fugitive dust. However, applicable best management practices such as those in SJVAPCD Section 6 (Mitigating Air Quality Impacts) would, in addition to minimizing air quality impacts, also help minimize potential construction odors. Therefore, application of best management practices and local construction standards would reduce impacts that may result from construction-period air pollutant emissions to less than significant.

e) *Create objectionable odors affecting a substantial number of people?*

Reference: City of Lodi General Plan, Conservation Element: Goal F and Air Quality and *Guide for Assessing and Mitigating Air Quality Impacts (Guide) prepared by SJVAPCD.*

A significant impact may occur if construction or operation of the proposed project would result in the generation of odors that would be detectable in adjacent areas.

According to the *San Joaquin Valley Air Pollution Control District Guide*, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding facilities. The proposed project does not include any uses identified therein as being associated with odors. In addition, mandatory compliance with SJVAPCD rules will ensure that no construction activities or materials are proposed that would create a significant level of objectionable odors. As such, potential odor impacts during short-term construction would be less than significant.

MITIGATION MEASURES

No mitigation is required.

FINDINGS

The project would not result in adverse impacts to air quality.

IV. BIOLOGICAL RESOURCES

Environmental Setting:

The project area is disturbed through grading activities associated with the storm water detention facility, the DeBenedetti Park development and the drilling of the water well. According to the City’s General Plan EIR, there are no known special-status species with potential to occur within or adjacent to the project area. The San Joaquin County Multi-Species Habitat Conservation and Open Space Plan categorizes the project area as urban land, having no biological, no agricultural, no riparian habitat or other sensitive natural community resources value.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation	Less Than Significant Impact	No Impact
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?				✓
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?				✓
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?				✓
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?				✓
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree				✓

preservation policy or ordinance?				
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?				

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?

Reference: Cit of Lodi. *General Plan Final Draft Environmental Impact Report, 1991* and the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP); U.S. Fish and Wildlife Service Critical Habitat Database (<http://crithab.fws.gov/>)

A significant impact may occur if the proposed project would remove or modify habitat for any species identified or designated as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulation or by the state or federal regulatory agencies cited.

The project site consists of disturbed, graded and cleared park land and is devoid of trees or significant vegetation. Previously EIRs for the project vicinity established no habitat or sensitive natural community exist within the project area. Further, 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.sjcoq.org. According to the SJCOG HCP, the project area is classified as Category A, which is disturbed urban land that has no wetlands, biological resources. Therefore, no impact is anticipated.

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?

Reference: Cit of Lodi. *General Plan Final Draft Environmental Impact Report, 1991* and the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP); U.S. Fish and Wildlife Service Critical Habitat Database (<http://crithab.fws.gov/>)

A significant impact may occur if riparian habitat or any other identified sensitive natural community were to be adversely modified.

No riparian habitat or sensitive natural communities exist on or immediately adjacent to the project site. Therefore, the proposed project would have no impact on any riparian habitat or sensitive natural community.

- 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?**

Reference: Cit of Lodi. *General Plan Final Draft Environmental Impact Report, 1991* and the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP); U.S. Fish and Wildlife Service Critical Habitat Database (<http://crithab.fws.gov/>)

A significant impact may occur if wetlands that are protected under federal regulation, as defined by Section 404 of the Clean Water Act, would be modified or removed.

According to a review of the U.S. Fish and Wildlife Service Wetlands Online Mapper, no wetlands, as defined by Section 404 of the Clean Water Act, exist on or in the immediate vicinity of the project site. Therefore, no impacts related to wetlands would occur.

- 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?**

Reference: Cit of Lodi. *General Plan Final Draft Environmental Impact Report, 1991* and the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP); U.S. Fish and Wildlife Service Critical Habitat Database (<http://crithab.fws.gov/>)

A significant impact may occur if the proposed project interferes or removes access to a migratory wildlife corridor or impedes the use of native wildlife nursery sites.

The proposed project is located in an urbanized area of City of Lodi, and no known wildlife corridors or nursery sites are located on or in proximity to the project site. Construction of the project would not require removal of any street trees. Therefore, no impacts are anticipated to occur, and no further analysis of this issue is required.

- e) **Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

Reference: Cit of Lodi. *General Plan Final Draft Environmental Impact Report, 1991* and the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP); U.S. Fish and Wildlife Service Critical Habitat Database (<http://crithab.fws.gov/>)

A significant impact may occur if the proposed project would cause an impact that was inconsistent with local regulations pertaining to biological resources, including protected trees.

There are no locally designated natural communities within or adjacent to the project area, and the proposed project would not result in the removal of any heritage trees. Further, the City of Lodi General Plan (Conservation Element) includes goals and policies intended to protect sensitive native vegetation and wildlife habitats. Goals E, Policy 2 in the General Plan Conservation element refers to the City of Lodi's regulation of "heritage tree" removal.² The proposed project would not result in the removal of any heritage trees. Thus, no impact would result.

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?

Reference: Cit of Lodi. *General Plan Final Draft Environmental Impact Report, 1991* and the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP); U.S. Fish and Wildlife Service Critical Habitat Database (<http://crithab.fws.gov/>)

A significant impact may occur if the proposed project were inconsistent with mapping or policies in any conservation plans of the types cited.

No habitat conservation plans are applicable to the project area. Accordingly, the proposed project would not conflict with any local, regional, or state habitat conservation plan. Therefore, no impact would occur.

MITIGATION MEASURES

No mitigation is required.

FINDINGS

The project would not result in adverse impacts to biological resources.

V. CULTURAL RESOURCES

Environmental Setting:

Cultural resources are locations of human activity, occupation, or use. They include expressions of human culture and history in the physical environment, such as archaeological sites, historic buildings and structures, or other culturally significant places. Cultural resources can also be natural features, plants, and animals or places that are considered to be important or sacred to a culture, subculture, or community. Resources may be important individually or as part of a grouping of complementary resources, such as a historic neighborhood.

The project area is urbanized land within the City limits. The project area is disturbed through grading activities associated with the construction of storm water detention facility, the proposed DeBenedetti Park (public park) development and the drilling of the water well. According to the City's General Plan EIR, there are no known special-status species within the project site or potential thereof to occur within or adjacent to the project area. Previous EIRs did not identify any cultural resources that would typically occur in the area and no additional investigations are necessary prior to project implementation. Implementation of the project does not require any special mitigation measures for the protection of cultural resources

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:			✓	
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?			✓	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?			✓	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			✓	
d) Disturb any human remains, including those interred outside of formal cemeteries?			✓	

a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?

Reference: Cit of Lodi. *General Plan Final Draft Environmental Impact Report 1991* and City of Lodi General Plan Urban Design and Cultural Resources Element, Policy Goals

A significant impact would occur if the project caused a substantial adverse change to a historical resource through demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historical resource would be materially impaired.

A historical resource is defined as (1) a resource listed in, or determined by the State Historical Resources Commission to be eligible for listing in, the California Register of Historical Resources; (2) a resource listed in a local register of historical resources or identified as significant in an historical resource survey meeting certain state guidelines; or (3) an object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the lead agency's determination is supported by substantial evidence in light of the whole record.

Based on previous EIRs, no prehistoric or historic cultural resources have been identified within the project area. No historical buildings have been identified on the project site. However, if during construction any historical resources are uncovered, work will be halted until a qualified expert can evaluate the situation and recommend mitigation measures.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?

Reference: Cit of Lodi. *General Plan Final Draft Environmental Impact Report 1991* and City of Lodi General Plan Urban Design and Cultural Resources Element, Policy Goals

A significant impact would occur if the project causes a substantial adverse change to an archaeological resource through demolition, construction, conversion, rehabilitation, relocation, or alteration.

Review of previous EIRs for the project area indicate that no cultural resources have been identified within the project area, and no cultural resources have been recorded. The project is located in a heavily disturbed urban area and was deemed to have a low sensitivity for cultural resources. Should any potentially important cultural deposits be encountered during construction, per standard public works construction practice, work would be temporarily diverted from the vicinity of the find until a qualified archaeologist can identify and evaluate the find, conduct any appropriate assessment, and make recommendations as needed to protect the resource or mitigate impacts. Therefore, impacts are anticipated to be less than significant.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Reference: Cit of Lodi. *General Plan Final Draft Environmental Impact Report 1991*

A significant impact may occur if grading or excavation activities associated with the proposed project would disturb paleontological resources or geologic features that exist within the project site.

According to the current General Plan EIR, no known paleontological resources, sites, or unique geologic features are located in the project area or in the immediate vicinity. Therefore, no impact on paleontological resources would occur as a result of the proposed project. However, in accordance with standard City procedures, a halt-work condition would be in place in the unlikely event paleontological resources are discovered during construction. Therefore, less than significant impacts are expected to occur.

d) *Disturb any human remains, including those interred outside of formal cemeteries?*

Reference: Cit of Lodi. General Plan Final Draft Environmental Impact Report 1991

A significant impact may occur if grading or excavation activities associated with the proposed project would disturb previously interred human remains.

No known burial sites are located within the project site. Should human remains be encountered during construction, per standard public works construction practice, work would be temporarily diverted from the vicinity of the find until the coroner is notified in accordance with the Health and Safety Code Section 7050.5. If the remains were determined to be of Native American descent, the coroner would have 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC would identify the person(s) thought to be the Most Likely Descendent, who would then help determine the appropriate course of action.

MITIGATION MEASURES

No mitigation is required.

FINDINGS

The project would not result in adverse impacts to cultural resources.

VI. GEOLOGY AND SOILS

Environmental Setting:

According to the City's *General Plan*, no earthquake faults underlie the City of Lodi. A report prepared by Kleinfelder titled *Geotechnical Services Report*,¹ dated January 2006, mapped the nearest Seismic Source Type A fault greater than 9.32 miles from the City limits. Given that recognized faults neither cross the site nor are adjacent to it, the potential for fault rupture is considered remote and a less than significant impact would result from the project.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation	Less Than Significant Impact	No Impact
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.			✓	
ii) Strong seismic ground shaking?				✓
iii) Seismic-related ground failure, including liquefaction?			✓	
iv) Landslides?				✓
b) Result in substantial soil erosion or the loss of topsoil?			✓	

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?			✓	
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?				✓
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?				✓

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;

Reference: Cit of Lodi. *General Plan Health Safety Element*

A significant impact may occur if the proposed project resulted in or exposed people to adverse effects involving fault rupture, such as from placement of structures or infrastructure within a state-designated Alquist-Priolo Earthquake Fault Zone or other designated fault zone.

The project site is not located within an Alquist-Priolo Earthquake Fault Zone, according to the City's General Plan Safety Element. The proposed project does not involve construction of any structures. Per standard practice, site-specific geotechnical and geological investigations that focus on these potential hazards are performed as part of project design studies. Therefore, the potential for exposure of people or structures to hazards due to ground surface rupture is considered low. As such, no impact would occur.

ii) Strong seismic ground shaking;

Reference: Cit of Lodi. *General Plan Health and Safety Element*

A significant impact may occur if the proposed project results in or exposes people to adverse effects involving strong ground shaking from fault rupture or seismic hazards.

As indicated in VI(a)(i) above, the project site is not located within an Alquist-Priolo Earthquake Fault Zone. The project involves construction of a municipal well. The proposed project would not change existing conditions in the project site and would not expose persons, buildings, or other structures to seismic ground shaking. In addition, the project's adherence to the California Building Code (CBC) minimum

standards for good engineering and construction practices would reduce potential seismic impacts. Therefore, no impact would occur.

iii) Seismic-related ground failure, including liquefaction;

Reference: Cit of Lodi. *General Plan health and Safety Element*

A significant impact may occur if the project were to result in or expose people to adverse effects involving seismic-related ground failure from liquefaction and other geologic hazards. Liquefaction is a form of earthquake-induced ground failure that occurs primarily in relatively shallow, loose, granular, water-saturated soils.

Although the project is within proximity of a basin, the proposed project would not involve construction of any structures that would be exposed to liquefaction. The proposed project would bring a well in-line that has already been drilled. Implementation of the proposed project would not create any new impacts related to liquefaction beyond existence. Construction of the proposed project would be required to comply with applicable City of Lodi Municipal Code and development standards. Compliance with these requirements would provide an acceptable level of safety. Therefore, a less-than-significant impact related to liquefaction would occur.

iv) Landslides?

Reference: Cit of Lodi. *General Plan health and Safety Element*

A significant impact may occur if the project results in or exposes people to adverse effects involving landslides.

According to the Safety Element of the City's General Plan, the project site is not located in an Earthquake-Induced Landslide Seismic Hazard Zone and contains no significant slopes. No impact is anticipated.

b). Result in substantial soil erosion or the loss of topsoil?

Reference: Cit of Lodi. *General Plan Conservation Element, Goal D*

A significant impact may occur if the proposed project exposes large areas to the erosional effects of wind or water for a prolonged period of time.

In accordance with standard specifications, a stormwater pollution prevention plan for erosion and sedimentation control would be implemented during construction. Best management practices would be undertaken to control runoff and erosion during construction and activation of the well. Such control measures would prevent substantial soil erosion or the loss of topsoil. After completion of construction, the project site would be entirely landscaped and provided with ground-covers. Therefore, a less-than-significant impact would occur.

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?

Reference: Cit of Lodi. *General Plan Health and Safety Element*

A significant impact may occur if the proposed project is built in an unstable area without proper site preparation or design features, thereby posing a hazard to life and property.

The project site is not located within a designated liquefaction area. Given the limited scope of the construction activities associated with the proposed project, the proposed project would not result in unstable geologic conditions. Therefore, a less-than-significant impact would result.

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?*

Reference: Cit of Lodi. *General Plan Health and Safety Element*

Expansive soils typically have a high clay content and high shrink-swell potential. Shrinking and swelling of soils underlying a project area may cause structures to become physically unsound or walkways to buckle and become dangerous or difficult to navigate. A significant impact may occur if the proposed project is built upon expansive soils without proper site preparation or design features to provide adequate foundations for project buildings, thereby posing a hazard to life and property.

The overall soils in the general vicinity of the project site do not contain highly expansive soils. Furthermore, the proposed project would not include construction of structures. As such, no impact would occur that would create substantial risks to life or property as a result of building on expansive soils without proper design features to reduce or eliminate such risks. No impact is anticipated.

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?*

Reference: Cit of Lodi. *General Plan Health and Safety Element*

A significant impact may occur if the proposed project is built on soils that are incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems and such a system is proposed.

The proposed project involves bringing a well in-line and would not generate wastewater or require the installation of septic tanks or alternative wastewater disposal systems. Therefore, no impacts would occur.

MITIGATION MEASURES

No mitigation is required.

FINDINGS

The project would not result in adverse impacts to geology and soil.

VII. HAZARDS AND HAZARDOUS MATERIALS

Environmental Setting:

Hazardous materials are substances which can harm people or the environment, can impair human health if contacted, ingested, or inhaled. Such processes are classified as hazardous because of materials they use or because of the potential for spills, fire or explosions to occur.

The existing uses in the Plan area do not currently contain or generate substantial hazardous materials or waste. A search of U.S.EPA Superfund site revealed no current or historic hazardous waste sites in the plan area (<http://www.epa.gov/region09/cleanup/california.html>).

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
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?				✓
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓	
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?				
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?				✓
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?				✓
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓
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?				✓

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Reference: California, State of, Department of Toxic Substance Control's EnviroStor Data Management System and United States Environmental Protection Agency. Region 9: Cleanup in the Pacific Southwest, Cleanup Sites in California.

A significant impact may occur if the proposed project involves the use or disposal of hazardous materials as part of its routine operations and has the potential to generate toxic or otherwise hazardous emissions.

The proposed project involves construction of a municipal well. Operation of the proposed facility would not require transport, use of, or disposal of significant quantities of hazardous materials, including, but not limited to oils, pesticides, or chemicals. According to an *EDR Radius Map Report* (a review of federal and state agency lists) and a review of GeoTracker on the State Water Resources Control Board web site, there is no site within the project area that has been identified as having contamination from a leaking underground storage tank. However, if unknown contamination were identified during project construction or a spill were to occur during construction, agencies with jurisdiction would be notified and immediate measures would be taken to ensure the health and safety of the public and workers and to protect the environment. Adherence to regulations set forth by local, state, and federal regulatory agencies would reduce the potential for hazardous materials impacts to less than significant levels.

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?

Reference: California, State of, Department of Toxic Substance Control's EnviroStor Data Management System and United States Environmental Protection Agency. Region 9: Cleanup in the Pacific Southwest, Cleanup Sites in California.

A significant impact may occur if the proposed project uses substantial amounts of hazardous materials as part of routine operations, which could pose a hazard under accident or upset conditions.

The proposed project involves construction of a municipal well. However, construction vehicles carrying hazardous materials may be temporarily present at the project site during construction. Nonetheless, the proposed project would not increase the potential for accidents or spills beyond existing conditions. Furthermore, the next phase of the project is construction of a CMU fence and bringing the well in-line. There is no heavy construction being proposed. Therefore, no impact would occur.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Reference: California, State of, Department of Toxic Substance Control's EnviroStor Data Management System; United States Environmental Protection Agency. Region 9: Cleanup in the Pacific Southwest, Cleanup Sites in California and City of Lodi MapGuide.

A significant impact may occur if the proposed project is located within 0.25 mile of an existing or proposed school site and projected to release toxic emissions that pose a hazard beyond regulatory thresholds.

The only school within 0.25 mile of the site is a public school called Eldreth Larson School, located at 2375 Giannoni Way. However, the proposed project would not involve the use of hazardous materials or result in the release of hazardous materials or substances. Furthermore, as mentioned in VII (7)(a), above, there are no contaminated sites located within 0.25 mile of the project site. Therefore, no impact is anticipated.

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?

Reference: California, State of, Department of Toxic Substance Control's EnviroStor Data Management System and United States Environmental Protection Agency. Region 9: Cleanup in the Pacific Southwest, Cleanup Sites in California.

A significant impact may occur if the proposed project site contains hazardous materials that would create a significant hazard to the public or the environment. California Government Code Section 65962.5 requires state agencies to compile lists of hazardous waste disposal facilities, unauthorized releases from underground storage tanks, contaminated drinking water wells, and solid waste facilities from which there is known hazardous waste and submit such information to the Secretary for Environmental Protection on at least an annual basis.

The project site is not listed in the State Water Resources Control Board GeoTracker system which includes leaking underground fuel tank sites and Spills, Leaks, Investigations, and Cleanups sites; or the Department of Toxic Substances Control EnviroStor Data

Management System which includes CORTESE sites, or the Environmental Protection Agency's database of regulated facilities. 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?***

Reference: City of Lodi General Plan

A significant impact may occur if the proposed project site is located within a public airport land use plan area or within 2 miles of a public airport and would create a safety hazard.

The project is not located within an airport land use plan or within 2 miles of a public airport or public use airport. Therefore, no impact would occur.

- 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?***

Reference: City of Lodi General Plan

A significant impact may occur if the proposed project is located within the vicinity of a private airstrip and creates a safety hazard for people in the project area.

The proposed project is not located within the vicinity of a private airstrip; therefore, no impact would occur.

- g) ***Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?***

Reference: City of Lodi General Plan, Safety Element

A significant impact may occur if the proposed project were to interfere with roadway operations occurring in conjunction with an emergency response plan or emergency evacuation plan or generate enough traffic to create traffic congestion that would interfere with the execution of such a plan.

The proposed water well will not interfere with an emergency response plan or emergency evacuation plan. By increasing overall system efficiency by making additional water available, the proposed municipal well will provide, if needed, emergency water flows and thereby provide a positive impact to emergency response in the area. Therefore, the project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. No adverse impact would occur.

- 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?***

Reference: City of Lodi General Plan, Safety Element

A significant impact may occur if the proposed project is located in or adjacent to a wildland area and places persons or structures at risk in the event of a fire.

The proposed project is located in a fully developed portion of the City of Lodi. No wildlands exist near the project site. Therefore, no impact would occur.

MITIGATION MEASURES

No mitigation is required.

FINDINGS

Less-than-significant impact is anticipated.

VIII. HYDROLOGY AND WATER QUALITY

Environmental Setting:

Surface Water

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. 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.

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. The Woodbridge Irrigation District (WID) will provide 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.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?			✓	
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)?			✓	
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?				✓
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?				✓
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?				✓
f) Otherwise substantially degrade water 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?				✓

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
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?				✓
j) Inundation by seiche, tsunami, or mudflow?				✓

a) *Violate any water quality standards or waste discharge requirements?*

Reference: City of Lodi General Plan, Conservation Element, Water Supply and City of Lodi Stormwater Management Program

A significant impact may occur if the proposed project discharges water that does not meet the water quality standards set by agencies that regulate surface water quality and water discharge into stormwater drainage systems

The next phase of the project involves bringing the well in-line. Construction of the well would adhere to applicable stormwater management requirements for pollution prevention. Construction practices would include erosion control, spill prevention and control, solid and hazardous waste management, and dust control to reduce the discharge of pollutants from construction areas to the stormwater system. Use of these standards practices would reduce impacts to less than significant.

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)?*

Reference: City of Lodi General Plan, Conservation Element, Water Supply and West Yost & Associates, Technical Memorandum No.1 Full Surface Water Implementation Study.

Groundwater is a primary of the water supply for the City of Lodi. It is also used by private residences (domestic users) that were recently annexed into the City. A project would normally have a significant impact on groundwater supplies if it were to result in a demonstrable and sustained reduction in groundwater recharge capacity or change the potable water levels enough to reduce the ability of a water utility to use the groundwater basin for public water supplies or the storage of imported water, reduce the yields of adjacent wells or well fields, or adversely change the rate or direction of groundwater flow.

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. In May 2003, the City of Lodi secured a long term contract with the Woodbridge Irrigation District (WID) to provide an additional 6,000 acre-feet water per year

of untreated surface water from the Mokelumne River for municipal use 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.

Bringing Well No. 27 in-line will provide water to the area by producing approximately 1,600 gallons of water per minute. This proposed water amount 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?*

Reference: City of Lodi General Plan, Conservation Element, Water Supply

A significant impact may occur if the proposed project results in a substantial alteration of drainage patterns and a substantial increase in erosion or siltation during construction or operation of the project.

The project site is located in a developed portion of the City of Lodi and is currently disturbed ground through grading and boring activities. The subject well has been drilled but has not been activated. No streams or river courses are located on or immediately adjacent to the project site. The Mokelumne River is located approximately 2.3 miles north of the project site and the Woodbridge Irrigation Canal (W.I.D) is located approximately .5 mile to the east. During activation phase of the project, erosion control measures would be in place to minimize erosion of the exposed soils. Runoff from the proposed project would be directed toward existing or newly constructed storm drains. Therefore, the proposed project would not alter the existing drainage pattern of the project site either during construction or operation. As such, no impact would occur that would affect the existing drainage pattern on or near the proposed project site

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?*

Reference: City of Lodi General Plan, Conservation Element, Water Supply

A significant impact may occur if the proposed project results in increased runoff volumes during construction or operation and flooding conditions that affect the project site or nearby properties.

As indicated in VIII (c), above, the project site is mostly developed and has been disturbed through grading and boring activities. The subject municipal well has already been drilled and is awaiting construction of a fence and activation. Any runoff generated from the next phase of the project would be directed toward existing storm drains. A new detention basin adjacent to the project site is in the process of being constructed. Therefore, the existing drainage pattern of the project site would not be altered during construction or operation, and no impact would occur.

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?

Reference: City of Lodi General Plan, Conservation Element, Water Supply

A significant impact may occur if the volume of the stormwater runoff were to increase to a level that exceeds the capacity of the storm drain system serving the project site. A significant impact may also occur if the proposed project would substantially increase the probability that polluted runoff would reach the storm drain system.

As indicated in VIII (c) and VIII (d), above, activation of the well is not expected to generate permanent or seasonal runoff. Any runoff generated by the next phase of the project would continue to be directed toward storm drains in the project vicinity. The proposed project would not change these existing permeable conditions or increase the volume of stormwater runoff generated from the project site after construction. As such, no impact would occur.

f) Otherwise substantially degrade water quality?

Reference: City of Lodi General Plan, Conservation Element, Water Supply City of Lodi Annual Water Quality Report for 2005.

A significant impact may occur if a project includes potential sources of water pollutants with the potential to substantially degrade water quality.

Dibromochloropropane (DBCP) contamination is the most significant groundwater quality problem in the valley. 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. Water quality test results for Well No. 27 show some levels of DBCP, which is in compliance with US EPA and the State of California Department of Health Services. As such, activation of the well would not create any new impacts related to water quality beyond those that already exist. Therefore, no impact related to water quality would occur.

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?

Reference: Flood Insurance Rate Map (FIRM) Map No. 06077C0306F

A significant impact may occur if the proposed project is located within a 100-year flood zone.

According to FEMA guidelines, the 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. Areas of Special Flood Hazard are zoned A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

The project site is zoned X according to FEMA guidelines. Zone X are areas of 0.2% annual chance flood; areas of 1% chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. The project 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. The project site has 0.2% annual chance of flood. Further, no housing is proposed as part of the proposed project. No impact is anticipated.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

Reference: Flood Insurance Rate Map (FIRM) Map No. 06077C0306F and City of Lodi General Plan Safety Element

A significant impact may occur if the proposed project is located within a 100-year flood zone.

According to the City's General Plan Safety Element, the proposed project site is not located within a 100-year flood hazard area. The FEMA Flood Insurance Rate Map (FIRM), Number 06077C0306F, dated October 16, 2009, indicates that the project site is located in Flood Zone X. Areas zoned X are outside of the 100-year flood zone area. The purpose of the project is to supply water to the City of Lodi. As such, flood flows would not be affected. Therefore, no impact would occur.

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?

Reference: Flood Insurance Rate Map (FIRM) Map No. 06077C0306F and City of Lodi General Plan Safety Element, Flooding Hazards

A significant impact may occur if the proposed project were located in an area where a dam or levee could fail, exposing people or structures to significant risk of loss, injury or death.

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. Therefore, no impact is anticipated.

j) Inundation by seiche, tsunami, or mudflow?

Reference: Flood Insurance Rate Map (FIRM) Map No. 06077C0306F and City of Lodi General Plan Safety Element, Flooding Hazards

A significant impact may occur if the proposed project would cause or accelerate geologic hazards, which would result in substantial damage to structures or infrastructure, or expose people to substantial risk of injury.

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 project site from San Francisco Bay or the Pacific Ocean, tsunami waves would not be a threat to the site. There is no large body of water on or within the vicinity of the project site. 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.

MITIGATION MEASURES

No mitigation is required.

FINDINGS

No impact is anticipated.

XI. LAND USE AND PLANNING

Environmental Setting:

The project area is within the City of Lodi city limits. City of Lodi Zoning and General Plan designations for the project site are “Public.” The land use designation “Public” permits public and quasipublic buildings or structures and uses of an administrative, public parks, educational, religious, cultural or public service type uses. The project is within a public park. Residences are located to the north and east of the project. Vineyards are found further west of the project in an area that was recently annexed into the city as future site for residential developments.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?				✓
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?				
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				

a) Physically divide an established community?

Reference: City of Lodi General Plan Land Use and Growth Management Element

A significant impact may occur if the proposed project is sufficiently large enough or otherwise configured in such a way so as to create a physical barrier within an established community.

The proposed project involves construction of municipal water well. The project site is within an existing and designated land for park and open space; the project site does not disrupt or divide an established community. Most of the project elements would be located below grade. The project would not create a physical barrier within an established community. As such, no impact would occur.

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?

Reference: City of Lodi General Plan Land Use and Growth Management Element

A significant impact may occur if the proposed project is inconsistent with general plan designations or zoning currently applicable to the proposed project site and causes adverse environmental effects, which the general plan and zoning ordinance are designed to avoid or mitigate.

Land uses within the project site consist of PQP, Public/Quasi Public park. The proposed project consists of construction of water well to increase availability of drinking water. Most of the project elements would be located below grade. The project would be a component of the municipal water supply and would not require changes in land use. Allowed uses within areas designated for PQP includes uses for public health, safety and welfare. The proposed water well would contribute to enhance public health, safety and welfare. Therefore, no adverse impact is anticipated.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

Reference: San Joaquin County Multi-Species habitat Conservation and Open Space Plan

A significant impact may occur if the proposed project conflicts with a habitat conservation plan or natural community conservation plan adopted for the area surrounding the project location.

As discussed in IV, above, the proposed project site and surrounding area are not part of any habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan. As such, no impact would occur.

MITIGATION MEASURES

No mitigation is required.

FINDINGS

No impact is anticipated.

X MINERAL RESOURCES

Environmental Setting:

The project area is not identified as containing locally or regionally important mineral resources recovery. The site is not currently in a state of being used for mining of resources that would be of value to the region or state. No record exists of gravel or other mineral resource extraction on the project site (City of Lodi 1990).

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation	Less Than Significant Impact	No Impact
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?				

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?				
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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?

Reference: City of Lodi General Plan

A significant impact may occur if the proposed project is located in an area that is used or available for extraction of a regionally important mineral resource, converts an existing or potential regionally important mineral extraction use to another use, or affects access to a site used or potentially available for regionally important mineral resource extraction.

According to the Conservation Element of the City’s General Plan, the project site is not located within an area that contains a mineral resource that is available for extraction and of value to the region or residents of the state. Therefore, no impact would occur.

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?

Reference: City of Lodi General Plan

A significant impact may occur if a project is located in an area that is used or available for extraction of a locally important mineral resource, as delineated on a local general plan, specific plan, or other land use plan.

The City of Lodi has not designated a locally significant mineral resource in the project area. As such, no impact would occur.

MITIGATION MEASURES

No mitigation is required.

FINDINGS

No impact is anticipated.

XI. NOISE

Environmental Setting:

The City of Lodi’s General Plan contains policies and goals which pertain to desired noise levels for various land uses located within the City. Noise is defined as unwanted sound. Sound levels are usually measured and expressed in decibels (dB) with zero dB being the threshold of hearing. Decibel levels range from zero to 140. Typical examples of decibel levels would be a low decibel level of 50 dB for light traffic to a high decibel level of 120 dB for a jet takeoff at 200 feet. Vehicle use (residential traffic) represents the dominant noise source in the project vicinity.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation	Less Than Significant Impact	No Impact
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?			✓	
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?			✓	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
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?				✓
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?				✓

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?

Reference: City of Lodi General Plan Noise Element

A significant impact may occur if the proposed project generates noise levels that exceed the standards for ambient noise, as established by the general plan and municipal code, and/or exposes persons or sensitive uses to increased noise levels. Noise-sensitive uses may include residences, transient lodging, schools, libraries, churches, hospitals, nursing homes, auditoriums, concert halls, amphitheatres, playgrounds, and parks.

Project-related construction would result in short-term increases in noise levels. In accordance with City policies, standard best management practices (BMPs) to reduce noise from construction equipment would be implemented, as feasible, such as providing project

equipment and vehicles with mufflers, air-inlet silencers, and any other noise shields. Other measures include scheduling of noise producing activities during periods that are least sensitive, routing construction-traffic away from noise-sensitive areas, and reducing construction vehicle speeds.

Construction noise could affect some nearby residents during construction activity periods. However, the noise would be temporary and limited to the duration of the construction. Construction would largely be limited to the City's allowable hours for construction in residential areas, and appropriate protocol and coordination would occur if construction activities must occur outside of these hours. Construction would be in conformance with all local, regional, and state regulations. Because of the temporary nature of the construction noise, impacts would be less than significant. No longer term noise is anticipated.

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

Reference: City of Lodi General Plan Noise Element

A significant impact may occur if the project results in or exposes people to excessive groundborne vibration or groundborne noise levels during construction or operation. This would include excessive groundborne vibration or noise that causes structural damage or displaces objects in nearby buildings

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 sound wall around the entire well site. The project would not include any elements or machinery/equipment on a routine basis that would result in long-term groundborne vibration or noise. As such, the impacts are considered less than significant.

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

Reference: City of Lodi General Plan Noise Element

A significant impact may occur if the proposed project were to result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the proposed project.

Refer to Checklist Item, XI.a and b. above. Noise levels in the project vicinity are dominated by vehicular traffic. This condition would continue after implementation of the proposed project. The project is not growth-inducing and would not generate additional traffic. As such, the proposed project would not create a substantial permanent increase in ambient noise levels in the vicinity of the project site beyond existing conditions. 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?*

Reference: City of Lodi General Plan Noise Element

A significant impact may occur if the proposed project were to result in a substantial temporary or periodic increase in ambient noise levels above existing ambient noise levels without the proposed 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 beyond existing conditions. 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?***

Reference: City of Lodi General Plan

A significant impact may occur if the project is located within an airport land use plan or within 2 miles of a public airport and people residing or working in the project area would be exposed 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?***

A significant impact may occur if the project is located in the vicinity of a private airstrip and people residing or working in the project area would be exposed to excessive noise levels.

The project site is not located within vicinity of a private airstrip. No impact would result.

MITIGATION MEASURES

No mitigation is required.

FINDINGS

No impact is anticipated.

XII. POPULATION AND HOUSING

Environmental Setting:

No housing exists within the project site. However, the project area is surrounded by residences and the surrounding area is mostly developed urban land.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation	Less Than Significant Impact	No Impact
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)?				✓
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓

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)?

Reference: City of Lodi General Plan Housing Element (2003-2009)

A significant impact may occur if the proposed project induces substantial population growth in an area, either directly or indirectly.

The proposed municipal well would not promote population either directly or indirectly, since it consists of construction of a municipal well to meet water demands projected in the adopted community and general plans. No impact is anticipated.

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

Reference: City of Lodi General Plan Noise Element

A significant impact may occur if the proposed project Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

The proposed project would be constructed primarily within a public park and would not displace any housing. No housing would be displaced or changed because of the project. No impact would occur.

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

Reference: City of Lodi General Plan Noise Element

A significant impact may occur if the proposed project results in the displacement of a substantial number of people.

The proposed project would be constructed primarily within a public park. The project would not require temporary or permanent easements to accommodate the construction of the project. No persons would be displaced. No housing would be demolished or displaced as a result of the proposed project. As such, no impact would occur.

MITIGATION MEASURES

No mitigation is required.

FINDINGS

No impact is anticipated.

XIII. PUBLIC SERVICES

Setting:

The proposed project is located within the City of Lodi, who provides fire, police, and emergency services. The Lodi Fire Department responds to all fires, hazardous materials spills, and medical emergencies in the project area. It is the Fire Department's goal to not exceed four minutes for the "first response" and six minutes for the "second response" times.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation	Less Than Significant Impact	No Impact
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?				✓
II). Police protection?				✓
III). Schools?				✓
IV). Parks?				✓
V). Other public facilities?			✓	

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?

Reference: City of Lodi General Plan Safety Element

A significant impact may occur if the City of Lodi Fire Department (LFD) cannot adequately serve the proposed project based on response time, access, or fire hydrant/water availability.

The proposed project is served by the Lodi Fire Department. The proposed project involves construction of a municipal well. It would not induce growth, either directly or indirectly. The proposed project would not result in the acquisition of any parcels and would not result in the displacement of existing LFD or other fire protection facilities. The

proposed project would not include structures or other elements that would create significant impacts on fire protection services. Furthermore, the proposed project would not require additional fire protection services beyond current service levels. Implementation of the proposed project may benefit fire protection services by providing uniform pressure for fire flows in the area. The proposed project is planned to be completed pursuant to all applicable construction standards. As such, the implementation of the proposed project would have no impact on police protection services in the project area.

II. Police protection?

Reference: City of Lodi General Plan Safety Element

A significant impact may occur if the proposed project results in an increase in demand for police services that would exceed the capacity of the police department responsible for serving the site.

The proposed project would not require additional police protection beyond what is currently provided. It would not induce growth, either directly or indirectly. The proposed project would not result in the acquisition of any parcels and would not result in the displacement of existing Lodi Police Department (LPD) or other police protection facilities. No impact is anticipated.

III. Schools?

Reference: City of Lodi General Plan, Parks Recreation, and Open Space

A significant impact may occur if the proposed project results in an increase in demand for police services that would exceed the capacity of the police department responsible for serving the site.

The proposed project does not include a housing component and, this, would not result in a direct population increase in the areas. Accordingly, it would not increase student enrollment or create additional demand for local school facilities. The proposed project consists of a construction of water well. It would not induce growth, either directly or indirectly, and would not increase the demand for schools in the area through substantial employment or population growth. No impacts are anticipated related to population or employment growth; therefore, no impacts on enrollment levels at nearby schools would occur.

IV. Parks

Reference: City of Lodi General Plan, Parks Recreation, and Open Space

A significant impact may occur if the proposed project induces substantial employment or population growth, which could generate demand for school facilities that exceed the capacity of the school district responsible for serving the project site.

The proposed project does not include a housing component; therefore, increased demand on park services resulting from an increase in residential population is not anticipated. The project is a construction of water well in an existing community designed to accommodate existing water demands. Accordingly, the proposed project is not growth inducing, either directly or indirectly. Therefore, it would not increase the demand for parks in the area. No impact on parks would occur.

V. Other public facilities?

Reference: City of Lodi General Plan, Parks Recreation, and Open Space

A significant impact may occur if the proposed project generates demand for other public facilities, thereby exceeding the capacity available to serve the project site.

Implementation of the proposed project would not induce growth, either directly or indirectly, and would therefore not increase the demand or use for other public facilities in the area. Temporary impacts may occur to other near by parks during construction. However, no longer term impact is anticipated.

MITIGATION MEASURES

No mitigation is required.

FINDINGS

The proposed project would not result in impacts to public services.

XIV. RECREATION

Environmental Setting:

The project is area is located within a multi-purpose public park. The municipal water well would not induce growth.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation	Less Than Significant Impact	No Impact
XIV. RECREATION.				
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?				✓
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?				✓

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?*

Reference: City of Lodi General Plan, Parks Recreation, and Open Space

A significant impact may occur if the proposed project includes substantial employment or population growth, which could generate demands for public parks and recreational facilities that exceed the capacity of those that currently exist.

The proposed project is not a growth inducing project, either directly or indirectly, and would therefore not increase the demand for parks or other recreational facilities in the area. It would not cause an increase in the permanent demand for park facilities in the vicinity. Therefore, the proposed project would not affect existing neighborhood or regional parks or other recreational facilities.

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?*

Reference: City of Lodi General Plan, Parks Recreation, and Open Space

A significant impact may occur if the proposed project includes the construction or expansion of recreational facilities or necessitates the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.

The proposed project would not require the construction or expansion of recreational facilities. Additionally, the proposed project is not a growth-inducing project, either directly or indirectly. Therefore, it would not increase the demand for recreational facilities in the area. The proposed project is a construction of water well in an existing community to meet the needs of the City. Accordingly, the proposed project would not require the construction or expansion of recreational facilities. Therefore, no impact related to recreation would occur.

MITIGATION MEASURES

No mitigation is required.

FINDINGS

The proposed project would not result in impacts to recreational resources.

XV. TRANSPORTATION/CIRCULATION
Environmental Setting:

Primary vehicular access to the project area is provided via Century Boulevard. The site is also accessible from Lowe Sacramento Road. The project area is not a point of destination or a point of interest where it would generate traffic circulation beyond the current capacity.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation	Less Than Significant Impact	No Impact
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)?				✓
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency or designated roads or highways?				✓
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?				✓
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✓
e) Result in inadequate emergency access?				✓
f) Result in inadequate parking capacity?				✓
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				✓

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)?

Reference: City of Lodi General Plan, Circulation Element

A significant impact may occur if the proposed project causes an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system.

The proposed project consists of construction of municipal well. Implementation of the project would not result in a significant increase in traffic as construction-related traffic would be temporary in nature. The project site is not a destination for any reason other than routine maintenance. No additional vehicle trips would be generated by the proposed project. The project is mainly underground and is designed to meet water needs of the City as projected in adopted policies. Therefore, no impact would occur.

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency or designated roads or highways?

Reference: City of Lodi General Plan, Circulation Element

A significant impact may occur if the proposed project exceeds, either individually or cumulatively, a level of service standard established by Metro, the county congestion management agency, for designated roads or highways.

Please refer to 15a, above. The proposed project aims to meet the water demands of the City projected in adopted City policies and, as such, it would not result in congestion as the well site is not a point of destination for any reason other than routine maintenance. The location of the site plan is not in conflict with any county congestion management agency, nor plan, nor with designated roads nor highways. No impact is anticipated.

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?

Reference: City of Lodi General Plan, Circulation Element

A significant impact may occur if the proposed project changes air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

The proposed project does not include any aviation-related aspects and would not change existing air traffic patterns. Therefore, no impact would occur.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Reference: City of Lodi General Plan, Circulation Element

A significant impact may occur if the proposed project substantially increases road hazards due to a design feature or introduced incompatible uses.

The proposed project would not increase road hazards due to a design feature or introduce incompatible uses. No lane closures are necessary for implementation of the project. No impact would occur.

e) Result in inadequate emergency access?

Reference: City of Lodi General Plan, Circulation Element, Safety Element

A significant impact may occur if the proposed project results in inadequate emergency access.

The proposed project site is readily accessible from adjacent roadways. The project site does not block access to the park or structures and emergency access. The project does not include any temporary or permanent changes or alternations to emergency access. Access

to properties located in the project area would also be maintained during construction. Therefore, no impact related to inadequate emergency access would occur.

f) *Result in inadequate parking capacity?*

Reference: City of Lodi General Plan, Circulation Element

A significant impact may occur if the proposed project results in inadequate parking capacity based upon City code requirements.

The proposed project involves construction of water well. The project site is a public park. The park is currently under construction and is yet to be fully developed. The project site will not result in an inadequate parking capacity due to the proposed project. No impact anticipated.

g) *Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?*

Reference: City of Lodi General Plan, Circulation Element

A significant impact may occur if the proposed project were to conflict with adopted policies, plans, or programs supporting alternative transportation.

The proposed project would not conflict with adopted policies, plans, or programs supporting alternative transportation. The bus routes along Century Blvd and Lower Sacramento Rd would be maintained during construction. Therefore, no impact would occur.

MITIGATION MEASURES

No mitigation is required.

FINDINGS

The project would not result in significant impacts to transportation or circulation.

XVI. UTILITIES AND SERVICE SYSTEMS

Environmental Setting:

The project area is located within the City limits. The City of Lodi and the majority of the area surrounding Lodi rely on groundwater as their source of domestic water supply. The City provides water to its customers from a series of 26 wells drawing on 150 foot to 400 foot deep aquifers. A “safe yield” of approximately 15,000 acre-feet per year (AFY) has been estimated for the aquifer serving as the source of the City water supply based on water balance calculations (City of Lodi 2006). The City also provides electrical services through the City of Lodi Electrical and Utility Department.

Wastewater and Stormwater runoff from the City are treated at the City’s White Slough Wastewater Pollution Control Facility. Solid waste in the City of Lodi is collected under contract with Central Valley Waste, and deposited at the Harney Lane Sanitary Landfill. The landfill is owned and operated by San Joaquin County (City of Lodi 1988).

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation	Less Than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				✓
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?				✓
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?			✓	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			✓	
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?				✓

f) Be served by a landfill with sufficient permitted capacity to accommodate the project=s solid waste disposal needs?				✓
g) Comply with federal, State, and local statutes and regulations related to solid waste?				✓

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

Reference: City of Lodi Wastewater Master Plan (West Yost Associates. 2001) and Memo including summary of proposed improvements at the White Slough WPCF (West Yost Associates. 2003).

A significant impact may occur if the proposed project exceeded wastewater treatment requirements of the local regulatory governing agency.

The proposed project involves construction of a municipal well. The proposed project would not create new land uses that would generate wastewater and, as such, would not require additional water or wastewater utility infrastructure. 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. According to City of Lodi Public Works, the plant has sufficient capacity to accommodate additional wastewater. The proposed project would neither create nor contribute to any new impacts related to wastewater generation and treatment beyond existing conditions. Therefore, no impacts are anticipated to occur.

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?

Reference: City of Lodi Wastewater Master Plan (West Yost Associates. 2001) and Memo including summary of proposed improvements at the White Slough WPCF (West Yost Associates. 2003).

A significant impact may occur if the proposed project requires construction of new water or wastewater treatment facilities or expansion of existing facilities.

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 project does not involve construction of houses and is not growth inducing project. The proposed project would not generate any wastewater. A minimal amount of water would be used during construction and activation of the well as well as for irrigation of the landscaping. The proposed project would not use water in amounts that would have a significant impact on water treatment facilities. The well will not require additional expansion beyond already planned by the City. 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?*

Reference: City of Lodi Wastewater Master Plan (West Yost Associates. 2001) and Memo including summary of proposed improvements at the White Slough WPCF (West Yost Associates. 2003).

A significant impact may occur if the volume of stormwater runoff from the proposed project increases to a level exceeding the capacity of the storm drain system serving the project site.

The project site is located in an urbanized area, which is adequately served by the existing storm drain system. 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. No storm drains would need to be relocated due to the proposed project. No new catch basins would need to be constructed due to the project. The proposed project would drain to the storm drain system during start up process. Once the well has been brought in-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?*

Reference: City of Lodi Urban Water Management Plan: Final Report 2006

A significant impact may occur if the proposed project would exceed the existing water supplies available to serve the project.

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 project consists of activation of a well and would contribute to the City's water supply. Therefore, the proposed municipal water well would have positive affect to the City's water availability. Therefore, the impact will 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?*

Reference: City of Lodi Wastewater Master Plan (West Yost Associates. 2001) and Memo including summary of proposed improvements at the White Slough WPCF (West Yost Associates. 2003).

A significant impact may occur if the proposed project would increase wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded.

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. 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 project would not increase demand in wastewater treatment. Considering 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?*

Reference: City of Lodi General Plan

A significant impact may occur if the proposed project were to increase solid waste generation to a degree that existing and projected landfill capacities would be insufficient to accommodate the additional solid waste

The proposed well would not produce any solid waste during operations. Construction activities may generate minor amounts of solid waste, but the small amounts would be recycled or disposed of in existing landfills. 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?*

Reference: Memo including summary of proposed Phase 3 improvements 2007 at the White Slough WPCF (West Yost Associates 2006).

A significant impact may occur if the proposed project generates solid waste that is not disposed of in accordance with applicable regulations.

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. Disposal of all solid waste generated would comply with federal, state, and local statutes and regulations related to solid waste. Therefore, no impact would occur.

MITIGATION MEASURES

No mitigation is required.

FINDINGS

The proposed project would result in no impacts to utilities and service systems.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation	Less Than Significant Impact	No Impact
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?				✓
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.)				✓
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				✓

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 project site is located within an existing public park in an urbanized area of the City. It does not contain any sensitive natural communities, wetlands, or riparian or other habitat that would support wildlife. Therefore, the proposed project would not have the potential to affect any riparian habitat or sensitive natural community. Implementation of the proposed project would not result in the loss of open space habitat (row and field crops) and associated wildlife; would not threaten a plant or animal community; would 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.

No known archaeological or paleontological resources, unique geologic features, or human remains are located on the project site or in the immediate vicinity. However, a standard halt-work condition would be in place in the event that resources are discovered during construction. No historical buildings or streetlights have been identified within or adjacent to the project site. Therefore, no impact would occur.

- 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 proposed project is consistent with the City’s General Plan and Municipal Code, which are intended to guide future development in the City. The proposed project would not result in any significant impacts on the environment. The project would result in increased supply of drinking water, thereby, benefiting the City. There are no other known municipal water well projects that would be constructed in the vicinity of the project at the same time that could exacerbate temporary construction impacts on the community. Therefore, the project is not anticipated to have impacts deemed to be 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.

MITIGATION MEASURES

No mitigation is required.

FINDINGS

The proposed project would result in no impacts to utilities and service systems.

SOURCE

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- City of Lodi. 1990. Draft Environmental Impact Report for the City of Lodi Draft General Plan. Prepared by Jones and Stokes Associates, Inc., April 1990.
- City of Lodi. 1991a. City of Lodi General Plan Policy Document. Prepared by Jones and Stokes Associates, Inc., April 1991.
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- City of Lodi. 2003. Stormwater Management Program, January 2003. Prepared by Black & Veatch Corporation, 2003.
- City of Lodi. 2006. 2005 Urban Water Management Plan: Final Report. Prepared by RMC, March 2006.
- Crawford Multari & Clark Associates. 2003. City of Lodi Zoning and Subdivision Ordinance. September 2003.
- Federal Emergency Management Agency, Flood Insurance Rate Map, Map No. 06077C0306F, October 19, 2009.
- Kleinfelder, Inc., Geotechnical Services Report Distribution Terminal Guild Avenue and Victor Road, January 17, 2006.
- Jones and Stokes Associates, Inc. 1990. City of Lodi General Plan Policy Document. January 1990.
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- United States Environmental Protection Agency. Region 9: Cleanup in the Pacific Southwest, Cleanup Sites in California. Available online (<http://www.epa.gov/region09/cleanup/california.html>)
- United States, Department of the Interior, Fish & Wildlife Service. National Wetlands Inventory. Wetlands Mapper, January 5, 2009. Available online at <http://www.fws.gov/wetlands/data/Mapper.html>.
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- West Yost & Associates, 2005. Technical Memorandum No.1 Full Surface Water Implementation Study, City of Lodi.
- West Yost Associates. 2003. Memo including summary of proposed improvements at the White Slough WPCF. January 2003.
- West Yost Associates, 2004. Joint City of Stockton, City of Lodi Effluent Disposal and Reuse Study. October 2004.
- West Yost Associates. 2006. Memo including summary of proposed Phase 3 improvements 2007 at the White Slough WPCF. September 2006.

PERSONS CONSULTED:

Lyman Chang, Senior City Engineer. City of Lodi, Public Works Department.

Left blank intentionally

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: CITY OF LODI MUNICIPAL WATER WELL NO. 27

Lead Agency: <u>City of Lodi, Community Development Department</u>	Contact Person: <u>Immanuel Bereket</u>
Mailing Address: <u>221 West Pine Street</u>	Phone: <u>209-333-6711</u>
City: <u>Lodi, CA</u> Zip: <u>95240</u>	County: <u>San Joaquin</u>

Project Location: County: San Joaquin City/Nearest Community: City of Lodi
 Cross Streets: Lower Sacramento Road and Century Blvd Zip Code: 95240
 Longitude/Latitude (degrees, minutes and seconds): +38 ° 6 ' 25.95" N / 121 ° 18 ' 14.62" W Total Acres: Appx. 6,000 sq. ft.
 Assessor's Parcel No.: 058-230-24 Section: 15 Twp.: 3N Range: 6E Base: MDB&M
 Within 2 Miles: State Hwy #: HWY 12 (Kettleman Lane) Waterways: N/A
 Airports: N/A Railways: N/A Schools: N/A

Document Type:

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input checked="" type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	_____

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input checked="" type="checkbox"/> Other: <u>City drinking well</u>

Development Type:

<input type="checkbox"/> Residential: Units _____ Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Water Facilities: Type <u>City drinking well</u> MGD _____	

Project Issues Discussed in Document:

<input type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input type="checkbox"/> Agricultural Land	<input type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input type="checkbox"/> Water Quality
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input type="checkbox"/> Archeological/Historical	<input type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input type="checkbox"/> Land Use
<input type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Population/Housing Balance	<input type="checkbox"/> Toxic/Hazardous	<input type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input type="checkbox"/> Public Services/Facilities	<input type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

Present Land Use/Zoning/General Plan Designation:
 Zoning: PUB, Public and General Plan Designation: PQP, Public Quasi/Public

Project Description: *(please use a separate page if necessary)*
 The project site is located at 2360 West Century Blvd. Adjacent to the well site is the site for a future City-owned DeBenedetti Park of Lodi. Well No. 27 has been drilled, but has not been activated. The well is a gravel envelope steel casing well to the depth of 505 feet below the ground surface complete with sanitary seal. Once completed and activated, Well No. 27 will produce drinking water approximately 1,600 gallons per minute. Once completed, the well site will include pump and motor, water piping, storm drain piping, electrical panel, and sound wall-fencing 8' in height, granular activated carbon filters (if needed) and a portable generator (if needed) for emergency power. The new well will be part of the Lodi water supply system.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

- | | |
|--|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Integrated Waste Management Board | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date Monday November 9, 2009 Ending Date Friday, December 11, 2009

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>City of Lodi</u>
Address: _____	Address: <u>221 West Pine Street</u>
City/State/Zip: _____	City/State/Zip: <u>Lodi, CA 95240</u>
Contact: _____	Phone: <u>209-333-6711</u>
Phone: _____	

Signature of Lead Agency Representative:  **Date:** 11/5/2009

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



ARNOLD SCHWARZENEGGER
GOVERNOR

December 14, 2009

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



CYNTHIA BRYANT
DIRECTOR

Immanuel Bereket
City of Lodi Community Development Department
221 West Pine Street
Lodi, CA 95240

Subject: City of Lodi Municipal Water Well No. 27
SCH#: 2009112028

Dear Immanuel Bereket:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. The review period closed on December 8, 2009, and no state agencies submitted comments by that date. 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 call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Acting Director, State Clearinghouse

Document Details Report
State Clearinghouse Data Base

SCH# 2009112028
Project Title City of Lodi Municipal Water Well No. 27
Lead Agency Lodi, City of

Type Neg Negative Declaration
Description The project site is located at 2360 West Century Blvd. Adjacent to the well site is the site for a future City-owned DeBenedetti Park of Lodi. Well No. 27 has been drilled, but has not been activated. The well is a gravel envelope steel casing to the depth of 505 ft below the ground surface complete with sanitary seal. Once completed and activated, Well No. 27 will produce drinking water ~1,600 gpm. Once completed, the well site will include pump and motor, water piping, storm drain piping, electrical panel, and sound wall-fencing 8' in height, granular activated carbon filters (if needed) and a portable generator (if needed) for emergency power. The new well will be part of the Lodi water supply system.

Lead Agency Contact

Name Immanuel Bereket
Agency City of Lodi Community Development Department
Phone (209) 333-6711 **Fax**
email
Address 221 West Pine Street
City Lodi **State** CA **Zip** 95240

Project Location

County San Joaquin
City Lodi
Region
Lat / Long 38° 6' 25.95" N / 121° 18' 14.62" W
Cross Streets Lower Sacramento Rd and Century Blvd
Parcel No. 058-230-24
Township 3N **Range** 6E **Section** 15 **Base** MDB&M

Proximity to:

Highways Hwy 12 (Kettleman Ln)
Airports
Railways
Waterways
Schools
Land Use Z: PUB, Public
GP: PQP, Public Quasi/Public

Project Issues Water Supply

Reviewing Agencies Resources Agency; Department of Fish and Game, Region 2; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 10; Department of Health Services; Regional Water Quality Control Bd., Region 5 (Sacramento); Department of Toxic Substances Control; Native American Heritage Commission

Date Received 11/09/2009 **Start of Review** 11/09/2009 **End of Review** 12/08/2009

RESOLUTION NO. P.C. 10-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI
CERTIFYING MITIGATED NEGATIVE DECLARATION 08-ND-02 AS ADEQUATE
ENVIRONMENTAL DOCUMENTATION FOR THE FOR CITY WELL NO. 27 LOCATED AT
2360 WEST CENTURY BLVD**

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 project site owner is City of Lodi 221 West Pine Street Lodi, CA 95241; and

WHEREAS, the project site is located at 2360 West Century Blvd, Lodi CA (APN: 058-230-26); and

WHEREAS, the project site is zoned PUB, Public and has a General Plan designation of DBP, Drainage Basin Park; and

WHEREAS, Well No. 27 will be part of the City of Lodi water supply system and is intended to meet future water demands; 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-02) were circulated and published and posted for a 30-day period between from November 11, 2009 through December 12, 2009. and no comments were received from the public and other agencies; and

WHEREAS, Notice of Intent to Adopt a Negative Declaration was published on the Lodi News Sentinel on November 11, 2009; and

WHEREAS, the Initial Study/Negative Declaration for the project, consistent with the California Environmental Quality Act (CEQA), as amended, found no significant impact to the environment would occur as a result of the project; and

WHEREAS, the proposed Mitigated Negative Declaration utilizes relevant information from the 1991 General Plan Environmental Impact Report, and relies on the General Plan Environmental Impact Report findings of fact and statement of overriding considerations where applicable; 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-02), 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. Activation of the water well and associated facilities will not result in significant physical change in the environment and in that the project site to be disturbed measures approximately 10,000 sq. ft and will not significantly alter the impervious surface.
4. The Negative Declaration has been prepared in compliance with CEQA, the State CEQA Guidelines, and applicable local regulations and as amended/revised is determined to be complete and final.
5. That Negative Declaration 08-ND-02 and its supporting documentation are located at the office of the Community Development Director, 221 West Pine Street, Lodi, CA.
6. That the Planning Commission has reviewed and considered the information contained in said Negative Declaration.
7. That the designs of the proposed project are properly planned thus limiting the potential to degrade environmental quality.
8. That the construction and operation of the proposed project will not directly or indirectly cause substantial adverse impacts to the environment.
9. The proposed project 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.
10. The proposed project will be consistent with all applicable goals, policies and standards of the City's adopted General Plan Policy Document.
11. The proposed project is consistent with the City's General Plan and Zoning Ordinance.

NOW, THEREFORE, BE IT DETERMINED, AND RESOLVED, by the Planning Commission of the City of Lodi that Mitigated Negative Declaration (09-MND-02) is hereby approved, subject to the following conditions, which are required for the subject project per City codes and standards unless noted otherwise:

1. The City shall not issue a building permit for the proposed project until the San Joaquin County Council of Governments determine what, if any, Incidental Take Minimization Measures (ITMMS) apply to the project and until the San Joaquin County Council of Governments verifies all applicable ITMMs have been fully and faithfully implemented.

2. A Notice of Determination (NOD) shall be filed with the County Clerk immediately following approval of the project. Appropriate Department of Fish and Game fees shall be filed.

Dated: January 27, 2010

I hereby certify that Resolution No. 10- was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on January 27, 2010 by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ATTEST: _____

Secretary, Planning Commission

Item 6a.



MEMORANDUM, City of Lodi, Community Development Department

To: City of Lodi Planning Commissioners
From: Rad Bartlam, Community Development Director
Date: Planning Commission Meeting of 1/27/2010
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/city-council/AgendaPage.html> to view Staff Reports and Minutes from the corresponding meeting date.

Date	Meeting	Title
January 20, 2010	Regular	Consider Authorizing the Mayor To Enter A Memorandum Of Understanding With Public Agencies From Merced To Sacramento County To Jointly Plan And Develop Improved Regional Passenger Rail Transportation
		Discussion Regarding the Timing of the Collection of Impact Fees