

INITIAL STUDY/  
NEGATIVE DECLARATION  
08-ND-03

**GEWEKE MINOR COMMERCIAL LAND DIVISION PROJECT**

October 14, 2008

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

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

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

The initial study prepared by the City was undertaken for the purpose of determining whether the project may have a significant effect on the environment. On the basis of the initial study, Community Development Department staff has concluded that the project will not have a significant effect on the environment, and therefore has prepared a proposed Negative Declaration 08-03. The initial study reflects the independent judgment of the City.

**File Number:** 08-ND-03

**Project Title:** Geweke Minor Commercial Land Division Project

**PROJECT DESCRIPTION:**

The applicant, Geweke Construction & Development LLC, is requesting approval of a commercial tentative parcel map to divide two parcels into seven lots. The existing two parcels abut each other and contain 37.51-acres. The parcels are largely undeveloped lots except there is a car dealership in the northwest section of the largest parcel. The Tentative Parcel Map does not propose any development at this time. However, the proposed Tentative Parcel Map dedicates land for road expansion and improvement which will facilitate off-site improvement such as instillation of sidewalks, handicap ramp, water, wastewater and storm drain services. The properties are located in LI, Light Industrial Zoning District at 1020 Beckman Road (Assessor Parcel Number: (049-250-72 and 049-250-42, respectively).

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](http://www.lodi.gov). The City will receive comment on the Initial Study and proposed Negative Declaration for a 30-day period, commencing on Wednesday October 22, 2008 through Tuesday, November 22, 2008. Any person wishing to comment on the Initial Study and proposed Negative Declaration must submit such comments in writing to the City of Lodi at the following address:

Community Development Department  
City of Lodi  
P. O. Box 3006  
Lodi, CA 95241

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

_____ Signature	_____ Date
_____ Konradt Bartlam Printed Name	_____ For

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

**File Number:** ND 08-03

**Project Title:** Geweke Minor Commercial Land Division Project

**Project Description:**

The applicant, Geweke Construction & Development LLC, is requesting approval of a commercial tentative parcel map to divide two parcels into seven lots. The existing two parcels abut each other and contain 37.51-acres. The parcels are largely undeveloped lots except there is a car dealership in the northwest section of the largest parcel. The Tentative Parcel Map does not propose any development at this time. However, the proposed Tentative Parcel Map dedicates land for road expansion and improvement which will facilitate off-site improvement such as instillation of sidewalks, handicap ramp, water, wastewater and storm drain services. The properties are located in LI, Light Industrial Zoning District at 1020 Beckman Road (Assessor Parcel Number: (049-250-72 and 049-250-42, respectively).

**Project Location:**

The project site is located in the City of Lodi, County of San Joaquin. The project site is at Por. Sec 7, T.3N, R.7E., M.D.B.&M. The project parcels measure 36.49-acre land. The project site is zoned Light Industrial and is by industrial and commercial parcels. The area is relatively flat with no unusual or extraordinary topographic features.

**Name of Project Proponent/Applicant:** Geweke Construction & Development, LLC  
P. O. Box 1420  
Lodi, CA 95241

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

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

The public review on the proposed Negative Declaration will end at 5:00 p.m. on Tuesday, November 22, 2008.

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

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Signature

Date

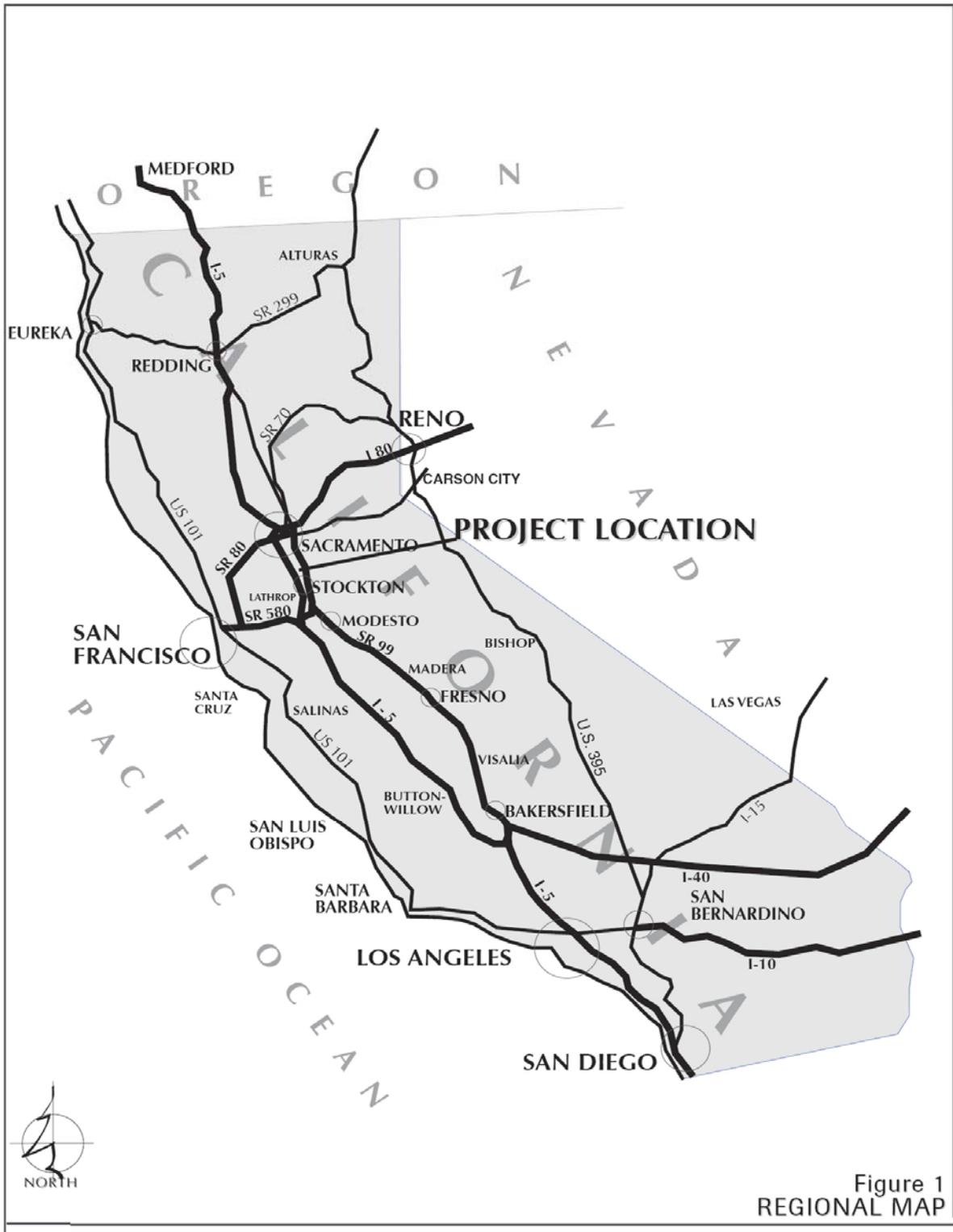


Figure 1  
REGIONAL MAP



**A. PROJECT INFORMATION:**

<b>Project Title:</b> Geweke Minor Commercial Land Division Project	<b>Project No:</b> 08-ND-03
<b>Lead Agency Name and Address:</b> City of Lodi 221 West Pine Street, Lodi, CA 95240 P.O. Box 3006, Lompoc, CA 95241-1910	<b>Contact Person and Phone Number:</b> Immanuel Bereket Assistant Planner (209)333-6711
<b>PROJECT DESCRIPTION / LOCATION:</b> The applicant, Geweke Construction & Development LLC, is requesting approval of a commercial tentative parcel map to divide two parcels into seven lots. The existing two parcels abut each other and contain 37.51-acres. The parcels are largely undeveloped lots except there is a car dealership in the northwest section of the largest parcel. The Tentative Parcel Map does not propose any development at this time. However, the proposed Tentative Parcel Map dedicates land for road expansion and improvement which will facilitate off-site improvement such as instillation of sidewalks, handicap ramp, water, wastewater and storm drain services. The properties are located in LI, Light Industrial Zoning District at 1020 Beckman Road (Assessor Parcel Number: (049-250-72 and 049-250-42, respectively).	
<b>Public Agencies with Approval Authority</b> (Including permits, funding, or participation agreements): City of Lodi	
<b>Project Applicant, Name and Address:</b> Geweke Construction & Development, LLC P. O. Box 1420 Lodi, CA 95241	<b>Project Engineer:</b> Baumbach &Piazza, Inc. 323 West Elm Street. Lodi, CA 95240
<b>General Plan Designation:</b> LI, Light Industrial	<b>City Zoning Designation:</b> M-1, Light Industrial
<b>Surrounding Land Use Designations:</b> <b>North:</b> M-1, Light Industrial. <b>South:</b> Agricultural land, San Joaquin County Jurisdiction. <b>East:</b> M-1, Light Industrial. <b>West:</b> M-1, Light Industrial.	
<b>Environmental Setting:</b> Primarily undeveloped urbanized area.	
<b>ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:</b> 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"/> Biological Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Geology / Soils	<input type="checkbox"/> Cultural Resources
<input type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Hazards & Hazardous Materials
<input type="checkbox"/> Population / Housing	<input type="checkbox"/> Land Use / Planning
<input type="checkbox"/> Utilities / Service Systems	<input type="checkbox"/> Noise
<input type="checkbox"/> Mandatory Findings of Significance	<input type="checkbox"/> Recreation
	<input type="checkbox"/> Mineral Resources
	<input type="checkbox"/> Public Services

**B. ENVIRONMENTAL IMPACTS:**

Identify the potential for significant adverse impacts below. Note mitigation measures, if available, for significant adverse impacts.

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

**Comments:**

- a) The proposed tentative parcel map will not substantially damage scenic resources within a state scenic highway, as the project consists of a parcel map and no new construction is proposed. No impact is anticipated.
- b) The proposed tentative parcel map is not near a state scenic highway and will not substantially degrade the existing visual character or quality of the site and its surroundings, as no project is being proposed at the moment. No impact is anticipated.
- c) The proposed tentative parcel map will not substantially degrade the existing visual character or quality of the site and its surroundings, as no project is being proposed at the moment. No impact is anticipated.
- d) The proposed tentative parcel map will not create a new source of substantial light that would adversely affect day or nighttime views in the area, as no construction is being proposed at the moment. No impact is anticipated.

<b>II. AGRICULTURAL RESOURCES</b>	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	<b>No Impact</b>
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				<b>X</b>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				<b>X</b>
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?				<b>X</b>

**Comments:**

- a) The proposed tentative parcel map will not 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 non-agricultural use. The site is within the existing and urbanized City limits. The proposed tentative parcel map will not result in loss of open space/agricultural land. No impact is anticipated.
- b) The proposed tentative parcel map will not conflict with existing zoning for agricultural use, or a Williamson Act contract, as the site is zoned for light industrial development and the location of the subject parcels are within urbanized City limits for a Williamson Act contract to be implemented. No impact is anticipated.
- c) The proposed tentative parcel map will not involve changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use, as the site is within the City limits and has industrial land use designations. No impact is anticipated.

<b>III AIR QUALITY</b>	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	<b>No Impact</b>
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				<b>X</b>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				<b>X</b>

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

**Comments:**

- a-d) The proposed tentative parcel map will not conflict with, or obstruct implementation of, the applicable air quality plan, or violate any air quality standards, or contribute to an existing or projected air quality violation, because the proposed tentative parcel map will not result in a substantial increase in air emissions as no project is being proposed in conjunction with the parcel map. No impact is anticipated.
- e) The tentative parcel map project will not create objectionable odors affecting a substantial number of people, as the project is a parcel map and does not involve construction. No impact is anticipated.

<b>IV. BIOLOGICAL RESOURCES</b>	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			X	
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?			X	

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

**Comments:**

a-d) The proposed tentative parcel map falls within a non-agricultural open space area and, therefore, is subject to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). The San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) governs loss of open space in the county. The City of Lodi is a participant in the said habitat conservation plan. Pursuant to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), an application for evaluation of the project site with respect to SJMSCP requirements will be submitted to the San Joaquin Council of Governments (SJCOG) prior to commencement of any clearing, grading or construction activities on the project site. However, there is no construction being proposed at this time.

The proposed tentative parcel map will not have a substantial adverse effect on any species identified as a sensitive species in local or regional plans or by the California Department of Fish and Game or U.S. Fish and Wildlife Service, nor will the project affect federally protected wetlands, nor will the project affect migratory wildlife corridors, nor will the project affect biological resources, because the tentative parcel map does not include construction, grading or any form of ground disturbance. Each parcel created by this tentative parcel map is subject to further environmental review in conjunction with construction proposals.

No impact to biological resources are expected as a result of the proposed tentative parcel map. The proposed tentative parcel map 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.sjco.org](http://www.sjco.org). It should be noted that each parcel created by the proposed tentative parcel map is subject to further environmental review when construction proposals are submitted.

- e) The proposed tentative parcel map does not conflict with any local policies or ordinances protecting biological resources, as no construction are being proposed. No impact is anticipated.
- f) The subject parcels covered by the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) and, therefore, are subject to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). The proposed tentative parcel map does not conflict with the provisions of the said Habitat Conservation Plan. No impact is anticipated.

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

**Comments:**

a-b) The proposed tentative parcel map will not cause any adverse change in the significance of an historical or archaeological resource, as identified in

Section 15064.5, because there is no construction being proposed at the moment. Therefore, no impact is anticipated.

- c) The proposed tentative parcel map will not directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature, as there is no construction being proposed. No impact is anticipated.
- d) The proposed tentative parcel map will not disturb any human remains, including those interred outside of formal cemeteries, as there is no construction, grading or ground disturbance being proposed. No impact is anticipated.

<b>VI. GEOLOGY AND SOILS</b> Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	<b>No Impact</b>
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.				<b>X</b>
ii) Strong seismic ground shaking?				<b>X</b>
iii) Seismic-related ground failure, including liquefaction?				<b>X</b>
iv) Landslides?				<b>X</b>
b) Result in substantial soil erosion or the loss of topsoil?				<b>X</b>
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 reading, subsidence, liquefaction or collapse?				<b>X</b>
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?				<b>X</b>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				<b>X</b>

**Comments:**

- a) i-iv). There are no known earthquake faults located in the project area subject to liquefaction, landslides, or seismic activity; therefore, the tentative parcel map will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.
- b) The proposed tentative parcel map will not result in substantial soil erosion or the loss of topsoil, as no construction is being proposed as part of the tentative parcel map. No impact is anticipated.
- c) The tentative parcel map site is not a geologic unit or of soil that is unstable. Therefore, no impact will result because of the tentative parcel map.
- d) The tentative parcel map site is not located on expansive soil. Therefore, no impact is anticipated.
- e) The tentative parcel map does not propose use of septic tanks or alternative waste water disposal facilities. Once completed, the all seven parcels will be served by the City of Lodi water, wastewater, sewer, and other utility services. It should also be noted there is no construction being proposed as part of the tentative parcel map. Each parcel created by the proposed land division is subject to further environmental review under the provisions of the California Environmental Quality Act. Therefore, no impact is anticipated.

<b>VII. HAZARDS AND HAZARDOUS MATERIALS</b>	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	<b>No Impact</b>
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				<b>X</b>
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?				<b>X</b>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				<b>X</b>
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?				<b>X</b>

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?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
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?				X

**Comments:**

- a-c) The proposed tentative parcel map will not create a significant hazard to the public or the environment as hazardous materials will not be used, transported, stored, or disposed of on the site, as there no construction is being proposed as part of this project. No impact is anticipated as result of the proposed tentative parcel map.
- d) The proposed tentative parcel map will not be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment. No impact is anticipated.
- e) The proposed tentative parcel map is not located near an airport, air strip landing, or land designated for a use thereof. No impact is anticipated.
- f) The proposed tentative parcel map is located within the vicinity of a private airstrip and, therefore, will not result in a safety hazard for people residing or working in the project area, as there is no construction proposed.
- g) The proposed tentative parcel map will not impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan because the project will not involve the installation of permanent barriers to travel. No impact is anticipated.
- h) The proposed tentative parcel map will not 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, because the project site is located in the urbanized area of the City of Lodi. No impact is anticipated.

<b>VIII. HYDROLOGY AND WATER QUALITY</b>	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	<b>No Impact</b>
Would the project:				
a) Violate any water quality standards or waste discharge requirements?				<b>X</b>
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)?				<b>X</b>
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?				<b>X</b>
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.				<b>X</b>
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?				<b>X</b>
f) Otherwise substantially degrade water quality?				<b>X</b>
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?				<b>X</b>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				<b>X</b>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding				<b>X</b>

as a result of the failure of a levee or dam?				
j) Inundation by seiche, tsunami, or mudflow?				X

**Comments:**

- a-e) The proposed tentative parcel map will not violate any water quality standards or waste discharge requirements; the project will not substantially deplete groundwater supplies or interfere with groundwater recharge; the project will not substantially alter the existing drainage pattern of the site or area; the project will not create or contribute run-off water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off. No impact is anticipated because of the proposed tentative parcel map, as there is no construction being proposed. No impact is anticipated.
- f) The proposed tentative parcel map will not otherwise substantially degrade water quality. There are no rivers or creeks within the project area. No impact is anticipated.
- g) The proposed tentative parcel map site is not located within an area mapped by the Federal Emergency Management Agency (FEMA) and Flood Insurance Rate Maps (FIRM) as a 100-year flood hazard area. Therefore, no impacts anticipated.
- i) The proposed tentative parcel map will not create a threat of inundation. 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. It is expected that the proposed tentative parcel map will not directly or indirectly expose people or structures to risk of loss, injury or death involving flooding. No impact is anticipated.
- j) A seiche is the tide-like rise and drop of water in a closed body of water caused by earthquake-induced seismic shaking or strong winds. A tsunami is a series of large waves generated by a strong offshore earthquake or volcanic eruption. Given the substantial distance of the site from San Francisco Bay or the Pacific Ocean, tsunami waves would not be a threat to the site. There is no large land of water on or within the vicinity of the site, resulting in no seiche hazard. The subject area is flat and does not have any steep slopes or hillsides that would be susceptible to mudflows or landslides. Therefore, no impact is anticipated.

<b>IX. LAND USE AND PLANNING</b> Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporation	Less Than Significant Impact	<b>No Impact</b>
a) Physically divide an established community?				<b>X</b>
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?				<b>X</b>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?			<b>X</b>	

**Comments:**

- a) The proposed tentative parcel map will not physically divide an established community, as it is located within the existing City limits in an established area, and the proposed lot configuration is complimentary to the existing development pattern in the surrounding neighborhood.
- b) The proposed tentative parcel map will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental affect, as the proposed project is consistent with the City General Plan and Zoning Ordinance.
- c) The City of Lodi adopted the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJCMSHCP) in 2001. The conservation plan was developed to mitigate impacts to plant and wildlife habitat resulting from the loss of open space. Future development of the parcels created by the proposed tentative parcel map will be subject to further environmental review in accordance with California Environmental Quality Act and the SJCMSHCP requirements and regulations.

As noted elsewhere, the proposed tentative parcel map site falls within open space or agricultural preserve land and, is therefore, subject to loss of open space mitigation fee, which will be used to preserve open and agricultural space within the county. This requirement will bring the impact to a level of less than significant impact. Therefore, the proposed tentative parcel map is not in conflict with applicable habitat conservation plan.

<b>X MINERAL RESOURCES</b> Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	<b>No Impact</b>
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>X</b>
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?				<b>X</b>

**Comments:**

- a) According to the City's General Plan, the subject site and surrounding area are not known to contain regionally and/or state valued mineral resources. Therefore, no impact is anticipated.
- b) The subject property has not been historically used for mineral extraction. In addition, the City's General Plan does not identify the project site as a locally important mineral resource recovery site. No impact is anticipated.

<b>XI. NOISE</b> Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	<b>No Impact</b>
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>X</b>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				<b>X</b>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				<b>X</b>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				<b>X</b>

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?				X
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?				X

**Comments:**

- a-b) The proposed tentative parcel map will not expose persons to, or generate, noise levels in excess of standards established in the local general plan and noise ordinance, nor will it expose persons to excessive groundborne noise levels, as no construction is proposed. No impact is anticipated.
- c) The proposed tentative parcel map will not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The project is a land division without any construction plans. No impact is anticipated.
- d) The proposed tentative parcel map will not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. No construction is proposed.
- e-f) The proposed tentative parcel map is not located within an airport land use plan, or within the vicinity of a private airstrip and will not result in a safety hazard for people residing or working in the project area, as there is no construction proposed. No impact is anticipated.

<b>XII. POPULATION AND HOUSING</b>	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	<b>No Impact</b>
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 and other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

**Comments:**

- a) The proposed tentative parcel map will not induce substantial population growth in an area, either directly or indirectly, as this area has been identified in the General Plan and zoned for commercial development. No impact is anticipated.
- b-c) The site of the proposed tentative parcel map will not displace any people or housing, necessitating the construction of replacement housing elsewhere. No impact is anticipated.

<b>XIII. PUBLIC SERVICES</b> Would the project result in:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	<b>No Impact</b>
a) 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:				<b>X</b>
b) Fire Protection?				<b>X</b>
c) Police protection?				<b>X</b>
d) Schools?				<b>X</b>
e) Parks?				<b>X</b>
f) Other public facilities?				<b>X</b>

**Comments:**

- a-f) The proposed tentative parcel map will not result in substantial adverse physical impacts associated with the provision of or 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 Fire, Police, Schools, Parks, or other public services, because the site is currently within an urbanized area which is already adequately served by City services. No impact is anticipated.

<b>XIV. RECREATION</b> Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	<b>No Impact</b>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				<b>X</b>
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?				<b>X</b>

**Comments:**

- a) The proposed tentative parcel map will not substantially 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. No construction is proposed. No impact is anticipated.
- b) Because this tentative parcel map is for purposes of creating industrial parcels, no construction or expansion of recreational facilities is required and, therefore, no impact will result.

<b>XV. TRANSPORTATION/CIRCULATION</b> Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	<b>No Impact</b>
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>X</b>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				<b>X</b>
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?				<b>X</b>
d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				<b>X</b>

e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?				X
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

**Comments:**

- a) The proposed tentative parcel map will not cause an increase in traffic which is substantial, in relation to the existing traffic load and capacity of the street system, because the tentative parcel map will not induce a substantial increase in vehicle trips in such a manner that would impact road capacity or intersection congestion. In fact, the proposed tentative parcel map enhances existing nearby artillery streets by way of road dedication. No impact is anticipated.
- b) The proposed tentative parcel map will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways, because the tentative parcel map will not substantially increase the amount of traffic in the area. No impact is anticipated.
- c) The proposed tentative parcel map will not 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 because the proposed project is a tentative parcel map. No impact is anticipated.
- d) The proposed tentative parcel map will not substantially increase hazards due to a design feature or incompatible uses as no new construction is proposed. No impact is anticipated.
- e) The proposed tentative parcel map will not result in inadequate emergency access, as the project will not result in blocked roadways. No impact is anticipated.
- f) The proposed tentative parcel map will not result in a new park use demand, nor require the dedication of additional parkland as no new residential units, are being proposed. No impact is anticipated.
- g) The proposed tentative parcel map will not conflict with policies, plans or programs which support alternative transportation, including buses and bicycles, as the project will not result in blocked roadways, bikeways or reduced parking. No impact is anticipated.

<b>XVI. UTILITIES AND SERVICE SYSTEMS</b>	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	<b>No Impact</b>
Would the project:				
a) Exceed wastewater treatment requirements of the Central Coast Region of the Regional Water Quality Control Board?				<b>X</b>
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?				<b>X</b>
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?				<b>X</b>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				<b>X</b>
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?				<b>X</b>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				<b>X</b>
g) Comply with federal, state, and local statutes and regulations related to solid waste?				<b>X</b>

**Comments:**

- a) Sewage treatment and collection services in the City of Lodi, including the project area, are provided by the White Slough Pollution Control Facility (WSWPCF) and operated by the City of Lodi Public Works Department. The proposed tentative parcel map will not require new treatment facilities to be constructed, as the site is already serviced by the City's sewer line and wastewater treatment facility. No impact is anticipated.
- b) The 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 City has adequate water to serve the area but has decided to build a new water treatment facility to

supplement future water requirements. Therefore, no impact is anticipated.

- c) 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. The proposed tentative parcel map will not require the construction of new water or wastewater treatment facilities, or expansion of existing facilities. No construction is proposed. No impact is anticipated.
- d) 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. Therefore, the City has sufficient resources to service the site with water and wastewater facilities. No impact anticipated.
- e) The project site is located within the City of Lodi city limits. The project was studied as part of the General Plan EIR update in October 1990. The City has sufficient resources to service the site with water and wastewater facilities.
- e) Solid waste management and disposal within the City of Lodi is provided by the Central Valley Waste Services. Solid waste is transported to a Transfer Station and Buy-Back Recycling Center. Waste is then deposited at the North County Landfill, which is owned and operated by San Joaquin County. The North County Landfill is a Class III facility that is permitted to accept 825 tons of solid waste per day. On average, the landfill receives 400 tons per day, and has a remaining lifetime capacity of approximately 6.0 million tons, which would equate to approximately 30 years. The proposed tentative parcel map will not generate an increase in the amount of solid waste, as there is no construction being proposed. In the event the parcels are developed, however, the North County Landfill has sufficient capacity to accommodate the proposed project's solid waste needs. No impact is anticipated.
- g) Central Valley Waste Services provides solid waste collection in Lodi. Solid waste is disposed of at existing private landfill facilities. There is no shortage of landfill facilities space. The project will conform to regulations regarding solid waste. No construction is proposed. No impact is anticipated.

<b>XVII. MANDATORY FINDINGS OF SIGNIFICANCE</b>  Does the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	<b>No Impact</b>
a) 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>X</b>
b) 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)?				<b>X</b>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				<b>X</b>

**Comments:**

- a) As documented in this Initial Study, the proposed tentative parcel map I will not have impacts on biological and cultural resources. No construction is being proposed and the tentative parcel map will not result in the loss of open space habitat (row and field crops) and associated wildlife; will not threaten a plant or animal community; will not reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.
- b) The proposed tentative parcel map will not create impacts that are individually limited, but cumulatively considerable.
- c) Other than the environmental effects reviewed in the above narrative, the proposed tentative parcel map would not involve any other potential adverse effects on human beings, either directly or indirectly.