

**Notice of Preparation for an  
Environmental Impact Report for  
the South Hutchins Annexation Project**

**TO:** Agencies, Organizations and Interested Parties

**SUBJECT:** Notice of Preparation of a Draft Environmental Impact Report in Compliance with Title 14, Section 15082(a) of the California Code of Regulations

The City of Lodi (City) is the Lead Agency under the California Environmental Quality Act (CEQA) for the proposed South Hutchins Annexation project. The City has prepared an Initial Study and will prepare an Environmental Impact Report (EIR) for the proposed project identified below.

**AGENCIES:** The City requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project, in accordance with California Code of Regulations, Title 14, Section 15082(b). Your agency will need to use the EIR when considering any permit or other approval that your agency must issue for the proposed project.

**ORGANIZATIONS AND INTERESTED PARTIES:** The City requests your comments and concerns regarding the environmental issues associated with construction and operation of the proposed project.

**PROJECT TITLE:** South Hutchins Annexation Project

**PROJECT LOCATION:** The project site is located adjacent to the southern boundary of the City of Lodi in San Joaquin County. The 30-acre project site is bound by Harney Lane to the north, West Lane to the east, and agricultural fields to the south and west. The eastern portion of the project site is presently utilized for agricultural production while the western half of the project site is occupied by an abandoned golf driving range. Structures on the project site include a small fruit stand located at the corner of Harney Lane and West Lane on the agricultural side, and a paved parking lot and club house located along Harney Lane on the golf driving range side.

Uses surrounding the project site include medium-density residential and neighborhood commercial uses to the north and agricultural land to the east, south, and west. The site of the Reynolds Ranch Project, a 220-acre mixed-use development consisting of retail, office, and residential uses that was recently approved by the City of Lodi, is located to the east of the proposed project.

**PROJECT DESCRIPTION:** The project proposes a retail center, a restaurant, and an office park with infrastructure required to support future development of the site. In total, implementation of the proposed project would result in the development of up to 103,350 square feet of commercial/retail use, including a 5,000 square foot bank, 6,400 square feet of restaurant space, and 179,200 square feet of office space, including a 68,000 square foot medical office building with a laboratory (3,000 square feet).

The proposed project would also provide a total of 1,554 parking spaces, 495 more parking spaces than is required by the parking regulations set forth in the Lodi Municipal Code. Of these spaces, 576 stalls would be provided for the retail component, 80 stalls would be provided for the restaurant component, and 898 stalls would be provided for the office component.

**POTENTIAL ENVIRONMENTAL EFFECTS:** The City has prepared an Initial Study that describes the potential environmental effects of the proposed project. An EIR will be prepared to evaluate the project's potential impacts on the environment and analyze alternatives.

**PUBLIC REVIEW PERIOD:** The City has determined to make this Notice of Preparation (NOP) and Initial Study available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). The comment period for the NOP and Initial Study begins December 11/2008 and ends January 11, 2009.

**RESPONSES AND COMMENTS:** Please indicate a contact person for your agency or organization and send your responses and comments to:

Mr. Manny Bereket, Assistant Planner  
Community Development Department  
City of Lodi  
City Hall, 221 West Pine Street  
P.O. Box 3006  
Lodi, CA 95241-1910  
(209) 333-6800, ext. 2649

**SCOPING MEETING:** The City will hold a scoping meeting on 01/08/2009 at **5:30 PM at the Carnegie Forum** located at 305 West Pine Street Lodi, California. Comments in written, verbal and electronic form also are encouraged throughout the scoping process. You are welcome to attend and present environmental information that you believe should be addressed in the EIR.

**DOCUMENT AVAILABILITY:** The NOP and Initial Study are available for public review during regular business hours at the locations listed below.

- City Hall, 221 West Pine Street, Lodi
- Lodi Public Library, 201 W. Locust Street, Lodi
- [www.lodi.gov/com\\_dev/EIRs.html](http://www.lodi.gov/com_dev/EIRs.html)

If you require additional information please contact Mr. Manny Bereket at (209) 333-6800, ext. 2649.

# Project Area Map

