

INITIAL STUDY/
NEGATIVE DECLARATION
08-ND-01

CITY OF LODI WATER WELL No. 28

February 11, 2008

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

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INTRODUCTION TO INITIAL STUDY

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

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

PURPOSE OF INITIAL STUDY

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

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

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

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

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

File Number: 08-01

Project Title: City of Lodi Well No. 28

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

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

Copies of the Initial Study and the proposed Negative Declaration are on file and available for review at the following locations: 1) Lodi City Hall, Community Development Department located at 221 West Pine Street, Lodi, CA 95240; 2) Lodi Public Library, 201 West Locust Street, Lodi, CA 95240; and 3) City of Lodi website at www.lodi.gov. The City will receive comment on the Initial Study and proposed Negative Declaration for a 30-day period, commencing on Thursday February 14, 2008 through Friday, March 14, 2008. Any person wishing to comment on the Initial Study and proposed Negative Declaration must submit such comments in writing to the City of Lodi at the following address:

Peter Pirnejad, Planning Manager
Community Development Department
City of Lodi
P. O. Box 3006
Lodi, CA 95241

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

Signature

Date

Peter Pirnejad
Printed Name

For

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

File Number: ND 08-01

Project Title: City of Lodi Well No. 28

Project Description:

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

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

Project Location:

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

Name of Project Proponent/Applicant: City of Lodi.

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

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

The public review on the proposed Negative Declaration will end at 5:00 p.m. on Friday, March 14, 2008.

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

Signature

Date

Peter Pirnejad
Printed Name

For

- 1. Project Title:**
City of Lodi Well No. 28
- 2. Lead Agency Name and Address:**
City of Lodi Community Development Department
221 West Pine Street
P. O. Box 3006
Lodi, CA 95241
- 3. Contact Person and Phone Number:**
David Morimoto, Senior Planner
Immanuel Bereket, Junior Planner
Phone: (209)333-6711
- 4. Project Location:**
The project site is located in the City of Lodi, County of San Joaquin. The project site is within the City's 4.10-acre land ear marked for the project. The well site is 100' x 100'. The project site is east and north of a residential subdivision, west of a proposed commercial development and south of existing vineyards. The area is relatively flat with no unusall or extraordinary topographic features.
- 5. Project Sponsor's Name and Address:**
City of Lodi Community Development Department
221 West Pine Street
P. O. Box 3006
Lodi, CA 95241
- 6. General Plan Designation:**
PQP, Public Quasi/Public
- 7. Zoning:**
PUB, Public.
- 8. Project Description:**
Well No. 28 is a 503-foot deep; gravel enveloped water well located at 302 East Kettleman Lane (State Route 12). Adjacent to the well site is the site for a future City-owned electrical substation. The City has constructed a gravel pack well to a depth of 503 feet with a grout seal to 255 feet. There is a conductor casing with grout to the depth of 50 feet. The casing for the well is blank to the depth of 260 feet and perforated from 260 feet to 503 feet.

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

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

9. Surrounding Land Uses and Setting:

- North: AU-20, Urban Reserve, San Joaquin County. The area north of Kettleman Lane (State Route 12) is generally zoned for Urban Development has a General Plan Designation of PR, Planned Residential.
- South: The area immediate south of the project site is zoned PD, Planned Development and was recently annexed into the City with General Plan designation of PR, Planned Residential.
- East: The area immediate east of the project area is zoned C-S, Commercial Shopping and is expected to be developed into commercial use varying in sizes and types.
- West: The area immediate west of the project site is zoned PD, Planned Development and was recently annexed into the City with General Plan designation of PR, Planned Residential.

10. Other agencies whose approval is required:

Regional Water Quality Board

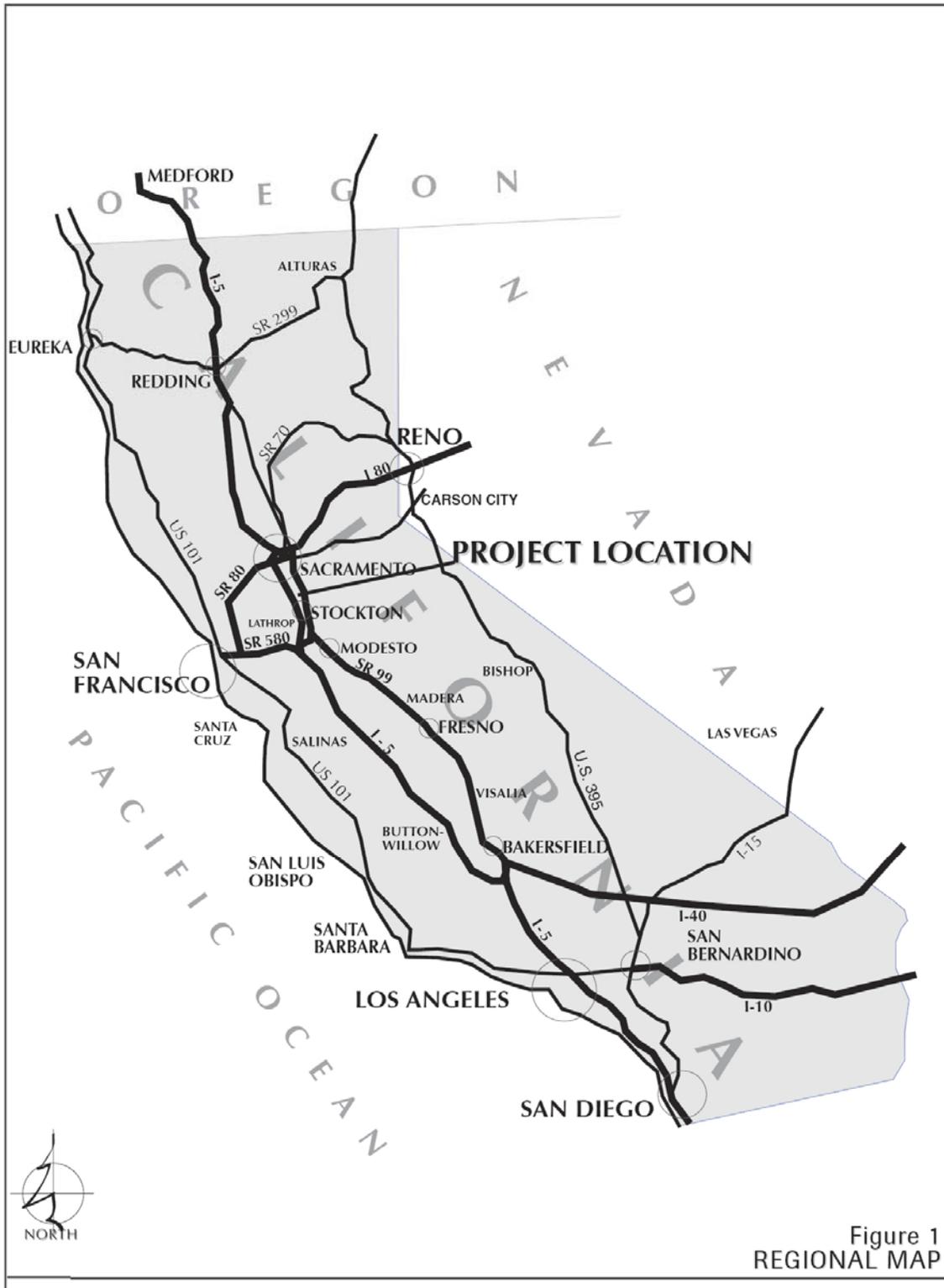


Figure 1
REGIONAL MAP

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

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

Determination

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Peter Pirnejad
Printed Name

For

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

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

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

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

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

- c) *Substantially degrade the existing visual character or quality of the site and its surroundings?*
 The project site is within an open area slated for commercial and residential development. The adjacent area is open space and none are considered scenic; the well will not degrade the existing visual character or quality of the site and its surroundings. No impact is anticipated from placing the well on-line.
- d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*
 The well is not expected to have a continuous demand for exterior lighting. There may be occasional lights at the well for emergency repairs. Because of the random and infrequent nature of the need for light at the well site, no long-term impact will result from this project. No impact is anticipated.

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

- | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to a non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- a) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to a non-agricultural use?*
 The well will result in the loss of open space/agricultural land of 100' x 100'. With appropriate mitigation measure, the impact will be less than significant. The well site is covered by the San Joaquin County Multi-Species Conservation and Open Space Plan, which mitigates loss of open and agricultural land.

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

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

The parcel is not in a Williamson Act contract. No impact is anticipated.

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

Refer to II.a.

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

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

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES. Would the project:

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

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or State habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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

Refer to IV.a. No impact is anticipated.

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

Refer to IV.a. No impact is anticipated.

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

Refer to IV.a. No impact is anticipated.

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

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

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

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

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

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

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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VII. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project located within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

The well has been constructed. No significant hazard to the public or the environment occurred. Other than maintenance repairs, no routine transport, use, or disposal of hazardous materials is anticipated. No impact is anticipated.

- b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*
The well has been constructed. No hazardous material to the public or the environment took place. No impact is anticipated from placing the well in-line.
- c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*
The well has been constructed. There was no emission of any hazardous material occurred. No impact is anticipated from placing the well in-line.
- d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*
The well has been constructed. The project site is not included on a list of hazardous materials site. No impact is anticipated.
- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?*
The well has been constructed. The project site is not located near an airport, air strip landing, or land designated for a use thereof. No impact is anticipated.
- f) *For a project located within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?*
The well has been constructed. The project is not located within the vicinity of a private airstrip. No impact is anticipated.
- g) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*
The proposed water well will not interfere with an emergency response plan or emergency evacuation plan. By increasing overall system efficiency, the well will help provide emergency water flows and thereby provide a positive impact to emergency response in the area. No impact is anticipated from bringing the well in-line.
- h) *Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*
The proposed public potable water well will not expose people to existing sources of potential health hazards. The water sample report from the proposed well site has shown that the water from the well is not an existing source of potential health hazards. No impact is anticipated.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding of as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Violate any water quality standards or waste discharge requirements?*
Due to the nature of the project, no impact is anticipated.
- 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)?*

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.¹ 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.²

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

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

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

- c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?*
 The subject area does not contain a stream or river, nor is it located in proximity to a stream or river. No impact is anticipated.
- d) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*
 The subject area does not contain a stream or river, nor is it located in proximity to a stream or river. No impact is anticipated.
- e) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*
 The project does not directly or indirectly create or contribute runoff water. No impact is anticipated.
- f) *Otherwise substantially degrade water quality?*
 No, this well is drawing water from the aquifers below 170' and this well is cycled with the other city wells to minimize any impact on groundwater quality.
- g) *Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?*
 The project site is not located within an area mapped by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) as a 100-year flood hazard area. Therefore, no impacts would occur as a result of the proposed project.
- h) *Place within a 100-year flood hazard area structures which would impede or redirect flood flows?*
 The project site is not located within an area mapped by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) as a 100-year flood hazard area. Therefore, no impacts would occur as a result of the proposed project.
- i) *Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding of as a result of the failure of a levee or dam?*
 The entire City of Lodi is located within an inundation area. The levee system along the Mokelumne River is of sufficient height to protect the City from the 100-year flood flow; however, the majority of Central Valley would be inundated during the 500-year flood event. The well will not directly or indirectly expose people or structures to risk of loss, injury or death involving flooding.
- j) *Inundation by seiche, tsunami, or mudflow?*
 A seiche is the tide-like rise and drop of water in a closed body of water caused by earthquake-induced seismic shaking or strong winds. A tsunami is a series of large waves generated by a strong offshore earthquake or volcanic eruption. Given the substantial distance of the site from San Francisco Bay or the Pacific Ocean, tsunami waves would

not be a threat to the site. There is no large land of water on or within the vicinity of the site, resulting in no seiche hazard. The subject area is flat and does not have any steep slopes or hillsides that would be susceptible to mudflows or landslides. Therefore, no impact would occur.

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

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

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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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a) *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?*

According to the City's General Plan, the subject site and surrounding area are not known to contain regionally and/or state valued mineral resources. Therefore, no impact is anticipated.

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

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

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

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| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) <i>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?</i>				
<p>The project will not expose people to severe noise levels. The electrical motor needed to run the pump will generate some noise, but not beyond the thresholds set by the Noise Element of the General Plan. Additionally a sound attenuation wall will eventually be incorporated into the design of the well site. Therefore, less than significant impact is expected.</p>				
b) <i>Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?</i>				
<p>Ground borne vibrations occur when a vibration source causes soil particles to move or vibrate. Sources of ground borne vibrations include natural events (earthquakes, volcanic eruptions, sea waves, landslides, etc.) and human created events (explosions, operation of heavy machinery and heavy trucks, etc.). The above ground motor will generate some noise; however, this will be reduced by using a low rpm motor and the planned 8' high decorative concrete masonry wall around the entire well site. Therefore, less than significant impact is expected.</p>				
c) <i>A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</i>				
<p>Refer to Checklist Item, XI.a and b. above. The proposed well will not result in a significant increase in noise levels and, therefore, would not create a substantial permanent increase in ambient noise levels in the vicinity of the project site. Impacts would be less than significant.</p>				

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

I. Fire protection?

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

II. Police protection?

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

III. Schools?

The water well is not expected to generate any additional demand for school facilities in the area. School facilities generally measure level of service based on students generated by new development. The construction of the well is seen as accommodating existing and proposed residential development and is not growth inducing. Therefore, the project will not adversely impact school facilities in the area.

IV. Parks

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

V. Other public facilities?

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

XIV. RECREATION.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *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?*

The proposed well will not create additional demand for existing neighborhood or regional parks or other recreational facilities as no new residential units are proposed. No impact would result.

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

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

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

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

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

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project=s projected demand in addition to the provider=s existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project=s solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, State, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Sewage treatment and collection services in the City of Lodi, including the project area, are provided by the White Slough Pollution Control Facility (WSWPCF) and operated by the City of Lodi Public Works Department. The well itself will not generate wastewater on its own. Therefore, no impact is anticipated.

b) *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?*

The City of Lodi Public Works Department provides wastewater treatment for the City of Lodi. Wastewater in the City of Lodi is treated at the White Slough Water Pollution

Control Facility (WSWPCF). The facility has been expanded to a design capacity of 8.5 million gallons (mgd) per day. However, the facility has permits to operate at 7.0 mgd per day. The WSWPCF currently treats approximately 6.2 mgd per day, which means the facility has a net surplus capacity of 0.8 mgd per day (“permitted” capacity). The facility’s design capacity could accommodate an additional 2.3 mgd per day.

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

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

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

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

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

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

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

The City of Lodi Public Works Department provides wastewater treatment for the City of Lodi. Wastewater in the City of Lodi is treated at the White Slough Water Pollution Control Facility (WSWPCF). The facility has been expanded to a design capacity of 8.5 million gallons (mgd) per day. However, the facility has permits to operate at 7.0 mgd per day. The WSWPCF currently treats approximately 6.2 mgd per day, which means the facility has a net surplus capacity of 0.8 mgd per day (“permitted” capacity). The

facility's design capacity could accommodate an additional 2.3 mgd per day. The proposed overlay zone would result in a small increase in demand on wastewater treatment. However, given WSWPCF's capacity to treat additional wastewater flow, and given the well will not result in additional wastewater flow, no impact is anticipated.

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

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

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

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

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

	Potentially Significant Unless Mitigation Incorporated	Potentially Significant	Less Than Significant Impact	No Impact
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XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>a) <i>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?</i></p> <p>As documented in this Initial Study, the well will not have impacts on biological and cultural resources. Construction of the well will not result in the loss of open space habitat (row and field crops) and associated wildlife; will not threaten a plant or animal community; will not reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.</p> <p>The well falls within an agricultural open space area and would result in a loss of agricultural open space. The San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) governs loss of open space in the county. The City will have to pay all applicable mitigation fees for the loss of agricultural open space. With the participation in the said program, the loss of open space will be less than significant impact.</p>				
<p>b) <i>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.)</i></p> <p>The well will not have impacts that are individually limited, but cumulatively considerable.</p>				
<p>c) <i>Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</i></p> <p>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.</p>				

Endnotes:

¹ City of Lodi, 2006. Draft Urban Water Management Plan.

² Schlumberger Water Services, 2005. Water Availability Assessment, Lodi Westside Annexation. March 30.

³ City of Lodi, 2006. Annual Water Quality Report for 2005, April.

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

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

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

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

Lodi, City of. Municipal Code.

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

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

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

PERSONS CONSULTED:

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