

Notice of Preparation / Notice of Scoping Meeting for a Draft Subsequent Environmental Impact Report for the City of Lodi General Plan 2024 General Plan Update

DATE: February 16, 2024

TO: State Clearinghouse, State Responsible Agencies, State Trustee Agencies, Other Public Agencies, Interested Organizations

LEAD AGENCY: City of Lodi
221 West Pine Street
Lodi, CA 95240
Contact: John Della Monica, Community Development Director
Phone: 209-269-4526
Email: jdellamonica@lodi.gov

In discharging its duties under Section 15021 of the California Environmental Quality Act (CEQA) Guidelines, the City of Lodi (as lead agency, hereinafter “City” or “Lodi”) intends to prepare a subsequent environmental impact report (SEIR), consistent with Section 15162 of the State CEQA Guidelines (Title 14 of the California Code of Regulations, hereinafter the “CEQA Guidelines”), for the Lodi 2024 General Plan Update (proposed project).

In accordance with Section 15082 of the State CEQA Guidelines, the City of Lodi has prepared this Notice of Preparation (NOP) to provide Responsible Agencies and other interested parties with information describing the proposed project and its potential environmental effects. The public is encouraged to visit the General Plan website <https://www.lodi.gov/190/General-Plan> to learn more about the project and view the outreach, reports, and information provided to date. The City made the determination to prepare an SEIR following preliminary review of the proposed project. Pursuant to CEQA Guidelines Section 15063(a), because an EIR is needed, an initial study has not been prepared. Environmental factors that would be potentially affected by the proposed project are:

- Air Quality
- Energy
- Greenhouse Gas Emissions
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal and Cultural
- Utilities and Service Systems

REVIEW PERIOD: The City of Lodi, as lead agency, requests that responsible and trustee agencies respond in a manner consistent with §15082(b) of the CEQA Guidelines and §21080.4 of the Public Resources Code. Responsible agencies must submit any comments in response to this notice during the 30-day public review period. The comment period will commence on **February 16, 2024**, and will close on **March 15, 2024**. A copy of the NOP can be viewed electronically on the City’s web page at:

<https://www.lodi.gov/1263/Environmental-Other-Plans-Projects>

Comments in response to this notice can be emailed to John Della Monica at jdellamonica@lodi.gov or can be physically mailed in writing to the address below by the close of the 30-day NOP review period at:

John Della Monica, Community Development Director
Community Development Department
221 West Pine Street
Lodi, CA, 95240

SCOPING MEETING: The City will hold a Public Scoping Meeting for the SEIR to describe the proposed project, the environmental review process, and receive your verbal input on the information that should be included in the EIR. The Public Scoping Meeting will be held on **Thursday, February 22, 2024, at 5:00 PM:**

Hutchins Street Square
Cottage/Pisano Rooms
125 S. Hutchins Street
Lodi, CA 95240

PROJECT LOCATION: Lodi is an incorporated city in the San Joaquin Valley. The City is located between Stockton to the south; Sacramento to the north, and unincorporated San Joaquin Valley lands in the east and west. The City is bisected by State Route (SR) 99 and the main line of the Union Pacific Railroad. Regional access to the City is also provided by SR-12 and Interstate 5. Figure 1, *Regional and Local Vicinity Map*, which shows the City's location and its regional context.

The Sphere Of Influence (SOI) is a boundary that identifies land that the City may potentially annex in the future, and for which urban services, if available, could be provided upon annexation. The SOI is established by the San Joaquin Local Agency Formation Commission (LAFCO) with input from the City. The purpose of the SOI is to identify areas where urban development could be accommodated in the future in an orderly and efficient manner. The Lodi City limits encompass approximately 8,957 acres and the SOI is approximately 11,506 acres. Figure 2, *Lodi Sphere of Influence*, identifies the City's SOI.

PROJECT DESCRIPTION: The current City of Lodi General Plan was adopted in 2010. The 2024 General Plan Update (proposed project) is a focused update to certain portions of the adopted General Plan. The General Plan is a state-required legal document that provides guidance to decision makers regarding the allocation of resources and determining the future physical form and character of development in the City and its SOI. Note that the Housing Element is a separate document and will be analyzed separately.

The proposed project focuses primarily on minor adjustments to designations on the General Plan Land Use Map, in many cases for land that is already developed but not identified as the correct designation on the Land Use Map. Additionally, the proposed project recognizes the 2023 expansion of the City's Sphere of Influence (SOI) to include an additional area of approximately 850 acres located south of Kettleman Lane and east of Highway 99. The City is also updating its Vehicle Miles Traveled (VMT) model and is amending the Transportation Element to reflect the results of this VMT analysis. Separately, the City is preparing to adopt General Plan updates to its Housing Element and Safety Element as well as adopt policies to address

Environmental Justice. The Housing Element, Safety Element and Environmental Justice provisions will be adopted prior to the 2024 General Plan update described in this NOP.

The 2024 General Plan is updating the following elements:

- » Land Use
- » Transportation
- » Growth Management and Infrastructure

Table 1, *2010 GP Land Uses and 2024 Proposed GP Land Uses*, shows acres of land uses under the existing 2010 General Plan and under the amended 2024 General Plan and identifies the total shift in acres proposed by the 2024 General Plan Update. Figure 3, *Existing Land Use Designation in Lodi*, shows the existing land use designations and which parcels would change based on the implementation of the proposed project.

Table 1 2010 GP Land Use Designations and 2024 Proposed GP Land Use Designations

	2010 (EXISTING)	2024 (GP UPDATE)	ACRES CHANGE
Business Park	389.0	389.0	0.0
Commercial	586.1	543.0	-43.1
Downtown Mixed Use	58.9	89.3	30.4
High Density Residential	192.2	251.1	58.9
Industrial	1473.5	1467.8	-5.7
Low Density Residential	3912.2	3966.9	54.6
Medium Density Residential	699.6	556.6	-143.1
Mixed Use Center	71.2	142.9	71.6
Mixed Use Corridor	375.0	366.6	-8.4
Office	123.5	104.3	-19.2
Open Space	707.8	717.8	10.1
Public/Quasi-Public	1505.7	1496.1	-9.5
Right of Way	46.8	46.8	0.0
Urban Reserve	2471.9	2465.2	-6.6
Water	51.6	61.7	10.0
Total	12,665.1	12,665.1	0

The 2024 General Plan would increase the amount of land designated for Low-Density Residential, High-Density Residential, Downtown Mixed Use, Mixed Use Center, Open Space, and Water. The 2024 General Plan Update would reduce the amount of land designated for Medium Residential, Mixed-Use Corridor, Commercial, Office, Industrial, Public/Quasi-Public, and Urban Reserve. Land use designations of Business Park and Right of Way would remain the same and there are no new designations proposed. The proposed land use changes would occur throughout the city, as shown in Figure 4, *Proposed Land Use Designations in Lodi*.

While the General Plan land uses would allow for a substantial amount of growth, it is not anticipated that the city would be completely built out in the planning horizon for the General Plan. Table 2, *City of Lodi*

Buildout Projections, shows the buildout projections for the City of Lodi and SOI under the existing 2010 General Plan and under the amended 2024 General Plan, which is based on historic growth and reasonable growth assumed for the planning horizon. The planning horizon of 2040 under the existing General Plan has been retained for the 2024 General Plan Update.

Table 2 City of Lodi Buildout Projections

	2010 (BASELINE)	2040 PROJECTED	GROWTH (2010-2040)	PERCENTAGE DIFFERENCE (%)
Housing Units	26,783	34,769	7,986	29.8
Population	66,082 ¹	85,879 ²	19,797	30
Commercial Space (KSF)	4,375	5,075	700	16.0
Office Space (KSF)	1,613	2,797	+1,184	73.4
Industrial Space (KSF)	10,658	13,171	+2,513	23.6
Public/Quasi-Public (KSF)	987	987	0	0
Hospital (KSF)	195	195	0	0

¹Existing population from the Department of Finance’s 2020 E-5 Population Estimates

²Population projection based on the average household size of all dwellings in year 2010 of 2.47 persons per household.

KSF= Thousand square feet

PUBLIC AGENCY APPROVAL: The proposed project will require adoption by the Lodi City Council. The Planning Commission and other decision-making bodies will review the proposed project and make recommendations to City Council. Though other agencies may be consulted during the project process, their approval is not required for adoption of the 2024 General Plan Update. However, subsequent development under the proposed project may require approval of responsible or trustee agencies that may rely on the General Plan SEIR for decisions in their areas of expertise.

Date: February 16, 2024

Figure 1 Regional and Local Vicinity Map

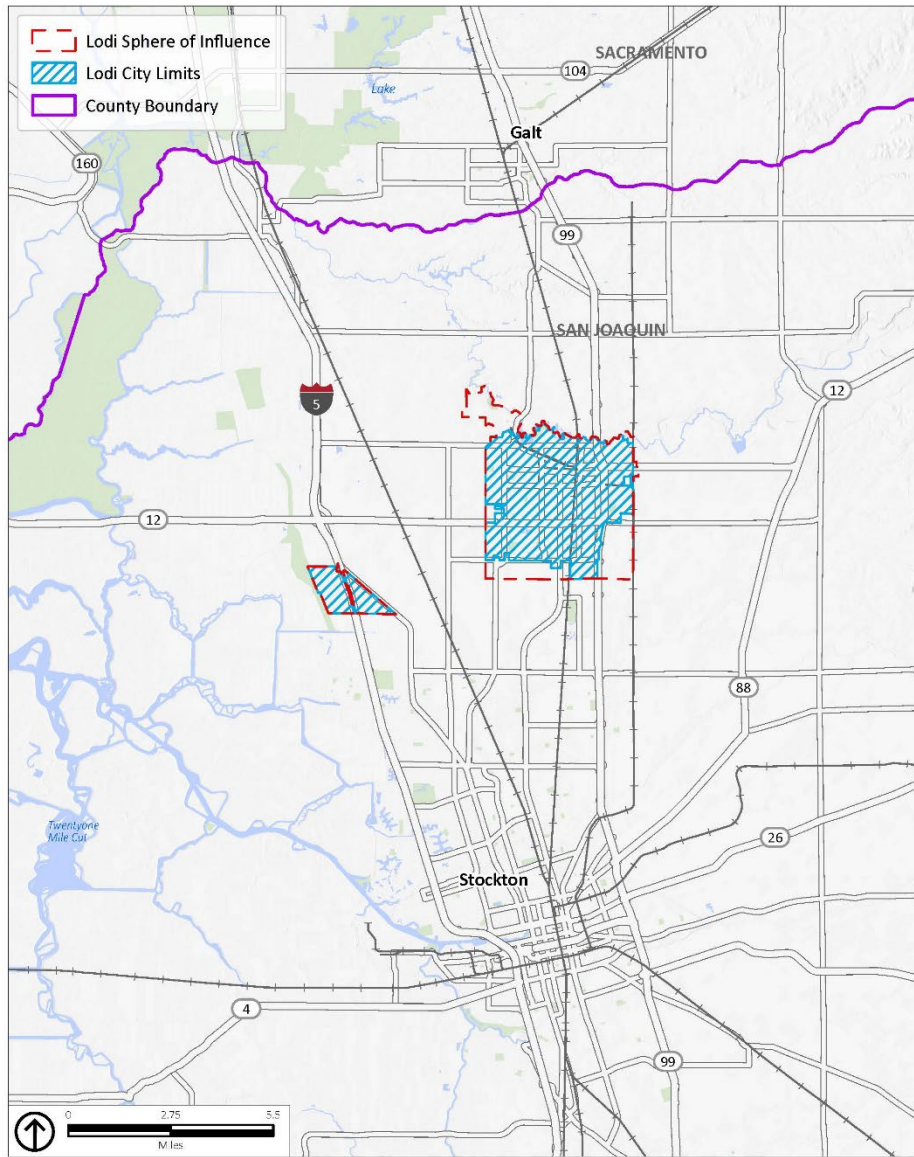


Figure 1
Regional and Local Vicinity Map

Figure 2 Lodi Sphere of Influence

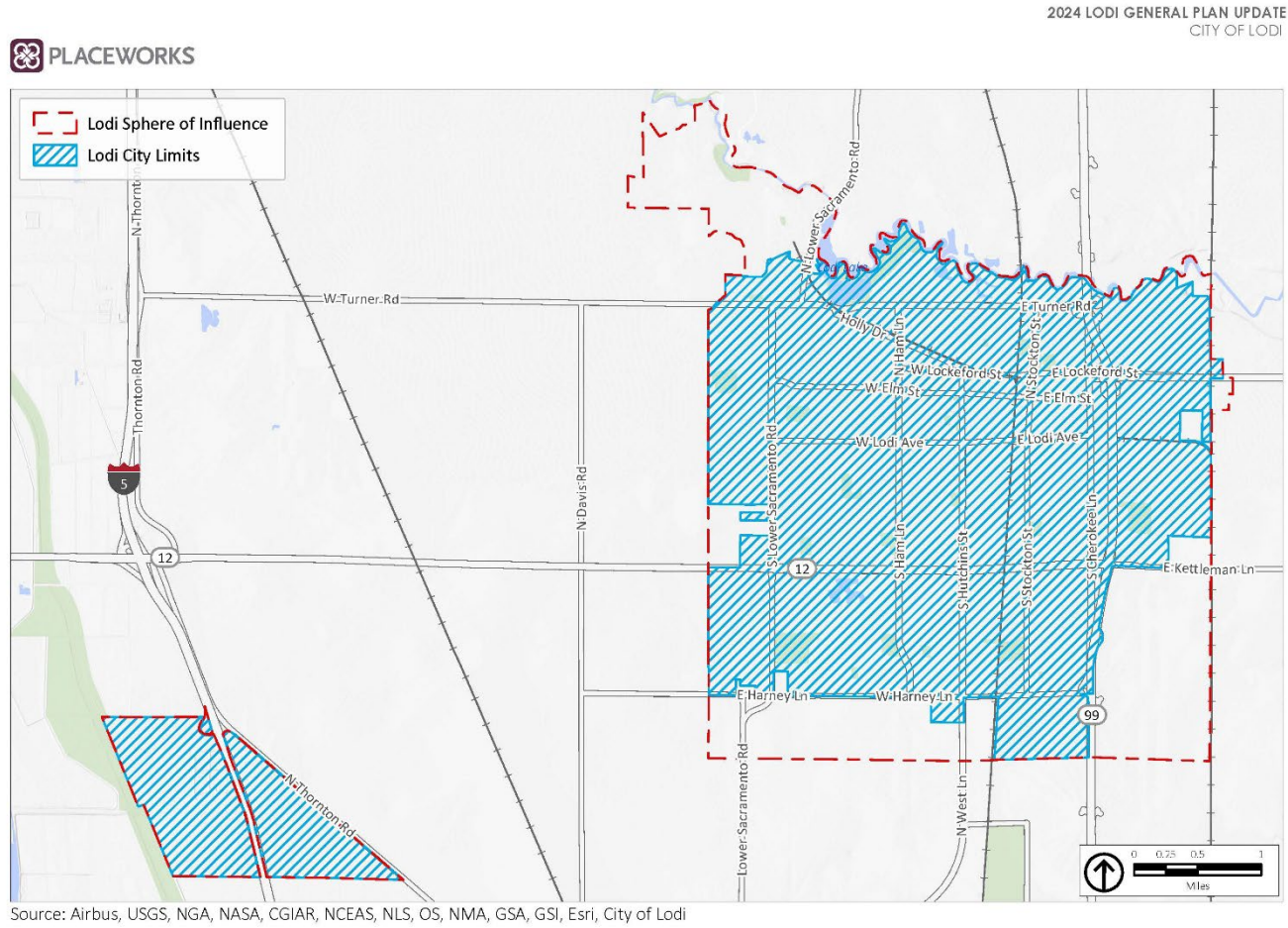


Figure 2
Lodi Sphere of Influence

Figure 3 Existing Land Use Designation in Lodi

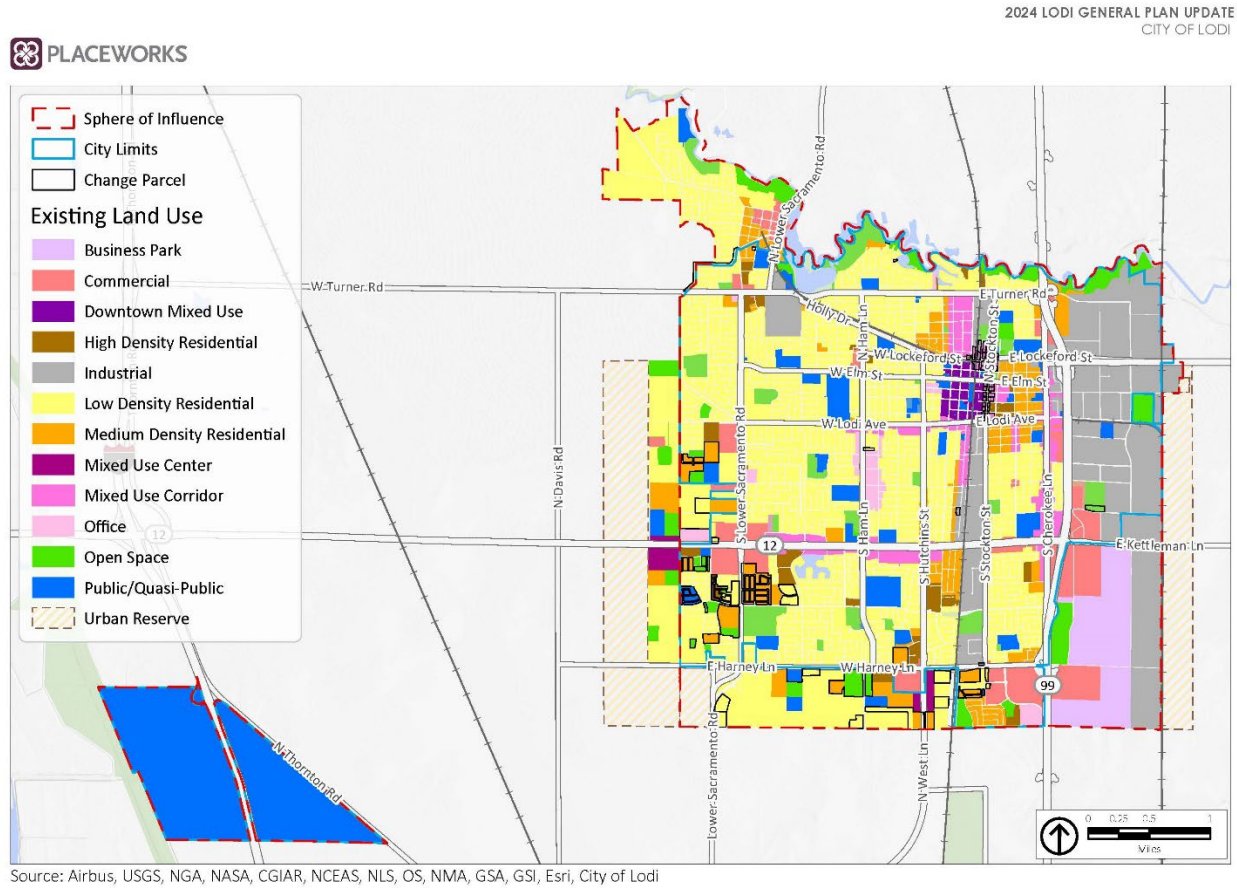


Figure 3
Existing Land Use Designations in Lodi

Figure 4 Proposed Land Use Designations in Lodi

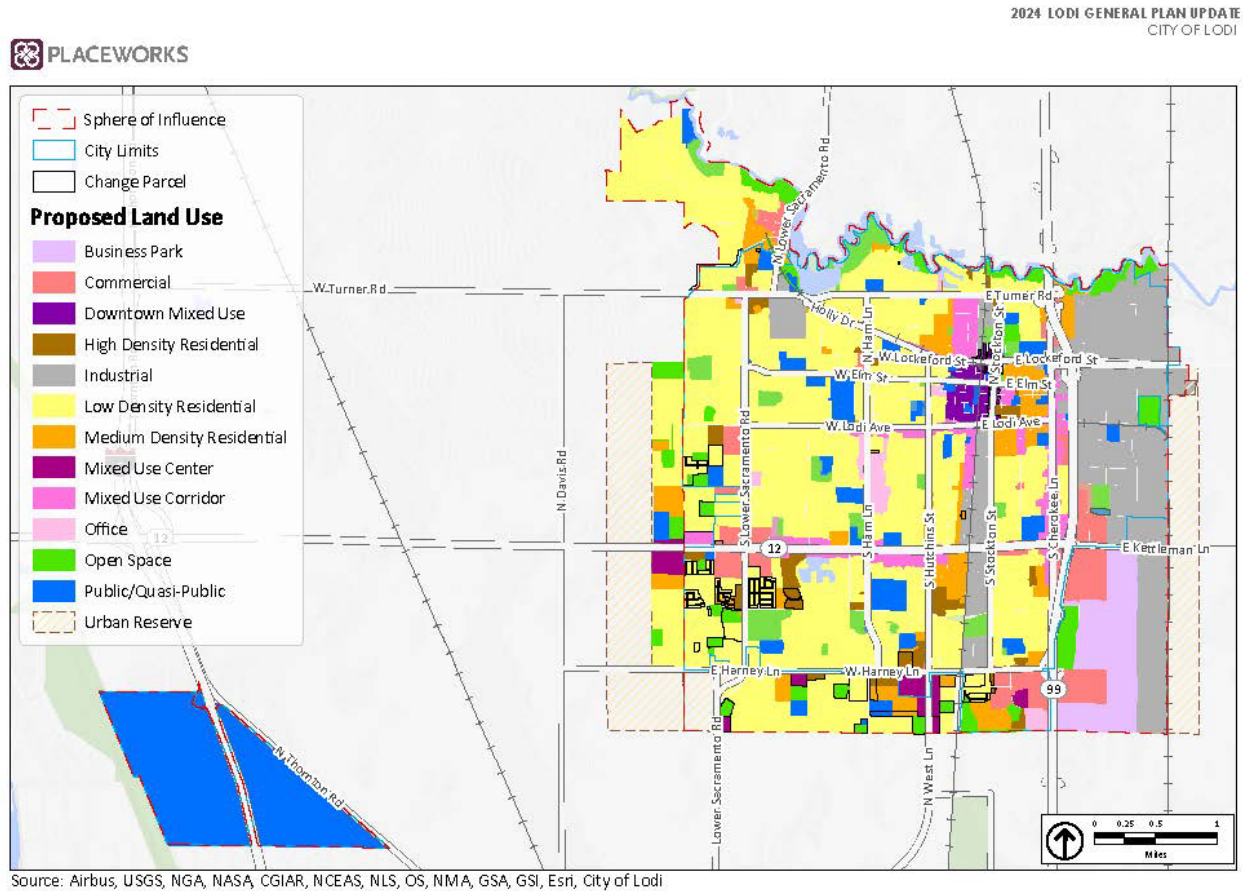


Figure 4
Proposed Land Use Designations in Lodi