
**Addendum to the
2025 Focused General Plan Update
Subsequent Environmental Impact Report
for the
Lodi Downtown Specific Plan**

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February 17, 2026

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TABLE OF CONTENTS

1.0	INTRODUCTION.....	3
1.1	Statutory Authority and Requirements	4
1.2	Responsible and Trustee Agencies	4
1.3	Incorporation by Reference	4
2.0	PROJECT DESCRIPTION.....	7
3.0	EVALUATION OF ENVIRONMENTAL IMPACTS	13
4.0	SUPPLEMENTAL ENVIRONMENTAL CHECKLIST FORM	15
4.1	Aesthetics.....	17
4.2	Agriculture and Forestry Resources.....	20
4.3	Air Quality	23
4.4	Biological Resources	25
4.5	Cultural Resources	28
4.6	Energy	30
4.7	Geology and Soils.....	31
4.8	Greenhouse Gases	35
4.9	Hazards and Hazardous Materials	37
4.10	Hydrology and Water Quality	40
4.11	Land Use and Planning.....	43
4.12	Mineral Resources	44
4.13	Noise	46
4.14	Population and Housing.....	48
4.15	Public Services.....	50
4.16	Recreation.....	52
4.17	Transportation	53
4.18	Tribal Cultural Resources	63
4.19	Utilities and Service Systems	65
4.20	Wildfire	68
4.21	Mandatory Findings of Significance.....	71
4.22	CEQA Determination.....	74
5.0	LEAD AGENCY DETERMINATION.....	75

EXHIBITS

Exhibit 1, Lodi Downtown Map.....11
Exhibit 2, Downtown Zoning Districts Map.....12

TABLES

Table 1, Existing Peak Hour Intersection Levels of Service.....56
Table 2, Lockeford Road Diet Peak Hour Intersection Levels of Service.....57
Table 3, Locust Street Closure Peak Hour Intersection Levels of Service.....58
Table 4, Sacramento Street Closure Peak Hour Intersection Levels of Service.....59
Table 5, Combination of Roadway Modifications Peak Hour Intersection Levels of Service.....60

1.0 INTRODUCTION

The Lodi Downtown Specific Plan (herein referenced as the “project,” “proposed project,” or “proposed modification”) involves adoption and implementation of the zoning overlay. Following a preliminary review of the proposed project, the City of Lodi has determined that the proposed project is subject to the guidelines and regulations of the *California Environmental Quality Act (CEQA)*.

This document is an Addendum to the *City of Lodi Plan Update Environmental Impact Report (General Plan Update EIR, GPU EIR)* certified in July 2025.

The *GPU EIR* and this Addendum serve as the environmental review for the project components: 1) Lodi Downtown Specific Plan, as required by the *California Environmental Quality Act* ([CEQA] [Public Resources Code Section 21000 et seq.]) and the *CEQA Guidelines* (14 California Code of Regulations Sections 15000-15387).

Pursuant to the provisions of *CEQA* and the *CEQA Guidelines*, the City of Lodi (City) is the Lead Agency. This Addendum addresses the potential environmental impacts associated with the adoption of the Lodi Downtown Specific Plan, which will be considered by the City during the project’s review and approval process along with the prior CEQA documentation.

1.1 STATUTORY AUTHORITY AND REQUIREMENTS

This environmental document has been prepared in conformance with *CEQA (California Public Resources Code [PRC] Section 21000 et seq.)*; *CEQA Guidelines (California Code of Regulations [CCR], Title 14, Section 15000 et seq.)*; and the rules, regulations, and procedures for implementation of CEQA, as adopted by the City of Lodi.

In accordance with *CEQA Guidelines* Sections 15051 and 15367, the City of Lodi (City) is identified as the Lead Agency for the proposed project. Under *CEQA (Public Resource Code Sections 21000-21177)* and pursuant to *CEQA Guidelines* Section 15063, the City is required to undertake the preparation of an Initial Study to determine if the proposed project would have a significant environmental impact. If, as a result of the Initial Study, the Lead Agency finds that there is evidence that any aspect of the project may cause a significant environmental effect, the Lead Agency shall further find that an Environmental Impact Report (EIR) is warranted to analyze project-related and cumulative environmental impacts. Alternatively, if the Lead Agency finds no evidence that the project, either as proposed or as modified to include the mitigation measures identified in the Initial Study, may cause a significant effect on the environment, the Lead Agency shall find that the proposed project would not have a significant effect on the environment and shall prepare a Negative Declaration. Such determination can be made only if “there is no substantial evidence in light of the whole record before the Lead Agency” that such impacts may occur (*PRC* Section 21080(c)).

The environmental documentation, which is ultimately selected by the City in accordance with *CEQA*, is intended as an informational document undertaken to provide an environmental basis for subsequent discretionary actions relevant to the project. The resulting documentation is not, however, a policy document and its approval and/or certification neither presupposes nor mandates any actions on the part of those agencies from whom permits and other discretionary approvals would be required.

1. If applicable, the environmental documentation and supporting analysis are subject to a public review period. During this review, agency and public comments on the document relative to environmental issues should be addressed to the City. Following review of any comments received, the City will consider these comments a part of the project’s environmental review and include them with the environmental documentation for consideration by the City.

1.2 RESPONSIBLE AND TRUSTEE AGENCIES

Certain projects or actions undertaken by a Lead Agency require subsequent oversight, approvals, or permits from other public agencies in order to be implemented. Such other agencies are referred to as Responsible Agencies and Trustee Agencies. Pursuant to *CEQA Guidelines* Sections 15381 and 15386, as amended, Responsible Agencies and Trustee Agencies are respectively defined as follows:

“Responsible Agency” means a public agency, which proposes to carry out or approve a project, for which [a] Lead Agency is preparing or has prepared an EIR or Negative Declaration. For the purposes of *CEQA*, the term “responsible agency” includes all public agencies other than the Lead Agency, which have discretionary approval power over the project. (Section 15381)

“Trustee Agency” means a state agency having jurisdiction by law over natural resources affected by a project, which are held in trust for the people of the State of California. Trustee Agencies include; The California Department of Fish and Wildlife, The State Lands Commission; The State Department of Parks and Recreation and The University of California with regard to sites within the Natural Land and Water Reserves System. (Section 15386)

As soon as the Lead Agency has determined that an Initial Study would be required for a project, the Lead Agency is directed to consult informally with all Responsible Agencies and Trustee Agencies that are responsible for resources affected by the project, in order to obtain the recommendations of those agencies as to whether an EIR or a Negative Declaration should be prepared for the project. Following receipt of any written comments from those agencies, the Lead Agency considers any recommendations of those agencies in the formulation of the preliminary findings. Following completion of this Initial Study, the Lead Agency initiates formal consultation with these Responsible and Trustee Agencies and other governmental agencies, as required under *CEQA* and its implementing guidelines.

For this project, the City of Lodi is the Lead Agency and has the sole responsibility of processing and approving the project. There are no Responsible or Trustee Agencies that have oversight, approval, or permit responsibility associated with the project, or require consultation with the City of Lodi. In addition, no other agency is required to approve the Lodi Downtown Specific Plan.

1.3 INCORPORATION BY REFERENCE

Pertinent documents relating to this Initial Study have been cited in accordance with *CEQA Guidelines* Section 15150, which encourages incorporation by reference as a means of reducing redundancy and length of environmental reports. The following documents are hereby incorporated by reference into this Addendum. Information contained within these documents has been utilized for this Initial Study. These documents are available for review at the City of Lodi Community Development Department located at 221 W Pine Street, Lodi, California 90503, and online, if available, with the links provided below.

THE CITY OF LODI GENERAL PLAN. *The City of Lodi General Plan (Lodi General Plan, General Plan)* is a long-range planning document that guides decisions related to land use.

2010 General Plan Documents

Final General Plan - April 2010

- Draft Environmental Impact Report
- Chapter 1 – Introduction
- Chapter 2 - Land Use
- Chapter 3 - Growth Management and Infrastructure
- Chapter 4 - Community Design and Livability
- Chapter 5 - Transportation
- Chapter 6 - Parks, Recreation, and Open Space
- Chapter 7 - Conservation
- Chapter 8 – Safety
- Chapter 9 - Noise
- Chapter A, B, and C - Implementation, Special-Status Species, and Cleanup Sites Status (PDF)
- Draft General Plan Complete
- Final General Plan - Entire Document
- General Plan Map Figure 2-1 Land Use

General Plan Environmental Impact Report – April 2010

- Draft Environmental Impact Report
- Final Environmental Impact Report

Environmental Impact Reports

- [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](#)
- [Public Review Draft EIR for Lakehouse Mixed Use Development](#)
- [Notice of Availability Lakehouse Draft EIR](#)
- [Notice of Preparation of Lakehouse EIR](#)
- [Notice of Availability/Notice of Public Meeting for a Draft Environmental Impact Report for the Proposed 2025 City of Lodi targeted General Plan update and 6th Cycle Housing Element Rezones](#)
- [Public Review Draft EIR for the Proposed 2025 City of Lodi targeted General Plan update and 6th Cycle Housing Element Rezones](#)
 - [Appendix A: Notice of Preparation Comment Letters](#)
 - [Appendix B: Air Quality & Greenhouse Gases Calculations](#)
 - [Appendix C: Water Infrastructure and Supply Memorandum](#)
 - [Final Subsequent EIR](#)
 - [Letter A](#)
 - [Letter B](#)

2023-2031 Certified Housing Element

The Housing Element update builds on previous City plans, goals, objectives and strategies to ensure that the City meets the housing needs of current and future Lodi residents and provides fair housing options for all.

<https://www.lodi.gov/documentcenter/view/8317>

2024 Environmental Justice Element

<https://www.lodi.gov/documentcenter/view/8321>

2025 Focused General Plan Update

<https://www.planlodi.com/general-plan-1>

Lodi Municipal Code

Code of Ordinances Supplement 68

Online content updated on September 15, 2025

LODI MUNICIPAL CODE Codified through Ordinance No. 2030, passed March 19, 2025. (Supp. No. 68)

The Lodi *Municipal Code (Municipal Code)*, codified through Ordinance No. 2030, March 19, 2025 consists of codes and ordinances adopted by the City. These include standards intended to regulate land use, development, health and sanitation, water quality, public facilities, and public safety.

[Code of Ordinances | Lodi, CA | Municode Library](#)

2.0 PROJECT DESCRIPTION

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.

Lodi is a compact, thoughtfully planned city located in the heart of California's Central Valley, with a population of approximately 68,752 within a larger regional population of 762,148. Situated about 35 miles from downtown Sacramento and 80 miles east of San Francisco, Lodi offers both small-town charm and strong regional connectivity.

Surrounded by fertile agricultural lands, Lodi is a growing center of wine production and tourism, home to over 85 wineries producing more than 135 varietals. The existing downtown and attractive residential neighborhoods provide a welcoming, small-town atmosphere, complemented by distinctive restaurants, breweries, shops, and recreational amenities like Lodi Lake.

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.

Lodi's economy is diverse, including wine grape cultivation, agriculture, manufacturing, healthcare, and logistics. Business-friendly policies, competitive utility rates through city-owned electric, water, and wastewater services, and a skilled local workforce supported by nearby universities contribute to a favorable environment for commercial and industrial growth. With a compact footprint, exceptional regional access, and a blend of historic charm and modern amenities, Lodi serves as both a preferred residential choice in San Joaquin County and a growing hub for employers and entrepreneurs.

EXISTING LAND USE

Lodi's downtown area contains a blend of commercial, office, public, and higher-density residential uses. Ground-floor retail and dining are required in key areas to support a lively, walkable environment. Buildings up to six stories, with a maximum FAR of 3.0, are allowed and projects are not required to provide on-site parking. The Specific Plan encourages redevelopment of underused properties, supports housing and hotel uses to boost downtown activity, and limits outward growth onto farmland while aiming to enhance downtown's vibrancy while maintaining its character. Improved streetscapes, site rehabilitation, and wayfinding will better link Main Street, Stockton Street, and Pine Street to Hale Park, will reinforce downtown as Lodi's active civic and economic hub and expand its reach across the railroad tracks to strengthen connections while preserving the eastside neighborhood's distinct character.

The Specific Plan area primarily has an existing General Plan and zoning designations of Downtown Mixed Use (DMU) with several areas with the land use designation of PQP (Public Quasi Public) accommodating public uses (city hall, police and fire departments, and library). In addition, there are the land use designations of MCO (Mixed Use Corridor) and High Density Residential (RHD) along Washington Street, and three areas designated as Open Space (Hale Park, Softball Complex, and Armory Park).

LAND USE REGULATIONS AND DEVELOPMENT STANDARDS

While the Specific Plan area zoning will remain, areas of adjustment with the adoption of the Specific Plan include refined allowable land uses in two central areas of the Specific Plan to shape a thriving downtown environment that focuses on the pedestrian experience by providing outdoor dining, retail shops, and community serving uses on the street level. To accommodate this approach, two DMU subareas are established including Subarea A (School Street Core) and Subarea B (Main Street Core).

DMU SUBAREA A (SCHOOL STREET CORE)

The School Street Core is focused on School Street and is envisioned to maintain its existing successful shopping and restaurant focused atmosphere and be enhanced with additional pedestrian elements and activities for all ages. This area has the potential for smaller infill projects and the incorporation of complementary uses to provide additional activity and vitality because the area is largely built out and functioning well. While mixed-use development with residential uses is allowed, standalone residential is not permitted. Storefronts are required along School Street. Hotel uses are desired and are allowed uses no longer requiring use permits.

DMU SUBAREA B (MAIN STREET CORE)

The Main Street Core is envisioned to complement and serve as an extension of the existing downtown with opportunities for infill development providing much needed housing and a revitalized Main Street corridor. Hale Promenade will serve as an activated pedestrian link to Hale Park which will be enhanced to serve as a neighborhood asset and focal point for future housing. Underutilized railroad-adjacent properties, currently under UPRR ownership, are ripe for beautification, temporary uses or, with a transition of ownership, future development. The traditional character of Main Street will influence new and updated developments.

While much of the Specific Plan will be guided by existing zoning, updated Lodi Development Code Chapter 17.22 Mixed Use Zoning Districts establishes allowable land uses, building form, and site development standards, such as height, setbacks, and objective design standards to regulate existing and future development.

LODI DOWNTOWN SPECIFIC PLAN

The Lodi Downtown Specific Plan will set the tone for the community for years to come, not only in terms of creating a sense of place where residents and visitors can live, work and play; but also generate a vital downtown that contributes to the long-term wellbeing of the community. It promotes investment and jobs and identifies housing for all ages and income levels. These improvements will be balanced with the community's desire to preserve Lodi's quaint and historic character and capitalize on the success of this food and wine destination. Over time, and through private and public investment, the existing downtown will transform into a cohesive area that bridges both sides of the railroad tracks and result in a thriving, sustainable, and inclusive area that continues to serve as the heart of the community.

SPECIFIC PLAN AREA

The Specific Plan area is situated west of the Golden State Highway (SR-99) and is generally located from Lodi Avenue on the south to Lockeford Street and the Softball Complex to the north, and from Pleasant Avenue to the west and Washington Street to the east. The area is bisected by the railroad tracks located between Sacramento Street and Main Street. Within the Specific Plan area, Lodi Avenue and Lockeford Street run east-west and provide connections to and from SR-99, and Elm Street and Pine Street link the residential neighborhoods which are located west and east of the downtown. Church Street and Stockton Street are oriented north-south and provide connections to the residential, industrial, and commercial corridors on Kettleman Lane (SR-12). The downtown blocks are conventionally developed on a grid system and contain existing alleyways situated for parking and delivery access behind businesses.

SPECIFIC PLAN OVERVIEW

The Specific Plan provides detailed criteria and recommendations to implement the City's long-term General Plan's goals, objectives, and policies and it is a guide for future development proposals and public improvements within the Specific Plan area. It provides a customized regulatory framework for development and was prepared pursuant to Section 65450 et seq. of the California Government Code. The document is organized into ten chapters described below.

- **CHAPTER 1 – FRAMEWORK – Introduction**
This chapter sets the foundation for the Lodi Downtown Specific Plan by outlining its purpose, location, and an overview of the regulatory framework and relationship to other city policy documents.
- **CHAPTER 2 – SETTING – Background and Context**
This chapter describes the downtown's existing context including assets and future opportunities.
- **CHAPTER 3 - COMMUNITY – Engagement Process**
This chapter highlights the depth of community engagement facilitated throughout the development of the Specific Plan and describes the key outcomes.
- **CHAPTER 4 – VISION – Vision and Concepts**
This chapter captures the shared vision that residents and stakeholders helped to shape and illustrates the future for Downtown Lodi.
- **CHAPTER 5 - BUILT ENVIRONMENT - Land Use and Form**
This chapter provides direction for development within the Specific Plan area to form the land uses, design character and the built environment. While much of the Specific Plan will be guided by existing zoning, a companion update to the Lodi Development Code Chapter 17.22 Mixed Use Zoning Districts establishes allowable land uses, building form, and site development standards, such as height, setbacks, and objective design standards to regulate existing and future development. In addition, a Development Intensity Transfer Program provides flexibility for potential development intensity transfers between parcels located in the Specific Plan area without exceeding overall capacity limits.
- **CHAPTER 6 - URBAN FABRIC - Placemaking and Beautification**
This chapter provides recommendations and strategies to improve the resident and visitor experience through enhanced streetscapes, alleys, paseos, and public parks and plazas, as well as the incorporation of cohesive design elements, distinctive signage, and public art. Strategies are described for outdoor dining and parklets; public plazas, paseos, and parks; and alleyway enhancements. In addition, the centrally located Union Pacific Railroad right of way provides opportunities for enhancement,

connectivity, and placemaking. The Specific Plan describes three potential scenarios depending on future UPRR interest and City resources.

- **CHAPTER 7 – CIRCULATION SYSTEM - Mobility**

This chapter addresses connectivity and all forms of mobility including pedestrian, transit, bike, and vehicular circulation, as well as parking. Bridging connections between eastern and western areas of the Specific Plan include a variety of strategies including improving safety, accessibility, and community connectivity at railroad crossings to protect drivers, pedestrians, and cyclists while maintaining local access and mobility.

- **CHAPTER 8 – SUPPORT SYSTEMS - Infrastructure and Public Facilities**

This chapter describes existing infrastructure systems and public facilities in the Specific Plan area and identifies needed infrastructure improvements related to water supply, sewer and wastewater, storm drainage, and public facilities and services including police and fire protection, schools, and parks.

- **CHAPTER 9 - ROAD MAP – Implementation**

This chapter provides potential implementation strategies and priority projects to achieve the short- and long-term goals of the Specific Plan.

- **CHAPTER 10 - LOGISTICS – Administration**

This chapter addresses the authority of the Specific Plan, non-conforming uses and structures, processing requirements, and the administrative procedures required for amendments to the Specific Plan.

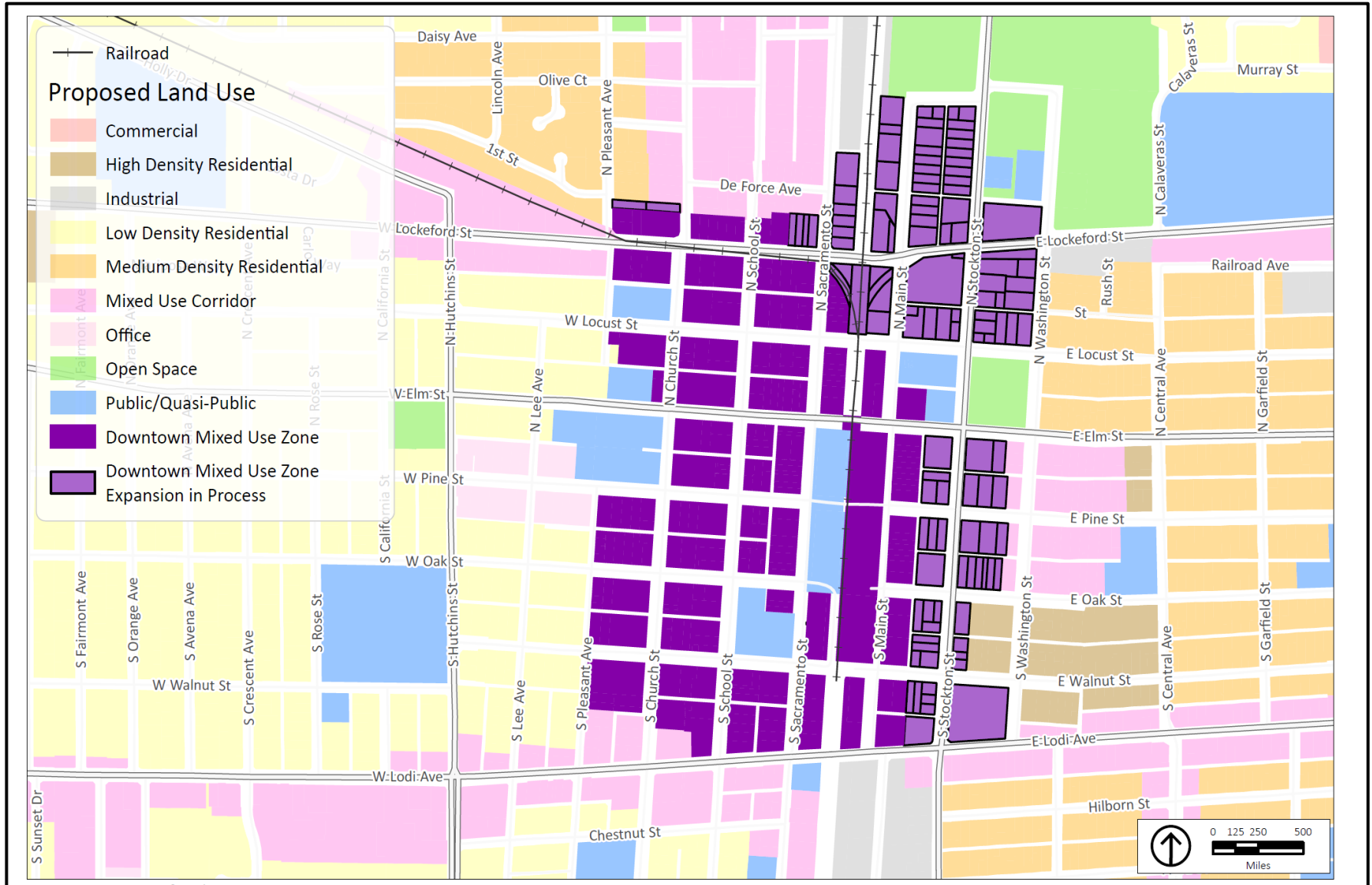
COMPANION DEVELOPMENT CODE AMENDMENT AND ZONING MAP AMENDMENT

While much of the Specific Plan area zoning will remain, areas of adjustment with the adoption of the Specific Plan include refined allowable land uses in two central areas of the Specific Plan to shape a thriving downtown environment that focuses on the pedestrian experience by providing outdoor dining, retail shops, and community serving uses on the street level.

To accommodate this approach, two Downtown Mixed Use (DMU) subareas will be established including Subarea A (School Street Core) and Subarea B (Main Street Core).

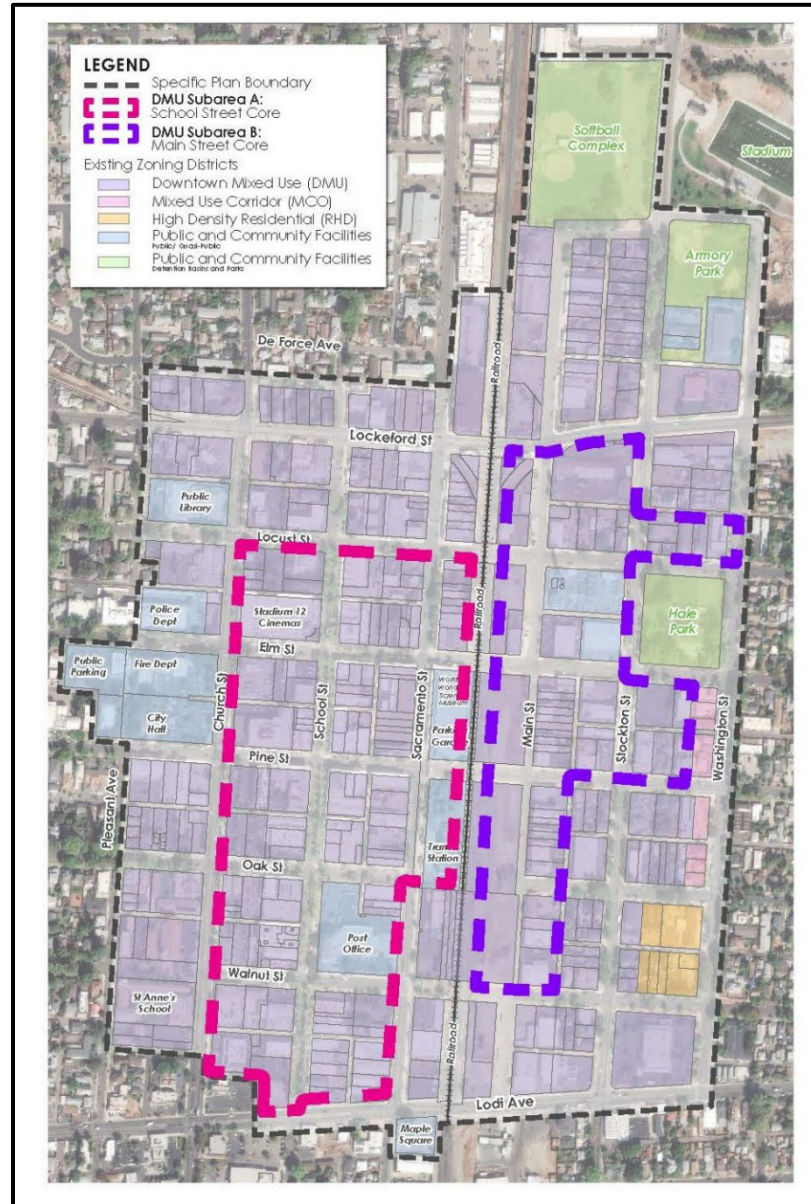
In addition, proposed changes to Development Code Section 17.22.030 that shows some minor changes to the allowed land uses in the Specific Plan area, as well updates to objective development standards.

Exhibit 1, Lodi Downtown Map



Source: Lodi 2025 General Plan Update SEIR, Placeworks, ESRI & City of Lodi, 2024

Exhibit 2, Downtown Zoning Districts Map



Source: RRM Design Group, 2025

3.0 EVALUATION OF ENVIRONMENTAL IMPACTS

In accordance with CEQA, *Public Resources Code* Sections 21000-21178.1, this Modified Initial Study has been prepared to analyze whether any new or more significant environmental impacts could occur from implementation of the proposed project. The purpose of this Initial Study is to inform the decision makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project. This section analyzes the potential environmental impacts associated with the proposed project.

- 1) A finding of “No New Impact/No Impact” means that the potential impact was fully analyzed and/or mitigated in the prior CEQA document and no new or different impacts will result from the proposed activity. A brief explanation is required for all answers except “No New Impact/No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No New Impact/No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No New Impact/No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) A finding of “New Mitigation is Required” means that the project may have a new potentially significant impact on the environment or a substantially more severe impact than analyzed in the previously approved or certified CEQA document and that new mitigation is required to address the impact.
- 3) A finding of “New Potentially Significant Impact” means that the project may have a new potentially significant impact on the environment or a substantially more severe impact than analyzed in the previously approved or certified CEQA document that cannot be mitigated to below a level of significance or be avoided.
- 4) A finding of “Reduced Impact” means that a previously infeasible mitigation measure is now available, or a previously infeasible alternative is now available that will reduce a significant impact identified in the previously prepared environmental document.
- 5) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 6) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analyses Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis. Describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the proposed action.
 - c) Infeasible Mitigation Measures. Since the previous EIR was certified or previous ND or MND was adopted, discuss any mitigation measures or alternatives previously found not to be feasible that would in fact be feasible or that are considerably different from those previously analyzed and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives.

- d) Changes in Circumstances. Since the previous EIR was certified or previous ND or MND was adopted, discuss any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause a change in conclusion regarding one or more effects discussed in the original document.
- 7) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 8) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 9) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 10) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question;
 - b) differences between the proposed activity and the previously approved project described in the approved ND or MND or certified EIR; and
 - c) the previously approved mitigation measure identified, if any, to reduce the impact to less than significance.

4.0 SUPPLEMENTAL ENVIRONMENTAL CHECKLIST FORM

FOR USE WHEN THE CITY IS REVIEWING SUBSEQUENT DISCRETIONARY ACTIONS PURSUANT TO A PREVIOUSLY APPROVED OR CERTIFIED ENVIRONMENTAL DOCUMENT.

1.	Project Title: Addendum to the 2025 Focused General Plan Update Subsequent Environmental Impact Report for the Lodi Downtown Specific Plan
2.	Lead Agency Name and Address: City of Lodi 221 W Pine Street Lodi, CA 95240
3.	Contact Person and Phone Number: Cynthia Marsh, Deputy Director/City Planner Email: cmarsh@lodi.gov Phone: 209-269-4412
4.	Project Location: City of Lodi
5.	Project Sponsor's Name and Address: City of Lodi 221 W Pine Street Lodi, CA 95240
6.	General Plan Designation: 2025 Focused General Plan Update Subsequent Environmental Impact Report
7.	Zoning: Specific Plan
8.	Previous Environmental Document: Please describe the previously adopted ND or MND or the previously certified EIR (include the date the document was adopted or certified, the date the project was approved by the City, the date the NOD was filed with the County, and a summary of potentially significant effects identified in the CEQA document). <ol style="list-style-type: none">1. 2024 Adopted Conservation Element Update2. 2024 Adopted EJ Element3. 2024 Adopted Safety Element Update4. Chapter 1 - Introduction (PDF)5. Chapter 2 - Land Use (PDF)6. Chapter 3 – Growth Management and Infrastructure (PDF link unavailable)7. Chapter 4 – Community Design and Livability (PDF)8. Chapter 5 - Transportation (PDF)9. Chapter 6 - Parks, Recreation, and Open Space (PDF)10. Chapter 7 - Conservation (PDF)

11. [Chapter 8 - Safety \(PDF\)](#)
12. [Chapter 9 - Noise \(PDF\)](#)
13. [Chapter A, B, and C - Implementation, Special-Status Species, and Cleanup Sites Status \(PDF\)](#)
14. [Draft General Plan Complete \(PDF\)](#)
15. [Final General Plan - Entire Document \(PDF\)](#)
16. [General Plan Map Figure 2-1 Land Use \(PDF\)](#)
17. <https://www.lodi.gov/DocumentCenter/View/8820/General-Plan-Amendment-Final-Environmental-Impact-Report---June-2025-PDF>

Applicant: City of Lodi; File Number: 2024-04 Z-GPA-EIR; CEQA Determination: A Final Subsequent Environmental Impact Report ("EIR") has been prepared pursuant to Sections 15162, 15166, and 15175 through 15178 of the CEQA Guidelines (SCH #2023010102)

Certification of the Final Subsequent General Plan Environmental Impact Report and Adopt California Environmental Quality Act (CEQA) Findings and the Mitigation Monitoring and Reporting Program, to Consider a Resolution Amending the General Plan Text and Land Use Map, and Consider Introducing an Ordinance Amending Associated Zoning Map Designations City-wide.

Attachments: [1. Attachment 1 - Planning Commission Resolution 25-07](#), [2. Attachment 2 - GPLU Map Amendments and Rezones](#), [3. Attachment 3 - General Plan SOC and MMRP Combined Doc](#), [4. Attachment 4 - Revised General Plan Figures](#), [5. Attachment 5 - Draft Ordinance](#), [6. Attachment 6 - Resolution](#), [7. Attachment 7 - Exhibit A to Draft Resolution](#)

9. Description of the Project:

Refer to [Section 2.5, Project Components](#).

10. Surrounding Land Uses and Setting:

Refer to [Section 2.2.2, Surrounding Land Uses](#).

11. Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement).

Refer to [Section 2.5, Permits and Approvals](#).

12. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

The Addendum to the 2025 Focused General Plan Update Subsequent Environmental Impact Report implements the proposed Lodi Downtown Specific Plan and as such does not involve ground disturbing activities, thus tribal consultation was not conducted.

4.1 AESTHETICS

Would the project, except as provided in Public Resources Code Section 21099:	New Potentially Significant Impact	New Impact Requiring New Mitigation	No New Impact/ No Impact	Reduced Impact
A. Have a substantial adverse effect on a scenic vista?			✓	
B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			✓	
C. In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). In an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			✓	
D. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			✓	
Note: Certain projects within a transit priority area need not evaluate aesthetics (<i>Public Resources Code</i> Section 21099).				

IMPACT ANALYSIS

The proposed Specific Plan provides detailed criteria and recommendations to implement the City’s long-term General Plan’s goals, objectives, and policies and it is a guide for future development proposals and public improvements within the Specific Plan area. It provides a customized regulatory framework for development and was prepared pursuant to Section 65450 et seq. of the California Government Code.

A. WOULD THE PROJECT HAVE A SUBSTANTIAL ADVERSE EFFECT ON A SCENIC VISTA?

The City of Lodi is a largely built out community with a mix of residential, commercial, and industrial uses.

The proposed Downtown Specific Plan Amendment establishes land uses and development standards, but does not include any site-specific development designs or proposals.

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The Standard Mitigation Measures, Conditions and Requirements address the following as applicable: Aesthetics, Agriculture & Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities/Service Systems/Wildfire, and Mandatory Findings of Significance.

Adoption and implementation of the proposed project ensure impacts remain as no impacts.

Conclusion: No New Impact. The changes associated with the proposed project would not result in any new impacts or increase the severity of impacts in this regard.

B. WOULD THE PROJECT SUBSTANTIALLY DAMAGE SCENIC RESOURCES, INCLUDING, BUT NOT LIMITED TO, TREES, ROCK OUTCROPPINGS, AND HISTORIC BUILDINGS WITHIN A STATE SCENIC HIGHWAY?

According to the California Scenic Highway Mapping System, there are no state-designated scenic highways in Lodi (Caltrans 2019). The closest designated scenic highway is State Route 160 (SR 160) in Sacramento County, approximately 11 miles northwest of the City. Therefore, future development pursuant to the proposed project would not degrade scenic resources within SR 160, given the intervening distance, varying topography, and development.

As such, the proposed project would have no effects on scenic vistas, trees, rock outcropping, or state scenic highways occur within the City of Lodi.

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The Standard Mitigation Measures, Conditions and Requirements address the following as applicable: Aesthetics, Agriculture & Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities/Service Systems/Wildfire, and Mandatory Findings of Significance.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

C. IN NONURBANIZED AREAS, WOULD THE PROJECT SUBSTANTIALLY DEGRADE THE EXISTING VISUAL CHARACTER OR QUALITY OF PUBLIC VIEWS OF THE SITE AND ITS SURROUNDINGS? (PUBLIC VIEWS ARE THOSE THAT ARE EXPERIENCED FROM PUBLICLY ACCESSIBLE VANTAGE POINT). IN AN URBANIZED AREA, WOULD THE PROJECT CONFLICT WITH APPLICABLE ZONING AND OTHER REGULATIONS GOVERNING SCENIC QUALITY?

The proposed project would not substantially degrade the existing visual character or quality of public views of the site, nor conflict with applicable zoning and other regulations governing scenic quality.

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The Standard Mitigation Measures, Conditions and Requirements address the following as applicable: Aesthetics, Agriculture & Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities/Service Systems/Wildfire, and Mandatory Findings of Significance.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

D. WOULD THE PROJECT CREATE A NEW SOURCE OF SUBSTANTIAL LIGHT OR GLARE WHICH WOULD ADVERSELY AFFECT DAY OR NIGHTTIME VIEWS IN THE AREA?

The proposed project would not create a new source of substantial light or glare that could adversely affect day or nighttime views in the areas.

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The Standard Mitigation Measures, Conditions and Requirements address the following as applicable: Aesthetics, Agriculture & Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities/Service Systems/Wildfire, and Mandatory Findings of Significance.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

4.2 AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:	New Potentially Significant Impact	New Impact Requiring New Mitigation	No New Impact/ No Impact	Reduced Impact
A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			✓	
B. Conflict with existing zoning for agricultural use, or a Williamson Act contract?			✓	
C. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?			✓	
D. Result in the loss of forest land or conversion of forest land to non-forest use?			✓	
E. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			✓	

The proposed Specific Plan provides detailed criteria and recommendations to implement the City's long-term General Plan's goals, objectives, and policies and it is a guide for future development proposals and public improvements within the Specific Plan area. It provides a customized regulatory framework for development and was prepared pursuant to Section 65450 et seq. of the California Government Code.

IMPACT ANALYSIS

A. WOULD THE PROJECT CONVERT PRIME FARMLAND, UNIQUE FARMLAND, OR FARMLAND OF STATEWIDE IMPORTANCE (FARMLAND), AS SHOWN ON THE MAPS PREPARED PURSUANT TO THE FARMLAND MAPPING AND MONITORING PROGRAM OF THE CALIFORNIA RESOURCES AGENCY, TO NON-AGRICULTURAL USE?

The proposed project would not convert prime farmland, unique farmland, or farmland of statewide importance (farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency.

The proposed project is not located in areas within Lodi designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). Thus, adoption and implementation of the proposed project ensure impacts remain as no impacts.

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures, Conditions, and Requirements.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

B. WOULD THE PROJECT CONFLICT WITH EXISTING ZONING FOR AGRICULTURAL USE, OR A WILLIAMSON ACT CONTRACT?

The proposed project would not conflict with existing zoning for agricultural use or a Williamson Act contract. Thus, adoption and implementation of the proposed project ensure impacts remain as no impacts.

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

C. WOULD THE PROJECT CONFLICT WITH EXISTING ZONING FOR, OR CAUSE REZONING OF, FOREST LAND (AS DEFINED IN PUBLIC RESOURCES CODE SECTION 12220(G)), TIMBERLAND (AS DEFINED BY PUBLIC RESOURCES CODE SECTION 4526), OR TIMBERLAND ZONED TIMBERLAND PRODUCTION (AS DEFINED BY GOVERNMENT CODE SECTION 51104(G))?

The proposed project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned production. Thus, adoption and implementation of the proposed project ensure impacts remain as no impacts.

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

D. WOULD THE PROJECT RESULT IN THE LOSS OF FOREST LAND OR CONVERSION OF FOREST LAND TO NON-FOREST USE?

The proposed project would not result in the loss of forest land or conversion of forest land to non-forest use. Thus, adoption and implementation of the proposed project ensure impacts remain as no impacts.

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

E. WOULD THE PROJECT INVOLVE OTHER CHANGES IN THE EXISTING ENVIRONMENT, WHICH, DUE TO THEIR LOCATION OR NATURE, COULD RESULT IN CONVERSION OF FARMLAND, TO NON-AGRICULTURAL USE OR CONVERSION OF FOREST LAND TO NON-FOREST USE?

The proposed project would not involve other changes in the existing environments, which due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use.

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

4.3 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:	New Potentially Significant Impact	New Impact Requiring New Mitigation	No New Impact/ No Impact	Reduced Impact
A. Conflict with or obstruct implementation of the applicable air quality plan?			✓	
B. 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?			✓	
C. Expose sensitive receptors to substantial pollutant concentrations?			✓	
D. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			✓	

The proposed Specific Plan provides detailed criteria and recommendations to implement the City's long-term General Plan's goals, objectives, and policies and it is a guide for future development proposals and public improvements within the Specific Plan area. It provides a customized regulatory framework for development and was prepared pursuant to Section 65450 et seq. of the California Government Code.

IMPACT ANALYSIS

A. WOULD THE PROJECT CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF THE APPLICABLE AIR QUALITY PLAN?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not conflict with or obstruct implementation of the application air quality plan.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

B. WOULD THE PROJECT 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?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not 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.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

C. WOULD THE PROJECT EXPOSE SENSITIVE RECEPTORS TO SUBSTANTIAL POLLUTANT CONCENTRATIONS?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not expose sensitive receptor to substantial pollutant concentrations.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

D. WOULD THE PROJECT RESULT IN OTHER EMISSIONS (SUCH AS THOSE LEADING TO ODORS) ADVERSELY AFFECTING A SUBSTANTIAL NUMBER OF PEOPLE?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not result in other emissions, such as those leading to odors, adversely affecting a substantial number of people.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

4.4 BIOLOGICAL RESOURCES

Would the project:	New Potentially Significant Impact	New Impact Requiring New Mitigation	No New Impact/ No Impact	Reduced Impact
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 Wildlife or U.S. Fish and Wildlife Service?			✓	
B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			✓	
C. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			✓	
D. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			✓	
E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			✓	
F. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			✓	

IMPACT ANALYSIS

A. WOULD THE PROJECT 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?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not 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 Wildlife or U.S. Fish and Wildlife Service.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

B. WOULD THE PROJECT 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?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not 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.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

C. WOULD THE PROJECT 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?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not 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.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

D. WOULD THE PROJECT 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?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not 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.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

E. WOULD THE PROJECT CONFLICT WITH ANY LOCAL POLICIES OR ORDINANCES PROTECTING BIOLOGICAL RESOURCES, SUCH AS A TREE PRESERVATION POLICY OR ORDINANCE?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

F. WOULD THE PROJECT CONFLICT WITH THE PROVISIONS OF AN ADOPTED HABITAT CONSERVATION PLAN, NATURAL COMMUNITY CONSERVATION PLAN, OR OTHER APPROVED LOCAL, REGIONAL, OR STATE HABITAT CONSERVATION PLAN?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

4.5 CULTURAL RESOURCES

Would the project:	New Potentially Significant Impact	New Impact Requiring New Mitigation	No New Impact/ No Impact	Reduced Impact
A. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?			✓	
B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?			✓	
C. Disturb any human remains, including those interred outside of formal cemeteries?			✓	

IMPACT ANALYSIS

A. WOULD THE PROJECT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE AS DEFINED IN CEQA GUIDELINES SECTION 15064.5?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

B. WOULD THE PROJECT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF AN ARCHAEOLOGICAL RESOURCE PURSUANT TO CEQA GUIDELINES SECTION 15064.5?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

C. WOULD THE PROJECT DISTURB ANY HUMAN REMAINS, INCLUDING THOSE INTERRED OUTSIDE OF FORMAL CEMETERIES?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not disturb any human remains, including those interred outside of formal cemeteries.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

4.6 ENERGY

Would the project:	New Potentially Significant Impact	New Impact Requiring New Mitigation	No New Impact/ No Impact	Reduced Impact
A. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			✓	
B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			✓	

IMPACT ANALYSIS

A. WOULD THE PROJECT RESULT IN POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACT DUE TO WASTEFUL, INEFFICIENT, OR UNNECESSARY CONSUMPTION OF ENERGY RESOURCES, DURING PROJECT CONSTRUCTION OR OPERATION?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

B. WOULD THE PROJECT CONFLICT WITH OR OBSTRUCT A STATE OR LOCAL PLAN FOR RENEWABLE ENERGY OR ENERGY EFFICIENCY?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

4.7 GEOLOGY AND SOILS

Would the project:	New Potentially Significant Impact	New Impact Requiring New Mitigation	No New Impact/ No Impact	Reduced Impact
A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1) 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.			✓	
2) Strong seismic ground shaking?			✓	
3) Seismic-related ground failure, including liquefaction?			✓	
4) Landslides?			✓	
B. Result in substantial soil erosion or the loss of topsoil?			✓	
C. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			✓	
D. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			✓	
E. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			✓	
F. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			✓	

IMPACT ANALYSIS

A. WOULD THE PROJECT DIRECTLY OR INDIRECTLY CAUSE POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY, OR DEATH INVOLVING:

1. 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.

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

1. 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.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

2. STRONG SEISMIC GROUND SHAKING?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

3. SEISMIC-RELATED GROUND FAILURE, INCLUDING LIQUEFACTION?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

4. LANDSLIDES?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including landslides.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

B. WOULD THE PROJECT RESULT IN SUBSTANTIAL SOIL EROSION OR THE LOSS OF TOPSOIL?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not result in substantial soil erosion or the loss of top soil.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

C. WOULD THE PROJECT 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 AN ON-SITE OR OFF-SITE LANDSLIDE, LATERAL SPREADING, SUBSIDENCE, LIQUEFACTION OR COLLAPSE?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not 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 an on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

D. WOULD THE PROJECT 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?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not 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.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

E. WOULD THE PROJECT 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?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs;

Municipal Code requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not 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.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

F. WOULD THE PROJECT DIRECTLY OR INDIRECTLY DESTROY A UNIQUE PALEONTOLOGICAL RESOURCE OR SITE OR UNIQUE GEOLOGIC FEATURE?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

4.8 GREENHOUSE GASES

Would the project:	New Potentially Significant Impact	New Impact Requiring New Mitigation	No New Impact/ No Impact	Reduced Impact
A. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
B. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	

A finding of “No New Impact/No Impact” means that the potential impact was fully analyzed and/or mitigated in the prior CEQA document and no new or different impacts will result from the proposed activity. A brief explanation is required for all answers except “No New Impact/No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No New Impact/No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No New Impact/No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

IMPACT ANALYSIS

A. WOULD THE PROJECT GENERATE GREENHOUSE GAS EMISSIONS, EITHER DIRECTLY OR INDIRECTLY, THAT MAY HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

B. WOULD THE PROJECT CONFLICT WITH AN APPLICABLE PLAN, POLICY, OR REGULATION ADOPTED FOR THE PURPOSE OF REDUCING THE EMISSIONS OF GREENHOUSE GASES?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

4.9 HAZARDS AND HAZARDOUS MATERIALS

Would the project:	New Potentially Significant Impact	New Impact Requiring New Mitigation	No New Impact/ No Impact	Reduced Impact
A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	
C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓	
D. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			✓	
E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			✓	
F. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓	

IMPACT ANALYSIS

A. WOULD THE PROJECT CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH THE ROUTINE TRANSPORT, USE, OR DISPOSAL OF HAZARDOUS MATERIALS?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials,

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

B. WOULD THE PROJECT 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?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not 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.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

C. WOULD THE PROJECT EMIT HAZARDOUS EMISSIONS OR HANDLE HAZARDOUS OR ACUTELY HAZARDOUS MATERIALS, SUBSTANCES, OR WASTE WITHIN ONE-QUARTER MILE OF AN EXISTING OR PROPOSED SCHOOL?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

D. WOULD THE PROJECT 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?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not 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 not create a significant hazard to the public or the environment.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

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?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not be 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.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

F. WOULD THE PROJECT IMPAIR IMPLEMENTATION OF OR PHYSICALLY INTERFERE WITH AN ADOPTED EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

4.10 HYDROLOGY AND WATER QUALITY

Would the project:	New Potentially Significant Impact	New Impact Requiring New Mitigation	No New Impact/ No Impact	Reduced Impact
A. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			✓	
B. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			✓	
C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
1) Result in a substantial erosion or siltation on- or off-site?			✓	
2) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			✓	
3) 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?			✓	
4) Impede or redirect flood flows?			✓	
D. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			✓	
E. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			✓	

IMPACT ANALYSIS

A. WOULD THE PROJECT VIOLATE ANY WATER QUALITY STANDARDS OR WASTE DISCHARGE REQUIREMENTS OR OTHERWISE SUBSTANTIALLY DEGRADE SURFACE OR GROUND WATER QUALITY?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

B. WOULD THE PROJECT SUBSTANTIALLY DECREASE GROUNDWATER SUPPLIES OR INTERFERE SUBSTANTIALLY WITH GROUNDWATER RECHARGE SUCH THAT THE PROJECT MAY IMPEDED SUSTAINABLE GROUNDWATER MANAGEMENT OF THE BASIN?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impeded sustainable groundwater management of the basin.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

C. WOULD THE PROJECT SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF STREAM OR RIVER, IN A MANNER WHICH WOULD:

1. RESULT IN SUBSTANTIAL EROSION OR SILTATION ON- OR OFF-SITE?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner which would: 1-result in substantial erosion or siltation on- or off-site.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

2. SUBSTANTIALLY INCREASE THE RATE OR AMOUNT OF SURFACE RUNOFF IN A MANNER WHICH WOULD RESULT IN FLOODING ON- OR OFF-SITE?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

C3. 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?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not 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.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

C4. IMPEDE OR REDIRECT FLOOD FLOWS?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not impede or redirect flood flows.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

D. WOULD THE PROJECT IN FLOOD HAZARD, TSUNAMI, OR SEICHE ZONES, RISK RELEASE OF POLLUTANTS DUE TO PROJECT INUNDATION?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not be in a flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

4.11 LAND USE AND PLANNING

Would the project:	New Potentially Significant Impact	New Impact Requiring New Mitigation	No New Impact/ No Impact	Reduced Impact
A. Physically divide an established community?			✓	
B. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			✓	

A finding of “No New Impact/No Impact” means that the potential impact was fully analyzed and/or mitigated in the prior CEQA document and no new or different impacts will result from the proposed activity. A brief explanation is required for all answers except “No New Impact/No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No New Impact/No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No New Impact/No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

IMPACT ANALYSIS

A. WOULD THE PROJECT PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not physically divide an established community.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

B. WOULD THE PROJECT CAUSE A SIGNIFICANT ENVIRONMENTAL IMPACT DUE TO A CONFLICT WITH ANY APPLICABLE LAND USE PLAN, POLICY, OR REGULATION ADOPTED FOR THE PURPOSE OF AVOIDING OR MITIGATING AN ENVIRONMENTAL EFFECT?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

4.12 MINERAL RESOURCES

Would the project:	New Potentially Significant Impact	New Impact Requiring New Mitigation	No New Impact/ No Impact	Reduced Impact
A. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			✓	
B. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?			✓	

A finding of “No New Impact/No Impact” means that the potential impact was fully analyzed and/or mitigated in the prior CEQA document and no new or different impacts will result from the proposed activity. A brief explanation is required for all answers except “No New Impact/No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No New Impact/No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No New Impact/No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

IMPACT ANALYSIS

A. WOULD THE PROJECT 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?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not 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.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

B. WOULD THE PROJECT 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?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not 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.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

4.13 NOISE

Would the project result in:	New Potentially Significant Impact	New Impact Requiring New Mitigation	No New Impact/ No Impact	Reduced Impact
A. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
B. Generation of excessive ground-borne vibration or ground-borne noise levels?			✓	
C. For a project located within the vicinity of a private airstrip or 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?			✓	

IMPACT ANALYSIS

A. WOULD THE PROJECT RESULT IN GENERATION OF A SUBSTANTIAL TEMPORARY OR PERMANENT INCREASE IN AMBIENT NOISE LEVELS IN THE VICINITY OF THE PROJECT IN EXCESS OF STANDARDS ESTABLISHED IN THE LOCAL GENERAL PLAN OR NOISE ORDINANCE, OR APPLICABLE STANDARDS OF OTHER AGENCIES?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

B. WOULD THE PROJECT RESULT IN GENERATION OF EXCESSIVE GROUNDBORNE VIBRATION OR GROUNDBORNE NOISE LEVELS?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not result in generation of excessive ground-borne vibration or ground-borne noise levels.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

C. FOR A PROJECT LOCATED WITHIN THE VICINITY OF A PRIVATE AIRSTRIP OR 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?

Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not be located within the vicinity of a private airstrip or 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.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

4.14 POPULATION AND HOUSING

Would the project:	New Potentially Significant Impact	New Impact Requiring New Mitigation	No New Impact/ No Impact	Reduced Impact
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✓	
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			✓	

A finding of “No New Impact/No Impact” means that the potential impact was fully analyzed and/or mitigated in the prior CEQA document and no new or different impacts will result from the proposed activity. A brief explanation is required for all answers except “No New Impact/No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No New Impact/No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No New Impact/No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

IMPACT ANALYSIS

A. WOULD THE PROJECT INDUCE SUBSTANTIAL UNPLANNED 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 majority of the City is built out with urban land uses and established development. Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not induce substantial unplanned 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).

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

B. WOULD THE PROJECT DISPLACE SUBSTANTIAL NUMBERS OF EXISTING PEOPLE OR HOUSING, NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?

The majority of the City is built out with urban land uses and established development. Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code*

requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

4.15 PUBLIC SERVICES

Would the project:	New Potentially Significant Impact	New Impact Requiring New Mitigation	No New Impact/ No Impact	Reduced Impact
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:				
1) Fire protection?			✓	
2) Police protection?			✓	
3) Schools?			✓	
4) Parks?			✓	
5) Other public facilities?			✓	

IMPACT ANALYSIS

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:

The majority of the City is built out with urban land uses and established development. Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

1. FIRE PROTECTION?

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

2. POLICE PROTECTION?

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

3. SCHOOLS?

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

4. PARKS?

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

5. OTHER PUBLIC FACILITIES?

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

4.16 RECREATION

Would the project:	New Potentially Significant Impact	New Impact Requiring New Mitigation	No New Impact/ No Impact	Reduced 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?			✓	
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?			✓	

IMPACT ANALYSIS

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 majority of the City is built out with urban land uses and established development. Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not 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.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

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 majority of the City is built out with urban land uses and established development. Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

4.17 TRANSPORTATION

Would the project:	New Potentially Significant Impact	New Impact Requiring New Mitigation	No New Impact/ No Impact	Reduced Impact
A. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	✓			
B. Conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b)?			✓	
C. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	
D. Result in inadequate emergency access?			✓	

IMPACT ANALYSIS

Downtown Specific Plan Roadway Modifications Operational Analysis

As part of the ongoing Downtown Specific Plan effort, W-Trans prepared an operational analysis of the study area in the City of Lodi. W-Trans documented the operations of 15 study intersections in Downtown Lodi and what operational effects there may be with the proposed Lockeford Street Road Diet, Locust Street Closure, Sacramento Street Closure, and combinations of these roadway modifications.

Existing Conditions

Study Area

The following intersections were selected for operational analysis in conjunction with City of Lodi staff. The location of these intersections within the Downtown Specific Plan area are identified below.

1. Lockeford Street/Pleasant Avenue
2. Lockeford Street/Church Street
3. Lockeford Street/Sacramento Street
4. Lockeford Street/Main Street
5. Lockeford Street/Stockton Street
6. Locust Street/Sacramento Street
7. Locust Street/Main Street
8. Elm Street/Church Street
9. Elm Street/Sacramento Street
10. Elm Street/Main Street
11. Pine Street/Church Street
12. Pine Street/Sacramento Street
13. Lodi Avenue/School Street
14. Lodi Avenue/Sacramento Street
15. Lodi Avenue/Stockton Street

Operating conditions during the a.m. and p.m. peak periods were evaluated to capture the highest volumes on the local transportation network and therefore worst-case intersection operations. The morning peak hour occurs between 7:00 and 9:00 a.m. and reflects conditions during the home to work or school commute, while the p.m.

peak hour occurs between 4:00 and 6:00 p.m. and typically reflects the highest level of congestion during the homeward bound commute.

Methodology

Level of Service (LOS) is used to rank traffic operation on various types of facilities based on traffic volumes and roadway capacity using a series of letter designations ranging from A to F. Generally, Level of Service A represents free flow conditions and Level of Service F represents forced flow or breakdown conditions. A unit of measure that indicates a level of delay generally accompanies the LOS designation. The study intersections were analyzed using the signalized and unsignalized intersection methodologies published in the Highway Capacity Manual (HCM), Seventh Edition, Transportation Research Board, 2022.

The General Plan, City of Lodi, August 2009, lists Policy T-P12 which states that a standard of LOS E applies during peak hour congestion on all streets under the City’s jurisdiction for the purpose of design review and environmental assessment. However, Policy T-P10 specifically exempts the Downtown area from LOS standards, where the Downtown is defined as the area with “Downtown Mixed-Use” zoning. This area is generally coterminous with the Specific Plan boundary, and includes all 15 study intersections.

Operational Analysis

Intersection operation was evaluated based on existing traffic volumes during the a.m. and p.m. peak periods. Volume data was collected on December 3, 2024, and April 29, 2025, while local schools were in session. Under existing conditions, all intersections have acceptable overall operations of LOS A or LOS B, and the minor approaches for two-way stop-controlled intersections are operating at LOS C or better. A summary of the intersection Level of Service calculations is contained in Table 4.17-1, Existing Peak Hour Intersection Levels of Service.

Roadway Modifications - Lockeford Street Road Diet

Lockeford Street is a two-lane road for most of its 2.7-mile alignment between North Guild Avenue and North Mills Avenue, but widens to four lanes for the one-third of a mile between North Church Street and North California Street. Average Daily Traffic data from 2023 provided by the City indicates that this four-lane segment has a lower volume of 7,850 vehicles per day than the adjacent two-lane segment between North Church Street and North Stockton Street which has 8,840 vehicles per day, or the two-lane segment between North Stockton Street and North Cherokee Lane with 8,450 vehicles per day. Therefore, there is potential to reduce this stretch to two lanes to better align the segment with the remainder of the Lockeford Street alignment, provide a traffic calming benefit, and enable the excess right-of-way to be used for bicycle infrastructure, bioretention basins, landscaping, parking, turn lanes, or other such uses.

The portion of this segment between North Church Street and North Pleasant Avenue is within the Downtown Specific Plan area. Therefore, these intersections were evaluated with a potential four-to-two lane road diet in place. Conservatively, turn lanes were not included in the analysis though would result in improved operations if implemented. As shown in Table 4.17-2, Lockeford Road Diet Peak Hour Intersection Levels of Service, converting Lockeford Street to two lanes would slightly increase delays at these intersections while retaining LOS C or better operation.

Locust Street Closure

During the February 2025 design charrette for this project, one idea brainstormed among community members and the project team was to designate Locust Street as a bicycle boulevard to provide connectivity between North Main Street and areas west of the railroad tracks on a facility that is separate from the busier streets of Lockeford Street or Lodi Avenue. A key design principle of bicycle boulevards is discouraging vehicular traffic from traveling along the corridor with intermittent vehicle blockades that permit bicyclists to pass through. In other words, while

all local access would be preserved, a driver seeking to traverse the Downtown east to west or vice versa would need to do so on Lockeford Street or Elm Street whereas a bicyclist could use Locust Street.

To achieve this goal, consideration was given to severing through vehicle access on Locust Street across the railroad tracks. Local access to parcels adjacent to Locust Street would be retained as would bicycle and pedestrian access across the tracks, but vehicles would no longer be able to cross the tracks on Locust Street. This would have the added benefit of removing one vehicle crossing from a potential future quiet zone conversion, where enhanced railroad crossing design features would enable trains to pass through Downtown without needing to sound their horns except in the case of an emergency.

With access on Locust Street between North Sacramento Street and North Main Street severed, vehicular traffic would need to route north to Lockeford Street or south to Elm Street to cross the railroad tracks. Based on traffic counts obtained on Locust Street, this would affect around 20 to 35 vehicles in each direction during each peak hour. For comparison, around 400 to 500 vehicles cross the railroad tracks on Lockeford Street in each direction during each peak hour, as do 500 to 700 vehicles per direction per peak hour on Lodi Avenue.

The operational results at the study intersections that would be most likely to be affected by this closure are shown in [Table 4.17-3, Locust Street Closure Peak Hour Intersection Levels of Service](#). The change in delays would be relatively minor, including some locations where delay would decrease slightly, but overall operations would remain at LOS C or better. It is noted that with this configuration, Locust Street/Main Street was assessed as being converted to all-way stop control to avoid having a T-intersection with stop controls on the through legs and free flow conditions on the terminating leg.

Sacramento Street Closure

Another street closure discussed at the February 2025 design charrette focuses on the block of Sacramento Street between Pine Street and Elm Street. Currently, there are no businesses that directly front this block other than an office adjacent to the Pine Street/Sacramento Street intersection, and the World of Wonders Science Museum. It is understood that the Museum is desiring to expand across the street and would be in favor of this closure to provide additional plaza space between the existing Museum and expanded facilities. It is noted that the adjacent parking garage has access from Pine Street and Elm Street, but critically does not take direct vehicular access from Sacramento Street so would be unaffected by the closure.

Similar to the potential Locust Street Closure, the Sacramento Street Closure was operationally evaluated for the effects of diverting traffic to adjacent streets. This would include around 30 to 40 vehicles in each direction during the a.m. peak hour and 80 to 120 vehicles in each direction during the p.m. peak hour. As shown in [Table 4.17-4, Sacramento Street Closure Peak Hour Intersection Levels of Service](#), operations would remain at LOS A or LOS B with these changes.

Combination of Roadway Modifications

An additional scenario was assessed with the Lockeford Road Diet, Locust Street Closure, and Sacramento Street Closure combined to evaluate the effect of implementing all three roadway modification scenarios. The results of this combination scenario is presented in [Table 4.17-5, Combination of Roadway Modifications Peak Hour Intersection Levels of Service](#), though it is noted that only Elm Street/Sacramento Street and Elm Street/Main Street would have effects from both the Locust Street Closure and Sacramento Street Closure, while all other intersections would be affected by at most one roadway modification scenario. Lockeford Street/ Stockton Street and the three Lodi Avenue intersections would not be affected by any of the potential scenarios, so are provided for informational purposes only.

Table 1

Existing Peak Hour Intersection Levels of Service

Table 1 – Existing Peak Hour Intersection Levels of Service					
Study Intersection Approach	Control	AM Peak		PM Peak	
		Delay	LOS	Delay	LOS
1. Lockeford St/Pleasant Ave <i>Northbound Approach</i> <i>Southbound Approach</i>	TWSC	1.2 <i>14.0</i> <i>13.9</i>	 <i>B</i> <i>B</i>	1.4 <i>11.5</i> <i>15.0</i>	 <i>B</i> <i>C</i>
2. Lockeford St/Church St	Signal	6.8	A	7.2	A
3. Lockeford St/Sacramento St	Signal	5.2	A	6.4	A
4. Lockeford St/Main St <i>Northbound Approach</i> <i>Southbound Approach</i>	TWSC	0.7 <i>20.4</i> <i>15.9</i>	 <i>C</i> <i>C</i>	0.6 <i>15.5</i> <i>15.0</i>	 <i>C</i> <i>C</i>
5. Lockeford St/Stockton St	Signal	18.5	B	12.3	B
6. Locust St/Sacramento St <i>Eastbound Approach</i> <i>Westbound Approach</i>	TWSC	4.3 <i>9.8</i> <i>9.4</i>	 <i>A</i> <i>A</i>	3.7 <i>10.2</i> <i>10.4</i>	 <i>B</i> <i>B</i>
7. Locust St/Main St <i>Northbound Approach</i> <i>Southbound Approach</i>	TWSC	2.3 <i>9.2</i> <i>9.3</i>	 <i>A</i> <i>A</i>	4.2 <i>9.4</i> <i>9.3</i>	 <i>A</i> <i>A</i>
8. Elm St/Church St	Signal	6.3	A	6.7	A
9. Elm St/Sacramento St	AWSC	7.7	A	7.8	A
10. Elm St/Main St <i>Northbound Approach</i> <i>Southbound Approach</i>	TWSC	1.8 <i>9.9</i> <i>10.0</i>	 <i>A</i> <i>B</i>	2.2 <i>10.0</i> <i>9.9</i>	 <i>B</i> <i>A</i>
11. Pine St/Church St	Signal	5.7	A	6.1	A
12. Pine St/Sacramento St	Signal	5.8	A	7.2	A
13. Lodi Ave/School St	Signal	3.4	A	6.4	A
14. Lodi Ave/Sacramento St	Signal	5.1	A	5.6	A
15. Lodi Ave/Stockton St	Signal	11.7	B	13.7	B

Notes: Delay is measured in average seconds per vehicle; Results for minor approaches to two-way stop-controlled intersections are indicated in *italics*; LOS = Level of Service; TWSC = two-way stop control; AWSC = all-way stop control

Source: W-Trans, January 26, 2026

Table 2

Lockeford Road Diet Peak Hour Intersection Levels of Service

Table 2 – Lockeford Road Diet Peak Hour Intersection Levels of Service									
Study Intersection Approach	Control	Existing				Existing with Lockeford Road Diet			
		AM Peak		PM Peak		AM Peak		PM Peak	
		Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
1. Lockeford St/Pleasant Ave <i>Northbound Approach</i> <i>Southbound Approach</i>	TWSC	1.2		1.4		1.4		1.4	
		<i>14.0</i>	<i>B</i>	<i>11.5</i>	<i>B</i>	<i>16.5</i>	<i>C</i>	<i>13.1</i>	<i>B</i>
		<i>13.9</i>	<i>B</i>	<i>15.0</i>	<i>C</i>	<i>17.4</i>	<i>C</i>	<i>17.5</i>	<i>C</i>
2. Lockeford St/Church St	Signal	6.8	A	7.2	A	6.9	A	7.3	A

Notes: Delay is measured in average seconds per vehicle; Results for minor approaches to two-way stop-controlled intersections are indicated in *italics*; LOS = Level of Service; TWSC = two-way stop control

Source: W-Trans, January 26, 2026

Table 3

Locust Street Closure Peak Hour Intersection Levels of Service

Table 3 – Locust Street Closure Peak Hour Intersection Levels of Service									
Study Intersection Approach	Control	Existing				Existing with Locust Street Closure			
		AM Peak		PM Peak		AM Peak		PM Peak	
		Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
3. Lockeford St/Sacramento St	Signal	5.2	A	6.4	A	5.6	A	6.6	A
4. Lockeford St/Main St <i>Northbound Approach</i> <i>Southbound Approach</i>	TWSC	0.7		0.6		0.7		0.7	
		20.4	C	15.5	C	20.4	C	16.5	C
		15.9	C	15.0	C	16.0	C	15.1	C
6. Locust St/Sacramento St <i>Eastbound Approach</i> <i>Westbound Approach</i>	TWSC	4.3		3.7		3.4		3.0	
		9.8	A	10.2	B	9.7	A	10.1	B
		9.4	A	10.4	B	-	-	-	-
7. Locust St/Main St <i>Northbound Approach</i> <i>Southbound Approach</i>	TWSC	2.3		4.2					
		9.2	A	9.4	A				
		9.3	A	9.3	A				
	AWSC					7.3	A	7.2	A
9. Elm St/Sacramento St	AWSC	7.7	A	7.8	A	7.8	A	7.8	A
10. Elm St/Main St <i>Northbound Approach</i> <i>Southbound Approach</i>	TWSC	1.8		2.2		2.8		3.0	
		9.9	A	10.0	B	10.0	B	10.1	B
		10.0	B	9.9	A	9.5	A	9.6	A

Notes: Delay is measured in average seconds per vehicle; Results for minor approaches to two-way stop-controlled intersections are indicated in *italics*; LOS = Level of Service; TWSC = two-way stop control; AWSC = all-way stop control

Source: W-Trans, January 26, 2026

Table 4

Sacramento Street Closure Peak Hour Intersection Levels of Service

Table 4 – Sacramento Street Closure Peak Hour Intersection Levels of Service									
Study Intersection Approach	Control	Existing				Existing with Sacramento Street Closure			
		AM Peak		PM Peak		AM Peak		PM Peak	
		Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
8. Elm St/Church St	Signal	6.3	A	6.7	A	6.4	A	7.0	A
9. Elm St/Sacramento St	AWSC	7.7	A	7.8	A	7.9	A	8.0	A
10. Elm St/Main St	TWSC	1.8		2.2		1.7		2.0	
<i>Northbound Approach</i>		9.9	A	10.0	B	10.1	B	10.4	B
<i>Southbound Approach</i>		10.0	B	9.9	A	10.1	B	10.3	B
11. Pine St/Church St	Signal	5.7	A	6.1	A	6.1	A	7.0	A
12. Pine St/Sacramento St	Signal	5.8	A	7.2	A	6.7	A	7.8	A
Notes: Delay is measured in average seconds per vehicle; Results for minor approaches to two-way stop-controlled intersections are indicated in <i>italics</i> ; LOS = Level of Service; TWSC = two-way stop control; AWSC = all-way stop control									

Source: W-Trans, January 26, 2026

Table 5

Combination of Roadway Modifications Peak Hour Intersection Levels of Service

Table 5 – Combination of Roadway Modifications Peak Hour Intersection Levels of Service									
Study Intersection Approach	Control	Existing				Existing with Combination of Roadway Modifications			
		AM Peak		PM Peak		AM Peak		PM Peak	
		Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
1. Lockeford St/Pleasant Ave <i>Northbound Approach</i> <i>Southbound Approach</i>	TWSC	1.2		1.4		1.4		1.4	
		<i>14.0</i>	<i>B</i>	<i>11.5</i>	<i>B</i>	<i>16.5</i>	<i>C</i>	<i>13.1</i>	<i>B</i>
		<i>13.9</i>	<i>B</i>	<i>15.0</i>	<i>C</i>	<i>17.4</i>	<i>C</i>	<i>17.5</i>	<i>C</i>
2. Lockeford St/Church St	Signal	6.8	A	7.2	A	6.9	A	7.3	A
3. Lockeford St/Sacramento St	Signal	5.2	A	6.4	A	5.6	A	6.6	A
4. Lockeford St/Main St <i>Northbound Approach</i> <i>Southbound Approach</i>	TWSC	0.7		0.6		0.7		0.7	
		<i>20.4</i>	<i>C</i>	<i>15.5</i>	<i>C</i>	<i>20.4</i>	<i>C</i>	<i>16.5</i>	<i>C</i>
		<i>15.9</i>	<i>C</i>	<i>15.0</i>	<i>C</i>	<i>16.0</i>	<i>C</i>	<i>15.1</i>	<i>C</i>
5. Lockeford St/Stockton St	Signal	18.5	B	12.3	B	18.5	B	12.3	B
6. Locust St/Sacramento St <i>Eastbound Approach</i> <i>Westbound Approach</i>	TWSC	4.3		3.7		3.4		3.0	
		<i>9.8</i>	<i>A</i>	<i>10.2</i>	<i>B</i>	<i>9.7</i>	<i>A</i>	<i>10.1</i>	<i>B</i>
		<i>9.4</i>	<i>A</i>	<i>10.4</i>	<i>B</i>	-	-	-	-
7. Locust St/Main St <i>Northbound Approach</i> <i>Southbound Approach</i>	TWSC	2.3		4.2					
		<i>9.2</i>	<i>A</i>	<i>9.4</i>	<i>A</i>				
	AWSC	<i>9.3</i>	<i>A</i>	<i>9.3</i>	<i>A</i>	7.3	A	7.2	A
8. Elm St/Church St	Signal	6.3	A	6.7	A	6.4	A	7.0	A
9. Elm St/Sacramento St	AWSC	7.7	A	7.8	A	7.9	A	8.1	A
10. Elm St/Main St <i>Northbound Approach</i> <i>Southbound Approach</i>	TWSC	1.8		2.2		2.6		2.6	
		<i>9.9</i>	<i>A</i>	<i>10.0</i>	<i>B</i>	<i>10.2</i>	<i>B</i>	<i>10.6</i>	<i>B</i>
		<i>10.0</i>	<i>B</i>	<i>9.9</i>	<i>A</i>	<i>9.5</i>	<i>A</i>	<i>9.8</i>	<i>A</i>
11. Pine St/Church St	Signal	5.7	A	6.1	A	6.1	A	7.0	A
12. Pine St/Sacramento St	Signal	5.8	A	7.2	A	6.7	A	7.8	A
13. Lodi Ave/School St	Signal	3.4	A	6.4	A	3.4	A	6.4	A
14. Lodi Ave/Sacramento St	Signal	5.1	A	5.6	A	5.1	A	5.6	A
15. Lodi Ave/Stockton St	Signal	11.7	B	13.7	B	11.7	B	13.7	B

Notes: Delay is measured in average seconds per vehicle; Results for minor approaches to two-way stop-controlled intersections are indicated in *italics*; LOS = Level of Service; TWSC = two-way stop control; AWSC = all-way stop control

Source: W-Trans, January 26, 2026

A. WOULD THE PROJECT CONFLICT WITH AN APPLICABLE PLAN, ORDINANCE OR POLICY ADDRESSING THE CIRCULATION, INCLUDING TRANSIT, ROADWAY, BICYCLE, AND PEDESTRIAN FACILITIES?

The majority of the City is built out with urban land uses and established development. Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not conflict with an applicable plan, ordinance or policy addressing the circulation, including transit, roadway, bicycle, and pedestrian facilities, as 1) all 15 intersections evaluated are operating at LOS C or better during the a.m. and p.m. peak hours, and 2) LOS C or better operation would be retained with implementation of the Lockeford Road Diet, Locust Street Closure, Sacramento Street Closure, or all three roadway modifications.

Adoption and implementation of the proposed project ensure impacts remain as a less than significant impact.

B. WOULD THE PROJECT CONFLICT OR BE INCONSISTENT WITH CEQA GUIDELINES SECTION 15064.3 SUBDIVISION (B)?

The majority of the City is built out with urban land uses and established development. Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b).

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

C. WOULD THE PROJECT SUBSTANTIALLY INCREASE HAZARDS DUE TO A DESIGN FEATURE (E.G., SHARP CURVES OR DANGEROUS INTERSECTIONS) OR INCOMPATIBLE USES (E.G., FARM EQUIPMENT)?

The majority of the City is built out with urban land uses and established development. Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

D. WOULD THE PROJECT RESULT IN INADEQUATE EMERGENCY ACCESS?

The majority of the City is built out with urban land uses and established development. Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not result in inadequate emergency access.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

4.18 TRIBAL CULTURAL RESOURCES

Would the project:	New Potentially Significant Impact	New Impact Requiring New Mitigation	No New Impact/ No Impact	Reduced Impact
A. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
1) Listed or eligible for listing in the California Register of Historical Resources, or in the local register of historical resources as defined in Public Resources Code Section 5020.1(k)?			✓	
2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			✓	

IMPACT ANALYSIS

A. WOULD THE PROJECT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A TRIBAL CULTURAL RESOURCE, DEFINED IN PUBLIC RESOURCES CODE SECTION 21074 AS EITHER A SITE, FEATURE, PLACE, CULTURAL LANDSCAPE THAT IS GEOGRAPHICALLY DEFINED IN TERMS OF THE SIZE AND SCOPE OF THE LANDSCAPE, SACRED PLACE, OR OBJECT WITH CULTURAL VALUE TO A CALIFORNIA NATIVE AMERICAN TRIBE, AND THAT IS:

1. LISTED OR ELIGIBLE FOR LISTING IN THE CALIFORNIA REGISTER OF HISTORICAL RESOURCES, OR IN THE LOCAL REGISTER OF HISTORICAL RESOURCES AS DEFINED IN PUBLIC RESOURCES CODE SECTION 5020.1(K)?

The majority of the City is built out with urban land uses and established development. Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

1. Listed or eligible for listing in the California register of historical resources, or in the local register of historical resources as defined in Public Resources Code Section 5020.1(k)?

Further, the Focused General Plan Update adopted in 2025 provided notification and offered tribal consultations in compliance with AB 52 and SB 18. On December 20, 2024, notification letters were sent to the 10 tribes listed by the Native American Heritage Commission. None of the contacted tribes requested consultation. As the Specific Plan implements the land use changes addressed in the Focused General Plan Update, no further consultation is required.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

2. A RESOURCE DETERMINED BY THE LEAD AGENCY, IN ITS DISCRETION AND SUPPORTED BY SUBSTANTIAL EVIDENCE, TO BE SIGNIFICANT PURSUANT TO CRITERIA SET FORTH IN SUBDIVISION (C) OF PUBLIC RESOURCES CODE SECTION 5024.1? IN APPLYING THE CRITERIA SET FORTH IN SUBDIVISION (C) OF PUBLIC RESOURCES CODE SECTION 5024.1, THE LEAD AGENCY SHALL CONSIDER THE SIGNIFICANCE OF THE RESOURCE TO A CALIFORNIA NATIVE AMERICAN TRIBE.

The majority of the City is built out with urban land uses and established development. Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would determine a resource by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

4.19 UTILITIES AND SERVICE SYSTEMS

Would the project:	New Potentially Significant Impact	New Impact Requiring New Mitigation	No New Impact/ No Impact	Reduced Impact
A. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			✓	
B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?			✓	
C. 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?			✓	
D. Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			✓	
E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			✓	

IMPACT ANALYSIS

A. WOULD THE PROJECT REQUIRE OR RESULT IN THE RELOCATION OR CONSTRUCTION OF NEW OR EXPANDED WATER, WASTEWATER TREATMENT OR STORM WATER DRAINAGE, ELECTRIC POWER, NATURAL GAS, OR TELECOMMUNICATIONS FACILITIES, THE CONSTRUCTION OR RELOCATION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?

The majority of the City is built out with urban land uses and established development. Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

B. WOULD THE PROJECT HAVE SUFFICIENT WATER SUPPLIES AVAILABLE TO SERVE THE PROJECT AND REASONABLY FORESEEABLE FUTURE DEVELOPMENT DURING NORMAL, DRY, AND MULTIPLE DRY YEARS?

The majority of the City is built out with urban land uses and established development. Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and

State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

C. WOULD THE PROJECT 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 majority of the City is built out with urban land uses and established development. Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would 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.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

D. WOULD THE PROJECT GENERATE SOLID WASTE IN EXCESS OF STATE OR LOCAL STANDARDS, OR IN EXCESS OF THE CAPACITY OF LOCAL INFRASTRUCTURE, OR OTHERWISE IMPAIR THE ATTAINMENT OF SOLID WASTE REDUCTION GOALS?

The majority of the City is built out with urban land uses and established development. Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project could generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

E. WOULD THE PROJECT COMPLY WITH FEDERAL, STATE, AND LOCAL MANAGEMENT AND REDUCTION STATUTES AND REGULATIONS RELATED TO SOLID WASTE?

The majority of the City is built out with urban land uses and established development. Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

4.20 WILDFIRE

	New Potentially Significant Impact	New Impact Requiring New Mitigation	No New Impact/ No Impact	Reduced Impact
Would the project:				
A. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?			✓	
If located in or near state responsibility areas or lands classified as high fire hazard severity zones, would the project:				
B. Substantially impair an adopted emergency response plan or emergency evacuation plan?			✓	
C. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			✓	
D. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			✓	
E. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			✓	

A finding of “No New Impact/No Impact” means that the potential impact was fully analyzed and/or mitigated in the prior CEQA document and no new or different impacts will result from the proposed activity. A brief explanation is required for all answers except “No New Impact/No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No New Impact/No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No New Impact/No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

IMPACT ANALYSIS

A. WOULD THE PROJECT EXPOSE PEOPLE OR STRUCTURES, EITHER DIRECTLY OR INDIRECTLY, TO A SIGNIFICANT RISK OF LOSS, INJURY, OR DEATH INVOLVING WILDLAND FIRES?

The majority of the City is built out with urban land uses and established development. Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

B. IF LOCATED IN OR NEAR STATE RESPONSIBILITY AREAS OR LANDS CLASSIFIED AS HIGH FIRE HAZARD SEVERITY ZONES, SUBSTANTIALLY IMPAIR AN ADOPTED EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN?

The majority of the City is built out with urban land uses and established development. Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project, if located in or near state responsibility areas or lands classified as high fire hazard severity zones, could substantially impair an adopted emergency response plan or emergency evacuation plan.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

C. IF LOCATED IN OR NEAR STATE RESPONSIBILITY AREAS OR LANDS CLASSIFIED AS HIGH FIRE HAZARD SEVERITY ZONES, WOULD THE PROJECT, DUE TO SLOPE, PREVAILING WINDS, AND OTHER FACTORS, EXACERBATE WILDFIRE RISKS, AND THEREBY EXPOSE PROJECT OCCUPANTS TO POLLUTANT CONCENTRATIONS FROM A WILDFIRE OR THE UNCONTROLLED SPREAD OF A WILDFIRE?

The majority of the City is built out with urban land uses and established development. Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project, if located in or near state responsibility areas or lands classified as high fire hazard severity zones, could the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

D. IF LOCATED IN OR NEAR STATE RESPONSIBILITY AREAS OR LANDS CLASSIFIED AS HIGH FIRE HAZARD SEVERITY ZONES, WOULD THE PROJECT REQUIRE THE INSTALLATION OR MAINTENANCE OF ASSOCIATED INFRASTRUCTURE (SUCH AS ROADS, FUEL BREAKS, EMERGENCY WATER SOURCES, POWER LINES, OR OTHER UTILITIES) THAT MAY EXACERBATE FIRE RISK OR THAT MAY RESULT IN TEMPORARY OR ONGOING IMPACTS TO THE ENVIRONMENT?

The majority of the City is built out with urban land uses and established development. Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project, if located in or near state responsibility areas or lands classified as high fire hazard severity zones, the project may require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

E. IF LOCATED IN OR NEAR STATE RESPONSIBILITY AREAS OR LANDS CLASSIFIED AS HIGH FIRE HAZARD SEVERITY ZONES, WOULD THE PROJECT EXPOSE PEOPLE OR STRUCTURES TO SIGNIFICANT RISKS, INCLUDING DOWNSLOPE OR DOWNSTREAM FLOODING OR LANDSLIDES, AS A RESULT OF RUNOFF, POST-FIRE SLOPE INSTABILITY, OR DRAINAGE CHANGES?

The majority of the City is built out with urban land uses and established development. Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project, if located in or near state responsibility areas or lands classified as high fire hazard severity zones, the project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

4.21 MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:	New Potentially Significant Impact	New Impact Requiring New Mitigation	No New Impact/ No Impact	Reduced Impact
A. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			✓	
B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?			✓	
C. 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?			✓	
D. Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			✓	
E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			✓	

IMPACT ANALYSIS

A. REQUIRE OR RESULT IN THE RELOCATION OR CONSTRUCTION OF NEW OR EXPANDED WATER, WASTEWATER TREATMENT OR STORM WATER DRAINAGE, ELECTRIC POWER, NATURAL GAS, OR TELECOMMUNICATIONS FACILITIES, THE CONSTRUCTION OR RELOCATION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?

The majority of the City is built out with urban land uses and established development. Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project may require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects, as identified by utility providers.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

B. HAVE SUFFICIENT WATER SUPPLIES AVAILABLE TO SERVE THE PROJECT AND REASONABLY FORESEEABLE FUTURE DEVELOPMENT DURING NORMAL, DRY, AND MULTIPLE DRY YEARS?

The majority of the City is built out with urban land uses and established development. Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code*

requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would require sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years, as applicable by water agencies.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

C. 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 majority of the City is built out with urban land uses and established development. Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The wastewater treatment provider that serves or may serve the project will provide adequate capacity to serve the proposed project's projected demand in addition to the provider's existing commitments.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

D. GENERATE SOLID WASTE IN EXCESS OF STATE OR LOCAL STANDARDS, OR IN EXCESS OF THE CAPACITY OF LOCAL INFRASTRUCTURE, OR OTHERWISE IMPAIR THE ATTAINMENT OF SOLID WASTE REDUCTION GOALS?

The majority of the City is built out with urban land uses and established development. Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

E. COMPLY WITH FEDERAL, STATE, AND LOCAL MANAGEMENT AND REDUCTION STATUTES AND REGULATIONS RELATED TO SOLID WASTE?

The majority of the City is built out with urban land uses and established development. Future development proposals within the proposed Downtown Specific Plan Amendment would be required to comply with all plan check requirements and project-specific conditions, including required technical studies; applicable Federal and State laws and regulations; *General Plan* goals, policies, and implementation programs; *Municipal Code* requirements; development standards (site and building design, mixed use, compatibility, and performance standards); and Standard Mitigation Measures and Conditions.

The proposed project would comply with Federal, State, and local management and reduction statutes and regulations related to solid waste.

Adoption and implementation of the proposed project ensure impacts remain as no new impact/no impact.

4.22 CEQA DETERMINATION

NEW SIGNIFICANT ENVIRONMENTAL EFFECTS OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS CEQA DOCUMENT

The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance.

	Aesthetics		Land Use and Planning
	Agriculture and Forestry Resources		Mineral Resources
	Air Quality		Noise
	Biological Resources		Population and Housing
	Cultural and Tribal Cultural Resources		Public Services
	Energy		Recreation
	Geology and Soils		Transportation
	Greenhouse Gas Emissions		Utilities and Service Systems
	Hazards and Hazardous Materials		Wildfire
	Hydrology and Water Quality		Mandatory Findings of Significance

As shown in the table above, there are no new significant environmental impacts or previously identified significant impacts made more severe by project modifications, new circumstances, or new information associated with the project.

As such, an Addendum to the Lodi 2025 General Update (June 2025) and 2035 General Plan Update Subsequent Environmental Impact Report (June 2025) for the Downtown Specific Plan is the appropriate California Environmental Quality Act (CEQA) document to address project modifications in accordance with CEQA Guidelines Section 15164. CEQA Guidelines Section 15164(c) provides that an Addendum need not be circulated for public review.

5.0 LEAD AGENCY DETERMINATION

On the basis of this evaluation:

- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous approved ND or MND or certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND or MND or previously certified EIR adequately discusses the potential impacts of the project without modification.
- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous approved ND or MND or certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND, MND or previously certified EIR adequately discusses the potential impacts of the project; however, minor changes require the preparation of an ADDENDUM.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND, MND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However, all new potentially significant environmental effects or substantial increases in the severity of previously identified significant effects are clearly reduced to below a level of significance through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT MND is required.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous environmental document due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However, only minor changes or additions or changes would be necessary to make the previous EIR adequate for the project in the changed situation. Therefore, a SUPPLEMENTAL EIR is required.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous environmental document due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT EIR is required.