



# CITY OF LODI

# COUNCIL COMMUNICATION

**AGENDA TITLE:** Certify a Negative Declaration as adequate environmental documentation for the Lodi Multi-Modal Station to be located at the southeast corner of Pine and Sacramento Streets.

**MEETING DATE:** July 3, 1996

**PREPARED BY:** Community Development Director

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**RECOMMENDED ACTION:** That the City Council adopt Resolution certifying Negative Declaration as adequate environmental documentation for the Lodi Multi-Modal Station to be located at the southeast corner of Pine and Sacramento Streets.

**BACKGROUND INFORMATION:** The City is proposing the development of a multi-modal transportation center to combine rail, bus and dial-a-ride service at a single location. Current plans are to relocate the existing S.P.R.R. train depot from the current location north of Pine Street to a new site south of Pine Street. The building would be renovated to provide appropriate facilities and to meet building code and Americans with Disabilities Act (ADA) requirements. Related facilities would be constructed such as a train loading platform, bus loading areas, a parking lot, bicycle and pedestrian facilities. An additional building maybe needed to house other related activities. It is also possible that the depot could remain at its current location and simply be remodeled and used in a more limited way. A separate multi-modal facility would then be constructed south of Pine Street.

A Negative Declaration has been prepared and circulated for public review. The document has determined that there are no significant environmental impacts that can not be mitigated to a less than significant level. Attached are the significant impacts and the proposed mitigation measures as well as the Initial Study/Negative Declaration.

**FUNDING:** None Required

Konradt Bartlam  
Community Development Director

Prepared by David Morimoto, Senior Planner

KB/DM/lw

Attachment

**APPROVED:** \_\_\_\_\_

H. Dixon Flynn -- City Manager

Multi-Modal Transit Station  
Environmental Mitigation and Monitoring Plan

Impact 4.5 - Moving the historic S.P.R.R. Depot would constitute a significant impact.

Mitigation Measure 4.5 - Prepare a historic resources report in compliance with Section 106 of State Regulation. The document will state the nature of the reasons, rationale, and physical detail regarding the proposed relocation of the S.P.R.R. Depot and will include an Historic Property Survey Report (HPSR), case report including a mitigation plan as required under Federal guidelines, and with the concurrence of the SHPO. This document will be prepared separately from this environmental document.

Impact 4.6 - Fugitive dust generated by construction and demolition activities would be substantial and would contribute to ambient PM<sub>10</sub> Standards. This impact would be significant and intermittent.

Mitigation Measure - Implementation of a dust abatement program to reduce the contribution of project construction dust to local PM<sub>10</sub> concentrations. The program would be in compliance with Regulation VIII, Rule 8020 adopted by the SJVUAPCD. The program will include:

- 1) Watering active sites as appropriate. Increase the frequency of watering when wind speeds exceed 15 mph. Suspend all excavating and grading operations when wind speeds as instantaneous gust exceed 25 mph.
- 2.) Enclose, cover, water twice daily, or apply soil builders to exposed stockpiles of sand, gravel, and dirt.
- 3.) Sweep adjacent City streets at the end of day if any visible soil material is carried over to adjacent thoroughfares.
- 4.) Cover all trucks hauling dirt, sand, soil, or other loose materials. Maintain at least six inches of freeboard between the top of the load and the top of the trailer.
- 5.) Designate a person or persons to oversee the implementation of a comprehensive dust control program and to increase watering as necessary.
- 6.) Maintain and operate construction equipment so as to minimize particulates from exhaust emissions. During construction, require contractors to operate truck and equipment only when necessary. Equipment should be kept in good condition and well tuned, to minimize exhaust emissions.

Impact - Development of a transit station on this site could result in health and safety effects to workers and/or the general public.

Mitigation Measures - Perform additional studies leading to site cleanup. Potential health and safety impacts would be mitigated by identifying and then remediating all site hazards. The Phase I hazardous materials study has been completed and recommends that a Phase II investigation be performed at the site. Phase II work would include at least the following:

- 1.) Geophysical analysis to locate underground storage tanks and other buried structures prior to investigative drilling or other investigative techniques.
- 2.) Soil sampling and analysis for petroleum hydrocarbons, heavy metals, and volatile organics.
- 3.) An asbestos survey of the abandoned depot by a qualified asbestos inspector.
- 4.) Sampling of paint in the depot to determine the lead content of the paint.

Once these studies are performed, additional measures would follow, depending on whether the results of the Phase II tests confirm that the project site is contaminated. These measures may include:

- Preparation of a risk management assessment to quantify potential risks at the project site. A risk assessment would assess potential human health risks from contaminants of concern as identified during the site investigation, and would establish health risk-based and environmental risk-based cleanup goals.
- Preparation of site remediation plans. A site remediation plan would (1) specify measures to be taken to protect workers and the public from exposure to potential site hazards and (2) certify that the proposed remediation measures, including the disposal of wastes generated, are protective of human health and are implemented in accordance with federal, state, and local requirements. Remediation plan(s) would include cleanup plans for soil and groundwater contamination as well as abatement plans for asbestos and lead paint in the depot, and for proper disposal of the wall-mounted transformer.
- Preparation of a site constraints analysis to ensure that project development would not interfere with operation and maintenance of the Unocal pipeline, and that the property is not in an area affected by border zone development restrictions.

All necessary studies and remediation measures will be conducted before the site is developed and opened to the public.

RESOLUTION NO. 96-92

A RESOLUTION OF THE LODI CITY COUNCIL  
CERTIFYING THE NEGATIVE DECLARATION AS ADEQUATE ENVIRONMENTAL  
DOCUMENTATION FOR THE LODI MULTI-MODAL STATION

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WHEREAS, the City of Lodi, is proposing the development of a multi-modal transportation center to combine rail, bus and Dial-A-Ride service at a single location; and;

WHEREAS, current plans are to relocate the existing S.P.R.R. train depot from the current location north of Pine Street to a new site south of Pine Street; and

WHEREAS, it is the recommendation of the Community Development Director that the City Council certify the filing of a Negative Declaration as adequate environmental documentation for the Lodi Multi-Modal; and

WHEREAS, the City Council has reviewed all documentation and hereby certifies the Negative Declaration as adequate environmental documentation for the Lodi Multi-Modal Station.

Dated: July 3, 1996

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I hereby certify that Resolution No. 96-92 was passed and adopted by the City Council of the City of Lodi in a regular meeting held July 3, 1996, by the following vote:

AYES: COUNCIL MEMBERS - Davenport, Mann, Pennino, Sieglock  
and Warner (Mayor)

NOES: COUNCIL MEMBERS - None

ABSENT: COUNCIL MEMBERS - None

ABSTAIN: COUNCIL MEMBERS - None

  
JENNIFER M. PERRIN  
City Clerk