

CITY COUNCIL MEETING
SEPTEMBER 9, 1987

JOINT SPECIAL MEETING
LODI CITY COUNCIL/LODI PLANNING COMMISSION
HALE PARK RECREATION CENTER BUILDING
209 EAST LOCUST STREET, LODI
SEPTEMBER 9, 1987
7:30 P.M.

Pursuant to State Statute, the following notice was mailed under "Declaration of Mailing to persons listed on Exhibit B hereinafter set forth" advising of a Joint Special Meeting of the City Council and Planning Commission to be held September 9, 1987 at 7:30 p.m. at the Hale Park Recreation Center Building, 209 East Locust Street, Lodi.

CC-53(a)
CC-53(d)

NOTICE OF JOINT SPECIAL MEETING
OF THE LODI CITY COUNCIL
AND THE PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that Mayor Evelyn M. Olson has called a Special Joint Meeting of the Lodi City Council and the Planning Commission for Wednesday, September 9, 1987 at 7:30 p.m. at the Hale Park Recreation Center Building, 209 East Locust Street, Lodi (corner of Locust Street and Stockton Street).

A copy of the Agenda for this meeting is attached, marked Exhibit A.

s/Alice M. Reimche
City Clerk

Dated: September 2, 1987

EXHIBIT "B"

NOTICE OF SPECIAL COUNCIL MEETING
MAILING LIST

Fred M. Reid
1168 Northwood

Lodi News Sentinel

CITY OF LODI

**INFORMATIONAL DATA FOR
LODI CITY COUNCIL
MEETING**

SPECIAL JOINT MEETING WITH THE LODI PLANNING COMMISSION

OF September 9, 1987



CITY OF LODI
CITY HALL
Lodi, California

AGENDA MEMO

September 2, 1987

To the Honorable Mayor and
Members of the City Council

Councilmembers:

Enclosed for your information and review is the agenda for the Special Meeting of Wednesday, September 9, 1987. The meeting will be held in the Hale Park Building at 7:30 p.m. The Special Meeting has been called to provide for a joint meeting of the City Council and the Planning Commission to review the East Side Plan Alternatives Draft Environmental Impact Report.

Mr. Ron Bass, Project Manager, Jones and Stokes Associates, will be in attendance to summarize the voluminous document distributed to the City Council in late July.

In the near future the City Council will want to schedule a public hearing on this matter.

The City Clerk has placed three display advertisements in the Lodi News-Sentinel to call attention to this meeting.

Respectfully submitted,



Thomas A. Peterson
City Manager

TAP:br

Enclosures

TXTA.07A AGNDMM14



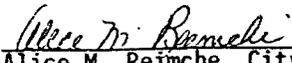
CITY OF LODI

THIS MEETING WILL BE HELD AT
HALE PARK RECREATION CENTER BLDG.
209 EAST LOCUST STREET, LODI

A G E N D A
SPECIAL JOINT MEETING
LODI CITY COUNCIL AND
LODI PLANNING COMMISSION
DATE: SEPTEMBER 9, 1987
TIME: 7:30 P.M.

- I. Roll Call - City Clerk
- II. Introductions - Mayor Olson
- III. Presentation by Ron Bass, Project Manager, Jones and Stokes Associates, Inc., of City of Lodi East Side Plan Alternatives Draft Environmental Impact Report (Discussion and appropriate action)
- IV. Adjournment

Pursuant to Section 54954.2(a) of the Government Code of the State of California, this Agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day.


Alice M. Reimche, City Clerk

For information concerning this Agenda
please contact Alice M. Reimche, City Clerk
Telephone - 333-6702

THE FOLLOWING DOCUMENTS
WILL REQUIRE MORE THAN ONE SHOT
AS THEY ARE OVERSIZED
AND WILL NOT FIT IN THE FRAME

Table 3-1. Summary of Environmental Impacts and Mitigation Measures

Topic (EIR Chapter)	Option 1		Option 2	
	Historic Rate	Full Buildout	Historic Rate	Historic Rate
Project Description (2)	Moratorium would be lifted. 232 single-family (sf) du would be converted, creating an additional 1,508 multi-family (mf) du, with a population of 3,016 in the Study Area.	Moratorium would be lifted. 2,643 sf du would be converted, creating an additional 17,180 mf du, with a population of 17,180 in the Study Area.	Study Area Zoning would be reduced to R-1. Existing mf units would maintain Zoning corresponding to actual density. No new sf conversions would occur.	Study Area Zoning would be reduced to R-1. Existing mf units would maintain Zoning corresponding to actual density. No new sf conversions would occur.
Land Use (4)	Impact	Land use conflicts between existing sf units and potential mf units; intensification of existing neighborhood problems: o Loss of privacy o Inadequate off-street parking o Illegal parking	<u>Total conversion of the Study Area would intensify existing neighborhood problems.</u> o Loss of privacy o Inadequate off-street parking o Illegal parking	No impact.
	Significance	Significant.	Significant-unavoidable.	None.
	Mitigation Measure	Develop performance standards: o Amend SPARC requirements to screen new mf units from their neighbors. o Amend SPARC requirements to prohibit external balconies o Amend city Zoning Ordinance to require two parking spaces per mf du o Enforce the East Side Area parking program.	None available. Adoption of strict performance standards would, however, partially mitigate this impact. ^a o Amend SPARC requirements to screen new mf units from their neighbors. o Amend SPARC requirements to prohibit external balconies o Amend city Zoning Ordinance to require two parking spaces per mf du	None required.

Underlined impacts = Cannot be mitigated to a less-than-significant level.
 * Asterisk (*) following mitigation measure denotes that the identified measure does not reduce impact.
^a See Table 3-2 for recommended policies and implementation measures of Performance Standards.
^b To accommodate new development, the existing system would require improvements. This impact is mitigated by the proposed improvements.
^c For improvements and capital costs required to upgrade the existing system see topical chapter 4.
 NA = Not applicable.

Table 3-1. Summary of Environmental Impacts and Mitigation Measures for the East Side Plan Alternatives

Topic (Chapter)	Option 1		Historic Rate	Option 2		Historic Rate	Option 3		Significance
	Historic Rate	Full Buildout		Full Buildout	Full Buildout		Historic Rate	Full Buildout	
Effect Description	Moratorium would be lifted. 232 single-family (sf) du would be converted, creating an additional 1,508 multi-family (mf) du, with a population of 3,016 in the Study Area.	Moratorium would be lifted. 2,643 sf du would be converted, creating an additional 17,180 mf du, with a population of 17,180 in the Study Area.	Study Area Zoning would be reduced to R-1. Existing mf units would maintain Zoning corresponding to actual density. No new sf conversions would occur.	Study Area Zoning would be reduced to R-1. Existing mf units would maintain Zoning corresponding to actual density. No new sf conversions would occur.	Study Area Zoning would be reduced to either R-1, R-2, R-3, or R-4. 232 sf du would be converted, creating an additional 928 mf du, with a population of 1,856 in the Study Area.	Study Area Zoning would be reduced to either R-1, R-2, R-3, or R-4. 2,643 sf du would be converted, creating an additional 10,572 mf du, with a population of 21,144 in the Study Area.			Significance
Use (4) Impact	Land use conflicts between existing sf units and potential mf units; intensification of existing neighborhood problems:	<u>Total conversion of the Study Area would intensify existing neighborhood problems.</u>	No impact.	No impact.	Land use conflicts between existing sf units and potential new mf units; intensification of existing neighborhood problems:	<u>Total conversion of the Study Area would intensify existing neighborhood problems.</u>	Land use conflicts between existing sf units and potential new mf units; intensification of existing neighborhood problems:		Significance
	o Loss of privacy	o Loss of privacy			o Loss of privacy	o Loss of privacy	o Loss of privacy		
	o Loss of privacy	o Inadequate off-street parking			o Loss of privacy	o Inadequate off-street parking	o Inadequate off-street parking		
	o Inadequate off-street parking	o Illegal parking			o Inadequate off-street parking	o Illegal parking	o Illegal parking		
	o Illegal parking				o Illegal parking				
Significance	Significant.	Significant-unavoidable.	None.	None.	Significant.	Significant-unavoidable.	Significant-unavoidable.		Significant
Mitigation Measure	Develop performance standards: ^a	None available. Adoption of strict performance standards would, however, partially mitigate this impact. ^a	None required.	None required.	Develop performance standards: ^a	None available. Adoption of strict performance standards would, however, partially mitigate this impact. ^a	None available. Adoption of strict performance standards would, however, partially mitigate this impact. ^a		Develop performance standards
	o Amend SPARC requirements to screen new mf units from their neighbors.	o Amend SPARC requirements to screen new mf units from their neighbors.			o Amend SPARC requirements to screen new mf units from their neighbors.	o Amend SPARC requirements to screen new mf units from their neighbors.	o Amend SPARC requirements to screen new mf units from their neighbors.		
	o Amend SPARC requirements to prohibit external balconies	o Amend SPARC requirements to prohibit external balconies			o Amend SPARC requirements to prohibit external balconies	o Amend SPARC requirements to prohibit external balconies	o Amend SPARC requirements to prohibit external balconies		
	o Amend city Zoning Ordinance to require two parking spaces per mf du	o Amend city Zoning Ordinance to require two parking spaces per mf du			o Amend city Zoning Ordinance to require two parking spaces per mf du	o Amend city Zoning Ordinance to require two parking spaces per mf du	o Amend city Zoning Ordinance to require two parking spaces per mf du		
	o Enforce the East Side Area parking program.	o Enforce the East Side Area parking program.			o Enforce the East Side Area parking program.	o Enforce the East Side Area parking program.	o Enforce the East Side Area parking program.		

Underlined impacts = Cannot be mitigated to a less-than-significant level.

Risk (*) Following mitigation measure denotes that the identified measure does not reduce impacts to a less-than-significant level.

See Table 3-2 for recommended policies and implementation measures of Performance Standards.

To accommodate new development, the existing system would require improvements. This impact includes both the incremental capital costs and improvements for improvements and capital costs required to upgrade the existing system see topical chapters of text.

^a = Not applicable.

of Environmental Impacts and Mitigation Measures for the East Side Plan Alternatives

	Option 2		Option 3		Option 4	
	Historic Rate	Full Buildout	Historic Rate	Full Buildout	Historic Rate	Full Buildout
uld ,643 e eat- onal onal with of	Study Area Zoning would be reduced to R-1. Existing mf units would maintain Zoning corresponding to actual density. No new sf conversions would occur.	Study Area Zoning would be reduced to R-1. Existing mf units would maintain Zoning corresponding to actual density. No new sf conversions would occur.	Study Area Zoning would be reduced to either R-1, R-2, R-3, or R-4. 232 sf du would be converted, creating an additional 92 ^o mf du, with a population of 1,856 in the Study Area.	Study Area Zoning would be reduced to either R-1, R-2, R-3, or R-4. 2,643 sf du would be converted, creating an additional 10,572 mf du, with a population of 21,144 in the Study Area.	Single-family conversions would be allowed only in three "target areas" within the Study Area while the remainder of Study Area Zoning would be reduced to R-1. 232 sf du would be converted, creating an additional 1,508 mf du, with a population of 3,016 in the Study Area.	Single-family conversions would be allowed only in three "target areas" within the Study Area while the remainder of Study Area Zoning would be reduced to R-1. 341 sf du would be converted, creating an additional 2,217 mf du, with a population of 4,434 in the Study Area.
on Area y ms. vacy off- log ting	No impact.	No impact.	Land use conflicts between existing sf units and potential new mf units; intensification of existing neighborhood problems: <ul style="list-style-type: none">o Loss of privacyo Loss of privacyo Inadequate off-street parkingo Illegal parking	Total conversion of the Study Area would intensify existing neighborhood problems. <ul style="list-style-type: none">o Loss of privacyo Inadequate off-street parkingo Illegal parking	Land use conflicts between existing sf units and potential new mf units; intensification of existing neighborhood problems: <ul style="list-style-type: none">o Loss of privacyo Loss of privacyo Inadequate off-street parkingo Illegal parking	Total conversion of the Study Area would intensify existing neighborhood problems. <ul style="list-style-type: none">o Loss of privacyo Inadequate off-street parkingo Illegal parking
	None.	None.	Significant.	Significant-unavoidable.	Significant.	Significant-unavoidable.
strict en- ow- y to f their to er- s on- e to es	None required.	None required.	Develop performance standards: <ul style="list-style-type: none">o Amend SPARC requirements to screen new mf units from their neighbors.o Amend SPARC requirements to prohibit external balconieso Amend city Zoning Ordinance to require two parking spaces per mf duo Enforce the East Side Area parking program.	None available. Adoption of strict performance standards would, however, partially mitigate this impact. ^{2a} <ul style="list-style-type: none">o Amend SPARC requirements to screen new mf units from their neighbors.o Amend SPARC requirements to prohibit external balconieso Amend SPARC requirements to prohibit external balconieso Amend city Zoning Ordinance to require two parking spaces per mf du	Develop performance standards: <ul style="list-style-type: none">o Amend SPARC requirements to screen new mf units from their neighbors.o Amend SPARC requirements to prohibit external balconieso Amend city Zoning Ordinance to require two parking spaces per mf duo Enforce the East Side Area parking program.	None available. Adoption of strict performance standards would, however, partially mitigate this impact. ^{2a} <ul style="list-style-type: none">o Amend SPARC requirements to screen new mf units from their neighbors.o Amend SPARC requirements to prohibit external balconieso Amend city Zoning Ordinance to require two parking spaces per mf du

at level.
fied measure does not reduce impacts to a less-than-significant level.
es of Performance Standards.
e improvements. This impact includes both the incremental capital costs and improvements under Option 2.
ing system see topical chapters of text.

Table 3-1.

Topic (EIR Chapter)		Option 1		Option 2	
		Historic Rate	Full Buildout	Historic Rate	B
Land Use (4) (Continued)			o Enforce the East Side Area park- ing program.		
Population (5)	Impact	<u>Net population increase of 2,394 in the Study Area.</u>	<u>Net population increase of 27,277 in the Study Area.</u>	No impact.	No imp
	Signifi- cance	Significant- unavoidable.	Significant- unavoidable.	None.	None.
	Mitigation Measure	None available.	None available.	None required.	None re
	Impact	<u>Demographic changes resulting in a Study Area population that is younger and more transient.</u>	<u>Demographic changes resulting in a Study Area population that is younger and more transient. Elderly residents would be required to relocate into mf units or outside of the Study Area.</u>	No impact.	No imp
	Signifi- cance	Significant- unavoidable	Significant- unavoidable	None.	None.
	Mitigation Measure	None available.	None available.	None required.	None re
Housing (6)	Impact	<u>Conversion of 232 sf units creating an additional 1,508 mf units in the Study Area.</u>	<u>Conversion of 2,643 sf units creating an additional 1,508 mf units in the Study Area.</u>	No impact.	No imp
	Signifi- cance	Significant- unavoidable.	Significant- unavoidable.	None.	None.
	Mitigation Measure	None available.	None available.	None required.	None re
	Impact	Low-quality mf construction. o Poor architec- tural design o Lack of land- scaping	Low-quality mf construction. o Poor architec- tural design o Lack of land- scaping	No impact.	No imp

Underlined Impacts = Cannot be mitigated to a less-than-significant level.

Asterisk (*) following mitigation measure denotes that the identified measure does not reduce impacts.

^a See Table 3-2 for recommended policies and implementation measures of Performance Standards.

^b To accommodate new development, the existing system would require improvements. This impact includes

^c For improvements and capital costs required to upgrade the existing system see topical chapters of

NA = Not applicable.

Table 3-1. (Continued)

Topic (EIR Chapter)		Option 1		Option 2		Option 3	
		Historic Rate	Full Buildout	Historic Rate	Full Buildout	Historic Rate	Full Buildout
Land Use (4) (Continued)			o Enforce the East Side Area parking program.				o Enforce the East Side Area parking program.
Population (5)	Impact	<u>Net population increase of 2,394 in the Study Area.</u>	<u>Net population increase of 27,277 in the Study Area.</u>	No impact.	No impact.	<u>Net population increase of 1,234 in the Study Area.</u>	<u>Net population increase of 14,061 in the Study Area.</u>
	Significance	Significant-unavoidable.	Significant-unavoidable.	None.	None.	Significant-unavoidable.	Significant-unavoidable.
	Mitigation Measure	None available.	None available.	None required.	None required.	None available.	None available.
	Impact	<u>Demographic changes resulting in a Study Area population that is younger and more transient.</u>	<u>Demographic changes resulting in a Study Area population that is younger and more transient. Elderly residents would be required to relocate into mf units or outside of the Study Area.</u>	No impact.	No impact.	<u>Demographic changes resulting in a Study Area population with younger families and less transient than Options 1 and 4.</u>	<u>Demographic changes resulting in a Study Area population with younger families and less transient than Option 1 and 4. Elderly residents would be required to relocate into apartment units or outside of the Study Area.</u>
	Significance	Significant-unavoidable	Significant-unavoidable	None.	None.	Significant-unavoidable	Significant-unavoidable
	Mitigation Measure	None available.	None available.	None required.	None required.	None available.	None available.
Housing (6)	Impact	<u>Conversion of 232 sf units creating an additional 1,508 mf units in the Study Area.</u>	<u>Conversion of 2,643 sf units creating an additional 1,508 mf units in the Study Area.</u>	No impact.	No impact.	<u>Conversion of 232 sf units creating an additional 928 mf units in the Study Area.</u>	<u>Conversion of 2,643 sf units creating an additional 10,572 mf units in the Study Area.</u>
	Significance	Significant-unavoidable.	Significant-unavoidable.	None.	None.	Significant-unavoidable.	Significant-unavoidable.
	Mitigation Measure	None available.	None available.	None required.	None required.	None available.	None available.
	Impact	Low-quality mf construction. o Poor architectural design o Lack of landscaping	Low-quality mf construction. o Poor architectural design o Lack of landscaping	No impact.	No impact.	Low-quality mf construction. o Poor architectural design o Lack of landscaping	Low-quality mf construction. o Poor architectural design o Lack of landscaping

Underlined impacts = Cannot be mitigated to a less-than-significant level.

Asterisk (*) following mitigation measure denotes that the identified measure does not reduce impacts to a less-than-significant level.

See Table 3-2 for recommended policies and implementation measures of Performance Standards.

To accommodate new development, the existing system would require improvements. This impact includes both the incremental capital costs and improvements to

For improvements and capital costs required to upgrade the existing system see topical chapters of text.

NA = Not applicable.

Table 3-1. (Continued)

Option 2		Option 3		Option 4	
Historic Rate	Full Buildout	Historic Rate	Full Buildout	Historic Rate	Full Buildout
			o Enforce the East Side Area parking program.		o Enforce the East Side Area parking program.
o impact.	No impact.	<u>Net population increase of 1,234 in the Study Area.</u>	<u>Net population increase of 14,061 in the Study Area.</u>	<u>Net population increase of 2,394 in the Study Area.</u>	<u>Net population increase of 3,520 in the Study Area.</u>
None.	None.	Significant-unavoidable.	Significant-unavoidable.	Significant-unavoidable.	Significant-unavoidable.
None required.	None required.	None available.	None available.	None available.	None available.
o impact.	No impact.	<u>Demographic changes resulting in a Study Area population with younger families and less transient than Options 1 and 4.</u>	<u>Demographic changes resulting in a Study Area population with younger families and less transient than Option 1 and 4. Elderly residents would be required to relocate into apartment units or outside of the Study Area.</u>	<u>Demographic changes resulting in a population that is younger and more transient in the "target areas."</u>	<u>Demographic changes resulting in a population that is younger and more transient in the "target" areas. Elderly residents would be required to relocate into apartment units or outside of the "target areas."</u>
None.	None.	Significant-unavoidable	Significant-unavoidable	Significant-unavoidable	Significant-unavoidable
None required.	None required.	None available.	None available.	None available.	None available.
No impact.	No impact.	<u>Conversion of 232 sf units creating an additional 928 mf units in the Study Area.</u>	<u>Conversion of 2,643 sf units creating an additional 10,572 mf units in the Study Area.</u>	<u>Conversion of 232 sf units creating an additional 1,508 mf units in the Study Area.</u>	<u>Conversion of 341 sf units creating an additional 2,217 mf units in the Study Area.</u>
None.	None.	Significant-unavoidable.	Significant-unavoidable.	Significant-unavoidable.	Significant-unavoidable.
None required.	None required.	None available.	None available.	None available.	None available.
No impact.	No impact.	Low-quality mf construction.	Low-quality mf construction.	Low-quality mf construction.	Low-quality mf construction.
		o Poor architectural design	o Poor architectural design	o Poor architectural design	o Poor architectural design
		o Lack of landscaping	o Lack of landscaping	o Lack of landscaping	o Lack of landscaping

el. Measure does not reduce impacts to a less-than-significant level.
 Performance Standards.
 Improvements. This impact includes both the incremental capital costs and improvements under Option 2.
 System see topical chapters of text.

Table 3-1. (Co

Topic (EIR Chapter)		Option 1		Option 2	
		Historic Rate	Full Buildout	Historic Rate	Full Buildout
Housing (6) (Continued)	Signifi- cance	Significant.	Significant.	None.	None.
	Mitigation Measure	Develop perfor- mance standards: ^a o Amend SPARC requirements to require archi- tectural control. o Continue to develop, or update and enforce community design policies as part of SPARC.	Develop perfor- mance standards: ^a o Amend SPARC requirements to require archi- tectural control. o Continue to develop, or update and enforce community design policies as part of SPARC.	None required.	None req
	Impact	<u>Conflict with adopted housing policies encouraging the protection and improvement of existing resi- dential neighbor- hoods.</u>	<u>Conflict with adopted housing policies encouraging the protection and improvement of existing resi- dential neighbor- hoods.</u>	Conflict with adopted housing policies promoting the construction of a variety of housing.	Conflict adopted policies the const of a var housing.
	Signifi- cance	Significant- unavoidable.	Significant- unavoidable.	Significant.	Signific
	Mitigation Measure	None available. Adoption of strict performance standards would, however, partially mitigate this impact. ^a o Continue to develop, or update and enforce commu- nity design policies as part of SPARC. o Amend SPARC requirements to require archi- tectural control. o Amend SPARC requirements to discourage con- struction of bulky apartment buildings.	None available. Adoption of strict performance standards would, however, partially mitigate this impact. ^a o Continue to develop, or update and enforce commu- nity design policies as part of SPARC. o Amend SPARC requirements to require archi- tectural control. o Amend SPARC requirements to discourage con- struction of bulky apartment buildings.	Permit a variety of housing to be constructed elsewhere in Lodi.	Permit of housi construc elsewher

Underlined impacts = Cannot be mitigated to a less-than-significant level.
 Asterisk (*) following mitigation measure denotes that the identified measure does not reduce impacts.
^a See Table 3-2 for recommended policies and implementation measures of Performance Standards.
^b To accommodate new development, the existing system would require improvements. This impact includes
^c For improvements and capital costs required to upgrade the existing system see topical chapters of
 NA = Not applicable.

Table 3-1. (Continued)

Chapter		Option 1		Option 2		Option 3		Historic Rate
		Historic Rate	Full Buildout	Historic Rate	Full Buildout	Historic Rate	Full Buildout	
(6)	Signifi- cance	Significant.	Significant.	None.	None.	Significant.	Significant.	Significant.
	Mitigation Measure	Develop performance standards: ^a	Develop performance standards: ^a	None required.	None required.	Develop performance standards: ^a	Develop performance standards: ^a	Develop performance standards: ^a
		o Amend SPARC requirements to require architectural control.	o Amend SPARC requirements to require architectural control.			o Amend SPARC requirements to require architectural control.	o Amend SPARC requirements to require architectural control.	o Amend SPARC requirements to require architectural control.
		o Continue to develop, or update and enforce community design policies as part of SPARC.	o Continue to develop, or update and enforce community design policies as part of SPARC.			o Continue to develop, or update and enforce community design policies as part of SPARC.	o Continue to develop, or update and enforce community design policies as part of SPARC.	o Continue to develop, or update and enforce community design policies as part of SPARC.
	Impact	<u>Conflict with adopted housing policies encouraging the protection and improvement of existing residential neighborhoods.</u>	<u>Conflict with adopted housing policies encouraging the protection and improvement of existing residential neighborhoods.</u>	Conflict with adopted housing policies promoting the construction of a variety of housing.	Conflict with adopted housing policies promoting the construction of a variety of housing.	<u>Conflict with adopted housing policies encouraging the protection and improvement of existing residential neighborhoods.</u>	<u>Conflict with adopted housing policies encouraging the protection and improvement of existing residential neighborhoods.</u>	<u>Conflict with adopted housing policies encouraging the protection and improvement of existing residential neighborhoods.</u>
	Significance	Significant-unavoidable.	Significant-unavoidable.	Significant.	Significant.	Significant-unavoidable.	Significant-unavoidable.	Significant-unavoidable.
	Mitigation Measure	None available. Adoption of strict performance standards would, however, partially mitigate this impact. ^a	None available. Adoption of strict performance standards would, however, partially mitigate this impact. ^a	Permit a variety of housing to be constructed elsewhere in Lodi.	Permit a variety of housing to be constructed elsewhere in Lodi.	None available. Adoption of strict performance standards would, however, partially mitigate this impact. ^a	None available. Adoption of strict performance standards would, however, partially mitigate this impact. ^a	None available. Adoption of strict performance standards would, however, partially mitigate this impact. ^a
		o Continue to develop, or update and enforce community design policies as part of SPARC.	o Continue to develop, or update and enforce community design policies as part of SPARC.			o Continue to develop, or update and enforce community design policies as part of SPARC.	o Continue to develop, or update and enforce community design policies as part of SPARC.	o Continue to develop, or update and enforce community design policies as part of SPARC.
		o Amend SPARC requirements to require architectural control.	o Amend SPARC requirements to require architectural control.			o Amend SPARC requirements to require architectural control.	o Amend SPARC requirements to require architectural control.	o Amend SPARC requirements to require architectural control.
		o Amend SPARC requirements to discourage construction of bulky apartment buildings.	o Amend SPARC requirements to discourage construction of bulky apartment buildings.			o Amend SPARC requirements to discourage construction of bulky apartment buildings.	o Amend SPARC requirements to discourage construction of bulky apartment buildings.	o Amend SPARC requirements to discourage construction of bulky apartment buildings.

Underlined Impacts = Cannot be mitigated to a less-than-significant level.

RISK (*) following mitigation measure denotes that the identified measure does not reduce impacts to a less-than-significant level.

See Table 3-2 for recommended policies and implementation measures of Performance Standards.

To accommodate new development, the existing system would require improvements. This impact includes both the incremental capital costs and improvements und

For improvements and capital costs required to upgrade the existing system see topical chapters of text.

^a = Not applicable.

Table 3-1. (Continued)

Historic Rate	Option 2		Option 3		Option 4	
	Historic Rate	Full Buildout	Historic Rate	Full Buildout	Historic Rate	Full Buildout
None.	None.	Significant.	Significant.	Significant.	Significant.	Significant.
None required.	None required.	Develop performance standards: ^a				
		<ul style="list-style-type: none"> o Amend SPARC requirements to require architectural control. o Continue to develop, or update and enforce community design policies as part of SPARC. 	<ul style="list-style-type: none"> o Amend SPARC requirements to require architectural control. o Continue to develop, or update and enforce community design policies as part of SPARC. 	<ul style="list-style-type: none"> o Amend SPARC requirements to require architectural control. o Continue to develop, or update and enforce community design policies as part of SPARC. 	<ul style="list-style-type: none"> o Amend SPARC requirements to require architectural control. o Continue to develop, or update and enforce community design policies as part of SPARC. 	<ul style="list-style-type: none"> o Amend SPARC requirements to require architectural control. o Continue to develop, or update and enforce community design policies as part of SPARC.
Conflict with adopted housing policies promoting construction of a variety of housing.	Conflict with adopted housing policies promoting the construction of a variety of housing.	<u>Conflict with adopted housing policies encouraging the protection and improvement of existing residential neighborhoods.</u>	<u>Conflict with adopted housing policies encouraging the protection and improvement of existing residential neighborhoods.</u>	<u>Conflict with adopted housing policies encouraging the protection and improvement of existing residential neighborhoods.</u>	<u>Conflict with adopted housing policies encouraging the protection and improvement of existing residential neighborhoods.</u>	<u>Conflict with adopted housing policies encouraging the protection and improvement of existing residential neighborhoods.</u>
Significant.	Significant.	Significant-unavoidable.	Significant-unavoidable.	Significant-unavoidable.	Significant-unavoidable.	Significant-unavoidable.
Permit a variety of housing to be constructed elsewhere in Lodi.	Permit a variety of housing to be constructed elsewhere in Lodi.	None available. Adoption of strict performance standards would, however, partially mitigate this impact. ^a	None available. Adoption of strict performance standards would, however, partially mitigate this impact. ^a	None available. Adoption of strict performance standards would, however, partially mitigate this impact. ^a	None available. Adoption of strict performance standards would, however, partially mitigate this impact. ^a	None available. Adoption of strict performance standards would, however, partially mitigate this impact. ^a
		<ul style="list-style-type: none"> o Continue to develop, or update and enforce community design policies as part of SPARC. o Amend SPARC requirements to require architectural control. o Amend SPARC requirements to discourage construction of bulky apartment buildings. 	<ul style="list-style-type: none"> o Continue to develop, or update and enforce community design policies as part of SPARC. o Amend SPARC requirements to require architectural control. o Amend SPARC requirements to discourage construction of bulky apartment buildings. 	<ul style="list-style-type: none"> o Continue to develop, or update and enforce community design policies as part of SPARC. o Amend SPARC requirements to require architectural control. o Amend SPARC requirements to discourage construction of bulky apartment buildings. 	<ul style="list-style-type: none"> o Continue to develop, or update and enforce community design policies as part of SPARC. o Amend SPARC requirements to require architectural control. o Amend SPARC requirements to discourage construction of bulky apartment buildings. 	<ul style="list-style-type: none"> o Continue to develop, or update and enforce community design policies as part of SPARC. o Amend SPARC requirements to require architectural control. o Amend SPARC requirements to discourage construction of bulky apartment buildings.

^a does not reduce impacts to a less-than-significant level. Performance Standards.

^b impacts. This impact includes both the incremental capital costs and improvements under Option 2. See topical chapters of text.

Topic (EIR Chapter)		Option 1		Historic Rate
		Historic Rate	Full Buildout	
Housing (6) (Continued)	Impact	No impact.	No impact.	Conflict with adopted housing policies dealing with the San Joaquin Council of Governments (Council) Fair Share Housing Allocation Plan. No new additions to the Study Area housing stock would occur.
	Significance	None.	None.	Significant.
	Mitigation Measure	None required.	None required.	Permit adequate housing to be constructed elsewhere in Lodi; ensure through the permitting process that future residential development will include adequate affordable housing.
Employment (7)	Impact	Increased demand for retail goods and services in Lodi and San Joaquin County.	Increased demand for retail goods and services in Lodi and San Joaquin County.	No impact.
	Significance	Beneficial.	Beneficial.	None.
	Mitigation Measure	None required.	None required.	None required.
	Impact	Generation of 287 local, direct, and secondary full-time jobs; generation of 263 person-years of construction-related employment.	Generation of 3,382 local, direct, and secondary full-time jobs; generation of 2,993 person-years of construction-related employment.	No impact.
	Significance	Beneficial.	Beneficial.	None.
	Mitigation Measure	None required.	None required.	None required.

Underlined Impacts = Cannot be mitigated to a less-than-significant level.
 Asterisk (*) following mitigation measure denotes that the identified measure does not re
 See Table 3-2 for recommended policies and implementation measures of Performance Stand
 To accommodate new development, the existing system would require improvements. This
 For improvements and capital costs required to upgrade the existing system see topical
 NA = Not applicable.

Table 3-1. (Continued)

Topic (Chapter)		Option 1		Option 2		Option 3		
		Historic Rate	Full Buildout	Historic Rate	Full Buildout	Historic Rate	Full Buildout	
Housing (6) (continued)	Impact	No impact.	No impact.	Conflict with adopted housing policies dealing with the San Joaquin Council of Governments (Council) Fair Share Housing Allocation Plan. No new additions to the Study Area housing stock would occur.	Conflict with adopted housing policies dealing with Council's Fair Share Housing Allocation Plan. No new additions to the Study Area housing stock would occur.	No impact.	No impact.	No
	Significance	None.	None.	Significant.	Significant	None.	None.	No
	Mitigation Measure	None required.	None required.	Permit adequate housing to be constructed elsewhere in Lodi; ensure through the permitting process that future residential development will include adequate affordable housing.	Permit adequate housing to be constructed elsewhere in Lodi; ensure through the permitting process that future residential development will include adequate affordable housing.	None required.	None required.	No
Employment (7)	Impact	Increased demand for retail goods and services in Lodi and San Joaquin County.	Increased demand for retail goods and services in Lodi and San Joaquin County.	No impact.	No impact.	Increased demand for retail goods and services in Lodi and San Joaquin County.	Increased demand for retail goods and services in Lodi and San Joaquin County.	In
	Significance	Beneficial.	Beneficial.	None.	None.	Beneficial.	Beneficial.	Be
	Mitigation Measure	None required.	None required.	None required.	None required.	None required.	None required.	No
	Impact	Generation of 287 local, direct, and secondary full-time jobs; generation of 263 person-years of construction-related employment.	Generation of 3,382 local, direct, and secondary full-time jobs; generation of 2,993 person-years of construction-related employment.	No impact.	No impact.	Generation of 153 local, direct, and secondary full-time jobs; generation of 162 person-years of construction-related employment.	Generation of 1,774 local, direct, and secondary full-time jobs; generation of 1,842 person-years of construction-related employment.	Ge
	Significance	Beneficial.	Beneficial.	None.	None.	Beneficial.	Beneficial.	Be
	Mitigation Measure	None required.	None required.	None required.	None required.	None required.	None required.	No

Underlined Impacts = Cannot be mitigated to a less-than-significant level.

Asterisk (*) following mitigation measure denotes that the identified measure does not reduce impacts to a less-than-significant level.

D See Table 3-2 for recommended policies and implementation measures of Performance Standards.

C To accommodate new development, the existing system would require improvements. This impact includes both the incremental capital costs and improvements

For improvements and capital costs required to upgrade the existing system see topical chapters of text.

NA = Not applicable.

Table 3-1. (Continued)

Option 2		Option 3		Option 4	
Historic Rate	Full Buildout	Historic Rate	Full Buildout	Historic Rate	Full Buildout
Conflict with adopted housing policies dealing with the San Joaquin Council of Governments (Council) Fair Share Housing Allocation Plan. No new additions to the Study Area housing stock would occur.	Conflict with adopted housing policies dealing with Council's Fair Share Housing Allocation Plan. No new additions to the Study Area housing stock would occur.	No impact.	No impact.	No impact.	No impact.
Significant.	Significant	None.	None.	None.	None.
Permit adequate housing to be constructed elsewhere in Lodi; ensure through the permitting process that future residential development will include adequate affordable housing.	Permit adequate housing to be constructed elsewhere in Lodi; ensure through the permitting process that future residential development will include adequate affordable housing.	None required.	None required.	None required.	None required.
No impact.	No impact.	Increased demand for retail goods and services in Lodi and San Joaquin County.	Increased demand for retail goods and services in Lodi and San Joaquin County.	Increased demand for retail goods and services in Lodi and San Joaquin County.	Increased demand for retail goods and services in Lodi and San Joaquin County.
None.	None.	Beneficial.	Beneficial.	Beneficial.	Beneficial.
None required.	None required.	None required.	None required.	None required.	None required.
No impact.	No impact.	Generation of 153 local, direct, and secondary full-time jobs; generation of 162 person-years of construction-related employment.	Generation of 1,774 local, direct, and secondary full-time jobs; generation of 1,842 person-years of construction-related employment.	Generation of 297 local, direct, and secondary full-time jobs; generation of 263 person-years of construction-related employment.	Generation of 437 local, direct, and secondary full-time jobs; generation of 386 person-years of construction-related employment.
None.	None.	Beneficial.	Beneficial.	Beneficial.	Beneficial.
None required.	None required.	None required.	None required.	None required.	None required.

level.
 measure does not reduce impacts to a less-than-significant level.
 of Performance Standards.
 improvements. This impact includes both the incremental capital costs and improvements under Option 2.
 system see topical chapters of text.

Table 3-1.

Topic (EIR Chapter)		Option 1		Option 2	
		Historic Rate	Full Buildout	Historic Rate	
Fiscal and Economic Conditions (8)	Impact	Generation of \$468,700 in annual revenues and \$633,700 in annual costs. Annual deficit of \$165,000, representing a 26 percent shortfall in annual revenues.	Generation of \$5,208,700 in annual revenues and \$6,934,100 in annual costs. Annual deficit of \$1,725,400, representing a 25 percent shortfall in annual revenues.	No impact.	No impact.
	Significance	Significant.	Significant.	None.	None.
	Mitigation Measure	Adopt and implement a different land use mix; designate the Study Area as a redevelopment area; designate the Study Area as an assessment district; designate the Study Area as a Mello-Roos Community Facilities District.	Adopt and implement a different land use mix; designate the Study Area as a redevelopment area; designate the Study Area as an assessment district; designate the Study Area as a Mello-Roos Community Facilities District.	None required.	None required.
	Impact	\$9.7 million in capital improvements to the city's water, sewerage, and drainage systems. ^b	\$17.9 million in capital improvements to the city's water, sewerage, and drainage systems. ^b	No impact. ^c	No impact.
	Significance	NA	NA	None.	None.
	Mitigation Measure	NA	NA	None required.	None required.
Water (9)	Impact	Increase in the peak hourly flow rate by 3 MGD.	Increase in the peak hourly flow rate by 30 MGD.	No impact. ^c	No impact.
	Significance	Significant.	Significant.	None.	None.
	Mitigation Measure	Construct two wells and install 16,000 lf of 12-inch main transmission line. ^b	Construct 12 wells and install 12,500 lf of 14-inch and 36,000 lf of 12-inch main transmission line. ^b	None required.	None required.

Underlined Impacts = Cannot be mitigated to a less-than-significant level.

Asterisk (*) following mitigation measure denotes that the identified measure does not reduce impact.

^a See Table 3-2 for recommended policies and implementation measures of Performance Standards.

^b To accommodate new development, the existing system would require improvements. This impact includes

^c For improvements and capital costs required to upgrade the existing system see topical chapters

NA = Not applicable.

Table 3-1. (Continued)

Topic (EIR Chapter)		Option 1		Option 2		Option 3	
		Historic Rate	Full Buildout	Historic Rate	Full Buildout	Historic Rate	Full Buildout
Fiscal and Economic Conditions (8)	Impact	Generation of \$468,700 in annual revenues and \$633,700 in annual costs. Annual deficit of \$165,000, representing a 26 percent shortfall in annual revenues.	Generation of \$5,208,700 in annual revenues and \$6,934,100 in annual costs. Annual deficit of \$1,725,400, representing a 25 percent shortfall in annual revenues.	No impact.	No impact.	Generation of \$247,600 in annual revenues and \$340,700 in annual costs. Annual deficit of \$93,000, representing a 27 percent shortfall in annual revenues.	Generation of \$2,731,900 in annual revenues and \$3,906,700 in annual costs. Annual deficit of \$1,174,800, representing a 30 percent shortfall in annual revenues.
	Significance	Significant.	Significant.	None.	None.	Significant.	Significant.
	Mitigation Measure	Adopt and implement a different land use mix; designate the Study Area as a redevelopment area; designate the Study Area as an assessment district; designate the Study Area as a Mello-Roos Community Facilities District.	Adopt and implement a different land use mix; designate the Study Area as a redevelopment area; designate the Study Area as an assessment district; designate the Study Area as a Mello-Roos Community Facilities District.	None required.	None required.	Adopt and implement a different land use mix; designate the Study Area as a redevelopment area; designate the Study Area as an assessment district; designate the Study Area as a Mello-Roos Community Facilities District.	Adopt and implement a different land use mix; designate the Study Area as a redevelopment area; designate the Study Area as an assessment district; designate the Study Area as a Mello-Roos Community Facilities District.
	Impact	\$9.7 million in capital improvements to the city's water, sewerage, and drainage systems. ^b	\$17.9 million in capital improvements to the city's water, sewerage, and drainage systems. ^b	No impact. ^c	No impact. ^c	\$4.9 million in capital improvements to the city's water, sewerage, and drainage systems. ^b	\$15 million in capital improvements to the city's water, sewerage, and drainage systems. ^b
	Significance	NA	NA	None.	None.	NA	NA
	Mitigation Measure	NA	NA	None required.	None required.	NA	NA
Water (9)	Impact	Increase in the peak hourly flow rate by 3 MGD.	Increase in the peak hourly flow rate by 30 MGD.	No impact. ^c	No impact. ^c	Increase in the peak hourly flow rate of 1.9 MGD.	Increase in the peak hourly flow rate of 19 MGD.
	Significance	Significant.	Significant.	None.	None.	Significant.	Significant.
	Mitigation Measure	Construct two wells and install 16,000 lf of 12-inch main transmission line.	Construct 12 wells and install 12,500 lf of 14-inch and 36,000 lf of 12-inch main transmission line. ^b	None required.	None required.	Construct one well and install 5,000 lf of 12-inch transmission line. ^b	Construct seven wells and install 5,000 lf of 14-inch and 33,000 lf of 12-inch main transmission line.

^a Underlined impacts = Cannot be mitigated to a less-than-significant level.
^b Asterisk (*) following mitigation measure denotes that the identified measure does not reduce impacts to a less-than-significant level.
^c See Table 3-2 for recommended policies and implementation measures of Performance Standards.
^d To accommodate new development, the existing system would require improvements. This impact includes both the incremental capital costs and improvements to the system.
^e For improvements and capital costs required to upgrade the existing system see topical chapters of text.
NA = Not applicable.

Table 3-1. (Cont'nued)

Option 2		Option 3		Option 4	
Historic Rate	Full Buildout	Historic Rate	Full Buildout	Historic Rate	Full Buildout
No impact.	No impact.	Generation of \$247,600 in annual revenues and \$340,700 in annual costs. Annual deficit of \$93,000, representing a 27 percent shortfall in annual revenues.	Generation of \$2,731,900 in annual revenues and \$3,906,700 in annual costs. Annual deficit of \$1,174,800, representing a 30 percent shortfall in annual revenues.	Generation of \$468,700 in annual revenues and \$633,700 in annual costs. Annual deficit of \$165,000, representing a 26 percent shortfall in annual revenues.	Generation of \$672,200 in annual revenues and \$922,600 in annual costs. Annual deficit of \$250,400 representing a 27 percent shortfall in annual revenues.
None.	None.	Significant.	Significant.	Significant.	Significant.
None required.	None required.	Adopt and implement a different land use mix; designate the Study Area as a redevelopment area; designate the Study Area as an assessment district; designate the Study Area as a Mello-Roos Community Facilities District.	Adopt and implement a different land use mix; designate the Study Area as a redevelopment area; designate the Study Area as an assessment district; designate the Study Area as a Mello-Roos Community Facilities District.	Adopt and implement a different land use mix; designate the Study Area as a redevelopment area; designate the Study Area as an assessment district; designate the Study Area as a Mello-Roos Community Facilities District.	Adopt and implement a different land use mix; designate the Study Area as a redevelopment area; designate the Study Area as an assessment district; designate the Study Area as a Mello-Roos Community Facilities District.
No impact. ^c	No impact. ^c	\$4.9 million in capital improvements to the city's water, sewerage, and drainage systems. ^b	\$15 million in capital improvements to the city's water, sewerage, and drainage systems. ^b	\$4.9 million in capital improvements to the city's water, sewerage, and drainage systems. ^b	\$6.2 million in capital improvements to the city's water, sewerage, and drainage systems. ^b
None.	None.	NA	NA	NA	NA
None required.	None required.	NA	NA	NA	NA
No impact. ^c	No impact. ^c	Increase in the peak hourly flow rate of 1.9 MGD.	Increase in the peak hourly flow rate of 19 MGD.	Increase in the peak hourly flow rate of 3 MGD.	Increase in the peak hourly flow rate of 3.8 MGD.
None.	None.	Significant.	Significant.	Significant.	Significant.
None required.	None required.	Construct one well and install 5,000 lf of 12-inch transmission line. ^b	Construct seven wells and install 5,000 lf of 14-inch and 33,000 lf of 12-inch main transmission line. ^b	Construct two wells and install 5,000 lf of 12-inch main transmission line. ^b	Construct two wells and install 10,000 lf of 12-inch main transmission line. ^b

level.
 ed measure does not reduce impacts to a less-than-significant level.
 es of Performance Standards.
 e improvements. This impact includes both the incremental capital costs and improvements under Option 2.
 ng system see topical chapters of text.

Table 3-1.

Topic (EIR Chapter)		Option 1		Option 2	
		Historic Rate	Full Buildout	Historic Rate	
Water (9) (Continued)	Impact	Grid system improvements would be required to meet fire flow requirements.	Grid system improvements would be required to meet fire flow requirements.	No impact. ^c	No
	Significance	Significant.	Significant.	None.	Not
	Mitigation Measure	Install 83,800 lf of 8-inch and 6,800 lf of 6-inch pipe and 74 new fire hydrants; adopt an Ordinance requiring fire-suppressing devices on new structures.	Install 83,800 lf of 8-inch and 6,800 lf of 6-inch pipe and 74 new fire hydrants; adopt an Ordinance requiring fire-suppressing devices on new structures.	None required.	Not
	Impact	\$5,657,200 in capital improvements to the city's water system. ^b	\$10,757,200 in capital improvements to the city's water system. ^b	No impact. ^c	No
	Significance	NA	NA	None.	Not
	Mitigation Measure	NA	NA	None required.	Not
	Impact	\$1,815,000 in capital improvements to the city's trunk sewers. ^b	\$4,469,000 in capital improvements to the city's trunk sewers. ^b	No impact. ^c	No
	Significance	NA	NA	None.	Not
	Mitigation Measure	NA	NA	None required.	Not
	Impact	56,600 lf of replacement collection sewers. ^b	84,500 lf of replacement collection sewers. ^b	No impact. ^c	No
Significance	Significant.	Significant.	None.	Not	
Mitigation Measure	Install 56,000 lf of collection sewers.	Install 84,500 lf of collection sewers.	None required.	Not	
Impact	\$6,282,600 in capital improvements to the city's collection sewers. ^b	\$9,379,500 in capital improvements to the city's collection sewers. ^b	No impact. ^c	No	

Underlined Impacts = Cannot be mitigated to a less-than-significant level.

Asterisk (*) following mitigation measure denotes that the identified measure does not reduce impact.

^a See Table 3-2 for recommended policies and implementation measures of Performance Standards.

^b To accommodate new development, the existing system would require improvements. This impact is

^c For improvements and capital costs required to upgrade the existing system see topical chapter

NA = Not applicable.

Table 3-1. (Continued)

Topic Chapter)		Option 1		Option 2		Option 3	
		Historic Rate	Full Buildout	Historic Rate	Full Buildout	Historic Rate	Full Buildout
r (9) (continued)	Impact	Grid system improvements would be required to meet fire flow requirements.	Grid system improvements would be required to meet fire flow requirements.	No impact. ^c	No impact. ^c	Grid system improvements would be required to meet fire flow requirements.	Grid system improvements would be required to meet fire flow requirements.
	Significance	Significant.	Significant.	None.	None.	Significant.	Significant.
	Mitigation Measure	Install 83,800 lf of 8-inch and 6,800 lf of 6-inch pipe and 74 new fire hydrants; adopt an Ordinance requiring fire-suppressing devices on new structures.	Install 83,800 lf of 8-inch and 6,800 lf of 6-inch pipe and 74 new fire hydrants; adopt an Ordinance requiring fire-suppressing devices on new structures.	None required.	None required.	Install 60,300 lf of 8-inch and 16,000 lf of 6-inch pipe and 62 new fire hydrants; adopt an Ordinance requiring fire-suppressing devices on new structures.	Install 60,300 lf of 8-inch and 16,000 lf of 6-inch pipe and 62 new fire hydrants; adopt an Ordinance requiring fire-suppressing devices on new structures.
	Impact	\$5,657,200 in capital improvements to the city's ^b water system.	\$10,757,200 in capital improvements to the city's ^b water system.	No impact. ^c	No impact. ^c	\$3,985,100 in capital improvements to the city's ^b water system.	\$7,825,100 in capital improvements to the city's ^b water system.
	Significance	NA	NA	None.	None.	NA	NA
	Mitigation Measure	NA	NA	None required.	None required.	NA	NA
verage	Impact	\$1,815,000 in capital improvements to the city's ^b trunk sewers.	\$4,469,000 in capital improvements to the city's ^b trunk sewers.	No impact. ^c	No impact. ^c	\$1,817,000 in capital improvements to the city's ^b trunk sewers.	\$3,487,000 in capital improvements to the city's ^b trunk sewers.
	Significance	NA	NA	None.	None.	NA	NA
	Mitigation Measure	NA	NA	None required.	NA	NA	NA
	Impact	56,600 lf of replacement collection sewers.	84,500 lf of replacement collection sewers.	No impact. ^c	No impact. ^c	27,900 lf of replacement collection sewers.	84,500 lf of replacement collection sewers.
	Significance	Significant.	Significant.	None.	None.	Significant.	Significant.
	Mitigation Measure	Install 56,000 lf of collection sewers.	Install 84,500 lf of collection sewers.	None required.	None required.	Install 27,900 lf of collection sewers.	Install 84,500 lf of collection sewers.
	Impact	\$6,282,600 in capital improvements to the city's collection sewers. ^b	\$9,379,500 in capital improvements to the city's collection sewers. ^b	No impact. ^c	No impact. ^c	\$3,096,900 in capital improvements to the city's collection sewers. ^b	\$9,379,500 in capital improvements to the city's collection sewers. ^b

Underlined Impacts = Cannot be mitigated to a less-than-significant level.

Risk (R) following mitigation measure denotes that the identified measure does not reduce impacts to a less-than-significant level.

See Table 3-2 for recommended policies and implementation measures of Performance Standards.

To accommodate new development, the existing system would require improvements. This impact includes both the incremental capital costs and improvements for improvements and capital costs required to upgrade the existing system see topical chapters of text.

^b = Not applicable.

Table 3-1. (Continued)

Option 2		Option 3		Option 4	
Historic Rate	Full Buildout	Historic Rate	Full Buildout	Historic Rate	Full Buildout
Impact. ^c	No impact. ^c	Grid system improvements would be required to meet fire flow requirements.	Grid system improvements would be required to meet fire flow requirements.	Grid system improvements would be required to meet fire flow requirements.	Grid system improvements would be required to meet fire flow requirements.
None.	None.	Significant.	Significant.	Significant.	Significant.
None required.	None required.	Install 60,300 lf of 8-inch and 16,000 lf of 6-inch pipe and 62 new fire hydrants; adopt an Ordinance requiring fire-suppressing devices on new structures.	Install 60,300 lf of 8-inch and 16,000 lf of 6-inch pipe and 62 new fire hydrants; adopt an Ordinance requiring fire-suppressing devices on new structures.	Install 33,800 lf of 8-inch and 26,800 lf of 6-inch pipe and 45 new fire hydrants; adopt an Ordinance requiring fire-suppressing devices on new structures.	Install 33,800 lf of 8-inch and 26,800 lf of 6-inch pipe and 45 new fire hydrants; adopt an Ordinance requiring fire-suppressing devices on new structures.
Impact. ^c	No impact. ^c	\$3,985,100 in capital improvements to the city's water system. ^b	\$7,825,100 in capital improvements to the city's water system. ^b	\$3,440,000 in capital improvements to the city's water system. ^b	\$4,100,000 in capital improvements to the city's water system. ^b
None.	None.	NA	NA	NA	NA
None required.	None required.	NA	NA	NA	NA
Impact. ^c	No impact. ^c	\$1,817,000 in capital improvements to the city's trunk sewers. ^b	\$3,487,000 in capital improvements to the city's trunk sewers. ^b	\$2,077,000 in capital improvements to the city's trunk sewers. ^b	\$2,642,000 in capital improvements to the city's trunk sewers. ^b
None.	None.	NA	NA	NA	NA
None required.	NA	NA	NA	NA	NA
Impact. ^c	No impact. ^c	27,900 lf of replacement collection sewers. ^b	84,500 lf of replacement collection sewers. ^b	11,300 lf of replacement collection sewers. ^b	16,900 lf of replacement collection sewers. ^b
None.	None.	Significant.	Significant.	Significant.	Significant.
None required.	None required.	Install 27,900 lf of collection sewers.	Install 84,500 lf of collection sewers.	Install 11,300 lf of collection sewers.	Install 16,900 lf of collection sewers.
Impact. ^c	No impact. ^c	\$3,096,900 in capital improvements to the city's collection sewers. ^b	\$9,379,500 in capital improvements to the city's collection sewers. ^b	\$1,315,000 in capital improvements to the city's collection sewers. ^b	\$1,832,000 in capital improvements to the city's collection sewers. ^b

1. Measure does not reduce impacts to a less-than-significant level.
 Performance Standards.
 Improvements. This impact includes both the incremental capital costs and improvements under Option 2.
 System see topical chapters of text.

Table 3-1.

Topic (EIR Chapter)		Option 1		Option 2	
		Historic Rate	Full Buildout	Historic Rate	
Sewerage (10) (Continued)	Signifi- cance	NA	NA	None.	Non
	Mitigation Measure	NA	NA	None required.	Non
	Impact	Sever capacity deficiencies in 1,630 lf of trunk sewers and 27,900 lf of collection sewers.	Sever capacity deficiencies in 15,675 lf of trunk sewers and 56,600 lf of collection sewers.	No impact. ^c	No
	Signifi- cance	Significant.	Significant.	None.	Non
	Mitigation Measure	Upgrade 1,630 lf of trunk sewers and 27,900 lf of collection sewers.	Upgrade 15,675 lf of trunk sewers and 56,600 lf of collection sewers.	None required.	Non
Drainage (11)	Impact	Increased runoff due to larger impervious surfaces, resulting in ponding at catch basins and flooding in alleys and gutters.	Increased runoff due to larger impervious surfaces, resulting in ponding at catch basins and flooding in alleys and gutters.	No impact.	No
	Signifi- cance	Significant (if development occurs in concentrated areas).	Significant.	None.	Non
	Mitigation Measure	Provide additional storm drains; develop performance standards: o Continue to develop, or update and enforce commu- nity design policies as part of the SPARC ^b requirements.	Provide additional storm drains; develop performance standards: o Continue to develop, or update and enforce commu- nity design policies as part of the SPARC ^b requirements.	None required.	Non
	Impact	Storm drainage pipe deficiencies. ^b	Storm drainage pipe deficiencies. ^b	No impact. ^c	No

Underlined Impacts = Cannot be mitigated to a less-than-significant level.

* Asterisk (*) following mitigation measure denotes that the identified measure does not reduce impact.

^a See Table 3-2 for recommended policies and implementation measures of Performance Standards.

^b To accommodate new development, the existing system would require improvements. This impact

^c For improvements and capital costs required to upgrade the existing system see topical chapters

NA = Not applicable.

Table 3-1. (Continued)

c)	Option 1		Option 2		Option 3		
	Historic Rate	Full Buildout	Historic Rate	Full Buildout	Historic Rate	Full Buildout	
Significance	NA	NA	None.	None.	NA	NA	NA
Mitigation Measure	NA	NA	None required.	None required.	NA	NA	NA
Impact	Sewer capacity deficiencies in 1,630 lf of trunk sewers and 27,900 lf of collection sewers.	Sewer capacity deficiencies in 15,675 lf of trunk sewers and 56,600 lf of collection sewers.	No impact. ^c	No impact. ^c	Sewer capacity deficiencies in 1,750 lf of trunk sewers. ^b	Sewer capacity deficiencies in 10,570 lf of trunk sewers and 56,600 lf of collection sewers.	Sewer defici. 3,255 sewer lf of sewer.
Significance	Significant.	Significant.	None.	None.	Significant.	Significant.	S. gni
Mitigation Measure	Upgrade 1,630 lf of trunk sewers and 27,900 lf of collection sewers.	Upgrade 15,675 lf of trunk sewers and 56,600 lf of collection sewers.	None required.	None required.	Upgrade 1,750 lf of trunk sewers. ^b	Upgrade 10,570 lf of trunk sewers and 56,000 lf of collection sewers.	Upgra of tr and 1 colle sewer.
Impact	Increased runoff due to larger impervious surfaces, resulting in ponding at catch basins and flooding in alleys and gutters.	Increased runoff due to larger impervious surfaces, resulting in ponding at catch basins and flooding in alleys and gutters.	No impact.	No impact.	Increased runoff due to larger impervious surfaces, resulting in ponding at catch basins and flooding in alleys and gutters.	Increased runoff due to larger impervious surfaces, resulting in ponding at catch basins and flooding in alleys and gutters.	Incre due to imper surfa resul pondi basin flood and c "larg only.
Significance	Significant (if development occurs in concentrated areas).	Significant.	None.	None.	Significant (if development occurs in concentrated areas).	Significant.	SI
Mitigation Measure	Provide additional storm drains; develop performance standards: o Continue to develop, or update and enforce community design policies as part of the SPARC ^b requirements.	Provide additional storm drains; develop performance standards: o Continue to develop, or update and enforce community design policies as part of the SPARC ^b requirements.	None required.	None required.	Provide additional storm drains; develop performance standards: o Continue to develop, or update and enforce community design policies as part of the SPARC ^b requirements.	Provide additional storm drains; develop performance standards: o Continue to develop, or update and enforce community design policies as part of the SPARC ^b requirements.	Provi storm devel performance o Con: dev up: en: ni: po: re.
Impact	Storm drainage pipe deficiencies. ^b	Storm drainage pipe deficiencies. ^b	No impact. ^c	No impact. ^c	Storm drainage pipe deficiencies. ^b	Storm drainage pipe deficiencies. ^b	Storm pipe defi.

and Impacts = Cannot be mitigated to a less-than-significant level.

(*) Following mitigation measure denotes that the identified measure does not reduce impacts to a less-than-significant level.

See Table 3-2 for recommended policies and implementation measures of Performance Standards.

To accommodate new development, the existing system would require improvements. This impact includes both the incremental capital costs and improvements under

improvements and capital costs required to upgrade the existing system see topical chapters of text.

applicable.

Table 3-1. (Continued)

Historic Rate	Option 2		Option 3		Option 4	
	Historic Rate	Full Buildout	Historic Rate	Full Buildout	Historic Rate	Full Buildout
None.	None.	NA	NA	NA	NA	NA
None required.	None required.	NA	NA	NA	NA	NA
No impact. ^c	No impact. ^c	Sewer capacity deficiencies in 1,750 lf of trunk sewers. ^d	Sewer capacity deficiencies in 10,570 lf of trunk sewers and 56,600 lf of collection sewers.	Sewer capacity deficiencies in 3,255 lf of trunk sewers and 1,350 lf of collection sewers.	Sewer capacity deficiencies in 6,480 lf of trunk sewers and 6,950 lf of collection sewers.	
None.	None.	Significant.	Significant.	Significant.	Significant.	
None required.	None required.	Upgrade 1,750 lf of trunk sewers. ^b	Upgrade 10,570 lf of trunk sewers and 56,000 lf of collection sewers. ^b	Upgrade 3,255 lf of trunk sewers and 1,350 lf of collection sewers. ^b	Upgrade 6,480 lf of trunk sewers and 6,950 lf of collection sewers. ^b	
No impact.	No impact.	Increased runoff due to larger impervious surfaces, resulting in ponding at catch basins and flooding in alleys and gutters. ^b	Increased runoff due to larger impervious surfaces, resulting in ponding at catch basins and flooding in alleys and gutters. ^b	Increased runoff due to larger impervious surfaces, resulting in ponding at catch basins and flooding in alleys and gutters in the "target areas" only.	Increased runoff due to larger impervious surfaces, resulting in ponding at catch basins and flooding in alleys and gutters in the "target areas" only.	
None.	None.	Significant (if development occurs in concentrated areas).	Significant.	Significant.	Significant.	
None required.	None required.	Provide additional storm drains; develop performance standards: ^a o Continue to develop, or update and enforce community design policies as part of the SPARC requirements. ^b	Provide additional storm drains; develop performance standards: ^a o Continue to develop, or update and enforce community design policies as part of the SPARC requirements. ^b	Provide additional storm drains; develop performance standards: ^a o Continue to develop, or update and enforce community design policies as part of the SPARC requirements. ^b	Provide additional storm drains; develop performance standards: ^a o Continue to develop, or update and enforce community design policies as part of the SPARC requirements. ^b	
No impact. ^c	No impact. ^c	Storm drainage pipe deficiencies. ^b				

el. Measure does not reduce impacts to a less-than-significant level.
Performance Standards.
Improvements. This impact includes both the incremental capital costs and improvements under Option 2.
System see topical chapters of text.

Table 3-1.

Topic (EIR Chapter)	Signifi- cance	Option 1		Option 2	
		Historic Rate	Full Buildout	Historic Rate	Historic Rate
Drainage (11) (Continued)		Significant.	Significant.	None.	None.
	Mitigation Measure	Install needed storm drain pipe: ^b	Install needed storm drain pipe: ^b	None required.	None.
		o 18- and 21-inch pipe on Acacia	o 18- and 21-inch pipe on Acacia		
		o 18-inch pipe on Vine, Cherokee, Poplar, and Garfield	o 18-inch pipe on Vine, Cherokee, Poplar, and Garfield		
		o 21-inch pipe on Vine	o 21-inch pipe on Vine		
		o 18-inch pipe on Flora	o 18-inch pipe on Flora		
		o 15-, 21-, and 30-inch pipe on Hutchins, Elm, and Locust	o 15-, 21-, and 30-inch pipe on Hutchins, Elm, and Locust		
		o 15-, 18-, 21-, and 30-inch pipe on Calaveras, Lockeford, and Central	o 15-, 18-, 21-, and 30-inch pipe on Calaveras, Lockeford, and Central		
		o 15- and 18-inch pipe on Olive	o 15- and 18-inch pipe on Olive		
		o 12-inch pipe on Forrest	o 12-inch pipe on Forrest		
	Impact	Inadequate revenues generated to finance storm drainage system improvements.	Inadequate revenues generated to finance storm drainage system improvements.	No impact.	None.
	Signifi- cance	Significant.	Significant.	None.	None.
	Mitigation Measure	Use In-Tract funds; establish an assessment district in the Study Area; establish a citywide storm drainage main- tenance and	Use In-Tract funds; establish an assessment district in the Study Area; establish a citywide storm drainage main- tenance and	None required.	None.

Underlined Impacts = Cannot be mitigated to a less-than-significant level.

Asterisk (*) following mitigation measure denotes that the identified measure does not reduce impact.

^a See Table 3-2 for recommended policies and implementation measures of Performance Standards.

^b To accommodate new development, the existing system would require improvements. This impact is

^c For improvements and capital costs required to upgrade the existing system see topical chapters

NA = Not applicable.

Table 3-1. (Continued)

Topic (EIR Chapter)	Signifi- cance	Option 1		Option 2		Option 3	
		Historic Rate	Full Buildout	Historic Rate	Full Buildout	Historic Rate	Full Buildout
Drainage (11) (Continued)		Significant.	Significant.	None.	None.	Significant.	Significant.
	Mitigation Measure	Install needed storm drain pipe: ^b	Install needed storm drain pipe: ^b	None required.	None required.	Install needed storm drain pipe: ^b	Install needed storm drain pipe: ^b
		o 18- and 21-inch pipe on Acacia	o 18- and 21-inch pipe on Acacia			o 18- and 21-inch pipe on Acacia	o 18- and 21-inch pipe on Acacia
		o 18-inch pipe on Vine, Cherokee, Poplar, and Garfield	o 18-inch pipe on Vine, Cherokee, Poplar, and Garfield			o 18-inch pipe on Vine, Cherokee, Poplar, and Garfield	o 18-inch pipe on Vine, Cherokee, Poplar, and Garfield
		o 21-inch pipe on Vine	o 21-inch pipe on Vine			o 21-inch pipe on Vine	o 21-inch pipe on Vine
		o 18-inch pipe on Flora	o 18-inch pipe on Flora			o 18-inch pipe on Flora	o 18-inch pipe on Flora
		o 15-, 21-, and 30-inch pipe on Hutchins, Elm, and Locust	o 15-, 21-, and 30-inch pipe on Hutchins, Elm, and Locust			o 15-, 21-, and 30-inch pipe on Hutchins, Elm, and Locust	o 15-, 21-, and 30-inch pipe on Hutchins, Elm, and Locust
		o 15-, 18-, 21-, and 30-inch pipe on Calaveras, Lockeford, and Central	o 15-, 18-, 21-, and 30-inch pipe on Calaveras, Lockeford, and Central			o 15-, 18-, 21-, and 30-inch pipe on Calaveras, Lockeford, and Central	o 15-, 18-, 21-, and 30-inch pipe on Calaveras, Lockeford, and Central
		o 15- and 18-inch pipe on Olive	o 15- and 18-inch pipe on Olive			o 15- and 18-inch pipe on Olive	o 15- and 18-inch pipe on Olive
		o 12-inch pipe on Forrest	o 12-inch pipe on Forrest			o 12-inch pipe on Forrest	o 12-inch pipe on Forrest
	Impact	Inadequate revenues generated to finance storm drainage system improvements.	Inadequate revenues generated to finance storm drainage system improvements.	No impact.	No impact.	Inadequate revenues generated to finance storm drainage system improvements.	Inadequate revenues generated to finance storm drainage system improvements.
	Signifi- cance	Significant.	Significant.	None.	None.	Significant.	Significant.
	Mitigation Measure	Use In-Tract funds; establish an assessment district in the Study Area; establish a citywide storm drainage main- tenance and	Use In-Tract funds; establish an assessment district in the Study Area; establish a citywide storm drainage main- tenance and	None required.	None required.	Use In-Tract funds; establish an assessment district in the Study Area; establish a citywide storm drainage main- tenance and	Use In-Tract funds; establish an assessment district in the Study Area; establish a citywide storm drainage main- tenance and

Underlined Impacts = Cannot be mitigated to a less-than-significant level.

Asterisk (*) following mitigation measure denotes that the identified measure does not reduce impacts to a less-than-significant level.

^a See Table 3-2 for recommended policies and implementation measures of Performance Standards.

^b To accommodate new development, the existing system would require improvements. This impact includes both the incremental capital costs and improvements.

^c For improvements and capital costs required to upgrade the existing system see topical chapters of text.

NA = Not applicable.

Table 3-1. (Continued)

Historic Rate	Option 2		Option 3		Option 4	
	Historic Rate	Full Buildout	Historic Rate	Full Buildout	Historic Rate	Full Buildout
required.	None.	None required.	Significant.	Significant.	Significant.	Significant.
		Install needed storm drain pipe: ^b	Install needed storm drain pipe: ^b	Install needed drain pipe: ^b	Install needed drain pipe: ^b	
		o 18- and 21-inch pipe on Acacia	o 18- and 21-inch pipe on Acacia	o 18-inch pipe on Acacia	o 18-inch pipe on Acacia	
		o 18-inch pipe on Vine, Cherokee, Poplar, and Garfield	o 18-inch pipe on Vine, Cherokee, Poplar, and Garfield	o 18-, 24-, and 30-inch pipe on Vine, Cherokee, Poplar, and Garfield	o 18-, 24-, and 30-inch pipe on Vine, Cherokee, Poplar, and Garfield	
		o 21-inch pipe on Vine	o 21-inch pipe on Vine	o 18-inch pipe on Vine	o 18-inch pipe on Vine	
		o 18-inch pipe on Flora	o 18-inch pipe on Flora	o 15-inch pipe on Flora	o 15-inch pipe on Flora	
		o 15-, 21-, and 30-inch pipe on Hutchins, Elm, and Locust	o 15-, 21-, and 30-inch pipe on Hutchins, Elm, and Locust	o 15-, 21-, and 30-inch pipe on Hutchins, Elm, and Locust	o 15-, 21-, and 30-inch pipe on Hutchins, Elm, and Locust	
		o 15-, 18-, 21-, and 30-inch pipe on Calaveras, Lockeford, and Central	o 15-, 18-, 21-, and 30-inch pipe on Calaveras, Lockeford, and Central	o 15-, 18-, 21-, and 30-inch pipe on Hutchins, Elm, and Locust	o 15-, 18-, 21-, and 30-inch pipe on Hutchins, Elm, and Locust	
		o 15- and 18-inch pipe on Olive	o 15- and 18-inch pipe on Olive	o 15-, 18-, 21-, and 30-inch pipe on Calaveras, Lockeford, and Central	o 15-, 18-, 21-, and 30-inch pipe on Calaveras, Lockeford, and Central	
		o 12-inch pipe on Forrest	o 12-inch pipe on Forrest	o 15- and 18-inch pipe on Olive	o 15- and 18-inch pipe on Olive	
				o 12-inch pipe on Forrest	o 12-inch pipe on Forrest	
act.	No impact.	Inadequate revenues generated to finance storm drainage system improvements.	Inadequate revenues generated to finance storm drainage system improvements.	Inadequate revenues generated to finance storm drainage system improvements.	Inadequate revenues generated to finance storm drainage system improvements.	
required.	None.	None required.	Significant.	Significant.	Significant.	Significant.
		Use In-Tract funds; establish an assessment district in the Study Area; establish a citywide storm drainage maintenance and	Use In-Tract funds; establish an assessment district in the Study Area; establish a citywide storm drainage maintenance and	Use In-Tract funds; establish an assessment district in the Study Area; establish a citywide storm drainage maintenance and	Use In-Tract funds; establish an assessment district in the Study Area; establish a citywide storm drainage maintenance and	

does not reduce impacts to a less-than-significant level.
 nance Standards.
 ts. This impact includes both the incremental capital costs and improvements under Option 2.
 ee topical chapters of text.

Table 3-1.

Topic (EIR Chapter)		Option 1		Option 2	
		Historic Rate	Full Buildout	Historic Rate	
Drainage (11) (Continued)		improvement district; adopt a special East Side storm drainage fee.	improvement district; adopt a special East Side storm drainage fee.		
	Impact	\$874,000 in capital improvements to the city's storm drainage system.	\$874,000 in capital improvements to the city's storm drainage system.	No impact. ^C	No impact.
	Significance	NA	NA	None.	None.
	Mitigation Measure	NA	NA	None required.	None.
Solid Waste (12)	Impact	Solid waste generation of 3,559 tons per year.	Solid waste generation of 40,545 tons per year.	No impact.	No impact.
	Significance	Less than significant	Less than significant	None.	None.
	Mitigation Measure	None required.	None required.	None required.	None.
Police Protection (13)	Impact	Increased demand for police services.	Increased demand for police services and facilities.	No impact.	No impact.
	Significance	Significant.	Significant.	None.	None.
	Mitigation Measure	Hire five police officers, two support staff, and purchase two patrol cars.	Hire 52 police officers, 22 support staff, and purchase 16 patrol cars; and or build new police facilities.	None required.	None.
	Impact	Increased vandalism.	Increased vandalism.	No impact.	No impact.
	Significance	Significant.	Significant.	None.	None.
	Mitigation Measure	Develop performance standards.	Develop performance standards.	None required.	None.

Underlined Impacts = Cannot be mitigated to a less-than-significant level.

^a Asterisk (*) following mitigation measure denotes that the identified measure does not reduce impact.

^b See Table 3-2 for recommended policies and implementation measures of Performance Standards.

^c To accommodate new development, the existing system would require improvements. This impact is for improvements and capital costs required to upgrade the existing system see topical chapters.

NA = Not applicable.

Table 3-1. (Continued)

Topic (IR Chapter)		Option 1		Option 2		Option 3	
		Historic Rate	Full Buildout	Historic Rate	Full Buildout	Historic Rate	Full Buildout
Rainage (11) (continued)		improvement district; adopt a special East Side storm drainage fee.	improvement district; adopt a special East Side storm drainage fee.			improvement district; adopt a special East Side storm drainage fee.	improvement district; adopt a special East Side storm drainage fee.
	Impact	\$874,000 in capital improvements to the city's storm _D drainage system.	\$874,000 in capital improvements to the city's storm _D drainage system.	No impact. ^C	No impact. ^C	\$874,000 in capital improvements to the city's storm _D drainage system.	\$874,000 in capital improvements to the city's storm _D drainage system.
	Signifi- cance	NA	NA	None.	None.	NA	NA
	Mitigation Measure	NA	NA	None required.	None required.	NA	NA
Solid Waste (12)	Impact	Solid waste generation of 3,559 tons per year.	Solid waste generation of 40,545 tons per year.	No impact.	No impact.	Solid waste generation of 2,190 tons per year.	Solid waste generation of 24,950 tons per year.
	Signifi- cance	Less than significant	Less than significant	None.	None.	Less than significant.	Less than significant.
	Mitigation Measure	None required.	None required.	None required.	None required.	None required.	None required.
Police Protection (13)	Impact	Increased demand for police services.	Increased demand for police services and facilities.	No impact.	No impact.	Increased demand for police services.	Increased demand for police services and facilities.
	Signifi- cance	Significant.	Significant.	None.	None.	Significant.	Significant.
	Mitigation Measure	Hire five police officers, two support staff, and purchase two patrol cars.	Hire 52 police officers, 22 support staff, and purchase 16 patrol cars; expand or build new police facilities.	None required.	None required.	Hire three police officers, two support staff, and purchase one patrol car.	Hire 32 police officers, 14 support staff, and purchase 10 patrol cars; expand or build new police facilities.
	Impact	Increased vandalism.	Increased vandalism.	No impact.	No impact.	Increased vandalism.	Increased vandalism.
	Signifi- cance	Significant.	Significant.	None.	None.	Significant.	Significant.
	Mitigation Measure	Develop performance standards.	Develop performance standards.	None required.	None required.	Develop performance standards.	Develop performance standards.

Underlined Impacts = Cannot be mitigated to a less-than-significant level.

* Asterisk (*) following mitigation measure denotes that the identified measure does not reduce impacts to a less-than-significant level.

^a See Table 3-2 for recommended policies and implementation measures of Performance Standards.

^b To accommodate new development, the existing system would require improvements. This impact includes both the incremental capital costs and improvements.

^c For improvements and capital costs required to upgrade the existing system see topical chapters of text.

NA = Not applicable.

Table 3-1. (Continued)

Historic Rate	Option 2		Option 3		Option 4	
	Historic Rate	Full Buildout	Historic Rate	Full Buildout	Historic Rate	Full Buildout
No impact. ^C	No impact. ^C	improvement district; adopt a special East Side storm drainage fee.	improvement district; adopt a special East Side storm drainage fee.	improvement district; adopt a special East Side storm drainage fee.	improvement district; adopt a special East Side storm drainage fee.	improvement district; adopt a special East Side storm drainage fee.
None.	None.	\$874,000 in capital improvements to the city's storm drainage system. ^D	\$874,000 in capital improvements to the city's storm drainage system. ^D	\$1,295,000 in capital improvements to the city's storm drainage system. ^D	\$1,295,000 in capital improvements to the city's storm drainage system. ^D	None required.
None required.	None required.	NA	NA	NA	NA	None required.
No impact.	No impact.	Solid waste generation of 2,190 tons per year.	Solid waste generation of 24,950 tons per year.	Solid waste generation of 3,559 tons per year.	Solid waste generation of 5,232 tons per year.	None required.
None.	None.	Less than significant.	Less than significant.	Less than significant.	Less than significant.	None required.
None required.	None required.	None required.	None required.	None required.	None required.	None required.
No impact.	No impact.	Increased demand for police services.	Increased demand for police services and facilities.	Increased demand for police services.	Increased demand for police services.	None required.
None.	None.	Significant.	Significant.	Significant.	Significant.	None required.
None required.	None required.	Hire three police officers, two support staff, and purchase one patrol car.	Hire 32 police officers, 14 support staff, and purchase 10 patrol cars; expand or build new police facilities.	Hire five police officers, two support staff, and purchase two patrol cars.	Hire seven police officers, three support staff, and purchase two patrol cars.	None required.
No impact.	No impact.	Increased vandalism.	Increased vandalism.	Increased vandalism.	Increased vandalism.	None required.
None.	None.	Significant.	Significant.	Significant.	Significant.	None required.
None required.	None required.	Develop performance standards. ^A	Develop performance standards. ^A	Develop performance standards. ^A	Develop performance standards. ^A	None required.

level.
 measure does not reduce impacts to a less-than-significant level.
 Performance Standards.
 improvements. This impact includes both the incremental capital costs and improvements under Option 2.
 system see topical chapters of text.

Table 3-

Topic (EIR Chapter)		Option 1		Historic Rate	Option
		Historic Rate	Full Buildout		
Police Protection (13) (Continued)		o Amend SPARC requirements to require architectural control of "vandal-resistant materials."	o Amend SPARC requirements to require architectural control of "vandal-resistant materials."		
Fire Protection (14)	Impact	Increased demand for fire protection services.	Increased demand for fire protection services and facilities.	No impact.	No
	Significance	Significant.	Significant.	None.	No
	Mitigation Measure	Hire four fire fighters.	Hire 42 fire fighters; purchase new fire fighting vehicles; expand or build new facilities.	None required.	No
	Impact	Increased fire hazard.	Increased fire hazard.	No impact.	No
	Significance	Significant.	Significant.	None.	No
	Mitigation Measure	Develop performance standards: ^a o Require new af units to be equipped with sprinkler systems.	Develop performance standards: ^a o Require new af units to be equipped with sprinkler systems.	None required.	No
Schools (15)	Impact	648 (377 K-6, 90 7-8 and 136 9-12) Students generated.	6,458 (4,295 K-6, 1,031 7-8, and 1,546 9-12) Students generated.	No impact.	No
	Significance	Significant-unavoidable.	Significant-unavoidable (with available funding mechanisms).	None.	No
	Mitigation Measure	Hire 25 teachers, one administrator, one custodian, one clerical staff, three kitchen staff, and purchase eight	Hire 298 teachers, 32 administrators, 32 custodians, 32 clerical staff, and 47 kitchen staff and construct six	None required.	

Underlined Impacts = Cannot be mitigated to a less-than-significant level.

Asterisk (*) following mitigation measure denotes that the identified measure does not reduce it.

^a See Table 3-2 for recommended policies and implementation measures of Performance Standards.

^b To accommodate new development, the existing system would require improvements. This impact

^c For improvements and capital costs required to upgrade the existing system see topical chapter

NA = Not applicable.

Table 3-1. (Continued)

Topic (R Chapter)	Option 1		Option 2		Option 3		
	Historic Rate	Full Buildout	Historic Rate	Full Buildout	Historic Rate	Full Buildout	
Fire Protection (3) (continued)	o Amend SPARC requirements to require architectural control of "vandal-resistant materials."	o Amend SPARC requirements to require architectural control of "vandal-resistant materials."			o Amend SPARC requirements to require architectural control of "vandal-resistant materials."	o Amend SPARC requirements to require architectural control of "vandal-resistant materials."	
Fire Protection (4)	Impact	Increased demand for fire protection services.	Increased demand for fire protection services and facilities.	No impact.	No impact.	Increased demand for fire protection services.	Increased demand for fire protection services and facilities.
	Significance	Significant.	Significant.	None.	None.	Significant.	Significant.
	Mitigation Measure	Hire four fire fighters.	Hire 42 fire fighters; purchase new fire fighting vehicles; expand or build new facilities.	None required.	None required.	Hire three fire fighters.	Hire 26 fire fighters; purchase new fire fighting vehicles; expand or build new facilities.
	Impact	Increased fire hazard.	Increased fire hazard.	No impact.	No impact.	Increased fire hazard.	Increased fire hazard.
	Significance	Significant.	Significant.	None.	None.	Significant.	Significant.
	Mitigation Measure	Develop performance standards: ^a o Require new af units to be equipped with sprinkler systems.	Develop performance standards: ^a o Require new af units to be equipped with sprinkler systems.	None required.	None required.	Develop performance standards: ^a o Require new af units to be equipped with sprinkler systems.	Develop performance standards: ^a o Require new af units to be equipped with sprinkler systems.
Schools (15)	Impact	648 (377 K-6, 90 7-8 and 136 9-12) Students generated.	6,458 (4,295 K-6, 1,031 7-8, and 1,546 9-12) Students generated.	No impact.	No impact.	399 (232 K-6, 56 7-8, and 83 9-12) students generated.	4,564 (2,643 K-6, 634 7-8, and 951 9-12) students generated.
	Significance	Significant-unavoidable.	Significant-unavoidable (with available funding mechanisms).	None.	None.	Significant-unavoidable.	Significant-unavoidable (with available funding mechanisms).
	Mitigation Measure	Hire 25 teachers, one administrator, one custodian, one clerical staff, three kitchen staff, and purchase eight	Hire 298 teachers, 32 administrators, 32 custodians, 32 clerical staff, and 47 kitchen staff and construct six	None required.	None required.	Hire 14 teachers, one administrator, one custodian, one clerical staff, and one kitchen staff.*	Hire 172 teachers, 18 administrators, 18 custodians, 18 clerical staff, and 27 kitchen staff and construct four

Underlined Impacts = Cannot be mitigated to a less-than-significant level.

Asterisk (*) following mitigation measure denotes that the identified measure does not reduce impacts to a less-than-significant level.

See Table 3-2 for recommended policies and implementation measures of Performance Standards.

To accommodate new development, the existing system would require improvements. This impact includes both the incremental capital costs and improvements.

For improvements and capital costs required to upgrade the existing system see topical chapters of text.

^aA = Not applicable.

Table 3-1. (Continued)

	Option 2		Option 3		Option 4	
	Historic Rate	Full Buildout	Historic Rate	Full Buildout	Historic Rate	Full Buildout
ts to chi- control			o Amend SPARC requirements to require architectural control of "vandal-resistant materials."	o Amend SPARC requirements to require architectural control of "vandal-resistant materials."	o Amend SPARC requirements to require architectural control of "vandal-resistant materials."	o Amend SPARC requirements to require architectural control of "vandal-resistant materials."
band	No impact.	No impact.	Increased demand for fire protection services.	Increased demand for fire protection services and facilities.	Increased demand for fire protection services.	Increased demand for fire protection services and facilities.
	None.	None.	Significant.	Significant.	Significant.	Significant.
chase ating band	None required.	None required.	Hire three fire fighters.	Hire 26 fire fighters; purchase new fire fighting vehicles; expand or build new facilities.	Hire four fire fighters.	Hire six fire fighters; purchase new fire fighting vehicles; expand or build new facilities.
re	No impact.	No impact.	Increased fire hazard.	Increased fire hazard.	Increased fire hazard.	Increased fire hazard.
	None.	None.	Significant.	Significant.	Significant.	Significant.
or- ds. ^a	None required.	None required.	Develop performance standards: ^a	Develop performance standards: ^a	Develop performance standards: ^a	Develop performance standards: ^a
mf			o Require new mf units to be equipped with sprinkler systems.	o Require new mf units to be equipped with sprinkler systems.	o Require new mf units to be equipped with sprinkler systems.	o Require new mf units to be equipped with sprinkler systems.
th						
K-6, d	No impact.	No impact.	399 (232 K-6, 56 7-8, and 83 9-12) students generated.	4,564 (2,643 K-6, 634 7-8, and 951 9-12) students generated.	648 (377 K-6, 90 7-8, and 136 9-12) students generated.	953 (554 K-6, 133 7-8, and 200 9-12) students generated.
with ding	None.	None.	Significant-unavoidable.	Significant-unavoidable (with available funding mechanisms).	Significant-unavoidable.	Significant-unavoidable.
ners, ors, 32 f, n	None required.	None required.	Hire 14 teachers, one administrator, one custodian, one clerical staff, and one kitchen staff.*	Hire 172 teachers, 18 administrators, 18 custodians, 18 clerical staff, and 27 kitchen staff and construct four	Hire 25 teachers, one administrator, one custodian, one clerical staff, and three kitchen staff, and purchase eight	Hire 42 teachers, three administrators, three custodians, three clerical staff, and five kitchen staff,
ant level.	ified measure does not reduce impacts to a less-than-significant level.					
ures of Performance Standards.	are improvements. This impact includes both the incremental capital costs and improvements under Option 2.					
ating system see topical chapters of text.						

Table 3-1.

Topic (EIR Chapter)		Option 1		Option 2	
		Historic Rate	Full Buildout	Historic Rate	
Schools (15) (Continued)		portable classrooms.*	elementary schools, two middle schools, and one high school.*		
	Impact	Absence of available land to expand existing or construct new schools in the Study Area; new facilities would be located a considerable distance from students they serve, creating additional busing, cost, and inconvenience.	Absence of available land to expand existing or construct new schools in the Study Area; new facilities would be located a considerable distance from students they serve, creating additional busing, cost, and inconvenience.	No impact.	No
	Significance	Significant.	Significant.	None.	None
	Mitigation Measure	Develop a joint (city, LUSD) Land Banking Program to acquire Study Area property as it becomes available; jointly work with the state Department of Education to obtain a waiver on minimum parcel sizes for elementary schools.	Develop a joint (city, LUSD) Land Banking Program to acquire Study Area property as it becomes available; jointly work with the state Department of Education to obtain a waiver on minimum parcel sizes for elementary schools.	None required.	None
Parks and Recreation (16)	Impacts	Increased demand for developed parkland; absence of available land in the Study Area to provide new parks.	<u>Increased demand for developed parkland; absence of available land in the Study Area to provide new parks.</u>	No impact.	No
	Significance	Significant.	Significant-unavoidable.	None.	None
	Mitigation Measure	Provide 30.2 acres of parkland elsewhere in Lodi; develop a Land Banking Program to acquire Study Area property for park development; amend SPARC requirements to require af	Provide 343.6 acres of parkland elsewhere in Lodi; develop a Land Banking Program to acquire Study Area property for park development; amend SPARC requirements to require af	None required.	None

Underlined impacts = Cannot be mitigated to a less-than-significant level.

Asterisk (*) following mitigation measure denotes that the identified measure does not reduce impact.

See Table 3-2 for recommended policies and implementation measures of Performance Standards.

To accommodate new development, the existing system would require improvements. This impact is

For improvements and capital costs required to upgrade the existing system see topical chapters

NA = Not applicable.

Table 3-1. (Continued)

er)	Option 1		Option 2		Option 3		Historic Rate
	Historic Rate	Full Buildout	Historic Rate	Full Buildout	Historic Rate	Full Buildout	
5)	portable classrooms.*	elementary schools, two middle schools, and one high school.*				elementary schools, one middle school, and one high school.*	portable classrooms.*
Impact	Absence of available land to expand existing or construct new schools in the Study Area; new facilities would be located a considerable distance from students they serve, creating additional busing, cost, and inconvenience.	Absence of available land to expand existing or construct new schools in the Study Area; new facilities would be located a considerable distance from students they serve, creating additional busing, cost, and inconvenience.	No impact.	No impact.	Absence of available land to expand existing or construct new schools in the Study Area; new facilities would be located a considerable distance from students they serve, creating additional busing, cost, and inconvenience.	Absence of available land to expand existing or construct new schools in the Study Area; new facilities would be located a considerable distance from students they serve, creating additional busing, cost, and inconvenience.	Absence of available land to expand existing or construct new schools in the Study Area; new facilities would be located a considerable distance from students they serve, creating additional busing, cost, and inconvenience.
Significance	Significant.	Significant.	None.	None.	Significant.	Significant.	Significant.
Mitigation Measure	Develop a joint (city, LUSD) Land Banking Program to acquire Study Area property as it becomes available; jointly work with the state Department of Education to obtain a waiver on minimum parcel sizes for elementary schools.	Develop a joint (city, LUSD) Land Banking Program to acquire Study Area property as it becomes available; jointly work with the state Department of Education to obtain a waiver on minimum parcel sizes for elementary schools.	None required.	None required.	Develop a joint (city, LUSD) Land Banking Program to acquire Study Area property as it becomes available; jointly work with the state Department of Education to obtain a waiver on minimum parcel sizes for elementary schools.	Develop a joint (city, LUSD) Land Banking Program to acquire Study Area property as it becomes available; jointly work with the state Department of Education to obtain a waiver on minimum parcel sizes for elementary schools.	Develop a joint (city, LUSD) Land Banking Program to acquire Study Area property as it becomes available; jointly work with the state Department of Education to obtain a waiver on minimum parcel sizes for elementary schools.
Impacts	Increased demand for developed parkland; absence of available land in the Study Area to provide new parks.	Increased demand for developed parkland; absence of available land in the Study Area to provide new parks.	No impact.	No impact.	Increased demand for developed parkland; absence of available land in the Study Area to provide new parks.	Increased demand for developed parkland; absence of available land in the Study Area to provide new parks.	Increased demand for developed parkland; absence of available land in the Study Area to provide new parks.
Significance	Significant.	Significant-unavoidable.	None.	None.	Significant.	Significant-unavoidable.	Significant.
Mitigation Measure	Provide 30.2 acres of parkland elsewhere in Lodi; develop a Land Banking Program to acquire Study Area property for park development; amend SPARC requirements to require mf	Provide 343.6 acres of parkland elsewhere in Lodi; develop a Land Banking Program to acquire Study Area property for park development; amend SPARC requirements to require mf	None required.	None required.	Provide 18.5 acres of parkland elsewhere in Lodi; develop a Land Banking Program to acquire Study Area property for park development; amend SPARC requirements to require mf	Provide 211.4 acres of parkland elsewhere in Lodi; develop a Land Banking Program to acquire Study Area property for park development; amend SPARC requirements to require mf	Provide 30.2 acres of parkland elsewhere in Lodi; develop a Land Banking Program to acquire Study Area property for park development; amend SPARC requirements to require mf

ed Impacts = Cannot be mitigated to a less-than-significant level.

(*) Following mitigation measure denotes that the identified measure does not reduce impacts to a less-than-significant level.

Table 3-2 for recommended policies and implementation measures of Performance Standards.

To accommodate new development, the existing system would require improvements. This impact includes both the incremental capital costs and improvements under Option 3.

Improvements and capital costs required to upgrade the existing system see topical chapters of text.

Not applicable.

Table 3-1. (Continued)

Option 2		Option 3		Option 4	
Historic Rate	Full Buildout	Historic Rate	Full Buildout	Historic Rate	Full Buildout
No impact.	No impact.	Absence of available land to expand existing or construct new schools in the Study Area; new facilities would be located a considerable distance from students they serve, creating additional busing, cost, and inconvenience.	elementary schools, one middle school, and one high school.* Absence of available land to expand existing or construct new schools in the Study Area; new facilities would be located a considerable distance from students they serve, creating additional busing, cost, and inconvenience.	portable classrooms.* Absence of available land to expand existing or construct new schools in the Study Area; new facilities would be located a considerable distance from students they serve, creating additional busing, cost, and inconvenience.	construct one elementary school, and purchase five portable classrooms.* Absence of available land to expand existing or construct new schools in the Study Area; new facilities would be located a considerable distance from students they serve, creating additional busing, cost, and inconvenience.
None.	None.	Significant.	Significant.	Significant.	Significant.
None required.	None required.	Develop a joint (city, LUSD) Land Banking Program to acquire Study Area property as it becomes available; jointly work with the state Department of Education to obtain a waiver on minimum parcel sizes for elementary schools.	Develop a joint (city, LUSD) Land Banking Program to acquire Study Area property as it becomes available; jointly work with the state Department of Education to obtain a waiver on minimum parcel sizes for elementary schools.	Develop a joint (city, LUSD) Land Banking Program to acquire Study Area property as it becomes available; jointly work with the state Department of Education to obtain a waiver on minimum parcel sizes for elementary schools.	Develop a joint (city, LUSD) Land Banking Program to acquire Study Area property as it becomes available; jointly work with the state Department of Education to obtain a waiver on minimum parcel sizes for elementary schools.
No impact.	No impact.	Increased demand for developed parkland; absence of available land in the Study Area to provide new parks.	<u>Increased demand for developed parkland; absence of available land in the Study Area to provide new parks.</u>	Increased demand for developed parkland; absence of available land in the Study Area to provide new parks.	Increased demand for developed parkland; absence of available land in the Study Area to provide new parks.
None.	None.	Significant.	Significant-unavoidable.	Significant.	Significant.
None required.	None required.	Provide 18.5 acres of parkland elsewhere in Lodi; develop a Land Banking Program to acquire Study Area property for park development; amend SPARC requirements to require af	Provide 211.4 acres of parkland elsewhere in Lodi; develop a Land Banking Program to acquire Study Area property for park development; amend SPARC requirements to require af	Provide 30.2 acres of parkland elsewhere in Lodi; develop a Land Banking Program to acquire Study Area property for park development; amend SPARC requirements to require af	Provide 44.3 acres of parkland elsewhere in Lodi; develop a Land Banking Program to acquire Study Area property for park development; amend SPARC requirements to require af

nt level.
 fied measure does not reduce impacts to a less-than-significant level.
 res of Performance Standards.
 re improvements. This impact includes both the incremental capital costs and improvements under Option 2.
 ting system see topical chapters of text.

Table 3-1.

Topic (EIR Chapter)	Option 1		Option 2	
	Historic Rate	Full Buildout	Historic Rate	
Parks and Recreation (18) (Continued)		developments to include onsite yards or play areas.	developments to include onsite yards or play areas.*	
Natural Gas and Electricity (17)				
o Natural Gas	Impact	Increased demand for 77,813 mcf of natural gas.	Increased demand for 886,488 mcf of natural gas.	No impact.
o Electricity	Impact	Increased demand for 7.5 million kWh of electricity.	Increased demand for 84.9 million kWh of electricity.	No impact.
	Significance	Less than significant.	Less than significant.	None.
	Mitigation Measure	None required.	None required.	None required.
Traffic and Circulation (18)	Impact	Unacceptable LOS at the following roadway segment(s): o Lodi Avenue between Stockton Street and Hutchins Street (LOS D)	Unacceptable LOS at the following roadway segment(s): o Lodi Avenue between Cherokee Lane and Central Avenue (LOS D) o Stockton Street between Tokay Street and Kettleman Lane (LOS E)	No impact.
	Significance	Significant.	Significant.	None.
	Mitigation Measure	Widen Lodi Avenue 12 feet or remove on-street parking to provide additional street width for a two-way left turn lane.	Widen Lodi Avenue 12 feet or remove on-street parking to provide additional street width for a two-way left turn lane; widen Stockton Street to a four-lane undivided arterial from Tokay Street to Kettleman Lane; signalize the intersection of Central Avenue and Kettleman Lane.	None required.

Underlined impacts * Cannot be mitigated to a less-than-significant level.

Asterisk (*) following mitigation measure denotes that the identified measure does not reduce impacts to a less-than-significant level.

B See Table 3-2 for recommended policies and implementation measures of Performance Standards.

C To accommodate new development, the existing system would require improvements. This impact is not applicable.

NA = Not applicable.

Table 3-1. (Continued)

er)		Option 1		Option 2		Option 3		Historic Rate
		Historic Rate	Full Buildout	Historic Rate	Full Buildout	Historic Rate	Full Buildout	
		developments to include onsite yards or play areas.	developments to include onsite yards or play areas.*			developments to include onsite yards or play areas.	developments to include onsite yards or play areas.*	developments to include onsite yards or play areas.
Gas	Impact	Increased demand for 77,813 mcf of natural gas.	Increased demand for 886,488 mcf of natural gas.	No impact.	No impact.	Increased demand for 47,885 mcf of natural gas.	Increased demand for 545,515 mcf of natural gas.	Increased demand for 77,813 mcf of natural gas.
Electricity	Impact	Increased demand for 7.5 million kWh of electricity.	Increased demand for 84.9 million kWh of electricity.	No impact.	No impact.	Increased demand for 4.6 million kWh of electricity.	Increased demand for 52.2 million kWh of electricity.	Increased demand for 7.5 million kWh of electricity.
	Significance	Less than significant.	Less than significant.	None.	None.	Less than significant.	Less than significant.	Less than significant.
	Mitigation Measure	None required.	None required.	None required.	None required.	None required.	None required.	None required.
Impact		Unacceptable LOS at the following roadway segment(s):	Unacceptable LOS at the following roadway segment(s):	No impact.	No impact.	Unacceptable LOS at the following roadway segment(s):	Unacceptable LOS at the following roadway segment(s):	Unacceptable LOS at the following roadway segment(s):
		o Lodi Avenue between Stockton Street and Hutchins Street (LOS D)	o Lodi Avenue between Cherokee Lane and Central Avenue (LOS D) o Stockton Street between Tokay Street and Kettleman Lane (LOS E)			o Lodi Avenue between Stockton Street and Hutchins Street (LOS D)	o Lodi Avenue between Stockton Street and Hutchins Street (LOS D)	o Lodi Avenue between Stockton Street and Hutchins Street (LOS D)
	Significance	Significant.	Significant.	None.	None.	Significant.	Significant.	Significant.
	Mitigation Measure	Widen Lodi Avenue 12 feet or remove on-street parking to provide additional street width for a two-way left turn lane.	Widen Lodi Avenue 12 feet or remove on-street parking to provide additional street width for a two-way left turn lane; widen Stockton Street to a four-lane undivided arterial from Tokay Street to Kettleman Lane; signalize the intersection of Central Avenue and Kettleman Lane.	None required.	None required.	Widen Lodi Avenue 12 feet or remove on-street parking to provide additional street width for a two-way left turn lane.	Widen Lodi Avenue 12 feet or remove on-street parking to provide additional street width for a two-way left turn lane.	Widen Lodi Avenue 12 feet or remove on-street parking to provide additional street width for a two-way left turn lane.

and impacts = Cannot be mitigated to a less-than-significant level.

(*) following mitigation measure denotes that the identified measure does not reduce impacts to a less-than-significant level.

Table 3-2 for recommended policies and implementation measures of Performance Standards.

To accommodate new development, the existing system would require improvements. This impact includes both the incremental capital costs and improvements under Option 1. Improvements and capital costs required to upgrade the existing system see topical chapters of text.

Not applicable.

Table 3-1. (Continued)

Option 2		Option 3		Option 4	
Historic Rate	Full Buildout	Historic Rate	Full Buildout	Historic Rate	Full Buildout
		developments to include onsite yards or play areas.	developments to include onsite yards or play areas.*	developments to include onsite yards or play areas.	developments to include onsite yards or play areas.
No impact.	No impact.	Increased demand for 47,885 mcf of natural gas.	Increased demand for 545,515 mcf of natural gas.	Increased demand for 77,813 mcf of natural gas.	Increased demand for 114,397 mcf of natural gas.
No impact.	No impact.	Increased demand for 4.6 million kWh of electricity.	Increased demand for 52.2 million kWh of electricity.	Increased demand for 7.5 million kWh of electricity.	Increased demand for 11.0 million kWh of electricity.
None.	None.	Less than significant.	Less than significant.	Less than significant.	Less than significant.
None required.	None required.	None required.	None required.	None required.	None required.
No impact.	No impact.	Unacceptable LOS at the following roadway segment(s): o Lodi Avenue between Stockton Street and Hutchins Street (LOS D)	Unacceptable LOS at the following roadway segment(s): o Lodi Avenue between Stockton Street and Hutchins Street (LOS D)	Unacceptable LOS at the following roadway segment(s): o Lodi Avenue between Stockton Street and Hutchins Street (LOS D)	Unacceptable LOS at the following roadway segment(s): o Lodi Avenue between Stockton Street and Hutchins Street (LOS D)
None.	None.	Significant.	Significant.	Significant.	Significant.
None required.	None required.	Widen Lodi Avenue 12 feet or remove on-street parking to provide additional street width for a two-way left turn lane.	Widen Lodi Avenue 12 feet or remove on-street parking to provide additional street width for a two-way left turn lane.	Widen Lodi Avenue 12 feet or remove on-street parking to provide additional street width for a two-way left turn lane.	Widen Lodi Avenue 12 feet or remove on-street parking to provide additional street width for a two-way left turn lane.

level.
 measure does not reduce impacts to a less-than-significant level.
 of Performance Standards.
 improvements. This impact includes both the incremental capital costs and improvements under Option 2.
 system see topical chapters of text.

Table 3-1.

Topic (EIR Chapter)		Option 1		Option 2	
		Historic Rate	Full Buildout	Historic Rate	Option 2
Traffic and Circulation (18) (Continued)	Impact	Increased on-street parking; increased illegal on-street parking.	Increased on-street parking; increased illegal on-street parking.	No impact.	No Im
	Signifi- cance	Significant.	Significant.	None.	None.
	Mitigation Measure	Develop perfor- mance standards: ^a o Amend city Zoning Ordinance to require two parking spaces per mf unit o Enforce the East Side Area Parking Program.	Develop perfor- mance standards: ^a o Amend city Zoning Ordinance to require two parking spaces per mf unit o Enforce the East Side Area Parking Program.	No impact.	No Im
Noise (19)	Impact	Additional noise sources including traffic noise, construction noise, and noise from indoor and outdoor residential activities.	Additional noise sources including traffic noise, construction noise, and noise from indoor and outdoor residential activities.	Additional noise sources including traffic noise, construction noise, and noise from indoor and outdoor residential activities.	Addi sourc traff const noise from outdo resid activ
	Signifi- cance	Significant.	Significant.	Significant.	Signi
	Mitigation Measure	Develop Performance Standards: ^a o Limit construc- tion activities to normal day- time periods. o Adopt a com- munity noise ordinance. o Ensure that state noise insulation standards are used.	Develop Performance Standards: ^a o Limit construc- tion activities to normal day- time periods. o Adopt a com- munity noise ordinance. o Ensure that state noise insulation standards are used.	Develop Performance Standards: ^a o Limit construc- tion activities to normal day- time periods. o Adopt a com- munity noise ordinance. o Ensure that state noise insulation standards are used.	Devel Perfo Stand o Lim tio to tim o Ado mun ord o Ens sta ins sta use

Underlined Impacts = Cannot be mitigated to a less-than-significant level.
 * Asterisk (*) following mitigation measure denotes that the identified measure does not reduce impact.
^a See Table 3-2 for recommended policies and implementation measures of Performance Standards.
^b To accommodate new development, the existing system would require improvements. This impact includes improvements and capital costs required to upgrade the existing system see topical chapters.
^c For improvements and capital costs required to upgrade the existing system see topical chapters.
 NA = Not applicable.

Table 3-1. (Continued)

	Option 1		Option 2		Option 3		Option 4
	Historic Rate	Full Buildout	Historic Rate	Full Buildout	Historic Rate	Full Buildout	
Impact	Increased on-street parking; increased illegal on-street parking.	Increased on-street parking; increased illegal on-street parking.	No impact.	No impact.	Increased on-street parking; increased illegal on-street parking.	Increased on-street parking; increased illegal on-street parking.	Increased on-street parking; increased illegal on-street parking.
Significance	Significant.	Significant.	None.	None.	Significant.	Significant.	Significant.
Mitigation Measure	Develop performance standards: ^a <ul style="list-style-type: none"> o Amend city Zoning Ordinance to require two parking spaces per mf unit o Enforce the East Side Area Parking Program. 	Develop performance standards: ^a <ul style="list-style-type: none"> o Amend city Zoning Ordinance to require two parking spaces per mf unit o Enforce the East Side Area Parking Program. 	No impact.	No impact.	Develop performance standards: ^a <ul style="list-style-type: none"> o Amend city Zoning Ordinance to require two parking spaces per mf unit o Enforce the East Side Area Parking Program. 	Develop performance standards: ^a <ul style="list-style-type: none"> o Amend city Zoning Ordinance to require two parking spaces per mf unit o Enforce the East Side Area Parking Program. 	Develop performance standards: ^a <ul style="list-style-type: none"> o Amend city Zoning Ordinance to require two parking spaces per mf unit o Enforce the East Side Area Parking Program.
Impact	Additional noise sources including traffic noise, construction noise, and noise from indoor and outdoor residential activities.	Additional noise sources including traffic noise, construction noise, and noise from indoor and outdoor residential activities.	Additional noise sources including traffic noise, construction noise, and noise from indoor and outdoor residential activities.	Additional noise sources including traffic noise, construction noise, and noise from indoor and outdoor residential activities.	Additional noise sources including traffic noise, construction noise, and noise from indoor and outdoor residential activities.	Additional noise sources including traffic noise, construction noise, and noise from indoor and outdoor residential activities.	Additional noise sources including traffic noise, construction noise, and noise from indoor and outdoor residential activities.
Significance	Significant.						
Mitigation Measure	Develop Performance Standards: <ul style="list-style-type: none"> o Limit construction activities to normal daytime periods. o Adopt a community noise ordinance. o Ensure that state noise insulation standards are used. 	Develop Performance Standards: <ul style="list-style-type: none"> o Limit construction activities to normal daytime periods. o Adopt a community noise ordinance. o Ensure that state noise insulation standards are used. 	Develop Performance Standards: <ul style="list-style-type: none"> o Limit construction activities to normal daytime periods. o Adopt a community noise ordinance. o Ensure that state noise insulation standards are used. 	Develop Performance Standards: <ul style="list-style-type: none"> o Limit construction activities to normal daytime periods. o Adopt a community noise ordinance. o Ensure that state noise insulation standards are used. 	Develop Performance Standards: <ul style="list-style-type: none"> o Limit construction activities to normal daytime periods. o Adopt a community noise ordinance. o Ensure that state noise insulation standards are used. 	Develop Performance Standards: <ul style="list-style-type: none"> o Limit construction activities to normal daytime periods. o Adopt a community noise ordinance. o Ensure that state noise insulation standards are used. 	Develop Performance Standards: <ul style="list-style-type: none"> o Limit construction activities to normal daytime periods. o Adopt a community noise ordinance. o Ensure that state noise insulation standards are used.

Impacts = Cannot be mitigated to a less-than-significant level.

^a Following mitigation measure denotes that the identified measure does not reduce impacts to a less-than-significant level.

3-2 for recommended policies and implementation measures of Performance Standards.

Update new development, the existing system would require improvements. This impact includes both the incremental capital costs and improvements under Option

Improvements and capital costs required to upgrade the existing system see topical chapters of text.

Applicable.

Table 3-1. (Continued)

Option 2		Option 3		Option 4	
Historic Rate	Full Buildout	Historic Rate	Full Buildout	Historic Rate	Full Buildout
No impact.	No impact.	Increased on-street parking; increased illegal on-street parking.			
None.	None.	Significant.	Significant.	Significant.	Significant.
No impact.	No impact.	Develop performance standards: ^a o Amend city Zoning Ordinance to require two parking spaces per mf unit o Enforce the East Side Area Parking Program.	Develop performance standards: ^a o Amend city Zoning Ordinance to require two parking spaces per mf unit o Enforce the East Side Area Parking Program.	Develop performance standards: ^a o Amend city Zoning Ordinance to require two parking spaces per mf unit o Enforce the East Side Area Parking Program.	Develop performance standards: ^a o Amend city Zoning Ordinance to require two parking spaces per mf unit o Enforce the East Side Area Parking Program.
Additional noise sources including traffic noise, construction noise, and noise from indoor and outdoor residential activities.	Additional noise sources including traffic noise, construction noise, and noise from indoor and outdoor residential activities.	Additional noise sources including traffic noise, construction noise, and noise from indoor and outdoor residential activities.	Additional noise sources including traffic noise, construction noise, and noise from indoor and outdoor residential activities.	Additional noise sources including traffic noise, construction noise, and noise from indoor and outdoor residential activities.	Additional noise sources including traffic noise, construction noise, and noise from indoor and outdoor residential activities.
Significant.	Significant.	Significant.	Significant.	Significant.	Significant.
Develop Performance Standards: ^a o Limit construction activities to normal daytime periods. o Adopt a community noise ordinance. o Ensure that state noise insulation standards are used.	Develop Performance Standards: ^a o Limit construction activities to normal daytime periods. o Adopt a community noise ordinance. o Ensure that state noise insulation standards are used.	Develop Performance Standards: ^a o Limit construction activities to normal daytime periods. o Adopt a community noise ordinance. o Ensure that state noise insulation standards are used.	Develop Performance Standards: ^a o Limit construction activities to normal daytime periods. o Adopt a community noise ordinance. o Ensure that state noise insulation standards are used.	Develop Performance Standards: ^a o Limit construction activities to normal daytime periods. o Adopt a community noise ordinance. o Ensure that state noise insulation standards are used.	Develop Performance Standards: ^a o Limit construction activities to normal daytime periods. o Adopt a community noise ordinance. o Ensure that state noise insulation standards are used.

^a level.
 ed measure does not reduce impacts to a less-than-significant level.
 es of Performance Standards.
 e improvements. This impact includes both the incremental capital costs and improvements under Option 2.
 ing system see topical chapters of text.

Table 3-1. (

Topic (EIR Chapter)	Impact	Option 1		Option 2	
		Historic Rate	Full Buildout	Historic Rate	Benefit
Aesthetics and Neighborhood Character (20)		Continued degradation of the character of the East Side neighborhood:	Complete dis- placement of the character of the East Side neigh- borhood:	Preservation of the character of the East Side neighborhood.	Preser the ch the Ea neighb
		<ul style="list-style-type: none"> o Unattractive apartment design o Lack of landscaping o Parking lot located in front of mf buildings, facing the street o Inadequate off-street parking o View of garbage dumpsters from the street o Bulky apartments 	<ul style="list-style-type: none"> o Unattractive apartment design o Lack of landscaping o Parking lot located in front of mf buildings, facing the street o Inadequate off-street parking o View of garbage dumpsters from the street 		
	Signifi- cance	Significant.	Significant- unavoidable.	Beneficial	Benef
	Mitigation Measure	Develop performance standards:	None available. Adoption of strict performance standards would, however, partially mitigate this impact. ^a	None required.	None
		<ul style="list-style-type: none"> o Amend SPARC requirements to require new mf developments to conform to strict architectural controls. o Continue to develop, or update and enforce, community design policies as part of the SPARC requirements. 	<ul style="list-style-type: none"> o Amend SPARC requirements to require new mf developments to conform to strict architectural controls. o Continue to develop, or update and enforce, community design 		

Underlined impacts = Cannot be mitigated to a less-than-significant level.
 Asterisk (*) following mitigation measure denotes that the identified measure does not reduce impact.
^a See Table 3-2 for recommended policies and implementation measures of Performance Standards.
^b To accommodate new development, the existing system would require improvements. This impact includes.
^c For improvements and capital costs required to upgrade the existing system see topical chapters.
 NA = Not applicable.

Table 3-1. (Continued)

Impact	Option 1		Option 2		Option 3		Historic Rate
	Historic Rate	Full Buildout	Historic Rate	Full Buildout	Historic Rate	Full Buildout	
Continued degradation of the character of the East Side neighborhood:	Continued degradation of the character of the East Side neighborhood:	<u>Complete displacement of the character of the East Side neighborhood:</u>	Preservation of the character of the East Side neighborhood.	Preservation of the character of the East Side neighborhood.	Continued degradation of the character of the East Side neighborhood.	<u>Complete displacement of the character of the East Side neighborhood.</u>	Continued degradation of the character of the East Side neighborhood in the "tax areas."
o Unattractive apartment design	o Unattractive apartment design	o <u>Unattractive apartment design</u>			o Unattractive apartment design	o Unattractive apartment design	o Unattractive apartment design
o Lack of landscaping	o Lack of landscaping	o <u>Lack of landscaping</u>			o Lack of landscaping	o Lack of landscaping	o Lack of landscaping
o Parking lot located in front of mf buildings, facing the street	o Parking lot located in front of mf buildings, facing the street	o <u>Parking lot located in front of mf buildings, facing the street</u>			o Parking lot located in front of mf buildings, facing the street	o Parking lot located in front of mf buildings, facing the street	o Parking lot located in front of mf buildings, facing the street.
o Inadequate off-street parking	o Inadequate off-street parking	o <u>Inadequate off-street parking</u>			o Inadequate off-street parking	o Inadequate off-street parking	o Inadequate off-street parking
o View of garbage dumpsters from the street	o View of garbage dumpsters from the street	o <u>View of garbage dumpsters from the street</u>			o View of garbage dumpsters from the street	o View of garbage dumpsters from the street	o View of garbage dumpsters from the street
o Bulky apartments							
Significance	Significant.	Significant-unavoidable.	Beneficial	Beneficial	Significant.	Significant-unavoidable.	Significant
Mitigation Measure	Develop performance standards:	None available. Adoption of strict performance standards would, however, partially mitigate this impact. ^a	None required.	None required.	Develop performance standards:	None available. Adoption of strict performance standards would, however, partially mitigate this impact. ^a	Develop performance standards:
	o Amend SPARC requirements to require new mf developments to conform to strict architectural controls.	o Amend SPARC requirements to require new mf developments to conform to strict architectural controls.			o Amend SPARC requirements to require new mf developments to conform to strict architectural controls.	o Amend SPARC requirements to require new mf developments to conform to strict architectural controls.	o Amend SPARC requirements to require new mf developments to conform to strict architectural controls.
	o Continue to develop, or update and enforce, community design policies as part of the SPARC requirements.	o Continue to develop, or update and enforce, community design			o Continue to develop, or update and enforce, community design policies as part of the SPARC requirements.	o Continue to develop, or update and enforce, community design	o Continue to develop, or update and enforce, community design

ed impacts = Cannot be mitigated to a less-than-significant level.

(*) Following mitigation measure denotes that the identified measure does not reduce impacts to a less-than-significant level.

Table 3-2 for recommended policies and implementation measures of Performance Standards.

accommodate new development, the existing system would require improvements. This impact includes both the incremental capital costs and improvements under Op

improvements and capital costs required to upgrade the existing system see topical chapters of text.

applicable.

Table 3-1. (Continued)

Option 2		Option 3		Option 4	
Historic Rate	Full Buildout	Historic Rate	Full Buildout	Historic Rate	Full Buildout
Preservation of the character of the East Side neighborhood.	Preservation of the character of the East Side neighborhood.	Continued degradation of the character of the East Side neighborhood. <ul style="list-style-type: none"> o Unattractive apartment design o Lack of landscaping o Parking lot located in front of mf buildings, facing the street o Inadequate off-street parking o View of garbage dumpsters from the street 	<u>Complete displacement of the character of the East Side neighborhood.</u> <ul style="list-style-type: none"> o Unattractive apartment design o Lack of landscaping o Parking lot located in front of mf buildings, facing the street o Inadequate off-street parking o Inadequate off-street parking o View of garbage dumpsters from the street 	Continued degradation of the character of the East Side neighborhood only in the "target areas." <ul style="list-style-type: none"> o Unattractive apartment design o Lack of landscaping o Parking lot located in front of mf buildings, facing the street. o Inadequate off-street parking o View of garbage dumpsters from the street 	<u>Complete displacement of the character of the East Side neighborhood only in the "target areas."</u> <ul style="list-style-type: none"> o Unattractive apartment design o Lack of landscaping o Parking lot located in front of mf buildings, facing the street. o View of garbage dumpsters from the street o Bulky apartments
Beneficial	Beneficial	Significant.	Significant-unavoidable.	Significant.	Significant-unavoidable.
None required.	None required.	Develop performance standards: <ul style="list-style-type: none"> o Amend SPARC requirements to require new mf developments to conform to strict architectural controls. o Continue to develop, or update and enforce, community design policies as part of the SPARC requirements. 	None available. Adoption of strict performance standards would, however, partially mitigate this impact.* ^a <ul style="list-style-type: none"> o Amend SPARC requirements to require new mf developments to conform to strict architectural controls. o Continue to develop, or update and enforce, community design 	Develop performance standards: <ul style="list-style-type: none"> o Amend SPARC requirements to require new mf developments to conform to strict architectural controls. o Continue to develop, or update and enforce, community design policies as part of the SPARC requirements. 	None available. Adoption of strict performance standards would, however, partially mitigate this impact.* ^a <ul style="list-style-type: none"> o Amend SPARC requirements to require new mf developments to conform to strict architectural controls. o Continue to develop, or update and enforce, community design

vel.

measure does not reduce impacts to a less-than-significant level.

f Performance Standards.

provements. This impact includes both the incremental capital costs and improvements under Option 2.

system see topical chapters of text.

Table 3-1.

Topic (EIR Chapter)	Option 1		Option 2	
	Historic Rate	Full Buildout	Historic Rate	
Aesthetics and Neighborhood Character (20) (Continued)	<ul style="list-style-type: none"> o Amend SPARC requirements to require mf developments to locate the parking lot either on the side or behind the structure; screen parking lot from view; encourage alley access to parking. o Amend city Zoning Ordinance to require two parking spaces per mf unit. o Amend the SPARC requirements to require mf developments to locate the refuse area either behind the structure or enclosed within a view-obscuring area. 	<ul style="list-style-type: none"> o Amend SPARC policies as part of the SPARC requirements. o Amend SPARC requirements to require mf developments to locate the parking lot either on the side or behind the structure; screen parking lot from view; encourage alley access to parking. o Amend city Zoning Ordinance to require two parking spaces per mf unit. o Amend the SPARC requirements to require mf developments to locate the refuse area either behind the structure or enclosed within a view-obscuring area. 	None required.	None
	<ul style="list-style-type: none"> o Require applicants to coordinate with Sanitary City Disposal to determine whether access from the rear (alley) is adequate for garbage collection vehicles. 	<ul style="list-style-type: none"> o Require applicants to coordinate with Sanitary City Disposal to determine whether access from the rear (alley) is adequate for garbage collection vehicles. 		
	<ul style="list-style-type: none"> o Amend SPARC requirements to discourage construction of excessively bulky apartment buildings. 	<ul style="list-style-type: none"> o Amend SPARC requirements to discourage construction of excessively bulky apartment buildings. 		

Underlined Impacts = Cannot be mitigated to a less-than-significant level.

Asterisk (*) following mitigation measure denotes that the identified measure does not reduce impact.

^a See Table 3-2 for recommended policies and implementation measures of Performance Standards.

^b To accommodate new development, the existing system would require improvements. This impact is

^c For improvements and capital costs required to upgrade the existing system see topical chapters

NA = Not applicable.

Historic Rate	Option 1		Option 2		Option 3	
	Historic Rate	Full Buildout	Historic Rate	Full Buildout	Historic Rate	Full Buildout
	<ul style="list-style-type: none"> o Amend SPARC requirements to require mf developments to locate the parking lot either on the side or behind the structure; screen parking lot from view; encourage alley access to parking. o Amend city Zoning Ordinance to require two parking spaces per mf unit. o Amend the SPARC requirements to require mf developments to locate the refuse area either behind the structure or enclosed within a view-obscuring area. 	<ul style="list-style-type: none"> o Amend SPARC requirements to require mf developments to locate the parking lot either on the side or behind the structure; screen parking lot from view; encourage alley access to parking. o Amend city Zoning Ordinance to require two parking spaces per mf unit. o Amend the SPARC requirements to require mf developments to locate the refuse area either behind the structure or enclosed within a view-obscuring area. 	None required.	None required.	<ul style="list-style-type: none"> o Amend SPARC requirements to require mf developments to locate the parking lot either on the side or behind the structure; screen parking lot from view; encourage alley access to parking. o Amend city Zoning Ordinance to require two parking spaces per mf unit. o Amend the SPARC requirements to require mf developments to locate the refuse area either behind the structure or enclosed within a view-obscuring area. 	<ul style="list-style-type: none"> o Amend SPARC requirements to require mf developments to locate the parking lot either on the side or behind the structure; screen parking lot from view; encourage alley access to parking. o Amend city Zoning Ordinance to require two parking spaces per mf unit. o Amend the SPARC requirements to require mf developments to locate the refuse area either behind the structure or enclosed within a view-obscuring area.
required.	None					
	<ul style="list-style-type: none"> o Require applicants to coordinate with Sanitary City Disposal to determine whether access from the rear (alley) is adequate for garbage collection vehicles. o Amend SPARC requirements to discourage construction of excessively bulky apartment buildings. 	<ul style="list-style-type: none"> o Require applicants to coordinate with Sanitary City Disposal to determine whether access from the rear (alley) is adequate for garbage collection vehicles. o Amend SPARC requirements to discourage construction of excessively bulky apartment buildings. 			<ul style="list-style-type: none"> o Require applicants to coordinate with Sanitary City Disposal to determine whether access from the rear (alley) is adequate for garbage collection vehicles. 	<ul style="list-style-type: none"> o Require applicants to coordinate with Sanitary City Disposal to determine whether access from the rear (alley) is adequate for garbage collection vehicles.

does not reduce impacts. This impact is addressed in the topical chapters

ed Impacts = Cannot be mitigated to a less-than-significant level.

(*) following mitigation measure denotes that the identified measure does not reduce impacts to a less-than-significant level.

Table 3-2 for recommended policies and implementation measures of Performance Standards.

To accommodate new development, the existing system would require improvements. This impact includes both the incremental capital costs and improvements under Options 1, 2, and 3. For improvements and capital costs required to upgrade the existing system see topical chapters of text.

applicable.

Table 3-1. (Continued)

Option 2		Option 3		Option 4	
Historic Rate	Full Buildout	Historic Rate	Full Buildout	Historic Rate	Full Buildout
		<ul style="list-style-type: none"> o Amend SPARC requirements to require mf developments to locate the parking lot either on the side or behind the structure; screen parking lot from view; encourage alley access to parking. o Amend city Zoning Ordinance to require two parking spaces per mf unit. o Amend the SPARC requirements to require mf developments to locate the refuse area either behind the structure or enclosed within a view-obscuring area. 	<ul style="list-style-type: none"> o Amend SPARC requirements to require mf developments to locate the parking lot either on the side or behind the structure; screen parking lot from view; encourage alley access to parking. o Amend city Zoning Ordinance to require two parking spaces per mf unit. o Amend the SPARC requirements to require mf developments to locate the refuse area either behind the structure or enclosed within a view-obscuring area. 	<ul style="list-style-type: none"> o Amend SPARC requirements to require mf developments to locate the parking lot either on the side or behind the structure; screen parking lot from view; encourage alley access to parking. o Amend city Zoning Ordinance to require two parking spaces per mf unit. o Amend the SPARC requirements to require mf developments to locate the refuse area either behind the structure or enclosed within a view-obscuring area. 	<ul style="list-style-type: none"> o Amend SPARC requirements to require mf developments to locate the parking lot either on the side or behind the structure; screen parking lot from view; encourage alley access to parking. o Amend city Zoning Ordinance to require two parking spaces per mf unit. o Amend the SPARC requirements to require mf developments to locate the refuse area either behind the structure or enclosed within a view-obscuring area.
None required.	None required.	<ul style="list-style-type: none"> o Require applicants to coordinate with Sanitary City Disposal to determine whether access from the rear (alley) is adequate for garbage collection vehicles. 	<ul style="list-style-type: none"> o Require applicants to coordinate with Sanitary City Disposal to determine whether access from the rear (alley) is adequate for garbage collection vehicles. 	<ul style="list-style-type: none"> o Require applicants to coordinate with Sanitary City Disposal to determine whether access from the rear (alley) is adequate for garbage collection vehicles. 	<ul style="list-style-type: none"> o Require applicants to coordinate with Sanitary City Disposal to determine whether access from the rear (alley) is adequate for garbage collection vehicles.

Table 3-1. (

Topic (EIR Chapter)		Option 1		Option 2	
		Historic Rate	Full Buildout	Historic Rate	B
Aesthetics and Neighbor- hood Character (20) (Continued)	Impact	Degradation of the overall low density character of the East Side neighborhood.	<u>Complete displacement of the overall low density character of the East Side neighborhood.</u>	Preservation of the overall low density character of the East Side neighborhood.	Preser the ov densit of the neighb
	Signifi- cance	Significant.	Significant- unavoidable.	Beneficial.	Benefi
	Mitigation Measure	Develop perfor- mance standards: ^a o Amend SPARC requirements to discourage construction of excessively bulky apartment buildings.	None available. Adoption of strict performance standards would, however, partially mitigate this impact: ^a o Amend SPARC requirements to discourage construction of excessively bulky apartment buildings.	None required.	None r

Underlined Impacts = Cannot be mitigated to a less-than-significant level.

Asterisk (*) following mitigation measure denotes that the identified measure does not reduce impact.

^a See Table 3-2 for recommended policies and implementation measures of Performance Standards.

^b To accommodate new development, the existing system would require improvements. This impact includes

^c For improvements and capital costs required to upgrade the existing system see topical chapters.

NA = Not applicable.

Table 3-1. (Continued)

	Option 2		Option 3		Option 4	
	Historic Rate	Full Buildout	Historic Rate	Full Buildout	Historic Rate	Full Buildout
	Preservation of the overall low density character of the East Side neighborhood.	Preservation of the overall low density character of the East Side neighborhood.	Preservation of the overall low density character of the East Side neighborhood.	Preservation of the overall low density character of the East Side neighborhood.	Degradation of the overall low density character of the East Side neighborhood only in the "target areas"; preservation of the low density character of the East Side neighborhood outside the "target areas."	<u>Complete displacement of the overall low density character of the East Side neighborhood only in the "target areas";</u> preservation of the low density character of the East Side neighborhood outside of the "target areas."
	Beneficial.	Beneficial.	Beneficial.	Beneficial.	Significant; beneficial.	Significant-unavoidable; beneficial.
	None required.	None required.	None required.	None required.	Develop performance standards: ^a o Amend SPARC requirements to discourage construction of excessively bulky apartment buildings.	None available. Adoption of strict performance standards would, however, partially mitigate this impact: ^a o Amend SPARC requirements to discourage construction of excessively bulky apartment buildings.

level.

ed measure does not reduce impacts to a less-than-significant level.

s of Performance Standards.

improvements. This impact includes both the incremental capital costs and improvements under Option 2.

g system see topical chapters of text.

CITY COUNCIL

EVELYN M. OLSON, Mayor
JOHN R. (Randy) SNIDER
Mayor Pro Tempore
DAVID M. HINCHMAN
JAMES W. PINKERTON, Jr.
FRED M. REID

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
CALL BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
TELECOPIER (209) 333-6795

THOMAS A. PETERSON
City Manager

ALICE M. REIMCHE
City Clerk

RONALD M. STEIN
City Attorney

September 4, 1987

Mr. Ron Bass
Jones and Stokes Associates
2321 P Street
Sacramento, CA 95816

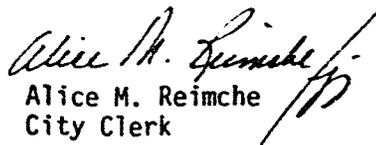
Dear Mr. Bass:

Enclosed is a packet for the Special meeting with the Planning Commission. The meeting is being held on September 9, 1987, 7:30 p.m. at Hale Park Recreation Center Building, 209 East Locust Street (map enclosed).

Thanks so much for your help in sending all the summaries for enclosure in the packets.

Please call if you have any questions.

Very truly yours,


Alice M. Reimche
City Clerk

CITY COUNCIL

EVELYN M. OLSON, Mayor
JOHN R. (Randy) SNIDER
Mayor Pro Tempore
DAVID M. HINCHMAN
JAMES W. PINKERTON, Jr.
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TELECOPIER: (209) 333-6795

THOMAS A. PETERSON
City Manager
ALICE M. REIMCHE
City Clerk
RONALD M. STEIN
City Attorney

September 11, 1987

Mr. Roger Stafford
801 South Mills Avenue
Lodi, CA 95240

Dear Mr. Stafford:

This letter will confirm action taken at the Special Joint Meeting of the Lodi City Council and the Lodi Planning Commission held on September 9, 1987 to receive a presentation by Ron Bass Project Manager, Jones and Stokes Associates, Inc., of the City of Lodi East Side Plan Alternatives Draft Environmental Report.

Following the presentation by Mr. Bass, public input and discussion, by motion action, the matter was referred to the Community Development Department to chart a recommendation to go before the Planning Commission. The Planning Commission will then make its recommendation to the Council.

Should you have any questions regarding this matter, please do not hesitate to call this office.

Very truly yours,

Alice M. Reimche
Alice M. Reimche
City Clerk

AMR:jj

SIGN IN SHEET FOR ADDRESSING COUNCIL

NAME

ADDRESS

NAME	ADDRESS
✓ Marilyn K. Huddleston	237 Mission Lodi
Elsa Schnepfle	728 S. Washington
Mrs. Fred J. Wilson	237 Watson St. Lodi
✓ Helen M. Sp. Gies	310 S. Orange #60
✓ Martha Salamon	431 E. Ridi Ave
✓ Cora Wahl	428 E. Walnut St
✓ Ben Kouk	209 Maple St
✓ Ida Richter	512 E. Tokay St
✓ Joe Richter	512 E. Tokay St.
✓ Bertha Baker	309 Concord St.
✓ Robert J. Baber	309 Concord St
✓ Sam Colilla	9 N. Calif. St., Lodi
✓ Bill Ludwig	9 N. Court St., Lodi
✓ Mike Weyer	229 S. Pleasant Ave
✓ Barry Cusick	715 N School St
✓ Otto Beckler	359 Mission
Edna Beckler	
✓ Anne MEYERS	131 So. AVENA
✓ Mac Doodly	8 N. Rose
✓ Kimberly Christolos	237 S. Pleasant
✓ Carol Grenko	233 S. Pleasant
✓ Frank Mochrnia	315 E Locust
✓ Teresa F. Puglia	242 Watson -
✓ Jerry Sauer	1051 S. Calif

SIGN IN SHEET FOR ADDRESSING COUNCIL

NAME	ADDRESS
GARY BABCOCK	318 E. VINE
Edwin A. Janke	337 Concord St
Ry MELEKEN	1101 SO CENTRAL AVE
S. Osterberg	335 Poplar St.
Debbie Dosier	339 Poplar St.
✓ Michael Ross	1818 S CENTRAL AVE
Marcel Houdahl	336 Watson St.
✓ Michael Seyer	801 W. Elm St.
Larry Edmund	801 W. Elm St.
✓ Fred Maher	416 Concord St.
Jud Lindson	925 S Central
✓ Carolyn Pileci	327 Poplar street
✓ Robert Zarr	327 Poplar St.
✓ Glenn Cery	900 W. One St
✓ Richard J. Sangin	1011 S. Central Ave.
✓ Andie & Pam Lang	300 E vine st
✓ Ron Lunn	1324 S. Central
John Roxanne May	437 E Eden
Palma Zwingelberg	236 Charles St.

THE FOLLOWING DOCUMENTS
WILL REQUIRE MORE THAN ONE SHOT
AS THEY ARE OVERSIZED
AND WILL NOT FIT IN THE FRAME

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
LODI,
CALIFORNIA
SAN JOAQUIN COUNTY

MAP INDEX
and
STREET INDEX

PANELS PRINTED: 1, 2

COMMUNITY-PANEL NUMBERS
060300 0001 - 0002

MAP REVISED:
JUNE 18, 1987

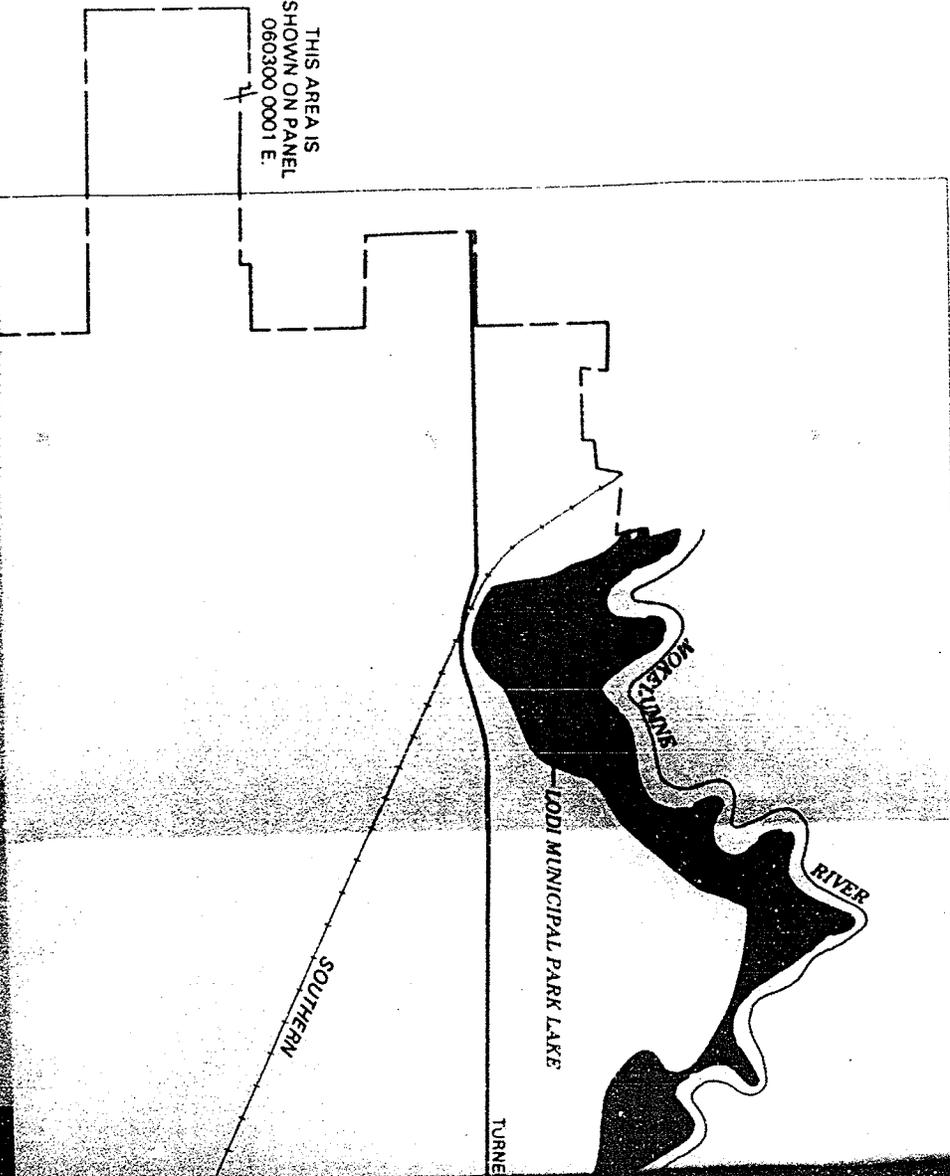


Federal Emergency Management Agency

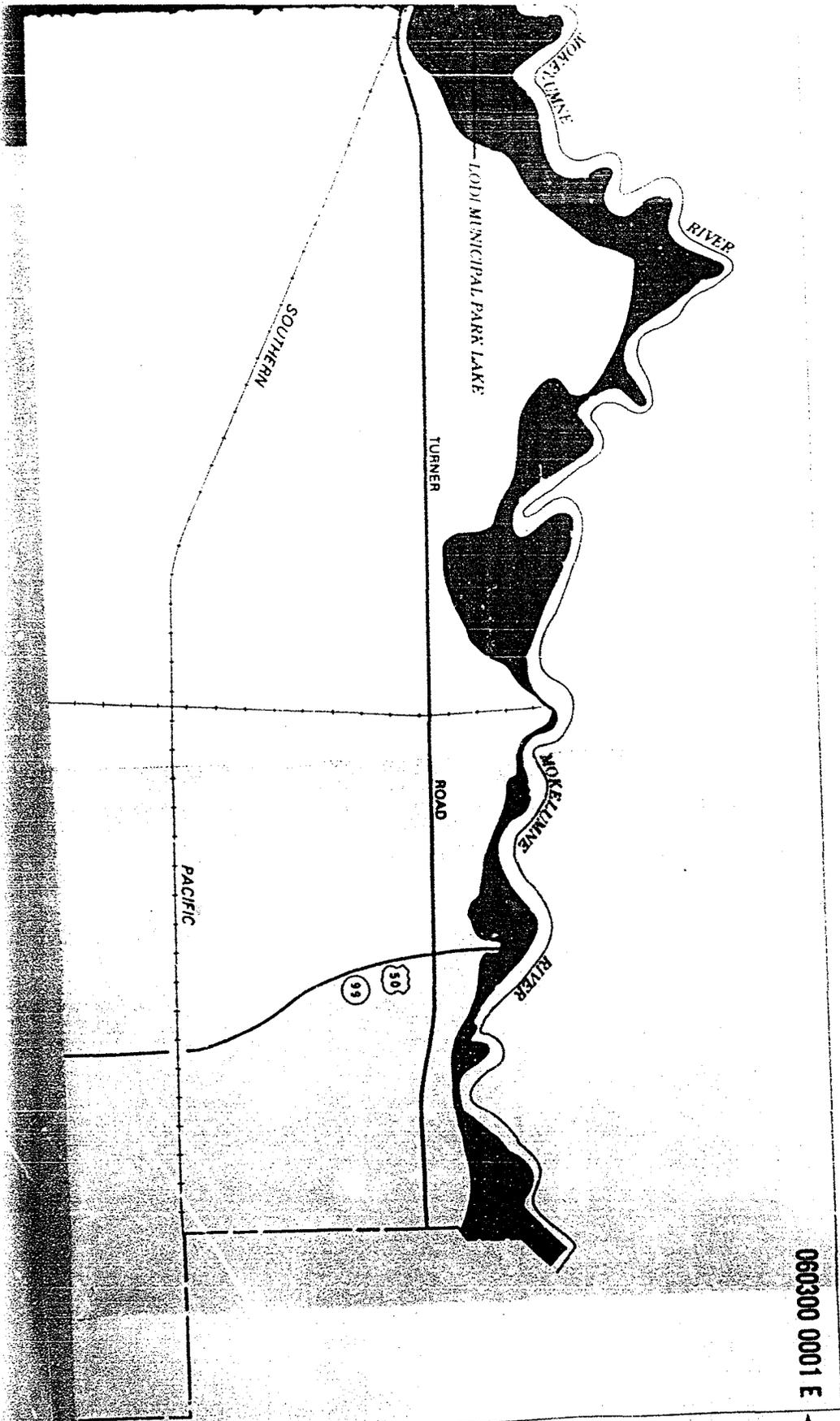
LEGEND



FLOOD - PRONE AREAS;
FOR ORIENTATION PURPOSES ONLY



THIS AREA IS
SHOWN ON PANEL
060300 0001 E.



060300 0001 E

060300 0001 E

COMMUNITY PANEL NUMBER

FLOOD - PRONE STREET INDEX

NAMED STREETS

AWANI DRIVE	0001 (F2)
CHURCH STREET	0001 (E2)
CLUFF AVENUE	0001 (H2)
DEVINE DRIVE	0001 (D2)
EDGEWOOD COURT	0001 (C2)
EDGEWOOD DRIVE	0001 (D2)
GREENWOOD DRIVE	0001 (C2)
GREEN OAKS DRIVE	0001 (D2)
JUNEWOOD COURT	0001 (C2)
JUNEWOOD DRIVE	0001 (C2)
KIRKLAND DRIVE	0001 (C2)
KONI COURT	0001 (F2)
LAKEWOOD DRIVE	0001 (D2)
LAUREL AVENUE	0001 (C2)
LEBEC COURT	0001 (D2)
LILAC STREET	0001 (A2)
LINCOLN AVENUE	0001 (E2)
LOWER SACRAMENTO ROAD	0001 (B2)
MAPLEWOOD DRIVE	0001 (D2)
MIDVALE COURT	0001 (E2)
MIDVALE ROAD	0001 (E2)
MIWOK DRIVE	0001 (F2)
MOKELUMNE RIVER DRIVE	0001 (F2)
NORTHWOOD DRIVE	0001 (D2)
NORTH HAM LANE	0001 (C2)
ORANGEWOOD DRIVE	0001 (D2)
OTTA DRIVE	0001 (F2)
RIO VISTA DRIVE	0001 (G2)
RIVERGATE DRIVE	0001 (E2)

LODI AVENUE

EAST LODI

AVENUE

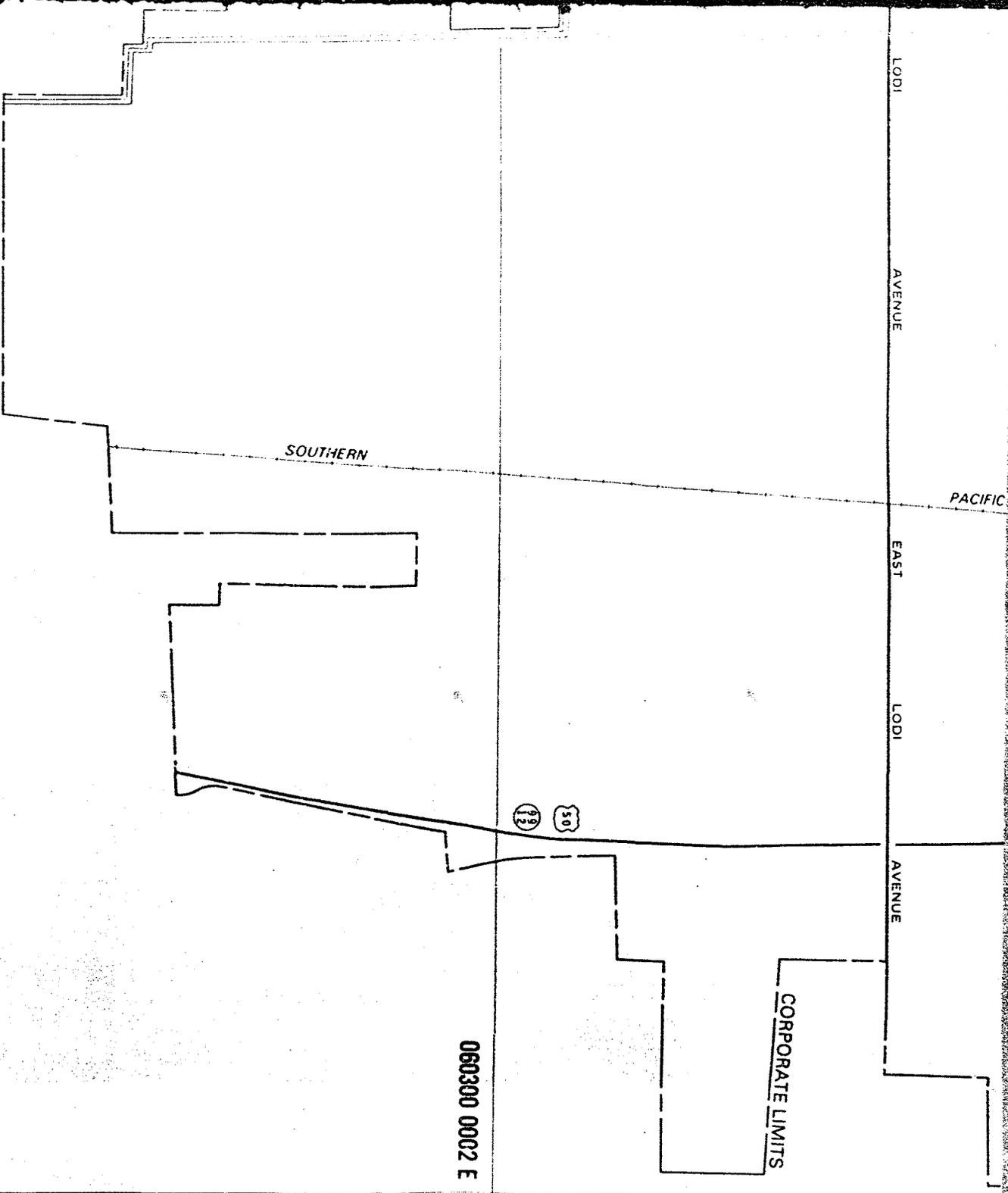
PACIFIC

SOUTHERN

CORPORATE LIMITS

CORPORATE LIMITS

060300 0002 E



CORPORATE LIMITS

WEST

LODI

AVENUE

EAST

LODI

WOODBRIDGE

IRRIGATION

CANAL

CORPORATE LIMITS

SOUTHERN

PACIFIC

