

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2019029095**Project Title:** Turner Road- Lake House Mixed Use Development Project**Lead Agency:** City of Lodi**Contact Person:** John Della Monica**Mailing Address:** 221 West Pine Street**Phone:** (209) 333-6711**City:** Lodi, Ca**Zip:** 95240**County:** San Joaquin**Project Location:** County: San JoaquinCity/Nearest Community: LodiCross Streets: Lower Sacramento Road and Turner RoadZip Code: 95242Longitude/Latitude (degrees, minutes and seconds): 38 ° 08 ' 49 7 " N / 121 ° 18 ' 03 " W Total Acres: 8.8Assessor's Parcel No.: 121-270-01 through 121-270-14Section: 34Twp.: 4NRange: 6EBase: MDBMWithin 2 Miles: State Hwy #: 99Waterways: Mokelumne River/Lodi LakeAirports: NARailways: Union Pacific SpurSchools: Woodbridge Elementary**Document Type:**CEQA: ☒ NOP☐ Early Cons☐ Neg Dec☐ Mit Neg Dec☐ Draft EIR☐ Supplement/Subsequent EIR

(Prior SCH No.) _____

Other: _____

NEPA: ☐ NOI☐ EA☐ Draft EIS☐ FONSIOther: ☐ Joint Document☐ Final Document☐ Other: _____**Local Action Type:**☐ General Plan Update☒ General Plan Amendment☐ General Plan Element☐ Community Plan☐ Specific Plan☐ Master Plan☐ Planned Unit Development☒ Site Plan☒ Rezone☐ Prezone☒ Use Permit☐ Land Division (Subdivision, etc.)☐ Annexation☐ Redevelopment☐ Coastal Permit☐ Other: _____**Development Type:**☒ Residential: Units 150 Acres _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☒ Commercial: Sq.ft. 18,500 Acres _____ Employees _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Educational: _____☐ Recreational: _____☐ Water Facilities: Type _____ MGD _____☐ Transportation: Type _____☐ Mining: Mineral _____☐ Power: Type _____ MW _____☐ Waste Treatment: Type _____ MGD _____☐ Hazardous Waste: Type _____☒ Other: 92 Hotel Rooms, Banquet Hall, Restaurant**Project Issues Discussed in Document:**☒ Aesthetic/Visual☒ Agricultural Land☒ Air Quality☒ Archeological/Historical☒ Biological Resources☐ Coastal Zone☐ Drainage/Absorption☐ Economic/Jobs☐ Fiscal☒ Flood Plain/Flooding☐ Forest Land/Fire Hazard☒ Geologic/Seismic☐ Minerals☒ Noise☒ Population/Housing Balance☒ Public Services/Facilities☒ Recreation/Parks☒ Schools/Universities☐ Septic Systems☒ Sewer Capacity☒ Soil Erosion/Compaction/Grading☐ Solid Waste☒ Toxic/Hazardous☒ Traffic/Circulation☒ Vegetation☒ Water Quality☐ Water Supply/Groundwater☐ Wetland/Riparian☐ Growth Inducement☒ Land Use☐ Cumulative Effects☒ Other: GHG**Present Land Use/Zoning/General Plan Designation:**Vacant Property/Industrial/Industrial**Project Description:** *(please use a separate page if necessary)*

The proposed project involves development of a boutique hotel, residential apartment complex and retail commercial space. The four-story hotel would include 92 guest suites with an 80-seat restaurant, 18,500 square feet of retail commercial space and a banquet room for approximately 240 guests.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date November 9, 2021 Ending Date December 8, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>BaseCamp Environmental, Inc.</u>	Applicant: <u>City of Lodi</u>
Address: <u>802 West Lodi Avenue</u>	Address: <u>221 West Pine Street</u>
City/State/Zip: <u>Lodi, Ca. 95240</u>	City/State/Zip: <u>Lodi, Ca, 95240</u>
Contact: <u>Charlie Simpson</u>	Phone: <u>(209) 333-6711</u>
Phone: <u>(209) 224-8213</u>	

Signature of Lead Agency Representative:  Date: 11-8-21

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.