

CITY OF LODI
NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT
REVISED 11-10-21 (Updated heights for 3- and 4-story structures)

DATE: November 9, 2021

TO: Responsible and Trustee Agencies, Organizations, and Interested Parties

FROM: City of Lodi, Community Development Department (Lead Agency)

SUBJECT: **PREPARATION OF ENVIRONMENTAL IMPACT REPORT**

PROJECT TITLE: **LAKEHOUSE HOTEL AND RESIDENTIAL PROJECT**

The City of Lodi will prepare an Environmental Impact Report (EIR) for the Lakehouse Boutique Hotel and Residential Project (the "Project") pursuant to Section 15021 of the California Environmental Quality Act (CEQA) Guidelines. Section 15082 of the CEQA Guidelines requires the City to prepare and distribute a Notice of Preparation (NOP) to the Office of Planning and Research, responsible and trustee agencies, and other interested parties to provide sufficient information describing the Project and its potential environmental effects to enable the agencies and other parties to make a meaningful response. The proposed project, its location and the probable environmental effects of the project are described in Attachment A and the following figures.

As required by CEQA, the NOP will be circulated for a 30-day review period beginning November 9, 2021 and extending to December 8, 2021. A copy of the NOP may be reviewed and/or downloaded at <http://www.lodi.gov/169/Community-Development> or at <https://ceqanet.opr.ca.gov/>. The City welcomes your input during the review period.

Public Agencies: In the event the City has not received a response by the end of the review period, the City may presume that the responsible agency has no response to make (CEQA Guidelines Section 15082[b][2]).

If you have any questions regarding this matter or would like to submit comments on behalf of your agency/organization, or as an individual, please address them to:

City of Lodi
Community Development Department
Attention: John Della Monica
221 West Pine Street
Lodi, Ca. 95240
(209) 333-6711 or jdellamonica@lodi.gov

ATTACHMENT A

NOTICE OF PREPARATION
ENVIRONMENTAL IMPACT REPORT
FOR THE LAKEHOUSE HOTEL AND RESIDENTIAL PROJECT
LODI, CA

A.1 PROJECT LOCATION

The proposed project is located at 1018 North Lower Sacramento Road, which is at the northeast corner of Lower Sacramento Road and Turner Road in the City of Lodi, San Joaquin County (Figures 1 through 4). The 10-acre site is identified as Assessor's Parcel Number (APN) 015-64-009. On the U.S. Geological Survey (USGS) Lodi North, California, 7.5-minute quadrangle map, the project site is within Section 34, Township 4 North, Range 6 East, Mt. Diablo Base and Meridian. The approximate latitude of the project site is 38° 08' 48" North, and the approximate longitude is 121° 18' 05" West.

A.2 EXISTING CONDITIONS

The project site is located in the northern portion of Lodi, west of Lodi Lake park and south of the unincorporated community of Woodbridge. See Figures 1 through 4 for the project location.

The project site was historically used as an orchard; it contains a few remnant orchard trees intermixed with numerous native and ornamental trees as well as shrubs, weeds, and grasses. Two corrugated steel utility buildings are located in the western portion of the site. A cellular telephone tower and adjacent utility building are located in the northeastern corner of the site within an existing utility easement. An unused Union Pacific Railroad spur runs along the eastern boundary of the project site. An additional branch spur once serving the General Mills facility to the south passes through the central portion of the project site. There is no other development on the site. The project site is currently designated Industrial by the Lodi General Plan and is zoned M (Industrial) by the City.

The setting of the project site is urban. The site is surrounded by a variety of land uses, including residential, retail, commercial, industrial, open space and public. Land uses surrounding the project site are described below and shown in Figure 4:

Woodlake Circle is a single-family residential development of approximately 100 homes located immediately west of the project site across Lower Sacramento Road. An additional five single-family homes are located immediately north of the site along the east side of Lower Sacramento Road.

The six-acre Lodi Surface Water Treatment Facility (SWTF) is located approximately 100 feet northeast of the project site across the Union Pacific spur track. The SWTF was constructed in 2012 and is owned and operated by the City. The facility includes treatment facilities, a 3-million-gallon storage tank and administrative offices.

A Northern California Power Agency (NCPA) power generation station borders the project site to the east. The natural gas- and diesel-fueled station runs intermittently during periods of peak electricity demand. Components of the power station include gas compressors, gas receivers, electrical equipment, transformers, a 120,000-gallon aboveground fuel oil storage tank with containment berm, and storage sheds. Access is provided by an existing 15-foot-wide driveway from Turner Road.

An electrical substation, owned and operated by the Lodi Electric Utility (LEU), is located 70 feet east of the project site along Turner Road.

The 66-acre former General Mills breakfast cereal manufacturing plant is located south of the project site across Turner Road. Past industrial uses of this facility consisted of food product manufacturing, warehousing, general service, storage, and distribution activities. The cereal production facility opened in 1947 and closed in 2015. Bond Manufacturing currently occupies approximately 200,000 square feet of the existing building for its distribution and manufacturing operations. The remaining building space is presently unused.

A.3 PROJECT DESCRIPTION

The proposed project includes two basic components:

- A 92-suite hotel with meeting rooms, guest amenities, hotel-related retail, a parking structure, and landscaping

- A 150-unit apartment complex with 1-, 2- and 3-bedroom units

The layout of the proposed project is shown on the attached *Preliminary Site Plan*, Figure 5. The quantities of development associated with the project are summarized in the following table and discussed in more detail below.

Hotel

The hotel portion of the project would include two adjacent hotel buildings in the southern portion of the site, together providing 92 guest suites in a total of 52,000 square feet of floor area.

LAKEHOUSE PROJECT
SUMMARY OF DEVELOPMENT QUANTITIES

BOUTIQUE HOTEL

| | |
|-----------------------------|-------------|
| Buildings | 2 |
| Building Height | 2-4 stories |
| Hotel Guest Suites | 92 |
| Hotel Square Footage | 52,000 |
| Hotel, Lobby, Admin | 7,000 |
| Hotel Back of House Storage | 6,000 |
| Banquet Hall Occupancy | 245 |
| Banquet Hall Square Footage | 3,600 |
| Restaurant Seating Capacity | 70 |
| Restaurant Square Footage | 6,000 |
| Covered Parking | 180 |
| Surface Parking | 35 |

| | |
|-----------------------|--------|
| RETAIL SQUARE FOOTAGE | 18,500 |
|-----------------------|--------|

APARTMENT COMMUNITY

| | |
|---|---------|
| Total Units | 150 |
| Apartment Buildings | 4 |
| Building Height (feet) | 46-55 |
| 1- bedroom Units, 800 square feet | 54 |
| 2-bedroom Units, 1,150 square feet | 88 |
| 3-bedroom Units, 1,500-1,700 square feet | 8 |
| Community Building Square Footage | 3,500 |
| Community Building Height | 2-story |
| Covered Parking | 130 |
| Surface Parking (including 30 guest spaces) | 158 |

The western hotel building would be two to three stories in height and would consist predominantly of hotel rooms. The eastern hotel building would be three to four stories in height. Along with hotel rooms, this building would include approximately 18,500 square feet of ground floor retail space, the hotel lobby, a 3,600-square foot banquet hall with a maximum occupancy of 245 and a sit-down restaurant of 6,000 square feet with a maximum occupancy of 70. The banquet hall would provide space for conferences, meetings and social events. Alcoholic beverages would be sold at the hotel and

restaurant. Small- and medium-size truck deliveries would be accommodated along the east side of this building.

Apartments

The project proposes development of a 150-unit residential apartment complex in the northern portion of the project site. The complex would consist of four apartment buildings: three four-story buildings with a maximum height of 55 feet and one three-story building with a maximum height of 46 feet. The buildings would be generally arranged along the site boundaries and would enclose a central plaza area.

The residential complex would also include a two-story community building within the plaza area. The community building would include approximately 3,500 square feet of floor area. An outdoor pool and lounge would be a part of the community center. A breakdown of proposed building sizes and types is shown in the table above.

A 30-foot-wide landscaped pedestrian corridor would be provided along the Lower Sacramento Road and Turner Road frontages; the corridor would provide 20 feet of separation between the pedestrian walk and the edge of street. A public garden, landscaped courtyards, entrances, and pedestrian walks would be incorporated into the overall design of the project as shown on the site plan. Other project features include monument sign at the corner of Turner Road and Lower Sacramento Road and water features at the entrances to the hotel and the apartment complex. The project frontages on Lower Sacramento Road and Turner would be enclosed with a 3-foot concrete wall topped with 3 feet of wrought iron fencing.

The project also includes the construction of a 14-foot masonry wall along the boundary with the adjacent NCPA station.

The proposed project would require the following discretionary approvals from the City:

- A General Plan Amendment to change the project site designation from Industrial to Mixed Use Center.

- A rezoning of the project site from M (Industrial) to MCE (Mixed Use Center).

- Site Plan and Design Review of the proposed buildings, landscaping, and site plan.

- Conditional Use Permit for the operation of the proposed hotel.

- Conditional Use Permit for the sale of alcohol.

- Demolition Permit for removal of existing buildings

- Approval of growth allocations by the City Council for proposed residential units

- Review and approval of erosion control and storm water plans.

Encroachment permits for work in the public right-of-way.

A.4 ISSUES TO BE ANALYZED IN THE EIR

The City of Lodi has determined that an Environmental Impact Report (EIR) will be prepared for the project. The EIR will consider the potential environmental effects of the project, mitigation measures needed to address any potentially significant environmental effects, and alternatives to the proposed project among other subjects. Environmental concerns that will be addressed in the EIR are summarized as follows:

Aesthetics and Visual Resources

The EIR will consider the size, height and architectural character of proposed structures and site improvements, their relationship to surrounding development and consistency with City of Lodi design standards. The EIR will consider potential lighting impacts on surrounding land uses and the night sky.

Agricultural Resources

Although the proposed project is in an urban area, the site was formerly used as an orchard. The EIR will consider direct or indirect impacts on agriculture.

Air Quality

The EIR will quantify construction and operational air pollutant emissions associated with the project, their relationship to state and federal standards, exceedance of applicable emissions thresholds, human health risks and odor impacts. The EIR will include a Health Risk Assessment quantifying health risks associated with existing air toxic emissions generated by existing operation of the adjacent NCPA power generation facility.

Biological Resources

The EIR will document the existing biological resources of the project site and describe the potential impacts of proposed hotel and residential development on those resources. The EIR will consider potential effects on habitat for special-status and migratory species, wetlands, riparian areas and other sensitive habitats as well as mitigation measures that may be needed to address these effects. The analysis will consider the mitigating effect of project participation in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan.

Cultural Resources

The EIR will include the results of a project-specific cultural resources record search and survey, including consideration of the potential impacts of proposed development on any known historical and/or archaeological resources or inadvertent discovery of such

resources during construction. The EIR will also consider the project's potential effects on Tribal Cultural Resources.

Energy

The EIR will consider and discuss predicted energy consumption associated with the project, along with energy conservation measures incorporated into proposed buildings and otherwise associated with the siting and operation of the project. The EIR will identify the project potential, if any, for wasteful or inefficient use of energy.

Geology, Soils, and Mineral Resources

The EIR will describe the general geology of the project area, geotechnical and seismic hazards, soil quality and erosion potential, suitability of soil for development, potential project impact on accessibility of mineral resources, and potential effects on unique geological or paleontological resources.

Greenhouse Gas (GHG) Emissions

The EIR will quantify and identify the significance of construction and operational GHG emissions associated with the project and the project's consistency with applicable GHG reduction plans, including the Lodi Climate Action Plan.

Hazards and Hazardous Materials

The EIR will document the presence or absence of documented environmental contamination on and near the project site, including potential surface soil contamination from historical agricultural use. Use, storage, and transportation of hazardous materials associated with the proposed land uses and potential for environmental contamination during project construction will be evaluated.

Hydrology and Water Quality

The EIR will describe the surface and groundwater hydrologic resources of the project site and vicinity, as well as exposure to 100-year and 200-year flooding hazards. Potential for direct effects to surface and groundwater resources during project construction and operation will be described, as will conformance with applicable water quality plans and standards.

Land Use, Population, and Housing

The EIR will analyze project consistency with the Lodi General Plan, zoning, and any other applicable land use plans and ordinances, along with the potential direct and indirect impacts of the project on population growth, housing needs and housing availability. The EIR will discuss potential effects on the adjacent unincorporated community and potential environmental justice concerns.

Noise

The EIR will consider noise impacts associated with project construction, impacts of increased traffic on roadway noise, and the effects of roadway noise increases resulting from the proposed project on land uses along primary project access routes.

Public Services and Recreation

The EIR will describe existing providers that are or would be responsible for providing services to the project site. The EIR will consider the need for new or expanded facilities required for agencies responsible for fire protection, police protection, schools, and parks and recreation, and the potential impacts of addition of any new or expanded public facilities on the environment.

Transportation

The EIR will describe the location, nature, and operation of existing transportation systems serving the project site and vicinity. The EIR will quantify the generation of traffic from new hotel and residential uses and analyze its impact on citywide Vehicles Miles Traveled; mitigation for significant VMT effects will be described as required. The EIR will also quantify the effects of project-generated traffic on traffic flow on streets and intersections in the project vicinity. The EIR will also evaluate consistency with applicable transportation plans and impacts on or related to alternative travel modes.

Tribal Cultural Resources

The EIR will document identify potential impacts to cultural resources onsite and describe City compliance with SB 18 and AB 52 tribal consultation requirements, including the AB 52 notification process, tribal requests for consultation, impacts on resources of potential importance to local tribes, and the results of the consultation process.

Utilities

The EIR will describe existing and planned utility systems serving the project site and surrounding development. The EIR will identify any necessary extension of water, wastewater, storm drainage, solid waste, and other utilities and the potential environmental impacts of those extensions.

Wildfire

The project is in an urbanized area and is not exposed to wildfire hazards. This will be briefly documented in the EIR.

Cumulative Impacts

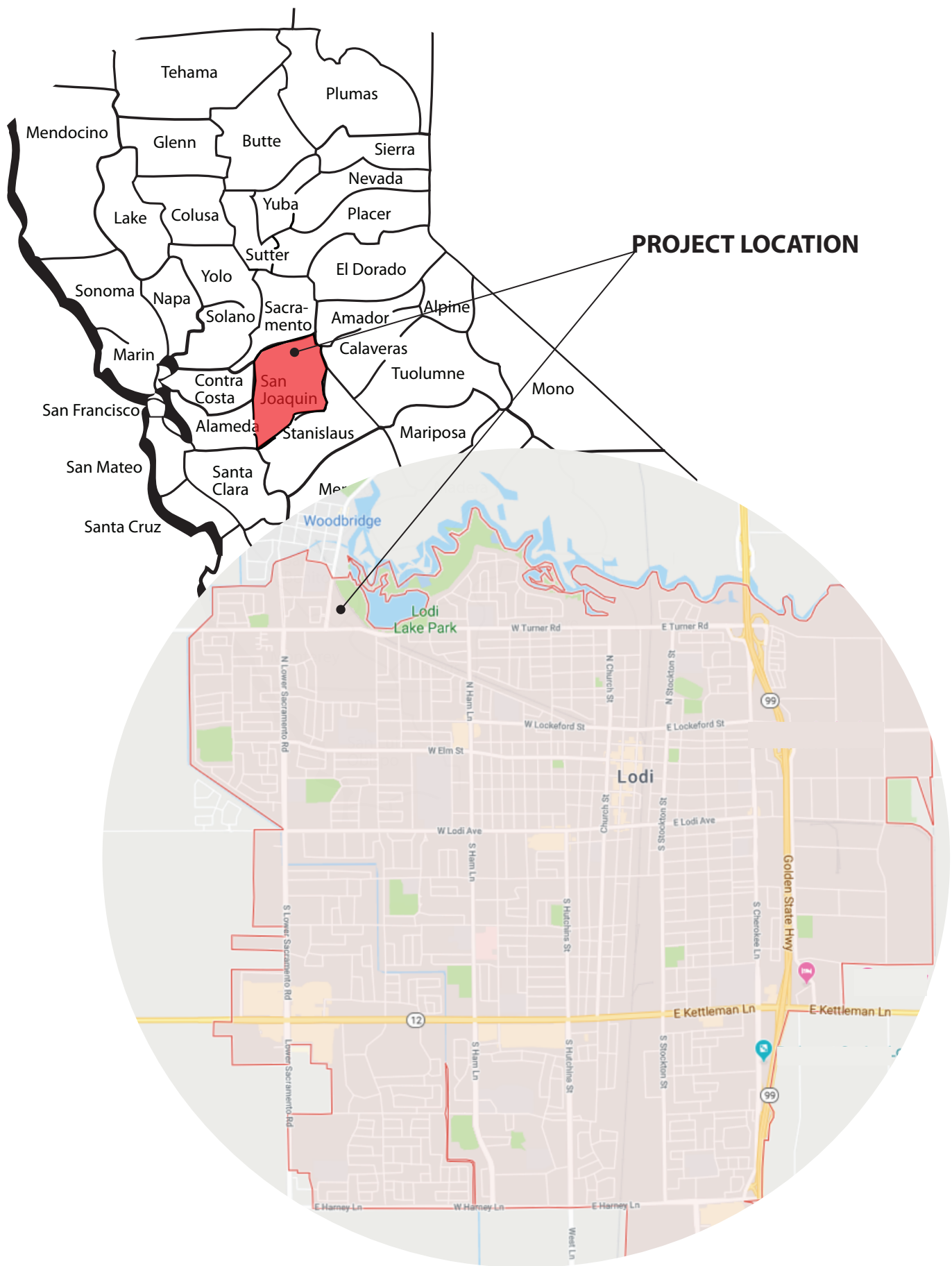
The EIR will consider the potential cumulative impacts of the project in all of the above-listed resource areas, based primarily on the analysis of citywide environmental effects in the Lodi General Plan EIR.

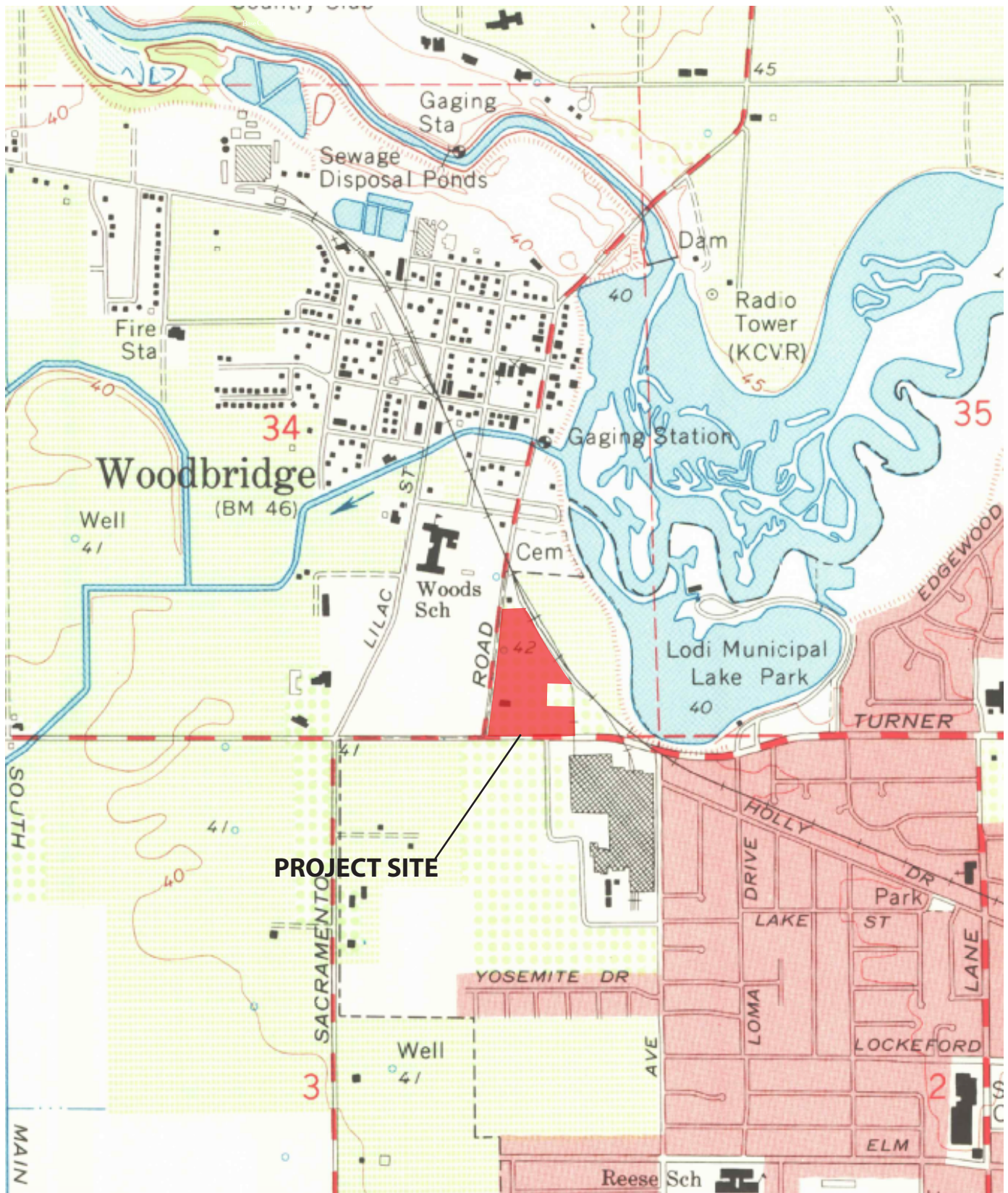
Alternatives to the Proposed Project

The EIR will evaluate the comparative environmental effects of a reasonable range of alternatives to the proposed project, including the required No Project Alternative. The range of alternatives will be determined during EIR preparation.

Other CEQA Issues

The EIR will identify any significant and unavoidable impacts and irreversible environmental commitments of the proposed project. It will consider the potential growth-inducing effects of the proposed development. The EIR also will discuss environmental justice issues as they may apply to this project. It will identify any communities that may experience disproportionate adverse environmental impacts resulting from the project and discuss measures to reduce these impacts if warranted.





SOURCE: Lodi North Quadrangle, United States
Department of the Interior Geological Survey, 1968

