

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: Craig Hoffman
Mailing Address: PO Box 3006 Phone: 209-333-6800 X 2649
City: Lodi, CA Zip: 95241-1910 County: San Joaquin

Project Location: County: San Joaquin City/Nearest Community: Lodi Zip Code: 95242
Cross Streets: Lower Sacramento Road and Turner Road

Longitude/Latitude (degrees, minutes and seconds): 38 ° 08 ' 49.7 " N / 121 ° 18 ' 03 " W Total Acres: 8.8
Assessor's Parcel No.: 121-270-01 through 121-270-14 Section: 34 Twp.: 4 North Range: 6 East Base: MDBM
Within 2 Miles: State Hwy #: 99 Waterways: Mokelumne River / Lodi Lake
Airports: NA Railways: Union Pacific Spur Schools: Woodbridge Elem. School

Document Type:

CEQA: ☐ NOP ☐ Draft EIR ☐ NEPA: ☐ NOI ☐ Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☒ Other: **GOVERNMENT/DRAINAGE ENGINEERING & RESEARCH**

Local Action Type:

☐ General Plan Update ☒ Specific Plan ☒ Annexation
☒ General Plan Amendment ☐ Master Plan ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Coastal Permit
☐ Community Plan ☒ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other:

Development Type:

☒ Residential: Units 150 Acres Employees
☐ Office: Sq.ft. Acres Employees
☒ Commercial: Sq.ft. 18,500 Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational: Type MW
☐ Recreational: Type MGD
☐ Water Facilities: Type MGD Other: 92 Hotel Rooms

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☒ Vegetation
☒ Agricultural Land ☒ Flood Plain/Flooding ☐ Schools/Universities ☒ Water Quality
☒ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☐ Water Supply/Groundwater
☒ Archeological/Historical ☐ Geologic/Seismic ☐ Sewer Capacity ☐ Wetland/Riparian
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☐ Growth Inducement
☐ Coastal Zone ☒ Noise ☐ Solid Waste ☒ Land Use
☐ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☐ Cumulative Effects
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☒ 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 resort hotel, residential apartment complex and retail commercial space. The four-story hotel would include 92 guest suites with a 80-seat restaurant, 18,500 SF of retail commercial space and a banquet room for approximately 240 guests. A total of 220 parking spaces would be provided in surface lots and a 165-space parking garage and surface parking areas. The proposed residential apartment complex would include 150 1-bedroom, 2-bedroom and 3-bedroom apartment units, varying in size from 800 to 1,700 SF, and a 3,000 SF administrative/community building, gym and pool. The residential development would include a total of 280 residential parking spaces, including 130 covered spaces, plus 30 guest spaces.

State Clearinghouse Contact:

(916) 445-0613

Project Sent to the following State Agencies

State Review Began: 2-15-2019

Resources	Cal EPA
☒ Boating & Waterways	ARB: Airport & Freight
☒ Central Valley Flood Prot.	ARB: Transportation Projects
☐ Coastal Comm	ARB: Major Industrial/Energy
☐ Colorado Rvr Bd	Resources, Recycl.& Recovery
☐ Conservation	SWRCB: Div. of Drinking Water
☒ CDFW # 2	SWRCB: Div. Drinking Wtr #
☐ Cal Fire	SWRCB: Div. Financial Assist.
☒ Historic Preservation	SWRCB: Wtr Quality
☒ Parks & Rec	SWRCB: Wtr Rights
☐ Bay Cons & Dev Comm.	☒ Reg. WQCB # 85
☐ DWR	☒ Toxic Sub Ctrl-CTC
	Yth/Adlt Corrections
	Corrections
	Independent Comm

Please note State Clearinghouse Number

(SCH#) on all Comments

SCH#: 2019029095

Please forward late comments directly to the

Lead Agency

AQMD/APCD 28

(Resources: 2/16)

Reviewing Agencies Checklist

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

☐ Air Resources Board	☒ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District #10	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB #5S
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☒ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region #2	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	☐ Other: _____
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	
☒ Native American Heritage Commission	

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

Starting Date February 19, 2019

Ending Date March 21, 2019

Lead Agency (Complete if applicable):

Consulting Firm: BaseCamp Environmental, Inc.
Address: 115 S School Street, Suite 14
City/State/Zip: Lodi, CA 95240
Contact: Charles R. Simpson
Phone: 209-224-8213

Applicant: Celia Hung - 157 California Reserve Inc
Address: 67667 Highway 20
City/State/Zip: Bend, OR 97701
Phone: _____

Signature of Lead Agency Representative: _____

Date: 2-13-19

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