

**NOTICE OF AVAILABILITY AND NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE TURNER ROAD -
LAKE HOUSE MIXED USE DEVELOPMENT PROJECT**

The City of Lodi Community Development Department has completed, independently reviewed, and analyzed the following draft Initial Study/Proposed Mitigated Negative Declaration for a 30-day review.

The City of Lodi has prepared a draft Initial Study pursuant to California Environmental Quality Act (CEQA) and the CEQA Guidelines (Public Resources Code, Division 13 and California Code of Regulations, Title 14, Chapter 3) evaluating the potential environmental impacts of the Turner Road - Lake House Mixed Use Development Project

The City of Lodi has determined that the project involves the potential for significant environmental effects and requires preparation of this draft Initial Study. The Initial Study describes the proposed project and its environmental setting, discusses the potential environmental effects of the project, and identifies feasible mitigation measures that would eliminate the potentially significant environmental effects of the project or reduce them to a level that would be less than significant and, therefore, does not require the preparation of an environmental impact report under CEQA.

FILE NUMBER: 2018-11

PROJECT TITLE: Lake House Mixed Use Development Project

PROJECT LOCATION:

The proposed project is located in the northwest portion of the City of Lodi in San Joaquin County. The 8.8-acre site is immediately north of Turner Road and immediately east of Lower Sacramento Road. The site address is 2201 West Turner Road and 1018 N. Lower Sacramento Road. (APN 015-640-02 and 03)

PROJECT DESCRIPTION:

The proposed project involves development of a resort hotel, residential apartment complex and retail commercial space on approximately 8.8 acres of largely undeveloped land.

The four-story proposed hotel would be located in the southern portion of the project site. The hotel building would include 92 guest suites with an 80-seat ground floor restaurant and 18,500 SF of retail commercial space. The second story would feature a banquet room for approximately 240 guests. A proposed parking garage and surface parking lots would provide a total of 220 spaces for hotel guests, visitors and restaurant, banquet and retail commercial customers.

The proposed residential apartment complex would consist of 150 one to three-bedroom apartment units varying in size from 800 to 1,700 SF in size. The complex would include a 3,000 SF building that would contain administrative offices, a lounge and gym, and an outdoor pool. A total of 280 residential parking spaces, including 30 guest spaces, would be provided; 130 spaces would be located beneath the proposed apartment buildings and the remainder in surface lots. The apartments would be located north of the hotel site along the east side of Lower Sacramento Road.

PUBLIC REVIEW PERIOD: As mandated by State law, the minimum public review period for this document is 30 days. The proposed Mitigated Negative Declaration will be circulated for a 30-day public review period, beginning on **Tuesday, February 19, 2019** and ending on **Thursday, March 21, 2019**. Copies of the Draft Negative Declaration are available for review at the following locations:

- **Community Development Department**, 221 West Pine Street, Lodi, CA 95240;
- **Lodi Public Library**, 201 West Locust Street, Lodi, CA 95240; and
- **Online at** <http://www.lodi.gov/187/Planning-Division>

Any person wishing to comment on the Initial Study and proposed Mitigated Negative Declaration must submit such comments in writing **no later than 5:00 pm on Thursday, March 21, 2019** to the City of Lodi at the following address:

Craig Hoffman, City Planner
City of Lodi
P. O. Box 3006
Lodi, CA 95241

Emails at kchadwick@lodi.gov will also be accepted up to the comment deadline. For further information, contact Craig Hoffman, City Planner, at (209) 333-6800 X 2649.

Comments will be incorporated into the draft document and public hearings will be scheduled at a later date before the Planning Commission and the City Council.

The Planning Commission will receive comments on the environmental document at the March 13, 2019 Planning Commission Meeting at 7:00 pm at Carnegie Forum, 305 West Pine Street, Lodi, California.

This will not be a public hearing on the approval of the document.

Craig Hoffman, City Planner

Date

