



**Jennifer Jolley**, Director

**Eric Merlo**, Assistant Director

**Tim Burns**, Code Enforcement Chief

**Corrine King**, Deputy Director of Planning

**Jeff Niemeyer**, Deputy Director of Building Inspection

**APPLICATION REFERRAL:  
 Staff Review with Notice**

Project Planner: Giuseppe Sanfilippo Phone: (209) 468-0227 Fax: (209) 468-3163 Email: gsanfilippo@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2200142 (SA)**

**PROPERTY OWNER:** PDK Hospitality LLC  
 1707 W. Fremont St.  
 Stockton CA 95203

**APPLICANT:** PDK Hospitality LLC  
 1707 W. Fremont St.  
 Stockton CA 95203

**PROJECT DESCRIPTION:** A Site Approval application for a hotel. This project will include a 3-story; 38,595-square-foot building, and a 575 square foot storage shed. The project site lies within the service boundary of CSA-31 for water, sewer, and storm drainage. This parcel is not under a Williamson Act Contract.

The Property is zoned C-FS (Freeway Service Commercial) and the General Plan designation is C/FS (Freeway Service Commercial).

**PROJECT LOCATION:** The project site is located on the south side of W. Banner St., 575 feet east of N. Thornton Rd., Lodi. (APN/Address: 055-320-66 / 6125 W. Banner St., Lodi.) (Supervisorial District: 4)

**ENVIRONMENTAL DETERMINATION:** This is a Notice of Intent to adopt a Mitigated Negative Declaration for this project as described. San Joaquin County has determined that through the Initial Study that contains proposed mitigation measures all potentially significant effects on the environment can be reduced to a less than significant level. The Mitigated Negative Declaration and Initial Study can be viewed on the Community Development Department website at [www.sjgov.org/commdev](http://www.sjgov.org/commdev) under Active Planning Applications.

**APPLICATION REVIEW:** Recommendations and/or comments on this project must be submitted to the Community Development Department no later than May 11, 2023. Recommendations and/or comments received after that date may not be considered in staff's analysis.

**AGENCY REFERRALS MAILED ON:** April 13, 2023

- TO:**
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|-------------------------------------|--|------------------------------------|
| SJC Supervisor: District 4          | Air Pollution Control District         | Airport Land Use Commission        |
| SJC Assessor                        | San Joaquin Council of Governments     | Buena Vista Rancheria              |
| SJC Building Division / Plan Check  | CA Alcoholic Beverage Control          | California Tribal TANF Partnership |
| SJC Code Enforcement                | Caltrans – District 10                 | California Valley Miwok Tribe      |
| SJC Environmental Health            | CA Highway Patrol                      | North Valley Yokuts Tribe          |
| SJC Fire Prevention Bureau          | CA Fish & Wildlife Region: 2           | United Auburn Indian Community     |
| SJC Mosquito Abatement              | CA Native American Heritage Commission | Builders Exchange                  |
| SJC Public Works                    | Woodbridge Irrigation District         | Building Industry Association      |
| SJC Sheriff Communications Director | CSA 31 Sewer & Water Service           | Carpenters Union                   |
| City of Lodi                        | PG&E                                   | Haley Flying Service               |
| Lodi Unified School District        | US Post Office                         | Precissi Flying Service            |
| Woodbridge Fire District            | Kingdon – Lodi Airport                 | Sierra Club                        |