



**APPLICATION REFERRAL:
Staff Review with Notice**

Project Planner: Alisa Goulart Phone: (209) 468-0222 Fax: (209) 468-3163 Email: alisa.goulart@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2300157 (A)**

PROPERTY OWNERS: Highway 12 Investors LLC et al
1203 N. Grant St.
Stockton, CA 95202

Lival Properties LTD PTP
3255 W. March Ln. 4th Floor
Stockton, CA 95219

APPLICANT: Sharrah Dunlap Sawyer, Inc.
c/o Mike Dormer
320 Hartnell Ave.
Redding, CA 96002

PROJECT DESCRIPTION: An Administrative Use Permit application to construct a 3-story, 29,400-square-foot, 64-room hotel. The project will include 68 parking stalls and will occupy approximately 1.5 acres. The project site is currently 2 legal lots which will be merged to accommodate the project. The project site is within the service boundary of CSA-31 (Community Service Area) for water, sewer, and storm drainage. Access to the landlocked project site is proposed from N. Thornton Road via a proposed private 30' access easement.

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 on the east side of N. Thornton Rd., 290 feet north of State Route 12, Flag City, Lodi. (APN/Address: 025-190-22 & -30 / 15070 N. Thornton Rd., Lodi) (Supervisorial District: 4)

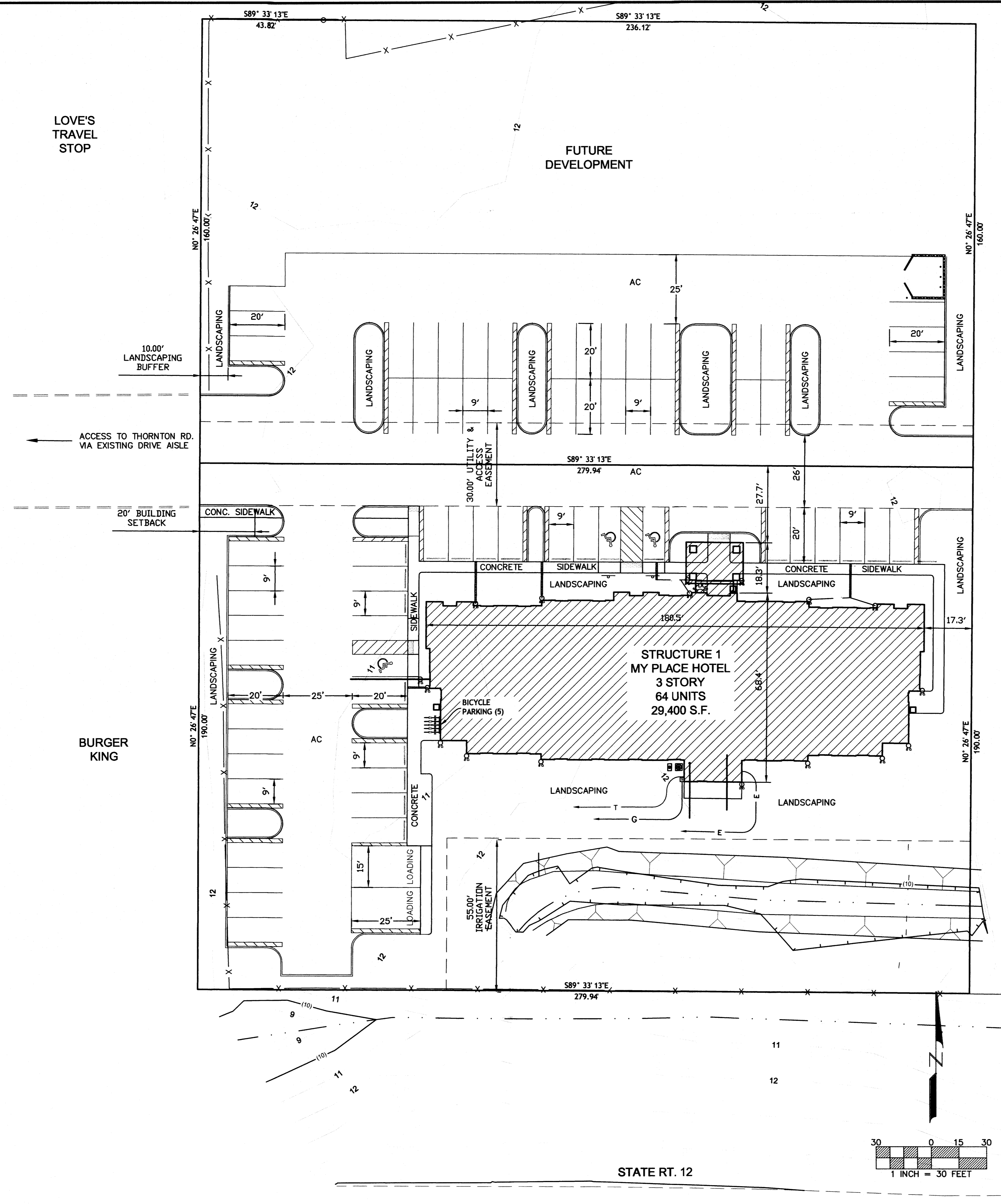
ENVIRONMENTAL DETERMINATION: This is a Notice of Intent to adopt a Mitigated Negative Declaration for this project as described. San Joaquin County has determined that through the Initial Study that contains proposed mitigation measures all potentially significant effects on the environment can be reduced 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 under Active Planning Applications.

APPLICATION REVIEW: Recommendations and/or comments on this project must be submitted to the Community Development Department no later than November 1, 2023. Recommendations and/or comments received after that date may not be considered in staff's analysis.

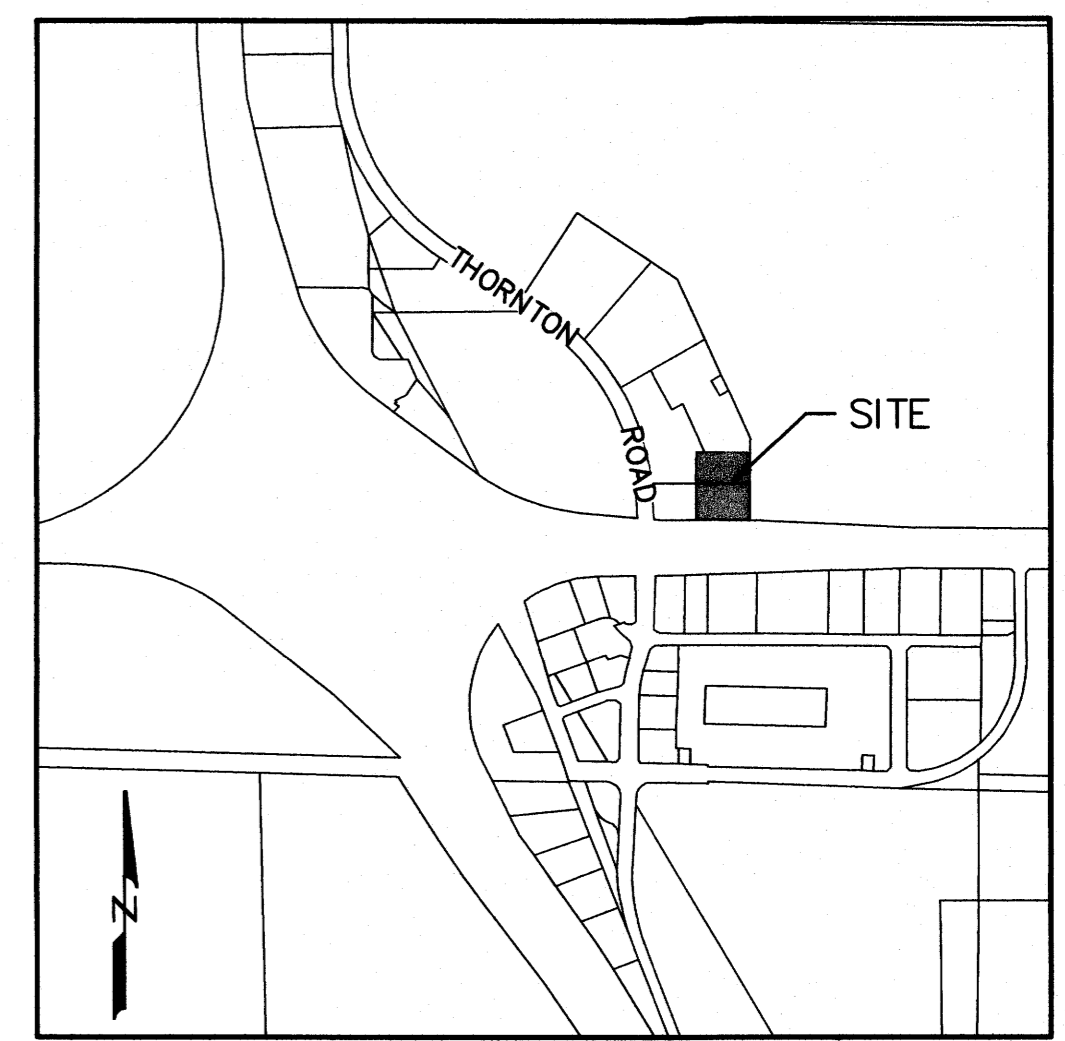
AGENCY REFERRALS MAILED ON: October 4, 2023

TO:

SJC Supervisor: District 4	San Joaquin Council of Governments	PG&E
SJC Assessor	Caltrans – District 10	King-Lodi Airport Service
SJC Building Division / Plan Check	CA Highway Patrol	Airport Land Use Commission
SJC Environmental Health	CA Division of Aeronautics	Carpenters Union
SJC Fire Prevention Bureau	CA Fish & Wildlife Region: 2	Buena Vista Rancheria
SJC Mosquito Abatement	CA Native American Heritage Commission	California Tribal TANF Partnership
SJC Parks and Recreation	Woodbridge Irrigation District	California Valley Miwok Tribe
SJC Public Works	County Service Area 31	North Valley Yokuts Tribe
SJC Sheriff Communications Director	Federal Aviation Administration	United Auburn Indian Community
City of Lodi	Federal Emergency Management Agency	Haley Flying Service
Lodi Unified School District	US Fish & Wildlife	Precissi Flying Service
Woodbridge Fire District	Lodi District Grape Growers Association	Sierra Club
Air Pollution Control District		



LEGEND
 ELECTRIC SERVICE LINE — E —
 GAS SERVICE LINE — G —
 TELEPHONE SERVICE LINE — T —



SITE MAP
 SCALE: NTS

CLIENT:
 GOLDEN LOGAN AT LODI, LLC
 2125 MANGIN WAY
 SAN JOSE, CA 95148

OWNERS:
 A.P.N. 025-190-220
 LILVAL PROPERTIES LTD PTP
 3255 W. MARCH LN.
 4TH FLOOR
 STOCKTON, CA 95219

A.P.N. 025-190-300
 HIGHWAY 12 INVESTORS LLC ET AL
 1203 N. GRANT ST.
 STOCKTON, CA 95202

ENGINEER:
 SHARRAH DUNLAP SAWYER, INC.
 320 HARTNELL AVE.
 REDDING, CA 96002

SITE DATA
 A.P.# 025-190-220 & 025-190-300
 GENERAL PLAN: C/FS
 ZONING: C/FS
 EXISTING USE: VACANT
 PROPOSED USE: 64 UNIT HOTEL
 SITE AREA: 2.25 AC
 AREA IN FLOOD PLAIN: N/A
 WATER: CSA 31 - FLAG CITY
 SEWER: CSA 31 - SADDLE CITY

BUILDING & PARKING DATA

STRUCTURE NUMBER	PROPOSED USE	G.F.A.	HIGHEST FLOOR	OVERALL HEIGHT	EMPLOYEES (EST.)	MINIMUM PARKING	PROPOSED PARKING	ACCESSIBLE PARKING
1	HOTEL	29,400 S.F.	3	42'-3"		48	68	3

MY PLACE HOTELS
SITE PLAN

FOR
 GOLDEN LOGAN AT LODI, LLC
 BY



STATE RT. 12

