



**Jennifer Jolley**, Director

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**MITIGATED NEGATIVE DECLARATION**

TO:  Office of Planning & Research  
 P. O. Box 3044  
 Sacramento, CA 95812-3044

FROM: San Joaquin County  
 Community Development Department  
 1810 East Hazelton Avenue  
 Stockton, CA 95205

County Clerk, County of San Joaquin

**PROJECT TITLE:** Administrative Use Permit No. PA-2300157

**PROJECT LOCATION:** The project site is on the east side of N. Thornton Rd., 290 feet north of State Route 12, Flag City, Lodi, San Joaquin County. (APN/Address: 025-190-22 & -30 / 15070 N. Thornton Rd., Lodi) (Supervisory District: 4)

**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).

**PROPONENT:** Highway 12 Investors LLC et al / Lival Properties LTD PTP / Sharrah Dunlap Sawyer, Inc.

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.

Date: October 4, 2023

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