



Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

NOTICE OF DETERMINATION

TO: Office of Planning & Research
P. O. Box 3044, Room 212
Sacramento, California 95812-3044

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

County Clerk, County of San Joaquin

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number: 2023100146

PROJECT TITLE: Administrative Use Permit No. PA-2300157 (A)

PROJECT LOCATION: The project site is on the east side of N. Thornton Road, no direct access, via driveway to rear, Flag City, San Joaquin County. (APN/Address: 025-190-22, -30 / 15070 N Thornton Rd, Lodi) (Supervisorial District: 4)

PROJECT DESCRIPTION: Administrative Use Permit application to construct a 3-story, 29,400 square foot, 64-room hotel. The project site is within the service boundary of CSA-31 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 shown on PM 22-30. 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).

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

This is to advise that the San Joaquin County Community Development Department has approved the above described project on November 28, 2023, and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were not made pursuant to the provisions of CEQA.

This is to certify that a complete record of project approval is available for review by the general public at the office of the San Joaquin County Community Development Department, 1810 East Hazelton Avenue, Stockton, CA 95205; or via website at <https://www.sjgov.org/commdev>.

Signature: 

Date: 12/1/23

Name: Karen Sandhu

Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____