

## Notice of Exemption

## Appendix E

To: Office of Planning and Research  
 P.O. Box 3044, Room 113  
 Sacramento, CA 95812-3044

County Clerk

County of: San Joaquin

44 N San Joaquin St

Stockton, CA 95202

From: (Public Agency): City of Lodi  
 22 E. Pine St.  
 Lodi, CA 95240

Filed Doc #: 39-01152025-017

Thu Jan 15 15:01:17 PST 2026

Page: 1 of 1 Fee: \$50.00

Steve J. Bestolarides

San Joaquin County Clerk

By Deputy: aambriz

Project Title: Sunset Senior Housing

Project Applicant: NJA Architecture

Project Location - Specific:

APNs 033-100-09, 033-100-10, 033-100-18, 033-100-19, 033-100-20

Project Location - City: Lodi

Project Location - County: San Joaquin

Description of Nature, Purpose and Beneficiaries of Project:

44 two-story senior (55+) housing units to be newly constructed on five parcels located at the corner of Lodi and Fairmont Avenues, along with a one-story clubhouse and common amenities, such as landscaped pathways, a small dog park, fire pits, and outdoor lighting for pedestrian safety and ambiance. One ADA unit will be one-story. Part of site includes the long-vacant Sunset Theater, the interior of which has been previously gutted, and exterior elements removed. The remaining shell of the building will be demolished. Lodi continues to experience a citywide shortage of housing, particularly age-appropriate options for its growing senior population. The proposed project supports local and regional housing objectives and contributes toward the City's adopted RHNA Housing Element targets.

Name of Public Agency Approving Project: City of Lodi

Name of Person or Agency Carrying Out Project: John Della Monica, Community Development Dept. Director

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Class 32 Infill Development Exemption pursuant to CEQA Guidelines §15332 a-e
- Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

The City has determined that the project satisfies all criteria for a Class 32 Infill Development Exemption pursuant to CEQA Guidelines §15332. Pursuant to CEQA Guidelines §15084.5(a)(2) and Public Resources Code §21084.1, a lead agency may determine that a resource is not a historical resource for purposes of CEQA when the preponderance of the evidence demonstrates that the resource no longer retains historical or cultural significance, including the required integrity to convey that significance. The Sunset Theater does not qualify as a historical resource for purposes of CEQA due to loss of integrity. This determination is based on substantial evidence contained in the administrative record for Planning Project #PL2025-012, including a Phase I Cultural Resources Inventory Report prepared by MNS Engineers and a Historic Assessment prepared by EECORP Consulting, Inc.

Lead Agency

Contact Person: John Della Monica, Director Area Code/Telephone/Extension: 209-333-6711

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: John Della Monica Date: 01/15/2026 Title: Director, Lodi Community Development Dept.

▪ Signed by Lead Agency ▪ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
 Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_

Revised 2011