



**APPLICATION REFERRAL:  
 Staff Review with Notice**

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The following project has been filed with this Department: **APPLICATION NUMBER: PA-2200185**

**PROPERTY OWNER:** Diede Pending LLC et al.  
 P.O. Box 1007  
 Woodbridge, CA 95258

**APPLICANT:** O'Reilly Auto Enterprises, LLC  
 233 S. Patterson Ave.  
 Springfield, MO 65802

**PROJECT DESCRIPTION:** A Site Approval application for a 7,225-square-foot auto parts retail store. The project site proposes an access driveway from E. Blossom Ct., and another driveway from E. State Route 88. The project will be served by the Lockeford Community Services District for water and wastewater, and Counter Service Area (CSA) 52 for storm water. The project site is not under a Williamson Act Contract. (Use Type: Retail and Service – Intermediate)

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

**PROJECT LOCATION:** The project site is located on the northwest corner of E. Blossom Ct. and N. State Route 88 Highway, Lockeford. (APN/Address: 051-310-48 / 12999 E. Blossom Ct., Lockeford) (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 December 19, 2022. Recommendations and/or comments received after that date may not be considered in staff's analysis.

**AGENCY REFERRALS MAILED ON:** November 21, 2022

- TO:**
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|-------------------------------------|--|------------------------------------|
| SJC Supervisor: District 4          | Caltrans – District 10                     | US Fish & Wildlife                 |
| SJC Assessor                        | CA Highway Patrol                          | US Post Office                     |
| SJC Building Division / Plan Check  | CA Regional Water Quality Control Board    | Builders Exchange                  |
| SJC Environmental Health            | CA Fish & Wildlife Region: 2               | Carpenters Union                   |
| SJC Fire Prevention Bureau          | CA Native American Heritage Commission     | Buena Vista Rancheria              |
| SJC Mosquito Abatement              | N. San Joaquin Water Conservation District | California Tribal TANF Partnership |
| SJC Public Works                    | PG&E                                       | California Valley Miwok Tribe      |
| SJC Sheriff Communications Director | Lockeford Community Services District      | North Valley Yokuts Tribe          |
| Lodi Unified School District        | Federal Emergency Management Agency        | United Auburn Indian Community     |
| Mokelumne Fire District             | Lodi District Grape Growers Association    | Haley Flying Service               |
| Air Pollution Control District      | Lockeford Municipal Advisory Council       | Precissi Flying Service            |
| San Joaquin Council of Governments  | Building Industry Association              | Sierra Club                        |