



MITIGATED NEGATIVE DECLARATION

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

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

County Clerk, County of San Joaquin

PROJECT TITLE: Site Approval No. PA-2200185

PROJECT LOCATION: The project site is located on the northwest corner of E. Blossom Ct. and N. State Route 88 Highway, Lockeford, San Joaquin County. (APN/Address: 051-310-48 / 12999 E. Blossom Ct., Lockeford) (Supervisorial District: 4)

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).

PROPONENT: Diede Pending LLC et al. / O'Reilly Auto Enterprises, LLC

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.

Date: November 21, 2022

Contact Person:

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