



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: Site Approval No. PA-2100027

PROJECT LOCATION: The project site is located on the east side of N. State Route 99 E. Frontage Rd., 600 feet south of E. Balsam Rd., Stockton, San Joaquin County. (APN/Address: 086-070-36 / 10150 N. State Route E. Frontage Rd., Stockton) (Supervisorial District: 4)

PROJECT DESCRIPTION: A Site Approval application for leisure vehicle storage to include a maximum of 13 spaces for recreational vehicles (RVs), boats, and motor homes on a 0.66-acre parcel. The project includes the construction of a 216-square-foot office, a 260-square-foot, 2-story caretaker residence, a 96-square-foot storage shed, a 144-square-foot RV shade structure, and a trash enclosure. The storage facility will utilize an onsite well and septic system. A retention pond will be constructed for storm water drainage. The site is accessed from 1 driveway from the State Route 99 E. Frontage Road.

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

PROPONENT: Maher El Louhaiby

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: October 13, 2023

Contact Person:

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