



**APPLICATION REFERRAL:  
Staff Review with Notice**

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The following project has been filed with this Department: **APPLICATION NUMBER: PA-2200136 (A)**

**PROPERTY OWNER:** HWY 88 Self-Storage, LLC  
P.O. Box 1218  
Woodbridge, CA 95258

**APPLICANT:** Diede Construction  
P.O. Box 1218  
Woodbridge, CA 95258

**PROJECT DESCRIPTION:** An Administrative Use Permit application to expand an existing 89,600 square-foot personal storage facility in 2 phases over 5 years. Phase 1, with permits issued within 36 months, includes the construction of a 24,300-square-foot storage building. The construction of the Phase 1 building includes utilization of Development Title Section 9-405.060(a)(2) for the 100% linear expansion of a building with a non-conforming setback. Phase 2, with permits issued within 5 years, includes the construction of 2 buildings totaling 33,400 square-feet. The expansion will include the development of 3 new storage buildings totaling 57,700 square-feet. The parcel is served by Lockeford CSD for water and sewer, and CSA 52 for storm drainage. These parcels are not under a Williamson Act Contract. (Use Type: Equipment Sales and Repair-Leisure Storage, Warehouse Storage and Distribution-Personal)

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

**PROJECT LOCATION:** The project site is on the north side of East Blossom Court, 630 feet west of North State Route 88 Highway, Lockeford. (APN/Address: 051-310-49, -50 / 12887 E Blossom Ct, Lockeford) (Supervisory 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 1, 2023. Recommendations and/or comments received after that date may not be considered in staff's analysis.

**AGENCY REFERRALS MAILED ON:** November 3, 2023

**TO:**

SJC Supervisor: District 4	Air Pollution Control District	California Valley Miwok Tribe
SJC Assessor	San Joaquin Council of Governments	North Valley Yokuts Tribe
SJC Building Division / Plan Check	Caltrans – District 10	Carpenters Union
SJC Environmental Health	CA Fish & Wildlife Region: 2	Builders Exchange
SJC Fire Prevention Bureau	CA Native American Heritage Commission	Building Industry Association
SJC Mosquito Abatement	North SJ Water Conservation District	Haley Flying Service
SJC Public Works	Lockeford Community Service District	Precissi Flying Service
SJC Sheriff Communications Director	Lockeford Municipal Advisory Council	Sierra Club
Lodi Unified School District	Buena Vista Rancheria	PG&E
Mokelumne Fire District	California Tribal TANF Partnership	United Auburn Indian Community