



**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:** Administrative Use Permit No. PA-2200136

**PROJECT LOCATION:** The project site is on the north side of East Blossom Court, 630 feet west of North State Route 88 Highway, Lockeford, San Joaquin County. (APN/Address: 051-310-49, -50 / 12887 E Blossom Ct, Lockeford) (Supervisorial District: 4)

**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).

**PROPONENT:** HWY 88 Self-Storage, LLC / Diede Construction

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.

Date: November 3, 2023

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