



Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

NOTICE OF DETERMINATION

TO: Office of Planning & Research
 P. O. Box 3044, Room 212
 Sacramento, California 95812-3044

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

County Clerk, County of San Joaquin

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number: 2023110135

PROJECT TITLE: Administrative Use Permit No. PA-2200136

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

PROJECT DESCRIPTION: 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 to advise that the San Joaquin County Community Development Department has approved the above described project on December 15, 2023, and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were not made pursuant to the provisions of CEQA.

This is to certify that a complete record of project approval is available for review by the general public at the office of the San Joaquin County Community Development Department, 1810 East Hazelton Avenue, Stockton, CA 95205; or via website at <https://www.sjgov.org/commdev>.

Signature:  Date: 12/15/23

Name: Allen Asio Title: Deputy County Clerk
 Signed by Lead Agency

Date Received for filing at OPR: _____