



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-2300283

PROJECT LOCATION: The project site is located on the west side of North State Route 99 West Frontage Road, approximately 600 feet south of Munford Avenue in a county pocket, with City of Stockton property to the north, west, and south of the project site., San Joaquin County. (APN/Address: 179-090-03 / 3333 S. State Route 99 W. frontage Rd., Stockton) (Supervisorial District: 1)

PROJECT DESCRIPTION: This project is an Administrative Use Permit application to convert and expand an existing truck maintenance facility into a truck sales facility with accessory maintenance and repairs. The project includes the demolition of an existing 13,774 square foot repair and maintenance building and construction of a new 32,000 square foot building that will contain a sales office, maintenance, and repair facilities. The project also includes an outdoor parking area for 180 parking spaces to be used as temporary storage of inventory trucks for sale, lease, repair, and maintenance. (Use Type: Truck Services- Sales and Rentals)

The Property is zoned I-L (Limited Industrial) and the General Plan designation is I/L (Limited Industrial).

PROPONENT: WTPE Real Estate Holdings, LLC c/o Jerry Patton / MCR Engineering c/o Kevin Lang

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 15, 2024

Contact Person:

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