



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: 2024100831

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: 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 / MCR Engineering c/o Kevin Lang

This is to advise that the San Joaquin County Community Development Department has approved the above described project on December 12, 2024, 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: 12/16/24

Name: Gerardo Altamirano Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____