



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

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: Conditional Use Permit No. PA-2300250

PROJECT LOCATION: The project site is located on the east side of N. State Route 88, 0.5 miles north of E. Brandt Road, Lockeford, CA, San Joaquin County. (APN/Address: 051-310-01 / 18700 N. State Route 88, Lockeford) (Supervisorial District: 4)

PROJECT DESCRIPTION: A Conditional Use Permit application to develop a combination convenience store, fuel station, restaurant, and carwash facility in 2 phases over 5 years. Phase 1 consists of a 2,695 square foot convenience store (a portion of which will be from converted space from an existing restaurant that will continue to operate) with off-site alcoholic beverage sales, a 1,141 square foot tunnel carwash with 4 vacuum stations, a 3,850 square foot fuel canopy with 6 multiple fuel dispensers, and a propane tank filling station. Phase 2 consists of a 1,991 square foot fast food restaurant with drive thru. The parcel is located in the urban community of Lockeford, CA, and in the Lockeford Community Service Area (CSD). The CSD will provide water and sewer service to the parcel. A storm water retention pond will be utilized for storm water drainage. The project will have an access driveway from N. State Route 88. (Use Types: Fuel Sales – Automotive; Eating and Drinking Establishment – Restaurant, Limited Service; Retail Sales and Services – Convenience; Automotive Sales and Services – Washing/Detailing.)

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

PROPONENT: Parminder Kaur / Parminder Kaur c/o CSHQA

This is a Notice of Intent to adopt a Negative Declaration for this project as described. San Joaquin County has determined through the Initial Study that there is no substantial evidence that the project may have a significant effect on the environment. The Negative Declaration and Initial Study can be viewed on the Community Development Department website at www.sjgov.org/commdev under Active Planning Applications.

Date: December 5, 2024

Contact Person:

Alisa Goulart Phone: (209) 468-0222 Fax: (209) 468-3163 Email: alisa.goulart@sjgov.org