



NEGATIVE DECLARATION

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

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

County Clerk, County of San Joaquin

PROJECT TITLE: Zone Reclassification No. PA-2000107 and Minor Subdivision No. PA-2000109

PROJECT LOCATION: The project site is on the north side of E. Tokay Colony Road, 2,290 feet west of N. Tully Road, Lodi, San Joaquin County. (APN/Address: 065-080-02/14953 E. Tokay Colony Road, Lodi) (Supervisorial District: 4)

PROJECT DESCRIPTION: A Zone Reclassification to rezone a 10-acre parcel from AG-40 (General Agriculture, 40 acre minimum) to AL-5 (Limited Agriculture, 5 acre minimum). This application is being processed concurrently with Minor Subdivision No. PA-2000109 to subdivide the same 10-acre parcel into two 5-acre parcels. The resulting 5-acre parcels will utilize on-site wells and wastewater systems, and natural storm drainage. Access to Parcel 1 is from E. Tokay Colony Road. Access to Parcel 2 is from E. Tokay Colony Road and across the southern portion of Parcel 1 via a proposed 25-foot access easement. This parcel is under a Williamson Act contract. A Notice of Nonrenewal for the contract has been filed concurrently with these applications and the applicant will enter into a Joint Management Agreement with the County.

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is A/L (Limited Agriculture).

PROPONENT: Eugene T. Stoddart / Dillon & Murphy

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: November 12, 2020

Contact Person:
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