



MITIGATED 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-2000152

PROJECT LOCATION: The project site is located on the southwest corner of E. Main Street and Walker Lane, Stockton, San Joaquin County. (APN/Address: 173-280-03, -24, & -25 / 5024 E. Main St., Stockton) (Supervisory District: 2)

PROJECT DESCRIPTION: A Zone Reclassification application to change the zoning of two parcels totaling 25.92 acres from AU-20 (Agriculture-Urban Reserve, 20 acre minimum) to R-L (Low Density Residential) and one parcel totaling 2.0-acres from AU-20 (Agriculture-Urban Reserve, 20 acre minimum) to C-G (General Commercial) for subsequent commercial and residential development and use. The General Plan designation for the 25.92 acres is R/L (Residential Low Density) and C/G (General Commercial) for the 2.0-acre parcel. The parcels receive water from the California Water Service. The applicant has submitted a will serve letter from the City of Stockton for sewer service. Public storm drainage will be required. Both parcels are accessed off of Main Street.

The Property is zoned AU-20 (Agriculture-Urban Reserve, 20-acre minimum) and the General Plan designation is C/G (General Commercial), and R/L (Low Density Residential)

PROPONENT: Robert A. Caffese Trust, Et al. / North Star Engineering Group, Inc.

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: September 2, 2021

Contact Person:

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