



**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 St. and Walker Ln., Stockton, San Joaquin County. (APN/Address: 173-280-01 (portion), -03, -24, & -25 / 5024 E. Main St., Stockton) (Supervisory District: 1)

**PROJECT DESCRIPTION:** Zone Reclassification application to change the zoning of 3 parcels for subsequent commercial and residential development and use.

- APN: 173-280-24: One parcel totaling 2.0 acres to be rezoned from AU-20 (Agriculture-Urban Reserve, 20 acre minimum) to C-G (General Commercial). The General Plan designation will remain C/G (General Commercial). The specific underlying commercial development project has not yet been determined, but the most intensive potential use would likely be a 52,272-square-foot Retail Sales and Service - General use type.
- APN's: 173-280-03, -25: Two parcels totaling 25.92 acres to be rezoned from AU-20 (Agriculture-Urban Reserve, 20 acre minimum) to R-L (Low Density Residential). The General Plan designation will remain R/L (Residential Low Density). The underlying residential development project for an up to 154-unit subdivision will include an additional 11.66-acre portion of a parcel (APN: 173-280-01) that already contains a General Plan designation of R/L and zoning of R-L, for a total of 37.58 acres.

Water service will be provided by California Water Service, sewer service will be provided by the City of Stockton, and storm drainage service will be provided by San Joaquin County Department of Public Works. All parcels are currently accessed off Main Street. The underlying subdivision project will also include future internal streets for access to individual residential lots.

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

**PROPONENT:** Robert A. Caffese Trust, Et al. / Steve C. & Cathleen T. Lagomarsino / 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](http://www.sjgov.org/commdev) under Active Planning Applications.

Date: June 28, 2022

Contact Person:  
 Stephanie Stowers Phone: (209) 468-9653 FAX: (209) 468-3163 Email: [sstowers@sjgov.org](mailto:sstowers@sjgov.org)