

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: PA-2100031 (ZR), -32 (SU)/ PA-2100061 (ZR), -62 (SU)

Lead Agency: San Joaquin County Community Development Department Contact Person: Giuseppe Sanfilippo
Mailing Address: 1810 E. Hazelton Ave Phone: (209) 468-0227
City: Stockton Zip: 95205 County: San Joaquin

Project Location: County: San Joaquin City/Nearest Community: Stockton
Cross Streets: Pock Lane, Eleventh Street Zip Code: 95206
Longitude/Latitude (degrees, minutes and seconds): ... N / ... W Total Acres: 42.3 ac
Assessor's Parcel No.: Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: State Route 99 Waterways: Duck Creek
Airports: Stockton Metropolitan Railways: Schools:

Document Type:
CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[X] Mit Neg Dec Other: FONSI

Local Action Type:
[] General Plan Update [] Specific Plan [X] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [X] Land Division (Subdivision, etc.) [] Other:

Development Type:
[X] Residential: Units Acres 42.3
[] Office: Sq.ft. Acres Employees [] Transportation: Type
[] Commercial: Sq.ft. Acres Employees [] Mining: Mineral
[] Industrial: Sq.ft. Acres Employees [] Power: Type MW
[] Educational: [] Waste Treatment: Type MGD
[] Recreational: [] Hazardous Waste: Type
[] Water Facilities: Type MGD [X] Other: Zone Reclassification/Major Subdivision

Project Issues Discussed in Document:
[X] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [X] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[X] Air Quality [] Forest Land/Fire Hazard [X] Septic Systems [X] Water Supply/Groundwater
[] Archeological/Historical [] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [X] Noise [] Solid Waste [X] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:
Religious Assembly/R-R (Rural Residential)/R/R (Rural Residential)

Project Description: (please use a separate page if necessary)
Please see attached project description.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

| | |
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| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District #10 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #5s |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region #2 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date 5-24-2022 Ending Date 6-23-2022

Lead Agency (Complete if applicable):

| | |
|---|--|
| Consulting Firm: <u>NorthStar Engineering Group</u> | Applicant: <u>Pock Lane Partners, LLC.</u> |
| Address: <u>620 12th Street</u> | Address: <u>119 E. Weber Ave</u> |
| City/State/Zip: <u>Modesto/CA/95354</u> | City/State/Zip: <u>Stockton/CA/95202</u> |
| Contact: <u>Pamela Hurban</u> | Phone: <u>209-939-9025</u> |
| Phone: <u>209-524-3525</u> | |

Signature of Lead Agency Representative: [Signature] Date: 5-24-2022

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

PA-2100031 (ZR), & -32 (SU)/ PA-2100061 (ZR), & -62 (SU) PROJECT DESCRIPTION:

The project proposes to subdivide the three parcels into lots for the purpose of development of single family residences. The portion of the project site on 2706 Pock Lane consists of two parcels designated APN 179-120-13 and -14 with a total acreage of approximately 19.3-acres into 96 R-L (Low Density Residential) lots. The portion of the project site on 3009 Pock Lane, which is approximately 975 feet southwest of the 2706 Pock Lane site, consists of subdividing one parcel designated APN 179-120-11 into 108 R-L (Low Density Residential) lots. These Major Subdivision applications are running concurrently with Zone Reclassification applications to change the zoning designation of the project site from AU-20 (Agriculture Urban Reserve, 20-acre minimum) to R-L (Low Density Residential). The project proposes public water from the California Water Company, public wastewater treatment from the City of Stockton, and public terminal storm drainage served by a new Community Facilities District. The project site is not under a Williamson Act Contract.