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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

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

Lead Agency: San Joaquin County Community Development

Contact Name: Giuseppe Sanfilippo

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Project Location: Stockton, Ca (*City*) San Joaquin County (*County*)

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Biological Resources: The developer shall apply to the San Joaquin Council of Governments (SJCOG) for coverage under the San Joaquin County Multi-Species Open Space and Habitat Conservation Plan (SJMSCP). The project site shall be inspected by the SJMSCP biologist, who will recommend which Incidental Take Minimization Measures set forth in the SJMSCP should be applied to the project.

Cultural Resources: If any subsurface cultural resources are encountered during construction of the project, all construction activities within 100 feet of the encounter shall be halted until a qualified archaeologist can examine these materials, determine their significance and, if significant, recommend further mitigation measures that would reduce potential effects to a level that is less than significant.

Noise: Project contractors shall use newer equipment with improved muffling and ensure that all equipment items have intact and operational the manufacturers' recommended noise abatement measures, such as mufflers, engine enclosures, and engine vibration isolators.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

San Joaquin County Public Works
San Joaquin County Environmental Health Department
Central Valley Regional Water Quality Control Board
San Joaquin Valley Air Pollution Control District
San Joaquin Council of Governments