



**APPLICATION REFERRAL:
 Public Hearing**

Recirculated Environmental Document

Project Planner: Giuseppe Sanfilippo Phone: (209) 468-0227 Fax: (209) 468-3163 Email: gsanfilippo@sjgov.org

The following projects have been filed with this Department: **APPLICATION NUMBERS:**

PA-2100031 (ZR)	PA-2100032 (SU)	PA-2100061 (ZR)	PA-2100062 (SU)
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PROPERTY OWNERS:	Yolanda Sanchez 2706 Pock Ln. Stockton, CA 95205	Pock Lane Partners, LLC 119 E. Weber Ave. Stockton, CA 95202
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APPLICANT: Pock Lane Partners, LLC
 119 E. Weber Ave.
 Stockton, CA 95202

PROJECT DESCRIPTION: The project proposes to subdivide the 3 parcels into lots for the purpose of development of single-family residences. The portion of the project site (PA-2100061, 62) on 2706 Pock Lane consists of 2 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 (PA-2100031, 32) on 3009 Pock Lane, which is approximately 975 feet southwest of the 2706 Pock Lane site, consists of subdividing 1 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.

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

PROJECT LOCATION: The project site for PA-2100061, 62 is located on the east side of S. Pock Ln., 2,076 feet south of E. Eighth St. The project site for PA-2100031, 32 is approximately 975 feet southwest of the previous locations. Both projects are located in Stockton. (APN/Address: 179-120-11, -13, & -14 / 2706 & 3009 Pock Ln., Stockton) (Supervisory District: 1)

ENVIRONMENTAL DETERMINATION: 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.

APPLICATION REVIEW: Recommendations and/or comments on these projects must be submitted to the Community Development Department no later than August 3, 2022. Recommendations and/or comments received after that date may not be considered in staff's analysis and/or recommendation to the San Joaquin County Planning Commission for this application.

NOTE TO SURROUNDING PROPERTY OWNERS: These projects will be scheduled for a San Joaquin County Planning Commission hearing. Notification will be provided on the date, time, and place of the public hearing at a later date.

NOTE TO REVIEW AGENCIES: In order to be notified of the San Joaquin County Planning Commission hearing date for these projects, please contact the above noted Project Planner to be placed on the notification list. (Public agencies with recommendations and/or comments on the proposed projects and/or environmental determination will automatically be placed on the notification list.)



AGENCY REFERRALS MAILED ON: July 6, 2022

TO:

SJC Board of Supervisors	Air Pollution Control District	Private California Water Company
SJC Agricultural Commissioner	Local Agency Formation Commission	Comcast Cable
SJC Assessor	San Joaquin Council of Governments	AT&T, PG&E
SJC Building Division / Plan Check	CA Regional Water Quality Control Board	Stockton Airport
SJC Environmental Health	Central Valley Flood Protection Board	Airport Land Use Commission
SJC Fire Prevention Bureau	CA Division of Aeronautics	Buena Vista Rancheria
SJC Mosquito Abatement	CA Fish & Wildlife Region: 2	California Tribal TANF Partnership
SJC Parks and Recreation	CA Native American Heritage Commission	California Valley Miwok Tribe
SJC Public Works	Federal Aviation Administration	North Valley Yokuts Tribe
SJC Sheriff Communications Director	Federal Emergency Management Agency	United Auburn Indian Community
SJC Surveyor	US Fish & Wildlife	Farm Bureau
City of Stockton	US Post Office	Haley Flying Service
Stockton Unified School District	Stockton East Water District	Precissi Flying Service
Montezuma Fire District	Stockton Sewer Service	Sierra Club