



NOTICE OF DETERMINATION

TO: Office of Planning & Research
P. O. Box 3044, Room 212
Sacramento, California 95812-3044

FROM: San Joaquin County
Community Development Department
1810 East Hazelton Avenue
Stockton, California 95205

County Clerk, County of San Joaquin

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number: 2022050523

PROJECT TITLE: Zone Reclassification Nos. PA-2100031 & PA-2100061, and Major Subdivision Nos. PA-2100032 & PA-2100062

PROJECT LOCATION: The project site for PA-2100061 & 62 is located on the east side of South Pock Lane, 2,076 feet south of East Eighth Street. The project site for PA-2100031 & 32 is located on the west side of South Pock Lane, 3,200 feet south of East Eighth Street. Both sites are located within Stockton, San Joaquin County. (APN/Address: 179-120-11, -13, & 14 / 2706 Pock Lane and 3009 Pock Lane, Stockton) (Supervisorial District: 1)

PROJECT DESCRIPTION: This project includes four applications on two nearby properties within the same vicinity.

Zone Reclassification No. PA-2100031 and Major Subdivision No. PA-2100032 proposes to change the zoning designation of one parcel (APN: 179-120-11) from AU-20 (Agriculture Urban Reserve, 20-acre minimum) to R-L (Low Density Residential), and to subdivide the property into 108 lots for single family residences.

Zone Reclassification No. PA-2100061 and Major Subdivision No. PA-2100062 proposes to change the zoning designation of two parcels (APNs: 179-120-13 & 14) from AU-20 (Agriculture Urban Reserve, 20-acre minimum) to R-L (Low Density Residential), and to subdivide the property into 96 lots for single family residences.

These Major Subdivision applications were processed concurrently because of the project's close proximity to each other, and common applicant. 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 (CFD).

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

PROPONENT: Pock Lane Partners, LLC / Yolanda Sanchez

This is to advise that the San Joaquin County Board of Supervisors has approved the above described project on October 18, 2022, and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were not made pursuant to the provisions of CEQA.

This is to certify that a complete record of project approval is available for review by the general public at the office of the San Joaquin County Community Development Department, 1810 East Hazelton Avenue, Stockton, CA 95205; or via website at <https://www.sjgov.org/commdev>.

Signature: *D. M. M.* Date: 11-4-22

Name: Domenique Martorella Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____