



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: Use Permit No. PA-1900036 (UP)

PROJECT LOCATION: The project site is located on the north side of North Elliott Road, 140 feet north of East Laird Street, Lockeford, San Joaquin County. (APN/Address: 051-210-13 & -70/19960 North Elliott Road, Lockeford) (Supervisorial District: 4)

PROJECT DESCRIPTION: A Use Permit application for a change in use of a Historical Resource pursuant to Development Title Section 9-1053.5 in two (2) phases over three (3) years. Phase 1 to include a conversion of an existing 2,937 square foot storage building into a community assembly hall. This building is listed as a National Registered Historical Place building and was originally used as an assembly hall. Phase 1 also includes the construction of a 600 square foot covered patio and grading to provide thirty-five (35) parking spaces as required by the Development Title. Phase 2 included grading for seven (7) additional parking spaces for the community assembly hall which exceeds the Development Title standards and is not a requirement for the project. The community assembly hall will operate from 8 a.m. to 10 p.m. four (4) days per week on variable days with two (2) employees with a maximum of 100 customers. The community assembly hall proposed to have twenty-five (25) indoor and outdoor events per year with amplified music and sound on Friday, Saturday, or Sunday during the hours of 11 a.m. to 9 p.m. for the outdoor events, and 11 a.m. to 10 p.m. for the indoor events. The outdoor events will be located adjacent to the community center building to the south east in an opened lawn area. The community assembly hall also proposes 100 events per year that will not include amplified music or sound on variable days during the week from 9 a.m. to 9 p.m. An existing bed and breakfast inn is located onsite in the historic Locke House building. The parcel will be served by public sewer and water by the Lockeford Community Service District. A private well exists on-site for irrigation uses. Stormwater drainage will be retained on-site. Access to the parcel will be off of North Elliott Road.

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and R-L (Low Density Residential), and the General Plan designation is R/L (Low Density Residential).

PROPONENT: Dean and Connie Thayer / Mike Smith Engineering, 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 under Active Planning Applications.

Date: March 30, 2020

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