

Community Development Department

Planning · Building · Code Enforcement · Fire Prevention · GIS

NOTICE OF DETERMINATION

TO:

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

: 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: 2021090054

PROJECT TITLE: Zone Reclassification No. PA-2000152

PROJECT LOCATION: The project site is located on the southwest corner of E. Main St. and Walker Ln., Stockton, San Joaquin County. (APN/Address: 173-280-03; -24; & -25 / 5024 E. Main St., Stockton) (Supervisorial District: 2)

PROJECT DESCRIPTION: Zone Reclassification application to change the zoning of 3 parcels totaling 27.92 acres for subsequent commercial and residential development and use.

- One parcel (APN: 173-280-24) totaling 2.0 acres is proposed to be rezoned from AU-20 (Agriculture-Urban Reserve, 20 acre minimum) to C-G (General Commercial). The specific underlying commercial development project has not yet been determined, but the most intensive potential use would likely be a 52,272-square-foot retail use (Use Type: Retail Sales and Service – General).
- Two parcels (APN's: 173-280-03 and -25) totaling 25.92 acres are proposed to be rezoned from AU-20 (Agriculture-Urban Reserve, 20 acre minimum) to R-L (Low Density Residential). The underlying residential development project is for a subdivision that will include development of an 11.66-acre portion of APN: 173-280-01 already designated for residential development, for a total of 37.58 acre and a maximum of 154 units.

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

PROPONENT: Robert A. Caffese Trust, et al. and Steve C. & Cathleen T. Lagomarsino / North Star Engineering Group, Inc.

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.

Date:

11-4-22

Signature:

Name:

Domenique Martorella

Signed by Lead Agency

Title: Deputy County Clerk

Date Received for filing at OPR: