

NEGATIVE DECLARATION PA-2100031, 32, 61, 62 (ZR, SU)

A. General Project Information

Project Title:	Pock Lane Residential Subdivisions
Lead Agency Name and Address:	San Joaquin County Community Development Department 1810 E. Hazelton Avenue Stockton, CA 95205
Contact Person and Phone Number:	Giuseppe Sanfilippo, 209-468-0277
Project Location:	2706 and 3009 Pock Lane, Stockton, California
Project Sponsor Name and Address:	Pock Lane Partners, LLC 115 East Weber Avenue Stockton, CA 95202
General Plan Designation:	R-L, Low Density Residential
Zoning:	AU-20 – Agriculture-Urban Reserve, 20-acre minimum
Project Description:	The project proposes the development of two residential subdivisions on three parcels totaling approximately 42.3 acres. The proposed 2706 Pock Lane subdivision would subdivide one parcel into 96 lots for single-family residences. The proposed 3009 Pock Lane subdivision would subdivide the other two parcels into 108 lots, also for single-family residences. The project would require approval of tentative subdivision maps for each of the subdivisions, along with approval of a rezoning of the parcels from the current AU-20 to R-L, Low Density Residential.
Surrounding Land Uses and Setting:	The project site is within an area southeast of Stockton with a mix of urban and agricultural land uses and vacant land. North of the 2706 Pock Lane site is a mix of vacant land and urban development that includes residential areas and the Maya Angelou Branch Library. Light industrial development has occurred east of the 2706 Pock Lane site. South of the 2706 Pock Lane site is vacant land and orchards. Adjacent to and north of

the 3009 Pock Lane site is Kennedy Park and Community Center, which is also located west of the 2706 Pock Lane site across Pock Lane. Vacant land is to the east and south of the 3009 Pock Lane site, except for a radio station to the south. West of the 3009 Pock Lane site is residential development and the Progressive Community Church.

Other Public Agencies Whose Approval is Required:

None

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, has consultation begun?

Consultation with Buena Vista Rancheria.

B. Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” prior to mitigation, as indicated by the checklist on the following pages.

	Aesthetics		Agriculture/Forestry Resources		Air Quality
✓	Biological Resources	✓	Cultural Resources		Energy
✓	Geology/Soils		Greenhouse Gas Emissions	✓	Hazards/Hazardous Materials
	Hydrology/Water Quality		Land Use		Mineral Resources
✓	Noise		Population/Housing		Public Services
	Recreation	✓	Transportation	✓	Tribal Cultural Resources
	Utilities/Service Systems		Wildfire	✓	Mandatory Findings of Significance

C. Lead Agency Determination

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

- ✓ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

SAN JOAQUIN COUNTY



Giuseppe Sanfilippo
Associate Planner, Community Development Department

5/23/2022
Date