SAN JOAQUIN COUNTY
Community Development Department

Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Jennifer Jolley, Director

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MITIGATED NEGATIVE DECLARATION

TO: ☒ Office of Planning & Research
P. O. Box 3044
Sacramento, CA 95812-3044

☒ County Clerk, County of San Joaquin

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

PROJECT TITLE: Zone Reclassification and Major Subdivision No. PA-2200124, 125 (ZR, SU)

PROJECT LOCATION: The project site is on the east side of North Tully Road, 660 feet south of East Hammond Street, Lockeford, San Joaquin County. (APN/Address: 019-110-13, -14, -16, -17, 019-060-09, -10 / 19390 N. Tully Rd., Lockeford) (Supervisorial District: 4)

PROJECT DESCRIPTION: Zone Reclassification and Major Subdivision applications: This project is comprised of two components. PA-2200124 is a Zone Reclassification to change the zoning designation of six properties from AU-20 (Agriculture Urban Reserve, 20-acre minimum) to R-L (Low Density Residential). The General Plan designation of the properties were changed from A/G (General Agriculture) to R/L (Low Density Residential) as a part of the 2016 General Plan Landowner requests. PA-2200125 is a Major Subdivision to subdivide the project site into 296 residential lots for the development of single-family residences, 1 lot for a future park, 1 lot for a future well, and 1 lot for future open space. The proposed subdivision lots will be served by the Lockeford CSD for water and sewer. A future CFD is proposed for storm drain. The subdivision will be accessed from North Tully Road and Malbec Drive.

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

PROPONENT: Kautz Row Crop Farms PTP / Kautz Row Crop Farms PTP

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: November 14, 2025

Contact Person:
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