Print Form

Appendix C

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: PA-2200124 (ZR) and PA-2200125 (SU)

Lead Agency: San Joaquin County Community Development Department | Contact Person: Giuseppe Sanfilippo
Mailing Address: 1810 E. Hazelton Ave | Phone: (209) 468-0227
City: Stockton | Zip: 95205 | County: San Joaquin

Project Location: County: San Joaquin | City/Nearest Community: Lockeford
Cross Streets: North Tully Road and Malbec Drive | Zip Code: 95237
Longitude/Latitude (degrees, minutes and seconds): 38 ° 09 ′ 46 ″ N / 121 ° 08 ′ 39 ″ W | Total Acres:
Assessor's Parcel No.: 01911013, 14, 16, 17, 01906009, 10 | Section: | Twp.: | Range: | Base:
Within 2 Miles: State Hwy #: St Rt 88 | Waterways: Mokelummne River
Airports: | Railways: | Schools: Lockeford Elementary

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☒ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other:
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☐ Rezone ☐ Prezone ☐ Use Permit ☒ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ Other:

Development Type:

☒ Residential: Units 296 Acres 105.11
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Agricultural Land ☒ Air Quality ☐ Archeological/Historical ☐ Biological Resources ☐ Coastal Zone ☐ Drainage/Absorption ☐ Economic/Jobs
☐ Fiscal ☒ Flood Plain/Flooding ☐ Forest Land/Fire Hazard ☐ Geologic/Seismic ☐ Minerals ☒ Noise ☐ Population/Housing Balance ☒ Public Services/Facilities
☐ Recreation/Parks ☐ Schools/Universities ☒ Septic Systems ☐ Sewer Capacity ☐ Soil Erosion/Compaction/Grading ☐ Solid Waste ☐ Toxic/Hazardous ☒ Traffic/Circulation
☐ Vegetation ☐ Water Quality ☐ Water Supply/Groundwater ☐ Wetland/Riparian ☐ Growth Inducement ☐ Land Use ☐ Cumulative Effects ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Agriculture/AU-20 (Agriculture Urban Reserve, 20-acre minimum)/R-L (Low Density Residential)

Project Description: *(please use a separate page if necessary)*

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

X	Air Resources Board		Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
X	California Highway Patrol		Pesticide Regulation, Department of
X	Caltrans District #10		Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB #5s
	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of		SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
X	Fish & Game Region #2		Tahoe Regional Planning Agency
	Food & Agriculture, Department of		Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of		Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		Other:
	Housing & Community Development		Other:
	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date 11.14.2025 Ending Date 12.13.2025

Lead Agency (Complete if applicable):

Consulting Firm: NorthStar Engineering
Address: 620 12th Street
City/State/Zip: Modesto/CA/95354
Contact: Pamela Hurban
Phone: 209-524-3525

Applicant: Kautz Row Crops
Address: 5490 Bear Creek Road
City/State/Zip: Lodi/CA/95240
Phone: 209-483-5395

Signature of Lead Agency Representative: _____ **Date:** 11.13.2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.