



## Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

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Jeff Niemeyer, Deputy Director of Building Inspection

### MITIGATED NEGATIVE DECLARATION

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

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

☒ County Clerk, County of San Joaquin

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**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) (Supervisory 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

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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](http://www.sjgov.org/commdev) under Active Planning Applications.

Date: November 14, 2025

Contact Person:

Giuseppe Sanfilippo Phone: (209) 468-0227 Fax: (209) 468-3163 Email: [gsanfilippo@sjgov.org](mailto:gsanfilippo@sjgov.org)

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Page: 1 of 3 Fee: \$0.00  
Steve J. Bestolarides  
San Joaquin County Clerk

By Deputy: rosaa



**MITIGATION MONITORING/  
REPORTING PROGRAM**

**FOR THE**

**KAUTZ FARMS RESIDENTIAL SUBDIVISION PROJECT**  
North Tully Road, Lockeford, CA

**November 2025**

**Prepared for:**

**San Joaquin County  
Community Development Department  
1810 E. Hazelton Avenue  
Stockton, CA 95205**

**Prepared by:**

**BaseCamp Environmental, Inc.  
802 W. Lodi Avenue  
Lodi, CA 95240  
209-224-8213**



*PUBLIC REVIEW DRAFT*  
INITIAL STUDY/  
MITIGATED NEGATIVE DECLARATION

FOR THE

KAUTZ FARMS RESIDENTIAL  
SUBDIVISION PROJECT  
North Tully Road, Lockeford, CA

Zoning Reclassification and Major Subdivision  
PA-2200124 and PA-2200125

November 2025

*Prepared for:*  
SAN JOAQUIN COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT  
1810 E. Hazelton Avenue  
Stockton, CA 95205

*Prepared by:*  
BaseCamp Environmental, Inc.  
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