



APPLICATION REFERRAL: Public Hearing

Project Planner: Stephanie Stowers Phone: (209) 468-9653 FAX: (209) 468-3163 Email: sstowers@sjgov.org

The following projects have been filed with this Department: **APPLICATION NUMBERS: PA-2000217 (GP)**

PA-2200021 (ZR)

PA-2000218 (SU)

PA-2200070 (WC)

PROPERTY OWNER: Redeeming Way, LLC
P.O. Box 895
Woodbridge, CA 95258

APPLICANT: Dillon & Murphy
P.O. Box 2180
Lodi, CA 95205

PROJECT DESCRIPTION: This project includes four applications to be processed concurrently, including a General Plan Amendment, Zone Reclassification, Major Subdivision, and Williamson Act Cancellation, as described below:

PA-2000217: A General Plan Amendment to change the General Plan Designation of a 15.16-acre parcel (APN: 015-020-56) from A/UR (Agriculture Urban Reserve) to R/VL (Very Low Density Residential).

PA-2200021: A Zone Reclassification to change the zoning designation of the same 15.16-acre parcel from AU-20 (Agriculture Urban Reserve, 20-acre minimum) to R-VL (Very Low Density Residential).

PA-2000218: A Major Subdivision to divide the same 15.16-acre parcel into a maximum of 27 parcels, ranging in size from 17,000 square feet to 34,500 square feet. Proposed Lot 17 contains an existing pump station that will remain. The resultant parcels will be served by Woodbridge Sanitary District for sewer, and San Joaquin County for water and stormwater drainage services. Additionally, the resultant parcels will utilize the provisions of Development Title Section 9-310.3(b) for lot size averaging. The subdivision will be accessed through 2 points, a new access road connecting to Woodbridge Road to the south through APN:015-020-26 and including a vehicle bridge across the Woodbridge Irrigation Canal located on APN: 015-020-29, and through existing Rivermist Drive to the east.

PA-2200070: A Williamson Act Cancellation to cancel a 1.56-acre portion of Williamson Act Contract No. WA-71-C1-0332 on APN: 015-020-26. This parcel, located south of the primary project site, will be utilized to provide access from Woodbridge Road. The Cancellation includes only the portion of the property and contract that will be impacted by development of the roadway.

The Property is zoned AU-20 (Agriculture-Urban Reserve, 20-acre minimum) and the General Plan designation is A/UR (Agricultural-Urban Reserve).

PROJECT LOCATION: The project site is located at the west terminus of Rivermist Dr., 120 feet west of Windwood Dr., Woodbridge. (APN/Address: 015-020-26 & -56 / 403 W. Woodbridge Rd., Lodi) (Supervisory District: 4)

ENVIRONMENTAL DETERMINATION: 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.

APPLICATION REVIEW: Recommendations and/or comments on these projects must be submitted to the Community Development Department no later than January 20, 2023. Recommendations and/or comments received after that date may not be considered in staff's analysis and/or recommendation to the San Joaquin County Planning Commission for this application.



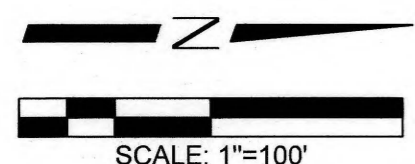
NOTE TO SURROUNDING PROPERTY OWNERS: These projects will be scheduled for a San Joaquin County Planning Commission hearing. Notification will be provided on the date, time, and place of the public hearing at a later date.

NOTE TO REVIEW AGENCIES: In order to be notified of the San Joaquin County Planning Commission hearing date for these projects, please contact the above noted Project Planner to be placed on the notification list. (Public agencies with recommendations and/or comments on the proposed projects and/or environmental determination will automatically be placed on the notification list.)

AGENCY REFERRALS MAILED ON: December 23, 2022

TO:

SJC Board of Supervisors	Air Pollution Control District	Woodbridge Irrigation District
SJC Agricultural Commissioner	Local Agency Formation Commission	Buena Vista Rancheria
SJC Building Division / Plan Check	San Joaquin Council of Governments	California Tribal TANF Partnership
SJC Environmental Health	Caltrans – District 10	California Valley Miwok Tribe
SJC Fire Prevention Bureau	CA Regional Water Quality Control Board	North Valley Yokuts Tribe
SJC General Services	CA Dept. of Conservation	United Auburn Indian Community
SJC Mosquito Abatement	CA Fish & Wildlife Region: 2	Farm Bureau
SJC Public Works	CA Native American Heritage Commission	Haley Flying Service
SJC Sheriff Communications Director	Federal Emergency Management Agency	Precissi Flying Service
SJC Surveyor	US Fish & Wildlife	Sierra Club
SJC Assessor	US Post Office	Comcast Cable
Lodi Unified School District	SJC Resource Conservation	PG&E
Woodbridge Fire District	Woodbridge Municipal Advisory Council	City of Lodi



OWNER
 REDEEMING WAY LLC C/O JIM EHLERS
 P.O. BOX 895
 WOODBRIDGE, CA 95258
 (209) 481-5770

ENGINEER
 DILLON & MURPHY
 P.O. BOX 2180
 847 N. CLUFF AVENUE, SUITE A2
 LODI, CA. 95241
 (209) 334-6613

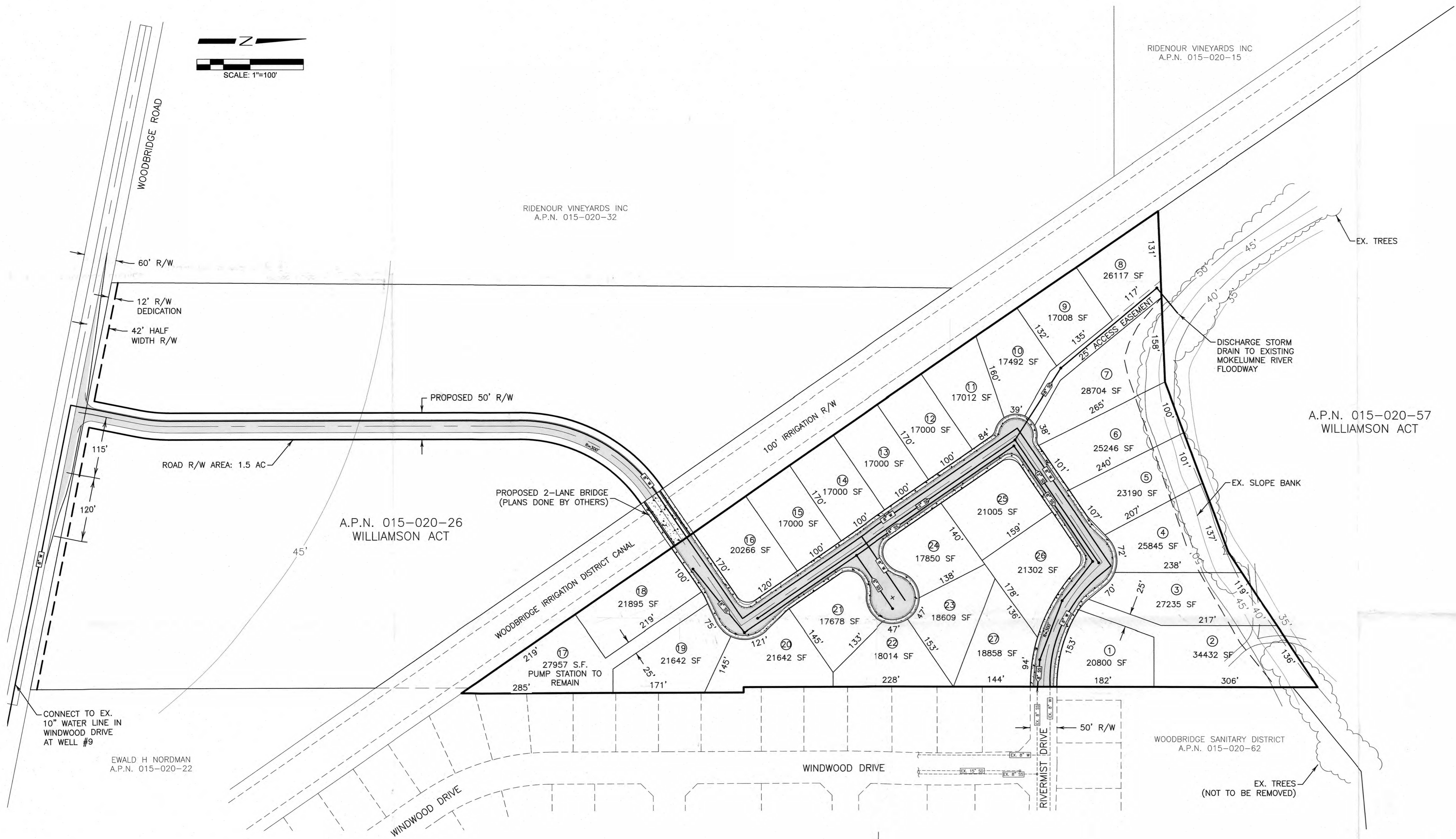
TENTATIVE MAP
 Application # **PA2000218**
 Received By *ZS* On *1/28/2022*

- NOTES**
1. APN: 015-020-56, 57 & 26
 2. WATER: SAN JOAQUIN COUNTY
 3. SANITARY SEWER: WOODBRIDGE SANITARY DISTRICT
 4. STORM DRAINAGE: SAN JOAQUIN COUNTY
 5. SITE ADDRESS: 399, 401 AND 403 WEST WOODBRIDGE ROAD LODI, CA 95242
 6. FLOOD ZONE: ZONE A AND X, MAP#06077C0165F, OCTOBER 16, 2009
 7. FIRE DISTRICT: WOODBRIDGE
 8. SCHOOL DISTRICT: LODI UNIFIED
 9. PHONE SERVICE: AT&T
 10. GAS/ELECTRIC: PG&E
 11. FIRE DISTRICT: WOODBRIDGE
 12. MUNICIPAL ADVISORY COUNCIL: WOODBRIDGE
 13. EXISTING GENERAL PLAN: A/UR; PROPOSED: R/VL
 14. EXISTING ZONING: AU-20; PROPOSED: R-VL

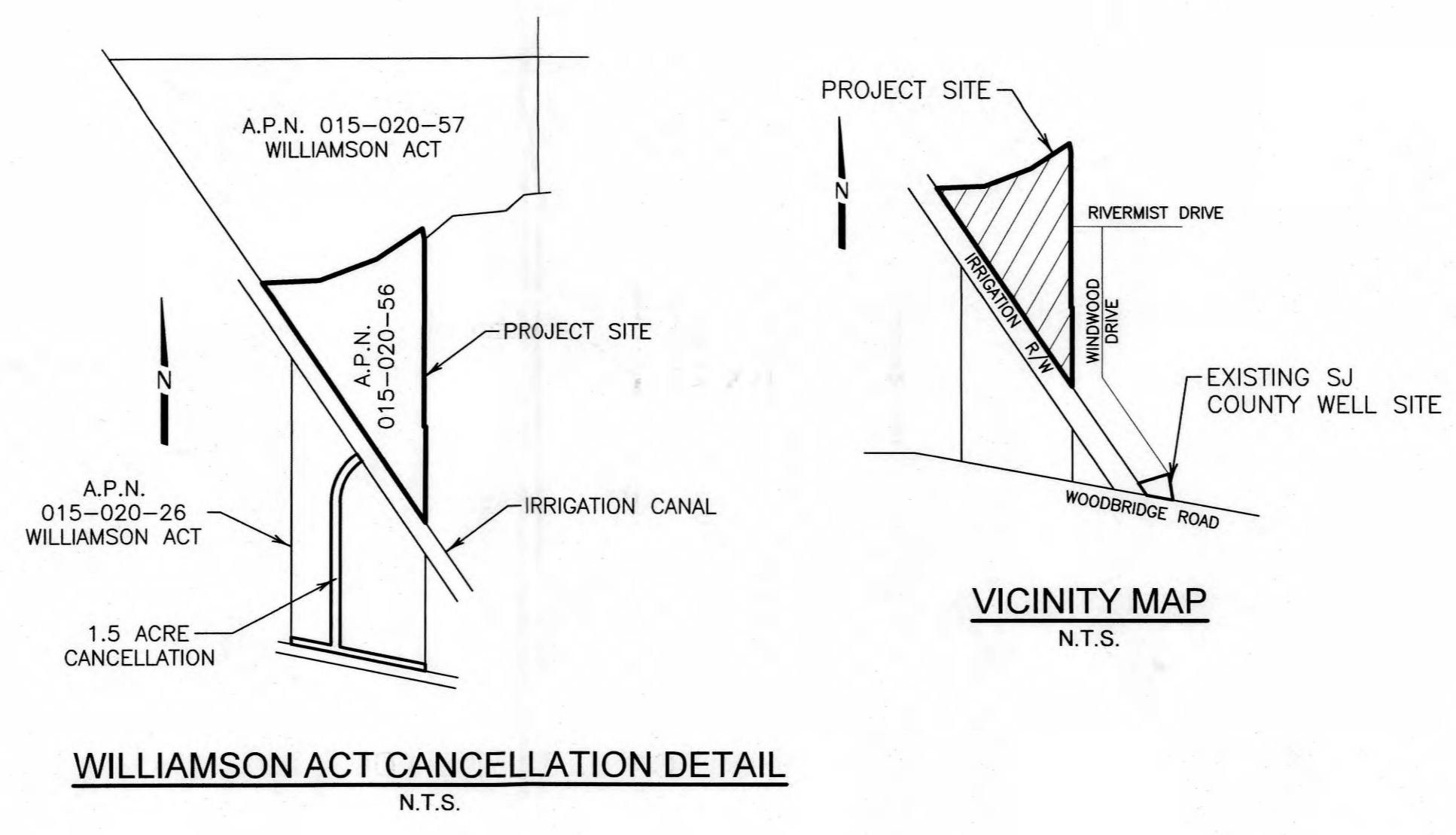
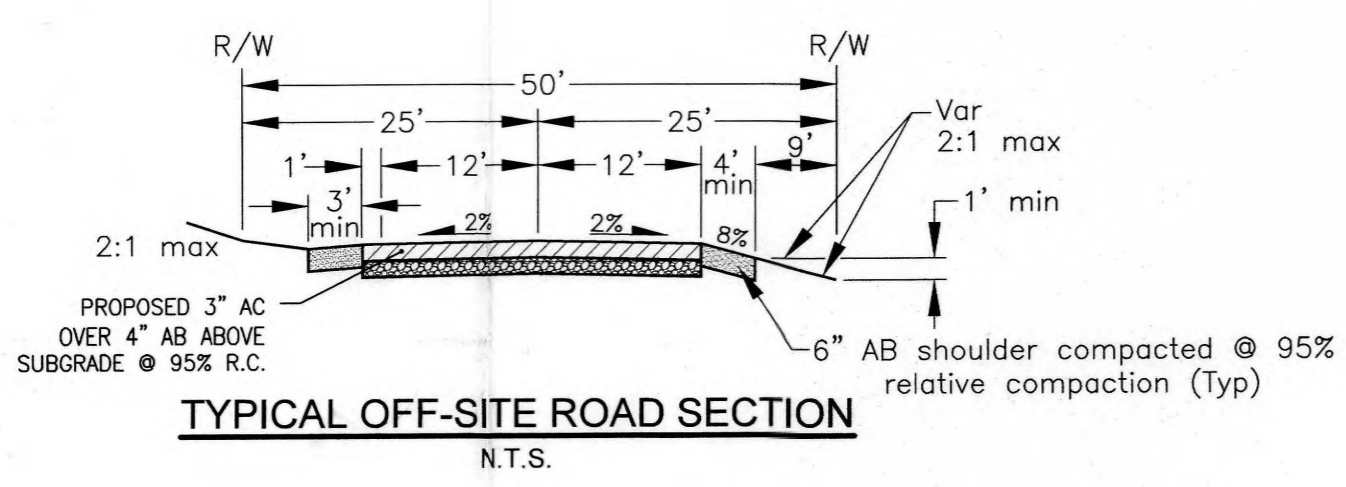
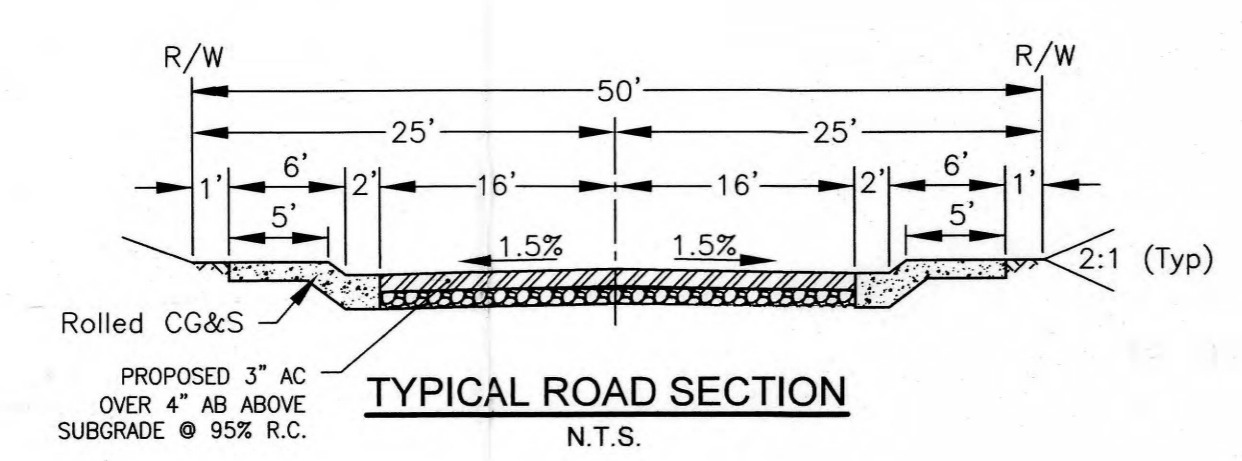
TABLE - LOT AREA

LOT NO.	AREA - S.F.
1	20,800
2	34,432
3	27,235
4	25,845
5	23,190
6	25,246
7	28,704
8	26,117
9	17,008
10	17,492
11	17,012
12	17,000
13	17,000
14	17,000
15	17,000
16	20,266
17	27,957
18	21,895
19	21,642
20	21,642
21	17,678
22	18,014
23	18,609
24	17,850
25	21,005
26	21,302
27	18,858
TOTAL	577,799
AVG.-S.F.	21,400
AVG.-AC.	0.49

* REQUIRED S.F. = 17,500 MIN. AVG.
 REQUIRED LOT DENSITY = 1.1-2 DWELLINGS/ACRE
 PROPOSED LOT DENSITY = 1.8 DWELLINGS/ACRE



- LEGEND:**
- EX. EXISTING
 - PROP. PROPOSED
 - R/W RIGHT OF WAY
 - SJCO. SAN JOAQUIN COUNTY
 - 8" W EX. UTILITIES
 - 8" W PROPOSED UTILITIES
 - PROP. PAVEMENT
 - EX. CONCRETE
 - PROP. CONCRETE



DILLON & MURPHY ENGINEERING
 847 N. CLUFF AVENUE
 SUITE A-2, LODI, CA 95240
 (209) 334-6613

REDEEMING WAY SUBDIVISION
TENTATIVE MAP
 WOODBRIDGE, CALIFORNIA
 JANUARY, 2022

REV. NO.	DESCRIPTION	DATE	BY	APPROV. BY	SCALE: 1"=100'	BENCH MARK:	EL:	SHEET
								1
								OF 1 SHEETS
								JOB NO. 1764