



Jennifer Jolley, Director

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MITIGATED NEGATIVE DECLARATION

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

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

County Clerk, County of San Joaquin

PROJECT TITLE: General Plan Amendment No. PA-2000217, Zone Reclassification No. PA-2200021, Major Subdivision No. PA-2000218, Williamson Act Cancellation No. PA-2200070,

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

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).

PROPONENT: Redeeming Way, LLC / Dillon & Murphy

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: December 23, 2022

Contact Person:

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