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**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

**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: 015-020-02, -56, -57, -64, & -65 / 403 W. Woodbridge Rd., Lodi) (Supervisorial 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 14.5-acre portion of a 78.78-acre parcel from A/UR (Agriculture Urban Reserve) to R/ML (Very Low Density Residential).

PA-2200021: A Zone Reclassification to change the zoning designation of the same 14.5-acre portion of a 78.78-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 14.5-acre parcel into a maximum of 26 residential lots, ranging in size from 17,000 square feet to 34,500 square feet. The remaining 64.28 acres will be subdivided into one 20-acre agricultural lot to the south of the residential subdivision and one 44.28-acre agricultural lot to the north of the residential subdivision. The proposed residential lots will utilize the provisions of Development Title Section 9-203.030(a)(1)(E) for lot size averaging and will be served by Woodbridge Sanitary District for sewer, and by the Mokelumne Acres Maintenance District for water and stormwater drainage services. The subdivision will be accessed through 2 points: An existing access road (Rivermist Drive) to the east and a new access road connecting to Woodbridge Road to the south and crossing the Woodbridge Irrigation Canal with a new vehicle bridge. The new access road will be constructed across a 1.57-acre portion of the proposed 20-acre agricultural lot, the majority of which is currently under Williamson Act Contract No. WA-71-C1-0332.

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 AG-40 (General Agriculture, 40-acre minimum) & AU-20 (Agriculture-Urban Reserve, 20-acre minimum) and the General Plan designation is OS/RC (Resource Conservation) & 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](http://www.sjgov.org/commdev) under Active Planning Applications.

Date: January 26, 2024

Contact Person:

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