

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: PA-2000217 (GP), PA-2200021 (ZR), PA-2000218 (SU), PA-2200070 (WC)

Lead Agency: San Joaquin County - Community Development Department

Contact Name: Alisa Goulart

Email: alisa.goulart@sjgov.org Phone Number: 209-468-0222

Project Location: Woodbridge, San Joaquin County
City *County*

Project Description (Proposed actions, location, and/or consequences).

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/VL (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 project site is located at the west terminus of Rivermist Drive, 120 feet west of Windwood Drive, Woodbridge.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

SJCOG responded to this project referral that the project is subject to the SJMSCP. The applicant has confirmed that he will participate in SJMSCP. With the applicant's participation, the proposed project is consistent with the SJMSCP and any impacts to biological resources resulting from the proposed project will be reduced to a level of less-than-significant.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Members of the public have submitted various comments with concerns in regards to traffic, sprawl, noise.

Provide a list of the responsible or trustee agencies for the project.

San Joaquin County Community Development Department