



Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

**APPLICATION REFERRAL:
 Public Hearing**

**2nd Re-Referral:
 Revised Initial Study**

Project Planner: Alisa Goulart Phone: (209) 468-0222 Fax: (209) 468-3163 Email: alisa.goulart@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 95241

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/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 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).

PROJECT LOCATION: The project site is located at the west terminus of Rivermist Dr., 120 feet west of Windwood Dr., Woodbridge. (APN/Address: 015-020-02, -56, -57, -64, & -65 / 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 February 23, 2024. 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.

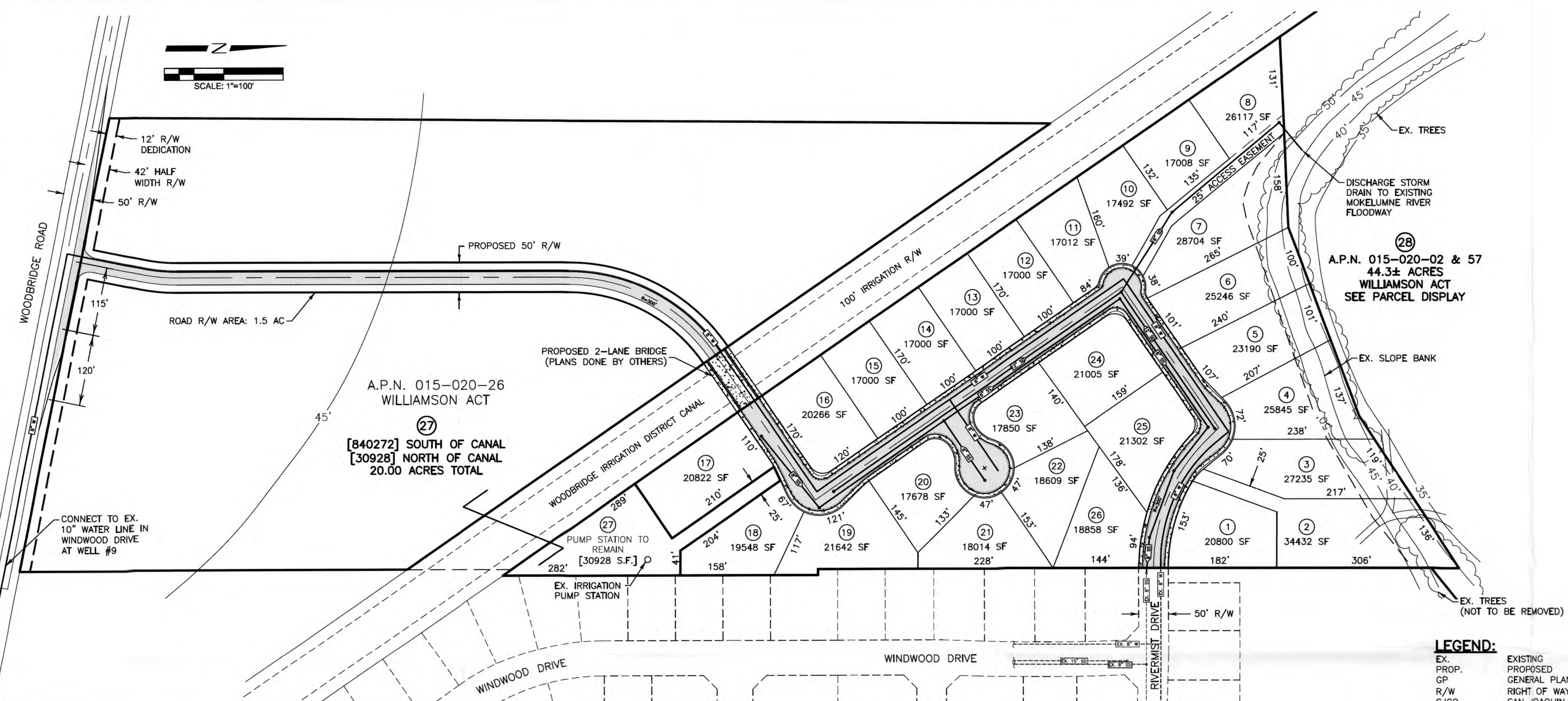
NOTE TO SURROUNDING PROPERTY OWNERS: These projects will be scheduled for a San Joaquin County Planning Commission hearing. Notification will be provided on the date, time, and place of the public hearing at a later date.

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: January 26, 2024

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



NOTES

1. APN: 015-020-02, 26, 56 & 57
2. WATER: SAN JOAQUIN COUNTY
3. SANITARY SEWER: WOODBRIDGE SANITARY DISTRICT
4. STORM DRAINAGE: SAN JOAQUIN COUNTY
5. SITE ADDRESS: 59 AND 403 WEST WOODBRIDGE ROAD LODI, CA 95242
6. FLOOD ZONE: ZONE A, AE, 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, AND OS/RC.
14. PROPOSED GENERAL PLAN: R/VL, A/UR, AND OS/RC.
15. EXISTING ZONING: AU-20, AND AG-40.
16. PROPOSED ZONING: R-VL, AU-20, AND AG-40.

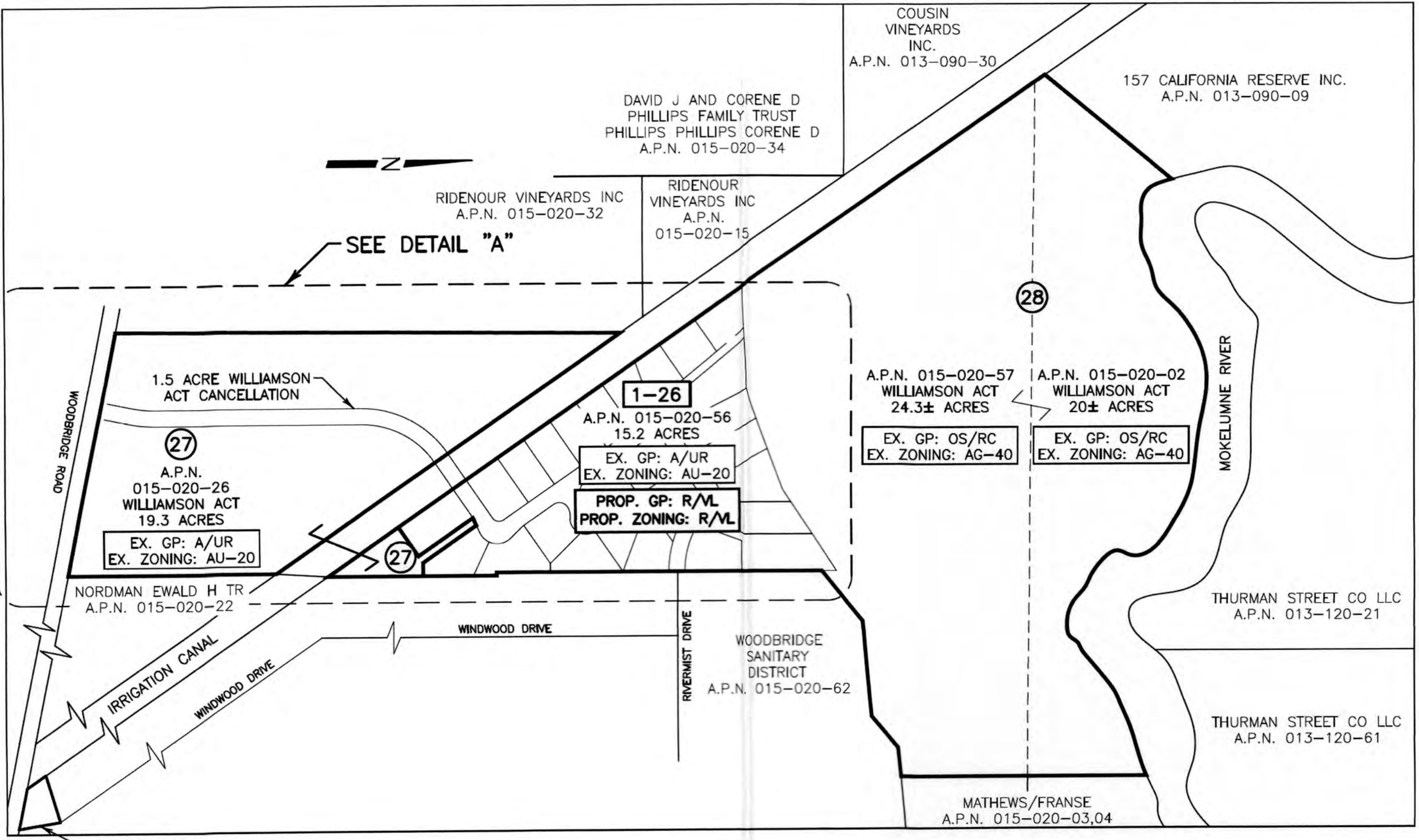
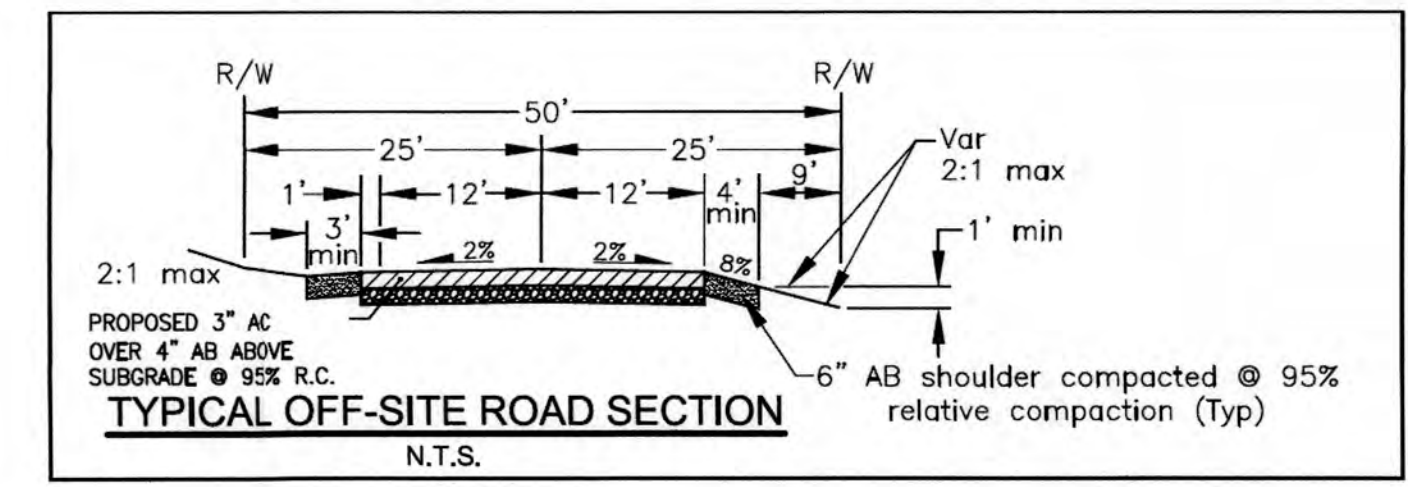
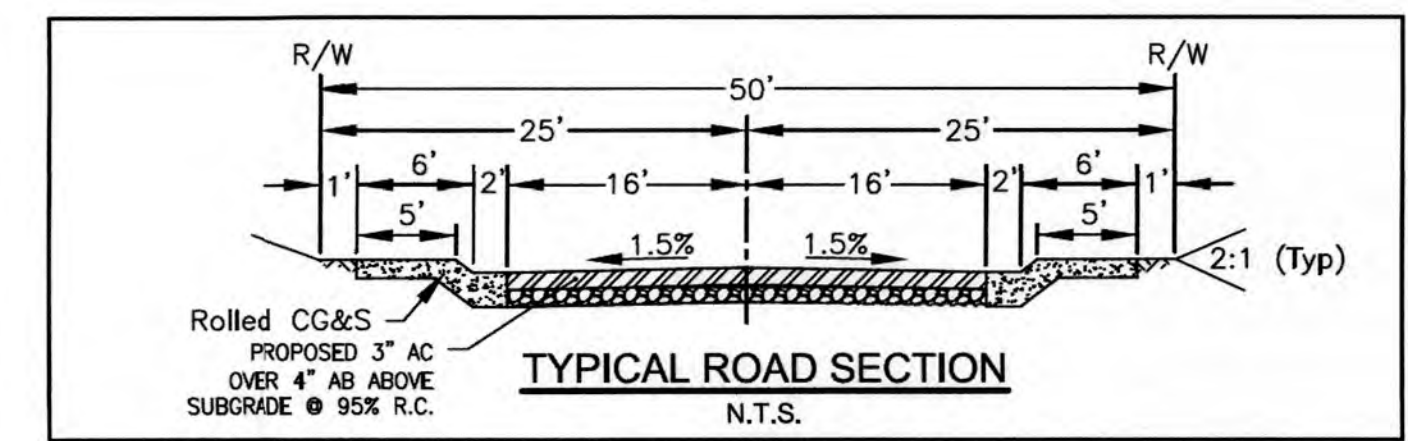
TABLE - LOT AREA

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	20,822
18	19,548
19	21,842
20	17,678
21	18,014
22	18,609
23	17,850
24	21,005
25	21,302
26	18,858
TOTAL	546,675
AVG.-S.F.	21,026
AVG.-AC.	0.48

LEGEND:

- EX. PROP. GENERAL PLAN SAN JOAQUIN COUNTY
- GP. PROPOSED GENERAL PLAN
- R/W. RIGHT OF WAY
- S.J.C.O. SAN JOAQUIN COUNTY
- EX. UTILITIES
- PROPOSED UTILITIES
- PROP. PAVEMENT
- EX. CONCRETE
- PROP. CONCRETE

DETAIL "A"
SCALE: AS SHOWN



PARCEL DISPLAY & VICINITY MAP
SCALE: 1"=300'

REV. NO.	DESCRIPTION	DATE	BY	APRVD. BY	SCALE: 1"=100'	BENCH MARK:	EL:	SHEET
					DRAWN BY: JS	DESCRIPTION:		1
					DESIGNED BY:			OF 1 SHEETS
					CHECKED BY:			JOB NO.
					AS BUILT BY:			1764

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

REDEEMING WAY SUBDIVISION
TENTATIVE MAP
REVISED SEPTEMBER 2023

WOODBRIDGE, CALIFORNIA
 SEPTEMBER, 2023

23-0017A (TYP) (Revised) Tent. Map - Aug. 21, 2023