



## APPLICATION REFERRAL: Public Hearing

Project Planner: Nancy Arroyo Phone: (209) 468-3140 Fax: (209) 468-3163 Email: narroyo@sjgov.org

The following projects have been filed with this Department: **APPLICATION NUMBERS: PA-2200277 (GP)**  
**PA-2200278 (ZR)**  
**PA-2300162 (A)**

**PROPERTY OWNER:** Crystal Enterprises, L.P.  
PO Box 1259  
Woodbridge, CA 95258

**APPLICANT:** Crystal K. Hicks  
PO Box 1259  
Woodbridge, CA 95258

**PROJECT DESCRIPTION:** This project is comprised of three applications: General Plan Amendment No. PA-2200277 to amend the map designation of 2 APN's composed of 10 legal lots from C/C (Community Commercial) to R/M (Medium Density Residential) and Zone Reclassification No. PA-2200278, which proposes to change the current zoning designation of the same parcels from C-C (Community Commercial) and P-F (Public Facilities) to R-M (Medium Density Residential); and an Administrative Use Permit to develop a Multi-Unit Residential project to include a two-story four-plex totaling 4,184 square feet and an 822 square foot accessory dwelling unit on a new parcel configuration created by Lot Line Adjustment No. PA-2200168. The project site currently has eight existing non-conforming single-family dwellings and proposes the demolition of four existing single-family residences and an accessory storage structure. Additionally, the project proposes to construct two single family residences, two accessory dwelling units and two duplexes.

The Property is zoned C-C (Community Commercial) & P-F (Public Facilities) and the General Plan designation is C/C (Community Commercial).

**PROJECT LOCATION:** The project site is located on the northwest corner of N. Lilac St. and E. Augusta St., Woodbridge. (APN/Address: 015-450-11, -10 / 18911 N. Lilac St., Woodbridge) (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](http://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 March 20, 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.)

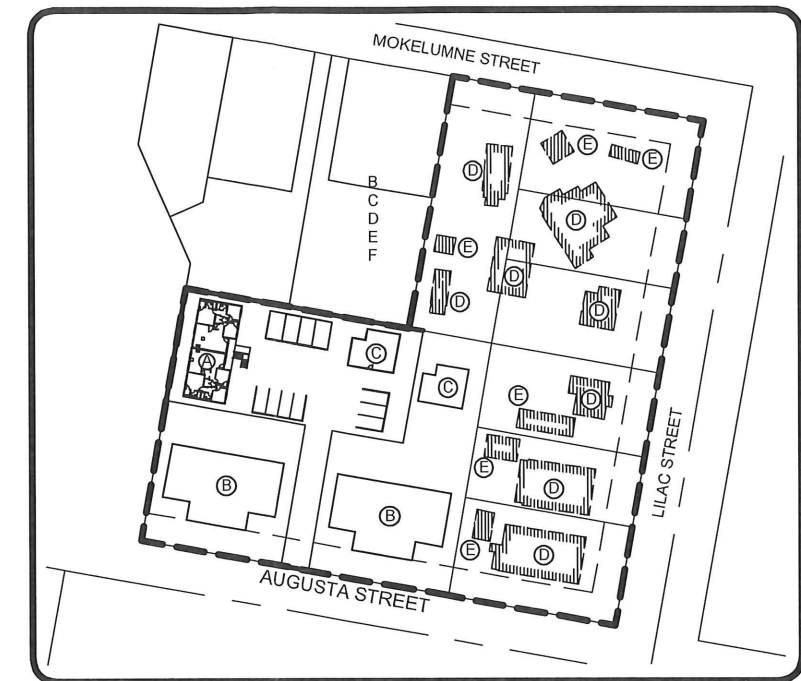


**AGENCY REFERRALS MAILED ON:** February 21, 2024

**TO:**

SJC Board of Supervisors	Woodbridge Fire District	US Fish & Wildlife
SJC Assessor	Air Pollution Control District	US Post Office
SJC Building Division / Plan Check	San Joaquin Council of Governments	Soil Conservation
SJC Environmental Health	Caltrans – District 10	Buena Vista Rancheria
SJC Fire Prevention Bureau	CA Highway Patrol	California Tribal TANF Partnership
SJC Mosquito Abatement	CA Fish & Wildlife Region: 2	California Valley Miwok Tribe
SJC Parks and Recreation	CA Native American Heritage Commission	North Valley Yokuts Tribe
SJC Public Works	PG&E	United Auburn Indian Community
SJC Sheriff Communications Director	Woodbridge Sanitary District	Haley Flying Service
SJC Surveyor	Mokelumne Acres Maintenance District	Precissi Flying Service
City of Lodi	Federal Emergency Management Agency	Sierra Club
Lodi Unified School District	Woodbridge Municipal Advisory Council	

ADMINISTRATIVE USE PERMIT  
 SITE PLAN



GENERAL PLAN AMENDMENT/  
 ZONE RECLASSIFICATION  
 SITE LIMITS

- LEGEND**
- (A) (PR) FOUR-PLEX
  - (B) (PR) DUPLEX
  - (C) (PR) ADU
  - (D) (EX) SINGLE FAMILY RESIDENCE
  - (E) (EX) SHED

REVISED  
 SITE PLAN

Application # **PA2300162**

Received By AA On 2/2/24

ADMINISTRATIVE USE PERMIT  
 SITE LIMITS

CAUTION!!

