



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

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-2200277, Zone Reclassification No. PA-2200278, & Administrative Use Permit No. PA-2300162

PROJECT LOCATION: The project site is located on the northwest corner of N. Lilac St. and E. Augusta St., Woodbridge, San Joaquin County. (APN/Address: 015-450-11, -10 / 18911 N. Lilac St., Woodbridge) (Supervisory District: 4)

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).

PROPONENT: Crystal Enterprises, L.P. / Crystal K. Hicks

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: February 21, 2024

Contact Person:

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