

# 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-2200277 (GP), PA-2200278 (ZR), PA-2300162 (A)

Lead Agency: San Joaquin County - Community Development Department

Contact Name: Nancy Arroyo

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Project Location: 015-450-11, 015-450-10; Woodbridge, CA San Joaquin  
*City* *County*

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

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.

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

The General Plan and Zone Reclassification which proposes to change 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) would result in existing legal non-conforming single-family residences to become conforming uses. The Administrative Use Permit, which proposes a two-story four-plex is conditionally permitted with an approved land use permit. Any future ground disturbance related to the development of the subject site will require the applicant to participate in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan. This will mitigate any negative impacts associated with biological resources in the area.

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

A referral was sent to the San Joaquin Council of Governments (SJCOG) on September 21, 2023, for review. The San Joaquin Council of Governments (SJCOG) has determined that the project is subject to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) for any future development that results in ground disturbance. Participation in the SJMSCP provides compensation for the conversion of Open Space to non-Open Space uses which affect the plant, fish and wildlife species covered by the Plan. If the General Plan, Zone Reclassification and Administrative Use Permit are approved, any future ground disturbance at the site would be subject to the SJMSCP as a Condition of Approval of the Administrative Use Permit. Pursuant to the Final EIR/EIS for San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), dated November 15, 2000, and certified by SJCOG on December 7, 2000, participation in the SJMSCP is expected to reduce impacts to biological resources resulting from the proposed project to less-than-significant level.

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

Public Works  
Environmental Health Department  
San Joaquin County Council of Governments