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| APPLICATION REFERRAL**:** |  |
| Staff Review with Notice |  |

Project Planner: Stephanie Stowers Phone: (209) 468-9653 FAX: (209) 468-3163 Email: sstowers@sjgov.org

The following project has been filed with this Department: **APPLICATION** NUMBER**:** **PA-2100133, -134 (GP & ZR, SU) & PA-2400234 (W))**

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| **PROPERTY OWNER:** | Oakwood LT Ventures II, LLC  5000 Executive Parkway, Suite 350 San Ramon, CA 94583 | **APPLICANT:** | Oakwood LT Ventures II, LLC  5000 Executive Parkway, Suite 350 San Ramon, CA 94583 |

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| **PROJECT DESCRIPTION:** This project includes 3 applications and 4 components: a General Plan Map Amendment & Zone Reclassification, a Major Subdivision, and a Waiver to result in the development of a residential subdivision of an existing 6.25-acre parcel within the Oakwood Shores Special Purpose Plan area. The General Plan Map Amendment and Zone Reclassification propose to change the General Plan designation and zone from Commercial - Recreation (C/R & C-R) to Low Density Residential (R/L & R-L). The Major Subdivision proposes to subdivide the project parcel into 32 Low-Density Residential parcels. The Waiver application proposes to allow for development within the subdivision with reduced setbacks as follows: |
| * Reduce the required front setback from 20 feet to 12.5 feet; * Reduce the required interior side yard setback from 5 feet to 4 feet; and * Reduce the required street side yard setback from 20 feet to 15 feet   The Subdivision would be served by the Oakwood Lake Water District with public water, sewer, and storm drainage |
| The Property is zoned C-R (Commercial Recreation) and the General Plan designation is C/R (Commercial Recreation). |
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| **PROJECT LOCATION:** The project site is North of W Woodward Avenue,781 feet west of Bella Lago Way. (APN/Address: 241-520-21 / 3905 W. Woodward, Manteca) (Supervisorial District: 3) |
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| **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 October 3, 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:** This project 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:** September 6, 2024

**TO:**

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| SJC Board of Supervisors | City of Manteca | US Post Office |
| SJC Assessor | Manteca Unified School District | Buena Vista Rancheria |
| SJC Building Division / Plan Check | Lathrop-Manteca Fire District | California Tribal TANF Partnership |
| SJC Environmental Health | SJC Counsel of Governments | California Valley Miwok Tribe |
| SJC Fire Prevention Bureau | Central Valley Flood Protection Board | North Valley Yokuts Tribe |
| SJC General Services | Delta Stewardship Council | United Auburn Indian Community |
| SJC Mosquito Abatement | CA Fish & Wildlife Region: 2 | Haley Flying Service |
| SJC Parks and Recreation | Federal Emergency Management Agency | Precissi Flying Service |
| SJC Public Works | US Fish & Wildlife | Sierra Club |
| SJC Sheriff Communications Director | Air Pollution Control District | PG&E |

SJC Surveyor

**CERTIFICATE OF MAILING NOTICE OF PUBLIC REVIEW**

**Oakwood LT Ventures II, LLC / Oakwood LT Ventures II, LLC**

**PA-2100133, -134 (GP & ZR, SU) & PA-2400234 (W))**

STATE OF CALIFORNIA, COUNTY OF SAN JOAQUIN

Select clerical’s name states:

That I am and at all times herein mentioned was Choose an item

That on September 6, 2024, I deposited in the United States Post Office, or mailing facility regularly maintained by the Government of the United States, at the City of Stockton, County of San Joaquin, State of California, a true copy of the NOTICE OF PUBLIC REVIEW, as is attached hereto and made a part hereof, with postage fully prepaid and addressed respectively to each of the persons whose names and addresses as required in Section 9‑215.8 of the San Joaquin County Ordinance Code, as discerned by the Director; that said respective names and addresses are shown on the list attached hereto and made a part hereof; that said mailing took place not less than ten days prior to the date of said action on the application; and that there is a regular communication by mail between the place of mailing in each of the places so addressed.

I certify under penalty of perjury that the foregoing is true and correct.

The date is September 6, 2024, in Stockton, California.

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