



Jennifer Jolley, Director

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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: Waiver No. PA-2400234, General Plan Map Amendment & Zone Reclassification No. PA-2100133, Subdivision No. PA-2100134

PROJECT LOCATION: The project site is North of W Woodward Avenue, 781 feet west of Bella Lago Way, San Joaquin County. (APN/Address: 241-520-21 / 3905 W. Woodward, Manteca) (Supervisory District: 3)

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).

PROPONENT: Oakwood LT Ventures II, LLC / Oakwood LT Ventures II, LLC

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: September 6, 2024

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