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#:		
	A-2000217 (GP), PA-2200021 (ZR), PA-2	2000218 (SU), PA-2200070 (WC)
-	n Joaquin County - Community Develop	
Contact Name: S	tephanie Stowers	
Email: <u>sstowers@sjgov.org</u>		Phone Number:
Proiect Location:	Woodbridge, San Joaquin County	
,	City	County
Project Description	on (Proposed actions, location, and/or co	nsequences).

This project includes four applications to be processed concurrently, including a General Plan Amendment, Zone Reclassification, Major Subdivision, and Williamson Act Cancellation, as described below:

PA-2000217: A General Plan Amendment to change the General Plan Designation of a 15.16-acre parcel (APN: 015-020-56) from A/UR (Agriculture Urban Reserve) to R/VL (Very Low Density Residential).

PA-2200021: A Zone Reclassification to change the zoning designation of the same 15.16-acre parcel from AU-20 (Agriculture Urban Reserve, 20-acre minimum) to R-VL (Very Low Density Residential).

PA-2000218: A Major Subdivision to divide the same 15.16-acre parcel into a maximum of 27 parcels, ranging in size from 17,000 square feet to 34,500 square feet. Proposed Lot 17 contains an existing pump station that will remain. The resultant parcels will be served by Woodbridge Sanitary District for sewer, and San Joaquin County for water and stormwater drainage services. Additionally, the resultant parcels will utilize the provisions of Development Title Section 9-310.3(b) for lot size averaging. The subdivision will be accessed through 2 points, a new access road connecting to Woodbridge Road to the south through APN:015-020-26 and including a vehicle bridge across the Woodbridge Irrigation Canal located on APN: 015-020-29, and through existing Rivermist Drive to the east.

PA-2200070: A Williamson Act Cancellation to cancel a 1.56-acre portion of Williamson Act Contract No. WA-71-C1-0332 on APN: 015-020-26. This parcel, located south of the primary project site, will be utilized to provide access from Woodbridge Road. The Cancellation includes only the portion of the property and contract that will be impacted by development of the roadway.

The project site is located at the west terminus of Rivermist Drive, 120 feet west of Windwood Drive, Woodbridge.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.
SJCOG responded to this project referral that the project is subject to the SJMSCP. The applicant has confirmed that he will participate in SJMSCP. With the applicant's participation, the proposed project is consistent with the SJMSCP and any impacts to biological resources resulting from the proposed project will be reduced to a level of less-than-significant.

Members of the pul	blic have submitted various comments with concerns in regards to traffic, sprawl, noise.	
Provide a list of the	responsible or trustee agencies for the project.	
San Joaquin County	Community Development Department	
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