



Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

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

APPLICATION REFERRAL: Staff Review with Notice

Project Planner: Jacob Pahule Phone: (209) 468-3124 Fax: (209) 468-3163 Email: jpahule@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2500179 (MS)**

PROPERTY OWNER: Williams Family Trust
114 Heirloom Avenue
Lodi, CA 95242

APPLICANT: Dillon & Murphy
P.O. Box 2180
Lodi, CA 95241

PROJECT DESCRIPTION: A Minor Subdivision application to subdivide a 68.6-acre parcel into a 3-acre homesite parcel and a 65.6-acre designated remainder. Both parcels will utilize private, onsite septic systems and natural storm water drainage. A utility easement is proposed to allow sharing the existing well by the 2 proposed parcels. Both parcels have access from N. Ray Road. A portion of the parcel is under Williamson Act Contract.

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is A/G (General Agriculture).

PROJECT LOCATION: The project site is on the northwest corner of West Woodbridge Road and North Ray Road, Lodi. (APN/Address: 011-170-53, -54 / 20325 N. Ray Rd., Lodi) (Supervisory District: 4)

ENVIRONMENTAL DETERMINATION: This project as described is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), and a Notice of Exemption will be filed if the project is approved.

APPLICATION REVIEW: Recommendations and/or comments on this project must be submitted to the Community Development Department no later than November 5, 2025. Recommendations and/or comments received after that date may not be considered in staff's analysis.

NOTE TO REVIEW AGENCIES: In order to be notified of the San Joaquin County Planning Commission hearing date for this project, please contact the above noted Project Planner to be placed on the notification list. (Public agencies with recommendations and/or comments on the proposed project and/or environmental determination will automatically be placed on the notification list.)

AGENCY REFERRALS MAILED ON: October 8, 2025

TO:		
SJC Supervisor: District 4	SJC Public Works	United Auburn Indian Community
SJC Agricultural Commissioner	SJC Sheriff Communications Director	Lodi Unified School District
SJC Assessor	CA Dept. of Conservation	Woodbridge Fire District
SJC Building Division / Plan Check	CA Native American Heritage Commission	Woodbridge Irrigation District
SJC Code Enforcement	Federal Emergency Management Agency	North Valley Yokuts Tribe
SJC Environmental Health	US Fish & Wildlife	Farm Bureau
SJC Fire Prevention Bureau	San Joaquin Council of Governments	Buena Vista Rancheria