



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

January 9, 2026

Kristy A & Michael J Phillips TR
P.O. Box 1658
Woodbridge, CA 95255

Dear Owners:

Re: Minor Subdivision No. PA-2500194 of Kristy A & Michael J Phillips TR (c/o Baumbach & Piazza, Inc.)
(APN[s]/Address: 013-060-27, -28 / 19883 N Davis Road, Lodi)

ACTION: On January 9, 2026, the San Joaquin County Community Development Department approved Minor Subdivision No. PA-2500194 subject to the enclosed Conditions of Approval.

APPEAL PERIOD: This action can be appealed to the Planning Commission by any interested party. Appeals must be filed with this Department within 10 days of the action with an appeal fee of \$782.91. The 10-day appeal period ends at 4:30 p.m. on January 19, 2026. If this date falls on a weekend or holiday, the appeal period will expire on the next regular business day at 4:30 p.m.

EXPIRATION: This action requires you to comply with all Conditions of Approval within the next three (3) years (by January 19, 2029). If you have not complied with the Conditions of Approval by that date, this approval will expire, and the project cannot proceed.

NEXT STEP: Prior to the expiration date, you must comply with all Conditions of Approval, file and obtain an approved Certificate of Compliance prior to the tentative map expiration date. It is recommended that you contact the responsible agencies for assistance in fulfilling the Conditions of Approval.

Please contact me if you have questions regarding the Community Development Department Conditions (Phone: [209] 468-3124 or via email at jpahule@sjgov.org).

Sincerely,

Jacob Pahule
Assistant Planner

JP/sc

Enclosure(s): Conditions, Site Plan, Informational Letters, Findings

- c: Baumbach & Piazza, Inc.
- San Joaquin County Building Inspection Division
- San Joaquin County Environmental Health
- San Joaquin County GIS
- San Joaquin County Public Works
- San Joaquin County Counsel
- San Joaquin Council of Governments

CONDITIONS OF APPROVAL

PA-2500194

KRISTY A & MICHAEL J PHILLIPS TR / BAUMBACH & PIAZZA, INC.

Minor Subdivision Application No. PA-2500194 was approved by the Community Development Department on January 9th, 2026. The effective date of approval is January 19th, 2026. This tentative map approval will expire on January 19th, 2029, which is three (3) years from the effective date of approval, unless (1) all Conditions of Approval have been complied with and (2) a Certificate of Compliance has been filed with and accepted by the County Surveyor.

Unless otherwise specified, all Conditions of Approval and ordinance requirements shall be fulfilled prior to approval of the Certificate of Compliance. Those Conditions followed by a Section Number have been identified as ordinance requirements pertinent to this application. Ordinance requirements cannot be modified, and other ordinance requirements may apply.

1. COMMUNITY DEVELOPMENT DEPARTMENT (Contact: Community Development Department, [209] 468-3121)
 - a. **TENTATIVE MAP:** The Parcel Map shall substantially conform to the approved tentative map submitted on July 2, 2025.
 - b. **RIGHT TO FARM:** Pursuant to San Joaquin County Code Section 6-9004(b), the following note shall be placed on the Parcel Map and recorded as a separate instrument:

All persons purchasing parcels within the boundaries of this approved map should be prepared to accept the inconveniences or discomforts associated with agricultural operations or activities, such as noise, odors, insects, dust or fumes. San Joaquin County has determined that such inconveniences or discomforts shall not be considered a nuisance.
 - c. **LOT SIZE AND WIDTH:** The following lot size and width regulations shall apply to this map:
 1. Parcel 1 and 2 shall have a minimum lot width of 330 feet, measured at the front yard setback line. (Development Title Table 9-203.030)
 - d. **SETBACKS:** All existing structures shall be located a minimum of 10 feet from any new side property lines. (Development Title Table 9-203.030).
2. COUNTY COUNSEL
 - a. **HOLD HARMLESS PROVISION:** Pursuant to Section 66474.9 of the Government Code, the subdivider shall defend, indemnify, and hold harmless the local agency or its agents, officers, and employees from any claim, action, or proceeding against the local agency or its agents, officers, or employees to attack, set aside, void, or annul an approval of the local agency, advisory agency, appeal board, or legislative body concerning a subdivision, which action is brought within the time provided for in Section 66499.37 of the Government Code.
3. SAN JOAQUIN COUNCIL OF GOVERNMENTS (Contact [209] 235-0600 see memo dated December 15, 2025):
 - a. The project is subject to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). At the time of development, any structures that require ground disturbance on this or subsequent divided parcels will be subject to participate in the SJMSCP and should be resubmitted to the San Joaquin Council of Governments to ensure biological and mitigation obligations are satisfied.

1. Parcel 1 and 2 are subject to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). At the time of development of Parcel 1 and/or Parcel 2, any structure(s) that require ground disturbance on this or subsequent divided parcels will be subject to participate in the SJMSCP and development plans should be submitted to the San Joaquin Council of Governments to ensure biological and mitigation obligations are satisfied.

4. DEPARTMENT OF PUBLIC WORKS (Contact: [209] 468-3000, see memo dated January 6, 2026)

5. ENVIRONMENTAL HEALTH DEPARTMENT (Contact: [209] 468-3420, see memo dated December 18, 2025)

FOR NOTES AND INFORMATION ONLY:

6. PG&E letter dated January 6, 2026.



SAN JOAQUIN
— COUNTY —
Greatness grows here.



Department of Public Works

Fritz Buchman, Director

Alex Chetley, Deputy Director - Development

Kristi Rhea, Deputy Director - Administration

David Tolliver, Deputy Director - Operations

Najee Zarif, Deputy Director - Engineering

January 6, 2026

M E M O R A N D U M

TO: Community Development Department
CONTACT PERSON: Jacob Pahule

FROM: Shayan Rehman, Engineering Services Manager ^{SR}
Development Services Division

SUBJECT: PA-2500194 (MS); A Minor Subdivision application to divide one legal lot into two parcels. Parcel 1 to contain 61.1 acres. Parcel 2 to contain 40 acres. Both parcels are accessed from N. Davis Road. Both parcels are served by on-site well and septic, and natural drainage. The parcels are not under Williamson Act contract; located on the northwest corner of North Davis Road and West Woodbridge Road, Lodi.
(Supervisorial District 4)

OWNERS: Kristy A & Michael J Phillips TR

APPLICANT: Baumbach & Piazza, Inc.

ADDRESS: 19883 N Davis Road, Lodi

APN: 013-060-27, -28

INFORMATION:

The site is currently located within a Federal Emergency Management Agency Designated Flood Hazard Area designated as Zone A.

Woodbridge Road has an existing right-of-way width of 40 feet and a planned right-of-way width of 50 feet.

Davis Road has an existing right-of-way width of 80 feet and a planned right-of-way width of 84 feet.

The Traffic Impact Mitigation Fee shall be required when parcels are developed. The fee is due and payable at the time of building permit application.

The Regional Transportation Impact Fee will be required when parcels are developed. The fee is due and payable at the time of building permit application.

PA-2500194 (MS)

RECOMMENDATIONS:

- 1) A Parcel Map is required. (Development Title Section 9-501.030)
- 2) All easements of record shall be shown on the Parcel Map. (Development Title Section 9-505.080)
- 3) An Irrevocable Offer to Dedicate Road to result in a Forty-Two foot (42') wide right-of-way from the centerline of Davis Road to the property line shall be required across the frontage of Parcels 1 and 2. The Irrevocable Offer of Dedication shall be made on the Parcel Map. (Development Title Section 9-608.060)
- 4) An Irrevocable Offer to Dedicate Road to result in a Twenty-Five foot (25') wide right-of-way from the centerline of Woodbridge Road to the property line shall be required across the frontage of Parcel 2. The Irrevocable Offer of Dedication shall be made on the Parcel Map. (Development Title Section 9-608.060)
- 5) Drainage from the improved portion of each parcel shall be retained on-site by a retention basin at the time of development of each parcel. A soils report to evaluate whether adequate percolation is available shall be submitted and approved for each parcel prior to development of any of the parcels. Hydrologic and hydraulic analyses shall be provided and demonstrate that all property, both downstream and upstream of the discharge, will not be subject to a higher flood level as a result of the proposed drainage. (Development Title Section 9-606.010)

Informational Notes:

- (i.) At the time the parcels are developed, the developer shall provide drainage facilities in accordance with the San Joaquin County Development Standards.
- (ii.) Any construction activity that results in the disturbance of at least one (1) acre of soil shall require a State NPDES construction permit. Dischargers whose projects disturb 1 or more acres of soil or whose projects disturb less than 1 acre of soil and is not part of a larger common plan of development, are required to obtain coverage under the current General Permit for Discharges of Storm Water Associated with Construction Activity.
- (iii.) This property is subject to the requirements of San Joaquin County Mosquito & Vector Control District (209-982-4675) and the California Health and Safety Code for the prevention of mosquitoes. Best Management Practices (BMP) guidelines for stormwater devices, ponds and wetlands are available.

SR:GM:GG



December 18, 2025

To: San Joaquin County Community Development Department
Attention: Jacob Pahule

From: Aaron Gooderham (209) 616-3062 
Senior Registered Environmental Health Specialist

RE: **PA-2500194 (MS), Referral, SU-2500913**
19883 N. Davis Road, Lodi

The following requirements have been identified as pertinent to this project. Other requirements may also apply. These requirements cannot be modified.

- 1) A qualified environmental professional shall prepare a surface and subsurface contamination report, identifying any potential source of surface or subsurface contamination caused by past or current land uses. The report shall include evaluation of non-point source of hazardous materials, including agricultural chemical residues, as well as potential point sources, such as fuel storage tanks, septic systems, or chemical storage areas. If the report indicates there is contamination, corrective action shall be taken, as recommended in the report and concurred with by Environmental Health prior to recordation of parcel map. San Joaquin County Development Title, Section 9-502.070(a)(c)).

Note: Surface and subsurface contamination report (SU-2500896) was received on September 24, 2025.

- 2) A soil suitability and nitrate loading study incorporating proposed staff and customer use shall be submitted to the Environmental Health Department, indicating that the area is suitable for septic system usage. The studies must be approved by the Environmental Health Department prior to recordation of Parcel Map. (San Joaquin County Development Title, Section 9-604.010(d)). The fee will be based on the current schedule at the time of payment.

The sewage disposal system shall comply with the onsite wastewater treatment systems standards of San Joaquin County prior to approval. A percolation test conducted in accordance with the E.P.A. Design Manual - Onsite Wastewater and Disposal Systems is required for each parcel. The fee will be based on the current schedule at the time of payment.

- 3) The existing private water wells shall be tested for the chemical Dibromochloropropane (DBCP) and nitrates with the results submitted to the Environmental Health Department prior to recordation of the Parcel Map. Samples are to be taken and analyzed by a State-approved laboratory (San Joaquin County Development Title, Section 9-601.020(j)).

- 4) Prior to Recordation of Parcel Map, submit to the Environmental Health Department revised site plans showing the location and configuration of any existing and proposed sewage disposal systems, along with the area required to be reserved for future sewage disposal repair/replacement (area for 100% sewage disposal replacement). The plans shall include the design calculations, including the maximum number of persons the sewage disposal system is proposed to serve. In addition, show on revised plans that the disposal field area will be barricaded so it cannot be driven over, parked on, or used as a storage area. This disposal field area must be used for that specific purpose only, and it cannot contain any underground utility lines (San Joaquin County Development Title, Section 9-605.010(c)(3)(5)).
- 5) Submit a site plan or map to the Environmental Health Department showing sewage and well information that clearly delineates the location and characteristics of the proposed use as required by ordinance requirements (San Joaquin County Development Title, Section 9-605.010(c)(1)).
- 6) Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-601.010(b) and 9-601.020(i)).



S J C O G , I n c .

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0574 • Email: boyd@sjcog.org

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)

**SJMSCP RESPONSE TO LOCAL JURISDICTION (RTLJ)
ADVISORY AGENCY NOTICE TO SJCOG, Inc.**

To: Jacob Pahule, San Joaquin County, Community Development Department

From: Laurel Boyd, SJCOG, Inc. Phone: (209) 235-0574 Email: boyd@sjcog.org

Date: December 15, 2025

Local Jurisdiction Project Title: PA-2500194 (MS)

Assessor Parcel Number(s): 013-060-27, -28

Local Jurisdiction Project Number: PA-2500194 (MS)

Total Acres to be converted from Open Space Use: Unknown

Habitat Types to be Disturbed: Multi-Purpose Open Space Habitat Land

Species Impact Findings: Findings to be determined by SJMSCP biologist.

Dear Mr. Pahule:

SJCOG, Inc. has reviewed the application referral for PA-2500194 (MS). This project consists of a Minor Subdivision application to subdivide one legal lot into two parcels. Parcel 1 to contain 61.1 acres. Parcel 2 to contain 40 acres. Both parcels are accessed from N. Davis Road. Both Parcels are served by onsite well and septic, and natural drainage. The project site is on the northwest corner of North Davis Road and West Woodbridge Road, Lodi (APN/Address: 013-060-27, -28 / 19883 N Davis Road, Lodi).

San Joaquin County is a signatory to San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Participation in the SJMSCP satisfies requirements of both the state and federal endangered species acts and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA). **The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measure are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP.** Although participation in the SJMSCP is voluntary, Local Jurisdiction/Lead Agencies should be aware that if project applicants choose against participating in the SJMSCP, they will be required to provide alternative mitigation in an amount and kind equal to that provided in the SJMSCP.

At this time, the applicant is requesting a Minor Subdivision with no ground disturbance. Any future ground disturbing activities (e.g. roads, curb, gutter, electrical, water, etc.) or any physical structures that require ground disturbance on this or subsequent divided parcels will be subject to participate in the SJMSCP before ANY ground disturbance occurs and should be resubmitted to this agency. Current or future owners of this-or subdivided properties should be made aware of the conditions that are placed by the SJMSCP on future development on the created parcels.

This Project is subject to the SJMSCP. This can be up to a 90-day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. <http://www.sjcog.org>

Please contact SJMSCP staff regarding completing the following steps to satisfy SJMSCP requirements:

- Schedule a SJMSCP Biologist to perform a pre-construction survey **prior to any ground disturbance**
- SJMSCP Incidental Take Minimization Measures and mitigation requirement:
 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
 2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or

- b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
- a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.

Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

- Receive your Certificate of Payment and release the required permit

It should be noted that if this project has any potential impacts to waters of the United States [pursuant to Section 404 Clean Water Act], it would require the project to seek voluntary coverage through the unmapped process under the SJMSCP which could take up to 90 days. It may be prudent to obtain a preliminary wetlands map from a qualified consultant. If waters of the United States are confirmed on the project site, the Corps and the Regional Water Quality Control Board (RWQCB) would have regulatory authority over those mapped areas [pursuant to Section 404 and 401 of the Clean Water Act respectively] and permits would be required from each of these resource agencies prior to grading the project site.

If you have any questions, please call (209) 235-0574.



S J C O G , I n c .

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0574 • Email: boyd@sjcog.org

SJMSCP HOLD

TO: Local Jurisdiction: Community Development Department, Planning Department, Building Department, Engineering Department, Survey Department, Transportation Department, Public Works Department.
Other: _____

FROM: Laurel Boyd, SJCOG, Inc.

**DO NOT AUTHORIZE SITE DISTURBANCE
DO NOT ISSUE A BUILDING PERMIT
DO NOT ISSUE _____ FOR THIS PROJECT**

The landowner/developer for this site has requested coverage pursuant to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). In accordance with that agreement, the Applicant has agreed to:

- 1) SJMSCP Incidental Take Minimization Measures and mitigation requirement:
 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
 2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
 4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.

Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

Project Title: PA-2500194 (MS)

Landowner: Kristy A & Michael J Phillips, TR

Applicant: Baumbach & Piazza, Inc.

Assessor Parcel #s: 013-060-27, -28

T _____, R _____, Section(s): _____

Local Jurisdiction Contact: Jacob Pahule



The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measures are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP.



Pacific Gas and Electric Company
PGEPlanReview@pge.com
Land Management
300 Lakeside Drive
Oakland, CA 94612

January 6, 2026

Re: Gas and Electric Transmission and Distribution

Dear Sean Cardenas,

Thank you for providing PG&E the opportunity to review your proposed plans for PA-2500194 (MS). Our review indicates the proposed work and/or improvements do not appear to directly interfere with any of PG&E's existing facilities or land rights.

Please note, this is our preliminary review and PG&E may provide additional comments in the future as the project progresses or if additional information is provided. If there are subsequent modifications made to the design, we ask that the plans be resubmitted for review to the email address listed below.

If PG&E gas and/or electric service are needed, please submit an application through PG&E's Your Project Portal: [Sign In \(yourprojects-pge.com\)](https://yourprojects-pge.com).

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (2) working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding this response, please contact me at (877) 259-8314 or pgeplanreview@pge.com

Sincerely,

PG&E Plan Review Team
Land Management



FINDINGS FOR MINOR SUBDIVISION

PA-2500194

KRISTY A & MICHAEL J PHILLIPS TR / BAUMBACH & PIAZZA, INC.

1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, any applicable Specific Plan, pre-existing Special Purpose Plan, or Master Plan, the Development Title, and other applicable provisions of the County Code.
 - **Minor Subdivision No. PA-2500194 is consistent with the General Plan because the AG-40 (General Agriculture – 40-acre minimum) zoning of the subject parcel permits the division proposed and the AG-40 zoning is an implementing zone for the parcel's A/G (General Agriculture) land use designation. Further, no Master Plan, Specific Plan, or Special Purpose Plan are applicable to Minor Subdivision No. PA-2500194.**
2. The site is physically suitable for the type of development and the proposed density of the development.
 - **The site is physically suitable for the type of development proposed and for the proposed density of development because the number of parcels proposed is consistent with the A/G General Plan density. Each parcel may be permitted to have a single-family dwelling and an accessory dwelling unit and both parcels are of adequate size. All development requirements contained in the Development Title and all minimum County standards are met.**
3. The proposed subdivision, together with the provisions for its design and improvement, are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, unless an Environmental Impact Report (EIR) was prepared and a finding was made that specific economic, social, or other considerations make the mitigation measures or project alternatives infeasible, pursuant to Section 21081(a)(3) of the Public Resources Code.
 - **The design of the subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because any future development is subject to participation in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan to mitigate for any possible damage to wildlife or habitat. The subdivision does not propose development at this time.**
4. The proposed subdivision, together with the provisions for its design and improvement, is not likely to cause serious public health problems.
 - **The design of the subdivision or the type of development is not likely to cause serious public health problems because any conditions attached to the approval will address any potential public health problems.**
5. The proposed subdivision, together with the provisions for its design and improvement, will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. The County may approve a map if it finds that alternate easements for access or for use will be provided and that these easements will be substantially equivalent to one previously acquired by the public.
 - **The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision because, if it is found that alternate easements for access or for use are necessary, these will be substantially equivalent to ones previously acquired by the public.**

6. Water and wastewater disposal services will be available and sufficient to serve a proposed subdivision. If the subdivision has more than 500 dwelling units, this finding must be in accordance with Section 66473.7 of the Subdivision Map Act.
 - **Water and wastewater disposal services will be available and sufficient to serve the proposed subdivision, as both resulting parcels will be served by on-site well and septic systems, which are permitted in the AG-40 zone and shown on the tentative map.**
7. Any land or improvement to be dedicated to the County or other public agency is consistent with the General Plan, any applicable Specific Plan, pre-existing Special Purpose Plan, or Master Plan, and any other applicable plan adopted by the County.
 - **Any land or improvements proposed for dedication are consistent with the General Plan and all applicable County plans. The proposed Minor Subdivision does not include the dedication of land or improvements to the County or any other public agency, and the subdivision is consistent with the applicable General Plan and AG-40 zoning designation.**
8. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.
 - **The proposed subdivision will result in one legal lot being split into two legal lots, as shown on the tentative map. A residence already exists, and any future planned residences can be designed to incorporate passive or natural heating and cooling opportunities.**