



# 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 Niemeier, 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](mailto:jpahule@sjgov.org)

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2500194 (MS)**

<b>PROPERTY OWNER:</b>	Kristy A & Michael J Phillips TR P.O. Box 1658 Woodbridge, CA 95255	<b>APPLICANT:</b>	Baumbach & Piazza, Inc. 323 W. Elm Street Lodi, CA 95240
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**PROJECT DESCRIPTION:** 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.

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 North Davis Road and West Woodbridge Road, Lodi. (APN/Address: 013-060-27, -28 / 19883 N Davis Road, 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 (Phone: [209] 468-3124 or via email at [jpahule@sjgov.org](mailto:jpahule@sjgov.org)) no later than January 7, 2026. Recommendations and/or comments received after that date may not be considered in staff's analysis.

**AGENCY REFERRALS MAILED ON:** December 10, 2025

**TO:**

SJC Supervisor: District 4	CA Fish & Wildlife Region: 2	Lodi Unified School District
SJC Building Division / Plan Check	CA Food & Agriculture	Woodbridge Fire District
SJC Environmental Health	CA Native American Heritage Commission	Woodbridge Irrigation District
SJC Fire Prevention Bureau	Federal Emergency Management Agency	Building Industry Association
SJC Public Works	US Fish & Wildlife, ESP	Farm Bureau
SJC Sheriff Communications Director	US Bureau of Alcohol, Tobacco & Firearms	North Valley Yokuts Tribe
SJC Assessor	San Joaquin Council of Governments	Sierra Club
SJC Agricultural Commissioner	Lodi District Grape Growers Association	Precissi Flying Service
SJC Mosquito Abatement	Buena Vista Rancheria	California Valley Miwok Tribe
SJC Resource Conservation	United Auburn Indian Community	PG&E
California Tribal TANF Partnership		

**CERTIFICATE OF MAILING NOTICE OF PUBLIC REVIEW  
KRISTY A & MICHAEL J PHILLIPS TR / BAUMBACH & PIAZZA, INC.  
PA-2500194 (MS)**

STATE OF CALIFORNIA, COUNTY OF SAN JOAQUIN

SEAN CARDENAS states:

That I am and at all times herein mentioned was an employee of the San Joaquin County Community Development Department. As such, I am familiar with the Department's processes for posting mail.

That on December 10, 2025, 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 December 10, 2025, in Stockton, California.

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