



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

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APPLICATION REFERRAL: Staff Review with Notice

Project Planner: Francisco Prado Phone: (209) 468-8359 Fax: (209) 468-3163 Email: fprado@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2500389 (MS)**

PROPERTY OWNER:	Robert E & Sandy R Lauchland TR ETAL P.O. Box 1344 Woodbridge, CA 95258	APPLICANT:	Dillon and Murphy P.O. Box 2180 Lodi, CA 95241
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PROJECT DESCRIPTION: A Minor Subdivision application to create two parcels. Parcel 1 is proposed to be 95-acres and Parcel 2 is proposed to be 50-acres. Parcel 1 has direct access to North De Vries Road and there is a proposed access easement from North De Vries Road to Parcel 2. The parcels will be served by on-site well and septic, and natural storm drainage. The parcels are not under Williamson Act contract. Applicant is requesting a Parcel Map Waiver.

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

PROJECT LOCATION: The project site is on the east side of North De Vries Road, 4,133 feet South of West Armstrong Road, Lodi. (APN/Address: 055-220-36 / 11568 N De Vries 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 (Phone: [209] 468-8359 or via email at fprado@sjgov.org) no later than March 26, 2026. Recommendations and/or comments received after that date may not be considered in staff's analysis.

AGENCY REFERRALS MAILED ON: February 26, 2026

TO:		
SJC Supervisor: District 4	San Joaquin Council of Governments	Lodi Unified School District
SJC Building Division / Plan Check	California Tribal TANF Partnership	Lincoln Rural Fire District
SJC Environmental Health	California Valley Miwok Tribe	Woodbridge Irrigation District
SJC Fire Prevention Bureau	Buena Vista Rancheria	CA Division of Aeronautics
SJC Public Works	North Valley Yokuts Tribe	US Fish & Wildlife - ESP
SJC Sheriff Communications Director	United Auburn Indian Community	FEMA Zone 9
SJC Assessor	Air Pollution Control District	Airport Land Use Commission
SJC Agricultural Commissioner	CA Native American Heritage Commission	Sierra Club
SJC Parks and Recreation	City of Stockton – CDD Permit Center	Farm Bureau
SJC Code Enforcement	City of Stockton – PW	PG&E
SJC Mosquito Abatement	CA Fish & Wildlife Region: 2	