



**MITIGATED NEGATIVE DECLARATION**

TO:  Office of Planning & Research  
 P. O. Box 3044  
 Sacramento, California 95812-3044

FROM: San Joaquin County  
 Community Development Department  
 1810 East Hazelton Avenue  
 Stockton, California 95205

County Clerk, County of San Joaquin

**PROJECT TITLE:** Minor Subdivision No. PA-1900108

**PROJECT LOCATION:** The project site is located on the east side of North Davis Road, 0.6 miles north of West Woodbridge Road, northwest of Lodi, San Joaquin County. (APN/Address: 013-090-27; -28; -29; -30; and -31/20920 North Davis Road, Lodi) (Supervisorial District: 4)

**PROJECT DESCRIPTION:** A Minor Subdivision application to subdivide two (2) parcels totaling 151.4 acres into four (4) parcels. Parcel 1 to contain 2 acres as a homesite parcel. Parcel 2 to contain 50.8 acres. Parcel 3 to contain 48.6 acres. Parcel 4 to contain 50.0 acres. All of the resultant parcels will be accessed from North Davis Road with one exception: The remaining landlocked parcel will be accessed via a proposed twenty-five (25) foot access easement crossing one of the resultant parcels. Any residential development will require onsite private well, septic system, and storm drainage.

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

**PROPONENT:** Cousin Vineyards, LLC / Dillon & Murphy

This is a Notice of Intent to adopt a Mitigated Negative Declaration for this project as described. San Joaquin County has determined that through the Initial Study that contains proposed mitigation measures all potentially significant effects on the environment can be reduced to a less than significant level. The Negative Declaration and Initial Study can be viewed on the Community Development Department website at [www.sjgov.org/commdev](http://www.sjgov.org/commdev) under Active Planning Applications.

Date: September 26, 2019

Contact Person:

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