



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

September 8, 2025

Patrick Estes
17400 N. Tretheway Rd.
Lockeford

Dear Owners:

Re: Variance No. PA-2400223 and Major Subdivision No. PA-2300266 of Patrick Estes (c/o Josh Elson)
(APN[s]/Address: 051-180-44 / 17400 N. Tretheway Rd., Lockeford)

ACTION: On September 4, 2025, the San Joaquin County Planning Commission approved Variance No. PA-2400223 and Major Subdivision No. PA-2300266 subject to the enclosed Conditions of Approval.

APPEAL PERIOD: This action can be appealed to the Board of Supervisors by any interested party. Appeals must be filed with this Department within 10 days of the action with an appeal fee of \$1,027.30. The 10-day appeal period ends at 4:30 p.m. on September 14, 2025. 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 3 years (by September 15, 2028). 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 and file a Parcel Map with the County Surveyor 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] 468-3186 or via email at jpahule@sjgov.org). Questions regarding the building permit process should be directed to the counter staff (Phone: [209] 468-2098).

Sincerely,

A handwritten signature in black ink, appearing to read "Jacob Pahule", written over a horizontal line.

Jacob Pahule
Assistant Planner

JP/ga

Enclosure(s): Conditions, Mitigation Monitoring and Reporting Program, Site Plan, Informational Letters, Findings

c: Josh Elson
San Joaquin County Building Inspection Division
San Joaquin County Environmental Health
San Joaquin County GIS
San Joaquin County Public Works

CONDITIONS OF APPROVAL

PA-2400223 AND MAJOR SUBDIVISION NO. PA-2300266
PATRICK ESTES / JOSH ELSON

Variance Application No. PA-2400223 and Major Subdivision Application No. PA-2400266 was approved by the Planning Commission on September 4, 2025. The effective date of approval is September 14, 2025. This tentative map approval will expire on September 14, 2028, 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. **APPROVAL:** This approval is for a Major Subdivision to subdivide a 14.77-acre parcel into 6 parcels and 1 remainder. Parcel 1 and 2 to each contain 5 acres, as shown on the Tentative Map dated May 22, 2024, and consistent with Variance No. PA-2400078.
- b. **TENTATIVE MAP:** The Parcel Map shall substantially conform with the approved Tentative Map dated May 22, 2024. (Development Title Section 9-512.010).
- c. **RIGHT TO FARM:** Pursuant to San Joaquin County Code Section 6-9004(b), the following note shall be recorded as a Notice of Major Subdivision Restriction with the Parcel Map.

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 to be a nuisance.

d. **LOT SIZE:** The following lot size and width regulations shall apply to this map:

- i. Parcel 1 shall have a lot size of 2.43 gross acres
- ii. Parcels 2-6 shall have a lot size of 2 gross acres

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):

- a. This 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. The following note shall be recorded as a Notice of Major Subdivision Restriction:

- i. Parcels 1-6 are subject to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). At the time of development of Parcels 1-6, 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)

- a. An encroachment permit shall be required for all work within the County road right-of-way. (Note: Driveway encroachment permits are for flatwork only – all vertical features, including but not limited to fences, walls, private light standards, rocks, landscaping and cobbles are not allowed in the right-of-way.) (Development Title Sections 9-607.020 and 9-607.040)
- b. All improvements shall be in conformance with the current Improvement Standards and Specifications of the County of San Joaquin. All improvement plans and specifications shall include grading plan for each individual lot, if applicable. The improvement plans and specifications are subject to plan check, field inspection fees and must be approved by the County of San Joaquin Department of Public Works prior to approval of the Final Map. (Development Title Section 9-802.02[c], Section 9-505, Section 9-600 and R-92-814)
- c. A minimum twenty-five (25) foot wide proposed private access and utility easement shall be provided for the benefit of Parcels 1-6. The requirement for these easements shall be noticed by a statement on the Parcel Map and by a recorded Notice of Minor Subdivision Restriction. The statement shall read as follows: We also hereby make an irrevocable offer to provide a minimum twenty-five-foot (25') wide private access and utility easement across Parcels 1-6 & the Designated Remainder including turnaround accommodations at its terminations and corner cut-offs at intersecting roads, for the benefit of Parcels 1-6, upon conveyance of any of the Parcels to another party. Said easement is not created by this map.
- d. Prior to approval of the Parcel Map, the developer shall prepare and record a mechanism that notices future owners and provides for funding and maintenance of the roadway improvements. A copy shall be submitted to the Department of Public Works.
- e. Prior to the issuance of a non-agricultural building permit on Parcels 1-6; a private access roadway and turnarounds from Trethaway Road shall be constructed in conformance with fire road standards and applicable San Joaquin County Improvement Standards. The required improvements shall be noticed on a Declaration of Major Subdivision Restriction – Non Rescindable and recorded concurrently with the Final Map (contact Department of Public Works, Development Services Division for processing) (Development Title 9- 608.160[a])(A fee for processing the Declaration will be required.)
- f. If improvements referred to herein are not completed prior to approval of the Final Map, the subdivider shall execute an agreement with the County of San Joaquin ensuring the completion of improvements after approval of the Final Map. (Development Title Section 9- 600.020[j])
- g. If improvements are partially or fully completed prior to approval of the Final Map, the subdivider shall execute an agreement with the County of San Joaquin to warranty the public improvements offered for acceptance by the County after acceptance by the Board of Supervisors.
- h. 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. (Development Title Section 9-606.010)

- i. A grading plan shall be submitted as a part of the improvement plans and approved prior to approval of the Final Map. The grading plan shall contain the information listed in the California Building Code (CBC) Appendix J Section J104.2, complete drainage details and elevations of adjacent parcels. Retaining wall details shall be submitted where applicable. (Grading that disturbs more than one acre will require a National Pollutant Discharge Elimination System permit.)
- j. All traffic signs and markings shall conform to the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD), and/or San Joaquin County Standards and shall be shown on the improvement plans. (Development Title Section 9-608.010).
- k. All utilities shall be underground except power transmission facilities of a 35 KV or greater. Public utility easements shall be provided along the road frontage of the subdivision and as required by the public utility companies. (Development Title Section 9-609.020).

Informational Notes:

- 1. At the time the parcels are developed, the developer shall provide drainage facilities in accordance with the San Joaquin County Development Standards.
- 2. 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.
- 3. 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.

5. ENVIRONMENTAL HEALTH DEPARTMENT (Contact: [209] 468-3420)

- a. 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 recordation of Parcel Map San Joaquin County Development Title, Section 9- 502.070(a)(c)).

Note: EHD has reviewed and approved Surface Subsurface Contamination Report (Service Request #SR0087114) dated August 9, 2023.

- b. 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 for each parcel. The studies must be approved by the Environmental Health Department prior to approval of a 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.

- c. Construction of an individual sewage disposal system(s) under permit and inspection by the Environmental Health Department is required at the time of development based on the Soil Suitability/ Nitrate Loading Study findings (San Joaquin County Development Title, Section 9-605.010).
- d. Construction of an individual domestic water well under permit and inspection by the Environmental Health Department is required at the time of development (San Joaquin County Development Title, Section 9-601.010 (b)).
- e. The existing private water wells shall be tested for 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)).
- f. Any existing wells or septic systems to be abandoned shall be destroyed under permit and inspection by the EHD (San Joaquin County Development Title, Section 9-605.010 & 9-601.020).

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)).



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

November 15, 2024

MEMORANDUM

TO: Community Development Department
CONTACT PERSON: Makayla Miller

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

SUBJECT: PA-2400223 (VR) & PA-2300266 (SU); This project is comprised of 2 applications. Variance application No. PA-2400223 to reduce the minimum lot size in the AG-40 (General Agriculture, 40 acre minimum) from 40 acres to 2 acres in order to facilitate a Major Subdivision. Major Subdivision application No. PA-2300266 to subdivide two parcels of 14.77 acres into 7 parcels ranging from 2 to 2.43 acres in size. Each parcel proposes to utilize well for water, septic for wastewater, and natural storm drainage for storm. Parcels 1 through 6 are landlocked and will access through a 20-foot private easement accessed on east Tretheway Road, Stockton; located on the east side of N. Tretheway Road, 660 feet north of Victor Road, Stockton. (Supervisory District 4)

OWNERS: Patrick Estes

APPLICANT: Baumbach & Piazza

ADDRESS: 17400 N. Tretheway Road, Lockeford

APN: 051-180-44

INFORMATION:

The site is not currently located within a Federal Emergency Management Agency Designated Flood Hazard Area.

Tretheway Road has an existing and planned right-of-way width of 60 feet.

The Traffic Impact Mitigation Fee will 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.

RECOMMENDATIONS:

- 1) An encroachment permit shall be required for all work within the County road right-of-way. (Note: Driveway encroachment permits are for flatwork only – all vertical features, including but not limited to fences, walls, private light standards, rocks, landscaping and cobbles are not allowed in the right-of-way.) (Development Title Sections 9-607.020 and 9-607.040)
- 2) All improvements shall be in conformance with the current Improvement Standards and Specifications of the County of San Joaquin. All improvement plans and specifications shall include grading plan for each individual lot, if applicable. The improvement plans and specifications are subject to plan check, field inspection fees and must be approved by the County of San Joaquin Department of Public Works prior to approval of the Final Map. (Development Title Section 9-802.02[c], Section 9-505, Section 9-600 and R-92-814)
- 3) ~~The private access road shall be improved to County Standards for a 50-foot right-of-way Rural Residential street. (Development Title Sections 9-501.070, 9-608.060[a][2], and 9-608.160[a]).~~
- 4) A minimum twenty-five (25) foot wide proposed private access and utility easement shall be provided for the benefit of Parcels 1-6. The requirement for these easements shall be noticed by a statement on the Parcel Map and by a recorded Notice of Minor Subdivision Restriction. The statement shall read as follows:

We also hereby make an irrevocable offer to provide a minimum twenty-five-foot (25') wide private access and utility easement across Parcels 1-6 & the Designated Remainder including turnaround accommodations at its terminations and corner cut-offs at intersecting roads, for the benefit of Parcels 1-6, upon conveyance of any of the Parcels to another party. Said easement is not created by this map.
- 5) Prior to approval of the Parcel Map, the developer shall prepare and record a mechanism that notices future owners and provides for funding and maintenance of the roadway improvements. A copy shall be submitted to the Department of Public Works.
- 6) Prior to the issuance of a non-agricultural building permit on Parcels 1-6; a private access roadway and turnarounds from Trethaway Road shall be constructed in conformance with fire road standards and applicable San Joaquin County Improvement Standards. The required improvements shall be noticed on a Declaration of Major Subdivision Restriction – Non Rescindable and recorded concurrently with the Final Map (contact Department of Public Works, Development Services Division for processing) (Development Title 9-608.160[a])(A fee for processing the Declaration will be required.)
- 7) If improvements referred to herein are not completed prior to approval of the Final Map, the subdivider shall execute an agreement with the County of San Joaquin ensuring the completion of improvements after approval of the Final Map. (Development Title Section 9-600.020[j])
- 8) If improvements are partially or fully completed prior to approval of the Final Map, the subdivider shall execute an agreement with the County of San Joaquin to warranty the public improvements offered for acceptance by the County after acceptance by the Board of Supervisors.

- ~~9) A Preliminary Soils Report is required in accordance with the County Standards for the purpose of determining the R-Value for the design of the roads. (Development Title Section 9-505.020)~~
- 10) 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. (Development Title Section 9-606.010)
- 11) A grading plan shall be submitted as a part of the improvement plans and approved prior to approval of the Final Map. The grading plan shall contain the information listed in the California Building Code (CBC) Appendix J Section J104.2, complete drainage details and elevations of adjacent parcels. Retaining wall details shall be submitted where applicable. (Grading that disturbs more than one acre will require a National Pollutant Discharge Elimination System permit.)
- 12) All traffic signs and markings shall conform to the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD), and/or San Joaquin County Standards and shall be shown on the improvement plans. (Development Title Section 9-608.010).
- 13) All utilities shall be underground except power transmission facilities of a 35 KV or greater. Public utility easements shall be provided along the road frontage of the subdivision and as required by the public utility companies. (Development Title Section 9-609.020).
- ~~14) Street lighting shall be provided at the intersection of the proposed private road and Trethaway Road in accordance with San Joaquin County's current Improvement Standards and complete any necessary requirements to connect power to the streetlights (including application to Pacific Gas and Electric Company and installation of any necessary power facilities) (Development Title Section 9-608.120)~~
- ~~15) The property shall provide for the operation and maintenance of street light facilities by transferring into a zone within an existing County Service Area or annex into an existing Community Facilities District prior to approval of the Final Map. (Development Title Section 9-600.040)~~
- ~~16) Access rights shall be restricted for Parcel 1 along the frontage of Trethaway Road on the Final Map. (Development Title Section 9-608.060)~~

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



November 5, 2024

To: San Joaquin County Community Development Department
Attention: Makayla Miller

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

RE: **PA-2400223 (VR) PA-2300266 (SU), Early Consultation, SU-2400133, SU0015946**
17400 N. Tretheway Rd., Lockeford; APN 051-180-44

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 recordation of Parcel Map San Joaquin County Development Title, Section 9-502.070(a)(c).

Note: EHD has reviewed the Surface Subsurface Contamination Report (#SU-2400101) dated July 30, 2024 and it is approved.

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 for each parcel. The studies must be approved by the Environmental Health Department prior to approval of a 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. Construction of an individual sewage disposal system(s) under permit and inspection by the Environmental Health Department is required at the time of development based on the Soil Suitability/ Nitrate Loading Study findings (San Joaquin County Development Title, Section 9-605.010).
4. Construction of an individual domestic water well under permit and inspection by the Environmental Health Department is required at the time of development (San Joaquin County Development Title, Section 9-601.010 (b)).
5. 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)).

6. Any existing wells or septic systems to be abandoned shall be destroyed under permit and inspection by the EHD (San Joaquin County Development Title, Section 9-605.010 & 9-601.020).
7. 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 , Inc.

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: Makayla Miller, San Joaquin County, Community Development Department

From: Laurel Boyd, SJCOG, Inc.

Phone: (209) 235-0574

Email: boyd@sjcog.org

Date: October 7, 2024

Local Jurisdiction Project Title: PA-2400223 (VR), PA-2300266 (SU)

Assessor Parcel Number(s): 051-180-44

Local Jurisdiction Project Number: PA-2400223 (VR), PA-2300266 (SU)

Total Acres to be converted from Open Space Use: Unknown

Habitat Types to be Disturbed: Urban Habitat Land

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

Dear Ms. Miller:

SJCOG, Inc. has reviewed the application referral for PA-2400223 (VR), PA-2300266 (SU). This project consists of two applications. Variance application No. PA-2400223 to reduce the minimum lot size in the AG-40 (General Agriculture, 40 acre minimum) from 40 acres to 2 acres in order to facilitate a Major Subdivision. Major Subdivision application No. PA-2300266 to subdivide two parcels of 14.77 acres into 7 parcels ranging from 2 to 2.43 acres in size. Each parcel proposes to utilize well for water, septic for wastewater, and natural storm drainage for storm. Parcels 1 through 6 are landlocked and will access through a 20-foot private easement accessed on east Tretheway Road, Stockton. The project site is on the east side of Tretheway Road, 660 feet north of Victor Road, Lockeford (APN/Address: 051-180-44 / 17400 N. Tretheway Road, Lockeford).

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 Measures 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 Major Subdivision and Variance 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, Inc.

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

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0600 • FAX (209) 235-0438

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-2400223 (VR), PA-2300266 (SU)

Landowner: Patrick Estes

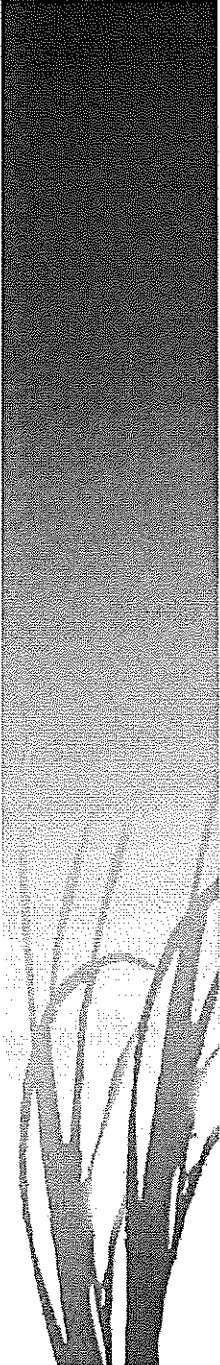
Applicant: Baumbach & Piazza, Inc.

Assessor Parcel #: 051-180-44

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

Local Jurisdiction Contact: Makayla Miller

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.





October 7, 2024

Makayla Miller
County of San Joaquin
1810 E Hazelton Ave
Stockton, CA 95205

Ref: Gas and Electric Transmission and Distribution

Dear Makayla Miller,

Thank you for submitting the 17400 N Tretheway Road plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: <https://www.pge.com/en/account/service-requests/building-and-renovation.html>.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management



Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 24 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch



wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 24 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 24 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.



11. Cathodic Protection: PG&E pipelines are protected from corrosion with an "Impressed Current" cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.



Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. **Buildings and Other Structures:** No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as "**RESTRICTED USE AREA – NO BUILDING.**"
2. **Grading:** Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. **Fences:** Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&'s facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. **Landscaping:** Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 10 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. **Reservoirs, Sumps, Drainage Basins, and Ponds:** Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. **Automobile Parking:** Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. **Storage of Flammable, Explosive or Corrosive Materials:** There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.



8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.

FINDINGS FOR VARIANCE

PA-2400223 AND MAJOR SUBDIVISION NO. PA-2300266
PATRICK ESTES / JOSH ELSON

Variance No. PA-2400223

1. Because of the special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the regulation deprives the property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

1.

- **This finding can be made because special circumstances applicable to the subject property—including its shape, width, and surrounding development pattern—limit its capacity for productive agricultural use and distinguish it from other properties in the vicinity under the same zoning classification. The subject site’s elongated and narrow configuration restricts the ability to perform traditional large-scale agricultural operations. The applicant has identified how the geometry of the parcel impedes standard farming practices, such as equipment maneuverability, crop rotation, and contiguous field planning. These limitations hinder the property’s suitability for sustained agricultural productivity, thereby depriving the property of agricultural privileges typically enjoyed by conforming parcels in the AG-40 zone.**

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Furthermore, approximately 80% of the surrounding parcels within a ¼-mile radius are rural residential in character, with 70% of those parcels less than 2 acres in size. This includes a 41-unit mobile home park directly across the street. The prevalence of these non-conforming residential parcels and the associated domestic water demands have introduced development pressures and groundwater constraints inconsistent with traditional agricultural operations. These adjacent land uses also create practical challenges for active farming due to the increased potential for land use conflicts, such as drift from pesticide application, dust, and noise.

Given the combination of physical site constraints and the degree of residential encroachment in the immediate vicinity, strict application of the AG-40 development standards would deprive the subject parcel of reasonable use and development opportunities consistent with the prevailing land use pattern in the area. Accordingly, the property’s unique characteristics support the conclusion that this finding can be made.

2. The Variance will not be detrimental or injurious to property or improvements in the vicinity of the subject property, or the public health, safety or general welfare.

1.

- **This finding can be made because the proposed subdivision will not be detrimental or injurious to surrounding properties, existing improvements, or to public health, safety, or general welfare. The site is currently not utilized for crop production and is surrounded predominantly by rural residential uses, many of which are on substandard lots relative to the AG-40 zoning designation. The transition of the site from agricultural use to a limited residential subdivision aligns with the existing development pattern and is unlikely to introduce any new impacts that would be considered incompatible with neighboring uses.**

Additionally, the subdivision does not propose any immediate structural development, and any future development on the new parcels would be subject to the County’s standard permitting and environmental review processes. Each parcel would be permitted one single-family residence and one accessory dwelling unit, which is consistent with allowances in the AG-40 zone.

Furthermore, the removal of active agricultural operations from the subject site may be beneficial to neighboring properties by reducing typical agricultural externalities, such as dust, pesticide drift, and machinery noise, particularly in an area that has already transitioned away from large-scale farming. As such, the project is not expected to pose any adverse impacts to nearby properties or to the broader public interest.

3. The granting of the Variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.

- This finding can be made because granting the variance will not constitute a special privilege inconsistent with limitations placed on other properties in the vicinity or within the AG-40 zoning designation. While the proposed subdivision seeks relief from the standard minimum lot size and width requirements, the request is consistent with the established character of the surrounding area. Approximately 70% of the parcels within a ¼-mile radius are already less than 2 acres in size. These existing parcels, although originally created under different zoning standards, represent the prevailing development pattern in the vicinity. Granting the requested variance would not introduce a development pattern that is out of character with the neighborhood or inconsistent with the broader land use context.

Furthermore, the applicant has indicated that all other zoning standards—such as setbacks, height limits, and use restrictions—will be adhered to. The variance request is narrowly focused on parcel size and width, aligning with a built environment that has long transitioned away from large-scale agricultural operations in this specific area.

In addition, the proposed subdivision supports broader County and State goals related to housing production and rural land use flexibility. The County continues to face significant housing challenges, and this project contributes to the provision of additional housing opportunities in an area where similar residential development already exists. The project's consistency with both the character of the area and regional housing goals reinforces that the granting of this variance does not result in a special privilege, but rather reflects evolving planning objectives and responsible land use management.

4. The Variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property.

- This finding can be made because the granting of the Variance does not authorize any use or activity that is not already expressly permitted under the General Plan or the Development Title for the AG-40 zone. The applicant is requesting a Variance to allow subdivision of the parcel into lots below the 40-acre minimum; however, the intended use of the resulting parcels remains consistent with what is permitted by right in the AG-40 zoning district. The proposed lots will continue to be eligible for development with one single-family residence, one accessory dwelling unit, and one junior accessory dwelling unit per parcel. No new or otherwise unauthorized land uses are proposed as part of this application. Therefore, the requested Variance solely addresses parcel size and width and does not introduce any land use that would be inconsistent with the current zoning regulations governing the property.

Major Subdivision No. PA-2300266

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.

- 1.

- **This finding is supported, contingent upon approval of the accompanying Variance application, which would bring the proposed subdivision into compliance with applicable Development Title standards. The subject property is designated A/G (General Agriculture) by the General Plan and is zoned AG-40 (General Agriculture, 40-acre minimum). As proposed, the subdivision includes parcels that do not meet the minimum lot size and lot width requirements of the AG-40 zone and, therefore, is not consistent with the General Plan or Development Title in its current form. However, the applicant has submitted a Variance request to allow the creation of parcels below the 40-acre minimum and to reduce the minimum lot width. If the Variance is approved by the Planning Commission, the proposed subdivision would conform to applicable zoning regulations and align with the General Plan's allowance for agricultural and rural residential land use patterns, particularly in areas where similar substandard parcels already exist. There is no applicable Master Plan, Specific Plan, or Special Purpose Plan governing the project site. If the Variance is approved, the subdivision design and improvements would be consistent with County standards and compatible with the surrounding land use pattern.**

-

2. The site is physically suitable for the type of development and the proposed density of the development.

- 1.

- **This finding is supported, subject to approval of the associated Variance, which would permit the proposed parcel sizes and density within the AG-40 zone. The subject property consists of 14.77 acres of relatively flat terrain historically used for agricultural purposes. The proposed subdivision would create six new parcels and one remainder parcel, each of which would be eligible for development with a single-family residence and accessory dwelling units, consistent with the allowances of the AG-40 zoning district. While the proposed density—approximately 0.47 units per acre—exceeds the 0.0 to 0.05 units per acre range prescribed by the A/G (General Agriculture) General Plan designation, the surrounding area already reflects a rural residential development pattern, including numerous substandard lots within a ¼-mile radius.**

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The site is further supported by the feasibility of on-site infrastructure. Future development would utilize private wells for water supply, individual septic systems for wastewater disposal, and a storm drainage pond for stormwater management. All infrastructure improvements would be subject to review and approval by the Environmental Health Department, Department of Public Works, and other applicable County agencies to ensure consistency with development standards. Given the physical characteristics of the site, its compatibility with surrounding land uses, and the availability of necessary infrastructure, the property is considered physically suitable for the proposed type and density of development, contingent upon approval of the requested Variance.

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.

- 1.

- **This finding can be made because the proposed subdivision, along with its design and future improvements, is not likely to cause substantial environmental damage or substantially and avoidably injure fish, wildlife, or their habitat. Although the project anticipates future residential development on the newly created parcels, all ground-disturbing activities—including the installation of infrastructure such as roads, electrical connections, wells, and septic systems—will be subject to environmental review and compliance with the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). No sensitive habitat areas or protected biological resources have been identified on the site through preliminary environmental review. As a result, and with compliance with all applicable environmental regulations and permitting requirements, the project is not expected to result in substantial environmental impacts to fish, wildlife, or their habitat.**
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- 4. The proposed subdivision, together with the provisions for its design and improvement, is not likely to cause serious public health problems.
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- **This finding can be made because the future development on the proposed parcels will be limited to one single-family dwelling, one accessory dwelling unit (ADU), and one junior accessory dwelling unit (JADU) per parcel, as allowed under the AG-40 zoning designation. Environmental Health Department standards related to water and wastewater services will apply to each new parcel. The Initial Study prepared for the project found no significant impacts to public health, and therefore, the subdivision is not anticipated to cause serious 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 ones previously acquired by the public.
- **This finding is supported because the proposed subdivision does not interfere with any existing public easements for access or use. A new access easement is proposed as part of the project design, which would provide legal access to all resulting parcels. This easement will be recorded and constructed in compliance with County standards and will ensure continued access in a manner substantially equivalent to any existing public rights. If alternate access routes are determined to be necessary, such easements will also meet the County's requirements for design and function.**
- 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.
- **This finding can be made because all parcels created under the subdivision will rely on private wells and individual septic systems for water and wastewater disposal, consistent with AG-40 development standards. These systems will be subject to approval by the Environmental Health Department. The proposed subdivision does not exceed the threshold of 500 units and is therefore exempt from the requirements of Government Code Section 66473.7.**
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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.
 - **This finding can be made because any required dedications for roadways, drainage, or other public infrastructure will comply with County standards and be consistent with the General Plan and applicable County plans. All dedications will be reviewed by the Department of Public Works to ensure compliance with adopted standards and regulations.**

8. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.
 - **This finding can be made because the proposed lot configuration and orientation allow for future residential development to take advantage of natural heating and cooling techniques. Homes may be sited and designed to optimize solar exposure, including the use of rooftop solar panels, passive solar heating, and natural ventilation. The AG-40 zoning does not preclude the implementation of energy-efficient design and orientation practices in future construction.**



October 25, 2024

Makayla Miller
County of San Joaquin
1810 E Hazelton Ave
Stockton, CA 95205

Re: PA-2400223 PA-2300266
17400 N Tretheway Road

Dear Makayla Miller,

Thank you for providing PG&E the opportunity to review the proposed plans for 171400 N Tretheway Road dated 10/3/2024. Our review indicates the proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to the design, we ask that you resubmit the plans to the email address listed below.

If the project requires PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 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 our response, please contact the PG&E Plan Review Team at pgeplanreview@pge.com.

Sincerely,

PG&E Plan Review Team
Land Management