



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 Niemeyer, Deputy Director of Building Inspection

October 31, 2025

Bruce Davies
 6653 Embarcadero Dr., Ste C
 Stockton, CA 95219

Dear Owners:

Re: Minor Subdivision No. PA-2500004 of Bruce Davies (c/o Alberto Gonsalves) (APN[s]/Address: 121-100-39 / 2030 N. Moreing Rd., Stockton)

ACTION: On October 31, 2025, the San Joaquin County Community Development Department approved Minor Subdivision No. PA-2500004 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 November 9, 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 November 10, 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] 468-3140 or via email at jleal@sjgov.org).

Sincerely,

Jessica Leal
 Assistant Planner

JL/ga

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

c: Alberto Gonsalves
 San Joaquin County Building Inspection Division
 San Joaquin County Environmental Health
 San Joaquin County GIS
 San Joaquin County Public Works

CONDITIONS OF APPROVAL

PA-2500004

BRUCE DAVIES / ALBERTO GONSALVES

Minor Subdivision Application No. PA-2500004 was approved by the Community Development Department on October 31, 2025. The effective date of approval is November 10, 2025. This tentative map approval will expire on November 10, 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 Parcel Map 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 with the approved tentative map dated March 3, 2025. (Development Title Section 9-512.010).
- b. **RIGHT TO FARM:** Pursuant to San Joaquin County Code Section 6-9004(b), the following note shall be recorded as a Notice of Minor 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.

- c. **LOT SIZE, WIDTH, AND DEPTH:** The following lot size and width regulations shall apply to this map:
 - 1. All parcels shall have a minimum lot area of 5,000 square feet. (Development Title Section 9-200.030)
- d. **TRIBAL CULTURAL RESOURCES:** If Tribal Cultural Resources should be inadvertently encountered during the project notify Buena Vista Rancheria so that steps may be taken to protect and preserve them.

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 July 29, 2025):

- a. 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. Lot 1, Lot 2, and Lot 3 are subject to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). At the time of development of Lot 1, Lot 2, and/or Lot 3 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 August 29, 2025)
5. ENVIRONMENTAL HEALTH DEPARTMENT (Contact: [209] 468-3420, see memo dated August 13, 2025)

Notes and Information Only:

See Reclamation District No 1614 – Smith Tract (RD 1614) dated August 18, 2025.



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

August 29, 2025

MEMORANDUM

TO: Community Development Department
 CONTACT PERSON: Johal Rajnee

FROM: Shayan Rehman, Engineering Services Manager
 Development Services Division

SR

SUBJECT: PA-2500004 (MS); A Minor Subdivision application to subdivide an existing 1.4-acre parcel into 3 parcels. Parcel 1 to contain 32,301 square feet. Parcel 2 to contain 21,230 square feet. Parcel 2 to contain 22,587 square feet. This parcel is not under Williamson Act contract; located at the end of North Moreing Road, 1,036 feet south of West Country Club Boulevard, Stockton.
 (Supervisory District 1)

OWNERS: Bruce Davies

APPLICANT: Alberto Gonsalves

ADDRESS: 2030 N. Moreing Rd., Stockton

APN: 121-100-39

INFORMATION:

The site is currently located within a Federal Emergency Management Agency Designated Flood Hazard Area designated as Zone A and AE. The 100-Year Flood Elevation is approximately 10 feet NAVD 1988.

Moreing Road has an existing and planned right-of-way width of 50-variable feet.

The site is currently located within the West Sacramento Street Light Maintenance District

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.

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

PA-2500004 (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) The applicant shall record a levee access and maintenance easement for the benefit of Reclamation District 1614 along the levee prior to recordation of the Parcel Map. The easement shall conform to the requirements stipulated in the Kjeldsen Sinnock Neudeck (KSN) letter on August 18, 2025. The requirements for this easement shall be noticed by a statement on the Parcel Map.
- 4) Additional runoff from each parcel shall be retained on-site by a retention basin at the time of development. 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)
- 5) The applicant shall submit for review and approval a hydrologic and hydraulic engineering analysis prepared by a registered Civil Engineer demonstrating the system has the capacity to accept the additional runoff. The fee will be based on the current schedule at the time of payment. (Development Title Section 9-606)
- 6) It is the responsibility of the applicant to ensure that a current will serve letter for sanitary sewer and water service is on file prior to approval of the Parcel Map.

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



Environmental Health Department

Jasjit Kang, REHS, Director

Muniappa Naidu, REHS, Assistant Director

PROGRAM COORDINATORS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS

Steven Shih, REHS

Elena Manzo, REHS

Natalia Subbotnikova, REHS

August 13, 2025

To: San Joaquin County Community Development Department
Attention: Rajnee Johal

From: Sastina Thammavongsa; (209) 616-3068 *ST*
Registered Environmental Health Specialist

RE: **PA-2500004 (MS), Referral, SU-2500614**
2030 N. Moreing Road, Stockton APN: 121-100-39

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)).

The fee will be based on the current schedule at the time of payment.

Note: EHD has reviewed the surface and subsurface contamination report submitted June 25, 2025, SU-2500698 and finds it meets the minimum requirements of the development title.

- 2) 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)).
- 3) The applicant shall provide written confirmation from the water providers that improvements have been constructed or financial arrangements have been made for any improvements required by the agency and that the agency has or will have the capacity to serve the proposed development. Said written confirmation shall be submitted prior to the issuance of a building permit (San Joaquin County Development Title, Section 9-602.010).
- 4) Written Confirmation is required from the Public Works Department that improvements have been constructed or financial arrangements have been made for any improvements for public sewer required by the agency. In addition, written confirmation from the Public Works

Department that the agency has or will have the sewer capacity to serve the development is also required (San Joaquin County Development Title, Section 9-600.020).

- 5) 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).
 - a. SR0005314 permit for new septic system has no record with the EHD of septic tank destruction and septic map shows a well to be on the property with no record of installation or destruction.



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: Rajnee Johal, San Joaquin County, Community Development Department

From: Laurel Boyd, SJCOG, Inc.

Phone: (209) 235-0574

Email: boyd@sjcog.org

Date: July 29, 2025

Local Jurisdiction Project Title: PA-2500004 (MS)

Assessor Parcel Number(s): 121-100-39

Local Jurisdiction Project Number: PA-2500004 (MS)

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 Rajnee Johal:

SJCOG, Inc. has reviewed the application referral for PA-2500004 (MS). This project consists of a Minor Subdivision application to subdivide an existing 1.4-acre parcel into 3 parcels. Parcel 1 to contain 32,301 square feet. Parcel 2 to contain 21,230 square feet. Parcel 3 to contain 22,587 square feet. The project site is at the end of North Moreing Road, 1,036 feet south of West Country Club Boulevard, Stockton (APN/Address: 121-100-39 / 2030 N. Moreing Road, Stockton).

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 30-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-2500004 (MS)

Landowner: Bruce Davies

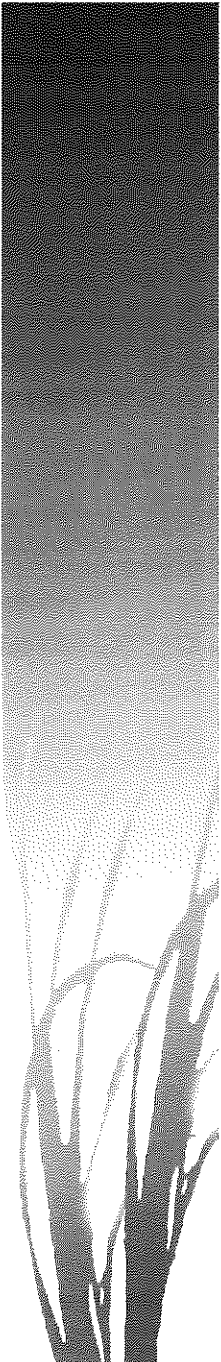
Applicant: Alberto Gonsalves

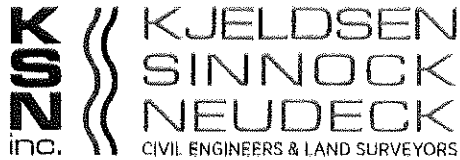
Assessor Parcel #: 121-100-39

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

Local Jurisdiction Contact: Rajnee Johal

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.





Stephen K. Sinnock, P.E.
Christopher H. Neudeck, P.E.
Neal T. Colwell, P.E.
Barry O'Regan, P.E.

0806-011

August 18, 2025

ADVANCE EMAIL

San Joaquin County
Community Development Department
ATTN.: Rajnee Johal
1810 Hazelton Ave
Stockton CA 95205
rjohal@sjgov.org

Re: PA-2500004 (MS) Bruce Davies – Minor Subdivision Application.
2030 Moreing Road

Dear Rajnee Johal

I am commenting on Mr Davies Minor Subdivision of his lot at 2030 Moreing Road on behalf of Reclamation District No 1614 – Smith Tract (RD 1614). I am the District Engineer for RD 1614 and am employed by Kjeldsen, Sinnock & Neudeck, Inc. I am familiar with the subject Davies property and understand Mr Davies' request to subdivide is current lot into 3 lots.

This property abuts Smith Canal that RD 1614 operates and maintains the rock slope protection along the waterside slope of the levee on these proposed lots. Currently RD 1614 does not have a recorded dedicated easement to maintain this levee and recommends that San Joaquin County make it a condition of this subdivision to have Mr Davies grant and record a perpetual levee access and maintenance easement in favor of RD 1614 along the frontage and leveed area of these 3 lots. Without such an easement, RD 1614's ability to perform routine inspections, erosion repairs, and emergency flood response is compromised.

RD 1614 is responsible for protecting the property that lies behind the levee along Mr Davies Property. The leveed area that runs along the southern boundary of Mr Davies property protects over 8,500 homes and businesses in the Country Club Area and is a critical piece of flood control infrastructure within San Joaquin County and the City of Stockton.

Historically mapped there was a road easement on top of the levee but not certain as to whether it was ever dedicated to SJCo or the District. Please see the attached historical mapping (**EXHIBIT A & B**) that references said road easement.

RD 1614 takes its responsibility seriously and requests that SJCo's condition approval of this subdivision on the recordation of an access and maintenance easement that provides RD 1614 the clear, express, and perpetual authority to inspect, operate, repair, and maintain this levee segment. This easement is not only critical to RD 1614's ability to maintain a safe and functioning levee system but also ensures that the assessments already paid by Mr. Davies and other property owners are equitably

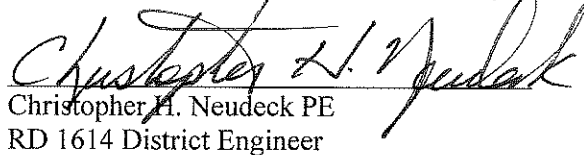


matched with the District's ability to deliver services. Without assured access, the District's statutory responsibilities and financial structure are undermined. The recommended easement includes an area 10 ft setback from the landside levee toe extending waterward to the waterside boundary of RD 1614 (**EXHIBIT C**). I have included the language that RD 1614 seeks in the requested dedicated easement deed (**EXHIBIT D**).

I would be more than happy to meet and discuss this matter further with you and I can be reached at my office @ 209-946-0268 or per my cell at 209-481-0316. Thank you in advance for your anticipated cooperation.

Sincerely,

KJELDTSEN, SINNOCK & NEUDECK, INC.



Christopher H. Neudeck PE
RD 1614 District Engineer

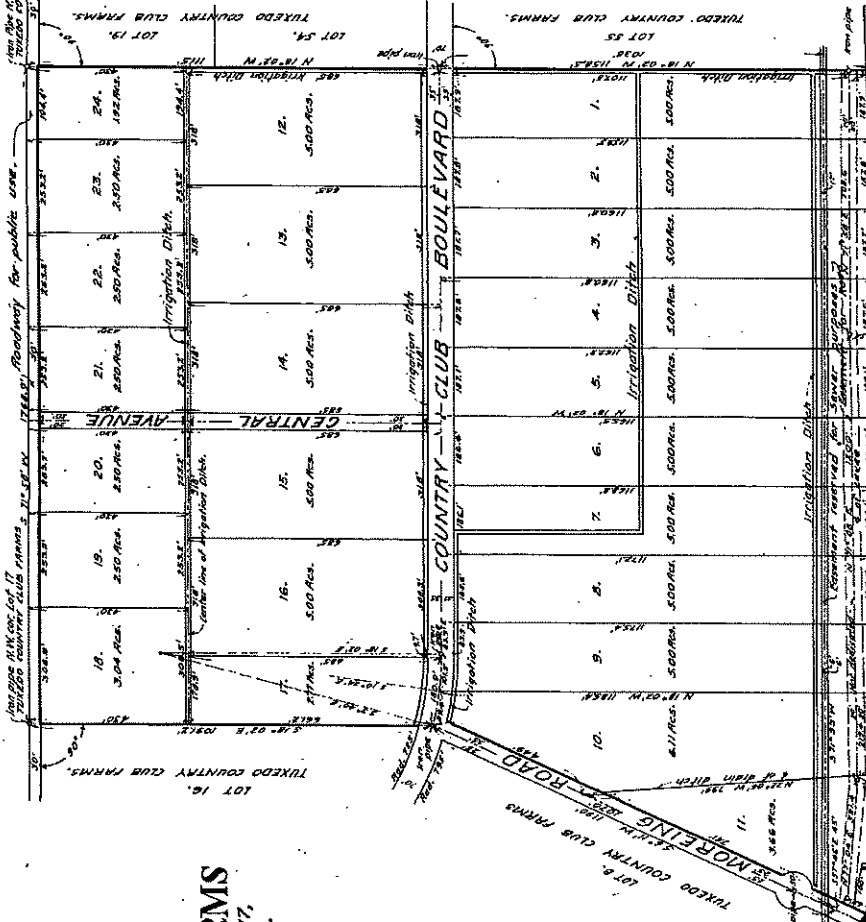
w/enclosures
EXHIBITS A-D

cc: Trustees (w/encl)
Andy J. Pinasco, esq. (w/encl)
Rhonda L/ Olmo (w/encl)
Abel Palicio, Supt. (w/encl)

EXHIBIT A

J. C. Smith Co.

THESE LOTS ARE NOT TO BE USED FOR PUBLIC USE.



Map of
IDEAL GARDEN FARMS
 BEING A SUBDIVISION OF LOT NO. 17,
 OF TUXEDO COUNTRY CLUB FARMS.
 In Sec. 5, T. 1 N. R. 6 E., M. 12 B. & M.
 Surveyed May 1917, by Beeda & Wiedows.
 Scale 1"=200'



Sheet No. 2.

MAP OF THE IDEAL GARDEN FARMS

This is to certify that a band for the payment of taxes on the Ideal Garden Farms, as required by law, has this day been filed with and approved by the Board of Supervisors of San Joaquin County, California.

Dated this 22nd day of May, 1917.
Alfred C. Burgess, Clerk of the Board of Supervisors of San Joaquin County, California.
By S. A. Carter, Deputy Clerk.

RESOLVED, that the Avenue designated CENTRAL AVENUE, upon the Official Map of the Ideal Garden Farms, this day presented by F. M. BURNTRICK, O. H. CLASSE, be accepted for the public use, and that the Board note said acceptance upon said map.

August M. Brown, Supervisor of the 3rd District

Pursuant to its resolution adopted at its preceding regularly called and held on the 21st day of May, 1917, the Board of Supervisors of San Joaquin County, State of California, the governing body having control of the Avenue and roads shown on this map as part hereby accept the offer of F. M. BURNTRICK, and O. H. CLASSE, to dedicate CENTRAL AVENUE to the public use, and hereby endorse as accounted by it. Given in public session of the Board of Supervisors of San Joaquin County, California, on this 22nd day of May, 1917.

W. E. Lutz, Chairman of the Board of Supervisors of San Joaquin County, California.
Alfred C. Burgess, County Clerk and ex-officio Clerk of the Board of Supervisors of San Joaquin County, California.
By S. A. Carter, Deputy Clerk.

Be it resolved by the City Council of the City of Stockton as follows: That the map of the Ideal Garden Farms be and the same hereby is approved.
Approved by said Council this 18th day of May, 1917.
Mayor H. H. ...

I, H. T. Campbell, City Engineer of the City of Stockton, hereby endorse this map or plat of the Ideal Garden Farms.
H. T. Campbell, City Engineer.

We, F. M. Burntrick, and O. H. Classe, do hereby certify that we are the owners and proprietors of the tract of land shown on this map or plat, that the said tract has been subdivided and laid out, and the lots and blocks numbered in accordance with our instructions, that this map fully and faithfully represents said tract, its name and subdivisions, and that the title thereof is good and valid and free and clear from any incumbrances of whatsoever kind, except a Deed of Trust to the Stockton Savings and Loan Society, and we do hereby offer to dedicate CENTRAL AVENUE, and do hereby dedicate CENTRAL AVENUE, to the use of the public forever. That the consent of no other person or persons is necessary to pass a clear title to the said tract of land, or any part thereof, and the undersigned F. M. BURNTRICK, O. H. CLASSE, as owners, and E. L. WILHOIT and THOMAS F. CONNALLY as trustees under a Deed of Trust to "The Stockton Savings and Loan Society" hereby consent to the making of this map or plat.

F. M. Burntrick, owner
O. H. Classe, owner

The STOCKTON SAVINGS AND LOAN SOCIETY
E. L. Wilhoit, trustee
Thomas F. Connally, trustee

State of California, County of San Joaquin, } s.s.
On this 22nd day of May, 1917, before me, Alexander C. ... a Notary Public in and for the said County of San Joaquin, residing therein, duly commissioned and sworn, personally appeared F. M. BURNTRICK, and O. H. CLASSE, known to me to be the persons who executed the within instrument, and they acknowledged to me that they executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my Official Seal of my office in the County of San Joaquin, the day and year in this certificate first above written.

ALEX. C. ... Notary Public in and for the County of San Joaquin, State of California.

FILED at Request of

ALICE ... 6859
May 22, 1917 at 10 min. past 2 o'clock, P.M. in Book of Pages, Vol. 2, Page 11.
San Joaquin County Records.
Stockton, California.

On this 22nd day of May, 1917, before me, ... a Notary Public in and for the said County of San Joaquin, residing therein, duly commissioned and sworn, personally appeared E. L. WILHOIT and THOMAS F. CONNALLY, as trustees under a Deed of Trust to the Stockton Savings and Loan Society, known to me to be the persons who executed the within instrument, and they acknowledged to me that they executed the same.

In Witness Whereof, I have hereunto set my hand, and affixed my Official Seal, of my office in the County of San Joaquin, the day and year in this certificate first above written.

Notary Public in and for the County of San Joaquin, State of California.

We, Henry B. Budd and Chas. H. Widdows, do hereby certify that this is a true and correct map or plat of the Ideal Garden Farms, situated in the County of San Joaquin, State of California, made from the field notes of our survey of said land finished on the 21st day of May, 1917, and that the lots numbered 1 to 24 inclusive, constitutes that which is covered by this survey.

Henry B. Budd, Surveyor
Chas. H. Widdows, Surveyor

This is to certify that there are no liens for unpaid State or County taxes except taxes not yet payable against the within tract or subdivision of land, or any part thereof.
Dated this 25th day of May, 1917.
John D. ... Assessor

EXHIBIT B

27-24

OWNER'S STATEMENT:
I, THE UNDERSIGNED, HEREBY STATE THAT I AM THE SOLE PARTY HAVING RECORD TITLE INTEREST IN THE LOTS SUBDIVIDED AND SHOWN ON THIS PARCEL MAP AND I HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS PARCEL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

COLLINS FAMILY TRUST ESTABLISHED UNDER DECLARATION OF TRUST DATED DECEMBER 16, 1993

DATED THIS 5 DAY OF November, 2021.

Sharon Collins
LAWRENCE COLLINS, SURVIVING TRUSTEE

OWNER'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE SHALL SIGN THE FRONT AND REVERSE OF THIS CERTIFICATE AND SHALL SIGN THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF SAN JOAQUIN
ON November 15 day of November, 2021, before me, Steph S. Vannoy,

A NOTARY PUBLIC, PERSONALLY APPEARED LAWRENCE COLLINS, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN HER AUTHORIZED CAPACITY AND THAT BY HER SIGNATURE ON THE WITHIN INSTRUMENT, OR THE ENTRY UPON BEHALF OF WHICH THE PERSON ACTED, ENCLOSED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL



SIGNATURE Steph S. Vannoy

NAME Steph S. Vannoy

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PRINCIPAL COUNTY OF BUSINESS: San Joaquin

COMMISSION EXPIRES: November 15, 2023

COMMISSION # OF NOTARY: 3312561

RIGHT TO FARM:

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, DROPS, INSECTS, DUST OR PUMES. SAN JOAQUIN COUNTY HAS DETERMINED THAT SUCH INCONVENIENCES OR DISCOMFORTS SHALL NOT BE CONSIDERED TO BE A NUISANCE. RIGHT TO FARM NOTICE RECORDED ON 2/27/2011 AS DOCUMENT NO. 10211-025008 SAN JOAQUIN COUNTY RECORDS.

DEED RESTRICTION:

A SINGLE FAMILY RESIDENCE ON PROPOSED PARCEL 2 SHALL BE CONSTRUCTED NO LATER THAN 3 YEARS AFTER REGRABATION OF THE PARCEL MAP IF A SINGLE FAMILY RESIDENCE IS NOT CONSTRUCTED IN THE ALLOTTED TIME, THE EXISTING BARN, EXISTING SHED, AND EXISTING SWIMMING POOL ON PROPOSED PARCEL 2 MUST BE DEMOLISHED UNDER PERMIT. THIS PARCEL MAP IS SUBJECT TO THE PROVISIONS OF A NOTICE OF MAJOR SUBDIVISION RESTRICTION RECORDED ON 2/27/2011 AS DOCUMENT NO. 10211-025008, SAN JOAQUIN COUNTY RECORDS.

SURVEYOR'S STATEMENT:
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUISITE LAWS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAWS SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP IF ANY. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REARRANGED.

DATED THIS 1ST DAY OF NOVEMBER, 2021.

Patrick C. Wong
PATRICK C. WONG L.S. 7600
LICENSE EXPIRATION DATE: 12-31-22



COUNTY SURVEYOR'S STATEMENT:
I, JAMES E. HART, HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP AND I AM SATISFIED THAT THE SAME IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS PARCEL MAP COMPLETES THE SURVEY AND ACCORDS WITH ALL APPLICABLE ORDINANCES OF SAN JOAQUIN COUNTY, APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, AND THAT THIS PARCEL MAP IS TECHNICALLY CORRECT.

DATED THIS 10th DAY OF FEBRUARY, 2022.

James E. Hart
JAMES E. HART L.S. 8687
COUNTY SURVEYOR



RECORDER'S STATEMENT: FEE: 2022 AT 11:30 AT 3:4 O.M. IN BOOK 31 OF PARCEL MAPS, AT PAGE 34 AT THE REQUEST OF ZACHARY C. WONG.
FEE \$ 99.00

Steve J. Bestul
STEVE J. BESTUL L.S. 2822-02880
ASSASSIN/DEPUTY RECORDER
ASSASSIN-RECORDER-COUNTY CLERK
SAN JOAQUIN COUNTY, CALIFORNIA

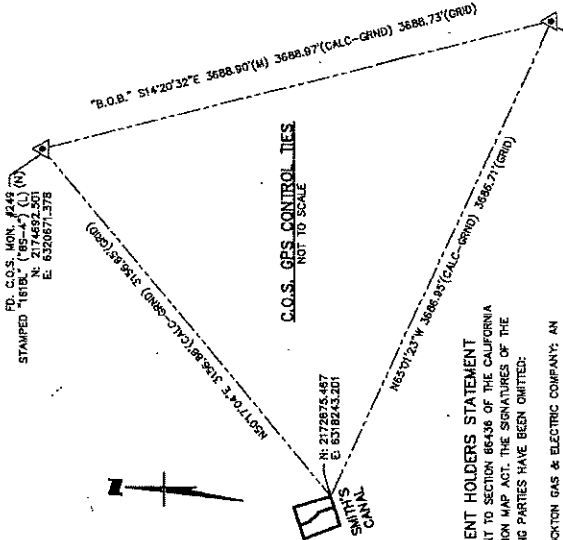
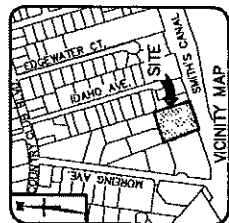


PARCEL MAP

BEING A PORTION OF LOT 10, AS SHOWN ON THE MAP ENTITLED, "IDEAL GARDEN FARMS", FILED FOR RECORD IN BOOK 9 OF MAPS AND PLATS, PAGE 11, SAN JOAQUIN COUNTY RECORDS, WITHIN SECTION 5, T.1N., R.2E., M.D.84N., SAN JOAQUIN COUNTY, CALIFORNIA

FOR
COLLINS FAMILY TRUST
WONG ENGINEERS, INC.
PLANNING ENGINEERING SURVEYING
1000 W. STOCKTON, SUITE A
STOCKTON, CALIFORNIA

NOVEMBER, 2021
SHEET 1 OF 2
REFER TO APPLICATION NO. PA-2100074



EASEMENT HOLDERS STATEMENT

PURSUANT TO SECTION 86436 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OBTAINED:

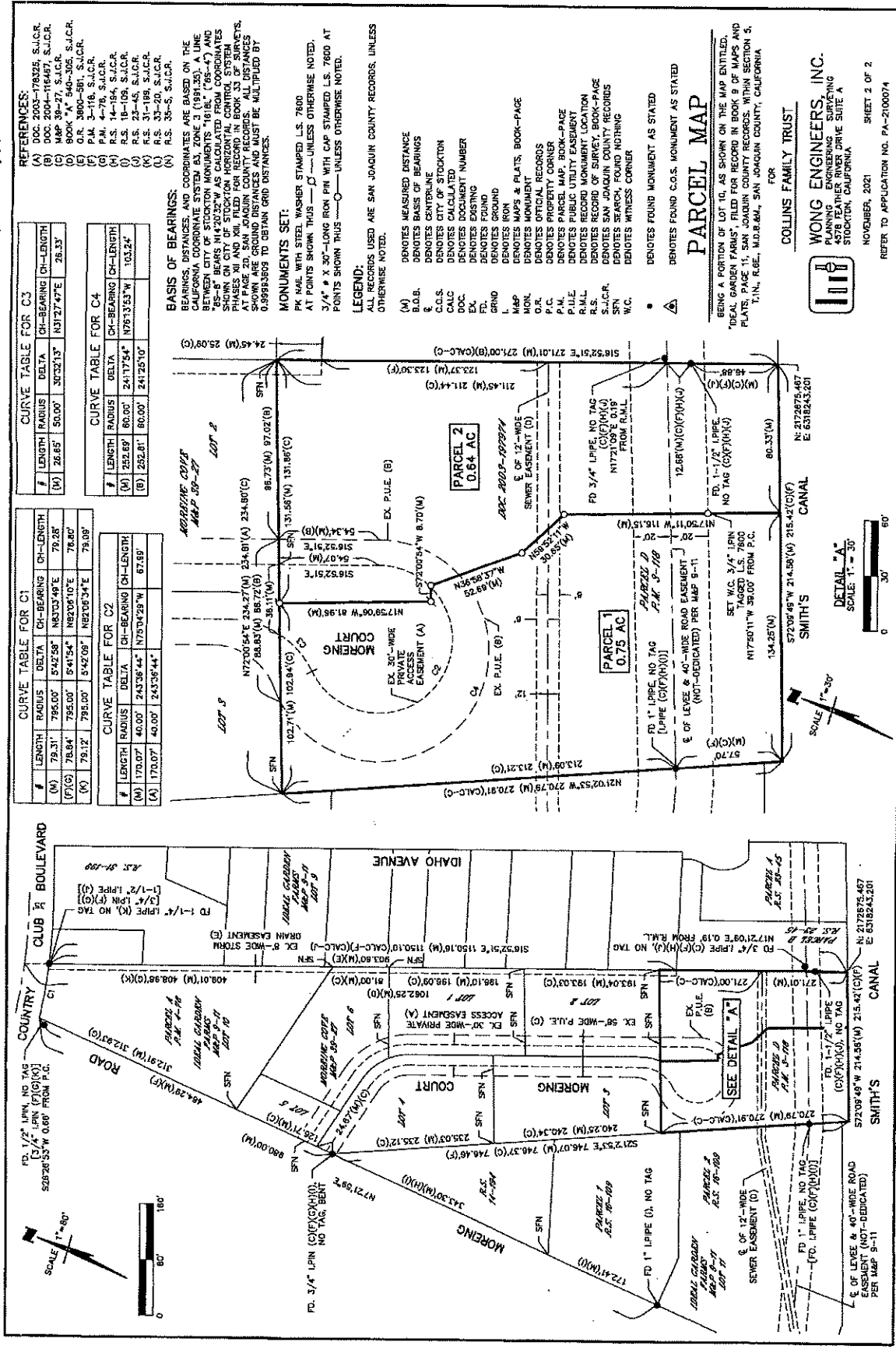
- 1. STOCKTON GAS & ELECTRIC COMPANY: AN EASEMENT FOR SINGLE LINE OF POLES, WIRES AND ASSOCIATED FIXTURES FOR ELECTRICAL TRANSMISSION, RECORDED DECEMBER 19, 1907 IN BOOK 98 OF DEEDS, PAGE 491, S.J.C.R.
- 2. TURKEY LAND COMPANY: AN EASEMENT FOR SEWER PIPE LINE, RECORDED AUGUST 15, 1918 IN BOOK "A", VOLUME 282 OF DEEDS, PAGE 221, S.J.C.R.
- 3. CITY OF STOCKTON: AN EASEMENT FOR SEMER LINE (12 FEET WIDE), RECORDED JANUARY 9, 1923 IN BOOK "A", VOLUME 540 OF DEEDS, PAGE 305, S.J.C.R.

FD. C.O.S. MON. #253
STAMPED "05-8" (C)
N. 277118.77
E. 651108.12

- 4. RECLAMATION DISTRICT NO. 1614: AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, OPERATION, REPAIRS AND REPLACEMENT OF AN UNDERGROUND STORM DRAIN AND ASSOCIATED FIXTURES; RECORDED SEPTEMBER 7, 1973 IN BOOK 3690 OF OFFICIAL RECORDS, PAGE 581, S.J.C.R.

27-24

27.24A



REFERENCES:

- (A) DOC 2005-18025, S.J.C.R.
- (B) DOC 2005-18026, S.J.C.R.
- (C) MAP 39-97, S.J.C.R.
- (D) BOOK 4, 540-305, S.J.C.R.
- (E) O.R. 3800-381, S.J.C.R.
- (F) P.M. 3-118, S.J.C.R.
- (G) P.M. 4-78, S.J.C.R.
- (H) R.S. 14-184, S.J.C.R.
- (I) R.S. 18-108, S.J.C.R.
- (J) R.S. 22-45, S.J.C.R.
- (K) R.S. 23-30, S.J.C.R.
- (L) R.S. 33-30, S.J.C.R.
- (M) R.S. 35-5, S.J.C.R.

BASES OF BEARINGS:

BEARINGS, DISTANCES, AND COORDINATES ARE BASED ON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM (NAD 83) AND THE 1983 BEARS NAD 2011 AS CALCULATED FROM COORDINATES SHOWN ON CITY OF STOCKTON HORIZONTAL CONTROL SYSTEM. ALL BEARS AND X.M. FILED FOR RECORD IN BOOK 33 OF SURVEYS, PLANS AND MAPS, S.J.C.R. DISTANCES AND BEARINGS SHOWN ARE GROUND DISTANCES AND MUST BE MULTIPLIED BY 0.99993809 TO OBTAIN GRID DISTANCES.

MOMENTS SET:

PK NAIL WITH STEEL WASHER STAMPED L.S. 7600 AT POINTS SHOWN THIS — D — UNLESS OTHERWISE NOTED.
 3/4" x 30" LONG IRON PIN WITH CAP STAMPED L.S. 7600 AT POINTS SHOWN THIS — O — UNLESS OTHERWISE NOTED.

LEGEND:

- (M) DENOTES MEASURED DISTANCE
- (B.O.B.) DENOTES BASIS OF BEARINGS
- (C.L.S.) DENOTES CENTERLINE
- (C.C.S.) DENOTES CITY OF STOCKTON CALC
- (DOC) DENOTES DOCUMENT NUMBER
- (EX) DENOTES EXISTING
- (F) DENOTES FOUND
- (GRND) DENOTES GROUND
- (L) DENOTES IRON
- (MAP) DENOTES MAPS & PLATS, BOOK-PAGE
- (MON) DENOTES MONUMENT
- (D.R.) DENOTES OFFICIAL RECORDS
- (P.C.) DENOTES PROPERTY CORNER
- (P.M.) DENOTES PARCEL MAP, BOOK-PAGE
- (P.U.E.) DENOTES PUBLIC UTILITY EASEMENT
- (R.S.) DENOTES RECORD MONUMENT LOCATION
- (S.J.C.R.) DENOTES SAN JOAQUIN COUNTY RECORDS
- (S.F.N.) DENOTES SEARCH FOUND NOTHING
- (W.C.) DENOTES WITNESS CORNER

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PARCEL MAP

BEING A PORTION OF LOT 10, AS SHOWN ON THE MAP ENTITLED, "LOCAL GARDEN PARTS", FILED FOR RECORD IN BOOK 9 OF MAPS AND PLATS OF SAN JOAQUIN COUNTY RECORDS, WITHIN SECTION 5, 1/4, R.2E, N.20.8E, SAN JOAQUIN COUNTY, CALIFORNIA

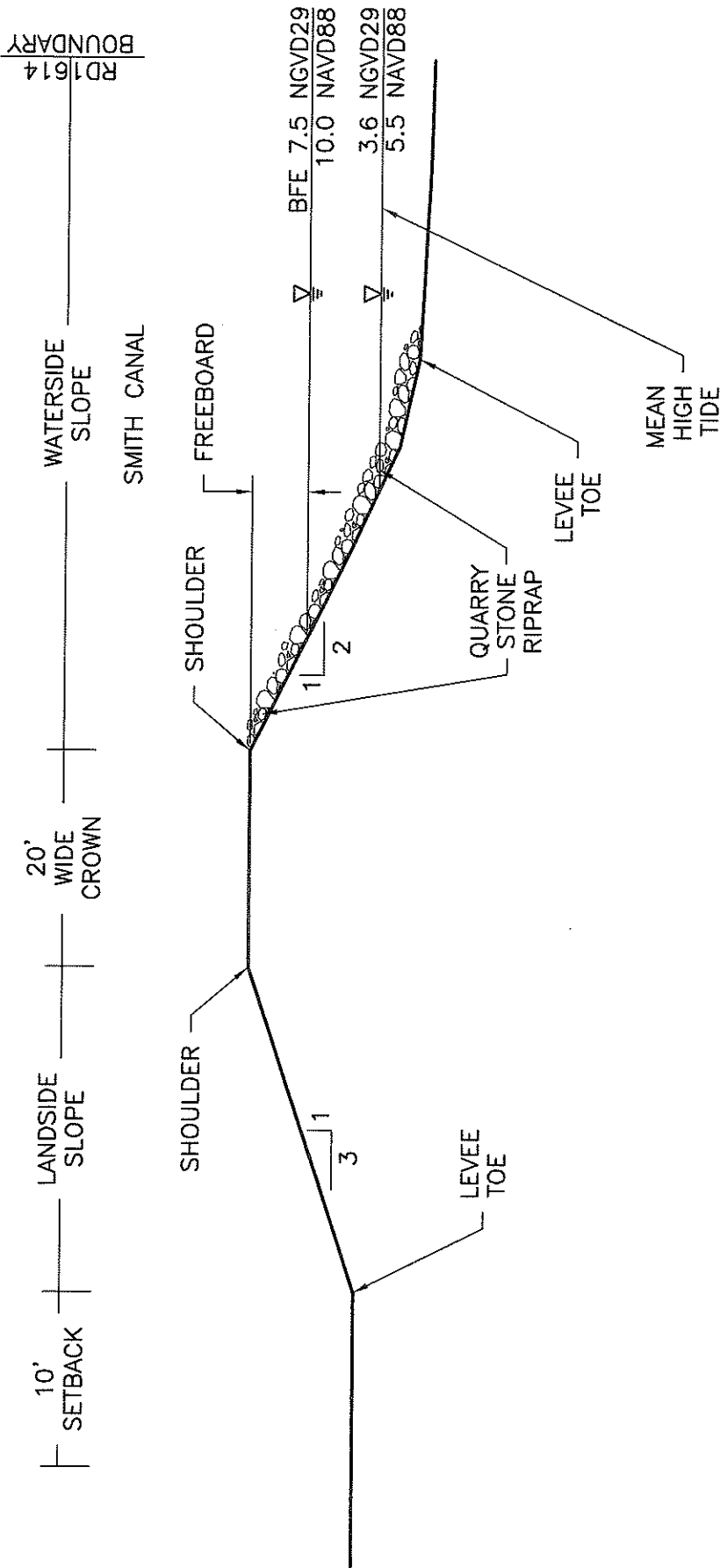
FOR
COLLINS FAMILY TRUST
WONG ENGINEERS, INC.
 PLANNING ENGINEERING SURVEYING
 4578 FEATHER RIVER DRIVE SUITE A
 STOCKTON, CALIFORNIA
 NOVEMBER, 2021
 SHEET 2 OF 2

REFER TO APPLICATION NO. PA-2100074

27.24A

EXHIBIT C

LEVEE EASEMENT (TYPICAL)



K S N KJELDSEN SINNOCK NEUDECK INC. Civil Engineers and Land Surveyors	Post Office Box 844 711 N. Pershing Avenue Stockton, CA 95201-0844 Office: (209) 946-0268 Faxes: (209) 946-0296 E-mail: KSN@ksninc.com	Scale NTS Original Drawing Scale 0 1/4" = 1'		RECLAMATION DISTRICT NO. 1614 SMITH TRACT SMITH CANAL RIPRAP POLICY LEVEE EASEMENT EXHIBIT	EXHIBIT B
	PAGE 1				

EXHIBIT D

<p>RECORDING REQUESTED BY, AND WHEN RECORDED MAIL TO:</p> <p>RECLAMATION DISTRICT 1614 P.O. BOX 4807 STOCKTON, CA 95204-4807</p>	
--	--

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Documentary Transfer Tax not applicable.
Public agency is Grantee.

Secretary, Reclamation District 1614

EASEMENT DEED

Preamble and Recitals

This Agreement is entered into on _____ by and between _____, hereafter referred to as "Grantor," and Reclamation District 1614, hereafter referred to as "Grantee."

A. Grantor is the owner of certain real property situated in the City of Stockton of San Joaquin County, California (hereafter referred to as the "Servient Tenement"), and more particularly described in Exhibit A, which is attached to this Agreement and hereby incorporated by reference.

B. Grantee desires to acquire certain rights in the Servient Tenement.

Grant of Easement

1. For valuable consideration, receipt of which is hereby acknowledged, Grantor grants to Grantee an easement, subject to the terms of this Agreement.

Character of Easement

2. The easement granted in this Agreement is in gross.

Description of Easement

3. The easement granted in this Agreement is an easement for the exclusive power to construct, maintain, operate and otherwise control reclamation works, including the maintenance, operation and control of the levees and bulkheads and other reclamation works, including the right to permit or refuse any and all private uses, including the

maintenance, construction or installation of any structure or other work of improvement which is within the areas of the easement described herein, or which affects any levee, bulkhead or other reclamation work (collectively "reclamation purposes") on that portion of the artificial waterway commonly known as Smith Canal in the area described by the following boundaries: (1) bounded on the north by a line offset inland (in a northerly direction) ten feet from the toe of the levee along the north bank of said Smith Canal, located along the southerly boundary of the Servient Tenement, (2) bounded on the east by the easterly line of the Servient Tenement; (3) bounded on the west by the westerly line of the Servient Tenement, and (4) bounded on the south by the southerly boundary of the Servient Tenement; together with an easement of ingress and egress to and from such described easement, for personnel and equipment, across the remainder of the Servient Tenement; provided, however, that any private structures which exist as of the date of recordation of this easement which, in the judgment of Grantee, do not substantially adversely affect the physical integrity of the reclamation works are deemed to be permitted by Grantee; private structures which do substantially adversely affect the physical integrity of the reclamation works may be removed at the cost of the Grantee.

Term

4. The easement granted in this Agreement shall be perpetual.

Nonexclusive Easement

5. Except as specified herein, the easement granted in this Agreement is nonexclusive. Grantor retains the right to make any use of the Servient Tenement, including the right to grant concurrent easements in the Servient Tenement to third parties, that does not interfere unreasonably with Grantee's free use and enjoyment of the easement.

Agreement Nonassignable

6. This Agreement shall not be assigned. Any purported assignment of this Agreement or of any interest in this Agreement shall be void and of no effect.

Attorneys' Fees

7. If any legal action or proceeding arising out of or relating to this Agreement is brought by either party to this Agreement, the prevailing party shall be entitled to receive from the other party, in addition to any other relief that may be granted, the reasonable attorneys' fees, costs, and expenses incurred in the action or proceeding by the prevailing party.

Entire Agreement

8. This Agreement constitutes the entire agreement between Grantor and Grantee relating to the above easement. Any prior agreements, promises, negotiations, or representations not expressly set forth in this Agreement are of no force and effect. Any amendment to this Agreement shall be of no force and effect unless it is in writing and signed by Grantor and Grantee.

Binding Effect

9. This Agreement shall be binding on and shall inure to the benefit of the heirs, executors, administrators, successors, and assigns of Grantor and Grantee, except as otherwise provided in this Agreement.

Executed on _____.

GRANTOR

By: _____

By: _____

GRANTEE

WILLIAM V. DUNNING
President

State of California)
)
County of _____)

On _____, before me, _____, a Notary Public, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

State of California)
)
County of _____)

On _____, before me, _____, a Notary Public, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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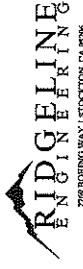
On _____, before me, _____, a Notary Public, personally appeared **WILLIAM V. DUNNING** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

TENTATIVE MAP

OWNERS: MATT DAVIES
 2030 MOREING ROAD, STOCKTON, CA 95204
 BEING A PORTION OF LOT 10, AS SHOWN ON THE MAP
 ENTITLED, "IDEAL GARDEN FARMS", FILED FOR RECORD
 IN THE COUNTY RECORDS, WITHIN SECTION 5, T.1N., R.1E.,
 M.D.B.M., SAN JOAQUIN COUNTY, CALIFORNIA



2030 MOREING HWY | STOCKTON, CA 95204
 737.953.5318

SCALE: AS NOTED JOB NO.: 218-013 3/6/2025

NOTES

1. THE NEAREST CITY SERVICES ARE THE EXISTING 8 INCH LINE MOREING ROAD TO SERVE THE PROPOSED RESIDENTIAL LOTS.

LEGEND

- DRINK FL.
- WASTEWATER
- WATER DIV.
- GAS
- SANITARY SEWER S/S
- ELECTRICAL ELEC.
- PROPERTY LINE

BASIS OF BEARINGS

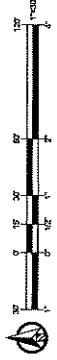
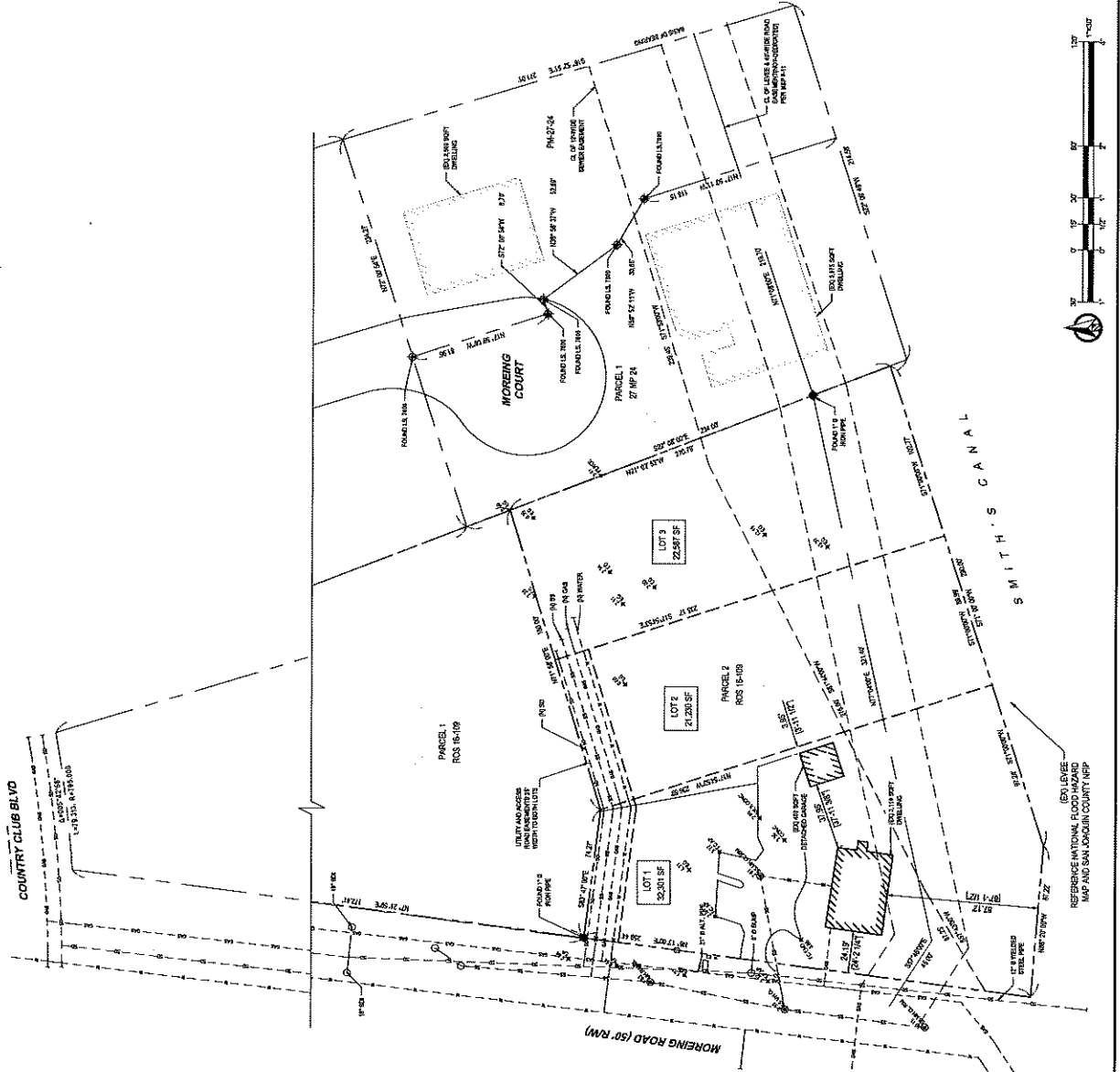
FOUND IN ALL INSTRUMENTS WAS OBTAINED FROM ALONG MOREING COURT BEARING INTERFERING AS SHOWN ON PARCEL MAP 27428

REFERENCES

- PR1 LEGAL DESCRIPTION
- PR2 MAPS AND PLATS 8411
- PR3 MAPS AND PLATS 3327
- PR4 PARCEL MAPS 27428

SURVEYOR'S NOTES

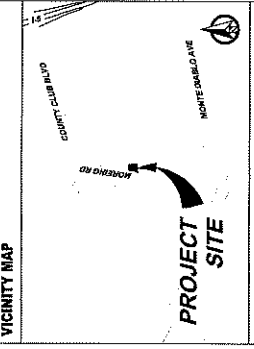
1. THIS TOPOGRAPHIC SURVEY WAS INSTALLED TO DOCUMENT SURFACE FEATURES AND ELEVATIONS AND TO PROVIDE BASIS OF IMPROVEMENTS.
2. THE SURVEY WAS CONDUCTED ON EXISTING SURFACE FEATURES AND SURFACE IMPROVEMENTS.
3. THE USER OF THIS INFORMATION SHALL REVIEW ALL RESULTS FOR CONSISTENCY AND ACCURACY. DISCREPANCIES OR CONCERNS SHALL BE BROUGHT TO THE ATTENTION OF RIDGE LINE ENGINEERING IMMEDIATELY. RIDGE LINE ENGINEERING SHALL NOT BE RESPONSIBLE FOR ITS PROPER USE, EVALUATION AND ANY SUBSEQUENT ACTIONS RESULTING FROM THE USE THEREOF.
4. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
5. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE UNLESS OTHERWISE NOTED.
6. THERE ARE NO KNOWN UNDERGROUND FEATURES SUCH AS WELL SEPTIC TANKS, LEACHING FIELDS, OR CESSPOOLS ASSOCIATED WITH THE SUBJECT PROPERTY.



OWNER INFORMATION

PROPERTY OWNER
 HARMONY COMMUNITIES
 2030 MOREING RD
 STOCKTON, CA 95204
 MATT@HARMONYCOMM.COM
 209.953.2747

ADJACENT PROPERTY OWNER
 HARMONY COMMUNITIES
 MATT DAVIES
 2030 MOREING RD
 STOCKTON, CA 95204
 MATT@HARMONYCOMM.COM
 209.953.2747



PROJECT DESCRIPTION

SPLIT EXISTING PARCEL INTO THREE LOTS.

PROPERTY INFORMATION

ADDRESS: 2030 MOREING RD
 STOCKTON, CA 95204
 OWNERS: MATT DAVIES
 ADDRESS: 2030 MOREING RD
 STOCKTON, CA 95204
 PHONE: 209.953.2747
 JURISDICTION CITY OF: SAN JOAQUIN COUNTY
 ASSESSOR'S PARCEL NO.: 121-100-39
 TYPE OF CONSTRUCTION: 1
 NUMBER OF STORES: 3
 FEMA: FLOOD ZONE A
 LOT AREA: 14
 USE CODE: 10
 FIRE SPRINKLER: YES (DEFERRED)

APPLICABLE CODES: CALIFORNIA CODE OF REGULATION (CCR), TITLE 24
 PART 2, 2022 CALIFORNIA BUILDING CODE
 PART 3, 2022 CALIFORNIA RESIDENTIAL CODE
 PART 4, 2022 CALIFORNIA ELECTRICAL CODE
 PART 5, 2022 CALIFORNIA PLUMBING CODE
 PART 6, 2022 CALIFORNIA FIRE CODE
 PART 7, 2022 CALIFORNIA ENERGY CODE
 PART 8, 2022 CALIFORNIA FIRE CODE
 PART 9, 2022 CALIFORNIA FIRE CODE
 PART 10, 2022 CALIFORNIA FIRE CODE
 PART 11, 2022 CALIFORNIA FIRE CODE
 PART 12, 2022 CALIFORNIA FIRE CODE

FINDINGS FOR MINOR SUBDIVISION

PA-2500004

BRUCE DAVIES / ALBERTO GONSALVES

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 PA-2500004 is consistent with the General Plan designation of R/L (Low Density Residential) and a zoning designation of R-L (Low Density Residential). Furthermore, no Master Plan, Specific Plan, or Special Purpose Plan are applicable to Minor Subdivision No. PA-2400535.

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

The subdivision does not propose any development. The existing development is able to meet all minimum development standards contained in the Development Title. The resulting parcels are physically suitable to meet density requirements for any future development.

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 subdivision does not propose any development or improvements at this time; therefore, the subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. At the time of any future development, 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 San Joaquin Multi-Species Habitat Conservation and Open Space Plan before any ground disturbance occurs. This is included in the Conditions of Approval and will be recorded as a Notice of Minor Subdivision restriction on each resultant parcel.

4. The proposed subdivision, together with the provisions for its design and improvement, is not likely to cause serious public health problems.

The subdivision does not propose any development or improvements at this time; therefore, the design of the subdivision is not likely to cause significant public health problems. Additionally, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315.

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.

The design of the subdivision 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.

The subdivision does not propose any development. Will-serve letters for water and wastewater were provided. Any proposed development on these parcels or subsequently divided parcels will be served by public water and public wastewater.

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 to be dedicated to the County is consistent with the General Plan, any applicable Specific Plan and Special Purpose Plan, and other applicable plan adopted by the County because any such improvements or land must meet County standards and requirements for dedication and/or construction.

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 design of the subdivision provides lots large enough so that individual dwelling can be situated to take advantage of solar orientation as required by Government Code 66473.1.