

Planning Commission Staff Report
Item # 2, November 6, 2025
Williamson Act Contract Cancellation No. PA-2500173
Lot Line Adjustment No. PA-2400534
Prepared by: Alisa Goulart

PROJECT SUMMARY

Applicant Information

Property Owner: Barbara and Robert Costigliolo Enterprises, LLC
Project Applicant: DL Builders (c/o Michael Degroot)

Project Site Information

Project Address: 18860 East Comstock Road, Linden
Project Location: On the south side of East Comstock Road, 970 feet west of North Cox Road, Linden.

Parcel Number (APNs):	091-240-06(A) & (B)	Water Supply:	Private
General Plan Designation:	A/G	Sewage Disposal:	Private
Zoning Designation:	AG-40	Storm Drainage:	Private
Project Size:	20.0 acres	100-Year Flood:	No (x)
Parcel Size:	20.0 acres	Williamson Act:	Yes
Community:	None	Supervisorial District:	4

Environmental Review Information

CEQA Determination: Notice of Exemption (Attachment C)

Project Description

This project involves a Lot Line Adjustment between a 3-acre parcel and a 17-acre parcel to create a 2-acre and an 18-acre parcel. Both parcels are currently under Williamson Act Contract No. WA-71-C1-0295, which prohibits a Lot Line Adjustment that would result in a parcel less than 10 acres in size. Therefore, the applicant has also filed a Williamson Act Contract Cancellation to remove 2 acres of parcel number 091-240-06 from contract to facilitate the Lot Line Adjustment. To comply with cancellation requirements, a Notice of Nonrenewal (PA-2500174) has been recorded for the 2-acre portion proposed for removal from contract.

Recommendation

1. Forward the County Assessor Valuation letter for the cancellation fee amount of \$26,500 to the Board of Supervisors with a recommendation to certify the fee to the County Auditor (Attachment G);
2. Forward the Finding No. 1 and the related sub findings for Williamson Act Contract Cancellation to the Board of Supervisors with a recommendation to adopt (Attachment D);
3. Forward Williamson Act Contract Cancellation No. PA-2500173 to the Board of Supervisors with a recommendation to approve the Tentative Certificate of Cancellation (Attachment F);
4. Forward Lot Line Adjustment No. PA-2400534 to the Board of Supervisors with a recommendation to approve with the recommended Conditions of Approval (Attachment H).

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NOTIFICATION & RESPONSES

(See Attachment B, Response Letters)

Public Hearing Notices

Legal ad for the public hearing published in the Stockton Record: October 17, 2025

Number of Public Hearing notices: 220

Date of Public Hearing notice mailing: October 17, 2025.

Referrals and Responses

- **Early Referral Date:** April 30, 2024
- **Project Referral with Environmental Determination Date:** August 27, 2025
- **Negative Declaration Posting Date:** N/A
- **OPR State Clearinghouse #:** N/A

Agency Referrals	Response Date – Early Consultation	Response - Date Referral
County Departments		
Assessor		
Ag Commissioner		
Community Development		
Building Division		
Fire Prevention Bureau		
Public Works	5/15/2025	
SJ Surveyor		
Environmental Health		9/3/2025
Sheriff's Office		
Supervisor: District 4		
State Agencies		
Fish & Wildlife, Division: 2		
Dept of Conservation		
Federal Agencies		
Local Agencies		
Linden-Peters Fire District		
Linden Unified School District		

Agency Referrals	Response Date – Early Consultation	Response - Date Referral
Local Agencies		
Stockton East Water District		
S.J.C.O.G.		9/2/2025
Air Pollution Control District		
Miscellaneous		
P.G.&E.		8/29/2025 9/17/2025
Farm Bureau		
Sierra Club		

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ANALYSIS

Background

On September 1, 1982, the Development Committee approved Parcel Map No. PM-83-0008, subdividing an existing 20-acre parcel into a 3-acre parcel and a 17-acre parcel. As a condition of approval, the 17-acre parcel was restricted from being used as a residential building site. At the time, the entire 20-acre parcel was enrolled in Williamson Act Contract No. WA-71-C1-0295, and both newly created parcels remained under the contract following the subdivision.

On July 2, 1992, the Planning Commission approved Revisions of Approved Action No. RA-92-0011, removing the condition prohibiting residential development on the 17-acre parcel.

On December 13, 2024, the applicant submitted Lot Line Adjustment No. PA-2400534 to reduce the 3-acre parcel to 2 acres. However, because the 3-acre parcel is under Williamson Act contract, a Lot Line Adjustment resulting in parcels below 10 acres in size is not permitted. To resolve this, on June 19, 2025, the application filed Williamson Act Contract Cancellation No. PA-2500173 to remove the 2 acres from contract. Williamson Act Notice of Nonrenewal No. PA-2500174 was filed concurrently as required and was processed immediately according to procedure¹.

Williamson Act

On April 13, 1971, the Board of Supervisors approved Williamson Act Contract No. WA-71-C1-0295 on APN: 091-240-06, which included the project site. The Williamson Act program, also known as the California Land Conservation Act, was established in 1965 and is a contract between a private landowner and the County that restricts land to agricultural or open space uses. Parcels under contract are assessed for property tax purposes at a rate consistent with their actual use, rather than their potential market value. The minimum initial term of the contract is 10 years and the contract automatically renews each year for an additional year unless a "Notice of Nonrenewal" is filed which begins the 10-year termination process. Property owners can also submit a Williamson Act Contract Cancellation to request an immediate termination of the contract and must submit a Notice of Nonrenewal concurrently. Notice of Nonrenewal applications are processed at staff level, while Williamson Act Contract Cancellation applications may only be granted by the Board of Supervisors.

Lot Line Adjustment

The Williamson Act regulates Lot Line Adjustments involving parcels under a Williamson Act Contract.² Among the regulations is the requirement that the parcels subject to contract must be large enough to sustain their agricultural use after the Lot Line Adjustment, which is defined as a minimum of 10 acres of prime farmland or 40 acres of non-prime farmland.³ The project site is designated as Prime Farmland by the Department of Conservation Farmland Mapping and Monitoring Program.

Approval of Lot Line Adjustment No. PA-2400534 will result in the creation of a 2-acre parcel, which does not meet the minimum parcel size requirements under a Williamson Act Contract for land designated as prime farmland. Although the existing parcel is currently only 3 acres, the proposed Lot Line Adjustment triggers the applicability of the minimum size standards. To facilitate the Lot Line Adjustment, the applicant has submitted a request to cancel the Williamson Act contract on the resulting 2-acre portion.

Cancellation

Pursuant to Government Code Section 51282(a) and Development Title Section 9-702.090, the Board of Supervisors may grant tentative approval for cancellation of a Williamson Act contract only if the Board of

¹ Government Code Section 51245

² Government Code Section 51257

³ Government Code Section 51222

Supervisors makes at least 1 of 2 findings found in Government Code Section 51282(a) and summarized below:

1. The cancellation is consistent with the purposes of the Williamson Act; and/or
2. The cancellation is in the public interest.

The applicant provided the bases to make Finding No. 1, that the cancellation is consistent with the purposes of the Williamson Act, and has provided analysis based on the required subfindings. (Attachment D) Staff recommends that this finding can be made in the affirmative.

Cancellation Value and Cancellation Fees

If the Planning Commission recommends approval of the cancellation to the Board of Supervisors, the Board of Supervisors will either deny the request or approve a Tentative Certificate of Cancellation with conditions and contingencies, including a cancellation fee calculated by the County Assessor. Before the Board can execute a Final Certificate of Cancellation, the landowner must pay the cancellation fee and satisfy any additional conditions and/or contingencies imposed by the Board.

The County Assessor is responsible for computing the cancellation fee for the subject property based on 12.5% of the current market value. (Attachment G) Prior to approving a Tentative Certificate of Cancellation, the Board of Supervisors must certify the amount of the cancellation fee to the County Auditor. The fee calculation by the County Assessor is provided below:

APN: 091-240-06:

As-is Current Market Value	\$212,000
<u>12.5% Cancellation Rate</u>	<u>x .125</u>
Cancellation Fee	\$ 26,500

CEQA Exemption

The Community Development Department determined that the proposed Williamson Act Contract Cancellation and Lot Line Adjustment are exempt from CEQA under Categorical Exemption Class 4 (CEQA Guidelines Section 15304) and Class 5 (CEQA Guidelines Section 15305). The Class 4 exemption states that projects consisting of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes are exempt from CEQA review. The Class 5 exemption includes minor alterations in land use limitations including minor lot line adjustments. Although this project will change the status of the Williamson Act contract and alter existing lot lines, it will not result in more than minor alterations to the land or the land use, therefore is exempt from CEQA.

If the application is approved, a Notice of Exemption will be filed following approval of the Final Certificate of Cancellation. (Attachment C)

RECOMMENDATION

It is recommended that the Planning Commission:

1. Forward the County Assessor Valuation letter for the cancellation fee amount of \$26,500 to the Board of Supervisors with a recommendation to certify the fee to the County Auditor (Attachment G);
2. Forward the Finding No. 1 and the related subfindings for Williamson Act Contract Cancellation to the Board of Supervisors with a recommendation to adopt (Attachment D);
3. Forward Williamson Act Contract Cancellation No. PA-2500173 to the Board of Supervisors with a recommendation to approve the Tentative Certificate of Cancellation (Attachment F);
4. Forward Lot Line Adjustment No. PA-2400534 to the Board of Supervisors with a recommendation to approve with the recommended Conditions of Approval (Attachment H).

Attachments:

Attachment A – Site Plan and Map
Attachment B – Agency Response Letters
Attachment C – Environmental Document – Notice of Exemption
Attachment D – Findings for Williamson Act Contract Cancellation
Attachment E – Williamson Act Contract Cancellation No. PA-2500173
Attachment F – Tentative Certificate of Cancellation
Attachment G – Assessor’s Valuation
Attachment H – Lot Line Adjustment No. PA-2400534 Conditions of Approval

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Community Development Department

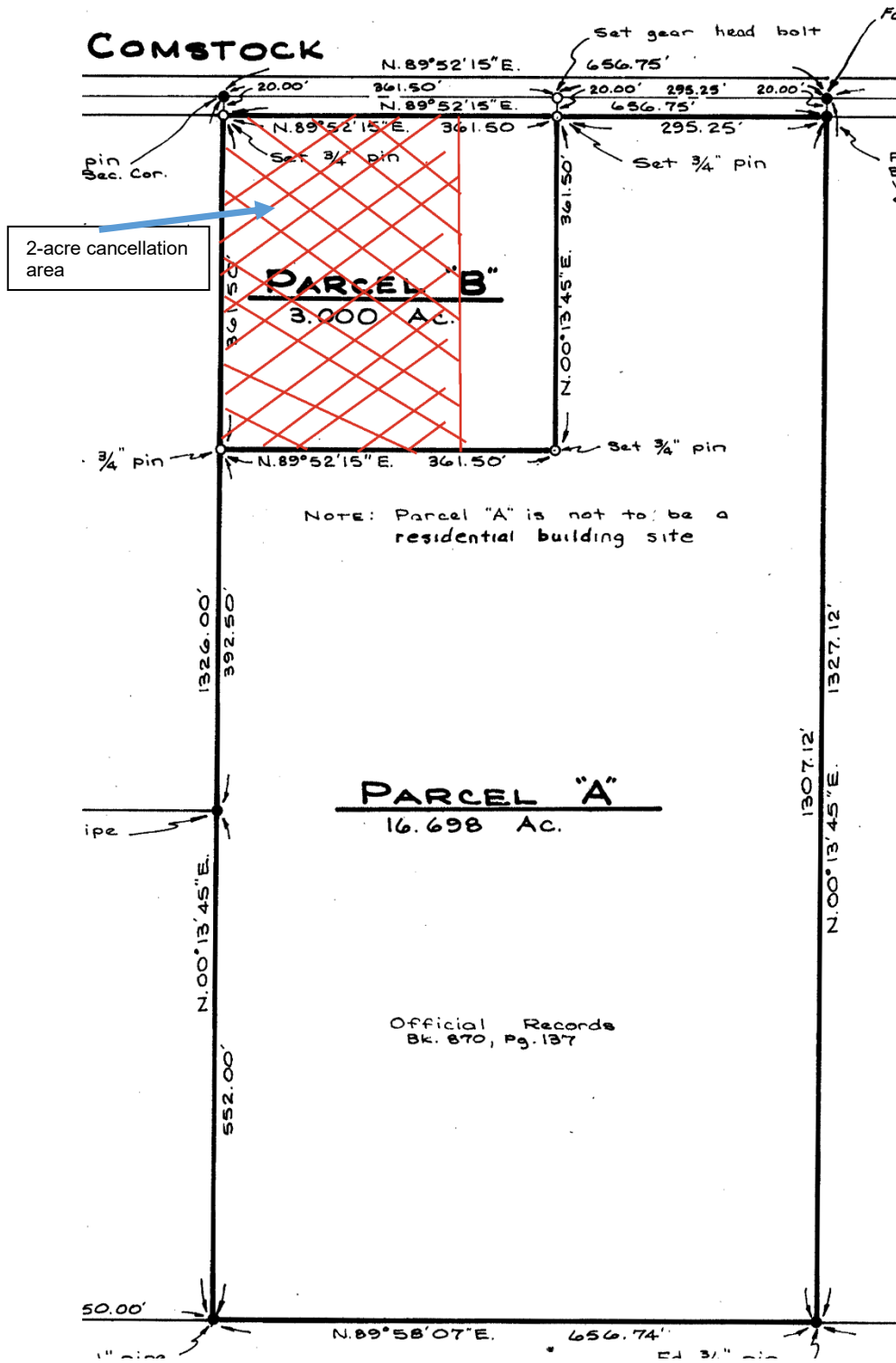
Planning · Building · Code Enforcement · Fire Prevention

Attachment A Site Plan and Map

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WILLIAMSON ACT CANCELLATION DETAIL



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Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Attachment B **Agency Response Letters**

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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

May 15, 2025

MEMORANDUM

TO: Community Development Department
CONTACT PERSON: Jessica Leal

FROM: George Montross, Development Services Engineer *GM*
Development Services Division

SUBJECT: PA-2400534 (LA); A Lot Line Adjustment application between two parcels. Parcel 1 to contain 17.7 acres. Parcel 2 to contain 2 acres. Both parcels will be accessed from East Comstock Road. Both parcels are under Williamson Act Contract; located on the South side of East Comstock Road, 633 feet West of North Cox Road. (Supervisory District 4)

OWNERS: Barbara & Robert Costigliolo **APPLICANT:** Michael Degroot

ADDRESS: 18860 E Comstock Road, Linden **APN:** 091-240-06, -07

INFORMATION:

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

Comstock Road has an existing right-of-way width of 40 feet and a planned right-of-way width of 50 feet.

RECOMMENDATIONS:

- 1) A Recorded Deed is allowed, but if points or lines are set, a Record of Survey is required to be filed with the County Surveyor. (New legal description shall be submitted to Surveyor's office for review.) (Development Title Section 9-511)
- 2) New description must reflect correct distance with qualifiers to avoid overlap or gap.

SR:GM



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— COUNTY —
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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

September 3, 2025

To: San Joaquin County Community Development Department
Attention: Alisa Goulart

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

RE: **PA-2400534 (LA) & PA-2500173 (WC), Referral, SU-2500396 & SU2500706**
18660 E. Comstock Road, Linden

The Environmental Health Department has the following comment: All Onsite Wastewater Treatment Systems (OWTS) must comply with San Joaquin County Local Agency Management Program (LAMP) and current OWTS standards.

From: Laurel Boyd <boyd@sjcog.org>
Sent: Tuesday, September 2, 2025 7:25 AM
To: Altamirano, Gerardo [CDD] <galtamirano@sjgov.org>
Subject: RE: PA-2500173 (WC): Neighborhood Referral

Good morning Gerry,

Since this project does not contain ground disturbance activities, SJCOG, Inc. staff will not be responding to this project application.

Sincerely,



Laurel K. Boyd
Associate Habitat Planner

Phone 209-235-0574
Email boyd@sjcog.org
Web www.sjcog.org

555 East Weber Avenue
Stockton, CA 95202



Please note, SJCOG offices are closed to the public on Monday's and Friday's. SJCOG, Inc. staff works from home on Monday's and Friday's.



August 29, 2025

Gerry Altamirano
Office Assistant Specialist
1810 East Hazelton Avenue
Stockton, CA 95205

Ref: Gas and Electric Transmission and Distribution

Dear Gerry Altamirano,

Thank you for submitting the **PA-2500173 (WC)** project 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&E'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), plant only low-growing shrubs under the wire zone and only grasses within the area directly below the tower. Along the border of the transmission line right-of-way, plant only small trees no taller than 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.



Pacific Gas and Electric Company
PGEPlanReview@pge.com
Land Management
300 Lakeside Drive
Oakland, CA 94612

September 17, 2025

Re: Gas and Electric Transmission and Distribution

Dear Gerry Altamirano,

Thank you for providing PG&E the opportunity to review your proposed plans for PA-2500173 (WC). Our review indicates the proposed work and/or improvements do not appear to directly interfere with any of PG&E's existing facilities or land rights.

Please note, this is our preliminary review and PG&E may provide additional comments in the future as the project progresses or if additional information is provided. If there are subsequent modifications made to the design, we ask that the plans be resubmitted for review to the email address listed below.

If PG&E gas and/or electric service are needed, please submit an application through PG&E's Your Project Portal: [Sign In \(yourprojects-pge.com\)](https://yourprojects-pge.com).

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (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 this response, please contact me at (877) 259-8314 or pgeplanreview@pge.com

Sincerely,

PG&E Plan Review Team
Land Management

Attachment C
Environmental Document -
Notice of Exemption

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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

NOTICE OF EXEMPTION

TO: Office of Planning & Research
P. O. Box 3044, Room 212
Sacramento, CA 95812-3044

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

County Clerk, County of San Joaquin

Project Title: Lot Line Adjustment No. PA-2400534 and Williamson Act Contract Cancellation No. PA-2500173

Project Location - Specific: On the south side of East Comstock Road, 970 feet west of North Cox Road, Linden. (APN/Address: 091-240-06 / 18860 E. Comstock Rd., Linden) (Supervisorial District: 4)

Project Location – City: Linden

Project Location – County: San Joaquin County

Project Description: This project involves the cancellation of a portion of Williamson Act Contract No. WA-71-C1-0295 to remove 2 acres of parcel number 091-240-06 from contract to facilitate a Lot Line Adjustment between 2 parcels resulting in a 2-acre parcel and an 18-acre parcel. Both parcels are currently under Williamson Act Contract No. WA-71-C1-0295, which prohibits a Lot Line Adjustment that would result in a parcel less than 10 acres in size. To comply with cancellation requirements, a Notice of Nonrenewal (PA-2500174) has been recorded for the 2-acre portion proposed for removal from contract. The applicant intends to utilize the parcel as a homesite.

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

Project Proponent(s): Barbara and Robert Costigliolo Enterprises, LLC / DL Builders (c/o Michael Degroot)

Name of Public Agency Approving Project: San Joaquin County Board of Supervisors

Name of Person or Agency Carrying Out Project: Alisa Goulart, Associate Planner
San Joaquin County Community Development Department

Exemption Status:
Categorical Exemption. (Section 15304)

Exemption Reason:
This project involves the cancellation of a portion of Williamson Act Contract No. WA-76-C1-0143 to remove 9.65 acres of parcels number 005-180-32 and -33, which total 50 acres, from contract. The cancellation is necessary to facilitate Lot Line Adjustment and Minor Subdivision No. PA-2400337. The proposed Lot Line Adjustment will reconfigure the 2 parcels into one 5-acre parcel and one 45-acre parcel. The resulting 45-acre parcel will then be subdivided into 2 parcels: one 5-acre parcel and one 40-acre parcel.

Lead Agency Contact Person:
Alisa Goulart Phone: (209) 468-0222 Fax: (209) 468-3163 Email: alisa.goulart@sjgov.org

Signature: _____ Date: _____

Name: Gerardo Altamirano Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

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Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Attachment D **Findings for Williamson Act Contract** **Cancellation**

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FINDINGS FOR WILLIAMSON ACT CONTRACT CANCELLATION

PA-2500173

1. That the cancellation is consistent with the purposes of the Williamson Act;

This finding that the cancellation is consistent with the purposes of the Williamson Act can be made in the affirmative as described below in the subfindings.

- a. The cancellation is for land on which a Notice of Nonrenewal has been served pursuant to Section 51245 of the Government Code.

This subfinding can be made because the landowner has served a Notice of Nonrenewal pursuant to Section 51245 of the Government Code. On June 19, 2025, the property owner submitted Notice of Nonrenewal No. PA-2500174 for the 2.0-acre portion of the parcel (APN: 091-240-06).

- b. The cancellation is not likely to result in the removal of adjacent lands from agricultural use.

This subfinding can be made because the cancellation will not result in removal of adjacent lands from agricultural use. A portion of parcel B will be used for a homesite. The remaining area of parcel B will continue to be agricultural use.

- c. The cancellation is for an alternative use which is consistent with the applicable provisions of the County General Plan.

This subfinding can be made because the alternative use for the 2.0 acres that are proposed for removal from Williamson Act contract is a homesite. This parcel is designated as General Agriculture (A/G) in the 2035 General Plan, and residences are a permitted use on parcels designated as A/G. As a result, the alternative use of the site is consistent with the General Plan.

- d. The cancellation will not result in discontinuous patterns of urban development.

This subfinding can be made because the zoning of the subject lots (General Agriculture) is consistent with the zoning designations of the surrounding lots and the cancellation will not result in development that is not permitted on surrounding lots. The General Agriculture zoning designation permits a maximum of one single family residence and one accessory dwelling unit. Therefore, the cancellation will not result in discontinuous patterns of urban development.

- e. There is no proximate non-contracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, development of the contracted land would provide more contiguous patterns of urban development than development of proximate non-contracted land.

This subfinding can be made because the property owners do not own any contracted proximate land that could be used in the Lot Line Adjustment. The purpose of the application is to create a parcel suitable for a homesite. This application does not promote urban development as rural homesites are not an urban use and the remainder of the property will continue to be farmed.

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Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Attachment E

Williamson Act Contract Cancellation

No. PA-2500173

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Planning - Application Summary Report

Record ID: PA-2500173

Status: Closed - Final

Application Type: Conservation

Applicant Name: Robert Costigliolo

Description/Scope of Work:

We have an LLA PA- 2400534 in progress to reduce the existing parcel B(3 acres) to 2 acres, granting parcel A, 1 additional acre for a total of 18 acres. We are also requesting to cancel the Williamson act for the 2 acre parcel. The 18 acre parcel would remain under Williamson Act contract

Custom Fields	
COUNTY INFORMATION	
County Project Description	<p>A Williamson Act Contract Cancellation for 2 acres.</p> <p>This project consists of 2 applications. Lot Line Adjustment No. PA-2400534 to adjust the property line between 2 parcels. Parcel 1 to contain 18.0 acres and Parcel 2 to contain 2.0 acres. Both parcels are under Williamson Act contract. Because lots must meet the minimum size of 10 acres following a Lot Line Adjustment, this Williamson Act Contract Cancellation has been filed to remove the 2 acres that will constitute Parcel 2 from Williamson Act Contract No. WA-71-C1-0295. Both parcels are accessed from E. Comstock Road. Both parcels will utilize onsite wells, septic systems, and natural drainage of storm water.</p> <p>A Notice of Nonrenewal has been recorded for the 2 acres proposed for cancellation.</p>
County Property Location	On the south side of E. Comstock Road, 1,000 feet west of N. Cox Road, Linden.
County Property History	PA-2400534(LA); PA-2500174(WN)
PROPOSAL	
Type of Application	Williamson Act/Farmland Security Zone Contract Cancellation
Total Number of Acres	20
Total Number of Parcels	2

Description of the proposed project	We have an LLA PA- 2400534 in progress to reduce the existing parcel B(3 acres) to 2 acres, granting parcel A, 1 additional acre for a total of 18 acres. We are also requesting to cancel the Williamson act for the 2 acre parcel. The 18 acre parcel would remain under Williamson act contract
Describe the proposed alternative use of the property	The 2 acre parcel will be a future home site for a single family residence. The parcel will remain to be farmed and the only reduction in ag use would be to remove the trees to build the home.
Is the proposed use consistent with the General Plan Designation	Yes
If No then please provide explanation	BLANK
Notice of Non-Renewal filed	Yes
Date Filed	06/19/2025
Prime Farm Land	Yes
Ordinance Number	BLANK
Complete Ordinance Number with Year	BLANK
Notice Covers the Entire Contract	No
Portion Only	Yes
MOUNTAIN HOUSE	
Is this considered a Mountain House application	No
P&V DESC - EXISTING LAND USES.	
On-Site Uses	Ag, walnut orchard
Uses to the North	AG, with home site
Uses to the East	Ag
Uses to the South	AG
Uses to the West	AG
WATER DRAINAGE AND FLOODING	
Describe any areas subject to flooding	NA
Describe the current depth of the ground water and depth to potable water	150'
Describe any existing drainage courses or eroded areas on or near the project site	NA
LAND LAND USE AND BIOTA	
Describe the site's topography	Flat land, slight slope to the south.
Describe agricultural land that will be lost as a result of the project	Roughly 8000 sf of ag land will be lost to the home site
Describe any wildlife habitat on-site and species that are or may be present	NA
Describe any vegetation on-site by type and extent	No
AIR QUALITY	
Describe air pollutants that may result from the project	NA

OTHER	
Describe any items of historical or archaeological interest on-site	NA
Describe any on-site or off-site sources of noise or vibration	NA
Describe any on-site or off-site sources of light of glare	NA
Describe any on-site or off-site source of odor	NA
Describe any displacement of people that will be caused by the project	NA

Custom Lists	
ADDITIONAL PARCELS	
0 Parcel Number	BLANK
PROJECT REFERRALS	
0 Comments	BLANK
Manual Referral Address	BLANK
Manual Referral Email	BLANK
Type of Referral	BLANK
1 Referral Name	CA Dept. Of Conservation - Division Of Land Resource Protection
2 Manual Referral Name	SJC AG COMMISSIONER
3 Referral Name	Assessor
4 Manual Referral Name	BOARD OF SUPERVISORS
5 Manual Referral Name	PUBLIC WORKS
Referral Name	San Joaquin Air, Inc.
6 Manual Referral Name	EHD
7 Referral Name	San Joaquin Council Of Governments
8 Referral Name	Farm Bureau Federation
9 Referral Name	Sierra Club
TYPE OF CROPS	
0 Crops	BLANK
Estimated Value of Crops	BLANK
1 Acres	20
Estimated Value of Crops or other ag use	\$80,000
Types of crops of other ag use	Walnut Orchard

FINDINGS

(In order to grant tentative approval to an application for contract cancellation, the Board of Supervisors must make the applicable findings below. For 10-year contracts, please select Finding No. 1 or Finding No. 2 and the related subfindings, whichever is applicable. For 20-year contracts, please respond to all Findings and related subfindings.)

1. The cancellation is consistent with the purposes of the Williamson Act because:
<p>a. The cancellation is for land on which a Notice of Nonrenewal has been served pursuant to Section 51245 of the Government Code.</p> <p>As the owners of the property we have served a Notice of Nonrenewal (per PA 2500174) in conjunction with Request for Cancellation (per PA 2500173) for Parcel 091-240-06- Parcel B. This parcel is currently under 10 acres and in not within compliance with the laws of the Williamson Act.</p>
<p>b. The cancellation is not likely to result in the removal of adjacent lands from agricultural use.</p> <p>This cancellation will not result in removal of adjacent lands from Agricultural use. A portion of parcel B will be used for a home site. The remaining area of parcel B will continue to be Agricultural use.</p>
<p>c. The cancellation is for an alternative use which is consistent with the applicable provisions of the County General Plan.</p> <p>A portion of parcel B will be used for a home site. The remaining area of parcel B will continue to be agricultural use. This is consistent with the general plan use of San Joaquin County.</p>
<p>d. The cancellation will not result in discontinuous patterns of urban development.</p> <p>The cancellation will not result in discontinuous patterns of urban development. It will remain mostly continued Ag use with a single fa</p>
<p>e. There is no proximate noncontracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land.</p> <p>This is confirmed to be correct.</p>
2. The cancellation is in the public interest because:
<p>a. Other public concerns substantially outweigh the objectives of the Williamson Act.</p>
<p>b. There is no proximate noncontracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land.</p>

3. No beneficial public purpose would be served by the continuation of the contract.
4. The uneconomic nature of the agricultural use is primarily attributable to circumstances beyond the control of the landowner and the local government.
5. The landowner has paid a cancellation fee equal to 25 percent of the cancellation. (Confirm understanding that this fee must be paid prior to the Board of Supervisors hearing for Tentative Cancellation.)

FILE NUMBER: PA-2500173

LEVINE ACT		
<p>Effective January 1, 2023, California Political Reform Act of 1974, Government Code § 84308, known as the Levine Act, prohibits any San Joaquin County Board of Supervisor member from participating in any agenda item involving a discretionary land use permit or other entitlements if the Board member has received any political contributions from the owner, applicant, or agent for the owner or applicant totaling more than \$250 in the 12 months before the decision (but not before January 1, 2023) and for the 12 months following the decision. The Act also prohibits an owner, applicant, or agent for the owner or applicant from making a contribution of more than \$250 to a member of the Board of Supervisors while the item is pending and for the 12 months following the date a final decision is rendered.</p>	<p>I have read and understand that this application is subject to these provisions:</p> <p style="text-align: center;">_____</p> <p style="text-align: center;">Initial</p> <p style="text-align: center;">_____</p> <p style="text-align: center;">Date</p>	
AUTHORIZATION SIGNATURES		
ONLY THE OWNER OF THE PROPERTY OR AN AUTHORIZED AGENT MAY FILE AN APPLICATION		
<p>I, the Owner/Applicant/Agent agrees to indemnify, defend (with counsel reasonably approved by County), and hold harmless the County and its officers, officials, employees, agents, boards and commissions (collectively "County") as follows:</p>		
<p>1. INDEMNITY:</p> <p style="margin-left: 20px;">A. From and against any and all claims, demands, actions, proceedings, lawsuits, losses, damages, judgments and/or liabilities arising out of, related to, or in connection with the application and applied for project or to attack, set aside, void, or annul, in whole or in part, an approval of the applied for project by the County, the adoption of environmental review documents related to the applied for project, and any related development approvals or project conditions for the applied for project (hereinafter "Claim");</p> <p style="margin-left: 20px;">B. For any and all costs and expenses incurred by the County on account of any Claim, except where such indemnification is prohibited by law, including but not limited to damages, costs, expenses, attorney's fees, or expert witness costs that may be asserted by any person or entity, private attorney general fees claimed by or awarded to any party against the County, and the County's costs incurred in preparing an administrative record which are not paid by the petitioner.</p> <p style="margin-left: 20px;">C. Except as to the County's sole negligence or willful misconduct.</p>		
<p>2. DEFENSE:</p> <p style="margin-left: 20px;">A. The County may participate or direct the defense of any Claim. The County's actions in defense of any claim shall not relieve me of any obligation to indemnify, defend, and hold harmless the County.</p> <p style="margin-left: 20px;">B. In the event of a disagreement between County and me regarding defense of any Claim, the County shall have the authority to control the litigation and make litigation decisions, including, but not limited to, the manner in which the defense is conducted.</p> <p style="margin-left: 20px;">C. If the County reasonably determines that having common counsel presents such counsel with a conflict of interest, or if I fail to promptly assume the defense of any Claim or to promptly employ counsel reasonably satisfactory to the County, then County may utilize the Office of the County Counsel or employ separate outside counsel to represent or defend the County, and I shall pay the reasonable attorneys' fees and costs of such counsel.</p>		
<p>I, further, certify under penalty of perjury that I am (check one):</p> <p><input checked="" type="checkbox"/> Legal property owner (owner includes partner, trustee, trustor, or corporate officer) of the property(s) involved in this application, or</p> <p><input type="checkbox"/> Legal agent (attach proof of the owner's consent to the application of the properties involved in this application) and have been authorized to file on their behalf, and that the foregoing application statements are true and correct.</p>		
<p>Print Name: <u>ROBERT J. COSTIGLIONE</u></p>	<p>Signature: <u><i>Robert J. Costiglione</i></u></p>	<p>Date: <u>7-24-25</u></p>
<p>Print Name: <u>Barbara Costiglione</u></p>	<p>Signature: <u><i>Barbara Costiglione</i></u></p>	<p>Date: <u>7/24/25</u></p>
<p>Print Name: _____</p>	<p>Signature: _____</p>	<p>Date: _____</p>
<p>Print Name: _____</p>	<p>Signature: _____</p>	<p>Date: _____</p>
<p>Print Name: _____</p>	<p>Signature: _____</p>	<p>Date: _____</p>

** See Attached CA Acknowledgment*

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed 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 July 24th, 2025 before me, Michael Rendon, Notary Public
(insert name and title of the officer)

personally appeared Robert J & Barbara Costigliolo,
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.

Signature *Michael Rendon* (Seal)



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Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Attachment F **Tentative Certificate of Cancellation**

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AFTER RECORDING, RETURN TO:

San Joaquin County Community
Development Dept. 1810 Hazelton Ave.,
Stockton, CA 95205

RECORDING INITIATED BY:

San Joaquin County Community Development
Department 1810 E. Hazelton Ave., Stockton,
CA 95205

TENTATIVE CERTIFICATE OF CANCELLATION

PA-2500173

Pursuant to the provisions of Section 51283.4(b) of the State Government Code, certification is hereby given that the following described property in the County of San Joaquin, State of California, has been granted tentative approval for the cancellation of 2.0 acres of Land Conservation Act Contract No. WA-71-C1-0295 recorded on the property.

CONTRACT NO.: WA-71-C1-0295

ENTERED INTO: April 13, 1972 BOOK: 3523 PAGE: 67

ASSESSOR PARCEL NUMBER: 091-240-06

NAME OF OWNER(S) OF FEE INTEREST IN PROPERTY:
Barbara and Robert Costigliolo Enterprises, LLC

PROPERTY DESCRIPTION: See Exhibit A

A Final Certificate of Cancellation will be executed when the following conditions have been satisfied:

Payment in full of the amount of the cancellation fee (\$26,500). Unless the fee is paid within the time period specified by the County Assessor, said fee shall be computed as of the date of the notice from the landowner that all other conditions and contingencies have been satisfied.

IN WITNESS WHEREOF, the parties hereto have executed the within Contract the day and year first above written.

State of California)
County of San Joaquin)

RACHÉL DeBORD
Clerk of the Board of
Supervisors of the County of
San Joaquin, State of California

By _____
Deputy Clerk

On this _____ day of _____, in the year _____, before me, _____,
personally appeared _____, personally known to me (or provided to me on the basis of
satisfactory evidence) to be the person who executed this instrument as _____ of the
San Joaquin County Board of Supervisors and acknowledged to me that San Joaquin County Board of Supervisors
executed it. IN WITNESS THEROF, I hereunto set my hand and Official Seal.

NOTARY PUBLIC



Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Attachment G **Assessor's Valuation**

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Office of the Assessor-Recorder-County Clerk

Steve J. Bestolarides, Assessor-Recorder-County Clerk

Karyn Johnson, Assistant Assessor-Recorder-County Clerk

September 12, 2025

Certified Mail # 7000 0520 0019 1679 1370
San Joaquin County Community Development Department
Attention: Alisa Goulart
1810 E. Hazelton Avenue
Stockton, CA 95205

Re: Williamson Act Contract Cancellation Value
Appraisal Unit: Northwest 2 acres of APN 091-240-060-000.
Property Owner: Barbara & Robert Costigliolo Enterprises

Pursuant to Section 51283(a) of the Government Code, we certify the "Current Market Value" of the subject property noted above, as of August 29, 2025 is:

Current Market Value: \$212,000

Applying the 12.5% cancellation rate indicates a cancellation fee of:

Cancellation Fee = \$26,500

If I can be of any further assistance, please feel free to contact me at 209-468-0851 or mchelli@sigov.org.

Respectfully,

Matthew Chelli
Appraiser IV
San Joaquin County Assessor's Office

44 N. San Joaquin Street, Suite 230 | Stockton, California 95202 | T 209 468 2630 | F 209 468 0422

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Community Development Department

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Attachment H

Lot Line Adjustment

No. PA-2400534

Conditions of Approval

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CONDITIONS OF APPROVAL

PA-2400534

BARBARA AND ROBERT COSTIGLIOLO ENTERPRISES, LLC / DL BUILDERS

Lot Line Adjustment No. PA-2400534 was approved by the Board of Supervisors on _____, which is the effective date of approval. This approval will expire on _____, which is ___ months from the effective date of approval, unless a Notice of Lot Line Adjustment has been recorded and a Record of Survey has been filed, if required by the Land Surveyors' Act.

Unless otherwise specified, all Ordinance Requirements shall be complied with prior to recordation of a Notice of Lot Line Adjustment.

1. COMMUNITY DEVELOPMENT DEPARTMENT (Staff Contact: (209) 468-3121)
 - a. **APPROVAL:** This approval is for a Lot Line Adjustment between 2 parcels as shown on the Site Plan dated January 31, 2025.
 - b. **NOTICE OF LOT LINE ADJUSTMENT:** A "Notice of Lot Line Adjustment" shall be recorded prior to conveyance of property through deeds by the owner. Legal descriptions of the resultant properties shall be submitted to the Surveyor's Division for review and forwarding to the Community Development Department. The legal descriptions shall be prepared, stamped and signed by a Registered Civil Engineer, qualified to practice Land Surveying per Section 8731 of the Land Surveyors' Act, or a Licensed Land Surveyor. (Development Title Section 9-872.4)
 - c. **LOT SIZE:** Parcel 2 shall be two acres in size and align with the area identified in Notice of Nonrenewal No. PA-2500174 and Cancellation No. PA-2500173.
 - d. **PLANNING APPLICATION No. PA-2500173:** The Final Approval for Williamson Act Contract Cancellation No. PA-2500173 shall be recorded prior to the recordation of the "Notice of Lot Line Adjustment" for Lot Line Adjustment No. PA-2400534.
2. DEPARTMENT OF PUBLIC WORKS (Contact: [209] 468-3000, see memo dated May 15, 2025.)
3. ENVIRONMENTAL HEALTH DEPARTMENT (Contact: [209] 468-3420, see memo dated September 3, 2025.)

NOTES AND INFORMATION ONLY:

See SJ Council of Governments memo dated September 2, 2025.

See Pacific Gas and Electric Company letters dated August 29, 2025 and September 17, 2025.

APN: 091-240-06 is under Williamson Act Contract No. WA-71-C1-0295. The proposed project is only consistent with Government Code Section 51257 if a Final Certificate of Cancellation is approved and recorded for Williamson Act Contract Cancellation No. PA-2500173.