



**Planning Commission Staff Report**  
**Item # , August 4, 2022**  
**Zone Reclassification and Major Subdivision**  
**No. PA-2100031, -32, -61, & -62**  
**Prepared by: Giuseppe Sanfilippo**

**PROJECT SUMMARY**

**Applicant Information**

**Property Owner:** Pock Lane Partners, LLC/ Yolanda Sanchez  
**Project Applicant:** Pock Lane Partners, LLC

**Project Site Information**

**Project Address:** 2706 Pock Lane and 3009 Pock Lane  
**Project Location:** The project site for PA-2100061 & 62 is located on the east side of South Pock Lane, 2,076 feet south of East Eighth Street.

The project site for PA-2100031 & 32 is located on the west side of South Pock Lane, 3,200 feet south of East Eighth Street.

The project site for PA-2100031 & 32 is approximately 975 feet southwest of the project site for PA-2100061 & 62, Stockton.

<b>Parcel Numbers (APN):</b>	179-120-11, -13, & 14	<b>Water Supply:</b>	Public (Cal Water)
<b>General Plan Designation:</b>	R/L	<b>Sewage Disposal:</b>	Public (Stockton)
<b>Zoning Designation:</b>	AU-20	<b>Storm Drainage:</b>	Public
<b>Project Size:</b>	42.34-ac	<b>100-Year Flood:</b>	No (X)
<b>Parcel Size:</b>	42.34-ac	<b>Williamson Act:</b>	No
<b>Community:</b>	Stockton	<b>Supervisorial District:</b>	1

**Environmental Review Information**

**CEQA Determination:** Mitigated Negative Declaration

**Project Description**

This project includes four applications on two nearby properties within the same vicinity.

Zone Reclassification No. PA-2100031 and Major Subdivision No. PA-2100032 proposes to change the zoning designation of one parcel (APN: 179-120-11) from AU-20 (Agriculture Urban Reserve, 20-acre minimum) to R-L (Low Density Residential), and to subdivide the property into 108 lots for single family residences.

Zone Reclassification No. PA-2100061 and Major Subdivision No. PA-2100062 proposes to change the zoning designation of two parcels (APNs: 179-120-13 & 14) from AU-20 (Agriculture Urban Reserve, 20-acre minimum) to R-L (Low Density Residential), and to subdivide the property into 96 lots for single family residences.

These Major Subdivision applications are being processed concurrently because of the project's close proximity to each other, and common applicant. The project proposes public water from the California Water Company, public wastewater treatment from the City of Stockton, and public terminal storm drainage served by a new Community Facilities District (CFD).

## **Recommendation**

1. Forward to the Board of Supervisors the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan (Attachment C) with the recommended Conditions of Approval,
2. Forward Zone Reclassification No. PA-2100031 with the Bases for Zone Reclassification (Attachment D) and Major Subdivision application No. PA-2100032 (Attachment D), and the recommended Conditions of Approval contained in the Staff Report (Attachment E) to the Board of Supervisors with a recommendation of approval.
3. Forward Zone Reclassification No. PA-2100061 with the Bases for Zone Reclassification (Attachment D) and Major Subdivision application No. PA-2100062 (Attachment D), and the recommended Conditions of Approval contained in the Staff Report (Attachment E) to the Board of Supervisors with a recommendation of approval.

## NOTIFICATION & RESPONSES

(See Attachment B, Response Letters)

### Public Hearing Notices

Legal ad for the public hearing published in the Stockton Record: August 1, 2022.

Number of Public Hearing notices: 84

Date of Public Hearing notice mailing: July 22, 2022.

### Referrals and Responses

- PA-2100031, 32 Agency Referral Date: March 16, 2021
- PA-2100061, 62 Agency Referral Date: May 13, 2021
- PA-2100031, 32 Agency Re-Referral Date: April 6, 2021
- PA-2100031, 32, 61, 62 Neighborhood Referral with Environmental Determination Date: May 17, 2022

Agency Referrals	PA-2100031, 32 – Agency Referral Response	PA-2100031, 32 – Agency Re-Referral Response	PA-2100061, 62 – Agency Referral Response	PA-2100031, 32, 61, 62 – Neighborhood Referral Response
<b>County Departments</b>				
SJC Supervisor District 1				
Assessor				
Community Development				
Building Division				
Fire Prevention Bureau				
Public Works		August 20, 2021	November 16, 2021	May 6, 2022 June 15, 2022
Environmental Health	April 6, 2021	April 13, 2021	May 24, 2021	June 7, 2022
General Services/Parks and Recreation				June 2, 2022
Sheriff Office				
Surveyor				
<b>State Agencies</b>				
A.B.C.				
Department of Transportation				
District 10				June 10, 2022
Division of Aeronautics				
C.H.P.				
C.R.W.Q.C.B.				
C.V.F.P.B.				
Fish & Wildlife, Division: 2				
O.E.S.				
<b>Federal Agencies</b>				
F.A.A.				
Army Corps of Engineers				

Agency Referrals	PA-2100031, 32 – Agency Referral Response	PA-2100031, 32 – Agency Re- Referral Response	PA-2100061, 62 – Agency Referral Response	PA-2100031, 32, 61, 62 – Neighborhood Referral Response
<b>Local Agencies</b>				
A.L.U.C.				
Stockton Unified School District				
Montezuma Fire District				
Cal Water				
Mosquito & Vector Control				
S.J.C.O.G.	March 17, 2021		May 14, 2021	May 26, 2022
San Joaquin Farm Bureau		April 16, 2021		
San Joaquin Air Pollution Control District		April 13, 2021	June 14, 2021	
Airport Land Use Commission	April 6, 2021		May 13, 2021	
LAFCO		April 16, 2021		
Stockton Airport				
<b>Miscellaneous</b>				
A.T.&T.				
B.I.A.				
U.S. Post Office				
North Valley Yokuts Tribe				
Haley Flying Service				
Buena Vista Rancheria			May 21, 2021	
P.G.&E.				
Precissi Flying Service				
Sierra Club				
United Auburn Indian Community	April 6, 2021		May 13, 2021	

# ANALYSIS

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## Background

On February 18, 2021, Zone Reclassification and Major Subdivision PA-2100031 and -32 was submitted by the applicant to the Community Development Department for review. The project proposes changing the zoning designation of the project site from AU-20 (Agriculture Urban Reserve, 20-acre minimum) to R-L (Low Density Residential), and to subdivide the parcel into 108 residential lots.

On April 6, 2021, Zone Reclassification and Major Subdivision PA-2100061 and -62 was submitted, which also proposes changing the zoning designation of the project site from AU-20 (Agriculture Urban Reserve, 20-acre minimum) to R-L (Low Density Residential). This project proposes to create 96 residential lots.

The two project sites are and are located in close proximity, and the projects share a common applicant. As a result, the Community Development Department processed the applications concurrently, combining in the environmental review, noticing, and public hearings.

## Bases for Zone Reclassification

Development Title Section 9-812.4 states that, prior to approving an application for a Zone Reclassification, the Planning Commission and Board of Supervisors shall determine that all of the following are true:

a) The proposed zone is consistent with the General Plan, any applicable Master Plans, and any applicable Specific Plan:

- **The project parcels have a General Plan designation of R/L (Low Density Residential). The R-L (Low Density Residential) zone is an implementing zone of the R/L General Plan designation, and therefore is consistent with the General Plan. There are no applicable Master Plans or Specific Plans in the vicinity.**

**Additionally, the project parcels are within an Urban Community, as designated in the 2035 General Plan. General Plan Policy Document: Communities Goal C-2.1: Planning for Urban Communities (pp. 3.1-76), states that “The County shall plan Urban Communities to accommodate most of the unincorporated County’s projected growth; provide a variety of land uses; receive urban services, including community wastewater treatment, water, and storm drainage.” The project proposes public services for public water, public sewer, and public storm drainage.**

**Further, General Plan Policy Document: Land Use Goal LU-4.1: New Residential Development (pp. 3.1-35), states that “The County shall direct most new unincorporated residential development to areas within Urban and Rural Communities and City Fringe Areas.” The project site is located within the established boundaries of the urban community of Stockton.**

b) The proposed zone district is reasonable and beneficial at the time.

- **The proposed Zone Reclassification is reasonable and beneficial at this time as the zoning change to R-L for both project sites would make the zoning consistent with their underlying General Plan designation of R/L (Low Density Residential). Additionally, the project sites have been planned for residential development in San Joaquin County General Plans for over thirty years, and with the availability of public services it is reasonable and beneficial at this time.**

## LAFCO

On April 16, 2021, the Community Development Department received a response from the San Joaquin Local Agency Formation Commission (LAFCo) stating that:

“A proposal to receive services from the City of Stockton conflicts with the adopted policies of the Commission. LAFCo promotes annexation over extension of service. LAFCo has also adopted specific language to prevent the circumvention of the LAFCo process by providing services by contract instead of through the annexation of territory. Furthermore, it is adopted policy of the Commission to discourage the extension of services without annexation.”

Development Title Section 9-1105.3(a) requires a subdivision in an urban community to be served by public wastewater disposal. The project proposes and has provided a will-serve letter from the City of Stockton for sanitary sewer service. Approved plans for connection to services must be provided prior to recordation of the Final Map to ensure the necessary public services are in-place prior to development. This meets County requirements for wastewater disposal. Additionally, public water will be provided by the California Water Company and public storm drainage will be provided through establishment of a Community Financing District.

### **Agricultural Mitigation**

Pursuant to Development Title Section 9-1080.3(a)(2), a Zone Reclassification that changes the permitted uses of a parcel from an agricultural to a nonagricultural use shall require agricultural mitigation. Development Title Section 9-1080.3(c) requires that agricultural mitigation shall be satisfied by granting a farmland conservation easement or other farmland conservation mechanism set forth in San Joaquin County Development Title Section 9-1080.3(d) to or for the benefit of a Qualifying Entity. Pursuant to Development Title Section 9-1080.3(f), final approval of any project subject to agricultural mitigation is contingent upon the execution of the legal instrument to provide agricultural mitigation land and payment of the administrative fee, or approval and payment of an in-lieu fee. Final approval for a subdivision will require submission of the required legal instrument prior to recordation of the Final Map.

### **Lot Line Adjustment**

On July 25, 2022, the Community Development Department approved Lot Line Adjustment No. PA-2200109 to create a parcel around the existing single-family residence for the property located on the east side of Pock Lane (APN: 179-120-13). The Final Map for PA-2100062 cannot be recorded until this Lot Line Adjustment is completed. This requirement has been included as Condition 1.f. for PA-2100062 in the recommended Conditions of Approval contained in the Staff Report.

### **Revised Tentative Map**

The applicants submitted a revised Tentative Map on July 21, 2022. The changes to the map reflect utility requirements of the City of Stockton. No changes to the proposed number of lots, average lot size, and road layout were proposed on this revised Tentative Map.

## **RECOMMENDATION**

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It is recommended that the Planning Commission:

1. Forward to the Board of Supervisors the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan (Attachment C) with the recommended Conditions of Approval,
2. Forward Zone Reclassification No. PA-2100031 with the Bases for Zone Reclassification (Attachment D) and Major Subdivision application No. PA-2100032 (Attachment D), and the recommended Conditions of Approval contained in the Staff Report (Attachment E) to the Board of Supervisors with a recommendation of approval.
3. Forward Zone Reclassification No. PA-2100061 with the Bases for Zone Reclassification (Attachment D) and Major Subdivision application No. PA-2100062 (Attachment D), and the recommended Conditions of Approval contained in the Staff Report (Attachment E) to the Board of Supervisors with a recommendation of approval.

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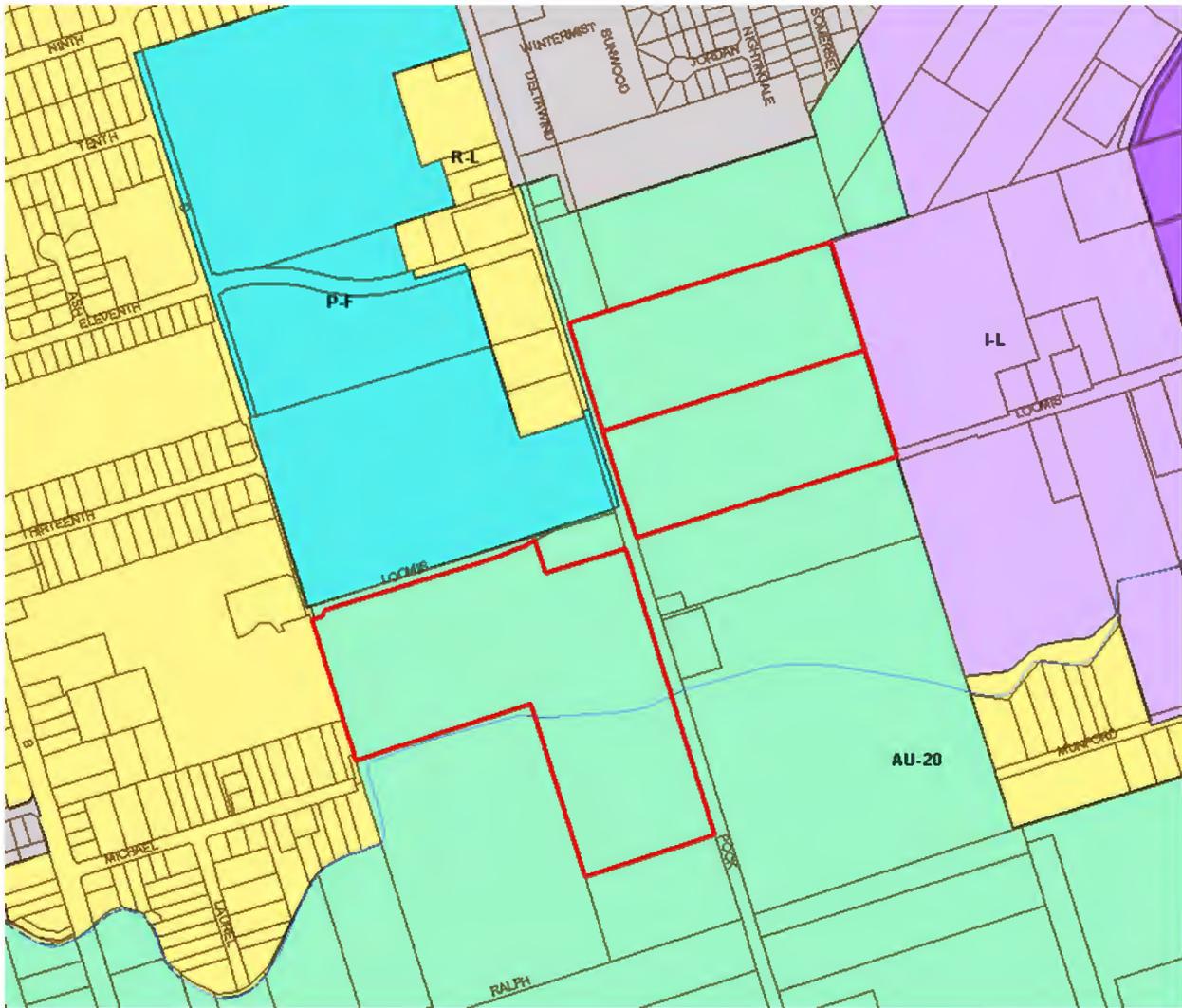
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## Community Development Department

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# Attachment A Zoning Map and Tentative Map

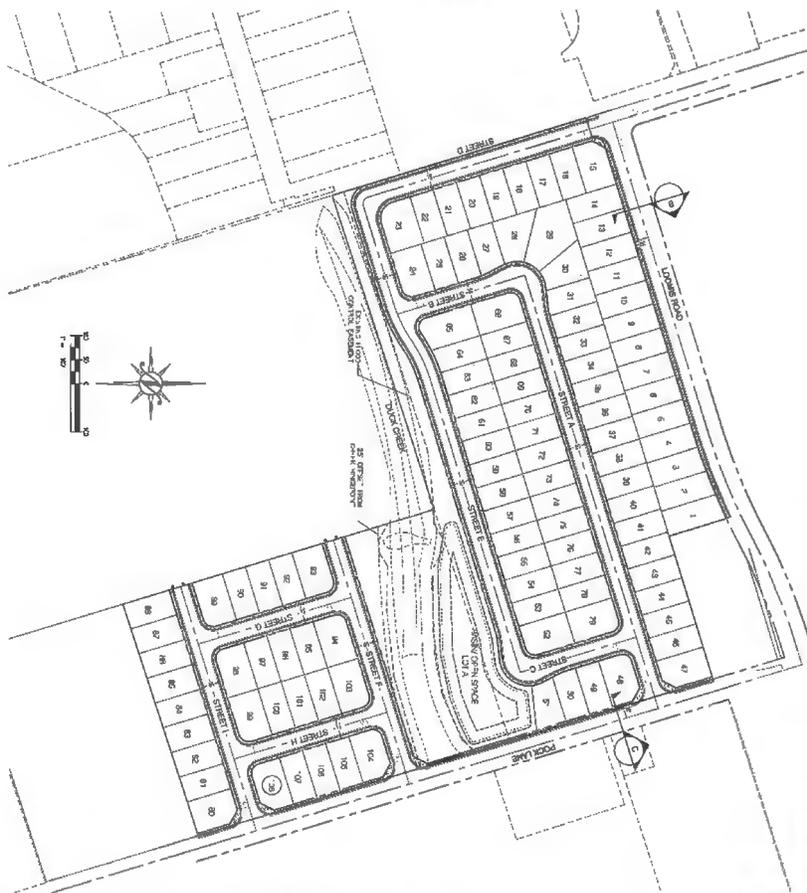
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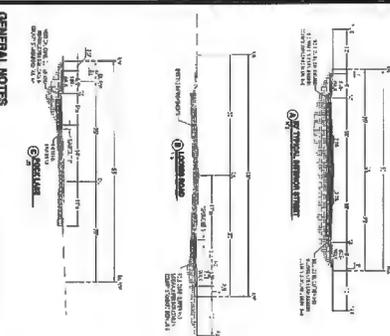
**EXISTING ZONE: AU-20**  
**PROPOSED ZONE: R-L**

**3009 POCK LANE SUBDIVISION**  
**VESTING TENTATIVE SUBDIVISION MAP**  
**SAN JOAQUIN COUNTY, CALIFORNIA**

REVISSED TENTATIVE MAP  
 Application # **PA 21000324**  
 Received By **G.S.** On **7-12-24**



- GENERAL NOTES**
1. THE SUBDIVISION IS SHOWN WITHIN THE BOUNDARIES OF THE EXISTING ZONING MAP OF THE COUNTY OF SAN JOAQUIN, CALIFORNIA.
  2. THE SUBDIVISION IS SHOWN WITHIN THE BOUNDARIES OF THE EXISTING ZONING MAP OF THE COUNTY OF SAN JOAQUIN, CALIFORNIA.
  3. THE SUBDIVISION IS SHOWN WITHIN THE BOUNDARIES OF THE EXISTING ZONING MAP OF THE COUNTY OF SAN JOAQUIN, CALIFORNIA.
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  8. THE SUBDIVISION IS SHOWN WITHIN THE BOUNDARIES OF THE EXISTING ZONING MAP OF THE COUNTY OF SAN JOAQUIN, CALIFORNIA.
  9. THE SUBDIVISION IS SHOWN WITHIN THE BOUNDARIES OF THE EXISTING ZONING MAP OF THE COUNTY OF SAN JOAQUIN, CALIFORNIA.
  10. THE SUBDIVISION IS SHOWN WITHIN THE BOUNDARIES OF THE EXISTING ZONING MAP OF THE COUNTY OF SAN JOAQUIN, CALIFORNIA.



SHEET INDEX	
1	COVER AND CROSS SECTIONS SHEET

PROJECT INFORMATION	
PROJECT NAME	3009 POCK LANE SUBDIVISION
PROJECT NUMBER	PA 21000324
PROJECT LOCATION	SAN JOAQUIN COUNTY, CALIFORNIA
PROJECT OWNER	Engineering Group, Inc.
PROJECT ENGINEER	Engineering Group, Inc.
PROJECT DATE	7-12-24

LEGAL DESCRIPTION	
SECTION	1/4
TOWNSHIP	12N
RANGE	12E
COUNTY	SAN JOAQUIN

**North Star**  
Engineering Group, Inc.  
2708 S. GARDNER ST. SUITE 100  
SACRAMENTO, CA 95825  
(916) 441-1111

**COVER AND CROSS SECTIONS SHEET**

VESTING TENTATIVE SUBDIVISION MAP  
**3009 POCK LANE SUBDIVISION**  
 SAN JOAQUIN COUNTY, CALIFORNIA

NO.	DATE	APPROVED

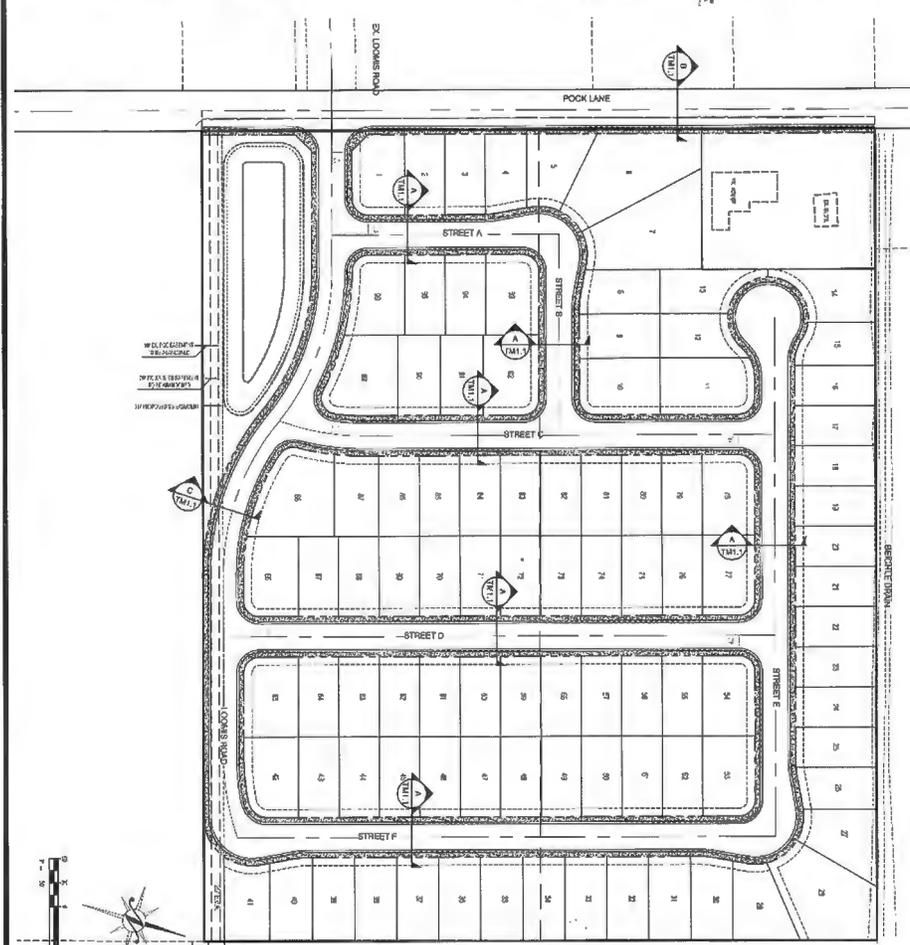
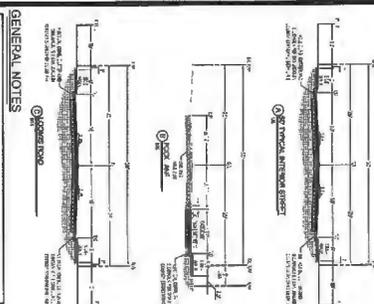
# 2706 POCK LANE SUBDIVISION

## VESTING TENTATIVE SUBDIVISION MAP

### SAN JOAQUIN COUNTY, CALIFORNIA

Application # **PA2100062**  
 Received By          On 7-22-2021

- GENERAL NOTES**
- ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.
  - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES BEFORE CONSTRUCTION.
  - CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SPECIFIED.
  - CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION CONTROL MEASURES UNLESS OTHERWISE SPECIFIED.
  - CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE PATTERNS UNLESS OTHERWISE SPECIFIED.
  - CONTRACTOR SHALL MAINTAIN ALL EXISTING ACCESSWAYS UNLESS OTHERWISE SPECIFIED.
  - CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION CONTROL MEASURES UNLESS OTHERWISE SPECIFIED.
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  - CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE PATTERNS UNLESS OTHERWISE SPECIFIED.
  - CONTRACTOR SHALL MAINTAIN ALL EXISTING ACCESSWAYS UNLESS OTHERWISE SPECIFIED.



SHEET INDEX	
1	COVER AND CROSS SECTIONS SHEET
2	PLAN VIEW

PROJECT INFORMATION	
PROJECT NAME	2706 POCK LANE SUBDIVISION
PROJECT LOCATION	SAN JOAQUIN COUNTY, CALIFORNIA
PROJECT NUMBER	PA2100062
PROJECT DATE	7-22-2021
PROJECT OWNER	
PROJECT ENGINEER	
PROJECT ARCHITECT	
PROJECT SURVEYOR	
PROJECT GEOLOGIST	
PROJECT CIVIL ENGINEER	
PROJECT ELECTRICAL ENGINEER	
PROJECT MECHANICAL ENGINEER	
PROJECT PLUMBING ENGINEER	
PROJECT LANDSCAPE ARCHITECT	
PROJECT HISTORIC ARCHITECTURE CONSULTANT	
PROJECT ENVIRONMENTAL SCIENTIST	
PROJECT GEOTECHNICAL ENGINEER	
PROJECT TRANSPORTATION ENGINEER	
PROJECT WATER RESOURCES ENGINEER	
PROJECT AIR QUALITY ENGINEER	
PROJECT SOILS ENGINEER	
PROJECT SEISMOLOGICAL ENGINEER	
PROJECT SPECIALIST	
PROJECT CONSULTANT	
PROJECT REVIEWER	
PROJECT APPROVER	

LEGAL DESCRIPTION	
LEGAL DESCRIPTION	
LEGAL REFERENCE	
LEGAL INTEREST	
LEGAL RIGHTS	
LEGAL RESERVATIONS	
LEGAL EASEMENTS	
LEGAL ENCUMBRANCES	
LEGAL LIENS	
LEGAL TAXES	
LEGAL FEES	
LEGAL COSTS	
LEGAL PROFITS	
LEGAL LOSSES	
LEGAL DAMAGES	
LEGAL PENALTIES	
LEGAL INTERESTS	
LEGAL RIGHTS	
LEGAL RESERVATIONS	
LEGAL EASEMENTS	
LEGAL ENCUMBRANCES	
LEGAL LIENS	
LEGAL TAXES	
LEGAL FEES	
LEGAL COSTS	
LEGAL PROFITS	
LEGAL LOSSES	
LEGAL DAMAGES	
LEGAL PENALTIES	

**North Star**  
Engineering Group, Inc.  
TOTAL CONSTRUCTION CONSULTING & MANAGEMENT  
400 10th Street, Suite 200  
San Joaquin, CA 95376  
916.426.8888

**COVER AND CROSS SECTIONS SHEET**

VESTING TENTATIVE SUBDIVISION MAP  
2706 POCK LANE SUBDIVISION  
SAN JOAQUIN COUNTY, CALIFORNIA

NO.	DESCRIPTION	DATE	APPROVED

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## Community Development Department

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## **Attachment B** **Response Letters**

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**Department of Public Works**

Fritz Buchman, Interim Director of Public Works

David Tolliver, Deputy Director/Operations

Najee Zarif, Deputy Director/Engineering

Kristi Rhea, Business Administrator

June 15, 2022

**MEMORANDUM**

**TO:** Community Development Department  
CONTACT PERSON: Giuseppe Sanfilippo

**FROM:** Alex Chetley, Engineering Services Manager *AC*  
Development Services Division

**SUBJECT:** PA-2100031 (ZR) & -032 (SU); A Zone Reclassification and Vested Major Subdivision application. A Zone Reclassification application to rezone a 23-acre parcel from Agricultural Urban Reserve – 20-acre minimum (AU-20) to Low Density Residential (R-L). The General Plan designation is Low Density Residential (R/L). A Vested Major Subdivision application to subdivide a 23-acre parcel into (108) residential lots; located on the west side of South Pock Lane, 1,503 feet north of East Carpenter Road, Stockton. (Supervisory District 1)

**OWNER:** Pock Lane Partners, LLC. **APPLICANT:** Same

**ADDRESS:** 3009 S. Pock Lane, Stockton **APN:** 179-120-11

**INFORMATION:**

The site is currently located within a Federal Emergency Management Agency Designated Flood Hazard Area designated as Zone X and AE. The 100-Year Flood Elevation will be approximately 24.9 feet NAVD 1988.

The site is within the Phase 2 area of the National Pollutant Discharge Elimination System (NPDES).

Pock Lane has an existing and planned right-of-way width of 50 feet.

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

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

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

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

1810 East Hazelton Avenue | Stockton, California 95205 | T 209 468 3000 | F 209 468 2999

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PA-2100031 (ZR) & -032 (SU)

REQUIREMENTS:

The applicant shall complete the following requirements before the Department of Public Works can support or deem complete the application for this project:

- 1) ~~A traffic study shall be required to determine the impacts and mitigation of the proposed project. The developer shall deposit funds with the County for all costs, as estimated by the Department of Public Works Transportation Engineering Division, prior to Department of Public Works preparing or contracting for the required study. (Development Title Section 9-1150.4)~~

Upon satisfaction of the above requirements, the following Conditions of Approval shall apply. Additional and/or revised Conditions of Approval may be necessary based upon the completed application.

RECOMMENDATIONS:

- 1) All improvements shall be in conformance with the current Improvement Standards and Specifications of the County of San Joaquin. All improvement plans and specifications shall include grading for each individual lot. The improvement plans and specifications are subject to plan check, field inspection fees and must be approved by the County of San Joaquin Department of Public Works prior to approval of the Final Map. (Development Title Section 9-240, Section 9-910, Section 9-1100 and R-92-814)
- 2) If improvements referred to herein are not completed prior to approval of the Final Map, the subdivider shall execute an agreement with the County of San Joaquin ensuring the completion of improvements within one (1) year after approval of the Final Map. (Development Title Section 9-1100.3[j])
- 3) If improvements are partially or fully completed prior to approval of the Final Map, the subdivider shall execute an agreement with the County of San Joaquin to warranty the public improvements offered for acceptance by the County for one (1) year after acceptance by the Board of Supervisors.
- 4) A Preliminary Soils Report is required in accordance with the County Standards for the purpose of determining the R-Value for the design of the roads. (Development Title Section 9-910.2)
- 5) A grading plan shall be submitted as a part of the improvement plans and approved prior to approval of the Final Map. The grading plan shall contain the information listed in the California Building Code (CBC) Appendix J Section J104.2, complete drainage details and elevations of adjacent parcels. Retaining wall details shall be submitted where applicable. (Grading that disturbs more than one acre will require a National Pollutant Discharge Elimination System permit.)
- 6) Water meters shall be installed on all water services. (B-91-650)

PA-2100031 (ZR) & -032 (SU)

- 7) All traffic signs and markings shall conform to the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD), and/or San Joaquin County Standards and shall be shown on the improvement plans. (Development Title Section 9-1150.2)
- 8) All utilities shall be underground except power transmission facilities of a 35 KV or greater. Public utility easements shall be provided along the road frontage of the subdivision and as required by the public utility companies. (Development Title Section 9-1155.2)
- 9) Streets 'A', 'B', 'C', 'D', 'E', 'F', 'G', 'H' and 'I' shall be dedicated on the Final Map and improved to County Standards for a 50-foot right-of-way urban residential road. (Development Title Sections 9-857.4, 9-1150.2[d][3] and 9-1150.5[b])
- 10) The roadway improvements for Pock Lane shall be constructed in conformance with the standards for one-half of a 50-foot wide right-of-way urban residential road.
- 11) The roadway improvements for Loomis Road shall be constructed in conformance with the standards for one-half of a 50-foot wide right-of-way urban residential road.
- 12) Street lighting shall be provided for the proposed subdivision in accordance with San Joaquin County's Improvement Standards and the applicant shall complete any necessary requirements to connect power to the street lights (including application to Pacific Gas and Electric Company and installation of any necessary power facilities) (Development Title Section 9-1150.11)
- 13) The project shall be served by a public storm drain system with terminal drainage in accordance with the County requirements and to provide adequate drainage for the subdivision. 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 9-1135.2)
- 14) Applicant shall provide a will-serve letter from an existing district or agency for storm drainage, including storm drain treatment as applicable, and street lighting or form a new community services district, community facilities district or other non-County public utility agency to provide for operation and maintenance of the storm drain system and streetlights in perpetuity. Applicant is responsible for initial financing, design and construction of the infrastructure facilities, subject to County review and approval. Any new district or public utility agency shall be created prior to approval of the Final Map.
- 15) The project shall be served by a public water system conforming to the requirements of the San Joaquin County Public Health Services, Environmental Health Department and the Department of Public Works. The system shall provide adequate domestic and fire water supply in conformance to the requirements of the County Fire Warden and the local Fire District. (Development Title Section 9-1120.2)
- 16) The project shall be served by a public sewer collection and treatment system constructed in conformance with the requirements of the San Joaquin County Public Health Services Environmental Services Division and the Department of Public Works. (Development Title Section 9-1105.2)

PA-2100031 (ZR) & -032 (SU)

- 17) Access rights shall be dedicated and restricted for lots 47-51, 80 and 104-108 along the frontage of Pock Lane on the Final Map. (Development Title Section 9-1150.5)
- 18) This project is a NPDES Phase II regulated area and shall comply with the following conditions. Prior to approval of the final map, plans and calculations shall be submitted and approved by the Public Works Department – Water Resources Division (209-468-9360):
  - a. Treatment: A registered professional engineer shall design the site to treat the 85th percentile storm as defined in the County's 2021 Storm Water Quality Control Criteria Plan (SWQCCP)
  - b. Hydromodification: A registered professional engineer shall design the site to comply with the volume reduction requirement outlined in the County's 2021 SWQCCP.
- 19) Applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and comply with the State "General Permit for Storm Water Discharges Associated with Construction Activity". The Waste Discharge Identification Number (WDID), issued by SWRCB, shall be submitted to Public Works for file. Contact the SWRCB at (916) 341-5250 for further information.
- 20) Applicant shall submit the Storm Water Pollution Prevention Plan (SWPPP) to Public Works. A copy of the approved SWPPP and all required records, updates, test results and inspection reports shall be maintained on the construction site and be available for review upon request.
- 21) Prior to approval of the Final Map, the owner shall enter into an agreement with San Joaquin County for post-construction maintenance of stormwater quality facilities.
- 22) The applicant shall develop a drainage study to ensure the project does not adversely impact the 100-year floodplain in Duck Creek. The study shall be approved by Public Works prior to approval of the final map.
- 23) Encroachments into the FEMA Floodway shall demonstrate no net rise to the 100-year base flood elevation.
- 24) The proposed drainage pipes under Duck Creek shall be designed with no impacts to the cross section of Duck Creek.
- 25) Applicant shall obtain an Encroachment Permit from the Central Valley Flood Protection Board for any work in Duck Creek.
- 26) All new construction and the substantial improvement of any structure, including conversion of existing structures, in the area of special flood hazard shall be elevated or floodproofed in accordance with San Joaquin County Ordinance Code Section 9-1605.12 (a) b, (b) and (c).
- 27) Wastewater is prohibited from entering into the storm drainage system.
- 28) The roadway improvements for Pock Lane shall include a right turn lane at the Mariposa Road intersection.

AC:CH



Department of Public Works

Fritz Buchman, Interim Director of Public Works

David Tolliver, Deputy Director/Operations

Najee Zarif, Deputy Director/Engineering

Kristi Rhea, Business Administrator

June 15, 2022

MEMORANDUM

TO: Community Development Department  
CONTACT PERSON: Giuseppe Sanfilippo

FROM: Alex Chetley, Engineering Services Manager  
Development Services Division

AC

SUBJECT: PA-2100061 (ZR) & -062 (SU); A Zone Reclassification and Vested Major Subdivision application. The Zone Reclassification proposes to rezone two (2) parcels totaling 19.3-acres from Agricultural Urban Reserve – 20-acre minimum (AU-20) to Low Density Residential (R-L). The General Plan designation is Low Density Residential (R/L). The underlying project is a Major Subdivision to subdivide the two (2) parcels totaling 19.3-acres into ninety-six (96) residential lots; located on the east side of South Pock Lane, 2,076 feet south of East Eighth Street, Stockton. (Supervisorial District 1)

OWNER: Yolanda Sanchez

APPLICANT: Pock Lane Partners, LLC.

ADDRESS: 2706 South Pock Lane, Stockton

APN: 179-120-13 & -14

INFORMATION:

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

The site is within the Phase 2 area of the National Pollutant Discharge Elimination System (NPDES).

Pock Lane has an existing and planned right-of-way width of 50 feet.

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

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

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

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

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PA-2100061 (ZR) & -062 (SU)

REQUIREMENTS:

The applicant shall complete the following requirements before the Department of Public Works can support or deem complete the application for this project:

- 1) ~~A traffic study shall be required to determine the impacts and mitigation of the proposed project. The developer shall deposit funds with the County for all costs, as estimated by the Department of Public Works Transportation Engineering Division, prior to Department of Public Works preparing or contracting for the required study. (Development Title Section 9-1150.4)~~

Upon satisfaction of the above requirements, the following Conditions of Approval shall apply. Additional and/or revised Conditions of Approval may be necessary based upon the completed application.

RECOMMENDATIONS:

- 1) All improvements shall be in conformance with the current Improvement Standards and Specifications of the County of San Joaquin. All improvement plans and specifications shall include grading plan for each individual lot, if applicable. The improvement plans and specifications are subject to plan check, field inspection fees and must be approved by the County of San Joaquin Department of Public Works prior to approval of the Final Map. (Development Title Section 9-240, Section 9-910, Section 9-1100 and R-92-814)
- 2) If improvements referred to herein are not completed prior to approval of the Final Map, the subdivider shall execute an agreement with the County of San Joaquin ensuring the completion of improvements after approval of the Final Map. (Development Title Section 9-1100.3[[]])
- 3) A Preliminary Soils Report is required in accordance with the County Standards for the purpose of determining the R-Value for the design of the roads. (Development Title Section 9-910.2)
- 4) A grading plan shall be submitted as a part of the improvement plans and approved prior to approval of the Final Map. The grading plan shall contain the information listed in the California Building Code (CBC) Appendix J Section J104.2, complete drainage details and elevations of adjacent parcels. Retaining wall details shall be submitted where applicable.
- 5) Water meters shall be installed on all water services. (Board of Supervisors Order B-91-650)
- 6) All traffic signs and markings shall conform to the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD), and/or San Joaquin County Standards and shall be shown on the improvement plans. (Development Title Section 9-1150.2)
- 7) All utilities shall be underground except power transmission facilities of a 35 KV or greater. Public utility easements shall be provided along the road frontage of the subdivision and as required by the public utility companies. (Development Title Section 9-1155.2)

PA-2100061 (ZR) & -062 (SU)

- 8) Streets 'A', 'B', 'C', 'D', 'E', 'F' and Loomis Road shall be dedicated on the Final Map and improved to County Standards for a 50-foot right-of-way urban residential road. (Development Title Sections 9-857.4, 9-1150.2[d][3] and 9-1150.5[b])
- 9) The roadway improvements for Pock Lane shall be constructed in conformance with the standards for one-half of a 50-foot wide right-of-way urban residential road. The improvements shall be in conformance with the current Improvement Standards of the County of San Joaquin. Improvement plans, specifications and engineer's estimate prepared by a registered civil engineer shall be submitted for review and are subject to plan check, field inspection fees and must be approved by the County of San Joaquin Department of Public Works prior to issuance of the building permit. (Development Title Section 9-240, Section 9-910, Section 9-1100 and R-92-814)
- 10) Street lighting shall be provided for the proposed subdivision in accordance with San Joaquin County's current Improvement Standards and complete any necessary requirements to connect power to the street lights (including application to Pacific Gas and Electric Company and installation of any necessary power facilities) (Development Title Section 9-1150.11)
- 11) The project shall be served by a public storm drain system with terminal drainage in accordance with the County requirements and to provide adequate drainage for the subdivision. 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 9-1135.2)
- 12) Applicant shall provide a will-serve letter from an existing district or agency for storm drainage and street lighting or form a new community services district, community facilities district or other non-County public utility agency to provide for operation and maintenance of the storm drain system and streetlights in perpetuity. Applicant is responsible for initial financing, design and construction of the infrastructure facilities, subject to County review and approval. If creating a new non-County public utility agency, it shall be in place prior to approval of the final map.
- 13) The project shall be served by a public water system conforming to the requirements of the San Joaquin County Environmental Health Department and the Department of Public Works. The system shall provide adequate domestic and fire water supply in conformance to the requirements of the County Fire Warden and the local Fire District. (Development Title Section 9-1120.2)
- 14) The project shall be served by a public sewer collection and treatment system constructed in conformance with the requirements of the San Joaquin County Environmental Health Department and the Department of Public Works. (Development Title Section 9-1105.2)
- 15) 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 Final Map.
- 16) The subdivider shall agree to pay user fees for the utility services from the time improvements are accepted by the County until the lots are placed on the County tax rolls.
- 17) Access rights shall be dedicated and restricted for lots 1-6 along the frontage of Pock Lane on the Final Map. (Development Title Section 9-1150.5)

PA-2100061 (ZR) & -062 (SU)

- 18) This project is a NPDES Phase II regulated area and shall comply with the following conditions. Prior to approval of the final map, plans and calculations shall be submitted and approved by the Public Works Department – Water Resources Division (209-468-9360):
  - a. Treatment: A registered professional engineer shall design the site to treat the 85th percentile storm as defined in the County's 2021 Storm Water Quality Control Criteria Plan (SWQCCP).
- 19) Applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and comply with the State "General Permit for Storm Water Discharges Associated with Construction Activity". The Waste Discharge Identification Number (WDID), issued by SWRCB, shall be submitted to Public Works for file. Contact the SWRCB at (916) 341-5250 for further information.
- 20) Applicant shall submit the Storm Water Pollution Prevention Plan (SWPPP) to Public Works. A copy of the approved SWPPP and all required records, updates, test results and inspection reports shall be maintained on the construction site and be available for review upon request.
- 21) Prior to approval of the final map, the owner shall enter into an agreement with San Joaquin County for post-construction maintenance of stormwater quality facilities.
- 22) The roadway improvements for Pock Lane shall include a right turn lane at the Mariposa Road intersection.

AC:CH



Department of Public Works

Kris Balaji, Director of Public Works  
Fritz Buchman, Deputy Director/Development  
David Tolliver, Deputy Director/Operations  
Najee Zarif, Deputy Director/Engineering  
Kristi Rhea, Business Administrator

May 6, 2022

MEMORANDUM

TO: Community Development Department  
CONTACT PERSON: Giuseppe Sanfilippo

FROM: Alex Chetley, Engineering Services Manager  
Development Services Division

AC

SUBJECT: PA-2100031 (ZR) & -032 (SU); A Zone Reclassification and Vested Major Subdivision application. A Zone Reclassification application to rezone a 23-acre parcel from Agricultural Urban Reserve – 20-acre minimum (AU-20) to Low Density Residential (R-L). The General Plan designation is Low Density Residential (R/L). A Vested Major Subdivision application to subdivide a 23-acre parcel into (108) residential lots; located on the west side of South Pock Lane, 1,503 feet north of East Carpenter Road, Stockton. (Supervisory District 1)

OWNER: Pock Lane Partners, LLC. APPLICANT: Same

ADDRESS: 3009 S. Pock Lane, Stockton APN: 179-120-11

INFORMATION:

The site is currently located within a Federal Emergency Management Agency Designated Flood Hazard Area designated as Zone X and AE. The 100-Year Flood Elevation will be approximately 24.9 feet NAVD 1988.

The site is within the Phase 2 area of the National Pollutant Discharge Elimination System (NPDES).

Pock Lane has an existing and planned right-of-way width of 50 feet.

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

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

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

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

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PA-2100031 (ZR) & PA-2100032 (SU)

REQUIREMENTS:

The applicant shall complete the following requirements before the Department of Public Works can support or deem complete the application for this project:

- 1) ~~A traffic study shall be required to determine the impacts and mitigation of the proposed project. The developer shall deposit funds with the County for all costs, as estimated by the Department of Public Works Transportation Engineering Division, prior to Department of Public Works preparing or contracting for the required study. (Development Title Section 9-1150.4)~~
- 2) The applicant is required to acquire and dedicate to the County, additional right-of-way along Pock Lane at Mariposa Road to accommodate the required right turn lane. (Development Title Section 9-1100.9)

Upon satisfaction of the above requirements, the following Conditions of Approval shall apply. Additional and/or revised Conditions of Approval may be necessary based upon the completed application.

RECOMMENDATIONS:

- 1) All improvements shall be in conformance with the current Improvement Standards and Specifications of the County of San Joaquin. All improvement plans and specifications shall include grading for each individual lot. The improvement plans and specifications are subject to plan check, field inspection fees and must be approved by the County of San Joaquin Department of Public Works prior to approval of the Final Map. (Development Title Section 9-240, Section 9-910, Section 9-1100 and R-92-814)
- 2) If improvements referred to herein are not completed prior to approval of the Final Map, the subdivider shall execute an agreement with the County of San Joaquin ensuring the completion of improvements within one (1) year after approval of the Final Map. (Development Title Section 9-1100.3[j])
- 3) If improvements are partially or fully completed prior to approval of the Final Map, the subdivider shall execute an agreement with the County of San Joaquin to warranty the public improvements offered for acceptance by the County for one (1) year after acceptance by the Board of Supervisors.
- 4) A Preliminary Soils Report is required in accordance with the County Standards for the purpose of determining the R-Value for the design of the roads. (Development Title Section 9-910.2)
- 5) A grading plan shall be submitted as a part of the improvement plans and approved prior to approval of the Final Map. The grading plan shall contain the information listed in the California Building Code (CBC) Appendix J Section J104.2, complete drainage details and elevations of adjacent parcels. Retaining wall details shall be submitted where applicable. (Grading that disturbs more than one acre will require a National Pollutant Discharge Elimination System permit.)

PA-2100031 (ZR) & PA-2100032 (SU)

- 6) Water meters shall be installed on all water services. (B-91-650)
- 7) All traffic signs and markings shall conform to the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD), and/or San Joaquin County Standards and shall be shown on the improvement plans. (Development Title Section 9-1150.2)
- 8) All utilities shall be underground except power transmission facilities of a 35 KV or greater. Public utility easements shall be provided along the road frontage of the subdivision and as required by the public utility companies. (Development Title Section 9-1155.2)
- 9) Streets 'A', 'B', 'C', 'D', 'E', 'F', 'G', 'H' and 'I' shall be dedicated on the Final Map and improved to County Standards for a 50-foot right-of-way urban residential road. (Development Title Sections 9-857.4, 9-1150.2[d][3] and 9-1150.5[b])
- 10) The roadway improvements for Pock Lane shall be constructed in conformance with the standards for one-half of a 50-foot wide right-of-way urban residential road.
- 11) The roadway improvements for Loomis Road shall be constructed in conformance with the standards for one-half of a 50-foot wide right-of-way urban residential road.
- 12) Street lighting shall be provided for the proposed subdivision in accordance with San Joaquin County's Improvement Standards and the applicant shall complete any necessary requirements to connect power to the street lights (including application to Pacific Gas and Electric Company and installation of any necessary power facilities) (Development Title Section 9-1150.11)
- 13) The project shall be served by a public storm drain system with terminal drainage in accordance with the County requirements and to provide adequate drainage for the subdivision. 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 9-1135.2)
- 14) Applicant shall provide a will-serve letter from an existing district or agency for storm drainage, including storm drain treatment as applicable, and street lighting or form a new community services district, community facilities district or other non-County public utility agency to provide for operation and maintenance of the storm drain system and streetlights in perpetuity. Applicant is responsible for initial financing, design and construction of the infrastructure facilities, subject to County review and approval. Any new district or public utility agency shall be created prior to approval of the Final Map.
- 15) The project shall be served by a public water system conforming to the requirements of the San Joaquin County Public Health Services, Environmental Health Department and the Department of Public Works. The system shall provide adequate domestic and fire water supply in conformance to the requirements of the County Fire Warden and the local Fire District. (Development Title Section 9-1120.2)
- 16) The project shall be served by a public sewer collection and treatment system constructed in conformance with the requirements of the San Joaquin County Public Health Services Environmental Services Division and the Department of Public Works. (Development Title Section 9-1105.2)

PA-2100031 (ZR) & PA-2100032 (SU)

- 17) Access rights shall be dedicated and restricted for lots 47-51, 80 and 104-108 along the frontage of Pock Lane on the Final Map. (Development Title Section 9-1150.5)
- 18) This project is a NPDES Phase II regulated area and shall comply with the following conditions. Prior to approval of the final map, plans and calculations shall be submitted and approved by the Public Works Department – Water Resources Division (209-468-9360):
  - a. Treatment: A registered professional engineer shall design the site to treat the 85th percentile storm as defined in the County's 2021 Storm Water Quality Control Criteria Plan (SWQCCP)
  - b. Hydromodification: A registered professional engineer shall design the site to comply with the volume reduction requirement outlined in the County's 2021 SWQCCP.
- 19) Applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and comply with the State "General Permit for Storm Water Discharges Associated with Construction Activity". The Waste Discharge Identification Number (WDID), issued by SWRCB, shall be submitted to Public Works for file. Contact the SWRCB at (916) 341-5250 for further information.
- 20) Applicant shall submit the Storm Water Pollution Prevention Plan (SWPPP) to Public Works. A copy of the approved SWPPP and all required records, updates, test results and inspection reports shall be maintained on the construction site and be available for review upon request.
- 21) Prior to approval of the Final Map, the owner shall enter into an agreement with San Joaquin County for post-construction maintenance of stormwater quality facilities.
- 22) The applicant shall develop a drainage study to ensure the project does not adversely impact the 100-year floodplain in Duck Creek. The study shall be approved by Public Works prior to approval of the final map.
- 23) Encroachments into the FEMA Floodway shall demonstrate no net rise to the 100-year base flood elevation.
- 24) The proposed drainage pipes under Duck Creek shall be designed with no impacts to the cross section of Duck Creek.
- 25) Applicant shall obtain an Encroachment Permit from the Central Valley Flood Protection Board for any work in Duck Creek.
- 26) All new construction and the substantial improvement of any structure, including conversion of existing structures, in the area of special flood hazard shall be elevated or floodproofed in accordance with San Joaquin County Ordinance Code Section 9-1605.12 (a) b, (b) and (c).
- 27) Wastewater is prohibited from entering into the storm drainage system.
- 28) The roadway improvements for Pock Lane shall include a right turn lane at the Mariposa Road intersection.

PA-2100031 (ZR) & PA-2100032 (SU)

- 29) A right turn lane shall be added to the westbound Boeing Way approach at Pock Lane. Applicant shall coordinate improvements with the City of Stockton.

AC:CH



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COUNTY  
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**Department of Public Works**

**Kris Balaji, Director of Public Works**

**Fritz Buchman, Deputy Director/Development**

**David Tolliver, Deputy Director/Operations**

**Najee Zarif, Deputy Director/Engineering**

**Kristi Rhea, Business Administrator**

May 6, 2022

**MEMORANDUM**

**TO:** Community Development Department  
CONTACT PERSON: Giuseppe Sanfilippo

**FROM:** Alex Chetley, Engineering Services Manager  
Development Services Division

AC

**SUBJECT:** PA-2100061 (ZR) & -062 (SU); A Zone Reclassification and Vested Major Subdivision application. The Zone Reclassification proposes to rezone two (2) parcels totaling 19.3-acres from Agricultural Urban Reserve – 20-acre minimum (AU-20) to Low Density Residential (R-L). The General Plan designation is Low Density Residential (R/L). The underlying project is a Major Subdivision to subdivide the two (2) parcels totaling 19.3-acres into ninety-six (96) residential lots; located on the east side of South Pock Lane, 2,076 feet south of East Eighth Street, Stockton. (Supervisorial District 1)

**OWNER:** Yolanda Sanchez

**APPLICANT:** Pock Lane Partners, LLC.

**ADDRESS:** 2706 South Pock Lane, Stockton

**APN:** 179-120-13 & -14

**INFORMATION:**

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

The site is within the Phase 2 area of the National Pollutant Discharge Elimination System (NPDES).

Pock Lane has an existing and planned right-of-way width of 50 feet.

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

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

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

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

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PA-2100061 (ZR) & PA-2100062 (SU)

REQUIREMENTS:

The applicant shall complete the following requirements before the Department of Public Works can support or deem complete the application for this project:

- 1) ~~A traffic study shall be required to determine the impacts and mitigation of the proposed project. The developer shall deposit funds with the County for all costs, as estimated by the Department of Public Works Transportation Engineering Division, prior to Department of Public Works preparing or contracting for the required study. (Development Title Section 9-1150.4)~~
- 2) The applicant is required to acquire and dedicate to the County, additional right-of-way along Pock Lane at Mariposa Road to accommodate the required right turn lane. (Development Title Section 9-1100.9)

Upon satisfaction of the above requirements, the following Conditions of Approval shall apply. Additional and/or revised Conditions of Approval may be necessary based upon the completed application.

RECOMMENDATIONS:

- 1) All improvements shall be in conformance with the current Improvement Standards and Specifications of the County of San Joaquin. All improvement plans and specifications shall include grading plan for each individual lot, if applicable. The improvement plans and specifications are subject to plan check, field inspection fees and must be approved by the County of San Joaquin Department of Public Works prior to approval of the Final Map. (Development Title Section 9-240, Section 9-910, Section 9-1100 and R-92-814)
- 2) If improvements referred to herein are not completed prior to approval of the Final Map, the subdivider shall execute an agreement with the County of San Joaquin ensuring the completion of improvements after approval of the Final Map. (Development Title Section 9-1100.3[JJ])
- 3) A Preliminary Soils Report is required in accordance with the County Standards for the purpose of determining the R-Value for the design of the roads. (Development Title Section 9-910.2)
- 4) A grading plan shall be submitted as a part of the improvement plans and approved prior to approval of the Final Map. The grading plan shall contain the information listed in the California Building Code (CBC) Appendix J Section J104.2, complete drainage details and elevations of adjacent parcels. Retaining wall details shall be submitted where applicable.
- 5) Water meters shall be installed on all water services. (Board of Supervisors Order B-91-650)
- 6) All traffic signs and markings shall conform to the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD), and/or San Joaquin County Standards and shall be shown on the improvement plans. (Development Title Section 9-1150.2)

PA-2100061 (ZR) & PA-2100062 (SU)

- 7) All utilities shall be underground except power transmission facilities of a 35 KV or greater. Public utility easements shall be provided along the road frontage of the subdivision and as required by the public utility companies. (Development Title Section 9-1155.2)
- 8) Streets 'A', 'B', 'C', 'D', 'E', 'F' and Loomis Road shall be dedicated on the Final Map and improved to County Standards for a 50-foot right-of-way urban residential road. (Development Title Sections 9-857.4, 9-1150.2[d][3] and 9-1150.5[b])
- 9) The roadway improvements for Pock Lane shall be constructed in conformance with the standards for one-half of a 50-foot wide right-of-way urban residential road. The improvements shall be in conformance with the current Improvement Standards of the County of San Joaquin. Improvement plans, specifications and engineer's estimate prepared by a registered civil engineer shall be submitted for review and are subject to plan check, field inspection fees and must be approved by the County of San Joaquin Department of Public Works prior to issuance of the building permit. (Development Title Section 9-240, Section 9-910, Section 9-1100 and R-92-814)
- 10) Street lighting shall be provided for the proposed subdivision in accordance with San Joaquin County's current Improvement Standards and complete any necessary requirements to connect power to the street lights (including application to Pacific Gas and Electric Company and installation of any necessary power facilities) (Development Title Section 9-1150.11)
- 11) The project shall be served by a public storm drain system with terminal drainage in accordance with the County requirements and to provide adequate drainage for the subdivision. 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 9-1135.2)
- 12) Applicant shall provide a will-serve letter from an existing district or agency for storm drainage and street lighting or form a new community services district, community facilities district or other non-County public utility agency to provide for operation and maintenance of the storm drain system and streetlights in perpetuity. Applicant is responsible for initial financing, design and construction of the infrastructure facilities, subject to County review and approval. If creating a new non-County public utility agency, it shall be in place prior to approval of the final map.
- 13) The project shall be served by a public water system conforming to the requirements of the San Joaquin County Environmental Health Department and the Department of Public Works. The system shall provide adequate domestic and fire water supply in conformance to the requirements of the County Fire Warden and the local Fire District. (Development Title Section 9-1120.2)
- 14) The project shall be served by a public sewer collection and treatment system constructed in conformance with the requirements of the San Joaquin County Environmental Health Department and the Department of Public Works. (Development Title Section 9-1105.2)
- 15) 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 Final Map.
- 16) The subdivider shall agree to pay user fees for the utility services from the time improvements are accepted by the County until the lots are placed on the County tax rolls.

PA-2100061 (ZR) & PA-2100062 (SU)

- 17) Access rights shall be dedicated and restricted for lots 1-6 along the frontage of Pock Lane on the Final Map. (Development Title Section 9-1150.5)
  
- 18) This project is a NPDES Phase II regulated area and shall comply with the following conditions. Prior to approval of the final map, plans and calculations shall be submitted and approved by the Public Works Department – Water Resources Division (209-468-9360):
  - a. Treatment: A registered professional engineer shall design the site to treat the 85th percentile storm as defined in the County's 2021 Storm Water Quality Control Criteria Plan (SWQCCP).
  
- 19) Applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and comply with the State "General Permit for Storm Water Discharges Associated with Construction Activity". The Waste Discharge Identification Number (WDID), issued by SWRCB, shall be submitted to Public Works for file. Contact the SWRCB at (916) 341-5250 for further information.
  
- 20) Applicant shall submit the Storm Water Pollution Prevention Plan (SWPPP) to Public Works. A copy of the approved SWPPP and all required records, updates, test results and inspection reports shall be maintained on the construction site and be available for review upon request.
  
- 21) Prior to approval of the final map, the owner shall enter into an agreement with San Joaquin County for post-construction maintenance of stormwater quality facilities.
  
- 22) The roadway improvements for Pock Lane shall include a right turn lane at the Mariposa Road intersection.
  
- 23) A right turn lane shall be added to the westbound Boeing Way approach at Pock Lane. Applicant shall coordinate improvements with the City of Stockton.

AC:CH



**Environmental Health Department**

**Jasjit Kang, REHS, Director**  
Muniappa Naidu, REHS, Assistant Director  
**PROGRAM COORDINATORS**  
Robert McClellon, REHS  
Jeff Carruesco, REHS, RDI  
Willy Ng, REHS  
Steven Shih, REHS  
Michelle Henry, REHS  
Elena Manzo, REHS

June 7, 2022

To: San Joaquin County Community Development Department  
Attention: Giuseppe Sanfilippo

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

RE: **PA-2100061 (ZR) & PA-2100062 (SU), Referral, SU0014092 & SU0014093**  
**2706 South Pock Lane, Stockton**

**PA-2100031 (ZR) & PA-2100032 (SU), Referral, SU0014056 & SU0014057**  
**3009 S. Pock Lane, Stockton**

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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. The report shall be submitted to the Environmental Health Department at time of submittal of a tentative map (San Joaquin County Development Title, Section 9-905.12).

Note: EHD has received Phase I Environmental Site Assessment report dated December 14, and will require a limited sampling of the surface soil of the subject property to analyze the presence of residual pesticides prior to recordation of final map. Please refer to EHD response letter to Phase I Environmental Site Assessment dated April 7, 2021.

- 2) Prior to the issuance of any building permits, sewer facilities shall either be bonded for or be in place, as evidenced by a letter from the serving entity (San Joaquin County Development Title, Section 9-1100.3(d)).

Note: A will-serve letter from the City of Stockton for sewer service provisions has been received.

- 3) This project shall be provided with public water service at the time of Final Map recordation. A letter shall be submitted from the purveyor stating that these services either are bonded for or are in place, prior to final approval (San Joaquin County Development Title, Section 9-1120.2).

Note: A will-serve letter from California Water Service for water provisions has been received.

- 4) The existing homesite may continue to use the existing well and septic system until a repair or replacement is needed. When a repair or replacement is needed connection to public services is required. (San Joaquin County Development Title, Section 9-1120.2, 9-1105.2).
- 5) The existing private water well located on the existing homesite shall be tested for the chemical Dibromochloropropane (DBCP) and nitrates with the results submitted to the Environmental Health Department. Samples are to be taken and analyzed by a State-approved laboratory (San Joaquin County Development Title, Section 9-1115.7).
- 6) Destroy the abandoned agricultural well located in the open field under permit and inspection by the Environmental Health Department as required by San Joaquin County Development Title, Section 9-1115.5(e).
- 7) Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-1115.3 and 9-1115.6).



**SAN JOAQUIN**  
— COUNTY —  
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**General Services**

Marcia Cunningham, Director  
David Castagna, Assistant Director

*Capital Projects · Facilities Management · Office of Emergency Services · Parks and Recreation*

June 2, 2022

San Joaquin County  
Community Development Department  
Development Services Division  
1810 East Hazelton Ave  
Stockton, CA 95205

Re: Application # PA-2100031, 32

Mr. Sanfilippo,

The San Joaquin County Department of Parks and Recreation will require the payment of fee in-lieu of land dedication as a condition of the above-mentioned Application Referral. Based on the information provided in the Application Referral and County Development Title Section 9-1230, et al, the fee is **\$4,958,28**.

Fees are to be paid in person at the Parks and Recreation administrative offices located within Micke Grove Regional Park. Please refer to attached map for direction and additional instructions.

Sincerely,

*Judy Vasbinder*

Judy Vasbinder  
Parks Administrator, Parks and Recreation

c: A. Smolke, Parks and Recreation

*Capital Projects · Facilities Management · Office of Emergency Services · Parks and Recreation*

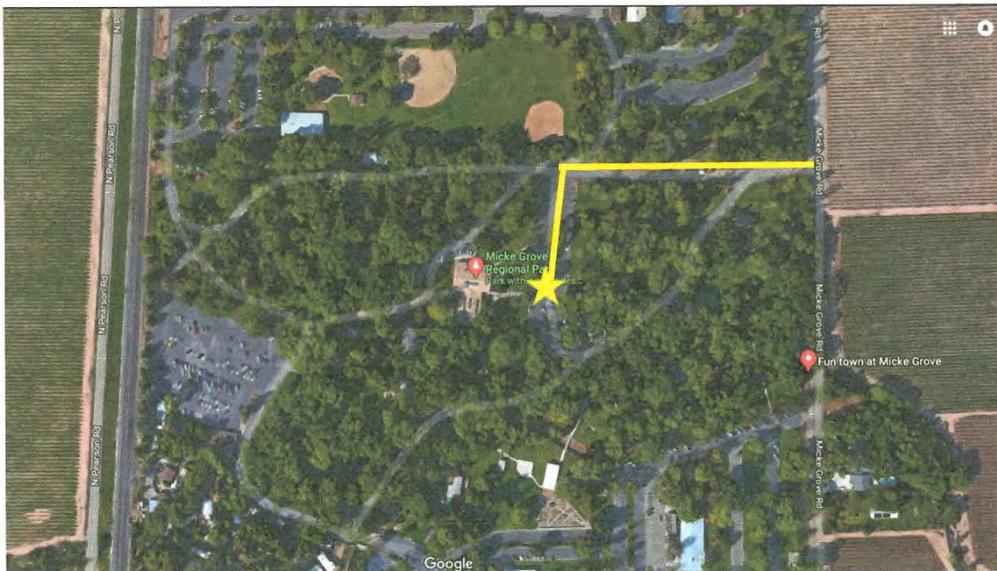
**Please bring a copy of this notice and show to the gate attendant as admittance to the park.**

11793 Micke Grove Rd, Lodi CA 95240

From 99 North  
Exit Armstrong Rd, Take a left back over the freeway onto Armstrong Rd  
Turn left onto Micke Grove Rd  
Turn right at park gate entrance.

From 99 South  
Exit Armstrong Rd, Turn right onto Armstrong Rd  
Turn left onto Micke Grove Rd  
Turn right at park gate entrance.

Parking available at Administrative Offices.





**SAN JOAQUIN**  
— COUNTY —  
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**General Services**

Marcia Cunningham, Director  
David Castagna, Assistant Director

*Capital Projects · Facilities Management · Office of Emergency Services · Parks and Recreation*

June 2, 2022

San Joaquin County  
Community Development Department  
Development Services Division  
1810 East Hazelton Ave  
Stockton, CA 95205

Re: Application # PA-2100061, 62

Mr. Sanfilippo,

The San Joaquin County Department of Parks and Recreation will require the payment of fee in-lieu of land dedication as a condition of the above-mentioned Application Referral. Based on the information provided in the Application Referral and County Development Title Section 9-1230, et al, the fee is **\$759.15**.

Fees are to be paid in person at the Parks and Recreation administrative offices located within Micke Grove Regional Park. Please refer to attached map for direction and additional instructions.

Sincerely,

*Judy Vasbinder*

Judy Vasbinder  
Parks Administrator, Parks and Recreation

c: A. Smolke, Parks and Recreation

*Capital Projects · Facilities Management · Office of Emergency Services · Parks and Recreation*

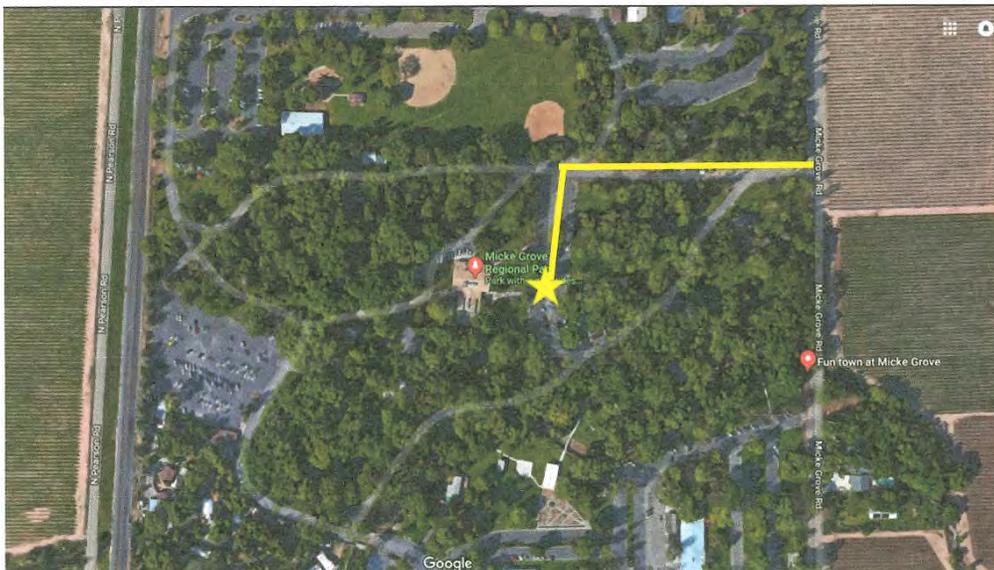
**Please bring a copy of this notice and show to the gate attendant as admittance to the park.**

11793 Micke Grove Rd, Lodi CA 95240

From 99 North  
Exit Armstrong Rd, Take a left back over the freeway onto Armstrong Rd  
Turn left onto Micke Grove Rd  
Turn right at park gate entrance.

From 99 South  
Exit Armstrong Rd, Turn right onto Armstrong Rd  
Turn left onto Micke Grove Rd  
Turn right at park gate entrance.

Parking available at Administrative Offices.





S J C O G , I n c .

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

**SJMSCP RESPONSE TO LOCAL JURISDICTION (RTL)  
ADVISORY AGENCY NOTICE TO SJCOG, Inc.**

**To:** Giuseppe Sarfilippo, San Joaquin County, Community Development Department  
**From:** Laurel Boyd, SJCOG, Inc. Phone: (209) 235-0574 Email: boyd@sjcog.org  
**Date:** May 26, 2022  
**Local Jurisdiction Project Title:** PA-2100032 (SU), PA-2100061 (ZR), PA-2100062 (SU)  
**Assessor Parcel Number(s):** 179-120-11, -13, -14  
**Local Jurisdiction Project Number:** PA-2100032 (SU), PA-2100061 (ZR), PA-2100062 (SU)  
**Total Acres to be converted from Open Space Use:** Unknown  
**Habitat Types to be Disturbed:** Agricultural Habitat Land  
**Species Impact Findings:** Findings to be determined by SJMSCP biologist.

Dear Mr. Sarfilippo:

SJCOG, Inc. has reviewed the application referral for PA-2100032 (SU), PA-2100061 (ZR), PA-2100062 (SU). This project proposes to subdivide the 3 parcels into lots for the purpose of development of single-family residences. The portion of the project site (PA-2100061, 62) on 2706 Pock Lane consists of 2 parcels designated APN: 179-120-13, -14 with a total acreage of approximately 19.3 acres into 96 R-L (Low Density Residential) lots. The portion of the project site (PA-2100031, 32) on 3009 Pock Lane, which is approximately 975 feet southwest of the 2706 Pock Lane site, consists of subdividing 1 parcel designated APN 179-120-11 into 108 R-L (Low Density Residential) lots. These Major Subdivision applications are running concurrently with a Zone Reclassification application to change the zoning designation of the project site from AU-20 (Agriculture Urban Reserve) to R-L (Low Density Residential). The project proposes public water from the California Water Company, public wastewater treatment from the City of Stockton, and public terminal storm drainage served by a new Community Facilities District. The project site for PA-2100061, 62 is located on the east side of S. Pock Lane, 2,076 feet south of E. Eighth Street. The project site for PA-2100031, 32 is approximately 975 feet southwest of the previous locations. Both projects are located in Stockton (APN/Address: 179-120-11, -13, -14/2706 & 3009 Pock Lane, 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 Major Subdivision and Zone Reclassification 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:

## 2 | S J C O G , I n c .

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) 235-0600.



**S JCOG, Inc.**

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

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**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-2100032 (SU), PA-2100061 (ZR), PA-2100062 (SU)

Landowner: Yolanda Sanchez, Pock Lane Partners, LLC      Applicant: Pock Lane Partners, LLC

Assessor Parcel #s: 179-120-11, -13, -14

T \_\_\_\_\_, R \_\_\_\_\_, Section(s): \_\_\_\_\_

Local Jurisdiction Contact: Giuseppe Sanfilippo

**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.**

## California Department of Transportation

OFFICE OF THE DISTRICT 10 DIRECTOR  
 P.O. BOX 2048 | STOCKTON, CA 95201  
 (209) 948-7943 | FAX (209) 948-7179 TTY 711  
[www.dot.ca.gov](http://www.dot.ca.gov)



June 10, 2022

**10-SJ-99-PM 016.575**  
**PA-2100031, PA-2100032, PA-2100061**  
**Pock Lane Residential Subdivision**  
**Yolanda Sanchez**

Giuseppe Sanfilippo  
 San Joaquin County  
 Community Development Department  
 1810 E. Hazelton Avenue  
 Stockton, CA 95205

Dear Mr. Sanfilippo:

The California Department of Transportation appreciates the opportunity to review the Pock Lane Residential Subdivision. The project proposes a total of 204 low density residential units. The project will be located at 2706 and 3009 Pock Lane. The Department has the following comments:

- To assist in reducing Vehicle Miles Traveled (VMT), Caltrans recommends a Complete Streets approach to planning this development and the surrounding area that promotes transit, bicycle, and pedestrian connectivity between the residences and neighboring destinations such as schools, parks, places of worship, and businesses. This would include building facilities such as bus stops, crosswalks, sidewalks, and bicycle lanes.

If you have any questions, please contact either me at (209)-483-2582 or Nicholas Fung at (209) 986-1552.

Sincerely,

  
 FOR

Tom Dumas  
 Chief, Office of Metropolitan Planning

"Provide a safe and reliable transportation network that serves all people and respects the environment!"



**S J C O G, Inc.**

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*San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)*

**SJMSCP RESPONSE TO LOCAL JURISDICTION (RTL)  
ADVISORY AGENCY NOTICE TO SJCOG, Inc.**

**To:** Giuseppe Sanfilippo, San Joaquin County, Community Development Department

**From:** Laurel Boyd, SJCOG, Inc.

**Date:** May 14, 2021

**-Local Jurisdiction Project Title:** PA-2100061 (ZR), PA-2100062 (SU)

**Assessor Parcel Number(s):** 179-120-13

**Local Jurisdiction Project Number:** PA-2100061 (ZR), PA-2100062 (SU)

**Total Acres to be converted from Open Space Use:** Unknown

**Habitat Types to be Disturbed:** Urban Habitat Land

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

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Dear Mr. Giuseppe Sanfilippo:

SJCOG, Inc. has reviewed the project referral for PA-2100061 (ZR), PA-2100062 (SU). This project consists of a Zoning Reclassification and Major Subdivision application. The Zone Reclassification purposes to rezone 2 parcels totaling 19.3 acres from Agricultural Urban Reserve – 20 acre minimum (AU-20) to Low Density Residential (R-L). The General Plan designation is Low Density Residential (R/L). The underlying project is a Major Subdivision is to subdivide 2 parcels totaling 19.3 acre parcel into 96 residential lots. This parcel is serviced by Private California Water for water service, and will be served by City of Stockton for sanitary sewer service. The project site is located on the east side of S. Pock Lane, 2,076 feet south of E. Eighth Street, Stockton (APN/Address: 179-120-13/2706 S. Pock Lane, Stockton)

The City of Lathrop 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 Zone Reclassification and a Major 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.sjcoq.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

## 2 | S J C O G , I n c .

- 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) 235-0600.



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

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**SJMSCP HOLD**

**TO:** Local Jurisdiction: Community Development Department, Planning Department, Building Department, Engineering Department, Survey Department, Transportation 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-2100061 (ZR), PA-2100062 (SU)

Assessor Parcel #s: 179-120-13

T \_\_\_\_\_, R \_\_\_\_\_, Section(s): \_\_\_\_\_

Local Jurisdiction Contact: Giuseppe Sanfilippo

**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.**





Department of Public Works

Kris Balaji, Director of Public Works

Fritz Buchman, Deputy Director/Development

David Tolliver, Deputy Director/Operations

Najee Zarif, Deputy Director/Engineering

Kristi Rhea, Business Administrator

November 16, 2021

**MEMORANDUM**

TO: Community Development Department  
CONTACT PERSON: Giuseppe Sanfilippo

FROM: Alex Chetley, Engineering Services Manager *AC*  
Development Services Division

SUBJECT: PA-2100061 (ZR) & -062 (SU); A Zone Reclassification and Vested Major Subdivision application. The Zone Reclassification proposes to rezone two (2) parcels totaling 19.3-acres from Agricultural Urban Reserve – 20-acre minimum (AU-20) to Low Density Residential (R-L). The General Plan designation is Low Density Residential (R/L). The underlying project is a Major Subdivision to subdivide the two (2) parcels totaling 19.3-acres into ninety-six (96) residential lots; located on the east side of South Pock Lane, 2,076 feet south of East Eighth Street, Stockton. (Supervisory District 1)

OWNER: Yolanda Sanchez

APPLICANT: Pock Lane Partners, LLC.

ADDRESS: 2706 South Pock Lane, Stockton

APN: 179-120-13 & -14

**INFORMATION:**

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

The site is within the Phase 2 area of the National Pollutant Discharge Elimination System (NPDES).

Pock Lane has an existing and planned right-of-way width of 50 feet.

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

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

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

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

PA-2100061 (ZR) & PA-2100062 (SU)

REQUIREMENTS:

The applicant shall complete the following requirements before the Department of Public Works can support or deem complete the application for this project:

- 1) A traffic study shall be required to determine the impacts and mitigation of the proposed project. The developer shall deposit funds with the County for all costs, as estimated by the Department of Public Works Transportation Engineering Division, prior to Department of Public Works preparing or contracting for the required study. (Development Title Section 9-1150.4)

Upon satisfaction of the above requirements, the following Conditions of Approval shall apply. Additional and/or revised Conditions of Approval may be necessary based upon the completed application.

RECOMMENDATIONS:

- 1) All improvements shall be in conformance with the current Improvement Standards and Specifications of the County of San Joaquin. All improvement plans and specifications shall include grading plan for each individual lot, if applicable. The improvement plans and specifications are subject to plan check, field inspection fees and must be approved by the County of San Joaquin Department of Public Works prior to approval of the Final Map. (Development Title Section 9-240, Section 9-910, Section 9-1100 and R-92-814)
- 2) If improvements referred to herein are not completed prior to approval of the Final Map, the subdivider shall execute an agreement with the County of San Joaquin ensuring the completion of improvements after approval of the Final Map. (Development Title Section 9-1100.3[j])
- 3) A Preliminary Soils Report is required in accordance with the County Standards for the purpose of determining the R-Value for the design of the roads. (Development Title Section 9-910.2)
- 4) A grading plan shall be submitted as a part of the improvement plans and approved prior to approval of the Final Map. The grading plan shall contain the information listed in the California Building Code (CBC) Appendix J Section J104.2, complete drainage details and elevations of adjacent parcels. Retaining wall details shall be submitted where applicable.
- 5) Water meters shall be installed on all water services. (Board of Supervisors Order B-91-650)
- 6) All traffic signs and markings shall conform to the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD), and/or San Joaquin County Standards and shall be shown on the improvement plans. (Development Title Section 9-1150.2)
- 7) All utilities shall be underground except power transmission facilities of a 35 KV or greater. Public utility easements shall be provided along the road frontage of the subdivision and as required by the public utility companies. (Development Title Section 9-1155.2)

PA-2100061 (ZR) & PA-2100062 (SU)

- 8) Streets 'A', 'B', 'C', 'D', 'E', 'F' and Loomis Road shall be dedicated on the Final Map and improved to County Standards for a 50-foot right-of-way urban residential road. (Development Title Sections 9-857.4, 9-1150.2[d][3] and 9-1150.5[b])
- 9) The roadway improvements for Pock Lane shall be constructed in conformance with the standards for one-half of a 50-foot wide right-of-way urban residential road. The improvements shall be in conformance with the current Improvement Standards of the County of San Joaquin. Improvement plans, specifications and engineer's estimate prepared by a registered civil engineer shall be submitted for review and are subject to plan check, field inspection fees and must be approved by the County of San Joaquin Department of Public Works prior to issuance of the building permit. (Development Title Section 9-240, Section 9-910, Section 9-1100 and R-92-814)
- 10) Street lighting shall be provided for the proposed subdivision in accordance with San Joaquin County's current Improvement Standards and complete any necessary requirements to connect power to the street lights (including application to Pacific Gas and Electric Company and installation of any necessary power facilities) (Development Title Section 9-1150.11)
- 11) The project shall be served by a public storm drain system with terminal drainage in accordance with the County requirements and to provide adequate drainage for the subdivision. 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 9-1135.2)
- 12) Applicant shall provide a will-serve letter from an existing district or agency for storm drainage and street lighting or form a new community services district, community facilities district or other non-County public utility agency to provide for operation and maintenance of the storm drain system and streetlights in perpetuity. Applicant is responsible for initial financing, design and construction of the infrastructure facilities, subject to County review and approval. If creating a new non-County public utility agency, it shall be in place prior to approval of the final map.
- 13) The project shall be served by a public water system conforming to the requirements of the San Joaquin County Environmental Health Department and the Department of Public Works. The system shall provide adequate domestic and fire water supply in conformance to the requirements of the County Fire Warden and the local Fire District. (Development Title Section 9-1120.2)
- 14) The project shall be served by a public sewer collection and treatment system constructed in conformance with the requirements of the San Joaquin County Environmental Health Department and the Department of Public Works. (Development Title Section 9-1105.2)
- 15) 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 Final Map.
- 16) The subdivider shall agree to pay user fees for the utility services from the time improvements are accepted by the County until the lots are placed on the County tax rolls.
- 17) Access rights shall be dedicated and restricted for lots 1-6 along the frontage of Pock Lane on the Final Map. (Development Title Section 9-1150.5)

PA-2100061 (ZR) & PA-2100062 (SU)

- 18) This project is a NPDES Phase II regulated area and shall comply with the following conditions. Prior to approval of the final map, plans and calculations shall be submitted and approved by the Public Works Department – Water Resources Division (209-468-9360):
  - a. Treatment: A registered professional engineer shall design the site to treat the 85th percentile storm as defined in the County's 2021 Storm Water Quality Control Criteria Plan (SWQCCP).
- 19) Applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and comply with the State "General Permit for Storm Water Discharges Associated with Construction Activity". The Waste Discharge Identification Number (WDID), issued by SWRCB, shall be submitted to Public Works for file. Contact the SWRCB at (916) 341-5250 for further information.
- 20) Applicant shall submit the Storm Water Pollution Prevention Plan (SWPPP) to Public Works. A copy of the approved SWPPP and all required records, updates, test results and inspection reports shall be maintained on the construction site and be available for review upon request.
- 21) Prior to approval of the final map, the owner shall enter into an agreement with San Joaquin County for post-construction maintenance of stormwater quality facilities.

AC:CH



**Environmental Health Department**

**Jasjit Kang, REHS, Director**

Muniappa Naidu, REHS, Assistant Director

**PROGRAM COORDINATORS**

Robert McClellon, REHS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS

Melissa Nissim, REHS

Steven Shih, REHS

May 24, 2021

To: San Joaquin County Community Development Department  
Attention: Giuseppe Sanfilippo

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

RE: **PA-2100061 (ZR) & PA-2100062 (SU), Early Consultation, SU0014092 & SU0014093  
2706 South Pock Lane, Stockton**

---

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. The report shall be submitted to the Environmental Health Department at time of submittal of a tentative map (San Joaquin County Development Title, Section 9-905.12).

Note: The Environmental Health Department has received and reviewed the surface and subsurface contamination report and found it meets the requirements of San Joaquin County Development Code.

- 2) Prior to the issuance of any building permits, sewer facilities shall either be bonded for or be in place, as evidenced by a letter from the serving entity (San Joaquin County Development Title, Section 9-1100.3(d)).

Note: A will-serve letter from the City of Stockton for sewer service provisions has been received.

- 3) This project shall be provided with public water service at the time of Final Map recordation. A letter shall be submitted from the purveyor stating that these services either are bonded for or are in place, prior to final approval (San Joaquin County Development Title, Section 9-1120.2).

Note: A will-serve letter from California Water Service for water provisions has been received.

- 4) The existing homesite may continue to use the existing well and septic system until a repair or replacement is needed. When a repair or replacement is needed connection to public services is required. (San Joaquin County Development Title, Section 9-1120.2, 9-1105.2).

- 5) The existing private water well located on the existing homesite shall be tested for the chemical Dibromochloropropane (DBCP) and nitrates with the results submitted to the Environmental Health Department. Samples are to be taken and analyzed by a State-approved laboratory (San Joaquin County Development Title, Section 9-1115.7).
- 6) Destroy the abandoned agricultural well located in the open field under permit and inspection by the Environmental Health Department as required by San Joaquin County Development Title, Section 9-1115.5(e).
- 7) Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-1115.3 and 9-1115.6).



June 14, 2021

Giuseppe Sanfilippo  
San Joaquin County  
Community Development department  
1810 E Hazelton Ave  
Stockton, Ca, 95205

**Project: PA-2100061 PA-2100062**

**District CEQA Reference No: 20210504**

Dear Mr. Sanfilippo:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above from the San Joaquin County (City). The project consists of rezoning 2 parcels totaling 19.3-acre from Agricultural Urban Reserve - 20 acre minimum to Low Density Residential (Project). The Project is located at 2706 Pock In in Stockton, CA (APN 179-120-13)

**Project Scope**

The Project consists of rezoning 2 parcels totaling 19.3-acre from Agricultural Urban Reserve - 20 acre minimum to Low Density Residential. The General Plan designation is Low Density Residential. The underlying project is a Major Subdivision is to subdivide 2 parcels totaling 19.3-acre parcel into 96 residential lots.

Based on information provided to the District, Project specific annual emissions from construction and operation emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5).

Other potential significant air quality impacts related to Toxic Air Contaminants (see information below under Health Risk Assessment), Ambient Air Quality Standards, Hazards and Odors, may require assessments and mitigation. More information can be found in the District's Guidance for Assessing and Mitigating Air Quality Impacts at: <https://www.valleyair.org/transportation/GAMAQI.pdf>

**Samir Sheikh**  
Executive Director/Air Pollution Control Officer

**Northern Region**  
4800 Enterprise Way  
Modesto, CA 95356-8718  
Tel: (209) 557-6400 FAX: (209) 557-6475

**Central Region (Main Office)**  
1990 E. Gettysburg Avenue  
Fresno, CA 93726-0244  
Tel: (559) 230-6000 FAX: (559) 230-6061

**Southern Region**  
34946 Flyover Court  
Bakersfield, CA 93308-9725  
Tel: (661) 392-5500 FAX: (661) 392-5585

[www.valleyair.org](http://www.valleyair.org)    [www.healthyairliving.com](http://www.healthyairliving.com)

Printed on recycled paper.

The District offers the following comments:

**1) Project Related Criteria Pollutant Emissions**

**1a) Construction Emissions:**

Although the construction-related emissions are expected to have a less than significant impact, the District suggests that the City advise project proponents with construction-related exhaust emissions and activities resulting in less than significant impact on air quality to utilize the cleanest reasonably available off-road construction fleets and practices (i.e. eliminating unnecessary idling) to further reduce impacts from construction-related exhaust emissions and activities.

**1b) Health Risk Screening/Assessment**

Located approximately 0.1 miles east of the project there is one sensitive receptor (i.e. single family residential units). Also located approximately 0.1 north and east of the project there are two sensitive receptors (i.e. single family residential units and commercial buildings).

A Health Risk Screening/Assessment identifies potential Toxic Air Contaminants (TACs) impact on surrounding sensitive receptors such as hospitals, daycare centers, schools, work-sites, and residences. TACs are air pollutants identified by the Office of Environmental Health Hazard Assessment/California Air Resources Board (OEHHA/CARB) that pose a present or potential hazard to human health. A common source of TACs can be attributed to diesel exhaust emitted from both mobile and stationary sources. List of TACs identified by OEHHA/CARB can be found at: <https://ww2.arb.ca.gov/resources/documents/carb-identified-toxic-air-contaminants>

The District recommends the development project(s) be evaluated for potential health impacts to surrounding receptors (on-site and off-site) resulting from operational and multi-year construction TAC emissions.

- i) The District recommends conducting a screening analysis that includes all sources of emissions. A screening analysis is used to identify projects which may have a significant health impact. A prioritization, using the latest approved California Air Pollution Control Officer's Association (CAPCOA) methodology, is the recommended screening method. A prioritization score of 10 or greater is considered to be significant and a refined Health Risk Assessment (HRA) should be performed.

For your convenience, the District's prioritization calculator can be found at:

[http://www.valleyair.org/busind/pto/emission\\_factors/Criteria/Toxics/Utilities/PRIORITIZATION%20RMR%202016.XLS](http://www.valleyair.org/busind/pto/emission_factors/Criteria/Toxics/Utilities/PRIORITIZATION%20RMR%202016.XLS).

- ii) The District recommends a refined HRA for development projects that result in a prioritization score of 10 or greater. Prior to performing an HRA, it is recommended that development project applicants contact the District to review the proposed modeling protocol. A development project would be considered to have a significant health risk if the HRA demonstrates that the project related health impacts would exceed the District's significance threshold of 20 in a million for carcinogenic risk and 1.0 for the Acute and Chronic Hazard Indices, and would trigger all feasible mitigation measures. The District recommends that development projects which result in a significant health risk not be approved.

For HRA submittals, please provide the following information electronically to the District for review:

- HRA AERMOD model files
- HARP2 files
- Summary of emissions source locations, emissions rates, and emission factor calculations and methodology.

More information on toxic emission factors, prioritizations and HRAs can be obtained by:

- E-Mailing inquiries to: [hramodeler@valleyair.org](mailto:hramodeler@valleyair.org); or
- Contacting the District by phone for assistance at (559) 230-6000; or
- Visiting the District's website (Modeling Guidance) at: [http://www.valleyair.org/busind/pto/Tox\\_Resources/AirQualityMonitoring.htm](http://www.valleyair.org/busind/pto/Tox_Resources/AirQualityMonitoring.htm).

### **1c) Ambient Air Quality Analysis**

An ambient air quality analysis (AAQA) uses air dispersion modeling to determine if emissions increases from a project will cause or contribute to a violation of the ambient air quality standards. For development projects the District recommends that an AAQA be performed for the project if emissions exceed 100 pounds per day of any pollutant.

If an AAQA is performed, the analysis should include emissions from both project specific permitted and non-permitted equipment and activities. The District recommends consultation with District staff to determine the appropriate model and input data to use in the analysis.

Specific information for assessing significance, including screening tools and modeling guidance is available online at the District's website [www.valleyair.org/ceqa](http://www.valleyair.org/ceqa).

## **2) Solar Deployment in the Community**

It is the policy of the State of California that renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers by December 31, 2045. While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, the production of solar energy is contributing to improving air quality and public health. The District suggests that the City consider the feasibility of incorporating solar power systems, as an emission reduction strategy for this Project.

## **3) Clean Lawn and Garden Equipment in the Community**

Since the Project consists of residential development, gas-powered residential lawn and garden equipment have the potential to result in an increase of NOx and PM2.5 emissions. Utilizing electric lawn care equipment can provide residents with immediate economic, environmental, and health benefits. The District recommends the Project proponent consider the District's Clean Green Yard Machines (CGYM) program which provides incentive funding for replacement of existing gas powered lawn and garden equipment. More information on the District CGYM program and funding can be found at: <http://www.valleyair.org/grants/cgym.htm> and <http://valleyair.org/grants/cgym-commercial.htm>.

## **4) Charge Up! Electric Vehicle Charger**

To support further installation of electric vehicle charging equipment and development of such infrastructure, the District offers incentives to public agencies, businesses, and property owners of multi-unit dwellings to install electric charging infrastructure (Level 2 and 3 chargers). The purpose of this incentive program is to promote clean air alternative-fuel technologies and the use of low or zero-emission vehicles. The District suggests that the City and Project proponent consider the feasibility of installing electric vehicle chargers for this Project.

Please visit [www.valleyair.org/grants/chargeup.htm](http://www.valleyair.org/grants/chargeup.htm) for more information.

## **5) District Rules and Regulation**

The District issues permits for many types of air pollution sources and regulates some activities not requiring permits. A project subject to District rules and regulation would

reduce its impacts on air quality through compliance with regulatory requirements. In general, a regulation is a collection of rules, each of which deals with a specific topic. For example, *Regulation II - Permits* encompasses multiple rules associated with the permitting of emission sources such as Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), and others.

**5a) District Rule 9510 (Indirect Source Review)**

The purpose of District Rule 9510 (Indirect Source Review) is to reduce the growth in both NOx and PM10 emissions associated with development and transportation projects from mobile and area sources associated with construction and operation of development projects. The rule encourages clean air design elements to be incorporated into the development project. In case the proposed project clean air design elements are insufficient to meet the targeted emission reductions, the rule requires developers to pay a fee used to fund projects to achieve off-site emissions reductions.

The proposed Project is subject to District Rule 9510 because it will receive a project-level discretionary approval from a public agency and will equal or exceed 50 residential units. When subject to the rule, an Air Impact Assessment (AIA) application is required no later than applying for project-level approval from a public agency. In this case, if not already done, please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510.

An AIA application is required and the District recommends that demonstration of compliance with District Rule 9510, before issuance of the first building permit, be made a condition of Project approval.

Information about how to comply with District Rule 9510 can be found online at:  
<http://www.valleyair.org/ISR/ISRHome.htm>.

The AIA application form can be found online at:  
<http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>

**5b) District Regulation VIII (Fugitive PM10 Prohibitions)**

The Project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to construction.

Information on how to comply with Regulation VIII can be found online at:  
[http://www.valleyair.org/busind/comply/PM10/compliance\\_PM10.htm](http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm).

**5c) Other District Rules and Regulations**

The Project may also be subject to the following District rules: Regulation VIII, (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).

The list of rules above is neither exhaustive nor exclusive. Current District rules can be found online at: [www.valleyair.org/rules/1ruleslist.htm](http://www.valleyair.org/rules/1ruleslist.htm). To identify other District rules or regulations that apply to this Project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (209) 557-6446.

**6) Potential Air Quality Improvement Measures**

The District encourages the following air quality improvement measures to further reduce Project related emissions from construction and operation. A complete list of potential air quality improvement measures can be found online at: <http://www.valleyair.org/ceqaconnected/aqimeasures.aspx>.

- a. Improve Walkability Design – This measure is to improve design elements to enhance walkability and connectivity. Improved street network characteristics within a neighborhood include street accessibility, usually measured in terms of average block size, proportion of four-way intersections, or number of intersections per square mile. Design is also measured in terms of sidewalk coverage, building setbacks, street widths, pedestrian crossings, presence of street trees, and a host of other physical variables that differentiate pedestrian-oriented environments from auto-oriented environments.
- b. Improve Destination Accessibility – This measure is to locate the project in an area with high accessibility to destinations. Destination accessibility is measured in terms of the number of jobs or other attractions reachable within a given travel time, which tends to be highest at central locations and lowest at peripheral ones. The location of the project also increases the potential for pedestrians to walk and bike to these destinations and therefore reduces the (vehicle miles traveled) VMT.
- c. Increase Transit Accessibility – This measure is to locate the project with high density near transit which will facilitate the use of transit by people traveling to or from the Project site. The use of transit results in a mode shift and therefore reduced VMT. A project with a residential/commercial center designed around

a rail or bus station, is called a transit-oriented development (TOD). The project description should include, at a minimum, the following design features:

- A transit station/stop with high-quality, high-frequency bus service located within a 5-10 minute walk (or roughly ¼ mile from stop to edge of development), and/or
- A rail station located within a 20 minute walk (or roughly ½ mile from station to edge of development)
- Fast, frequent, and reliable transit service connecting to a high percentage of regional destinations
- Neighborhood designed for walking and cycling

**7) District Comment Letter**

The District recommends that a copy of the District's comments be provided to the Project proponent.

If you have any questions or require further information, please contact Patrick Chimienti by e-mail at [patrick.chimienti@valleyair.org](mailto:patrick.chimienti@valleyair.org) or by phone at (559) 230-6139.

Sincerely,

Brian Clements  
Director of Permit Services



For John Stagnaro  
Program Manager



SAN JOAQUIN COUNCIL OF GOVERNMENTS

555 E. Weber Avenue • Stockton, California 95202 • P 209.235.0600 • F 209.235.0438 • www.sjcog.org

May 13, 2021

Giuseppe Sanfilippo
Community Development Department
1810 E Hazelton Ave.,
Stockton, CA 95205

Sol Jobrack CHAIR
Leo Zuber VICE CHAIR
Diane Nguyen EXECUTIVE DIRECTOR
Member Agencies: CITIES OF ESCALON, LATHROP, LODI, MANTECA, RIPON, STOCKTON, TRACY, AND THE COUNTY OF SAN JOAQUIN

Re: PA-2100061 (ZR), PA-2100062 (SU)

Dear Giuseppe Sanfilippo,

The San Joaquin Council of Governments (SJCOC), acting as the Airport Land Use Commission (ALUC), has reviewed A Zoning Reclassification and Major Subdivision application. The Zone Reclassification proposes to rezone 2 parcels totaling 19.3-acre from Agricultural Urban Reserve - 20 acre minimum (AU-20) to Low Density Residential (R-L). The General Plan designation is Low Density Residential (R/L). The underlying project is a Major Subdivision is to subdivide 2 parcels totaling 19.3-acre parcel into 96 residential lots.

AIRPORT LAND USE COMMISSION'S REVIEW

This project is in the Stockton Metropolitan Airport Traffic Pattern Zone 7b.

SJCOC, as ALUC, finds that this project is compatible with the 2018 San Joaquin County Airport Land Use Compatibility Plan (ALUCP) (https://www.sjcog.org/ALUC).

SJCOC would like to provide standards and project design conditions that comply with the Airport Land Use Compatibility Plan as a reference guide. Note: Jurisdictions determine if the following standards and conditions apply to this project.

- 1. New land uses that may cause visual, electronic, or increased bird strike hazards to aircraft in flight shall not be permitted within any airport's influence area. Specific characteristics to be avoided include:
a. Glare or distracting lights which could be mistaken for airport lights. Reflective materials are not permitted to be used in structures or signs (excluding traffic directing signs).
b. Sources of dust, steam, or smoke which may impair pilot visibility.
c. Sources of electrical interference with aircraft communications or navigation. No transmissions which would interfere with aircraft radio communications or navigational signals are permitted.

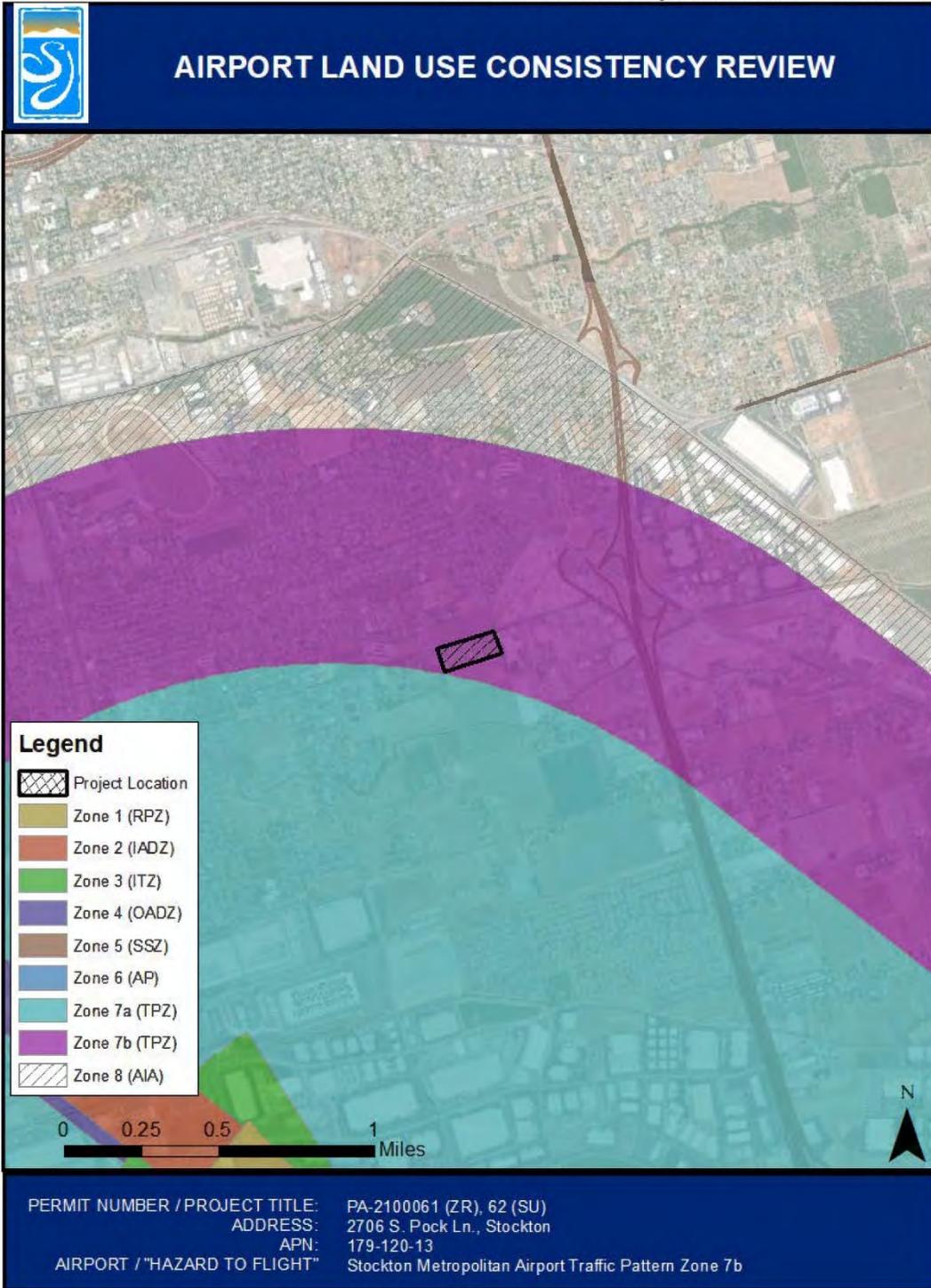
- d. Occupied structures must be soundproofed to reduce interior noise to 45 decibel (dB) according to State guidelines.
  - e. Within the airport's influence area, ALUC review is required for any proposed object taller than 100 feet above ground level (AGL).
2. Regardless of location within San Joaquin County, ALUC review is required in addition to Federal Aviation Administration (FAA) notification in accordance with Code of Federal Regulations, Part 77, <https://www.ecfr.gov/cgi-bin/text-idx?SID=42d487411c933cc19a992a86b2a88e01&mc=true&node=pt14.2.77&rgn=div5> (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>) for any proposal for construction or alteration under the following conditions:
- a. If requested by the FAA.
  - b. Any construction or alteration that is more than 200 ft. AGL at its site.
  - c. Any construction or alteration that exceeds an imaginary surface extending outward and upward at any of the following slopes:
    - i. 100 to 1 for a horizontal distance of 20,000 ft. of a public use or military airport from any point on the runway of each airport with its longest runway more than 3,200 ft.
    - ii. 50 to 1 for a horizontal distance of 10,000 ft. of a public use or military airport from any point on the runway of each airport with its longest runway no more than 3,200 ft.
    - iii. 25 to 1 for a horizontal distance of 5,000 ft. of the nearest take-off and landing area of a public use heliport
  - d. Any highway, railroad or other traverse way whose prescribed adjusted height would exceed the above noted standards
  - e. Any construction or alteration located on a public use airport or heliport regardless of height or location.

Thank you again for the opportunity to comment. Please contact ALUC staff Isaiah Anderson (209-235-0452 or [ianderson@sjcog.org](mailto:ianderson@sjcog.org)) if you have any questions or comments.

Sincerely,

*Timothy Kohaya*

Timothy Kohaya  
Senior Regional Planner



**Sanfilippo, Giuseppe [CDD]**

---

**From:** Anna Cheng <acheng@auburnrancheria.com>  
**Sent:** Thursday, May 13, 2021 3:35 PM  
**To:** Sanfilippo, Giuseppe [CDD]  
**Cc:** Anna Starkey  
**Subject:** Early Consultation: PA-2100061 (ZR) & PA-2100062 (SU)

**CAUTION:** This email is originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Sanfilippo,

On behalf of the United Auburn Indian Community's Tribal Historic Preservation Department, thank you for the notification and opportunity to consult for the above referenced project. We have reviewed the project location and determined that it falls outside of the UAIC's consultation area. Therefore, we will not be commenting on the project. Thank you.

Best,  
Anna C.



**Anna Cheng**  
Cultural Regulatory Assistant  
Tribal Historic Preservation Department | UAIC  
10720 Indian Hill Road  
Auburn, CA 95603  
Cell: (530) 492-4822  
[acheng@auburnrancheria.com](mailto:acheng@auburnrancheria.com) | [www.auburnrancheria.com](http://www.auburnrancheria.com)

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## Sanfilippo, Giuseppe [CDD]

---

**From:** Ivan Senock <ivan@bvtribe.com>  
**Sent:** Friday, May 21, 2021 4:49 PM  
**To:** Martorella, Dominique [CDD]; Sanfilippo, Giuseppe [CDD]  
**Subject:** RE: PA-2100061, 62 - Zoning Reclassification and Major Subdivision: Agency Referral.

**CAUTION:** This email is originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Giuseppe Sanfilippo,

I write on behalf of the Buena Vista Rancheria (BVR) of Me- Wuk Indians, Lone, CA. regarding the notification sent May 13, 2021. The notification references the PA-2100061 (ZR) and PA-2100062 (SU). We appreciate your effort to contact us and wish to respond.

After review of the notification and examination of the property using the Google Earth mapping application, it is determined BVR has no objection to commencement of the project.

If Tribal Cultural Resources (TCR) should be inadvertently encountered, during the project, Buena Vista Rancheria requests additional notification so steps may be taken to protect and preserve them.

Respectfully,

Ivan R. Senock  
Tribal Historic Preservation Officer (THPO)  
Buena Vista Rancheria of Me-Wuk Indians (Tribe)  
1418 20<sup>th</sup> Street, Suite #200  
Sacramento, CA 95811  
[ivan@bvtribe.com](mailto:ivan@bvtribe.com)  
Office: (916) 941-0011 ext. 255  
Cell: (530) 588-1410

**From:** Martorella, Dominique [CDD] <dmartorella@sjgov.org>  
**Sent:** Thursday, May 13, 2021 11:53 AM  
**To:** Sanfilippo, Giuseppe [CDD] <gsanfilippo@sjgov.org>; Asio, Allen [CDD] <aasio@sjgov.org>  
**Cc:** Fine, Mark [CDD] <mfine@sjgov.org>; Clayton, Jay [CDD] <jayclayton@sjgov.org>; Butler, Steve [CDD] <sbutler@sjgov.org>; Guerrero, Delia [PW] <Dguerrero@sjgov.org>; Heylin, Christopher [PW] <cheylin@sjgov.org>; ehlanduse [EHD] <ehlanduse@sjgov.org>; DeBord, Rachel [COB] <rdebord@sjgov.org>; Rouppet, Chris [BOS] <crouppet@sjgov.org>; Zapata, Camille [BOS] <czapata@sjgov.org>; Anderson, Michael [BOS] <mdanderson@sjgov.org>; Warmerdam, Denise [BOS] <dwarmerdam@sjgov.org>; Tyrrell, Scott [BOS] <styrrell@sjgov.org>; publicworkssubmittals@stocktonca.gov; ceqa@valleyair.org; boyd@sjcog.org; ALUC@sjcog.org; Ivan Senock <ivan@bvtribe.com>; staff@sjfb.org; Bruce Blodgett <bruceb@sjfb.org>  
**Subject:** PA-2100061, 62 - Zoning Reclassification and Major Subdivision: Agency Referral.

Please see the attached documents for projects PA-2100061, 62 (ZR, SU). A copy has been uploaded to Permits Plus.

Thank you,

*Domenique Martorella*

Office Assistant Specialist  
Community Development Department

Main Office: (209) 468-3121

Direct: (209) 953-7307

Fax: (209) 468-3163

Please also visit us On-line: <https://www.sjgov.org/commdev>



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June 15, 2021

Giuseppe Sanfilippo  
County of San Joaquin  
1810 E Hazelton Ave  
Stockton, CA 95205

Ref: Gas and Electric Transmission and Distribution

Dear Giuseppe Sanfilippo,

Thank you for submitting the 2706 S Pock Ln 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\\_US/business/services/building-and-renovation/overview/overview.page](https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page).
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 12 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 12 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 12 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), trees and shrubs are limited to those varieties that do not exceed 15 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](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.



Department of Public Works

Kris Balaji, Director of Public Works  
Fritz Buchman, Deputy Director/Development  
David Tolliver, Deputy Director/Operations  
Najee Zarif, Deputy Director/Engineering  
Kristi Rhea, Business Administrator

August 20, 2021

MEMORANDUM

TO: Community Development Department  
CONTACT PERSON: Kelsey Gunter

FROM: Alex Chetley, Engineering Services Manager  
Development Services Division

AC

SUBJECT: PA-2100031 (ZR) & -032 (SU); A Zone Reclassification and Vested Major Subdivision application. A Zone Reclassification application to rezone a 23-acre parcel from Agricultural Urban Reserve – 20-acre minimum (AU-20) to Low Density Residential (R-L). The General Plan designation is Low Density Residential (R/L). A Vested Major Subdivision application to subdivide a 23-acre parcel into (108) residential lots; located on the west side of South Pock Lane, 1,503 feet north of East Carpenter Road, Stockton. (Supervisory District 1)

OWNER: Pock Lane Partners, LLC. APPLICANT: Same

ADDRESS: 3009 S. Pock Lane, Stockton APN: 179-120-11

INFORMATION:

The site is currently located within a Federal Emergency Management Agency Designated Flood Hazard Area designated as Zone X and AE. The 100-Year Flood Elevation will be approximately 24.9 feet NAVD 1988.

The site is within the Phase 2 area of the National Pollutant Discharge Elimination System (NPDES).

Pock Lane has an existing and planned right-of-way width of 50 feet.

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

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

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

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

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PA-2100031 (ZR) & PA-2100032 (SU)

REQUIREMENTS:

The applicant shall complete the following requirements before the Department of Public Works can support or deem complete the application for this project:

- 1) A traffic study shall be required to determine the impacts and mitigation of the proposed project. The developer shall deposit funds with the County for all costs, as estimated by the Department of Public Works Transportation Engineering Division, prior to Department of Public Works preparing or contracting for the required study. (Development Title Section 9-1150.4)

Upon satisfaction of the above requirements, the following Conditions of Approval shall apply. Additional and/or revised Conditions of Approval may be necessary based upon the completed application.

RECOMMENDATIONS:

- 1) All improvements shall be in conformance with the current Improvement Standards and Specifications of the County of San Joaquin. All improvement plans and specifications shall include grading for each individual lot. The improvement plans and specifications are subject to plan check, field inspection fees and must be approved by the County of San Joaquin Department of Public Works prior to approval of the Final Map. (Development Title Section 9-240, Section 9-910, Section 9-1100 and R-92-814)
- 2) If improvements referred to herein are not completed prior to approval of the Final Map, the subdivider shall execute an agreement with the County of San Joaquin ensuring the completion of improvements within one (1) year after approval of the Final Map. (Development Title Section 9-1100.3[jj])
- 3) If improvements are partially or fully completed prior to approval of the Final Map, the subdivider shall execute an agreement with the County of San Joaquin to warranty the public improvements offered for acceptance by the County for one (1) year after acceptance by the Board of Supervisors.
- 4) A Preliminary Soils Report is required in accordance with the County Standards for the purpose of determining the R-Value for the design of the roads. (Development Title Section 9-910.2)
- 5) A grading plan shall be submitted as a part of the improvement plans and approved prior to approval of the Final Map. The grading plan shall contain the information listed in the California Building Code (CBC) Appendix J Section J104.2, complete drainage details and elevations of adjacent parcels. Retaining wall details shall be submitted where applicable. (Grading that disturbs more than one acre will require a National Pollutant Discharge Elimination System permit.)
- 6) Water meters shall be installed on all water services. (B-91-650)

PA-2100031 (ZR) & PA-2100032 (SU)

- 7) All traffic signs and markings shall conform to the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD), and/or San Joaquin County Standards and shall be shown on the improvement plans. (Development Title Section 9-1150.2)
- 8) All utilities shall be underground except power transmission facilities of a 35 KV or greater. Public utility easements shall be provided along the road frontage of the subdivision and as required by the public utility companies. (Development Title Section 9-1155.2)
- 9) Streets 'A', 'B', 'C', 'D', 'E', 'F', 'G', 'H' and 'I' shall be dedicated on the Final Map and improved to County Standards for a 50-foot right-of-way urban residential road. (Development Title Sections 9-857.4, 9-1150.2[d][3] and 9-1150.5[b])
- 10) The roadway improvements for Pock Lane shall be constructed in conformance with the standards for one-half of a 50-foot wide right-of-way urban residential road.
- 11) The roadway improvements for Loomis Road shall be constructed in conformance with the standards for one-half of a 50-foot wide right-of-way urban residential road.
- 12) Street lighting shall be provided for the proposed subdivision in accordance with San Joaquin County's Improvement Standards and the applicant shall complete any necessary requirements to connect power to the street lights (including application to Pacific Gas and Electric Company and installation of any necessary power facilities) (Development Title Section 9-1150.11)
- 13) The project shall be served by a public storm drain system with terminal drainage in accordance with the County requirements and to provide adequate drainage for the subdivision. 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 9-1135.2)
- 14) Applicant shall provide a will-serve letter from an existing district or agency for storm drainage, including storm drain treatment as applicable, and street lighting or form a new community services district, community facilities district or other non-County public utility agency to provide for operation and maintenance of the storm drain system and streetlights in perpetuity. Applicant is responsible for initial financing, design and construction of the infrastructure facilities, subject to County review and approval. Any new district or public utility agency shall be created prior to approval of the Final Map.
- 15) The project shall be served by a public water system conforming to the requirements of the San Joaquin County Public Health Services, Environmental Health Department and the Department of Public Works. The system shall provide adequate domestic and fire water supply in conformance to the requirements of the County Fire Warden and the local Fire District. (Development Title Section 9-1120.2)
- 16) The project shall be served by a public sewer collection and treatment system constructed in conformance with the requirements of the San Joaquin County Public Health Services Environmental Services Division and the Department of Public Works. (Development Title Section 9-1105.2)

PA-2100031 (ZR) & PA-2100032 (SU)

- 17) Access rights shall be dedicated and restricted for lots 47-51, 80 and 104-108 along the frontage of Pock Lane on the Final Map. (Development Title Section 9-1150.5)
- 18) This project is a NPDES Phase II regulated area and shall comply with the following conditions. Prior to approval of the final map, plans and calculations shall be submitted and approved by the Public Works Department – Water Resources Division (209-468-9360):
  - a. Treatment: A registered professional engineer shall design the site to treat the 85th percentile storm as defined in the County's 2021 Storm Water Quality Control Criteria Plan (SWQCCP)
  - b. Hydromodification: A registered professional engineer shall design the site to comply with the volume reduction requirement outlined in the County's 2021 SWQCCP.
- 19) Applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and comply with the State "General Permit for Storm Water Discharges Associated with Construction Activity". The Waste Discharge Identification Number (WDID), issued by SWRCB, shall be submitted to Public Works for file. Contact the SWRCB at (916) 341-5250 for further information.
- 20) Applicant shall submit the Storm Water Pollution Prevention Plan (SWPPP) to Public Works. A copy of the approved SWPPP and all required records, updates, test results and inspection reports shall be maintained on the construction site and be available for review upon request.
- 21) Prior to approval of the Final Map, the owner shall enter into an agreement with San Joaquin County for post-construction maintenance of stormwater quality facilities.
- 22) The applicant shall develop a drainage study to ensure the project does not adversely impact the 100-year floodplain in Duck Creek. The study shall be approved by Public Works prior to approval of the final map.
- 23) Encroachments into the FEMA Floodway shall demonstrate no net rise to the 100-year base flood elevation.
- 24) The proposed drainage pipes under Duck Creek shall be designed with no impacts to the cross section of Duck Creek.
- 25) Applicant shall obtain an Encroachment Permit from the Central Valley Flood Protection Board for any work in Duck Creek.
- 26) All new construction and the substantial improvement of any structure, including conversion of existing structures, in the area of special flood hazard shall be elevated or floodproofed in accordance with San Joaquin County Ordinance Code Section 9-1605.12 (a) b, (b) and (c).
- 27) Wastewater is prohibited from entering into the storm drainage system.

AC:CH

PA-2100031 (ZR) & PA-2100032 (SU)

-5-



**Environmental Health Department**

**Jasjit Kang, REHS, Director**

*Muniappa Naidu, REHS, Assistant Director*

**PROGRAM COORDINATORS**

Robert McClellon, REHS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS

Melissa Nissim, REHS

Steven Shih, REHS

April 14, 2021

To: San Joaquin County Community Development Department  
Attention: Kelsey Gunter

From: Michael Suszycki; (209) 598-7001  
Registered Environmental Health Specialist 

RE: **PA-2100031 (ZR), Early Consultation-Rereferral, SU0014056**  
**3009 S. Pock Lane, Stockton**

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The following requirements have been identified as pertinent to this project. Other requirements may also apply. These requirements cannot be modified.

1. 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 9-1100.3).

**Note:** EHD has received the required written confirmation from the Public Works Department on February 22<sup>nd</sup>, 2021 concerning connection to sewer services. This condition has been satisfied.

2. 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 9-1120.2).

**Note:** EHD has received the required written confirmation from the California Water Service on December 2<sup>nd</sup>, 2020 concerning connection to a water service provider. This condition has been satisfied.



**SAN JOAQUIN**  
— COUNTY —  
*Greatness grows here.*

## Environmental Health Department

**Jasjit Kang, REHS, Director**

*Muniappa Naidu, REHS, Assistant Director*

**PROGRAM COORDINATORS**

Robert McClellon, REHS  
Jeff Carruesco, REHS, RDI  
Willy Ng, REHS  
Melissa Nissim, REHS  
Steven Shih, REHS

April 6, 2021

To: San Joaquin County Community Development Department  
Attention: Kelsey Gunter

From: Naseem Ahmed; 209-616-3018  
Senior Registered Environmental Health Specialist 

RE: **PA-2100031 (ZR), Early Consultation, SU0013954**  
**3009 S. Pock Lane, Stockton**

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The following requirements have been identified as pertinent to this project. Other requirements may also apply. These requirements cannot be modified.

1. 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 9-1100.3).
2. 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 9-1120.2).

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**Environmental Health Department**

**Jasjit Kang, REHS, Director**

*Muniappa Naidu, REHS, Assistant Director*

**PROGRAM COORDINATORS**

Robert McClellon, REHS

Jeff Carruesco, REHS, ROI

Willy Ng, REHS

Melissa Nissim, REHS

Steven Shih, REHS

April 6, 2021

To: San Joaquin County Community Development Department  
Attention: Kelsey Gunter

From: Naseem Ahmed; 209-616-3018  
Senior Registered Environmental Health Specialist 

RE: **PA-2100032 (SU), Early Consultation, SU0013957**  
**3009 Pock Lane, Stockton**

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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. The report shall be submitted to the Environmental Health Department at time of submittal of a tentative map (San Joaquin County Development Title, Section 9-905.12).

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

**Note:** EHD has received Phase I Environmental Site Assessment report dated December 14, and will require a limited sampling of the surface soil of the subject property to analyze the presence of residual pesticides prior to recordation of final map. Please refer to EHD response letter to Phase I Environmental Site Assessment dated April 7, 2021.

2. Prior to recordation of final map a 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 9-1100.3).
3. Prior to recordation of final map 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 9-1120.2).
4. Destroy the abandoned agricultural well located at southwest of the parcel under permit and inspection by the Environmental Health Department as required by San Joaquin County Development Title, Section 9-1115.5(e).

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5. Destroy the out of service well service request (SR0027143) under permit and inspection by the Environmental Health Department as required by San Joaquin County Development Title, Section 9-1115.5(e).
6. Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-1115.3 and 9-1115.6).



**Environmental Health Department**

**Jasjit Kang, REHS, Director**

*Muniappa Naidu, REHS, Assistant Director*

**PROGRAM COORDINATORS**

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April 6, 2021

To: San Joaquin County Community Development Department  
Attention: Kelsey Gunter

From: Naseem Ahmed; 209-616-3018  
Senior Registered Environmental Health Specialist 

RE: **PA-2100032 (SU), Early Consultation, SU0013957**  
**3009 Pock Lane, Stockton**

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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. The report shall be submitted to the Environmental Health Department at time of submittal of a tentative map (San Joaquin County Development Title, Section 9-905.12).

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

**Note:** EHD has received Phase I Environmental Site Assessment report dated December 14, and will require a limited sampling of the surface soil of the subject property to analyze the presence of residual pesticides prior to recordation of final map. Please refer to EHD response letter to Phase I Environmental Site Assessment dated April 7, 2021.

2. Prior to recordation of final map a 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 9-1100.3).
3. Prior to recordation of final map 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 9-1120.2).
4. Destroy the abandoned agricultural well located at southwest of the parcel under permit and inspection by the Environmental Health Department as required by San Joaquin County Development Title, Section 9-1115.5(e).

1868 E. Hazelton Avenue | Stockton, California 95205 | T 209 468-3420 | F 209 464-0138 | [www.sjcehd.com](http://www.sjcehd.com)

5. Destroy the out of service well service request (SR0027143) under permit and inspection by the Environmental Health Department as required by San Joaquin County Development Title, Section 9-1115.5(e).
6. Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-1115.3 and 9-1115.6).



**S J C O G , I n c .**

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

*San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)*

**SJMSCP RESPONSE TO LOCAL JURISDICTION (RTL)  
ADVISORY AGENCY NOTICE TO SJCOG, Inc.**

**To:** Kelsey Gunter, San Joaquin County, Community Development Department  
**From:** Laurel Boyd, SJCOG, Inc.  
**Date:** March 17, 2021  
**-Local Jurisdiction Project Title:** PA-2100031 (ZR, SU)  
**Assessor Parcel Number(s):** 179-120-11  
**Local Jurisdiction Project Number:** PA-2100031 (ZR, SU)  
**Total Acres to be converted from Open Space Use:** Unknown  
**Habitat Types to be Disturbed:** Agriculture and Natural Habitat Land  
**Species Impact Findings:** Findings to be determined by SJMSCP biologist.

Dear Ms. Gunter:

SJCOG, Inc. has reviewed the project referral for PA-2100031 (ZR, SU). This project consists of a Zone Reclassification & Major Subdivision application. The Zone Reclassification application will be from Agricultural Urban Reserve – 20 acre minimum (AU-20) to Low Density Residential (R-L) for a 23 acre parcel. The General Plan designation is Low Density Residential (RL). The underlying project is a Major Subdivision Application for the parcel to become 108 residential lots. The project site is located on the west side of S. Pock Lane, 1,503 feet north of E. Carpenter Road, Stockton (APN/Address: 179-120-11/3009 S. Pock Lane, 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 Zone Reclassification and Major 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.sjco.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:

2 | S J C O G , I n c .

- 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) 235-0600.



**S J C O G , I n c .**

*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, 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-2100031 (ZR, SU)

Assessor Parcel #: 179-120-11

T \_\_\_\_\_, R \_\_\_\_\_, Section(s): \_\_\_\_\_

Local Jurisdiction Contact: Kelsey Gunter

**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.**



## SAN JOAQUIN COUNCIL OF GOVERNMENTS

555 E. Weber Avenue • Stockton, California 95202 • P 209.235.0600 • F 209.235.0438 • [www.sjcog.org](http://www.sjcog.org)

April 6, 2021

*Sol Jobrack*  
CHAIR  
*Leo Zuber*  
VICE CHAIR  
*Diane Nguyen*  
EXECUTIVE DIRECTOR  
*Member Agencies*  
CITIES OF  
ESCALON,  
LATHROP,  
LODI,  
MANTECA,  
RIPON,  
STOCKTON,  
TRACY,  
AND  
THE COUNTY OF SAN  
JOAQUIN

Kelsey Gunter  
Community Development Department  
1810 E. Hazelton Avenue  
Stockton, CA 95205

**Re: PA-2100031, 32 (ZR, SU)**

Dear Kelsey Gunter,

The San Joaquin Council of Governments (SJCOCG), acting as the Airport Land Use Commission (ALUC), has reviewed a Zone Reclassification & Major Subdivision application. Zone Reclassification application from Agricultural Urban Reserve - 20 acre minimum (AU-20) to Low Density Residential (R-L) for a 23-acre parcel. The General Plan designation is Low Density Residential (R/L). The underlying project is a Major Subdivision Application for the parcel to become 108 residential lots.

### AIRPORT LAND USE COMMISSION'S REVIEW

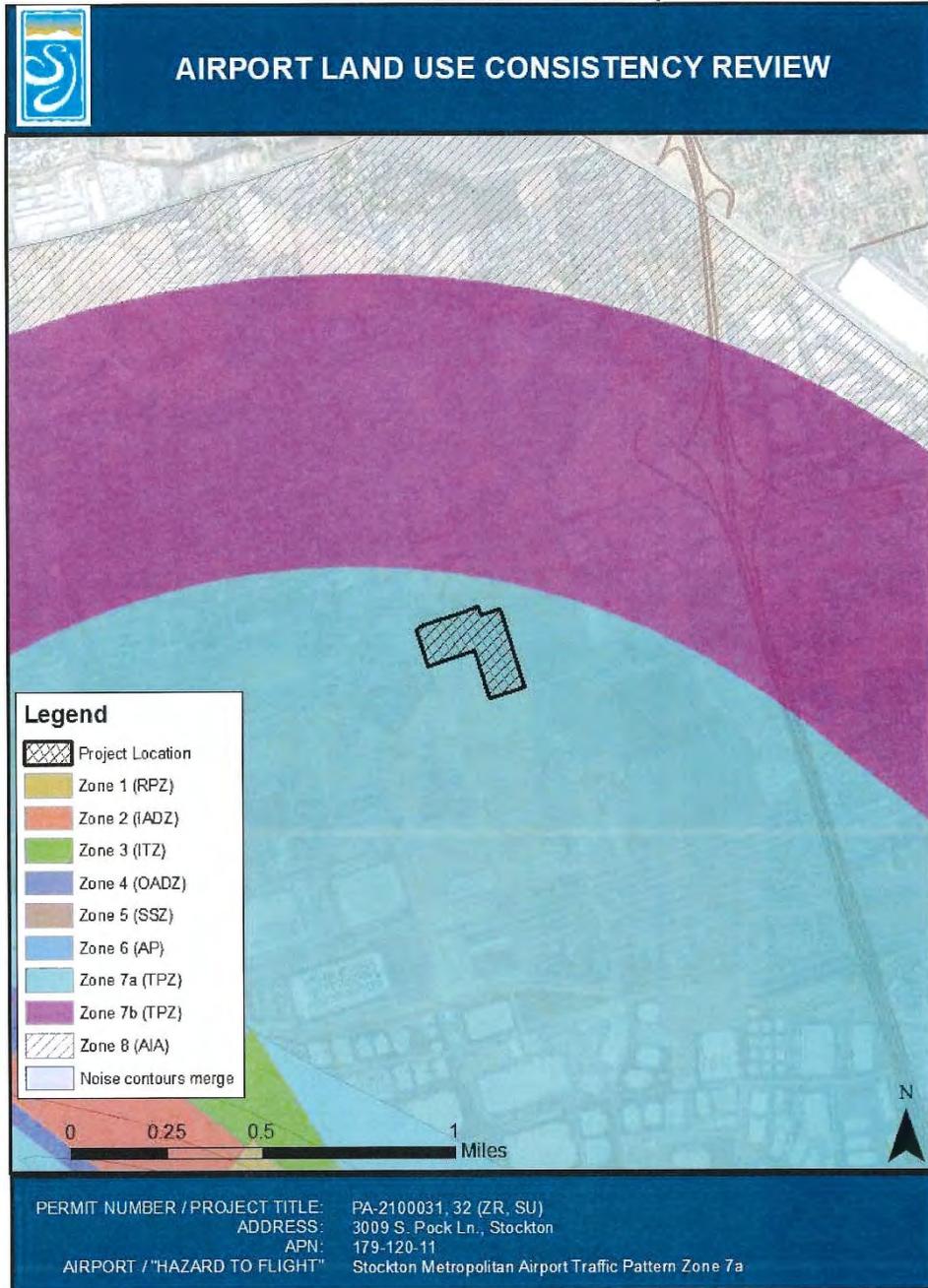
This project is in the Stockton Metropolitan Airport Traffic Pattern Zone 7a.

SJCOCG, as ALUC, finds that this project is not compatible with the 2018 San Joaquin County Airport Land Use Compatibility Plan (ALUCP) (<https://www.sjcog.org/ALUC>). Retention basins are prohibited by the FAA in airport zones as potential bird attractants that may pose a hazard to flight. Please refer to AC 150/5200-33B for more information on hazardous wildlife attractants near airports.

[https://www.faa.gov/documentLibrary/media/advisory\\_circular/150-5200-33B/150\\_5200\\_33b.pdf](https://www.faa.gov/documentLibrary/media/advisory_circular/150-5200-33B/150_5200_33b.pdf)

SJCOCG would like to provide standards and project design conditions that comply with the Airport Land Use Compatibility Plan as a reference guide. *Note: Jurisdictions determine if the following standards and conditions apply to this project.*

1. New land uses that may cause visual, electronic, or increased bird strike hazards to aircraft in flight shall not be permitted within any airport's influence area. Specific characteristics to be avoided include:
  - a. Glare or distracting lights which could be mistaken for airport lights. Reflective materials are not permitted to be used in structures or signs (excluding traffic directing signs).
  - b. Sources of dust, steam, or smoke which may impair pilot visibility.
  - c. Sources of electrical interference with aircraft communications or navigation. No transmissions which would interfere with aircraft radio communications or navigational signals are permitted.



**Gunter, Kelsey [CDD]**

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**From:** Anna Cheng <acheng@auburnrancheria.com>  
**Sent:** Tuesday, April 6, 2021 10:16 AM  
**To:** Gunter, Kelsey [CDD]  
**Cc:** Anna Starkey  
**Subject:** PA-2100031, 32 (ZR, SU)

**CAUTION:** This email is originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Gunter,

On behalf of the United Auburn Indian Community's Tribal Historic Preservation Department, thank you for the notification and opportunity to consult for the above referenced project. We have reviewed the project location and determined that it falls outside of the UAIC's consultation area. Therefore, we will not be commenting on the project. Thank you.

Best,  
Anna Cheng

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Nothing in this e-mail is intended to constitute an electronic signature for purposes of the Electronic Signatures in Global and National Commerce Act (E-Sign Act), 15, U.S.C. §§ 7001 to 7006 or the Uniform Electronic Transactions Act of any state or the federal government unless a specific statement to the contrary is included in this e-mail.



April 13, 2021

Kelsey Gunter  
San Joaquin County  
Community Development Department  
1810 E. Hazelton Avenue  
Stockton, CA 95205

**Project: Early Consultation for PA-2100031**

**District CEQA Reference No: 20210299**

Dear Ms. Gunter:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above from the San Joaquin County (County) consisting of development of 108 residential lots (Project). The Project is located at 3009 S. Pock Lane, in Stockton, CA (APN 179-120-11) and lies within one of the thirteen communities in the State selected by the California Air Resources Board (CARB) for investment of additional air quality resources and attention under Assembly Bill (AB) 617 (2017, Garcia) in an effort to reduce air pollution exposure in impacted disadvantaged communities.

**Project Scope**

According to the referral document, the Project consists of a subdivision development of 108 residential lots. In addition, the Project includes a Zone Reclassification from Agricultural Urban Reserve to Low Density Residential for a 23-acre parcel.

Based on information provided to the District, Project specific annual emissions from construction and operation emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5).

**Samir Sheikh**  
Executive Director/Air Pollution Control Officer

**Northern Region**  
4800 Enterprise Way  
Modesto, CA 95356-8718  
Tel: (209) 557-6400 FAX: (209) 557-6475

**Central Region (Main Office)**  
1990 E. Gattysburg Avenue  
Fresno, CA 93726-0244  
Tel: (559) 230-6000 FAX: (559) 230-6061

**Southern Region**  
34946 Flyover Court  
Bakersfield, CA 93308-9725  
Tel: (661) 392-5500 FAX: (661) 392-5585

[www.valleyair.org](http://www.valleyair.org)    [www.healthyairliving.com](http://www.healthyairliving.com)

Printed on recycled paper.

For more information regarding the CERP approved for Stockton, please visit the District website at:  
<http://community.valleyair.org/selected-communities/stockton/> .

**3) Solar Deployment in the Community**

It is the policy of the State of California that renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers by December 31, 2045. While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, the production of solar energy is contributing to improving air quality and public health. The District suggests that San Joaquin County consider the feasibility of incorporating solar power systems, as an emission reduction strategy for this Project.

**4) Charge Up! Electric Vehicle Charger**

To support further installation of electric vehicle charging equipment and development of such infrastructure, the District offers incentives to public agencies, businesses, and property owners of residential dwellings units to install electric charging infrastructure (Level2 and 3 chargers). The purpose of this incentive program is to promote clean air alternative-fuel technologies and the use of low or zero-emission vehicles. The District suggests that the County and Project proponent consider the feasibility of installing electric vehicle chargers for this Project.

Please visit [www.valleyair.org/grants/chargeup.htm](http://www.valleyair.org/grants/chargeup.htm) for more information.

**5) Clean Lawn and Garden Equipment in the Community**

Since the Project consists of residential development, gas-powered residential lawn and garden equipment have the potential to result in an increase of NOx and PM2.5 emissions. Utilizing electric lawn care equipment can provide residents with immediate economic, environmental, and health benefits. The District recommends the Project proponent consider the District's Clean Green Yard Machines (CGYM) program which provides incentive funding for replacement of existing gas powered lawn and garden equipment. More information on the District CGYM program and funding can be found at: <http://www.valleyair.org/grants/cgym.htm>

## **7) District Rules and Regulations**

The District issues permits for many types of air pollution sources and regulates some activities not requiring permits. A project subject to District rules and regulation would reduce its impacts on air quality through compliance with regulatory requirements. In general, a regulation is a collection of rules, each of which deals with a specific topic. As an example, Regulation II (Permits) deals with permitting emission sources and includes rules such as District permit requirements (Rule 2010), New and Modified Stationary Source Review (Rule 2201), and implementation of Emission Reduction Credit Banking (Rule 2301).

### **i. District Regulation VIII (Fugitive PM10 Prohibitions)**

The Project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to construction.

Information on how to comply with Regulation VIII can be found online at:

[http://www.valleyair.org/busind/comply/PM10/compliance\\_PM10.htm](http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm).

### **ii. District Rule 9510 (Indirect Source Review)**

The purpose of District Rule 9510 is to reduce the growth in both NO<sub>x</sub> and PM<sub>10</sub> emissions associated with development and transportation projects from mobile and area sources associated with construction and operation of development projects. The rule encourages clean air design elements to be incorporated into development projects. In case the proposed development project clean air design elements are insufficient to meet the targeted emission reductions, the rule requires developers to pay a fee used to fund projects to achieve off-site emissions reductions.

The proposed Project is subject to District Rule 9510 because it will receive a project-level approval from a public agency and will equal or exceed 50 dwelling units. When subject to the rule, an Air Impact Assessment (AIA) application is required prior to applying for project-level approval from a public agency. In this case, if not already done, please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510.

- i. The District recommends conducting a screening analysis that includes all sources of emissions. A screening analysis is used to identify projects which may have a significant health impact. A prioritization, using CAPCOA's updated methodology, is the recommended screening method. A prioritization score of 10 or greater is considered to be significant and a refined Health Risk Assessment (HRA) should be performed.

For your convenience, the District's prioritization calculator can be found at:  
[http://www.valleyair.org/busind/pto/emission\\_factors/Criteria/Toxics/Utilities/PRIORITIZATION%20RMR%202016.XLS](http://www.valleyair.org/busind/pto/emission_factors/Criteria/Toxics/Utilities/PRIORITIZATION%20RMR%202016.XLS).

- ii. The District recommends a refined HRA for development projects that result in a prioritization score of 10 or greater. Prior to performing an HRA, it is recommended that development project applicants contact the District to review the proposed modeling protocol. A development project would be considered to have a significant health risk if the HRA demonstrates that the project related health impacts would exceed the Districts significance threshold of 20 in a million for carcinogenic risk and 1.0 for the Acute and Chronic Hazard Indices, and would trigger all feasible mitigation measures. The District recommends that development projects which result in a significant health risk not be approved.

For HRA submittals, please provide the following information electronically to the District for review:

- HRA AERMOD model files
- HARP2 files
- Summary of emissions source locations, emissions rates, and emission factor calculations and methodology.

More information on toxic emission factors, prioritizations and HRAs can be obtained by:

- E-Mailing inquiries to: [hramodeler@valleyair.org](mailto:hramodeler@valleyair.org); or
- The District can be contacted at (559) 230-6000 for assistance; or
- Visiting the Districts website (Modeling Guidance) at:  
[http://www.valleyair.org/busind/pto/Tox\\_Resources/AirQualityMonitoring.htm](http://www.valleyair.org/busind/pto/Tox_Resources/AirQualityMonitoring.htm).



## SAN JOAQUIN FARM BUREAU FEDERATION

MEETING TODAY'S CHALLENGES / PLANNING FOR TOMORROW

April 16, 2021

Kelsey Gunter  
San Joaquin County Community Development Department  
Development Services Division  
1810 E. Hazelton Avenue  
Stockton, CA 95205  
**RE: PA-2100031,32 (ZR/SU)**

Dear Ms. Gunter:

The San Joaquin Farm Bureau Federation is San Joaquin County's oldest agriculture organization, dedicated to the advancement of agriculture for over 100 years. We are committed to the protection of the natural resources that our industry depends on, including land. Being that protecting the prime farmland in our county is one of our highest priority, we oppose this application to amend the zoning of this parcel. Permanently impairing prime agricultural land for residential development has long term economic consequences and the land can never be recovered.

In regard to this application, the land has had a long history of agricultural production. The land is zoned Agriculture Urban Reserve- 20-acre minimum (AU-20). Because this application will reclassify the zoning from agriculture to Low Density Residential (R-L), it is subject to the San Joaquin County Agricultural Mitigation Ordinance.

Section 9-1080.3(a)(2) provides that the county shall require agricultural mitigation for:

*"A Zoning Reclassification that changes the permitted uses from agriculture to a nonagricultural use, regardless of the General Plan designation"*

This section is directly applicable to this project because it is a zoning reclassification for a zone in which the permitted uses are agriculture to an residential zone. Furthermore, this section speaks to the fact that mitigation is still required even though the zone is being reclassified to implement the current General Plan designation of low density residential.

We ask that the applicant furnish the requisite agricultural mitigation under section 9-1080. Please keep us informed as this project moves forward.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Strecker'.

David Strecker  
President

3290 NORTH AD ART ROAD • (209) 931-4931 • STOCKTON, CALIFORNIA 95215

**Galloway, Deborah [CDD]**

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**From:** Glaser, Jim [LAFCO]  
**Sent:** Friday, April 16, 2021 7:28 AM  
**To:** Galloway, Deborah [CDD]; Gunter, Kelsey [CDD]; Martorella, Dominique [CDD]; Asio, Allen [CDD]  
**Cc:** Contreras, Elizabeth [LAFCO]  
**Subject:** Re: PA-2100031, 32 Zone Reclassification, Major Subdivision: Referral - Agency, Early Consultation

Deborah,  
San Joaquin Local Agency Formation Commission (LAFCo) has reviewed the preliminary project information and has the following comments:

Although not specified, it is assumed that that this project proposes out-of-agency service from the City of Stockton for the development of 108 homes and may require an annexation to a County Service Area. No environmental review was transmitted for consideration.

A proposal to receive services from the City of Stockton conflicts with the adopted policies of the Commission. LAFCo promotes annexation over extension of service. LAFCo has also adopted a specific language to prevent the circumvention of the LAFCo process by providing services by contract instead of through the annexation of territory. Furthermore, it is adopted policy of the Commission to discourage the extension of services without annexation.

Annexation may be feasible for this project site.

The referral did not indicate if the City of Stockton intends to apply to LAFCo for out-of-agency approval. If so, this decision for an out-of-agency service for a major subdivision should be made at the legislative level and not at an administrative or staff level. This represents a major deviation from the adopted general plans of both the City and County and from the City of Stockton's Municipal Service Review (MSR).

The application did not address the issue of the Disadvantage Unincorporated Community (Kennedy). This application would conflict with and circumvent the intent of SB244.

Please contact this office if you desire any additional information.

Jim

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**From:** Galloway, Deborah [CDD] <dgalloway@sjgov.org>  
**Sent:** Thursday, April 15, 2021 11:30 AM  
**To:** Gunter, Kelsey [CDD] <kgunter@sjgov.org>; Martorella, Dominique [CDD] <dmartorella@sjgov.org>; Asio, Allen [CDD] <aasio@sjgov.org>  
**Cc:** Glaser, Jim [LAFCO] <jglaser@sjgov.org>  
**Subject:** FW: PA-2100031, 32 Zone Reclassification, Major Subdivision: Referral - Agency, Early Consultation

Please see attached documents regarding PA-2100031, 32 (ZR, SU). Copies have been uploaded to Permits Plus.

Thank you,

*Debbie Galloway*

Office Assistant Specialist  
Community Development Department  
Main Office: (209) 468-3121  
Direct: (209) 468-0229  
Fax: (209) 468-3163

Please also visit us On-line: <https://www.sjgov.org/commdev>



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— COUNTY —  
*Greatness grows here.*

## Community Development Department

Planning · Building · Code Enforcement · Fire Prevention · GIS

# Attachment C

## Environmental Review

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Due to the size of Attachment C it is not being included as part of the Staff Report document. Attachment C can be accessed from the CDD website at the following address:

<https://www.sjgov.org/commdev/cgi-bin/cdyn.exe/file/APD%20Documents/PA-2100062/Planning%20Commission%20Staff%20Report%20-%20Attachment%20C.PDF>

Please note that due to the size of the file it may take a while to download.

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## Community Development Department

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# **Attachment D Bases for Zone Reclassification and Findings for Major Subdivision**

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## **BASES FOR ZONE RECLASSIFICATION**

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PA-2100031, -61

### **POCK LANE PARTNERS & SANCHEZ / POCK LANE PARTNERS**

1. The proposed zone is consistent with the General Plan, any applicable Master Plans, and any applicable Specific Plan:
  - **The project parcels have a General Plan designation of R/L (Low Density Residential). The R-L (Low Density Residential) zone is an implementing zone of the R/L General Plan designation, and therefore is consistent with the General Plan. There are no applicable Master Plans or Specific Plans in the vicinity.**

**Additionally, the project parcels are within an Urban Community, as designated in the 2035 General Plan. General Plan Policy Document: Communities Goal C-2.1: Planning for Urban Communities (pp. 3.1-76), states that “The County shall plan Urban Communities to accommodate most of the unincorporated County’s projected growth; provide a variety of land uses; receive urban services, including community wastewater treatment, water, and storm drainage.” The project proposes public services for public water, public sewer, and public storm drainage.**

**Further, General Plan Policy Document: Land Use Goal LU-4.1: New Residential Development (pp. 3.1-35), states that “The County shall direct most new unincorporated residential development to areas within Urban and Rural Communities and City Fringe Areas.” The project site is located within the established boundaries of the urban community of Stockton.**

2. The proposed zone district is reasonable and beneficial at the time.
  - **The proposed Zone Reclassification is reasonable and beneficial at this time as the zoning change to R-L for both project sites would make the zoning consistent with their underlying General Plan designation of R/L (Low Density Residential). Additionally, the project sites have been planned for residential development in San Joaquin County General Plans for over thirty years, and with the availability of public services it is reasonable and beneficial at this time.**

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# FINDINGS FOR MAJOR SUBDIVISION

PA-2100032, -62

## POCK LANE PARTNERS & SANCHEZ / POCK LANE PARTNERS

1. The proposed subdivision is consistent with the General Plan, any applicable Master Plan, Specific Plan, and Special Purpose Plan and any other applicable plan adopted by the County.
  - **This finding can be made because the parcels have a General Plan designation of R/L (Low Density Residential). The proposed zone for the properties is R-L (Low Density Residential) As such, the proposed project is consistent with the General Plan and Development Title. There are no Specific Plans or Special Purpose Plans.**
2. The design or improvement of the proposed subdivision is consistent with the General Plan and any applicable Specific Plan or Special Purpose Plan.
  - **This finding can be made because the design and improvement of the proposed subdivision are consistent with standards contained in the General Plan as reflected in the tentative map. The water will be provided by the California Water Company. Sewer service will be provided by the City of Stockton. Public terminal storm drainage will be provided by a Community Financing District (CFD) subject to the rules and regulation of the Department of Public Works. There are no Specific Plans or Special Purpose Plans.**
3. The site is physically suitable for the type of development proposed.
  - **This finding can be made because the tentative maps are consistent with the General Plan density requirement of 2.1 to 6 dwelling units per gross acre. The project's proposed 5,000 square foot minimum lot size complies with the minimum lot area for the R-L Zone. The project complies with development requirements contained in the Development Title and County standards are otherwise satisfied.**
4. The site is physically suitable for the proposed density of development.
  - **This finding can be made because the number of parcels proposed is consistent with the R/L General Plan density requirement of 2.1 to 6 dwelling units per gross acre. The entire project area is 42.34 acres, and the total number of lots proposed is 204, which results in a dwelling density of approximately 4.8 dwelling units per gross acre.**
5. Neither the design of the subdivision nor any proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
  - **This finding can be made because the Initial Study prepared for this project did not identify any known rare or endangered species or habitats or other substantial environmental adverse effects to fish, wildlife, or habitat.**
6. The design of the subdivision or type of improvements is not likely to cause significant public health problems.
  - **This finding can be made because the subdivision will be serviced by public wastewater treatment, public water, and public storm water drainage.**
7. The design of the subdivision or the types of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
  - **This finding can be made because there are no conflicts with the design of the proposed parcels or the existing and proposed easements.**

8. Any land or improvements to be dedicated to the County or other public agency is consistent with the General Plan, any applicable Specific Plan and Special Purpose Plan, and any other applicable plan adopted by the County.
  - **This Finding can be made because the land to be dedicated to San Joaquin County for public roadways is consistent with County Standards. There are no applicable Specific Plans, Special Purpose Plans, or any other plans.**
9. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision, as required by Government Code Section 66473.1.
  - **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.**



**SAN JOAQUIN**  
— COUNTY —  
*Greatness grows here.*

## Community Development Department

Planning · Building · Code Enforcement · Fire Prevention · GIS

# Attachment E

## Conditions of Approval

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# CONDITIONS OF APPROVAL

PA-2100032

## POCK LANE PARTNERS & SANCHEZ / POCK LANE PARTNERS

Major Subdivision Application No PA-2100032 was approved by the Planning Commission on \_\_\_\_\_. The effective date of approval is \_\_\_\_\_. This tentative map approval will expire on \_\_\_\_, which is one (1) years from the effective date of approval, unless (1) all Conditions of Approval have been complied with and (2) a Final Map has been filed with and accepted by the County Surveyor.

Unless otherwise specified, all Conditions of Approval and ordinance requirements shall be complied with prior to approval of the Final Map. 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: [209] 468-3121)

- a. **TENTATIVE MAP:** The Final Map shall substantially conform to the approved tentative map dated July 20, 2022.
- b. **RIGHT TO FARM:** Pursuant to San Joaquin County Code Section 6-9004(b), the following note shall be placed on the Final Map:
  1. All persons purchasing lots 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 a nuisance.
- c. **LOT SIZE AND WIDTH:** The following lot size and width regulations shall apply to this map:
  1. All parcels shall have a minimum lot width 50 feet, measured a distance of 20 feet back from the front lot line.
  2. All parcels shall have a minimum lot area of 5,000 square-feet.
- d. **ROAD NAMES:** All subdivision road names shall be submitted to the Community Development Department for approval by the Director. Contact Rafedah Carella at 468-3138 for road name standards. (Development Title Section 9-1150.18)
- e. **LANDSCAPING:** Landscaping shall be provided and comply with the following:
  1. Street trees are required as specified in Section 9-1020.4 of the Development Title.
  2. A minimum of 3 trees shall be planted for each lot frontage. (9-1020.4[a])
- f. **MITIGATION MONITORING AND REPORTING PLAN:** The project shall comply with the Mitigation Monitoring and Reporting Plan dated May 2022.
- g. **WETLANDS:** Parallel to Duck Creek, a natural open space area for riparian habitat and waterway protection shall be maintained to provide nesting and foraging habitat and the protection of Duck Creek. The minimum width of said open space shall be 100 feet, measured from the mean high-water level of the natural bank or 50 feet back of Duck Creek, whichever is greater.

### 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. DEPARTMENT OF PUBLIC WORKS (Contact: [209] 468-3000)

- a. All improvements shall be in conformance with the current Improvement Standards and Specifications of the County of San Joaquin. All improvement plans and specifications shall include grading for each individual lot. The improvement plans and specifications are subject to plan check, field inspection fees and must be approved by the County of San Joaquin Department of Public Works prior to approval of the Final Map. (Development Title Section 9-240, Section 9-910, Section 9-1100 and R-92-814)
- b. If improvements referred to herein are not completed prior to approval of the Final Map, the subdivider shall execute an agreement with the County of San Joaquin ensuring the completion of improvements within 1 year after approval of the Final Map. (Development Title Section 9-1100.3[j])
- c. If improvements are partially or fully completed prior to approval of the Final Map, the subdivider shall execute an agreement with the County of San Joaquin to warranty the public improvements offered for acceptance by the County for 1 year after acceptance by the Board of Supervisors.
- d. A Preliminary Soils Report is required in accordance with the County Standards for the purpose of determining the R-Value for the design of the roads. (Development Title Section 9-910.2)
- e. A grading plan shall be submitted as a part of the improvement plans and approved prior to approval of the Final Map. The grading plan shall contain the information listed in the California Building Code (CBC) Appendix J Section J104.2, complete drainage details and elevations of adjacent parcels. Retaining wall details shall be submitted where applicable. (Grading that disturbs more than 1 acre will require a National Pollutant Discharge Elimination System permit.)
- f. Water meters shall be installed on all water services. (B-91-650)
- g. All traffic signs and markings shall conform to the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD), and/or San Joaquin County Standards and shall be shown on the improvement plans. (Development Title Section 9-1150.2)
- h. All utilities shall be underground except power transmission facilities of a 35 KV or greater. Public utility easements shall be provided along the road frontage of the subdivision and as required by the public utility companies. (Development Title Section 9-1155.2)
- i. Streets 'A', 'B', 'C', 'D', 'E', 'F', 'G', 'H' and 'I' shall be dedicated on the Final Map and improved to County Standards for a 50-foot right-of-way urban residential road. (Development Title Sections 9-857.4, 9-1150.2[d][3], and 9-1150.5[b])
- j. The roadway improvements for Pock Lane shall be constructed in conformance with the standards for one-half of a 50-foot-wide right-of-way urban residential road.
- k. The roadway improvements for Loomis Road shall be constructed in conformance with the standards for one-half of a 50-foot-wide right-of-way urban residential road.
- l. Street lighting shall be provided for the proposed subdivision in accordance with San Joaquin County's Improvement Standards and the applicant shall complete any necessary requirements to connect power to the streetlights (including application to Pacific Gas and Electric Company and installation of any necessary power facilities) (Development Title Section 9-1150.11)
- m. The project shall be served by a public storm drain system with terminal drainage in accordance with the County requirements and to provide adequate drainage for the subdivision. 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 9-1135.2)

- n. Applicant shall provide a will-serve letter from an existing district or agency for storm drainage, including storm drain treatment as applicable, and street lighting or form a new community services district, community facilities district or other non-County public utility agency to provide for operation and maintenance of the storm drain system and streetlights in perpetuity. Applicant is responsible for initial financing, design and construction of the infrastructure facilities, subject to County review and approval. Any new district or public utility agency shall be created prior to approval of the Final Map.
- o. The project shall be served by a public water system conforming to the requirements of the San Joaquin County Public Health Services, Environmental Health Department and the Department of Public Works. The system shall provide adequate domestic and fire water supply in conformance to the requirements of the County Fire Warden and the local Fire District. (Development Title Section 9-1120.2)
- p. The project shall be served by a public sewer collection and treatment system constructed in conformance with the requirements of the San Joaquin County Public Health Services Environmental Services Division and the Department of Public Works. (Development Title Section 9-1105.2)
- q. Access rights shall be dedicated and restricted for lots 47-51, 80 and 104-108 along the frontage of Pock Lane on the Final Map. (Development Title Section 9-1150.5)
- r. This project is a NPDES Phase II regulated area and shall comply with the following conditions. Prior to approval of the final map, plans and calculations shall be submitted and approved by the Public Works Department – Water Resources Division (209-468-9360):
  1. Treatment: A registered professional engineer shall design the site to treat the 85th percentile storm as defined in the County's 2021 Storm Water Quality Control Criteria Plan (SWQCCP)
  2. Hydromodification: A registered professional engineer shall design the site to comply with the volume reduction requirement outlined in the County's 2021 SWQCCP.
- s. Applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and comply with the State "General Permit for Storm Water Discharges Associated with Construction Activity". The Waste Discharge Identification Number (WDID), issued by SWRCB, shall be submitted to Public Works for file. Contact the SWRCB at (916) 341-5250 for further information.
- t. Applicant shall submit the Storm Water Pollution Prevention Plan (SWPPP) to Public Works. A copy of the approved SWPPP and all required records, updates, test results and inspection reports shall be maintained on the construction site and be available for review upon request.
- u. Prior to approval of the Final Map, the owner shall enter into an agreement with San Joaquin County for post-construction maintenance of stormwater quality facilities.
- v. The applicant shall develop a drainage study to ensure the project does not adversely impact the 100-year floodplain in Duck Creek. The study shall be approved by Public Works prior to approval of the final map.
- w. Encroachments into the FEMA Floodway shall demonstrate no net rise to the 100-year base flood elevation.
- x. The proposed drainage pipes under Duck Creek shall be designed with no impacts to the cross section of Duck Creek.
- y. Applicant shall obtain an Encroachment Permit from the Central Valley Flood Protection Board for any work in Duck Creek.
- z. All new construction and the substantial improvement of any structure, including conversion of existing structures, in the area of special flood hazard shall be elevated or floodproofed in accordance with San Joaquin County Ordinance Code Section 9-1605.12 (a), (b), and (c).

- aa. Wastewater is prohibited from entering into the storm drainage system.
- bb. The roadway improvements for Pock Lane shall include a right turn lane at the Mariposa Road intersection.

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

- a. A qualified environmental professional shall prepare a surface and subsurface contamination report, identifying any potential source of surface or subsurface contamination caused by past or current land uses. The report shall include evaluation of non-point source of hazardous materials, including agricultural chemical residues, as well as potential point sources, such as fuel storage tanks, septic systems, or chemical storage areas. The report shall be submitted to the Environmental Health Department at time of submittal of a tentative map (San Joaquin County Development Title, Section 9-905.12).

Note: EHD has received Phase I Environmental Site Assessment report dated December 14 and will require a limited sampling of the surface soil of the subject property to analyze the presence of residual pesticides prior to recordation of final map. Please refer to EHD response letter to Phase I Environmental Site Assessment dated April 7, 2021.

- b. Prior to the issuance of any building permits, sewer facilities shall either be bonded for or be in place, as evidenced by a letter from the serving entity (San Joaquin County Development Title, Section 9-1100.3[d]).

Note: A will-serve letter from the City of Stockton for sewer service provisions has been received.

- c. This project shall be provided with public water service at the time of Final Map recordation. A letter shall be submitted from the purveyor stating that these services either are bonded for or are in place, prior to final approval (San Joaquin County Development Title, Section 9-1120.2).

Note: A will-serve letter from California Water Service for water provisions has been received.

- d. The existing homesite may continue to use the existing well and septic system until a repair or replacement is needed. When a repair or replacement is needed connection to public services is required. (San Joaquin County Development Title, Section 9-1120.2, 9-1105.2).
- e. The existing private water well located on the existing homesite shall be tested for the chemical Dibromochloropropane (DBCP) and nitrates with the results submitted to the Environmental Health Department. Samples are to be taken and analyzed by a State-approved laboratory (San Joaquin County Development Title, Section 9-1115.7).
- f. Destroy the abandoned agricultural well located in the open field under permit and inspection by the Environmental Health Department as required by San Joaquin County Development Title, Section 9-1115.5(e).
- g. Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-1115.3 and 9-1115.6).

5. DEPARTMENT OF PARKS AND RECREATION (Contact: [209] 331-2020)

- a. The collection of in-lieu fees for park development is a requirement for approval of any new residential lots create in the subdivision.

6. SAN JOAQUIN COUNCIL OF GOVERNMENTS (Contact: [209] 235-0600)

- a. This project is subject to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). At the time of development, any structures that require ground disturbance on this or subsequent divided parcels will be subject to participate in the SJMSCP and should be resubmitted to

the San Joaquin Council of Governments to ensure biological and mitigation obligations are satisfied. The following note shall be recorded as a Notice of Minor Subdivision Restriction:

1. Parcels 1-96 are subject to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). At the time of development of Parcel 1-96, any structure(s) that require ground disturbance on these 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.

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# CONDITIONS OF APPROVAL

PA-2100062

## POCK LANE PARTNERS & SANCHEZ / POCK LANE PARTNERS

Major Subdivision Application No PA-2100062 was approved by the Planning Commission on \_\_\_\_\_. The effective date of approval is \_\_\_\_\_. This tentative map approval will expire on \_\_\_\_, which is one (1) years from the effective date of approval, unless (1) all Conditions of Approval have been complied with and (2) a Final Map has been filed with and accepted by the County Surveyor.

Unless otherwise specified, all Conditions of Approval and ordinance requirements shall be complied with prior to approval of the Final Map. 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: [209] 468-3121)

- a. **TENTATIVE MAP:** The Final Map shall substantially conform to the approved tentative map dated July 20, 2022.
- b. **RIGHT TO FARM:** Pursuant to San Joaquin County Code Section 6-9004(b), the following note shall be placed on the Final Map:
  1. All persons purchasing lots 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 a nuisance.
- c. **LOT SIZE AND WIDTH:** The following lot size and width regulations shall apply to this map:
  1. All parcels shall have a minimum lot width 50 feet, measured a distance of 20 feet back from the front lot line.
  2. All parcels shall have a minimum lot area of 5,000 square-feet.
- d. **ROAD NAMES:** All subdivision road names shall be submitted to the Community Development Department for approval by the Director. Contact Rafedah Carella at 209-468-0816 for road name standards. (Development Title Section 9-1150.18)
- e. **LANDSCAPING:** Landscaping shall be provided and comply with the following:
  1. Street trees are required as specified in Section 9-1020.4 of the Development Title.
  2. A minimum of 3 trees shall be planted for each lot frontage. (9-1020.4[a])
- f. **LOT LINE ADJUSTMENT PA-2200109:** The Notice of Lot Line Adjustment must be recorded, and title transferred in the configuration created by Lot Line Adjustment PA-2200109 prior to recordation of the Parcel Map.
- g. **MITIGATION MONITORING AND REPORTING PLAN:** The project shall comply with all required mitigations included in the Mitigation Monitoring and Reporting Plan dated May 2022.

### 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. DEPARTMENT OF PUBLIC WORKS (Contact: [209] 468-3000)
  - a. All improvements shall be in conformance with the current Improvement Standards and Specifications of the County of San Joaquin. All improvement plans and specifications shall include grading plan for each individual lot, if applicable. The improvement plans and specifications are subject to plan check, field inspection fees and must be approved by the County of San Joaquin Department of Public Works prior to approval of the Final Map. (Development Title Section 9-240, Section 9-910, Section 9-1100 and R-92-814)
  - b. If improvements referred to herein are not completed prior to approval of the Final Map, the subdivider shall execute an agreement with the County of San Joaquin ensuring the completion of improvements after approval of the Final Map. (Development Title Section 9-1100.3[jj])
  - c. A Preliminary Soils Report is required in accordance with the County Standards for the purpose of determining the R-Value for the design of the roads. (Development Title Section 9-910.2)
  - d. A grading plan shall be submitted as a part of the improvement plans and approved prior to approval of the Final Map. The grading plan shall contain the information listed in the California Building Code (CBC) Appendix J Section J104.2, complete drainage details and elevations of adjacent parcels. Retaining wall details shall be submitted where applicable.
  - e. Water meters shall be installed on all water services. (Board of Supervisors Order B-91-650)
  - f. All traffic signs and markings shall conform to the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD), and/or San Joaquin County Standards and shall be shown on the improvement plans. (Development Title Section 9-1150.2)
  - g. All utilities shall be underground except power transmission facilities of a 35 KV or greater. Public utility easements shall be provided along the road frontage of the subdivision and as required by the public utility companies. (Development Title Section 9-1155.2)
  - h. Streets 'A', 'B', 'C', 'D', 'E', 'F' and Loomis Road shall be dedicated on the Final Map and improved to County Standards for a 50-foot right-of-way urban residential road. (Development Title Sections 9-857.4, 9-1150.2[d][3] and 9-1150.5[b])
  - i. The roadway improvements for Pock Lane shall be constructed in conformance with the standards for one-half of a 50-foot-wide right-of-way urban residential road. The improvements shall be in conformance with the current Improvement Standards of the County of San Joaquin. Improvement plans, specifications and engineer's estimate prepared by a registered civil engineer shall be submitted for review and are subject to plan check, field inspection fees and must be approved by the County of San Joaquin Department of Public Works prior to issuance of the building permit. (Development Title Section 9-240, Section 9-910, Section 9-1100 and R-92-814)
  - j. Street lighting shall be provided for the proposed subdivision in accordance with San Joaquin County's current Improvement Standards and complete any necessary requirements to connect power to the streetlights (including application to Pacific Gas and Electric Company and installation of any necessary power facilities) (Development Title Section 9-1150.11)
  - k. The project shall be served by a public storm drain system with terminal drainage in accordance with the County requirements and to provide adequate drainage for the subdivision. 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 9-1135.2)
  - l. Applicant shall provide a will-serve letter from an existing district or agency for storm drainage and street lighting or form a new community services district, community facilities district or other non-County public utility agency to provide for operation and maintenance of the storm drain system

and streetlights in perpetuity. Applicant is responsible for initial financing, design and construction of the infrastructure facilities, subject to County review and approval. If creating a new non-County public utility agency, it shall be in place prior to approval of the final map.

- m. The project shall be served by a public water system conforming to the requirements of the San Joaquin County Environmental Health Department and the Department of Public Works. The system shall provide adequate domestic and fire water supply in conformance to the requirements of the County Fire Warden and the local Fire District. (Development Title Section 9-1120.2)
  - n. The project shall be served by a public sewer collection and treatment system constructed in conformance with the requirements of the San Joaquin County Environmental Health Department and the Department of Public Works. (Development Title Section 9-1105.2)
  - o. 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 Final Map.
  - p. The subdivider shall agree to pay user fees for the utility services from the time improvements are accepted by the County until the lots are placed on the County tax rolls.
  - q. Access rights shall be dedicated and restricted for lots 1-6 along the frontage of Pock Lane on the Final Map. (Development Title Section 9-1150.5)
  - r. This project is a NPDES Phase II regulated area and shall comply with the following conditions. Prior to approval of the final map, plans and calculations shall be submitted and approved by the Public Works Department – Water Resources Division (209-468-9360):
    - 1. Treatment: A registered professional engineer shall design the site to treat the 85th percentile storm as defined in the County's 2021 Storm Water Quality Control Criteria Plan (SWQCCP).
  - s. Applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and comply with the State "General Permit for Storm Water Discharges Associated with Construction Activity". The Waste Discharge Identification Number (WDID), issued by SWRCB, shall be submitted to Public Works for file. Contact the SWRCB at (916) 341-5250 for further information.
  - t. Applicant shall submit the Storm Water Pollution Prevention Plan (SWPPP) to Public Works. A copy of the approved SWPPP and all required records, updates, test results and inspection reports shall be maintained on the construction site and be available for review upon request.
  - u. Prior to approval of the final map, the owner shall enter into an agreement with San Joaquin County for post-construction maintenance of stormwater quality facilities.
  - v. The roadway improvements for Pock Lane shall include a right turn lane at the Mariposa Road intersection.
  - w. A right turn lane shall be added to the westbound Boeing Way approach at Pock Lane. Applicant shall coordinate improvements with the City of Stockton.
4. ENVIRONMENTAL HEALTH DEPARTMENT (Contact: [209] 468-3420)
- a. A qualified environmental professional shall prepare a surface and subsurface contamination report, identifying any potential source of surface or subsurface contamination caused by past or current land uses. The report shall include evaluation of non-point source of hazardous materials, including agricultural chemical residues, as well as potential point sources, such as fuel storage tanks, septic systems, or chemical storage areas. The report shall be submitted to the Environmental Health Department at time of submittal of a tentative map (San Joaquin County Development Title, Section 9-905.12).

Note: EHD has received Phase I Environmental Site Assessment report dated December 14, and will require a limited sampling of the surface soil of the subject property to analyze the presence of residual pesticides prior to recordation of final map. Please refer to EHD response letter to Phase I Environmental Site Assessment dated April 7, 2021.

- b. Prior to the issuance of any building permits, sewer facilities shall either be bonded for or be in place, as evidenced by a letter from the serving entity (San Joaquin County Development Title, Section 9-1100.3[d]).

Note: A will-serve letter from the City of Stockton for sewer service provisions has been received.

- c. This project shall be provided with public water service at the time of Final Map recordation. A letter shall be submitted from the purveyor stating that these services either are bonded for or are in place, prior to final approval (San Joaquin County Development Title, Section 9-1120.2).

Note: A will-serve letter from California Water Service for water provisions has been received.

- d. The existing homesite may continue to use the existing well and septic system until a repair or replacement is needed. When a repair or replacement is needed connection to public services is required. (San Joaquin County Development Title, Section 9-1120.2, 9-1105.2).
- e. The existing private water well located on the existing homesite shall be tested for the chemical Dibromochloropropane (DBCP) and nitrates with the results submitted to the Environmental Health Department. Samples are to be taken and analyzed by a State-approved laboratory (San Joaquin County Development Title, Section 9-1115.7).
- f. Destroy the abandoned agricultural well located in the open field under permit and inspection by the Environmental Health Department as required by San Joaquin County Development Title, Section 9-1115.5(e).
- g. Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-1115.3 and 9-1115.6).

5. DEPARTMENT OF PARKS AND RECREATION (Contact: [209] 331-2020)

- a. The collection of in-lieu fees for park development is a requirement for approval of any new residential lots create in the subdivision.

6. SAN JOAQUIN COUNCIL OF GOVERNMENTS (Contact: [209] 235-0600)

- a. This project is subject to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). At the time of development, any structures that require ground disturbance on this or subsequent divided parcels will be subject to participate in the SJMSCP and should be resubmitted to the San Joaquin Council of Governments to ensure biological and mitigation obligations are satisfied. The following note shall be recorded as a Notice of Minor Subdivision Restriction:
  - 1. Parcels 1-108 are subject to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). At the time of development of Parcel 1-108, any structure(s) that require ground disturbance on these 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.