



SAN JOAQUIN

COUNTY

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Community Development Department

Planning · Building · Code Enforcement · Fire Prevention · GIS

Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

August 14, 2024

Chamber Ranch LP
6721 Perrin Rd.
Manteca, CA 95337-9453

Dear Owners:

Re: Minor Subdivision No. PA-2300276 of Chamber Ranch LP (c/o Quartaroli & Associates)
(APN[s]/Address: 257-130-02, 09, 10 / 24500 S. Union Rd., Manteca)

ACTION: On August 14, 2024, the San Joaquin County Community Development Department approved Minor Subdivision No. PA-2300276 subject to the enclosed Conditions of Approval.

APPEAL PERIOD: This action can be appealed to the Planning Commission by any interested party. Appeals must be filed with this Department within 10 days of the action with an appeal fee of 782.91. The 10-day appeal period ends at 4:30 p.m. on August 24, 2024. If this date falls on a weekend or holiday, the appeal period will expire on the next regular business day at 4:30 p.m.

EXPIRATION: This action requires you to comply with all Conditions of Approval within the next 3 years (by August 14, 2027). If you have not complied with the Conditions of Approval by that date, this approval will expire, and the project cannot proceed.

NEXT STEP: Prior to the expiration date, you must comply with all Conditions of Approval and file a Parcel Map with the County Surveyor prior to the tentative map expiration date. It is recommended that you contact the responsible agencies for assistance in fulfilling the Conditions of Approval.

Please contact me if you have questions regarding the Community Development Department Conditions (Phone: [209] 468-8477 or via email at shjobrack@sjgov.org). Questions regarding the building permit process should be directed to the counter staff (Phone: [209] 468-2098).

Sincerely,

A handwritten signature in black ink, appearing to read "S. Jobrack".

Sol Jobrack
Assistant Planner

SJ/LG

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

c: Quartaroli & Associates
San Joaquin County Building Inspection Division
San Joaquin County Environmental Health
San Joaquin County GIS
San Joaquin County Public Works

CONDITIONS OF APPROVAL

PA-2300276

RICHARD TEICHEIRA, MARLENE HARRIS, CAROL MOBERLY/ QUARTAROLI & ASSOCIATES

Minor Subdivision Application No. PA- 2300276 was approved by the Community Development Department on August 14, 2024. The effective date of approval is August 14, 2024. This tentative map approval will expire on August 14, 2027, which is three (3) years from the effective date of approval, unless (1) all Conditions of Approval have been complied with and (2) a Certificate of Compliance has been filed with and accepted by the County Surveyor.

Unless otherwise specified, all Conditions of Approval and ordinance requirements shall be fulfilled prior to approval of the Certificate of Compliance. Those Conditions followed by a Section Number have been identified as ordinance requirements pertinent to this application. Ordinance requirements cannot be modified, and other ordinance requirements may apply.

1. COMMUNITY DEVELOPMENT DEPARTMENT (Contact: Community Development Department, [209] 468-3121)

- a. **TENTATIVE MAP:** The Parcel Map shall substantially conform to the approved tentative map dated November 30, 2023.
- b. **RIGHT TO FARM:** Pursuant to San Joaquin County Code Section 6-9004(b), the following note shall be placed on the Parcel Map and recorded as a separate instrument:

All persons purchasing parcels within the boundaries of this approved map should be prepared to accept the inconveniences or discomforts associated with agricultural operations or activities, such as noise, odors, insects, dust, or fumes. San Joaquin County has determined that such inconveniences or discomforts shall not be considered to be a nuisance.

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

1. All parcels shall be a minimum of 40 acres. (Development Title Section 9-203.030)
2. All parcels shall have a minimum lot width of 330 feet, measured at the front yard setback line. (Development Title Table 9-203.030)

d. **PROPERTY LINE SETBACKS:** The following setbacks shall apply to this map:

1. The existing milking house on parcel 7 as shown on the tentative map dated May 9, 2024, shall be setback a minimum of 40 feet from the west property line. (Development Title Section 9-409.070)
2. The existing shed structure F2 on parcel 2 as shown on the tentative map dated May 9, 2024, shall be setback a minimum of 10 feet from the east property line. (Development Title Section 9-203.030)
3. The existing farm labor house structure number 13 on parcel 7 as shown on the tentative map dated May 9, 2024, shall be setback a minimum of 10 feet from the west property line. (Development Title Section 9-203.030)
4. The existing residence structure A2 on parcel 7 as shown on the tentative map dated May 9, 2024, shall be setback a minimum of 10 feet from the west property line. (Development Title Section 9-203.030)

5. 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.

6. SAN JOAQUIN COUNCIL OF GOVERNMENTS (Contact [209] 235-0600 see memo dated May 15, 2024.

- 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. "Parcel(s) 1,2,3,4,5,6, and 7 are subject to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). At the time of development of Parcel(s) 1,2,3,4,5,6, and 7, any structure(s) that require ground disturbance on this or subsequent divided parcels will be subject to participate in the SJMSCP and development plans should be submitted to the San Joaquin Council of Governments to ensure biological and mitigation obligations are satisfied."

7. DEPARTMENT OF PUBLIC WORKS (Contact: [209] 468-3000, see memo dated January 23, 2024)

8. ENVIRONMENTAL HEALTH DEPARTMENT (Contact: [209] 468-3420, see memo dated May 13, 2024)

Notes and Information Only:

See City of Manteca email dated May 21, 2024.

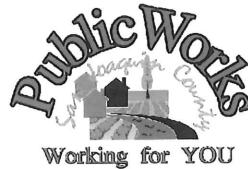
See South San Joaquin Irrigation District letter dated March 22, 2024.

See Pacific Gas & Electric letters dated February 2, 2024, and May 14, 2024.

See Buena Vista Rancheria of Mi-Wuk Indians (Tribe) email dated February 7, 2024



SAN JOAQUIN
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Department of Public Works

Fritz Buchman, Director

Alex Chetley, Deputy Director – Development
Kristi Rhea, Deputy Director - Administration
David Tolliver, Deputy Director - Operations
Najee Zarif, Deputy Director - Engineering

January 23, 2024

M E M O R A N D U M

TO: Community Development Department
CONTACT PERSON: Sol Jobrack

FROM: Christopher Heylin, Development Services Engineer
Development Services Division

SUBJECT: PA-2300276 (MS); A Minor Subdivision application to subdivide (2) parcels in their future configurations (post PA-2300090 [LA]) into (7) parcels of 40 acres or more pursuant to Development Title Section 9-501.060[b][2][E]. (2) of the parcels will have access from Union Road, (3) parcels will have access from Perrin Road, and (2) parcels will have access from Manteca Road; located on the north side of Perrin Road, from Union Road to Manteca Road, 1,555 feet south of W. Ripon Road, south of Manteca. (Supervisorial District 5)

OWNERS: Richard Teicheira Trust et al.
Carol Moberly Trust

APPLICANT: Quartaroli & Associates

ADDRESS: 24500 S. Union Road, Manteca

APN: 257-130-02, -09 & -10

INFORMATION:

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

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

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

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

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

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

PA-2300276 (MS)

RECOMMENDATIONS:

- 1) A Parcel Map is required. (Development Title Section 9-501.030)
- 2) All easements of record shall be shown on the Parcel Map. (Development Title Section 9-505.080)

Informational Notes:

- (i.) At the time the parcels are developed, the developer shall provide drainage facilities in accordance with the San Joaquin County Development Standards.
- (ii.) Any construction activity that results in the disturbance of at least one (1) acre of soil shall require a State NPDES construction permit. Dischargers whose projects disturb 1 or more acres of soil or whose projects disturb less than 1 acre of soil and is not part of a larger common plan of development, are required to obtain coverage under the current General Permit for Discharges of Storm Water Associated with Construction Activity.
- (iii.) This property is subject to the requirements of San Joaquin County Mosquito & Vector Control District (209-982-4675) and the California Health and Safety Code for the prevention of mosquitoes. Best Management Practices (BMP) guidelines for stormwater devices, ponds and wetlands are available.

CH:GM



Environmental Health Department

Jasjit Kang, REHS, Director

Muniappa Naidu, REHS, Assistant Director

PROGRAM COORDINATORS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS

Steven Shih, REHS

Elena Manzo, REHS

Natalia Subbotnikova, REHS

January 11, 2024

To: San Joaquin County Community Development Department
Attention: Sol Jobrack

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

RE: **PA-2300276 (MS), Early Consultation, SU0015958**
24500 S. Union Rd., Manteca

NJ

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 (SSCR), identifying any potential source of surface or subsurface contamination caused by past or current land uses. The report shall include evaluation of non-point source of hazardous materials, including agricultural chemical residues, as well as potential point sources, such as fuel storage tanks, septic systems, or chemical storage areas. If the report indicates there is contamination, corrective action shall be taken, as recommended in the report and concurred with by Environmental Health prior to recordation of Parcel Map. San Joaquin County Development Title, Section 9-502.070(a)(c)).

Note: Environmental Health Department (EHD) has reviewed a surface subsurface contamination report service request (SR0087108) and has determined it meets San Joaquin County Development Title, Section 9-502.070(a)(c)).

2. A soil suitability and nitrate loading study incorporating proposed staff and customer use shall be submitted to the Environmental Health Department, indicating that the area is suitable for septic system usage. The studies must be approved by the Environmental Health Department prior to recordation of parcel map. (San Joaquin County Development Title, Section 9-604.010(d)).

The sewage disposal system shall comply with the onsite wastewater treatment systems standards of San Joaquin County prior to approval. A percolation test conducted in accordance with the E.P.A. Design Manual - Onsite Wastewater and Disposal Systems is required for each parcel.

3. Construction of an individual sewage disposal system(s) under permit and inspection by the Environmental Health Department is required at the time of development based on the **Soil Suitability/ Nitrate Loading Study** findings (San Joaquin County Development Title, Section 9-605.010).
4. The existing private water wells shall be tested for the chemical Dibromochloropropane (DBCP) and nitrates with the results submitted to the Environmental Health Department prior to

recordation of the Parcel Map. Samples are to be taken and analyzed by a State-approved laboratory (San Joaquin County Development Title, Section 9-601.020(j)).

5. Construction of an individual domestic water well under permit and inspection by the Environmental Health Department is required at the time of development (San Joaquin County Development Title, Section 9-601.010 (b)).



S J C O G, Inc.

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0574 • Email: boyd@sjcog.org

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

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

To: Sol Jobrack, San Joaquin County, Community Development Department

From: Laurel Boyd, SJCOG, Inc.

Phone: (209) 235-0574

Email: boyd@sjcog.org

Date: March 15, 2024

Local Jurisdiction Project Title: PA-2300276 (MS)

Assessor Parcel Number(s): 257-130-02, -09, -10

Local Jurisdiction Project Number: PA-2300276 (MS)

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. Jobrack:

SJCOG, Inc. has reviewed the application referral for PA-2300276 (MS). This project consists of a Minor Subdivision application to subdivide 2 parcels in their future configurations (post PA-2300090 LA) into 7 parcels of 40 acres or more pursuant to Development Title Section 9-501.060[b][2][E]. Two of the parcels will have access from Union Road, 3 parcels will have access from Perrin Road, and 2 parcels will have access from Manteca Road. All parcels will utilize onsite wells and septic systems. The project site is on the north side of Perrin Road, from Union Road to Manteca Road, 1,555 feet south of W. Ripon Road, south of Manteca (APN/Address: 257-130-02, -09, -10 / 24500 S. Union Road, Manteca).

San Joaquin County is a signatory to San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Participation in the SJMSCP satisfies requirements of both the state and federal endangered species acts and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA). The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measure are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP. Although participation in the SJMSCP is voluntary, Local Jurisdiction/Lead Agencies should be aware that if project applicants choose against participating in the SJMSCP, they will be required to provide alternative mitigation in an amount and kind equal to that provided in the SJMSCP.

At this time, the applicant is requesting a Minor Subdivision with no ground disturbance. Any future ground disturbing activities (e.g. roads, curb, gutter, electrical, water, etc.) or any physical structures that require ground disturbance on this or subsequent divided parcels will be subject to participate in the SJMSCP before ANY ground disturbance occurs and should be resubmitted to this agency. Current or future owners of this-or subdivided properties should be made aware of the conditions that are placed by the SJMSCP on future development on the created parcels.

This Project is subject to the SJMSCP. This can be up to a 90-day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. <http://www.sjcog.org>

Please contact SJMSCP staff regarding completing the following steps to satisfy SJMSCP requirements:

- Schedule a SJMSCP Biologist to perform a pre-construction survey **prior to any ground disturbance**
- SJMSCP Incidental Take Minimization Measures and mitigation requirement:
 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
 2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:

- a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
- b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
- c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
- d. Purchase approved mitigation bank credits.

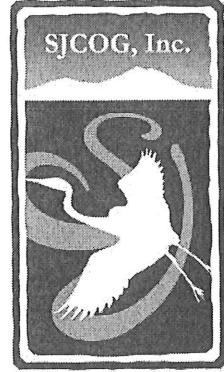
4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.

Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

- Receive your Certificate of Payment and release the required permit

It should be noted that if this project has any potential impacts to waters of the United States [pursuant to Section 404 Clean Water Act], it would require the project to seek voluntary coverage through the unmapped process under the SJMSCP which could take up to 90 days. It may be prudent to obtain a preliminary wetlands map from a qualified consultant. If waters of the United States are confirmed on the project site, the Corps and the Regional Water Quality Control Board (RWQCB) would have regulatory authority over those mapped areas [pursuant to Section 404 and 401 of the Clean Water Act respectively] and permits would be required from each of these resource agencies prior to grading the project site.

If you have any questions, please call (209) 235-0574.



S J C O G, Inc.

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

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

SJMSCP HOLD

TO: Local Jurisdiction: Community Development Department, Planning Department, Building Department, Engineering Department, Survey Department, Transportation Department, Public Works Department,
Other: _____

FROM: Laurel Boyd, S J C O G, 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, S J C O G, 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-2300276 (MS)

Landowner: Richard Teicheira Trust et al & Carol Moberly Trust Applicant: Quartaroli & Associates

Assessor Parcel #s: 257-130-02, -09, -10

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

Local Jurisdiction Contact: Sol Jobrack

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.

Jobrack, Sol [CDD]

From: Planning Clerical [CDD]
Sent: Tuesday, May 21, 2024 12:56 PM
To: Jobrack, Sol [CDD]
Subject: FW: PA-2300276 (MS): Neighborhood Re-Referral

From: Mallorie Fenrich <mfenrich@manteca.gov>
Sent: Tuesday, May 21, 2024 12:23 PM
To: Planning Clerical [CDD] <planningclerical@sjgov.org>
Cc: Carl Cahill <ccahill@manteca.gov>
Subject: RE: PA-2300276 (MS): Neighborhood Re-Referral

Thank you. The City of Manteca Planning Division has no comment.



Mallorie Fenrich, Senior Planner, MUP
City of Manteca | Development Services Department
1215 W. Center St., Suite 201 | Manteca, CA 95337
Office: 209.456.8514
manteca.gov

From: Planning Clerical [CDD] <planningclerical@sjgov.org>
Sent: Friday, May 10, 2024 9:40 AM
To: Tyrrell, Scott [BOS] <styrrell@sjgov.org>; Clayton, Jay [CDD] <jayclayton@sjgov.org>; Davis, Greg [CDD] <edavis@sjgov.org>; ehlanduse [EHD] <ehlanduse@sjgov.org>; Girardi, Frank [EHD] <fvgirardi@sjgov.org>; Sangalang, Scott [EHD] <ssangalang@sjgov.org>; Shih, Steven [EHD] <ssshih@sjgov.org>; Butler, Steve [CDD] <sbutler@sjgov.org>; Valles, Ruben [CDD] <rvalles@sjgov.org>; Rehman, Shayan [PW] <srehman@sjgov.org>; Montross, George [PW] <gmontross@sjgov.org>; SJSO-PLAN-DEV [SO] <sjsso-plan-dev@sjgov.org>; Brad Wungluck <bwungluck@manteca.gov>; Lea Simvoulakis <[lsmvoulakis@manteca.gov](mailto:lsimvoulakis@manteca.gov)>; Kristy Smith <ksmith@manteca.gov>; CERias@manteca.gov; prevention@lmfire.org; Lathrop Manteca Fire District - hsalazar <hsalazar@lmfire.org>; ceqa@valleyair.org; boyd@sjcog.org; dlrp@conservation.ca.gov; R2CEQA@wildlife.ca.gov; pgeplanreview@pge.com; bruceb@sjfb.org; staff@sjfb.org; ivan@bvtribe.com; mescobedo@cttp.net
Cc: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Subject: PA-2300276 (MS): Neighborhood Re-Referral

Please see the attached documents for project PA-2300276 (MS).

Thank you,

Planning Division
Community Development Department
1810 E. Hazelton Ave.

Stockton, CA 95205

Main Office: (209) 468-3121

Fax: (209) 468-3163

General planning questions can be submitted via email to planning@sjgov.org

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



Lobby Hours are Mondays through Thursdays 8 am to 5 pm (closed noon to 1 pm) and Fridays 8 am to noon.

COMING SOON – May 6, 2024



The County will launch Accela, a new web-based permitting application. Customers can apply for permits, make payments, and monitor the status of their project 24 hours a day, seven days a week. On May 2, 2024, at 12:00 pm the Community Development Department will start transitioning from our current software and will **not** be accepting permit applications until Monday, May 6, 2024, at 8:00 am. For building inspections, emergency permit situations, or any other urgent matter during this time, call (209) 468-3121.



SOUTH SAN JOAQUIN
IRRIGATION DISTRICT

March 22, 2024

Sol Jobrack
San Joaquin County
Community Development Department
1810 East Hazelton Ave.
Stockton, CA 95205

Re: PA-2300276 (MS)
APN: 257-130-02, 09 & 10

Dear Mr. Jobrack:

Based upon review of the above referenced site plan, the parcels involved in this Minor Subdivision are located outside the District's boundaries and there does not appear to be any District facilities located within the proposed site.

Thank you for the opportunity to review and comment on this matter. If you have any questions, please feel free to contact me at 249-4620.

Sincerely,

Forrest Killingsworth

Forrest Killingsworth
Engineering Dept. Manager

P.O. Box 747, Ripon, CA 95366-0747 (Mailing)
11011 E. Highway 120, Manteca, CA 95336-9750
(209) 249-4600

Jobrack, Sol [CDD]

From: Jesus "Jesse" Galvan <jesus@bvtribe.com>
Sent: Wednesday, February 7, 2024 4:01 PM
To: Jobrack, Sol [CDD]
Cc: Ivan Senock; Tribal Historic Preservation Office
Subject: PA-2300276 (MS)

February 7, 2024

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

RE: PA-2300276 (MS)

Dear Sol Jobrack

I write on behalf of the Buena Vista Rancheria (BVR) of Me-Wuk Indians, Ione, CA. regarding the notification received by this office January 9, 2024. The notification references PA-2300276 (MS)-Minor Subdivision. 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 Senock
THPO/Cultural Resources Director
Buena Vista Rancheria of Me-Wuk Indians.

Jesse Galvan
Cultural Heritage Specialist
Buena Vista Rancheria of Me-Wuk Indians (Tribe)
4650 Coal Mine Rd,

Ione, CA 95640
Office: (916) 491-0011
Fax: (916) 491- 0012
Cell (209) 751- 7785
jesus@bvtribe.com

February 2, 2024

Sol Jobrack
County of San Joaquin
1810 E Hazelton Ave
Stockton, CA 95205

Re: PA-2330276 24500 S Union Road
24500 S Union Road, Manteca, CA 95337
APN: 257-130-02, 257-130-09, 257-130-010

Dear Sol Jobrack,

Thank you for giving us the opportunity to review the subject plans. The proposed PA-2300276 is within the same vicinity of PG&E's existing distribution facilities that serve this property.

PG&E requests that a thirty-two foot (32') wide right-of-way is granted for the existing overhead pole line shown as approximate location on the attached *Exhibit A*. Said overhead pole line will now be within Parcel 2 to serve the residence at parcel 2 and parcel 7 with electric energy. The applicant may provide PG&E with a legal description and plat of the proposed right of way to incorporate into said thirty-two foot (32') wide right-of-way.

In accordance with Subdivision of Premises provision of Rule 16, when PG&E's service facilities are located on private property that is subsequently subdivided into separate premises with ownership divested to someone other than the applicant, the subdivider is required to provide PG&E with easement rights that are satisfactory to PG&E for its existing facilities. Additionally, the subdivider is to notify property owners of the subdivided premises of the existence of the rights-of-way being granted.

In the event that adequate rights-of-way are not granted as a result of the property subdivision, PG&E does have the right, upon written notice to the applicant, to discontinue service without obligation or liability. The existing owner, applicant, or customer would then have to pay to PG&E the total estimated cost of any required relocation or removal of PG&E's facilities.

Please contact the Land Agent listed below to ensure that an easement is reserved for facilities that may be affected and PG&E's Service Planning department at www.pge.com/cco for any modification or relocation requests, or for any additional services the applicant may require.

If you have any questions regarding our response, please contact me at Brian.Callaghan@pge.com.

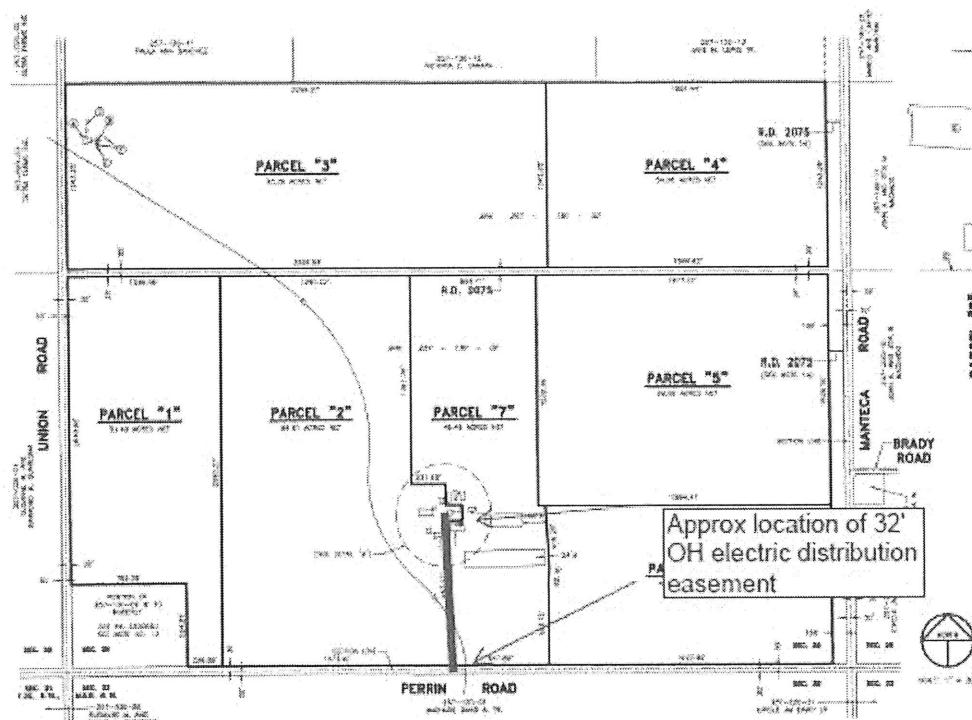
Sincerely,



Brian Callaghan
Land Management
(925) 204-4074



Exhibit A



May 14, 2024

Sol Jobrack
County of San Joaquin
1810 E Hazelton Ave
Stockton, CA 95205

Ref: Gas and Electric Transmission and Distribution

Dear Sol Jobrack,

Thank you for submitting the PA-2300276 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.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

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

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

Sincerely,

Plan Review Team
Land Management



Attachment 1 – Gas Facilities

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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



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

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

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



Attachment 2 – Electric Facilities

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

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



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

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

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

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

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

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

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

FINDINGS FOR MINOR SUBDIVISION

PA-2300276

CHAMBER RANCH LP / QUARTAROLI & ASSOCIATES

1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, any applicable Specific Plan, pre-existing Special Purpose Plan, or Master Plan, the Development Title, and other applicable provisions of the County Code.

Minor Subdivision No. PA-2300276 is consistent with the General Plan because the AG-40 (General Agriculture, 40 acre minimum) zone of the subject parcel permits the division proposed and the AG-40 zone is an implementing zone for the parcel's A/G (General Agriculture) land use designation. Further, no Master Plan, Specific Plan, or Special Purpose Plan are applicable to Minor Subdivision No. PA-2300276.

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

The subdivision does not propose any development. The existing development meets the development standards contained in the Development Title and the parcels can adequately meet the Development title requirements for future development consistent with the Development Title. The resulting parcels are physically suitable to meet density requirements for any future development.

3. The proposed subdivision, together with the provisions for its design and improvement, are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, unless an Environmental Impact Report (EIR) was prepared and a finding was made that specific economic, social, or other considerations make the mitigation measures or project alternatives infeasible, pursuant to Section 21081(a)(3) of the Public Resources Code.

The subdivision does not propose any development or improvements. Therefore, the subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. 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 San Joaquin Multi-Species Habitat Conservation and Open Space Plan before any ground disturbance occurs.

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

The subdivision does not propose any development or improvements. Therefore, the design of the subdivision is not likely to cause significant public health problems. The parcels are adequately sized to accommodate on-site services (well, septic, and natural drainage).

5. The proposed subdivision, together with the provisions for its design and improvement, will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. The County may approve a map if it finds that alternate easements for access or for use will be provided and that these easements will be substantially equivalent to ones previously acquired by the public.

The design of the subdivision will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision because, if it is found that alternate easements for access or for use are necessary, these will be substantially equivalent to ones previously acquired by the public.

6. Water and wastewater disposal services will be available and sufficient to serve a proposed subdivision. If the subdivision has more than 500 dwelling units, this finding must be in accordance with Section 66473.7 of the Subdivision Map Act.

The subdivision does not propose any development. In the event the applicant proposes to develop the proposed sites, the AG-40 (Agriculture) zone allows for the use of a well for water and an individual septic system for wastewater.

7. Any land or improvement to be dedicated to the County or other public agency is consistent with the General Plan, any applicable Specific Plan, pre-existing Special Purpose Plan, or Master Plan, and any other applicable plan adopted by the County.

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

8. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

The subdivision does not propose any development. Therefore, the subdivision does not involve Government Code Section 66473.1. However, the parcel size and design will allow for passive heating and cooling if future development is proposed.