



SAN JOAQUIN
COUNTY
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Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

March 27, 2025

Vanzetti Properties, LP
P.O. Box 2365
Stockton, CA 95201

Dear Owners:

Re: Minor Subdivision No. PA-2400382 of Vanzetti Properties, LP (c/o Vanzetti Properties, LP)
(APN[s]/Address: 119-210-33 / 1948 N. Gilchrist Ave., Stockton)

ACTION: On March 27, 2025, the San Joaquin County Community Development Department approved Minor Subdivision No. PA-2400382 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 \$796.33. The 10-day appeal period ends at 4:30 p.m. on April 6, 2025. If this date falls on a weekend or holiday, the appeal period will expire on the next regular business day at 4:30 p.m.

EXPIRATION: This action requires you to comply with all Conditions of Approval within the next 3 years (by April 6, 2028). If you have not complied with the Conditions of Approval by that date, this approval will expire, and the project cannot proceed.

NEXT STEP: Prior to the expiration date, you must comply with all Conditions of Approval, record a Notice of Lot Line Adjustment, and file a Record of Survey, if required by the Land Surveyor's Act.

Please contact me if you have questions regarding the Community Development Department Conditions (Phone: [209] 468-8359 or via email at rjohal@sjgov.org).

Sincerely,

A handwritten signature in cursive script, appearing to read "rjohal".

Rajnee Johal
Assistant Planner

RJ/ga

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

c: Vanzetti Properties, LP
San Joaquin County Building Inspection Division
San Joaquin County Environmental Health
San Joaquin County GIS
San Joaquin County Public Works

CONDITIONS OF APPROVAL

PA-2400382

VANZETTI PROPERTIES, LP / VANZETTI PROPERTIES, LP

Minor Subdivision Application No PA-2400382 was approved by the Community Development Department on. This tentative map approval will expire on, which is three (3) 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 Parcel Map shall substantially conform to the approved tentative map dated September 23, 2024. (Development Title Section 9-503.020).
- 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:** The following lot size regulations shall apply to this map:
 - 1. All parcels shall have a minimum lot area of 5,000 square-feet. (Development Title Section 9-200.030)
- d. **LOT WIDTH:** The following lot width regulations shall apply to this map:
 - 1. All parcels shall have a minimum lot width of 50 feet, measured 20 feet back from the front lot line. (Development Title Section 9-200.030)
- e. **LANDSCAPING:** Landscaping shall be provided and comply with the following:
 - 1. Street trees are required as specified in Section 9-402.050 of the Development Title.
- f. **DEMOLITION PERMIT:** The Tentative Map depicts an existing structure encompassing Parcels 1 and 2. A Demolition Permit shall be applied for and finalized prior to recordation of the Parcel Map. A separate fee is required for this application.

2. COUNTY COUNSEL

- a. **HOLD HARMLESS PROVISION:** Pursuant to Section 66474.9 of the Government Code, the subdivider shall defend, indemnify, and hold harmless the local agency or its agents, officers, and employees from any claim, action, or proceeding against the local agency or its agents, officers, or employees to attack, set aside, void, or annul an approval of the local agency, advisory agency, appeal board, or legislative body concerning a subdivision, which action is brought within the time provided for in Section 66499.37 of the Government Code.

3. SAN JOAQUIN COUNCIL OF GOVERNMENTS (Contact: [209] 235-0600)
 - a. This project is subject to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). At the time of development, any structures that require ground disturbance on this or subsequent divided parcels will be subject to participate in the SJMSCP and should be resubmitted to the San Joaquin Council of Governments to ensure biological and mitigation obligations are satisfied. The following note shall be recorded as a Notice of Minor Subdivision Restriction:
 1. Parcels 1 and 2 are subject to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). At the time of development of Parcel 1 and/or 2 ,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.
4. DEPARTMENT OF PUBLIC WORKS (Contact: [209] 468-3000. See memo dated February 27, 2025)
5. ENVIRONMENTAL HEALTH DEPARTMENT (Contact: [209] 468-3420. See memo dated March 13, 2025)
6. PACIFIC GAS AND ELECTRIC COMPANY (Contact: [209] 916-1057. See memo dated February 10, 2025)

* * *



SAN JOAQUIN
—COUNTY—
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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

February 27, 2025

M E M O R A N D U M

TO: Community Development Department
CONTACT PERSON: Johal Rajnee

SR

FROM: Shayan Rehman, Engineering Services Manager
Development Services Division

SUBJECT: PA-2400382 (MS); A Minor Subdivision application to subdivide an existing 0.26-acre parcel into 2 parcels. Parcel 1 to contain 5,380 square feet. Parcel 2 to contain 5,623 square feet.; located East of North Gilchrist Avenue, 205 feet north of East Waterloo Road, Stockton.
(Supervisorial District 1)

OWNERS: Vanzetti Properties, LP

APPLICANT: Vanzetti Properties, LP

ADDRESS: 1948 N. Gilchrist Avenue, Stockton

APN: 119-210-33

INFORMATION:

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

Gilchrist Avenue has an existing right-of-way width of 40 feet and a planned right-of-way width of 50 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.

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

RECOMMENDATIONS:

- 1) A Parcel Map is required. (Development Title Section 9-501.030)

PA-2400382 (MS)

- 2) All easements of record shall be shown on the Parcel Map. (Development Title Section 9-505.080)
- 3) An Irrevocable Offer to Dedicate Road to result in a twenty-five foot (25') wide right-of-way from the centerline of Gilchrist Avenue to the property line shall be required across the frontage of Parcel 1 and 2. The Irrevocable Offer of Dedication shall be made on the Parcel Map. (Development Title Section 9-608.060)
- 4) It is the responsibility of the applicant to ensure that a current will serve letter for sewer, storm, and water service is on file prior to release of building permit. The applicant or subsequent owner of the property is responsible to ensure that all requirements of the will-serve letter are fulfilled prior to release of the building permit. If any extension, connection, or placement of new facilities is required to connect to the existing main lines, the cost shall be borne by the applicant. For any work within the County right-of-way, an improvement plan shall be submitted to Public Works for review and approval. Required plan check and inspection fees shall apply.

Informational Notes:

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

SR:GM:FS



SAN JOAQUIN
—COUNTY—
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Environmental Health Department

Jasjit Kang, REHS, Director

Muniappa Naidu, REHS, Assistant Director

PROGRAM COORDINATORS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS


Steven Shih, REHS

Elena Manzo, REHS

Natalia Subbotnikova, REHS

March 13, 2025

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

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

RE: **PA-2400382 (MS), Referral, SU-2400311**
1948 N. Gilchrist Ave., 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. If the report indicates there is contamination, corrective action shall be taken, as recommended in the report and concurred with by Environmental Health Department prior to recordation of Parcel Map (San Joaquin County Development Title, Section 9-502.070(a)(c)).

Note: EHD has reviewed a surface subsurface contamination report for this minor subdivision dated August 26, 2024 (SU-2400155), and will require an addendum prior to recordation of parcel map. See approval letter dated August 30, 2024.

2. Prior to recordation of parcel 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 (San Joaquin County Development Title, Section 9-602.010).
3. Prior to recordation of parcel map, written Confirmation is required from the Public Works Department that improvements have been constructed or financial arrangements have been made for any improvements for public sewer required by the agency. In addition, written confirmation from the Public Works Department that the agency has or will have the sewer capacity to serve the development is also required (San Joaquin County Development Title, Section 9-600.020).
4. Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-601.010(b) and 9-601.020(i)).

TENTATIVE
PARCEL MAP

NO. _____

ACCEPTED FOR REVIEW

BY _____

COMMITTEE ACTION

APPROVED

DISAPPROVED

APPROVED WITH CONDITIONS

DATED _____

DIRECTOR PLANNING DEPARTMENT

SAN JOAQUIN COUNTY

CERTIFICATION OF OWNER

X _____

STEVEN VANZETTI, OWNER

OWNERS' NAMES VANZETTI PROPERTIES, LP

ADDRESS 2205 PARKWOOD DRIVE

STOCKTON, CA 95207

TELEPHONE (435) 897-2791

BUILDINGS AND STRUCTURES

☒ SHOWN ☐ NONE

UNDERGROUND STRUCTURES

☒ SHOWN ☐ NONE

DOMESTIC WATER

☐ PRIVATE WELL ☐ WATER COMPANY

CALIFORNIA WATER SERVICE

STREET IMPROVEMENTS

☒ NONE PROPOSED ☐ AS SHOWN

SEWAGE DISPOSAL

☐ SEPTIC ☒ SANITARY SEWER

EAST STOCKTON SANITARY SEWER PROJECT

STORM DRAINAGE

☐ NATURAL ☒ STORM DRAINAGE

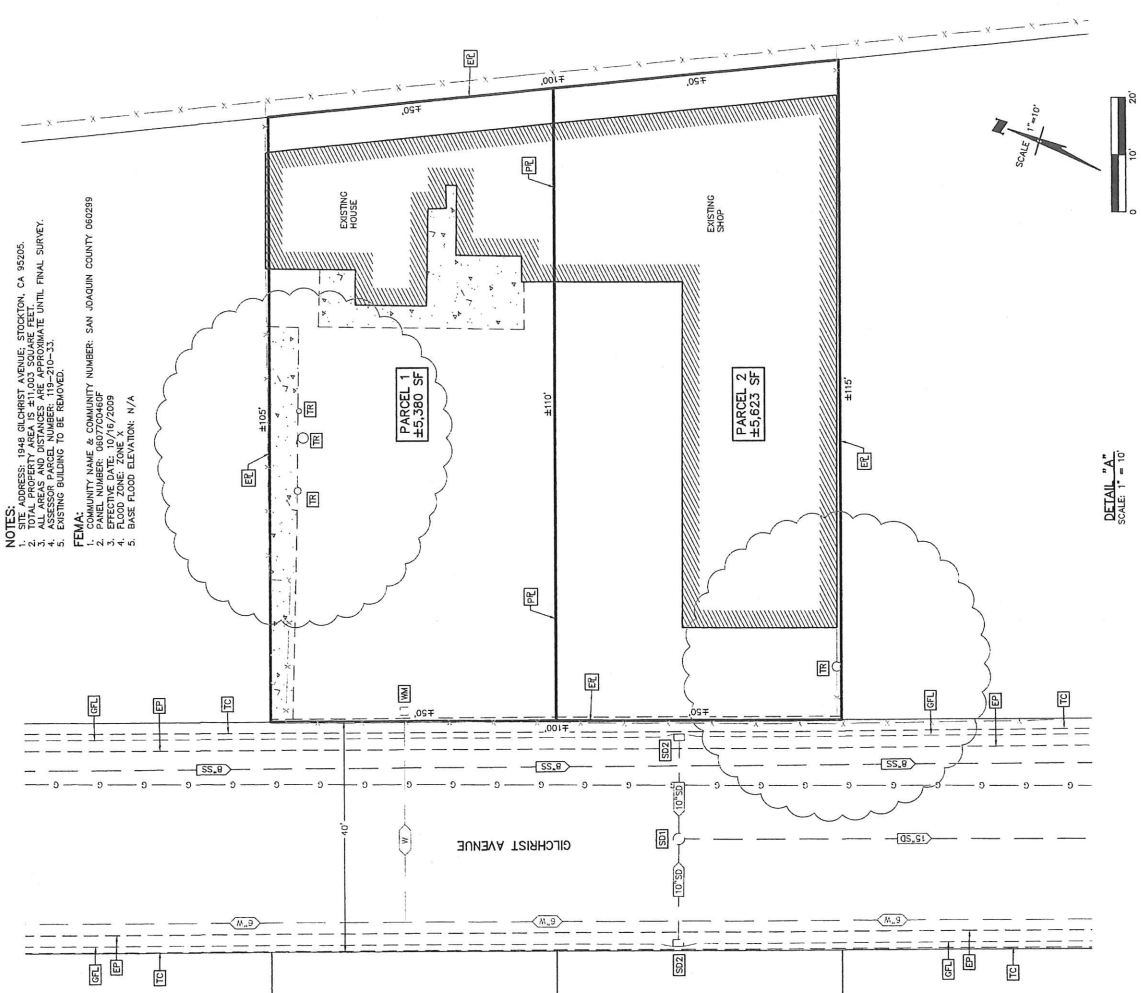
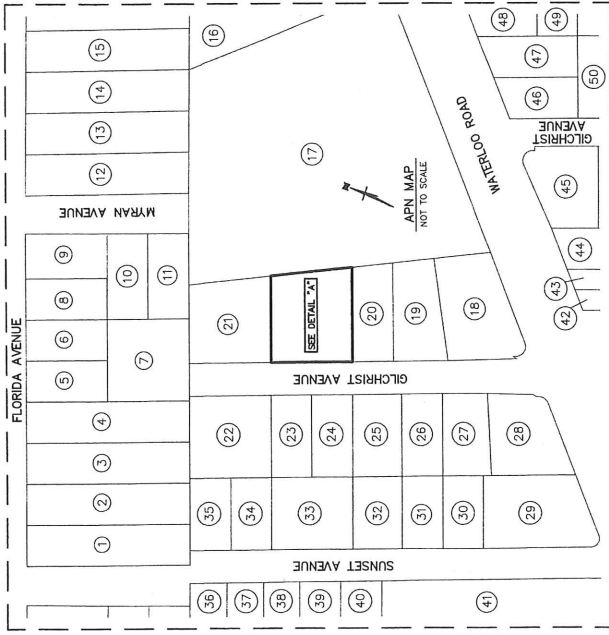
SAN JOAQUIN COUNTY

VICINITY MAP

NOT TO SCALE

- NOTES:
1. SITE ADDRESS: 1948 GILCHRIST AVENUE, STOCKTON, CA 95205.
 2. TOTAL PROPERTY AREA: 2.400 ACRES (165,000 SQ. FT.)
 3. TOTAL LOT AREA: 2.400 ACRES (165,000 SQ. FT.)
 4. ASSESSOR PARCEL NUMBER: 119-210-33
 5. EXISTING BUILDING TO BE REMOVED.

- FEMA:
1. COMMUNITY NAME & COMMUNITY NUMBER: SAN JOAQUIN COUNTY 960299
 2. PANEL NUMBER: 160770405F
 3. EFFECTIVE DATE: 7/6/2009
 4. FLOOD ZONE: 200
 5. BASE FLOOD ELEVATION: N/A



WONG ENGINEERS, INC.
4578 PEPPER RIVER DRIVE, SUITE A
STOCKTON, CALIFORNIA 95209-5011

JOB NO. 4269
DATE: SEP. 2024
SCALE: AS SHOWN
DRAWN: NS
CHECKED: ZCW

SHEET
1
OF
ONE
FILE 1269

TENTATIVE PARCEL MAP

1948 GILCHRIST AVENUE
STOCKTON, CA 95205

DATE: 8/23/24
L.S. 2200

DATE: 8/23/24

DATE: 8/23/24

DATE: 8/23/24

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DATE: 8/23/24

DATE: 8/23/24



February 10, 2025

Rajnee Johal
Project Planner
San Joaquin County
Community Development Dept.
1810 E. Hazelton Avenue
Stockton, CA 95205

Re: PA-2400382
1948 N. Gilchrist Avenue, Stockton, CA 95205; APN 119-210-33

Dear Rajnee,

Thank you for giving us the opportunity to review the subject plans. The proposed PA-2400382 is within the same vicinity of PG&E's existing distribution facilities that serve this property.

PG&E's electric service line appears to pass over proposed Parcel 1 to service Parcel 2. Please include a depiction of the overhead service line on the parcel map. Service line crossings over one parcel to service another require that PG&E is provided with sufficient rights to operate and maintain the line as explained below.

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 Vincent.Fazzi@pge.com.

Sincerely,

Vince Fazzi



*Pacific Gas and
Electric Company*

Vince Fazzi – Land Agent
Land Management
(916) 217-1057



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: Rajnee Johal, San Joaquin County, Community Development Department
From: Laurel Boyd, SJCOG, Inc. Phone: (209) 235-0574 Email: boyd@sjcog.org
Date: March 18, 2025
Local Jurisdiction Project Title: PA-2400382 (MS)
Assessor Parcel Number(s): 119-210-33
Local Jurisdiction Project Number: PA-2400382 (MS)
Total Acres to be converted from Open Space Use: Unknown
Habitat Types to be Disturbed: Urban Habitat Land
Species Impact Findings: Findings to be determined by SJMSCP biologist.

Dear Rajnee Johal:

SJCOG, Inc. has reviewed the project application for PA-2400382 (MS). This project consists of a Minor Subdivision application to subdivide an existing 0.26 acre parcel into 2 parcels. Parcel 1 to contain 5,380 square feet. Parcel 2 to contain 5,623 square feet. The project site is east of North Gilchrist Avenue, 205 feet north of East Waterloo Road, Stockton (APN/Address: 119-210-33 / 1948 N. Gilchrist Avenue, 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.

This project is not subject to participate at this time due to structure and ground disturbance already existing. Any future structures that require ground disturbance on this or subsequent divided parcels will be subject to participate in the SJMSCP and should be resubmitted to this agency.

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.

FINDINGS FOR MINOR SUBDIVISION

PA-2400382

VANZETTI PROPERTIES, LP / VANZETTI PROPERTIES, LP

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 any other applicable provisions of the County Code.
 - **Minor Subdivision No. PA-2400382 is consistent with the General Plan because the R/L (Low Density Residential) zoning of the subject parcel permits the division proposed and the R-L zoning is an implementing zone for the parcel's R/L land use designation. Further, no Master Plan, Specific Plan and Special Purpose Plan are applicable to Minor Subdivision No. PA-2400382.**
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 resulting parcels are physically suitable to meet density requirements for any future development. As a result, the site is physically suitable for the type of development and proposed density of the development and 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 site is physical suitable for the type of development.
 - **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.
 - **No development is proposed with the Minor Subdivision and the design of the subdivision is not likely to cause significant public health problems. Additionally, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 (b)(3).**
5. The proposed subdivision, together with the provisions for its design and improvement, will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. The County may approve a map if it finds that alternate easements for access or for use will be provided and that these easements will be substantially equivalent to ones previously acquired by the public.
 - **The design of the subdivision will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision because, if it is found that alternate easements for access or for use are necessary, these will be substantially equivalent to ones previously acquired by the public.**

6. Water and wastewater disposal services will be available and sufficient to serve a proposed subdivision. If the subdivision has more than 500 dwelling units, this finding must be in accordance with Section 66473.7 of the Subdivision Map Act.
 - **The subdivision does not propose any development. Will-serve letters for water and wastewater were provided. Any proposed development on these parcels or subsequently divided parcels will be served by public water and public wastewater.**
7. Any land or improvement to be dedicated to the County or other public agency is consistent with the General Plan, any applicable Specific Plan, pre-existing Special Purpose Plan, or Master Plan, and any other applicable plan adopted by the County.
 - **Any land or improvements to be dedicated to the County is consistent with the General Plan, any applicable Specific Plan and Special Purpose Plan, and other applicable plan adopted by the County because any such improvements or land must meet County standards and requirements for dedication and/or construction.**
8. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.
 - **The subdivision does not propose any development, therefore, the subdivision does not involve Government Code Section 66473.1. Additionally, the lots are large enough so that individual dwellings can be situated to take advantage of solar orientation.**