

**P****PLANNING  
APPLICATION**
 COMMUNITY DEVELOPMENT DEPARTMENT • 345 N EL DORADO STREET • STOCKTON, CA 95202  
[www.stocktonca.gov/planning](http://www.stocktonca.gov/planning) • (209) 937-8266 • [planning@stocktonca.gov](mailto:planning@stocktonca.gov)
**APPLICATION REQUEST**

- |                                                                           |                                                            |                                                             |
|---------------------------------------------------------------------------|------------------------------------------------------------|-------------------------------------------------------------|
| <input type="checkbox"/> Administrative Exception, Waiver, Interpretation | <input type="checkbox"/> Environmental Review              | <input type="checkbox"/> Specific Plan/Amendment            |
| <input type="checkbox"/> Annexation                                       | <input type="checkbox"/> General Plan Amendment            | <input type="checkbox"/> Street Name Change                 |
| <input type="checkbox"/> Appeal to Planning Commission                    | <input type="checkbox"/> Land Development Permit           | <input type="checkbox"/> Temporary Activity Permit          |
| <input type="checkbox"/> Certificate of Appropriateness                   | <input type="checkbox"/> Large-Family Child Care Home      | <input type="checkbox"/> Tentative Map/Tentative Parcel Map |
| <input type="checkbox"/> Child Care Center                                | <input type="checkbox"/> Master Development Plan/Amendment | <input type="checkbox"/> Tentative Map Vesting              |
| <input type="checkbox"/> Condominium Conversion                           | <input type="checkbox"/> Planned Development Permit        | <input checked="" type="checkbox"/> Time Extension          |
| <input type="checkbox"/> Density Bonus                                    | <input type="checkbox"/> Pre-Application                   | <input type="checkbox"/> Use Permit                         |
| <input type="checkbox"/> Design Review                                    | <input type="checkbox"/> Precise Road Plan/Amendment       | <input type="checkbox"/> Variance                           |
| <input type="checkbox"/> Development Agreement                            | <input type="checkbox"/> Rezone / Prezone                  | <input type="checkbox"/> Zoning Compliance Letter           |
| <input type="checkbox"/> Development Code Amendment                       | <input type="checkbox"/> Site Plan Review                  | <input type="checkbox"/> Other _____                        |

**PROPERTY LOCATION**

Address: Southeast corner of 8 Mile Road and West Lane

 Zoning District: See attached Assessor's Parcel No.: \_\_\_\_\_ (See attached) Historic Landmark (?): No
**STATEMENT OF INTENT / PROJECT DESCRIPTION**

(Provide a detailed description of the project below or on a separate attachment.)

The VTM (P16-0052) will expire on February 17, 2026. We are respectfully requesting an extension for twelve (12) months pursuant to SMC

Section 16.188.100 Cla

**APPLICANT**Name: David Berreta E-mail: dberetta@berettamgmt.comAddress: 39560 Stevenson Pl #215 Phone 1: 510-797-5880City: Fremont State: CA Zip: 94539 Phone 2: 510-714-9816**PROPERTY OWNER (if different than Applicant)**Name: See Attached E-mail: \_\_\_\_\_

Address: \_\_\_\_\_ Phone 1: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone 2: \_\_\_\_\_

**OFFICE USE ONLY****HABITAT PLAN**
 Not subject to  
 May be subject to
**AIRPORT LAND  
USE COMMISSION**
 Review required?  
 YES NO
**REGIONAL CONGESTION  
MANAGEMENT PROGRAM**
 Review required?  
 YES NO

Date Rec'd: \_\_\_\_\_

Processed by: \_\_\_\_\_

**P#**

**P**

# PLANNING APPLICATION



### CAMPAIGN CONTRIBUTION DISCLOSURE NOTICE

If the applicant and/or property owner of the subject site has made a financial contribution to a Planning Commissioner within the past twelve (12) months, a signed disclosure of that contribution may be required in compliance with California Government Code Section 84308.

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this application to the best of my ability and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

### INDEMNIFICATION NOTICE

As part of this application, applicant and real party in interest, if different, agrees to defend, indemnify, hold harmless, and release the City of Stockton, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of the above, the purpose of which is to attack, set aside, void, or annul the approval of this application and/or the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the City of Stockton, its agents, officers, attorneys, or employees.

Executed at: FREMONT CALIFORNIA  
(City/State)

Dated: JANUARY 26 2026

Davis Beretta

Woodaide Teresi LLC

Applicant's Name \_\_\_\_\_ Date \_\_\_\_\_

Property Owner's / Real Party in Interest\* \_\_\_\_\_ Date 1/26/26

X [Signature]

X [Signature]

Applicant's Signature

Property Owner's / Real Party in Interest's Signature

Managing Member

Managing Member

Applicant Title

Property Owner's Title

Real Party in Interest may be different than a listed property owner. If property is held by a trust, the real party in interest would be one or more individuals who benefit from the trust. In such a case, the actual beneficiary or real party in interest must sign instead of property trustee.

## Thomas Skidmore

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**From:** David Beretta <DBeretta@berettamgmt.com>  
**Sent:** Thursday, February 26, 2026 9:00 AM  
**To:** Thomas Skidmore  
**Cc:** john@guardianyards.com; mhakeem@hemlaw.com  
**Subject:** Re: Tra Vigne East & Tra Vigne West Time Extensions (Planning Commission date)

**CAUTION:** This email originated from outside the City of Stockton. Do not click any links or open attachments if this is unsolicited email.

Thomas Skidmore  
City of Stockton

Attn Tom

Tra Vigne East is experiencing the same situation with market conditions that are not ready for Residential Development at this time. We hope and look forward to an improvement.

Thank you  
David Beretta  
Woodside Teresi  
Tel 510-797- 5880

Sent from my iPhone

On Feb 25, 2026, at 12:11 PM, Thomas Skidmore <Thomas.Skidmore@stocktonca.gov> wrote:

Hi John, thank you for voicemail. Please see the email below.

Michael replied on the reason for the TV -West extension stating this is due to the recovering residential market conditions.

David can you please reply on the reason for the TV-East extension?

Thank you,  
Thomas

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**From:** Thomas Skidmore  
**Sent:** Wednesday, February 25, 2026 11:10 AM  
**To:** 'mhakeem@hemlaw.com' <mhakeem@hemlaw.com>; 'john@theembarcaderogroup.com' <john@theembarcaderogroup.com>; 'dberetta@berettamgmt.com' <dberetta@berettamgmt.com>; 'Sherum@herumcrabtree.com' <Sherum@herumcrabtree.com>; 'jluebberke@herumcrabtree.com' <jluebberke@herumcrabtree.com>