

P	<h1 style="margin: 0;">PLANNING APPLICATION</h1>	<p style="margin: 0; font-weight: bold;">CITY OF STOCKTON</p>
COMMUNITY DEVELOPMENT DEPARTMENT • 345 N EL DORADO STREET • STOCKTON, CA 95202 <a href="http://www.stocktonca.gov/planning">www.stocktonca.gov/planning</a> • (209) 937-8286 • <a href="mailto:planning@stocktonca.gov">planning@stocktonca.gov</a>		

**APPLICATION REQUEST**

<input type="checkbox"/> Administrative Exception, Waiver, Interpretation <input type="checkbox"/> Annexation <input type="checkbox"/> Appeal to Planning Commission <input type="checkbox"/> Certificate of Appropriateness <input type="checkbox"/> Child Care Center <input type="checkbox"/> Condominium Conversion <input type="checkbox"/> Density Bonus <input type="checkbox"/> Design Review <input type="checkbox"/> Development Agreement <input type="checkbox"/> Development Code Amendment	<input type="checkbox"/> Environmental Review <input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Land Development Permit <input type="checkbox"/> Large-Family Child Care Home <input type="checkbox"/> Master Development Plan/Amendment <input type="checkbox"/> Planned Development Permit <input type="checkbox"/> Pre-Application <input type="checkbox"/> Precise Road Plan/Amendment <input type="checkbox"/> Rezone / Prezone <input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Specific Plan/Amendment <input type="checkbox"/> Street Name Change <input type="checkbox"/> Temporary Activity Permit <input type="checkbox"/> Tentative Map/Tentative Parcel Map <input type="checkbox"/> Tentative Map Vesting <input checked="" type="checkbox"/> Time Extension <input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Zoning Compliance Letter <input type="checkbox"/> Other _____
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**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 Vesting Tentative Map for Tra Vigne West (P-16-0052) Will expire on February 17, 2026. We are respectfully requesting an extension for twelve (12) months pursuant to SMC section 13.188.100 c.1.a

**APPLICANT**

Name: John Tomasello E-mail: John@theembarcaderogroup.com

Address: 18958 Louis Road Phone 1: 530-208-8482

City: Grass Valley State: CA Zip: 95945 Phone 2: \_\_\_\_\_

**PROPERTY OWNER (if different than Applicant)**

Name: See attached. E-mail: \_\_\_\_\_

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

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

OFFICE USE ONLY			
<b>HABITAT PLAN</b> <input type="checkbox"/> Not subject to <input type="checkbox"/> May be subject to	<b>AIRPORT LAND USE COMMISSION</b> Review required? YES NO	<b>REGIONAL CONGESTION MANAGEMENT PROGRAM</b> Review required? YES NO	Date Rec'd: _____ Processed by: _____ <div style="font-size: 24pt; font-weight: bold; text-align: center;">P#</div>

Re: VTM (P16-0052)

1. Zoning District:      A) LDR  
                                 B) HDR  
                                 C) COMMERCIAL
  
2. APN: 120-02-01  
    APN: 120-02-02  
    APN: 120-02-03  
    APN: 120-02-17  
    APN: 120-02-18  
    APN: 120-02-19  
    APN: 120-02-20  
    APN: 120-02-22  
    APN: 120-02-23
  
3. Property Owners:
  - A) MCD North Parcel, LLC      Phone No.: 530-208-8482  
    c/o John Tomasello        Email address: john@thebarcaderogroup.com  
    18958 Louis Road  
    Grass Valley, CA 95945
  
  - B) MCD South Parcel, LLC      Phone No.: 530-208-8482  
    c/o John Tomasello        Email address: john@thebarcaderogroup.com  
    18958 Louis Road  
    Grass Valley, CA 95945

**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: Grass Valley, CA Dated: \_\_\_\_\_  
 (City/State)

John Tomasello

John Tomasello

Applicant's Name Date

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

X  12-10-25  
 Applicant's Signature

X  12-10-25  
 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:** Michael Hakeem <mhakeem@hemlaw.com>  
**Sent:** Wednesday, February 25, 2026 11:39 AM  
**To:** Thomas Skidmore; john@theembarcaderogroup.com; dberetta@berettamgmt.com; Sherum@herumcrabtree.com; jluebberke@herumcrabtree.com  
**Cc:** Arturo Carrasco; Scott Speer  
**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.

Tom...thank you for the email confirming our Planning Commission hearing date on 4/9...we have requested the extension because the Stockton housing market is still in a recovery mode...however we are proceeding with our improvement plans.

**MICHAEL D. HAKEEM**  
**HAKEEM, ELLIS & MARENGO**  
A Professional Law Corporation  
3414 Brookside Rd., Suite 100  
Stockton, CA 95219  
Telephone: (209) 474-2800  
Facsimile: (209) 474-3654

**From:** Thomas Skidmore <Thomas.Skidmore@stocktonca.gov>  
**Sent:** Wednesday, February 25, 2026 11:10 AM  
**To:** Michael Hakeem <mhakeem@hemlaw.com>; john@theembarcaderogroup.com; dberetta@berettamgmt.com; Sherum@herumcrabtree.com; jluebberke@herumcrabtree.com  
**Cc:** Arturo Carrasco <Arturo.Carrasco@stocktonca.gov>; Scott Speer <Scott.Speer@stocktonca.gov>  
**Subject:** Tra Vigne East & Tra Vigne West Time Extensions (Planning Commission date)

You don't often get email from [thomas.skidmore@stocktonca.gov](mailto:thomas.skidmore@stocktonca.gov). [Learn why this is important](#)  
Hello,

Please be advised that the Planning Commission hearing is set for April 9<sup>th</sup>, 2026, for both Tra Vigne East and Tra Vigne West.

For the record, please reply to this email with the reason for both East and West time extensions.

Thank you,



**Thomas Skidmore**  
**Associate Planner**  
Community Development Department  
City of Stockton, California  
501 W. Weber Ave, Bldg 2. Stockton CA 95203  
Office: 209-937-8266 Direct: 209-937-8446