



Planning Commission Staff Report
Item # 1, June 16, 2022
Use Permit No. PA-2100286
Prepared by: Giuseppe Sanfilippo

PROJECT SUMMARY

Applicant Information

Property Owner: Balwinder Kaur
Project Applicant: Abdullah Akbari

Project Site Information

Project Address: 5225 West Eleventh Street, Tracy
Project Location: The project site is on the west side of West Eleventh Street; 1,718 feet south of South Bird Road, Tracy

Parcel Number (APN):	250-110-14	Water Supply:	Private (Well)
General Plan Designation:	I/L	Sewage Disposal:	Private (Septic)
Zoning Designation:	I-W	Storm Drainage:	Private (On-site)
Project Size:	5,226 Square Feet	100-Year Flood:	No
Parcel Size:	8.11-acres	Williamson Act:	Portion
Community:	None	Supervisorial District:	5

Environmental Review Information

CEQA Determination: Notice of Exemption (Attachment C, Environmental Review)

Project Description

This project is a Use Permit application to establish a tow yard facility at an existing truck parking facility. The applicant proposes to store a maximum of 11 automobiles at any given time. The proposed tow yard serves as an intermediary storage facility for vehicles that are to be transferred to a repair shop. The tow yard includes a 5,226-square-foot, paved and fenced vehicle storage yard. The applicant proposes that business operations will take place 8:00 A.M. to 5:00 P.M., Monday through Sunday, with a total of 2 employees.

Recommendation

1. Approve Use Permit No. PA-2100286 with the Findings for Use Permit (Attachment D), and Conditions of Approval (Attachment E) contained in the Staff Report.

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NOTIFICATION & RESPONSES

(See Attachment B, Response Letters)

Legal ad for the public hearing published in the Stockton Record: June 6, 2022

Number of Public Hearing notices: 55

Date of Public Hearing notice mailing: June 3, 2022

Referrals and Responses

- **Early Consultation Date:** February 1, 2022

- **Project Referral with Environmental Determination Date:** April 14, 2022

Agency Referrals	Response Date - Early Consultation	Response Date-Referral
County Departments		
Supervisor District 5		
Ag Commissioner		
Animal Control		
Assessor		
Community Development		
Building Division	February 8, 2022	
Fire Prevention Bureau		
Code Enforcement		
Public Works	March 2, 2022	
Environmental Health	February 9, 2022	April 28, 2022
Sheriff Office		
Mosquito Abatement		
State Agencies		
Delta Commission		
Dept. of Transportation: 10		
CA N.A.H.C.		
C.H.P.		
C.R.W.Q.C.B.		
C.V.F.P.B.		
CA Fish & Wildlife, Division: 3		
CA Dept. of Motor Vehicles		
CA Dept. of Recycle and Recovery		
CA Energy Commission		
U.S. Fish & Wildlife		

Agency Referrals	Response Date – Early Consultation	Response Date-Referral
Federal Agencies		
F.A.A.		
F.E.M.A.	February 15, 2022	
Army Corps of Engineers		
Local Agencies		
Mosquito & Vector Control		
S.J.C.O.G.	February 2, 2022	March 24, 2022
San Joaquin Farm Bureau		
San Joaquin Air Pollution Control District		
South San Joaquin Fire Authority		April 28, 2022
P.G.&E.	February 3, 2022 & February 10, 2022	
Banta Unified School District		
Miscellaneous		
A.T.&T.		
B.I.A.		
United Auburn Indian Community	February 11, 2022	May 11, 2022
Carpenters Union		
Haley Flying Services		
Precissi Flying Service		
Sierra Club		
Buena Vista Rancheria		
CA Tribal TANF		
CA Valley Miwok Tribe		
North Valley Yokuts Tribe		

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ANALYSIS

Background

On April 20, 2018, the Community Development Department approved Site Approval application PA-1700153 for a truck parking facility for a maximum of 5 trucks and 5 trailers, and the conversion of a 5,000-square-foot warehouse to a truck maintenance shop. This use has been established.

On March 4, 2020, the property owner applied for Site Approval application PA-2000045 for a 290-square-foot patio addition to an existing non-conforming single-family residence, a truck driving school with a maximum of 3 trucks, the construction of a 1,500-gallon fuel tank, and a truck and trailer parking and storage facility for a maximum of 30 trucks and 71 trailers. This application is active, and the environmental review is in process by the Community Development Department. These applications are being processed concurrently with separate review, and the development proposed with PA-2000045 is not included in this approval.

Facility Operation

The proposed tow yard proposes to store a maximum of 11 automobiles at any given time. The facility will serve as an intermediary storage facility for vehicles that will be transferred to a repair shop. The tow yard parking area will contain a total of 5,226 square-feet, and will operate from Monday to Sunday, from 8:00 A.M. to 5:00 P.M., with 2 employees.

CEQA Exemption

This project is being processed under a California Environmental Quality Act (CEQA) exemption. CEQA Guidelines Section 15061(b)(3) states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Community Development Department has determined that the proposed project will not cause a significant effect on the environment because the proposed site is previously developed, no construction or grading is proposed, and the scope of the project is limited.

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RECOMMENDATION

It is recommended that the Planning Commission:

1. Approve Use Permit No. PA-2100286 with the Findings for Use Permit (Attachment D), and Conditions of Approval (Attachment E) contained in the Staff Report.

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SAN JOAQUIN
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Community Development Department

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Attachment A Site Plan

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Attachment B **Response Letters**

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DATE: 02/08/2022

PA-2100286

Property owner: Balwinder Kaur

Applicant: Abdullah Akbari

APN / Address: 250-110-14 5225 W. Eleventh St. Tracy, Ca. 95304

Planner: Giuseppe Sanfilippo

Project Description: A Use Permit application to establish the use of a tow yard at an existing truck parking facility (PA-1700153). Applicant proposes to park a maximum of 11 automobiles at any given time. Tow yard parking area to contain a total of 5,226 square feet, paved and fenced. Applicant proposes to business operations to take place 8am-5pm Monday through Sunday with a total of 2 employees. Applicant will utilize existing well, septic system, and onsite storm drainage. This parcel is not under Williamson Act contract.

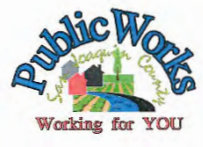
Building Conditions By: Jay Clayton

(Building Official) (209) 468-9362

BUILDING CODE REQUIREMENTS: The following California Building Code (CBC) requirements will be applicable to the proposed project. The following items, along with a building permit application will be required when applying for a building permit through the Building Inspection Division:

1. A building permit for each separate structure or building is required. Submit plans, Specifications and supporting calculations, prepared by a Registered Design Professional (architect or engineer) for each structure or building, showing compliance with the applicable California Building Standards Code in effect on the application date for the building permit(s). Plans for the different buildings or structures may be combined into a single set of construction documents. (Please visit <https://www.sjgov.org/commdev> for building permit check list(s) and application forms.
2. A grading permit will be required for this project. Submit plans and grading calculations, including a statement of the estimated quantities of excavation and fill, prepared by a Registered Design Professional. The grading plan shall show the existing grade and finished grade in contour intervals of sufficient clarity to indicate the nature and extent of the work and show in detail that it complies with the requirements of the code. The plans shall show the existing grade on adjoining properties in sufficient detail to identify how grade changes will conform to the requirements of the code.
3. A soils report is required pursuant to CBC § 1803 for foundations and CBC appendix § J104 for grading. All recommendations of the Soils Report shall be incorporated into the construction drawings.
4. Projects that include the use of an existing structure or building that was approved with a different occupancy classification than the proposed use, will constitute a change of occupancy. A change of occupancy will require a code analysis report and necessary plans prepared by a Registered Design Professional (architect or engineer) in accordance with the California Building Code and Existing Building Code in effect on the application date for the building permit(s). The report and plans shall identify existing conditions, propose alterations necessary to bring each building into compliance with the code.
5. The applicable accessibility requirements as outlined in Chapter 11B of the California Building code shall be included with the building permit plan set for each new or altered structure or building including the project site plan.

6. Adequate sanitary facilities shall be provided for the facility, per the requirements of Chapter 4 of the California Plumbing Code.
7. If the project includes landscaping, it will be required to comply with the Model Water Efficient Landscape Ordinance requirements of the California Code of Regulations, Title 22, Division 2, Chapter 2.7



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

March 2, 2022

MEMORANDUM

TO: Community Development Department
CONTACT PERSON: Giuseppe Sanfilippo

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

SUBJECT: PA-2100286; A Use Permit application to establish the use of a tow yard at an existing truck parking facility (PA-1700153). Applicant proposes to park a maximum of (11) automobiles at any given time. Tow yard parking area to contain a total of 5,226 square feet, paved and fenced; located on the west side of W. Eleventh Street, 1,718 feet south of S. Bird Road, Tracy. (Supervisorial District 5)

OWNER: Balwinder Kaur

APPLICANT: Abdullah Akbari

ADDRESS: 5225 W. Eleventh Street, Tracy

APN: 250-110-14

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).

Eleventh Street has an existing right-of-way of approximately 162 feet and a planned right-of-way width as shown on Special Purpose Plan Report No. 25-6450-18 dated July 2005 per Special Purpose Plan Application No. PA-0300308.

RECOMMENDATIONS:

- 1) An encroachment permit shall be required for all work within road right-of-way. (Note: Driveway encroachment permits are for flatwork only – all vertical features, including but not limited to fences, walls, private light standards, rocks, landscaping and cobbles are not allowed in the right-of-way.) (Development Title Sections 9-1145.4 and 9-1145.5)

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Follow us on Facebook @ PublicWorksSJC Visit our website: www.sjgov.org/pubworks

PA-2100286 (UP)

- 2) The driveway approach shall be improved in accordance with the requirements of San Joaquin County Improvement Standards Drawing No. R-14 prior to issuance of the occupancy permit. (Development Title Section 9-1145.5)
- 3) The Traffic Impact Mitigation Fee shall be required for any incremental traffic resulting from this application. The fee is due and payable at the time of building permit application. The fee shall be automatically adjusted July 1 of each year by the Engineering Construction Cost Index as published by the Engineering News Record. (Resolution R-00-433)
- 4) The Regional Transportation Impact Fee shall be required for any incremental traffic resulting from this application. The fee is due and payable at the time of building permit application. The fee will be based on the current schedule at the time of payment. (Resolution R-06-38)
- 5) A copy of the Final Site Plan shall be submitted prior to release of building permit.
- 6) The developer shall provide drainage facilities in accordance with the San Joaquin County Development Standards. Retention basins shall be fenced with six (6) foot high chain link fence or equal when the maximum design depth is 18 inches or more. Required retention basin capacity shall be calculated and submitted along with a drainage plan for review and approval, prior to release of building permit. (Development Title Section 9-1135)
- 7) If project does disturb over one (1) acre, coverage under the State Water Resources Control Board Construction General Permit will be required.

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

April 28, 2022

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

From: Aldara Salinas; 209-616-3019
Environmental Health Specialist

RE: **PA-2100286 (UP), Public Hearing, SU0014649**
APN: 250-110-14; 5225 W. Eleventh St., Tracy

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

1. Any existing wells or septic systems to be abandoned shall be destroyed under permit and inspection by the EHD (San Joaquin County Development Title, Section 9-1110.3 & 9-1110.4)
2. 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).

1868 E. Hazelton Avenue | Stockton, California 95205 | T 209 468-3420 | F 209 464-0138 | www.sjcehd.com



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

Michelle Henry, REHS

February 9, 2022

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

From: Aldara Salinas; 209-616-3019
Environmental Health Specialist



RE: **PA-2100286 (UP), Early Consultation, SU0014649**
APN: 250-110-14; 5225 W. Eleventh St., Tracy

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

1. Any existing wells or septic systems to be abandoned shall be destroyed under permit and inspection by the EHD (San Joaquin County Development Title, Section 9-1110.3 & 9-1110.4)
2. 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).

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Sanfilippo, Giuseppe [CDD]

From: Laurel Boyd <boyd@sjcog.org>
Sent: Thursday, March 24, 2022 10:05 AM
To: PATRIOT TOWING
Cc: Sanfilippo, Giuseppe [CDD]
Subject: SJMSCP - PA-2100286 (UP)
Attachments: PA-2100286 (UP)_250-110-14.pdf; CP-17-133_West 11th Street Truck Parking Project (PA-1700153)_250-110-14.pdf

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.

Good morning Abdul,

After researching this project, the areas located in the attached map show the areas that were mitigated in 2017 for 0.50 acres. All disturbance in this area do not require participation in the Habitat Plan or additional mitigation. Any future disturbance/use outside of the blue outline will be subject to the habitat plan and fee.

Sincerely,

Laurel K Boyd
Associate Habitat Planner
SJCOG, Inc.
555 E. Weber Avenue
Stockton, CA 95202
Phone: (209) 235-0574
Fax: (209) 235-0438
Email: boyd@sjcog.org

From: PATRIOT TOWING <patriottowservice@gmail.com>
Sent: Tuesday, March 22, 2022 2:09 PM
To: Laurel Boyd <boyd@sjcog.org>
Subject: Patriot Tow - Site Map

External Email:

Hi,

Please see attached copy of our site map below. The tow yard is highlighted as you can see it is located right next to Top Raman Trucking Shop.

Thank you,



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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 (RTLJ) ADVISORY AGENCY NOTICE TO SJCOG, Inc.

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

From: Laurel Boyd, SJCOG, Inc.

Date: February 2, 2022

-Local Jurisdiction Project Title: PA-2100286 (UP)

Assessor Parcel Number(s): 250-110-14

Local Jurisdiction Project Number: PA-2100286 (UP)

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. Sanfilippo:

SJCOG, Inc. has reviewed the project referral for PA-2100286 (UP). This project consists of a Use Permit application to establish the use of a tow yard at an existing truck parking facility (PA-1700153). Applicant proposes to park a maximum of 11 automobiles at any given time. Tow yard parking area to contain a total of 5,226 square feet, paved and fenced. Applicant proposes business operation to take place 8 am to 5 pm Monday through Sunday with a total of 2 employees. Applicant will utilize existing well, septic system, and onsite storm drainage. The project site is on the west side of W. Eleventh Street, 1,718 feet south of S. Bird Road, Tracy (APN: 250-110-14).

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 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.sicog.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

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

- 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

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.
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 - 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
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 - 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-2100286 (UP)

Landowner: Balwinder Kaur

Applicant: Abdullah Akbari

Assessor Parcel #s: 250-110-14

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.



Sanfilippo, Giuseppe [CDD]

From: Anna Cheng <acheng@auburnrancheria.com>
Sent: Friday, February 11, 2022 4:02 PM
To: Sanfilippo, Giuseppe [CDD]
Subject: Use Permit PA-2100286

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 about the project referenced above. We have reviewed the project location and determined that it falls outside of the UAIC's geographic area of traditional and cultural affiliations. Therefore, we will not be commenting on the project.

Best,
Anna Cheng

*The United Auburn Indian Community is now accepting electronic consultation request, project notifications, and requests for information! Please fill out and submit through our website. Do not mail hard copy letters or documents. <https://auburnrancheria.com/programs-services/tribal-preservation> **Bookmark this link!***



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

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Sanfilippo, Giuseppe [CDD]

From: Anna Cheng <acheng@auburnrancheria.com>
Sent: Wednesday, May 11, 2022 3:34 PM
To: Sanfilippo, Giuseppe [CDD]
Subject: Use Permit PA-2100286

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Dear Mr. Sanfilippo,

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Best,
Anna Cheng

*The United Auburn Indian Community is now accepting electronic consultation request, project notifications, and requests for information! Please fill out and submit through our website. Do not mail hard copy letters or documents. <https://auburnrancheria.com/programs-services/tribal-preservation> **Bookmark this link!***



Anna Cheng
Cultural Regulatory Assistant
Tribal Historic Preservation Department | UAIC
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February 10, 2022

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

Re: PA-2100286
5225 W Eleventh Street, Tracy, CA 95304

Dear Giuseppe:

Thank you for providing PG&E the opportunity to review your proposed plans for PA-2100286 dated 2-2-2022. Our review indicates your proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to your design, we ask that you resubmit the plans to the email address listed below.

If you require PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at (877) 259-8314 or pgeplanreview@pge.com.

Sincerely,

PG&E Plan Review Team
Land Management

February 3, 2022

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 5225 W Eleventh Street 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 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&'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.

U.S. Department of Homeland Security
FEMA Region IX
1111 Broadway, Suite 1200
Oakland, CA. 94607-4052



February 15, 2022

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

Dear Mr. Giuseppe Sanfilippo:

This is in response to your request for comments regarding Application Referral Application Number PA 2100286 (UP), (APN/Address: 250-110-14/5225 W. Eleventh Street, Tracy) (Supervisorial District 5).

Please review the current effective Flood Insurance Rate Maps (FIRMs) for the County of San Joaquin (Community Number 060299), Maps revised October 20, 2016, and City of Tracy (Community Number 060303), Maps revised October 16, 2009. To locate FIRMs online, visit the Map Service Center (MSC) at <https://msc.fema.gov>. Please note that the City of Tracy, San Joaquin County, California is a participant in the National Flood Insurance Program (NFIP). The minimum, basic NFIP floodplain management building requirements are described in Vol. 44 Code of Federal Regulations (44 CFR), Sections 59 through 65.

A summary of these NFIP floodplain management building requirements are as follows:

- All buildings constructed within a riverine floodplain, (i.e., Flood Zones A, AO, AH, AE, and A1 through A30 as delineated on the FIRM), must be elevated so that the lowest floor is at or above the Base Flood Elevation level in accordance with the effective Flood Insurance Rate Map.
- If the area of construction is located within a Regulatory Floodway as delineated on the FIRM, any *development* must not increase base flood elevation levels. **The term *development* means any man-made change to improved or unimproved real estate, including but not limited to buildings, other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, and storage of equipment or materials.** A hydrologic and hydraulic analysis must be performed *prior* to the start of development and must demonstrate that the development would not cause any rise in base flood levels. No rise is permitted within regulatory floodways.

www.fema.gov

Giuseppe Sanfilippo, Project Planner
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- Upon completion of any development that changes existing Special Flood Hazard Areas, the NFIP directs all participating communities to submit the appropriate hydrologic and hydraulic data to FEMA for a FIRM revision. In accordance with 44 CFR, Section 65.3, as soon as practicable, but not later than six months after such data becomes available, a community shall notify FEMA of the changes by submitting technical data for a flood map revision. To obtain copies of FEMA's Flood Map Revision Application Packages, please refer to the FEMA website at <http://www.fema.gov/business/nfip/forms.shtm>.

Please Note:

Many NFIP participating communities have adopted floodplain management building requirements which are more restrictive than the minimum federal standards described in 44 CFR. Please contact the local community's floodplain manager for more information on local floodplain management building requirements. The Tracy floodplain manager can be reached by calling Kevin Jorgensen, Chief Building Official, at (209) 831-6415. The San Joaquin County floodplain manager can be reached by calling Shayan Rehman, Senior Engineer, Flood Control Water District, at (209) 468-9360.

If you have *any questions or concerns*, please do not hesitate to contact Patricia Rippe, Senior Planner at patricia.rippe@fema.dhs.gov or Antoinette Stein at Antoinette.stein@fema.dhs.gov of the Mitigation staff.

Sincerely,

MICHAEL M
NAKAGAKI

Michael Nakagaki, Branch Chief
Floodplain Management and Insurance Branch

Digitally signed by MICHAEL M
NAKAGAKI
Date: 2022.02.18 13:59:29 -05'00'

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Giuseppe Sanfilippo, Project Planner
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cc:

Kevin Jorgensen, Chief Building Official, City of Tracy
Shayan Rehman, Senior Engineer, San Joaquin County Flood Control Water District
Alex Acosta, State of California, Department of Water Resources, North Central
Region
Kelly Soule, State of California, Department of Water Resources, Sacramento
Headquarter Office
Patricia Rippe, Senior NFIP Planner, DHS/FEMA Region IX
Antoinette Stein, NFIP Planner, DHS/FEMA Region IX
Michael Audin, Acting Environmental Officer, DHS/FEMA Region IX

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Attachment C

Environmental Review

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**DRAFT
 NOTICE OF EXEMPTION**

TO: Office of Planning & Research
 P. O. Box 3044, Room 212
 Sacramento, California 95812-3044

FROM: San Joaquin County
 Community Development Department
 1810 East Hazelton Avenue
 Stockton, California 95205

County Clerk, County of San Joaquin

Project Title: Use Permit No. PA-2100286

Project Location - Specific: The project site is located on the west side of W. Eleventh St.; 1,718 feet south of S. Bird Rd., Tracy. (APN/Address: 250-110-14 / 5225 W. Eleventh St., Tracy) (Supervisorial District: 5)

Project Location - City: Tracy

Project Location - County: San Joaquin County

Project Description: Use Permit application to establish the use of a tow yard at an existing truck parking facility. Applicant proposes to park a maximum of 11 automobiles at any given time. The proposed tow yard serves as an intermediary parking facility for vehicles that have a final destination of a repair shop. The tow yard parking area to contain a total of 5,226 square-feet, paved and fenced. Applicant proposes to business operations to take place 8am to 5pm Monday through Sunday, with a total of 2 employees. Applicant will utilize existing well, septic system, and onsite storm drainage.

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is A/G (General Agriculture) and OS/RC (Resource Conservation).

Project Proponent(s): Balwinder Kaur / Abdullah Akbari

Name of Public Agency Approving Project: San Joaquin County Planning Commission

Name of Person or Agency Carrying Out Project: Giuseppe Sanfilippo, Associate Planner
 San Joaquin County Community Development Department

Exemption Status:
 General Exemptions. (Section 15061(b)(3))

Exemption Reason:
 Processed under the provisions of California Code of Regulations Section 15061(b)(3), which are exempt from CEQA.

This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines section 15061(b)(3). Section 15061(b)(3) states that "CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." There is no possibility that this project may have a significant effect on the environment and, therefore, the project is not subject to CEQA.

Lead Agency Contact Person:
 Giuseppe Sanfilippo Phone: (209) 468-0227 FAX: (209) 468-3163 Email: gsanfilippo@sjgov.org

Signature: _____ Date: _____

Name: Domenique Martorella Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____

*Authority cited: Sections 21083 and 21110, Public Resources Code.
 Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.*

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SAN JOAQUIN
— COUNTY —
Greatness grows here.

Community Development Department

Planning · Building · Code Enforcement · Fire Prevention · GIS

Attachment D

Findings for Use Permit

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FINDINGS FOR USE PERMIT

PA-2100286

BALWINDER KAUR / ABDULLAH AKBARI

1. The proposed use is consistent with the goals, policies, standards, and maps of 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 proposed towing operation (Use Type: Automotive Sales and Services – Inoperable Vehicle Storage) may be conditionally permitted in the I-W (Warehouse) zone with an approved Use Permit application. The project site has a General Plan designation of I/L (Limited Industrial). Therefore, uses are consistent with the goals, policies, standards and maps of the General Plan and there are no Master Plans, Specific Plans, and/or Special Purpose Plans in the project vicinity.**
2. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, and the proposed improvements are properly related to existing and proposed roadways.
 - **This finding can be made because there are no roadway improvements required. The tow yard facility will not impact existing public utilities, as the project is only for the storage of vehicles pending delivery to a repair facility. The project will utilize on-site services for sewer, water, and storm drainage. The parcel will be accessed from West Eleventh Street.**
3. The site is physically suitable for the type of development and for the intensity of development.
 - **This finding can be made because the 8.11-acre parcel is of adequate size and shape to accommodate the existing uses, the proposed use, building coverage, setbacks, and other requirements of the Development Title. The parcel is of adequate size to accommodate the towing operation in addition to the existing and proposed development.**
4. Issuance of the permit will not be significantly detrimental to the public health, safety, or welfare, or be injurious to the property or improvements of adjacent properties.
 - **This finding can be made because the project was processed under a Notice of Exemption (NOE). Projects can be processed under an NOE when there is no possibility that the activity in question may have a significant effect on the environment. The Community Development Department has determined that the proposed project will not cause a significant effect on the environment.**
5. The use is compatible with adjoining land uses.
 - **This finding can be made because the proposed use may be conditionally permitted in the I-W (Warehouse) zone with an approved Use Permit application. The proposed uses will not interfere with nor alter the current land uses on adjoining properties. The adjacent surrounding parcels are primarily industrial and agricultural with scattered residences. The nearest conforming single-family residence is approximately 2,100 feet to the west.**

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Attachment E

Conditions of Approval

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CONDITIONS OF APPROVAL

PA-2100286

BALWINDER KAUR / ABDULLAH AKBARI

Use Permit Application No. PA-2100286 was approved by the Planning Commission on June 16, 2022. The effective date of approval is June 26, 2022. This approval will expire on , which is 18 months from the effective date of approval, unless (1) all Conditions of Approval have been complied with, (2) all necessary building permits have been issued and remain in force, and (3) all necessary permits from other agencies have been issued and remain in force.

Unless otherwise specified, all Conditions of Approval and ordinance requirements shall be fulfilled prior to the establishment of the use and the issuance of any building permits. 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. **APPROVED USE:** This approval is for a tow yard facility to store a maximum of 11 automobiles at any given time, as an intermediary storage facility for vehicles that are to be transferred to a repair shop. The tow yard includes a 5,226-square-foot fenced and paved storage area. (Use Type: Automotive Sales and Service-Inoperable Vehicle Storage)
 - b. **BUILDING PERMIT:** Submit an "APPLICATION-COMMERCIAL BUILDING PERMIT". The Site Plan required as a part of the building permit must be prepared by a registered civil engineer or licensed architect. This Plan must show drainage, driveway access details including gates, on-site parking, landscaping, signs, existing and proposed utility services, and grading (refer to the "SITE PLAN CHECK LIST" for details). Foundation and soils investigation shall be conducted in conformance with Chapter 18 of the California Building Code at the time of permit application. A fee is required for the Site Plan review. (Development Title Section 9-884)
 - c. **CAPITAL FACILITY FEE:** This project may be subject to the Capital Facility Fee. If the Capital Facility Fee is applicable, the County shall collect the fees before the issuance of any building permits. (Development Title Section 9-1245.2)
 - d. **PARKING:** Off-street parking shall be provided and comply with the following:
 1. All parking spaces, driveways, and maneuvering areas shall be surfaced and permanently maintained with asphalt concrete or Portland cement concrete to provide a durable, dust free surface. Bumper guards shall be provided when necessary to protect adjacent structures or properties. (Development Title Section 9-1015.6[e])
 2. A minimum of 14 parking spaces shall be provided for employees and the towing operation. (Development Title Section 9-1015.9)
 3. Each parking stall shall be an unobstructed rectangle, minimum 9 feet wide and 20 feet long. (Development Title Section 9-1015.5[b])
 - e. **ACCESS AND CIRCULATION:** The following requirements apply and shall be shown on the Site Plan:
 1. Access driveways shall have a width of no less than 25 feet for two-way aisles and 16 feet for one-way aisles, except that in no case shall driveways designated as fire department access be less than 20 feet wide. (Development Title Section 9-1015.5[h][1])

- f. **LIGHTING:** Lighting shall be provided and comply with the following:
1. If the parking area is to be used at night, parking lot and security lighting shall be installed. (Development Title Section 9-1015.5[g])
 2. Any lighting shall be designed to confine direct rays to the premises. No spillover beyond the property lines shall be permitted except onto public thoroughfares, provided, however, that such light shall not cause a hazard to motorists. (Development Title Section 9-1015.5[g][4])
- g. **LANDSCAPING:** Landscaping shall be provided and comply with the following:
1. This project will be required to comply with the Model Water Efficient Landscape Ordinance Requirement per California Code of Regulations, Title 23, Division 2, Chapter 2.7.
 2. Areas of the property which are not part of the project shall be barricaded from traffic and kept mowed and dust free.
- h. **SIGNS:** Sign details shall be consistent with Chapter 9-1710 of the Development Title and be included on the Site Plan. All portions of any sign shall be set back a minimum of 5 feet from any future right-of-way line, including any corner cut-off (snipe). (Development Title Section 9-1710.2[g])
- i. **BUILDING CODE REQUIREMENTS:** The following California Building Code (CBC) requirements will be applicable to the proposed project. The following items, along with a building permit application will be required when applying for a building permit through the Building Inspection Division:
1. A building permit for each separate structure or building is required. Submit plans, Specifications and supporting calculations, prepared by a Registered Design Professional (architect or engineer) for each structure or building, showing compliance with the applicable California Building Standards Code in effect on the application date for the building permit(s). Plans for the different buildings or structures may be combined into a single set of construction documents.
 2. A grading permit will be required for this project. Submit plans and grading calculations, including a statement of the estimated quantities of excavation and fill, prepared by a Registered Design Professional. The grading plan shall show the existing grade and finished grade in contour intervals of sufficient clarity to indicate the nature and extent of the work and show in detail that it complies with the requirements of the code. The plans shall show the existing grade on adjoining properties in sufficient detail to identify how grade changes will conform to the requirements of the code.
 3. A soils report is required pursuant to CBC § 1803 for foundations and CBC appendix § J104 for grading. All recommendations of the Soils Report shall be incorporated into the construction drawings.
 4. Projects that include the use of an existing structure or building that was approved with a different occupancy classification than the proposed use, will constitute a change of occupancy. A change of occupancy will require a code analysis report and necessary plans prepared by a Registered Design Professional (architect or engineer) in accordance with the California Building Code and Existing Building Code in effect on the application date for the building permit(s). The report and plans shall identify existing conditions, propose alterations necessary to bring each building into compliance with the code.
 5. The applicable accessibility requirements as outlined in Chapter 11B of the California Building code shall be included with the building permit plan set for each new or altered structure or building including the project site plan.
 6. Adequate sanitary facilities shall be provided for the facility, per the requirements of Chapter 4 of the California Plumbing Code.

7. If the project includes landscaping, it will be required to comply with the Model Water Efficient Landscape Ordinance requirements of the California Code of Regulations, Title 22, Division 2, Chapter 2.7

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

- a. An encroachment permit shall be required for all work within road right-of-way. (Note: Driveway encroachment permits are for flatwork only – all vertical features, including but not limited to fences, walls, private light standards, rocks, landscaping, and cobbles are not allowed in the right-of-way.) (Development Title Sections 9-1145.4 and 9-1145.5)
- b. The driveway approach shall be improved in accordance with the requirements of San Joaquin County Improvement Standards Drawing No. R-14 prior to issuance of the occupancy permit. (Development Title Section 9-1145.5)
- c. The Traffic Impact Mitigation Fee shall be required for any incremental traffic resulting from this application. The fee is due and payable at the time of building permit application. The fee shall be automatically adjusted July 1 of each year by the Engineering Construction Cost Index as published by the Engineering News Record. (Resolution R-00-433)
- d. The Regional Transportation Impact Fee shall be required for any incremental traffic resulting from this application. The fee is due and payable at the time of building permit application. The fee will be based on the current schedule at the time of payment. (Resolution R-06-38)
- e. A copy of the Final Site Plan shall be submitted prior to release of building permit.
- f. The developer shall provide drainage facilities in accordance with the San Joaquin County Development Standards. Retention basins shall be fenced with 6-foot-high chain link fence or equal when the maximum design depth is 18 inches or more. Required retention basin capacity shall be calculated and submitted along with a drainage plan for review and approval, prior to release of building permit. (Development Title Section 9-1135)
- g. If project does disturb over 1 acre, coverage under the State Water Resources Control Board Construction General Permit will be required.

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

- a. Any existing wells or septic systems to be abandoned shall be destroyed under permit and inspection by the EHD (San Joaquin County Development Title, Section 9-1110.3 & 9-1110.4)
- b. 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).