



May 17, 2020

Gurdwara Gur Nanak Parkash, Inc.
16101 West Grant Line Road
Tracy, CA 95304

Dear Owners:

Re: Use Permit Approval No. PA-1900127 of Gurdwara Gur Nanak Parkash, Inc. (c/o Sukhjit 'Tony' Singh)
(APN[s]/Address: 209-190-33/ 16151 West Grant Line Road, Tracy)

ACTION: On May 7, 2020, the San Joaquin County Planning Commission approved PA-1900127 subject to the enclosed Conditions of Approval.

APPEAL PERIOD: This action can be appealed to the Board of Supervisors by any interested party. Appeals must be filed with this Department within ten (10) days of the action with an appeal fee of \$648.00. The ten-day appeal period ends at 4:30 p.m. on May 17, 2020. 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 eighteen (18) months (by November 16, 2021). If you have not complied with the Conditions of Approval by that date, this approval will expire, and the project cannot proceed.

NEXT STEP: Before your use can be established, you must comply with all Conditions of Approval; including the securing of building permits and any other permits specified in the Conditions of Approval. It is recommended that you contact the responsible agencies for assistance in fulfilling the Conditions of Approval.

Please contact me if you have questions regarding the Community Development Department Conditions (Phone: [209] 468-0222, Email: alisa.goulart@sjgov.org).

Sincerely,

A handwritten signature in blue ink that reads "Alisa Goulart".

Alisa Goulart
Associate Planner

AG:kw

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

c: Sukhjit 'Tony' Singh
San Joaquin County Building Inspection Division
San Joaquin County Environmental Health
San Joaquin County Public Works

CONDITIONS OF APPROVAL

PA-1900127

GURDWARA GUR NANAK PARKASH, INC.

Use Permit Application No. PA-1900127 was approved by the Planning Commission on May 7, 2020. The effective date of approval is May 17, 2020. This approval will expire on November 16, 2021, which is eighteen (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. **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)
- b. **APPROVED USE:** This approval is for the expansion of an existing religious assembly in two (2) phases over four (4) years. The proposal includes increasing the maximum seating capacity from 170 to 700. (Use Type: Religious Assembly – Regional)

1. Phase 1 - Includes the following:

- Construction of a 28,965-square-foot assembly hall.
- Construction of a 250-square-foot well house.
- Construction of a 700-square-foot fire suppression water pump house.
- Construction of a 6,453-square-foot porch and hallway structure to connect the proposed assembly hall with a future social hall.
- Conversion of an existing 6,150-square-foot agricultural building into a storage building.

2. Phase 2 - Includes the following:

- Construction of a 17,715-square-foot social hall with a kitchen, dining area, and retreat area.

These Conditions of Approval supersede the Conditions of Approval for Use Permit No. UP-96-0006 and are in addition to the Conditions of Approval for SA-94-0040.

Previously Constructed Approved Structures:

- 4,920-square-foot assembly hall
- 1,409-square-foot office/garage
- 2,500-square-foot residence (priest's house)
- 4,250-square-foot residence
- 320-square-foot shed
- Ninety-six (96) square-foot shed

- 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 base material of appropriate depth and 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 9-1015.5[e])
 2. A minimum total of 178 parking spaces, in addition to the fifty-six (56) previously required parking spaces (UP-96-0006), are required for Phase 1, for a total of 234 parking spaces. No additional parking spaces are required for Phase 2. (0.33 spaces per seat/occupancy) (Development Title Section 9-1015.3)
 3. Each parking stall shall be an unobstructed rectangle, minimum nine (9) feet wide and twenty (20) feet long. (Development Title Section 9-1015.5[b])
 4. Parking spaces for persons with disability shall be provided as required by Chapters 11A and 11B of the California Building Code.
 5. A maximum of two (2) truck parking spaces shall be provided (UP-96-0006[RA]).
 6. All parking spaces for trucks and all major truck circulation lanes shall be surfaced and permanently maintained with asphalt concrete or Portland cement concrete. Bumper guards shall be provided when necessary to protect adjacent structures or properties. (Development Title Section 9-1015.5[e])
 7. Truck parking spaces shall be a minimum of twenty-five (25) feet in length and fifteen (15) feet in width and shall have a minimum height clearance of fourteen (14) feet. (Development Title Section 9-1015.6[c][1])
- 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 twenty-five (25) feet for two-way aisles and sixteen (16) feet for one-way aisles, except that in no case shall driveways designated as fire department access be less than twenty (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 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. A minimum ten (10) foot wide landscaped strip, respecting the ultimate right-of-way width of W.

Grant Line Road, shall be installed across the frontage of the project site. (Development Title Section 9-1020.7[a])

The existing landscaping meets this requirement.

3. The parking area shall be landscaped as specified in Section 9-1020.5 of the Development Title. The parking area shall be provided with a minimum of five percent (5%) of landscaping within the perimeter of the parking area, not including landscaping along the street frontage. One (1) tree for each five (5) parking stalls shall be planted, evenly spaced throughout the parking lot.
 4. All areas not used for buildings, parking, driveways, walkways, approved outdoor storage areas, or other permanent facilities shall be landscaped. (Development Title Section 9-1020.7[a])
 5. Areas of the property which are not part of the project shall be barricaded from traffic and kept mowed and dust free.
- h. **SCREENING:** Screening shall be provided and comply with the following:
1. All storage materials and related activities, including storage areas for trash, shall be enclosed by a screen six (6) to seven (7) feet in height. Outside storage is not permitted in front yards, street side yards, or in front of main buildings. (Development Title Section 9-1022.4[d][2])
- i. **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 five (5) feet from any future right-of-way line, including any corner cut-off (snipe). (Development Title Section 9-1710.2[g])
- j. **BUILDING CODE:** The following California Building Code (CBC) and San Joaquin County Ordinance requirements will be applicable to the proposed project. The following conditions shall be addressed prior to submittal of a building permit application to 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 2016 California Building, Existing Building, Mechanical, Plumbing, Electrical, Energy and Fire codes as may be applicable. 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. The required plans must be complete at the time of submittal for a building permit. Plans must address building design and construction, fire and life safety requirements, accessibility and show compliance with the current California codes and San Joaquin County ordinances. A complete set of plans must include fire sprinkler plans, truss design submittals, metal building shop drawings, structural plans and calculations, plumbing, electrical and mechanical drawings and energy report.
 4. 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.
 5. For each proposed new building, provide the following information on the plans:

- A. Description of proposed use
 - B. Existing and proposed occupancy Groups
 - C. Type of construction
 - D. Sprinklers (Yes or No)
 - E. Number of stories
 - F. Building height
 - G. Allowable floor area
 - H. Proposed floor area
 - I. Occupant load based on the CBC
 - J. Occupant load based on the CPC
6. The proposed conversion of an existing agricultural building to a storage building will constitute a change of occupancy. A change of occupancy will require a code analysis report and necessary plans prepared by an architect or engineer in accordance with the California Existing Building Code. The report and plans shall identify existing conditions, propose alterations necessary to bring the building in compliance with the current code and include the following:
- A. Description of proposed use
 - B. Existing and proposed occupancy Groups
 - C. Type of construction
 - D. Sprinklers (Yes or No)
 - E. Number of stories
 - F. Building height
 - G. Allowable floor area
 - H. Proposed floor area
 - I. Occupant load based on the CBC for the new use
 - J. Occupant load based on the CPC for the new use
 - K. Risk Category analysis. (Agricultural Buildings are allowed to be constructed to Risk Category I, whereas other occupancies require Risk Category II or III)
7. Modifications to existing buildings are required to include upgrades related to disability access pursuant to the California Existing Building Code. Plans showing these upgrades must be prepared by a registered engineer or licensed architect and shall be submitted for review and approval prior to issuance of a building permit.
8. Accessible routes shall be provided per CBC § 11B-206. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided, all routes must be accessible. §11B-206.2.4
9. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements and accessible spaces that are on the same site. §11B-206.2.2
10. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility, including mezzanines, which are otherwise connected by a circulation path. §11B-206.2.4
11. Parking spaces will be required to accommodate persons with disabilities in compliance with Chapter 11B of the California Building Code. Note that accessible parking spaces are required for each phase of the project. These parking space(s) shall be located as close as possible to the primary entrance to the building.
12. Adequate sanitary facilities shall be provided for the facility, per the requirements of Chapter 4 of the California Plumbing Code.

13. This project will be required to comply with the Model Water Efficiency Landscape Ordinance requirements of the California Code of regulations, Title 22, Division 2, Chapter 2.7

2. SOUTH SAN JOAQUIN COUNTY FIRE AUTHORITY (Contact: [209] 831-6707)

- a. Prior to approval of building construction permit, applicant shall incorporate the following into construction documents:
 1. New and existing buildings shall have approved address numbers and addressing scheme that is placed in a position that is plainly legible and visible from the street or road fronting the property.
 2. Fire sprinklers and fire alarms shall be installed, in accordance with 2016 CFC Chapter 9, NFPA 13 & NFPA 72. These items may be listed as a deferred submittal on the construction documents, and shall be submitted separately from the building construction submittal.
 3. Fire Department Connection (FDC) shall be located towards the front of the building or at the fire pump, based on the conversation with Fire Marshal Ray, May 2019. Provide a hydrant with 100' of FDC.
 4. Provide civil drawings demonstrating the sprinkler system and the hydrant loop are separated from each other to prevent pressurization of hydrants during firefighting operations.
 5. Water tanks shall be installed in accordance with 2016 California Fire Code, NVPA 22, NVPA 24. Provide calculations which demonstrates a minimum amount of fire suppression water supply per 2016 NFPA 1142. This can be listed as a deferred submittal on the construction documents, and shall be submitted separately from the building construction submittal.
 6. Provide access in accordance with 2016 CFC Section 503 and San Joaquin County's Fire Apparatus Access Road Standards.
 7. Electric gates shall be equipped with traffic preempting optical signal receivers compatible with the emitters used by the Fire Department, which will activate the gates and override all command functions of the gate controller. Electric gate operations shall be listed in accordance with UL 325 and ASTM F2200. Knox switches shall be provided on both sides of the gates unless an exit loop is provided at automatic gates. The automatic gates shall have a battery back-up or a manual mechanical disconnect readily accessible to emergency personnel in case of power failure.
 8. Prior to approval of building construction permit, applicant shall submit construction documents to the South San Joaquin County Fire Authority for review and approval. Electronic submittal is encouraged, but not mandatory.
- b. At the time of application to South San Joaquin County Fire Authority, additional requirements may be required based on submittal and review.
- c. Prior to final inspection, emergency radio responder coverage shall be tested for each building in accordance with 2016 CFC Section 510. If adequate coverage is not available, applicant shall apply for a construction permit for installation.

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

- a. 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 eighteen (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)

- b. 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)
- c. The driveway approach shall be improved in accordance with the requirements of San Joaquin County Improvement Standards Drawing No. 17 prior to issuance of the occupancy permit. (Development Title Section 9-1145.5)
- d. Dedication to result in a forty-two (42) foot wide right-of-way from the centerline of West Grant Line Road to the property line shall be required across the parcel's frontage. (Development Title Section 9-1150.5) (Fees are required for processing dedications per Development Title Table 9-240.2 in addition to copies of the Grant Deeds.) (The fees will be based on the current schedule at the time of payment.)
- e. A copy of the Final Site Plan shall be submitted prior to release of building permit for both phases of the project.
- f. The Traffic Impact Mitigation Fee shall be required for 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. The fee shall be automatically adjusted July 1 of each year by the Engineering Construction Cost Index as published by the Engineering News Record. (Resolutions R-00-433)
- g. The Regional Transportation Impact Fee shall be required for 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)
- h. Permit Registration Documents (PRD's) shall be filed with the State Water Resources Control Board (SWRCB) to comply with the State "General Permit for Storm Water Discharges Associated with Construction Activity". The Waste Discharge Identification (WDID) Number issued by SWRCB shall be submitted to the Department of Public Works for the file. Contact SWRCB at (916) 341-5537 for further information. Coverage under the SWRCB General Construction Permit Order 2009-0009-DWQ shall be maintained throughout the duration of all phases of the project.
- i. The frontage improvements for Grant Line Road shall be constructed in conformance with the standards for one-half ($\frac{1}{2}$) of a fifty (50) foot wide right-of-way rural road as shown on San Joaquin County Standards Drawing No. R-3 and also include mitigations as detailed below. All improvements shall be in conformance with the current Improvement Standards and Specifications of the County of San Joaquin. The improvement plans and specifications are subject to plan check and field inspection fees. The improvements must be completed prior to issuance of the certificate of occupancy for phase one of the project. (Development Title Section 9-1150.2)
 - 1. Provide an overflow parking lot that can accommodate 100 additional parking spots for occasional high parking demand. The overflow parking lot shall at a minimum be graded soil that will accommodate storm drainage runoff.
 - 2. Construct a 580 foot long eastbound left-turn lane on West Grant Line Road approaching the main project entry.
 - 3. Construct a two-way left-turn lane on West Grant Line Road extending easterly from the project's main entrance and continuing 450 feet easterly from the east entrance.
 - 4. Construct a westbound right-turn lane from the west entrance and continuing 100 feet easterly from the east entrance.

5. Stripe and sign the west entrance access to indicate the following movements are allowed:
 - A. Right in.
 - B. Right out.
4. ENVIRONMENTAL HEALTH DEPARTMENT (Contact: [209] 468-3420)
 - a. Submit to the Environmental Health Department revised site plans showing the design calculations, including the maximum number of persons the sewage disposal system is proposed to serve. In addition, show on the revised plans that the disposal field area will be barricaded so it cannot be driven over, parked on, or used as a storage area. This disposal field area must be used for that specific purpose only, and it cannot contain any underground utility lines (San Joaquin County Development Title, Section 9-1110.4[c][5]).
 - b. An Onsite Wastewater Treatment System (OWTS) permit for the installation of an engineered system was issued on October 3, 2018 and will expire October 3, 2019 but can be extended to October 3, 2020. This OWTS must be installed per approved plans prior to final occupancy (San Joaquin County Development Title, Section 9-1110.3 & 9-1110.4).
 - c. The onsite wastewater treatment system (OWTS) shall be designed to receive all domestic sewage and wastewater from the property. Only domestic sewage is allowed to discharge into the OWTS. No basement, footing or surface drainage or discharge from water softener, iron filter, pool filters, or water treatment systems shall be permitted to enter any part of the OWTS. The floor drain in trash enclosure area shall not be plumbed into the OWTS as indicated on the OWTS plans (San Joaquin County OWTS Standards 1.10.1).
 1. Prohibited discharges into OWTS include: Automobile and garage waste, storm drainage solvents and toxics, solids, garbage, kitchen wastewater from restaurant or bar, air conditioners, hazardous wastes, backwash, truck terminal wastes, recreational vehicle holding tank waste, industrial and manufacturing waste, and food processing wastes (San Joaquin County Development Title, Section 9-1110.7 and San Joaquin County OWTS 1.14).
 - d. Open, pump, and backfill the two (2) septic tanks under permit and inspection by the Environmental Health Department that are associated with two (2) houses located on this property as per approved OWTS permit (San Joaquin County Development Title, Section 9-1110.3 & 9-1110.4).
 - e. The existing private water well located on the southwest corner of the parcel is proposed to be used for irrigation. However, the site plan shows this well to be in a future parking lot. Provide a description of how this well will be maintained in conformance with ordinance and Well Standards requirements and protected from damage and contamination from vehicles. Please be advised that well pits (wells completed below grade) are prohibited (San Joaquin County Development Title, Section 9-1115.8[a]).
 - f. Destroy the abandoned well located at the house at 16105 Grant Line Road under permit and inspection by the Environmental Health Department as required by San Joaquin County Development Title, Section 9-1115.5(e).
 - g. The following information related to the Small Public Water System must be submitted to the EHD prior to final occupancy:
 1. The Technical, Managerial, and Financial documentation
 2. The source capacity and demand usage report
 3. A diagram of the water distribution system
 4. A site map showing the location of the OWTS and all associated piping

- h. 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).
5. 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) and is located within the unmapped land use area. This can be up to a ninety (90) day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package.
6. SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT (Contact: [559] 230-6000)
- a. For each project phase, all records shall be maintained on site during construction and for a period of ten years following either the end of construction or the issuance of the first certificate of occupancy, whichever is later. Records shall be made available for District inspection upon request.
 - b. For each project phase, maintain records of (1) the construction start and end dates and (2) the date of issuance of the first certificate of occupancy, if applicable.
 - c. Install electric vehicle chargers with fifteen (15) outlets total.



SAN JOAQUIN
— COUNTY —

Greatness grows here.

Community Development Department

Planning · Building · Neighborhood Preservation

DATE: June 27, 2019

PA-1900127 (UP)

Property owner: DHARM SINGH

Applicant: DHARM SINGH

APN / Address: 209-190-33, 16151 W GRANT LINE RD TRAC

Planner: Alisa Goulart

Project Description:

Building Conditions By: Mark Fine Deputy Director (Building Official) (209) 468-3180

BUILDING CODE REQUIREMENTS: The following California Building Code (CBC) and San Joaquin County Ordinance requirements will be applicable to the proposed project. The following conditions shall be addressed prior to submittal of a building permit application to 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 2016 California Building, Existing Building, Mechanical, Plumbing, Electrical, Energy and Fire Codes as may be applicable. 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. The required plans must be complete at the time of submittal for a building permit. Plans must address building design and construction, fire and life safety requirements, accessibility and show compliance with the current California codes and San Joaquin County ordinances. A complete set of plans must include fire sprinkler plans, truss design submittals, metal building shop drawings, structural plans and calculations, plumbing, electrical and mechanical drawings and energy report.
4. 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.
5. For each proposed new building, provide the following information on the plans:
 - a. Description of proposed use
 - b. Existing and proposed occupancy Groups
 - c. Type of construction
 - d. Sprinklers (Yes or No)
 - e. Number of stories
 - f. Building height

- g. Allowable floor area
 - h. Proposed floor area
 - i. Occupant load based on the CBC
 - j. Occupant load based on the CPC
6. The proposed conversion of an existing agricultural building to a storage building will constitute a change of occupancy. A change of occupancy will require a code analysis report and necessary plans prepared by an architect or engineer in accordance with the California Existing Building Code. The report and plans shall identify existing conditions, propose alterations necessary to bring the building in compliance with the current code and include the following:
- a. Description of proposed use
 - b. Existing and proposed Occupancy Groups
 - c. Type of construction
 - d. Sprinklers (Yes or No)
 - e. Number of stories
 - f. Building height
 - g. Allowable floor area
 - h. Proposed floor area
 - i. Occupant load based on the CBC for the new use
 - j. Occupant load based on the CPC for the new use
 - k. Risk Category analysis. (Agricultural Buildings are allowed to be constructed to Risk Category I, whereas other occupancies require Risk Category II or II.)
7. Modifications to existing buildings are required to include upgrades related to disability access pursuant to the California Existing Building Code. Plans showing these upgrades must be prepared by a registered engineer or licensed architect and shall be submitted for review and approval prior to issuance of a building permit.
8. Accessible routes shall be provided per CBC § 11B-206. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided, all routes must be accessible. §11B- 206.2.1
9. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements and accessible spaces that are on the same site. §11B-206.2.2
10. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility, including mezzanines, which are otherwise connected by a circulation path. §11B-206.2.4
11. Parking spaces will be required to accommodate persons with disabilities in compliance with Chapter 11B of the California Building Code. Note that accessible parking spaces are required for each phase of the project. These parking space(s) shall be located as close as possible to the primary entrance to the building.
12. Adequate sanitary facilities shall be provided for the facility, per the requirements of Chapter 4 of the California Plumbing Code.
13. This project 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



South San Joaquin County Fire Authority

Community Risk Reduction Division

835 Central Avenue

Tracy, CA 95376

PH: (209) 831-6707

FAX: (209) 831-6703

fire.prevention@cityoftracy.org

Date: 7/18/2019

Project #: PA-1900127 (UP)

Project Description: Use Permit for Sikh Place of Worship/Proposed Assembly Hall Bldg.

Project Address: 16151 W. Grant Line Rd.

This project has been reviewed based on the California Fire Code and Tracy Municipal Code.

At this time, project is conditionally approved subject to satisfying the following requirements:

1. Prior to approval of building construction permit, applicant shall incorporate the following into construction documents:
 - a. New and existing buildings shall have approved address numbers and addressing scheme that is placed in a position that is plainly legible and visible from the street or road fronting the property.
 - b. Fire sprinklers and fire alarms shall be installed, in accordance with 2016 CFC Chapter 9, NFPA 13 & NFPA 72. These items may be listed as a deferred submittal on the construction documents, and shall be submitted separately from the building construction submittal.
 - c. Fire Department Connection (FDC) shall be located towards the front of the building or at the fire pump, based on the conversation with Fire Marshal Ray, May 2019. Provide a hydrant with 100' of FDC.
 - d. Provide civil drawings demonstrating the sprinkler system and the hydrant loop are separated from each other to prevent pressurization of hydrants during firefighting operations.
 - e. Water tanks shall be installed in accordance with 2016 California Fire Code, NFPA 22, NFPA 24. Provide calculations which demonstrates a minimum amount of fire suppression water supply per 2016 NFPA 1142. This can be listed as a deferred submittal on the construction documents, and shall be submitted separately from the building construction submittal.
 - f. Provide access in accordance with 2016 CFC Section 503 and San Joaquin County's Fire Apparatus Access Road Standards.
 - g. Electric gates shall be equipped with traffic preempting optical signal receivers compatible with the emitters used by the Fire Department, which will activate the gates and override

all command functions of the gate controller. Electric gate operators shall be listed in accordance with UL 325 and ASTM F2200. Knox switches shall be provided on both sides of the gates unless an exit loop is provided at automatic gates. The automatic gates shall have a battery back-up or a manual mechanical disconnect readily accessible to emergency personnel in case of power failure.

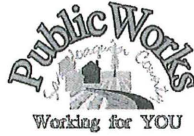
- h. Prior to approval of building construction permit, applicant shall submit construction documents to the South San Joaquin County Fire Authority for review and approval. Electronic submittal is encouraged, but not mandatory.
2. At time of application to South San Joaquin County Fire Authority, additional requirements may be required based on submittal and review.
3. Prior to final inspection, emergency radio responder coverage shall be tested for each building in accordance with 2016 CFC Section 510. If adequate coverage is not available, applicant shall apply for a construction permit for installation.

Plans Reviewed by:
Courtney Wood, Plans Examiner
(209) 831-6707
courtney.wood@cityoftracy.org

- End -



SAN JOAQUIN
 COUNTY
Greatness grows here.



Department of Public Works

Kris Balaji, Director of Public Works
 Fritz Buchman, Deputy Director/Development
 Jim Stone, Deputy Director/Operations
 Najee Zarif, Interim Deputy Director/Engineering
 Kristi Rhea, Manager of Strategic Initiatives

January 29, 2020

RECEIVED

FEB - 1 2020

San Joaquin County
 Community Development

MEMORANDUM

TO: Community Development Department
 CONTACT PERSON: Alisa Goulart

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

SUBJECT: PA-1900127; A Use Permit application for a 60,233 square foot expansion to an existing 13,495 square foot neighborhood religious assembly facility with a maximum of 170 members. This project will increase the number of members to a maximum 700 members and will be completed in two (2) phases over a four (4) year period. Phase one to include construction of a 28,965 square foot assembly hall for religious and educational activities, a 250 square foot wellhouse, a 700 square foot fire water pumphouse, a 6,453 square foot hallway structure to connect the proposed assembly hall and social hall and the conversion of an existing 6,150 square foot agricultural building into a storage building. Phase Two, with building permits to be issued within four (4) years, to include the construction of a 17,715 square foot social hall to include a kitchen, dining area and retreat area; located on the north side of West Grant Line Road, approximately 985 feet east of Hansen Road, Tracy. (Supervisorial District 5)

PROPERTY OWNER: Dharm Singh **APPLICANT:** Sukhjot Singh
ADDRESS: 16151 W. Grant Line Road, Tracy **APN:** 209-190-33

INFORMATION:

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

Grant Line has an existing right-of-way width of 60 feet and a planned right-of-way width of 84 feet.

REQUIREMENTS:

~~The applicant shall complete the following requirements before the Department of Public Works can support or deem complete the application for this project:~~

- ~~1. The previous Traffic Impact Study shall be updated or re-certified to verify that the previous findings are still adequate based on current roadway volumes.~~

Community Development Department
PA-1900127 (UP)

RECOMMENDATIONS:

1. 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)
2. 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)
3. The driveway approach shall be improved in accordance with the requirements of San Joaquin County Improvement Standards Drawing No. 17 prior to issuance of the occupancy permit. (Development Title Section 9-1145.5)
4. Dedication to result in a 42 foot wide right-of-way from the centerline of W. Grant Line Road to the property line shall be required across the parcel's frontage. (Development Title Section 9-1150.5) (Fees are required for processing dedications per Development Title Table 9-240.2 in addition to copies of the Grant Deeds.) (The fees will be based on the current schedule at the time of payment.)
5. A copy of the Final Site Plan shall be submitted prior to release of building permit for both phases of the project.
6. The Traffic Impact Mitigation Fee shall be required for 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. The fee shall be automatically adjusted July 1 of each year by the Engineering Construction Cost Index as published by the Engineering News Record. (Resolutions R-00-433)
7. The Regional Transportation Impact Fee shall be required for 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)
8. Permit Registration Documents (PRD's) shall be filed with the State Water Resources Control Board (SWRCB) to comply with the State "General Permit for Storm Water Discharges Associated with Construction Activity". The Waste Discharge Identification (WDID) Number issued by SWRCB shall be submitted to the Department of Public Works for the file. Contact SWRCB at (916) 341-5537 for further information. Coverage under the SWRCB General Construction Permit Order 2009-0009-DWQ shall be maintained throughout the duration of all phases of the project.
9. The frontage improvements for Grant Line Road shall be constructed in conformance with the standards for one-half of a fifty-foot wide right of way rural road as shown on San Joaquin County Standards Drawing No. R-3 and also include mitigations as detailed below. All improvements shall be in conformance with the current Improvement Standards and Specifications of the County of San Joaquin. The improvement plans and specifications are subject to plan check and field inspection fees. The

Community Development Department
PA-1900127 (UP)

improvements must be completed prior to issuance of the certificate of occupancy for phase one of the project. (Development Title Section 9-1150.2)

- a) Provide an overflow parking lot that can accommodate 100 additional parking spots for occasional high parking demand. The overflow parking lot shall at a minimum be graded soil that will accommodate storm drainage runoff.
- b) Construct a 580 foot long eastbound left-turn lane on W. Grant Line Road approaching the main project entry.
- c) Construct a two-way left-turn lane on W. Grant Line Road extending easterly from the project's main entrance and continuing 450 feet easterly from the east entrance.
- d) Construct a westbound right-turn lane from the west entrance and continuing 100 feet easterly from the east entrance.
- e) Stripe and sign the west entrance access to indicate the following movements are allowed:
 - i. Right in.
 - ii. Right out.

AC:CH



SAN JOAQUIN
— COUNTY —
Greatness grows here.

Environmental Health Department

Linda Turkatte, REHS, Director

Kasey Foley, REHS, Assistant Director

PROGRAM COORDINATORS

Robert McClellon, REHS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS

Muniappa Naidu, REHS

Michael Kith, REHS

September 17, 2019

To: San Joaquin County Community Development Department
Attention: Alisa Goulart

From: Michael Kith; (209) 468-3444 ✓
Program Coordinator, REHS

RE: **PA-1900127 (UP), Early Consultation, SU0012397**
16151 W. Grant Line Rd, Tracy

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

- A. Submit to the Environmental Health Department revised site plans showing the design calculations, including the maximum number of persons the sewage disposal system is proposed to serve. In addition, show on revised plans that the disposal field area will be barricaded so it cannot be driven over, parked on, or used as a storage area. This disposal field area must be used for that specific purpose only, and it cannot contain any underground utility lines (San Joaquin County Development Title, Section 9-1110.4(c)(5)).
- B. An Onsite Wastewater Treatment System (OWTS) permit for the installation of an engineered system was issued on October 3, 2018 and will expire October 3, 2019 but can be extended to October 3, 2020. This OWTS must be installed per approved plans prior to final occupancy (San Joaquin County Development Title, Section 9-1110.3 & 9-1110.4).
- C. The onsite wastewater treatment system (OWTS) shall be designed to receive all domestic sewage and wastewater from the property. Only domestic sewage is allowed to discharge into the OWTS. No basement, footing or surface drainage or discharge from water softener, iron filter, pool filters, or water treatment systems shall be permitted to enter any part of the OWTS. The floor drain in trash enclosure area shall not be plumbed into the OWTS as indicated on the OWTS plans (San Joaquin County OWTS Standards 1.10.1).
 - a. Prohibited discharges into OWTS include: automobile and garage waste, storm drainage, solvents and toxics, solids, garbage, kitchen wastewater from restaurant or bar, air conditioners, hazardous wastes, backwash, truck terminal wastes, recreational vehicle holding tank waste, industrial and manufacturing waste, and food processing wastes (San Joaquin County Development Title, Section 9-1110.7 and San Joaquin County OWTS 1.14).
- D. Open, pump, and backfill the two septic tanks under permit and inspection by the Environmental Health Department that are associated with two houses located on this

property as per approved OWTS permit (San Joaquin County Development Title, Section 9-1110.3 & 9-1110.4).

- E. The existing private water well located on the southwest corner of the parcel is proposed to be used for irrigation. However, the site plan shows this well to be in a future parking lot. Provide a description of how this well will be maintained in conformance with ordinance and Well Standards requirements and protected from damage and contamination from vehicles. Please be advised that well pits (wells completed below grade) are prohibited (San Joaquin County Development Title, Section 9-1115.8(a)).
- F. Destroy the abandoned well located at the house at 16105 Grant Line Rd under permit and inspection by the Environmental Health Department as required by San Joaquin County Development Title, Section 9-1115.5(e).
- G. The following information related to the Small Public Water System must be submitted to the EHD prior to final occupancy:
 - a. The Technical, Managerial, and Financial documentation
 - b. The source capacity and demand usage report
 - c. A diagram of the water distribution system
 - d. A site map showing the location of the OWTS and all associated piping

Applicant shall contact Robert McClellon, Program Coordinator, Small Public Water System Program, at (209) 468-0332, for more information. A permit amendment application may be required.

- H. 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).



SJCOG, Inc.

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: Alisa Goulart, San Joaquin County, Community Development Department
From: Laurel Boyd, SJCOG, Inc.
Date: October 3, 2019
Local Jurisdiction Project Title: PA-1900127 (UP)
Assessor Parcel Number(s): 209-190-33
Local Jurisdiction Project Number: PA-1900127 (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 Ms. Goulart:

SJCOG, Inc. has reviewed the application referral for PA-1900127 (UP). This project consists of a Use Permit application for a 60,233 square foot expansion to an existing 13,495 square foot neighborhood religious assembly facility with a maximum of 170 members. This project will increase the number of members to a maximum of 700 members and will be completed in two (2) phases over a four (4) year period. Phase One to include construction of a 28,965 square foot assembly hall for religious and educational activities, a 250 square foot wellhouse, a 700 square foot fire water pumphouse, a 6,453 square foot hallway structure (to connect the proposed assembly hall and social hall), and the conversion of an existing 6,150 square foot agricultural building into a storage building. Phase Two, with building permits to be issued within four (4) years, to include the construction of a 17,715 square foot social hall to include a kitchen, dining area, and retreat area. There are currently seventy-seven (77) parking spaces onsite with 404 additional parking spaces proposed. The project will be served by a private well, a private septic system and a storm drainage will be retained onsite. Access to the project site will be from two (2) existing driveways and one (1) proposed new driveway located on West Grant Line Road. The project site is located on the north side of West Grant Line Road, 985 feet east of Hansen Road, Tracy (APN/Address: 209-190-33/16151 West Grant Line Road, Tracy).

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 and is located within the unmapped land use area. Per requirements of the SJMSCP, unmapped projects are subject to case-by-case review. This can be a 90 day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. <http://www.sjco.org>

After this project is approved by the Habitat Technical Advisory Committee and the SJCOG Inc. Board, the following process must occur to participate in the SJMSCP:

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

2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.

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

- Receive your Certificate of Payment and release the required permit

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

If you have any questions, please call (209) 235-0600.



S J C O G, Inc.

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

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

SJMSCP HOLD

TO: Local Jurisdiction: Community Development Department, Planning Department, Building Department, Engineering Department, Survey Department, Transportation Department, 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.
 - 2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 - 3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
 - 4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.
- Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

Project Title: PA-1900127 (UP)

Landowner: Dharm Singh Applicant: Sukhjot 'Tony' Singh

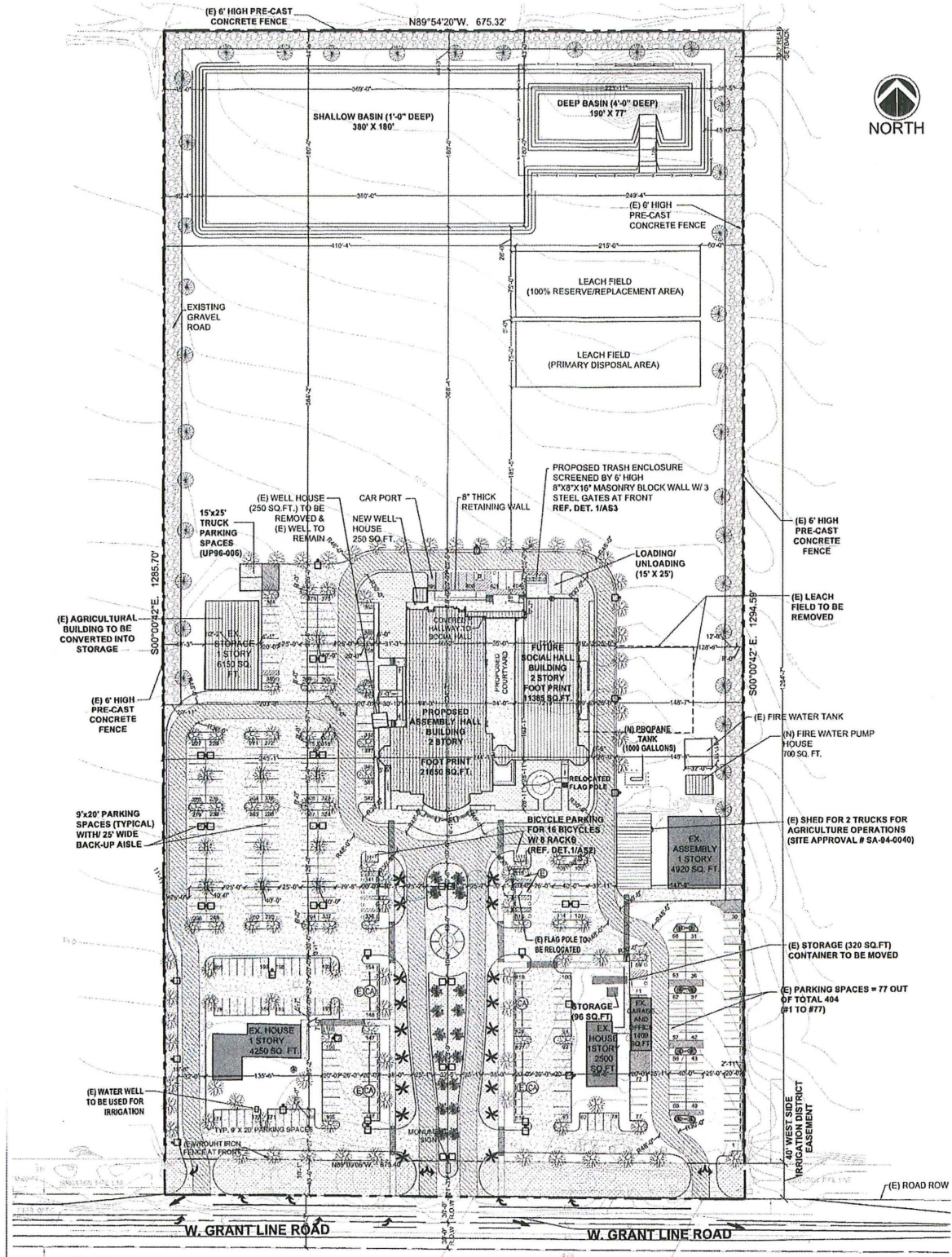
Assessor Parcel #s: 209-190-33

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

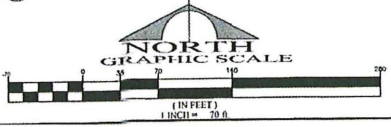
Local Jurisdiction Contact: Alisa Goulart

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.





1 SITE PLAN





SAN JOAQUIN FARM BUREAU FEDERATION

MEETING TODAY'S CHALLENGES / PLANNING FOR TOMORROW

June 26, 2019

Attn: Alisa Goulart
San Joaquin County Community Development Department
Development Services Division
1810 East Hazelton Avenue
Stockton, CA 95205
Re: PA- 1900127 (UP)

Dear Ms. Goulart:

The San Joaquin Farm Bureau Federation is a private, not for profit organization dedicated to the advancement of the agricultural industry within San Joaquin County. The protection of our increasingly threatened agricultural land remains one of our highest priorities. Because of the unique nature of this invaluable resource, we oppose the use of agricultural land for religious assembly.

We respect the right of individuals to worship however they choose; the issue is the location of where the worship occurs. Uses that are open daily to the general public are not agricultural in nature and are disruptive to adjacent agricultural uses because of traffic and parking, setbacks, and event concerns. Non-agricultural uses on agriculturally zoned property presents many challenges and conflicts for existing, commercially productive agricultural operations that neighbor these sites. Agricultural operations vary with different times of the year, which non-rural visitors may not be use to and find inconvenient to themselves without regard to the necessity of the timing and procedure for the grower to produce quality and safe food. Growers are under tremendous pressure from various regulatory agencies because of the integration of public uses in rural, agricultural areas. Greater buffer zones on the subject parcel are needed to avoid any restrictions on agricultural practices for surrounding properties.

In addition, we are concern with now two large religious expansions (PA-1900085 and PA-1900127) with large increases in the number of members and vehicles within a 2.5 mile range. Traffic in this small area will greatly impact and hinder the agricultural operations and community residents.

Should this project move forward, the applicants must acknowledge the Right to Farm ordinance and minimize disruption to the commercial agricultural production in the vicinity of the project site. In addition, adequate setbacks should be required to limit potential impacts to those neighboring agricultural production in regard to food safety and restrictions on normal farming practices.

We appreciate the opportunity to comment on this application, please keep us apprised of its status.

Sincerely,

David Strecker
President



July 2, 2019

Alisa Goulart
County of San Joaquin
Community Development Department
Development Services Division
1810 East Hazelton Avenue
Stockton, CA 95205

Project: PA-1900127 (UP) – Early Consultation

District CEQA Reference No: 20190832

Dear Ms. Goulart:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the above referenced project consisting of a Use Permit application for a 60,233 square foot expansion to an existing religious facility (Project). The Project will be completed in two (2) phases over a four (4) year period. Phase One to include construction of a 28,965 square foot (sf) assembly hall, a 250 sf well house, a 700 sf fire water pump house, a 6,453 sf hallway structure to connect the proposed assembly hall and social hall, and conversion of an existing 6,150 sf agricultural building into a storage building. Phase Two, with building permits to be issued within four (4) years, to include construction of a 17,715 sf social hall. The Project site is located on the north side of West Grant Line Road (APN/address: 209-190-33, 16151 West Grant Line Road, Tracy) in San Joaquin County. The District offers the following comments:

1. Based on information provided to the District, Project specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). Therefore, the District concludes that the Project would have a less than significant impact on air quality when compared to the above-listed annual criteria pollutant emissions significance thresholds.

Samir Shelkh
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-0718
Tel: (209) 557-6400 FAX: (209) 557-6476

Central Region (Main Office)
1900 E. Gettysburg Avenue
Fresno, CA 93720-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34846 Flyover Court
Bakersfield, CA 93300-9726
Tel: (661) 392-5500 FAX: (661) 392-5506

2. District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. The Project is subject to District Rule 9510 as it exceeds 9,000 square feet of educational space. When subject to the rule, an Air Impact Assessment (AIA) application is required prior to applying for project level approval from a public agency. In this case, if not already done, the project proponent is to immediately submit an AIA application to the District to comply with District Rule 9510.

The District recommends that demonstration of compliance with District Rule 9510, before issuance of the first building permit, be made a condition of Project approval. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>. The AIA application form can be found online at: <http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>.

3. The proposed Project may require District permits. Per the Use Permit application, the Project includes a well house and a fire water pump house. The application does not indicate if an emergency internal combustion engine(s) powering an electrical generator for the well pump and/or the firewater pump will be installed. Prior to the start of construction the Project proponent should contact the District's Small Business Assistance Office at (209) 557-6446 to determine if an Authority to Construct (ATC) is required.
4. The proposed Project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).
5. The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this Project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (209) 557-6446. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.
6. The District recommends that a copy of the District's comments be provided to the Project proponent.

If you have any questions or require further information, please call Georgia Stewart at (559) 230-5937 or e-mail Georgia.Stewart@valleyair.org. When calling or emailing the District, please reference District CEQA number 20190832.

Sincerely,

Arnaud Marjollet
Director of Permit Services



Brian Clements
Program Manager

AM: gs



San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT



DEC 13 2019

Planning Department
County of San Joaquin
1810 East Hazelton Avenue
Stockton, CA 95205

Re: Air Impact Assessment (AIA) Application Approval
ISR Project Number: C-20190451
Land Use Agency: County Of San Joaquin
Land Use Agency ID Number: PA-1900127

To Whom It May Concern:

The San Joaquin Valley Air Pollution Control District (District) has approved the Air Impact Assessment (AIA) application for the Gurdwara Gur Nanak Prakash project located at 16151 W. Grant Line Road in San Joaquin, California. Pursuant to District Rule 9510, Section 8.4, the District is providing the County of San Joaquin with the following information:

- A notification of AIA approval (this letter)
- A statement of tentative rule compliance (this letter)
- A summary of project emissions and emission reductions
- A summary of the off-site fees
- A copy of the Air Impact Assessment application
- An approved Monitoring and Reporting Schedule

Certain emission mitigation measures proposed by the applicant may be subject to approval or enforcement by the County of San Joaquin. No provision of District Rule 9510 requires action on the part of the County of San Joaquin; however, please review the enclosed list of mitigation measures and notify the District if the proposed mitigation measures are inconsistent with your agency's requirements for this project. The District can provide the detailed emissions analysis upon request.

Samir Sheikh
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-8475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6001

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: 661-392-5500 FAX: 661-392-5505


www.valleyair.org www.healthyliving.com

Page 2

If you have any questions, please contact Mr. Eric S McLaughlin at (559) 230-5808.

Sincerely,

Arnaud Marjollet
Director of Permit Services



Robert Gilles
Program Manager

AM: em

Enclosures

Emissions Estimator Worksheet

12/13/2019

Applicant/Business Name:	Gurdwara Gur Nanak Parkash, Inc.
Project Name:	Gurdwara Gur Nanak Parkash
Project Location:	16151 W. Grant Line Road, Tracy, CA
District Project ID No.:	20190451

Project Construction Emissions												
If applicant selected Construction Clean Fleet Mitigation Measure - Please select "Yes" from dropdown menu												
Project Phase Name	ISR Phase	Construction Start Date	NOx					PM10				
			Unmitigated Baseline ⁽¹⁾ (TPY)	Mitigated Baseline ⁽²⁾ (TPY)	Achieved On-site Reductions ⁽³⁾ (tons)	Required Off-site Reductions ⁽⁴⁾ (tons)	Emission Reductions Required by Rule ⁽⁵⁾	Unmitigated Baseline ⁽¹⁾ (TPY)	Mitigated Baseline ⁽²⁾ (TPY)	Achieved On-site Reductions ⁽³⁾ (tons)	Required Off-site Reductions ⁽⁴⁾ (tons)	Emission Reductions Required by Rule ⁽⁵⁾
Phase 1 (28,965 SF)	1	06/01/2020	2.3141	2.3141	0.0000	2.4628	0.4628	0.1158	0.1158	0.0000	0.0521	0.0521
Phase 1 (28,965 SF)	2	01/01/2021	2.4920	2.4920	0.0000	0.4984	0.4984	0.1384	0.1384	0.0000	0.0623	0.0623
Phase 2 (17,715 SF)	3	06/01/2021	0.7260	0.7260	0.0000	0.1456	0.1456	0.0402	0.0402	0.0000	0.0181	0.0181
Phase 1 (28,965 SF)	4	01/01/2022	0.8272	0.8272	0.0000	0.1654	0.1654	0.0434	0.0434	0.0000	0.0195	0.0195
Phase 2 (17,715 SF)	5	01/01/2022	1.0995	1.0995	0.0000	0.2199	0.2199	0.0582	0.0582	0.0000	0.0282	0.0282
	6				0.0000	0.0000	0.0000			0.0000	0.0000	0.0000
Phase 2 (17,715 SF)	7	01/01/2023	0.4165	0.4165	0.0000	0.0633	0.0633	0.0207	0.0207	0.0000	0.0093	0.0093
	8				0.0000	0.0000	0.0000			0.0000	0.0000	0.0000
	9				0.0000	0.0000	0.0000			0.0000	0.0000	0.0000
	10				0.0000	0.0000	0.0000			0.0000	0.0000	0.0000
		Total	7.8773	7.8773	0.0000	1.5754	1.5754	0.4167	0.4167	0.0000	0.1875	0.1875

Total Achieved On-Site Reductions (tons)		
ISR Phase	NOx	PM10
1	0.0000	0.0000
2	0.0000	0.0000
3	0.0000	0.0000
4	0.0000	0.0000
5	0.0000	0.0000
6	3.8753	0.0000
7	0.0000	0.0000
8	1.9110	0.0000
9	0.0000	0.0000
10	0.0000	0.0000
Total	5.7863	0.0000

Project Operations Emissions (Area + Mobile)														
Project Phase Name	ISR Phase	Operation Start Date	NOx					PM10						
			Unmitigated Baseline ⁽¹⁾ (TPY)	Mitigated Baseline ⁽²⁾ (TPY)	Achieved On-site Reductions ⁽³⁾ (tons)	Required Off-site Reductions ⁽⁴⁾ (tons)	Total Emission Reductions Required by Rule ⁽⁵⁾	Average Annual Emission Reductions Required by Rule ⁽⁷⁾	Unmitigated Baseline ⁽¹⁾ (TPY)	Mitigated Baseline ⁽²⁾ (TPY)	Achieved On-site Reductions ⁽³⁾ (tons)	Required Off-site Reductions ⁽⁴⁾ (tons)	Total Emission Reductions Required by Rule ⁽⁵⁾	Average Annual Emission Reductions Required by Rule ⁽⁷⁾
	1		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
	2		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
	3		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
	4		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Phase 1 (28,965 SF)	5	07/01/2022	0.5432	0.0265	3.8753	0.0000	1.3580	0.1358	0.2033	0.2033	0.0000	1.0165	1.0165	0.1017
	6				0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Phase 2 (17,715 SF)	7	07/01/2023	0.2705	0.0161	1.9110	0.0000	0.6773	0.0677	0.1239	0.1239	0.0000	0.6195	0.6195	0.0620
	8				0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
	9				0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
	10				0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
		Total	0.8141	0.0426	5.7863	0.0000	2.0353	0.2035	0.3272	0.3272	0.0000	1.6360	1.6360	0.1636

Total Required Off-Site Reductions (tons)		
ISR Phase	NOx	PM10
1	0.4628	0.0521
2	0.4984	0.0623
3	0.1456	0.0181
4	0.1654	0.0195
5	0.2199	0.0282
6	0.0000	1.0165
7	0.0833	0.0093
8	0.0000	0.6195
9	0.0000	0.0000
10	0.0000	0.0000
Total	1.5754	1.8235

Notes:

TPY: Tons Per Year

⁽¹⁾ Unmitigated Baseline: The project's baseline emissions generated with no on-site emission reduction measures.

⁽²⁾ Mitigated Baseline: The project's baseline emissions generated after on-site emission reduction measures have been applied.

⁽³⁾ Achieved On-site Reductions: The project's emission reductions achieved after on-site emission reduction measures have been applied.

⁽⁴⁾ Required Off-site Reductions: The project's remaining emission reductions required by Rule 9510 if on-site emission reduction measures did not achieve the required rule reductions.

⁽⁵⁾ Emission Reductions Required by Rule: The project's emission reductions required (20% NOx and 45% PM10) for construction from the unmitigated baseline.

⁽⁶⁾ Total Emission Reductions Required by Rule: The project's emission reductions required (33.3% NOx and 50% PM10) for operations from the unmitigated baseline over a 10-year period.

⁽⁷⁾ Average Annual Emission Reductions Required by Rule: The project's total emission reduction for operations required by Rule 9510 divided by 10 years.



San Joaquin Valley Air Pollution Control District
Indirect Source Review (ISR) - Air Impact Assessment (AIA)
Residential/Non-Residential/Mixed-Use Application Form



A. Applicant Information			
Applicant/Business Name: Gurdwara Gur Nanak Parkash, Inc. (Deep Singh)			
Mailing Address: 16101 W Grant Line Road	City: Tracy	State: CA	Zip: 95304
Contact: Deep Singh	Title: Secretary		
Is the Applicant a licensed state contractor? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, please provide State License number:			
Phone: (702)287-0347	Fax:	Email: tony@continentalde.com ; TracyGurdwara@hotmail.com	
B. Agent Information (if applicable): If an Agent is signing the Air Impact Assessment Application on behalf of the Applicant, a signed letter from the Applicant giving the Agent authorization is required.			
Agent/Business Name:			
Mailing Address:	City:	State:	Zip:
Contact:	Title:		
Phone:	Fax:	Email:	
C. Project Information			
Project Name: GURDWARA GUR NANAK PRAKASH		Tract Number(s) (if known):	
Project Location	Street: 16151 W. GRANT LINE ROAD	City: TRACY	Zip: 95304
Cross Streets: HANSEN		County: SAN JOAQUIN	
Permitting Agency: SAN JOAQUIN COUNTY BLDG. DEPT.		Planner: ALISA GOULART	
Mailing Address: 16101 W. GRANT LINE ROAD	City: TRACY	State: CALIFORNIA	Zip: 95304
Permit Type and Number (if known): PA-1900127	Subject to Project-Level Discretionary Approval? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
	Last Project-Level Discretionary Approval Date: _____		
	Last Project-Level Ministerial Approval Date: _____		
D. Project Description			
Please briefly describe the project (e.g.: 300 multi family residential units apartments and 35,000 square feet of commercial uses):			
1. CONSTRUCTION OF 28,965 SQ.FT. MAIN ASSEMBLY HALL ALONG WITH PARKING LOT & DRAINAGE IMPROVEMENTS			
2. CONSTRUCTION OF PAD FOR FUTURE SOCIAL HALL. FUTURE SOCIAL HALL TO BE CONSTRUCTED IN PHASE-II UNDER SEPARATE PERMIT.			
Please check the box next to each applicable land use below:			Select land use setting below:
<input type="checkbox"/> Commercial / Retail	<input type="checkbox"/> Educational	<input type="checkbox"/> Office	<input type="checkbox"/> Warehouse
<input type="checkbox"/> Residential	<input type="checkbox"/> Government	<input type="checkbox"/> Industrial	<input type="checkbox"/> Distribution Center
<input type="checkbox"/> Recreational (e.g. park)	<input type="checkbox"/> Medical	<input type="checkbox"/> Manufacturing	<input checked="" type="checkbox"/> Other: PLACE OF WORSHIP
E. Notice of Violation		F. Voluntary Emission Reduction Agreement	
Is this application being submitted as a result of receiving a Notice of Violation (NOV) from the District?		Is this project part of a larger project for which there is a Voluntary Emission Reduction Agreement (VERA) with the District?	
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, NOV # _____		<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, VERA # _____	
G. Optional Section			
Do you want to receive information about the Healthy Air Living Business Partners Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
FOR APCD USE ONLY			
Filing Fee Received: 844.00	Check #: 1923	Date Stamp: Finance	Date Stamp: Permit
Date Paid: 10/2/19	Project #: C-20190451		OCT - 2 2019
Applicant #: C-303198			

H. Parcel and Land Owner Information			
	APN (000-000-00 Format)	Gross Acres	Land Owner
1.	#209-190-33	20 ACRES	GURDWARA GUR NANAK PRAKASH
2.			
3.			
4.			

Additional sheets for listing APN numbers can be found on the District's website at www.valleyair.org.

I. Project Development and Operation

Will the project require demolition of existing structures? Yes, complete I-1 No, complete I-2

I-1. Demolition

Total square feet of building(s) footprint to be demolished: _____ Number of Building Stories: _____

Demolition Start Date (Month/Year): _____ Number of Days for Demolition: _____

I-2. Timing

Expected number of work days per week during construction? 5 days 6 days 7 days

Will the project be developed in multiple phases? Yes, complete I-3 No, complete I-4

I-3. Phased Site Development and Building Construction

In addition to the information below the applicant may submit a phase specific activity timeline. The phase specific activity timeline form can be found on the District's website at www.valleyair.org.

1	Start of Construction (Month/Year):	JUNE 2020	Gross Acres:	11 ACRES
	End of Construction (Month/Year):	JUNE 2022	Net Acres (area devoted to buildings/structures):	0.66 acre
	First Date of Occupation (Month/Year):	JULY 2022	Paved Parking Area (# of Spaces):	404
	Building Square Footage:	28,965 SQ.FT.	Number of Dwelling Units:	NIL
2	Start of Construction (Month/Year):	JUNE 2021	Gross Acres:	02.6 Acre- BUILDING PAD ONLY,
	End of Construction (Month/Year):	JUNE 2023	Net Acres (area devoted to buildings/structures):	0.26 Acre
	First Date of Occupation (Month/Year):	JULY 2023	Paved Parking Area (# of Spaces):	UNDER PHASE-I
	Building Square Footage:	17,715 SQ.FT.	Number of Dwelling Units:	●
3	Start of Construction (Month/Year):		Gross Acres:	
	End of Construction (Month/Year):		Net Acres (area devoted to buildings/structures):	
	First Date of Occupation (Month/Year):		Paved Parking Area (# of Spaces):	
	Building Square Footage:		Number of Dwelling Units:	
4	Start of Construction (Month/Year):		Gross Acres:	
	End of Construction (Month/Year):		Net Acres (area devoted to buildings/structures):	
	First Date of Occupation (Month/Year):		Paved Parking Area (# of Spaces):	
	Building Square Footage:		Number of Dwelling Units:	

Additional sheets for phasing information can be found on the District's website at www.valleyair.org.

I-4. Single Phase Developm	
Start of Construction (Month/Year):	Gross Acres:
End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
Building Square Footage:	Number of Dwelling Units:
J. On-Site Air Pollution Reductions (Mitigation Measures)	
Listed below are categories of possible mitigation measures that will reduce a project's impact on air quality. If a category is applicable to the project, check "Yes", and please complete the corresponding page to identify specific mitigation measures within that category. If a category is not applicable to the project, check "No".	
1. Construction Clean Fleet (making a commitment to using a construction fleet that will achieve the emission reductions required by District Rule 9510) <input type="checkbox"/> Yes, please complete mitigation measure 1 <input checked="" type="checkbox"/> No	
2. Land Use/Location (e.g. increased density, improve walkability design, increase transit, etc.) <input type="checkbox"/> Yes, please complete applicable mitigation measures 2a through 2f <input checked="" type="checkbox"/> No	
3. Neighborhood/Site Enhancements (e.g. improve pedestrian network, traffic calming measures, NEV network, etc.) <input type="checkbox"/> Yes, please complete applicable mitigation measures 3a through 3c <input checked="" type="checkbox"/> No	
4. Parking Policy/Pricing (e.g. parking cost, on-street market pricing, limit parking supply, etc.) <input type="checkbox"/> Yes, please complete applicable mitigation measure 4a through 4e <input checked="" type="checkbox"/> No	
5. Commute Trip Reduction Programs (e.g. workplace parking charge, employee vanpool/shuttle, ride sharing program, etc.) <input type="checkbox"/> Yes, please complete applicable mitigation measures 5a through 5f <input checked="" type="checkbox"/> No	
6. Building Design (e.g. woodstoves or fireplaces) <input type="checkbox"/> Yes, please complete mitigation measure 6 <input checked="" type="checkbox"/> No	
7. Building Energy (e.g. exceed title 24, electrical maintenance equipment) <input checked="" type="checkbox"/> Yes, please complete applicable mitigation measures 7a through 7b <input type="checkbox"/> No	
8. Solar Panels (e.g. incorporate solar panels in the project) <input type="checkbox"/> Yes, please complete applicable mitigation measure 8 <input checked="" type="checkbox"/> No	
9. Electric Vehicle (EV) Charger (e.g. incorporate EV charger(s) in the project) <input checked="" type="checkbox"/> Yes, please complete applicable mitigation measure 9 <input type="checkbox"/> No	
K. Review Period	
You may request a five (5) day period to review a draft of the District's analysis of your project before it is finalized. However, if you choose this option, it will delay the project's finalization by five (5) business days. <input type="checkbox"/> I request to review a draft of the District's analysis.	

L. Fee Deferral Schedule

If the project's on-site air pollution reductions (mitigation measure) insufficiently reduced air pollution as outlined in Rule 9510, an off-site fee is assessed based on the excess air pollution. The money collected from this fee will be used by the District to reduce air pollution emissions 'off-site' on behalf of the project.

An Applicant may request a deferral of all or part of the 'off-site' fees up to, but not to exceed, the start date of construction. The start of construction is any of the following, whichever occurs first: start of grading, start of demolition, or any other site development activities not mentioned above.

I request a Fee Deferral Schedule, and have enclosed the Fee Deferral Schedule Application.

The Fee Deferral Schedule Application, can be found on the District's website at www.valleyair.org.

M. Change of Project Developer

The Applicant assumes all responsibility for ISR compliance for this project. If the project developer changes, the Applicant must notify the Buyer, and both Buyer and Applicant must file a 'Change of Project Developer' form with the District. If there is a change of project developer, and a 'Change of Project Developer' form is not filed with the District, the Applicant will remain liable for ISR compliance.

NOTED

The Change of Project Developer form can be found on the District's website at www.valleyair.org.

N. Attachments

Required:

- Tract Map or Project Design Map
- Vicinity Map
- Application Filing Fee
\$841.00 for mixed use and non-residential projects OR
\$562.00 for residential projects only

If applicable:

- Letter from Applicant granting Agent authorization
- Fee Deferral Schedule Application
- Monitoring & Reporting Schedule
- Supporting documentation for selected Mitigation Measures

O. Certification Statement

I certify that I have reviewed and completed the entire application and hereby attest that the information relayed within is true and correct to the best of my knowledge. I commit to implementation of those on-site mitigation measures that I have selected above. I am responsible for notifying the District if I will be unable to implement these mitigation measures. If a committed mitigation measure is not implemented, the project may be re-assessed for air quality impacts.

(An authorized Agent may sign the form in lieu of the Applicant if an authorization letter signed by the Applicant is provided).

Name (printed): <u>Deep Singh</u>	Title: <u>Secretary</u>
Signature: <u>Deep Singh</u>	Date: <u>9/19/19</u>

Indirect Source Review Complete Project Summary Sheet & Monitoring and Reporting Schedule

(District Enforced Emission Reduction Measures Continued)

Project Name:	GURDWARA GUR NANAK PRAKASH
Applicant Name:	GURDWARA GUR NANAK PARKASH, INC.
Project Location:	16151 W. GRANT LINE ROAD HANSEN APN(s): 209-190-33
Project Description:	LAND USE: Educational Facilities - 28965 Square Feet - Place of Worship Educational Facilities - 28965 Square Feet - Place of Worship Educational Facilities - 17715 Square Feet - Place of Worship Educational Facilities - 28965 Square Feet - Place of Worship Educational Facilities - 17715 Square Feet - Place of Worship Educational Facilities - 28965 Square Feet - Place of Worship Educational Facilities - 17715 Square Feet - Place of Worship Educational Facilities - 28965 Square Feet - Place of Worship Educational Facilities - 17715 Square Feet - Place of Worship ACREAGE: 20
ISR Project ID Number:	C-20190451
Applicant ID Number:	C-303198
Permitting Public Agency:	COUNTY OF SAN JOAQUIN
Public Agency Permit No.	PA-1900127

Existing Emission Reduction Measures

Enforcing Agency Measure	Quantification	Notes
There are no Existing Measures for this project.		

Non-District Enforced Emission Reduction Measures

Enforcing Agency Measure	Specific Implementation	Source Of Requirements
There are no Non-District Enforced Measures for this project.		

District Enforced Emission Reduction Measures

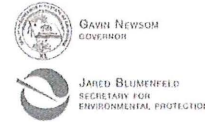
Enforcing Agency Measure	Specific Implementation	Measure For Compliance	District Review	
SJVAPCD	Construction and Operation - Recordkeeping	For each project phase, all records shall be maintained on site during construction and for a period of ten years following either the end of construction or the issuance of the first certificate of occupancy, whichever is later. Records shall be made available for District inspection upon request.	(Compliance Dept. Review)	Ongoing

Indirect Source Review Complete Project Summary Sheet & Monitoring and Reporting Schedule

(District Enforced Emission Reduction Measures Continued)

Enforcing Agency	Measure	Specific Implementation	Measure For Compliance	District Review
SJVAPCD	Construction and Operational Dates	For each project phase, maintain records of (1) the construction start and end dates and (2) the date of issuance of the first certificate of occupancy, if applicable.	(Compliance Dept. Review)	Ongoing
SJVAPCD	Install Electric Vehicle (EV) Chargers	Install electric vehicle chargers with 15 outlets total	(Compliance Dept. Review)	When operational

Number of District Enforced Measures: 3



Central Valley Regional Water Quality Control Board

3 July 2019

Alisa Goulart
San Joaquin County
Community Development Department
1810 East Hazelton Avenue
Stockton, CA 95205

CERTIFIED MAIL
7017 2620 0001 1359 1120

**COMMENTS TO REQUEST FOR REVIEW FOR THE EARLY CONSULTATION,
PA-1900127 (UP) PROJECT, SAN JOAQUIN COUNTY**

Pursuant to the San Joaquin County Community Development Department's 14 June 2019 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Early Consultation* for the PA-1900127 (UP) Project, located in San Joaquin County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office

KARL E. LONGLEY ScD, P.E., CHAIR | PATRICK PULUPA, Esq., EXECUTIVE OFFICER

11920 Sun Center Drive #200, Rancho Cordova, CA 95670 | www.waterboards.ca.gov/centralvalley

of Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues.

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:

https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_201805.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

For more information on the Water Quality Certification, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/

Waste Discharge Requirements – Discharges to Waters of the State

If USACE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/

Waste Discharge Requirements – Discharges to Land

Pursuant to the State Board's Onsite Wastewater Treatment Systems Policy, the regulation of the septic system may be regulated under the local agency's management program.

For more information on waste discharges to land, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_land/index.shtml

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central

Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver) R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf

Regulatory Compliance for Commercially Irrigated Agriculture

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program.

There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at:
https://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/regulatory_information/for_growers/coalition_groups/ or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 11-100 acres are currently \$1,277 + \$8.53/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order.


For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit.

For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at: <https://www.waterboards.ca.gov/centralvalley/help/permit/>

If you have questions regarding these comments, please contact me at (916) 464-4812 or Jordan.Hensley@waterboards.ca.gov.



Jordan Hensley
Environmental Scientist



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Bay Delta Region
2025 Cordelia Road, Suite 100
Fairfield, CA 94534
(707) 428-2002
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GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



February 11, 2020

Ms. Alisa Goulart
San Joaquin County
Community Development Department
1810 East Hazelton Avenue
Stockton, CA 95205

Subject: PA-1900127 (UP) Use Permit Religious Assembly Expansion Project, Initial Study/Mitigated Negative Declaration, SCH #2020019058, City of Tracy, San Joaquin County

Dear Ms. Goulart:

The California Department of Fish and Wildlife (CDFW) received an Initial Study/Mitigated Negative Declaration (IS/MND) from the San Joaquin County Community Development Department for the PA-1900127 (UP) Use Permit Religious Assembly Expansion Project (Project) pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.¹

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's Trustee Agency for fish and wildlife resources, and holds those resources in trust by statute for all the people of the State. [Fish and Game Code, §§ 711.7, subd. (a) and 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a)]. CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802). Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW is also submitting comments as a Responsible Agency under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381). CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish and Game Code, § 1600 et seq.). Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California

¹ CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

Conserving California's Wildlife Since 1870

Ms. Alisa Goulart
San Joaquin County Community Development Department
February 11, 2020
Page 2

Endangered Species Act (CESA) (Fish and Game Code, § 2050 et seq.), the Project proponent may seek related take authorization as provided by the Fish and Game Code.

PROJECT DESCRIPTION SUMMARY

Proponent: Dharm Singh/Sukhjot "Tony" Singh

Location: 16151 W. Grant Line Road in the City of Tracy, San Joaquin County, California, Assessor's Parcel Number(s) 209-190-33 and 209-190-40. The Project is located on the north side of W. Grant Line Road, 985 feet east of S. Hansen Road, northwest of the City of Tracy.

Timeframe: Two (2) construction phases over four (4) years.

Description: The Project proposes to expand an existing religious assembly from a maximum of 170 members to a maximum of 700 members in two phases over four years. Phase 1 includes the construction of a 28,965-square-foot (sf) assembly hall, a 250 sf well house, a 700 sf water pump house for fire, a 6,453 sf porch and hallway structure to connect the proposed assembly hall with a future social hall, and the conversion of an existing 6,150 sf agricultural building into a storage building. Phase 2 includes the construction of a two-story, 17,715 sf social hall with a kitchen and dining area, and an upstairs area for retreat and guest preachers. The site plan proposes three driveways off West Grant Line Road. Currently, the religious assembly utilizes, and will continue to utilize, a 4,920 sf assembly hall, a 2,500 sf office and visitor's quarters, a 1,409 sf garage and office, a 4,250 sf parsonage, and a 96 sf storage building.

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist San Joaquin County Community Development Department in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Editorial comments or other suggestions may also be included to improve the document. Based on the Project's avoidance of significant impacts on biological resources with implementation of mitigation measures, CDFW concludes that a Mitigated Negative Declaration is appropriate for the Project.

Comment 1: Revision needed to mitigate impacts from Project phasing to less-than-significant

The IS/MND does not include a description of timeframe or period during which construction will occur. Project activities may have additional significant biological impacts due to Project phasing over time. Phasing and the additional impacts from phasing are not discussed, analyzed, or mitigated for in the IS/MND. Projects that include multiple phases with different sections or parcels built out at different time periods or phasing that includes whole-site grading with separate sections or parcels developed at later dates have impacts over a period longer than one year. This delay in full build out of a Project allows wildlife to utilize resources that develop post-grading on vacant sections or parcels. These resources include, but are not limited to;

Ms. Alisa Goulart
San Joaquin County Community Development Department
February 11, 2020
Page 3

ruderal grassland and brush that provide nesting habitat for passerine birds and burrowing owls; infrastructure installed but not utilized that provide burrowing habitat for ground squirrels, burrowing owls, and short-eared owls; additional indirect impacts to nesting and foraging raptors with roost and nest trees adjacent to the Project site; and pooling of rainwater on parcels that provide temporary habitat for amphibians. CDFW is unable to analyze these impacts without inclusion of a description of the project's timing and implementation in relation to site preparation, infrastructure installation, and complete buildout.

To correct this, please revise and recirculate the IS/MND with a description of the Project's phasing and estimated timeframes from start of construction to complete buildout. If the Project's timeframe from start of construction to complete build out includes breaks in construction longer than 15 days or periods of inactivity that could allow establishment of habitat elements such as burrows and vegetation, then impacts to wildlife utilizing vacant sections or parcels of the Project not built out must be included in the impacts analysis to ensure the Project mitigates impacts to a level of less-than-significant. To ensure the Project is mitigating to a level of less-than-significant, CDFW recommends revising the IS/MND to include a mitigation measure for each phase of the Project that meets the following criteria: 1) a qualified biologist shall conduct a habitat assessment survey to determine what potential wildlife and habitat elements are present that may be utilizing the vacant sections and/or parcels prior to Project-related activities taking place when there is a break in these activities greater than 15-days; 2) if unbuilt or fallow sections and/or parcels are being utilized by special-status species or communities then avoidance and minimization measures (including the measures discussed in this letter) shall be used to prevent impacts and take, and 3) if impacts and take are not fully avoidable then additional compensatory mitigation shall be required in the form of permanent habitat preservation protected by a Conservation Easement with an endowment for managing the lands for the benefit of the conserved species in perpetuity, and a long-term management plan should be prepared and implemented by a land manager. The Grantee of the Conservation Easement should be an entity that has gone through the due diligence process for approval by CDFW to hold or manage conservation lands.

Comment 2: Revision needed to mitigate to a level of less-than-significant in the event the San Joaquin Multi-Species Conservation Plan (SJMSCP or Plan) does not approve coverage

The statement presented in the Impact Discussion in Section IV. Biological Resources of the IS/MND does not mitigate potential impacts to a level of less-than-significant. The IS/MND states that the San Joaquin Council of Governments (SJCOC) responded to the Project referral saying that the Project is subject to the Plan and that the Proponent has confirmed participation in the Plan; however, this information is not stated as an enforceable mitigation measure within the section. The IS/MND also does not propose or identify specific, sufficient, and enforceable mitigation in the event the SJMSCP does not approve coverage or the Proponent chooses to not participate based on this lack of an enforceable measure. Because participation in the Plan is voluntary, the IS/MND must include 1) an evaluation and discussion of potential direct and indirect impacts of the Project to biological resources including fish, wildlife, and their habitats, 2) avoidance and minimization mitigation measures to decrease those impacts, and 3) specific and sufficient compensatory mitigation in the event the avoidance and minimization measures

Ms. Alisa Goulart
San Joaquin County Community Development Department
February 11, 2020
Page 4

do not mitigate to less-than-significant or in the event the SJMSCP does not approve coverage of the Project in whole or part to mitigate to less-than-significant.

To correct this, please update the IS/MND to include an impacts analysis that provides an evaluation and discussion of potential quantified impacts of the Project to biological resources including fish, wildlife, and their habitats. Based on this impact analysis, please update the section to include mitigation measures that will ensure Project impacts are less-than-significant in the event SJMSCP does not approve of coverage of the Project in whole or part, or in the event the Proponent opts-out of participation in the SJMSCP.

If the impacts analysis indicates there will be direct or indirect take of CESA-listed species, and the Project cannot fully avoid take of CESA-listed species and SJMSCP does not offer take coverage, then CDFW recommends the IS/MND include language defining the Project's obligation to obtain take coverage through an Incidental Take Permit (ITP) issued by CDFW.

Comment 3: Revision needed to mitigate impacts to special-status plants to less-than-significant

The IS/MND identifies caper-fruited tropidocarpum (*Tropidocarpum capparideum*) as a special-status plant with the potential to occur on the Project site, but does not define avoidance measures in the event they or other special-status plants are discovered or reduce impacts to a level of less-than-significant by identifying compensatory mitigation in the event impacts to special-status plants cannot be fully avoided. CDFW recommends the IS/MND adhere to the definitions in SJMSCP by defining the Project's habitat types using the same terms used by the SJMSCP in section 2.2 of the Plan, and inclusion of a habitat map of the Project as an exhibit within a revised IS/MND. CDFW also recommends the addition of a mitigation measure in the revised IS/MND with the following language:

"Special-Status Plant Assessment and Avoidance: A Qualified Botanist shall conduct a minimum of two (2) surveys for each special-status plant species with potential to occur within the Project Site prior to initiation of Project Activities during the appropriate blooming period in accordance with CDFW's Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Natural Communities (<https://www.wildlife.ca.gov/conservation/survey-protocols>). Report of survey findings shall be done in accordance to the guidance in these protocols and submitted to CDFW prior to Project construction."

CDFW also recommends the measure state the following:

"A Qualified Botanist shall develop and implement a restoration/remediation and mitigation plan according to CDFW guidelines and in coordination with CDFW. At a minimum, the plan shall include collection of reproductive structures from affected plants, a full description of microhabitat conditions necessary for each affected species, seed germination requirements, restoration techniques for temporarily disturbed occurrences, assessments of potential transplant and enhancement sites, success and performance criteria, and monitoring programs, as well as measures to ensure long-term sustainability."

Ms. Alisa Goulart
San Joaquin County Community Development Department
February 11, 2020
Page 5

In addition, the measure should be revised to require conservation and management in perpetuity through recordation of conservation easements on lands where mitigation occurs to ensure impacts to special-status plant species are mitigated to a level of less-than-significant. Conservation lands should be placed under a Conservation Easement, an endowment should be funded for managing the lands for the benefit of the conserved species in perpetuity, and a long-term management plan should be prepared and implemented by a land manager. The Grantee of the Conservation Easement should be an entity that has gone through the due diligence process for approval by CDFW to hold or manage conservation lands.

Comment 4: Section IV. Biological Resources does not define floristic survey protocol

Section IV of the IS/MND does not include defined survey protocols for floristic surveys or require a qualified botanist to conduct the surveys.

To correct this, CDFW recommends Section IV. Biological Resources be revised to include adherence to CDFW's *Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Natural Communities* (2018), including the reporting requirements contained in those protocols, and to indicate a qualified botanist shall conduct the surveys according to the protocols. See <https://wildlife.ca.gov/conservation/survey-protocols#377281280-plants>.

Comment 5: Revision needed to mitigate impacts to San Joaquin kit fox to a level of less-than-significant

The IS/MND does not mitigate potential impacts to San Joaquin kit fox (*Vulpes macrotis mutica*) to a level of less-than-significant because the IS/MND lacks an evaluation of impacts to San Joaquin kit fox and does not include either a mitigation measure that requires full avoidance of take of San Joaquin kit fox or their habitats. The IS/MND does not define avoidance measures in the event San Joaquin kit fox are discovered or reduce impacts from permanent loss of open space and movement corridors and foraging habitats or indirect impacts to foraging and denning impacts from increased construction activity to a level of less-than-significant as it does not offset those impacts with compensatory mitigation requirements. San Joaquin kit fox are designated as a State of California Endangered Species. The loss of valley and foothill grasslands due to conversion to agriculture and urbanization is the primary threat to San Joaquin kit fox populations throughout California. The U.S. Fish and Wildlife Service's *Recovery Plan for Upland Species of the San Joaquin Valley, California* (1998) states connectivity between the sub-populations of the kit fox are essential for recovery of the species. The Project's potential impacts to connectivity and permanent loss of habitat requires an impacts evaluation in a revised and recirculated IS/MND. Given the severe population declines of the species and magnitude of historic habitat loss, any impacts identified can be considered as significant and even more so when evaluated in a cumulative manner.

To correct this, CDFW recommends the IS/MND be revised and recirculated to include an impacts analysis that provides an evaluation and discussion of potential impacts of the Project to San Joaquin kit fox and their habitats. If the impacts analysis indicates there will be direct or indirect take and the Project cannot fully avoid impacts to and take of San Joaquin kit fox,

Ms. Alisa Goulart
San Joaquin County Community Development Department
February 11, 2020
Page 6

CDFW recommends the IS/MND be revised to include a measure requiring participation in the SJMSCP, or in the event SJMSCP does not cover the Project or the Proponent elects to not participate in the Plan, then CDFW recommends the IS/MND include language defining the Project's obligation to obtain take coverage through an ITP issued by CDFW.

Comment 6: Revision needed to mitigate impacts to Swainson's hawks to a level of less-than-significant

The IS/MND does not mitigate potential impacts to Swainson's hawk (*Buteo swainsoni*) to less-than-significant because the IS/MND lacks an evaluation of impacts to Swainson's hawks and does not include mitigation measures requiring 1) pre-construction surveys conducted according to CDFW'S *Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley* (2000) (see <https://wildlife.ca.gov/conservation/survey-protocols#377281284-birds>), 2) avoidance measures determined by CDFW if and when Swainson's hawks are discovered at or within a half-mile of the Project site, and 3) a measure requiring participation in SJMSCP. The IS/MND does not define avoidance measures in the event Swainson's hawks are discovered or reduce impacts from permanent loss of foraging habitats or indirect impacts to nesting hawks from increased construction activity to a level of less-than-significant as it does not offset those impacts with a compensatory mitigation requirement. Swainson's hawks are designated as a State of California Threatened Species and impacts to the species and its habitat is prohibited without meeting certain conditions. The loss and conversion of native grasslands and agricultural lands to urbanization and orchard and vineyard agriculture is the primary threat to Swainson's hawk populations throughout California, and about 80 percent of the Central Valley population of Swainson's hawks are located with the Sacramento, San Joaquin, and Yolo counties region. The Project's potential impacts to this historically denser population is a significant impact that warrants mitigation to less-than-significant through the IS/MND.

To correct this, CDFW recommends the IS/MND be revised and recirculated to include an impacts analysis that provides an evaluation and discussion of potential impacts of the Project to Swainson's hawks and their habitats according to CDFW's *Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (Buteo swainsoni) in the Central Valley of California* (1994). If impacts are identified, CDFW recommends the IS/MND be revised to include adherence to the mitigation strategies defined in the *Staff Report* in addition to adherence to CDFW's *Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley* (2000) survey protocol, or require participation in the SJMSCP. If the IS/MND does not include a measure that requires participation in the SJMSCP, CDFW recommends the IS/MND be updated to include a measure requiring compensatory mitigation for impacts to Swainson's hawk nesting and foraging habitat at a minimum of a 3:1 mitigation ratio (conserved habitat to impacted habitat) for permanent impacts and a 1:1 ratio for temporary impacts, as well as language defining the project's obligation to obtain take coverage through an ITP issued by CDFW.

In the event SJMSCP does not cover the Project or the Proponent elects to not participate in the SJMSCP, CDFW recommends the following specific and enforceable measures for Swainson's hawk be incorporated into a revised and recirculated IS/MND to minimize and avoid impacts:

Ms. Alisa Goulart
San Joaquin County Community Development Department
February 11, 2020
Page 7

"Pre-Construction Surveys for Swainson's Hawk: If work is to be conducted during the nesting season, focused surveys for active Swainson's hawk nests shall be conducted by a qualified biologist in a manner consistent with the Recommended Timing and Methodology of Swainson's Hawk Nesting Surveys in California's Central Valley (2000). At least two surveys shall be completed within two survey periods immediately prior to the Project's initiation. If a lapse in project-related work of 15 days or longer occurs, another focused survey shall be performed, and the results sent to CDFW prior to resuming work. Surveys shall be conducted in all suitable habitat located at the Project work site, in staging, storage, and stockpile areas, and along transportation routes. Surveys shall be conducted within ½-mile of the Project area. If any active Swainson's hawk nests are found within ½-mile of the Project site, CDFW shall immediately be contacted and additional survey measures may be required for Project activities."

Comment 7: Revise IS/MND to include Burrowing Owl

Although not identified in the IS/MND, burrowing owl has the potential to occur within the vicinity of the proposed Project. The burrowing owl is listed by the State of California to be a Species of Special Concern, defined as a species with declining population levels, limited ranges, and/or continuing threats which make them vulnerable to extinction (<https://wildlife.ca.gov/Conservation/SSC>). Habitat loss, degradation, and fragmentation are the greatest threats to burrowing owls in California. Loss of agricultural and other open lands (such as grazed landscapes) also negatively affect burrowing owl populations. Because of their need for open habitat with low vegetation, burrowing owls are unlikely to persist in agricultural lands dominated by vineyards and orchards or urbanized lands. Also, fossorial mammal burrows are important habitat to burrowing owl.

The Project has the potential to adversely impact the species through permanent and temporary losses of nesting and foraging habitat. The Project may also result in additional impact to burrowing owl through nest abandonment, loss of young, and reduced health and vigor of chicks (resulting in reduced survival rates) and breeding and foraging disturbance through Project activities. The IS/MND should evaluate the potential for burrowing owls to be present within and adjacent to the Project area by documenting the extent of fossorial mammals that may provide burrows used by owls during the nesting and/or wintering seasons. Burrowing owls may also use unnatural features such as debris piles, culverts and pipes for nesting, roosting or cover. If potential burrowing owl habitat is present, CDFW recommends that surveys be conducted following the methodology described in *Appendix D: Breeding and Non-breeding Season Surveys of the CDFW Staff Report on Burrowing Owl Mitigation* (Staff Report), which is available at <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83843>.

Burrowing owl surveys should be conducted by a qualified CDFW-approved biologist. In accordance with the Staff Report, a minimum of four survey visits should be conducted within 500 feet of the Project area during the owl breeding season which is typically between February 1 and August 31. A minimum of three survey visits, at least three weeks apart, should be conducted during the peak nesting period, which is between April 15 and July 15, with at least one visit after June 15. Pre-construction surveys should be conducted no-less-than 14 days prior to ground disturbance with a final survey conducted within 24 hours prior to ground

Ms. Alisa Goulart
San Joaquin County Community Development Department
February 11, 2020
Page 8

disturbance. Any impacts to burrowing owl and occupied burrows during the breeding season must be avoided. CDFW recommends that any burrows occupied during the non-breeding season by migratory or non-migratory resident burrowing owls also be avoided. CDFW recommends the IS/MND be revised to update the IS/MND with burrowing owl habitat assessment/survey results.

If suitable burrowing owl nest sites are present within or adjacent to the Project area, then the IS/MND should include "take" avoidance and minimization measures for the owl. Please refer to the Staff Report, section on *Mitigation Methods*, on avoiding disturbance of occupied burrows through establishment of exclusion zones. Please be advised that CDFW does not consider exclusion of burrowing owls or "passive relocation" as a "take" avoidance, minimization or mitigation method, and considers exclusion as a significant impact. The long-term demographic consequences of exclusion techniques have not been thoroughly evaluated, and the survival rate of evicted or excluded owls is unknown. All possible avoidance and minimization measures should be considered before temporary or permanent exclusion and closure of burrows is implemented in order to avoid "take." While active relocation is not considered "take" avoidance, minimization, or mitigation, if avoiding impacts to burrowing owls is not possible, active relocation of burrowing owls can be performed as a tool in conjunction with mitigation. Active relocation will require a relocation plan that includes owl banding, success criteria, long-term monitoring, management, and reporting in order to evaluate the success of this technique and determine the survival rate of relocated owls.

To ensure impacts to burrowing owls are mitigated to less-than-significant, the IS/MND should incorporate specific and enforceable avoidance and minimization measures to avoid and minimize take of burrowing owls, eggs, chicks, and nesting and foraging habitat. These measures should include: a restricted work window; biological monitoring throughout the course of the Project; and inclusion of compensatory mitigation in the form of conserved lands for burrowing owl habitat impacts. At a minimum, mitigation ratios for these habitat impacts should be at 3:1 (conservation to loss) for permanent impacts, and a 1:1 ratio for temporary impacts. Conserved lands for owls should include presence of burrowing owls and ground squirrel burrows, well-drained soils, abundant and available prey within proximity to burrows, as well as foraging, wintering, and dispersal areas. The location of mitigation areas for burrowing owls should be approved by CDFW prior to the start of project-related activities. Conservation lands should be placed under a Conservation Easement with CDFW listed as a third-party beneficiary and an endowment should be funded for managing the lands for the benefit of the species in perpetuity. Additionally, a long-term management plan should be prepared and implemented by a land manager and approved by CDFW. The Grantee of the Conservation Easement should be an entity that has gone through the due diligence process for approval by CDFW to hold or manage conservation lands.

Comment 8: Revision needed to mitigate impacts to nesting birds to a level of less-than-significant

Section IV. Biological Resources does not include nesting survey protocols or avoidance measures for nesting birds that may be utilizing the Project site prior to start of Project activities.

Ms. Alisa Goulart
San Joaquin County Community Development Department
February 11, 2020
Page 9

To ensure impacts to nesting birds are mitigated to a level of less-than-significant, CDFW recommends that the IS/MND be revised to include the addition of the following specific and enforceable nesting bird assessment and avoidance mitigation measure in the event nesting birds are detected:

"Nesting Bird Assessment and Avoidance: Prior to the initiation of Project activities, including ground disturbing activities scheduled to occur between February 15 and September 15, a Qualified Biologist shall conduct a habitat assessment and nesting survey for nesting bird species no more than five days prior to the initiation of work. Surveys shall encompass all potential habitats (e.g., grasslands and tree cavities) within 250 feet of the Project site. The Qualified Biologist conducting the surveys shall be familiar with the breeding behaviors and nest structures for birds known to nest in the Project vicinity. Surveys shall be conducted during periods of peak activity (early morning, dusk) and shall be of sufficient duration to observe movement patterns. Survey results, including a description of timing, duration and methods used, shall be submitted to CDFW for review 48 hours prior to the initiation of the Project. If a lapse in Project activity of seven days or more occurs, the survey shall be repeated, and no work shall proceed until the results have been submitted to CDFW.

If nesting birds are found, then no work shall be initiated until nest-specific buffers have been established with written approval from CDFW. The buffer area(s) shall be fenced off from work activities and avoided until the young have fledged, as determined by the qualified biologist. Active nests within or adjacent to the Project site shall be monitored by the qualified biologist daily throughout the duration of Project activities for changes in bird behavior or signs of distress related to Project activities. If nesting birds are showing signs of distress or disruptions to nesting, then that nest shall have the buffer immediately increased by the qualified biologist until no further interruptions to breeding behavior are detectable.

The Permittee or representatives of the Permittee shall not disturb or destroy the nests or eggs of fully protected species or of other birds as per Fish and Game Code section 3503."

Comment 9: CDFW recommends additional general measures be included in IS/MND

CDFW also recommends the following avoidance and minimization measures to be included in the IS/MND:

"Open Pipes Restriction: All pipes, culverts, or similar structures that are stored at the construction site (either vertically or horizontally) for one or more overnight periods will be securely capped on both ends prior to storage and thoroughly inspected for wildlife prior to implementation by a Qualified Biologist."

"Fence and Signpost Restriction: Any fencing posts or signs installed, temporarily or permanently, throughout the course of the Project shall have the top three post holes covered or filled with screws or bolts to prevent the entrapment of wildlife, specifically birds of prey."

Ms. Alisa Goulart
San Joaquin County Community Development Department
February 11, 2020
Page 10

CDFW has attached a Mitigation and Monitoring Reporting Program (MMRP) with the recommended measures that should be included in the Lead Agency's revised IS/MND and MMRP.

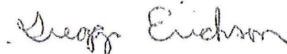
ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. [Pub. Resources Code, § 21003, subd. (e)]. Accordingly, please report any special-status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDDB). The CNDDDB field survey form can be found at the following link: <https://www.wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The completed form can be submitted online or emailed to CNDDDB at the following email address: cnddb@wildlife.ca.gov. The types of information reported to CNDDDB can be found at the following link: <https://www.wildlife.ca.gov/Data/CNDDDB/Plants-and-Animals>.

CONCLUSION

CDFW appreciates the opportunity to comment on the IS/MND to assist San Joaquin County Community Development Department in identifying and mitigating Project impacts on biological resources. Questions regarding this letter or further coordination should be directed to Ms. Andrea Boertien, Environmental Scientist, at (209) 234-3449 or Andrea.Boertien@wildlife.ca.gov; or to Ms. Melissa Farinha, Senior Environmental Scientist (Supervisory), at (707) 944-5579.

Sincerely,



Gregg Erickson
Regional Manager
Bay Delta Region

Attachment

cc: Office of Planning and Research, State Clearinghouse, Sacramento
Steve Mayo, San Joaquin County – Mayo@sjcoq.org

Attachment 1

**Mitigation Monitoring and Reporting Program for California Department of Fish and
Wildlife's Recommended Mitigation Measures Under the California Environmental Quality
Act: PA-1900127 (UP) Use Permit Religious Assembly Expansion Project**

STATE CLEARINGHOUSE NO.: 2020019058

PROJECT PROPONENT: Dharm Singh/Sukhjitt "Tony" Singh

PROJECT: PA-1900127 (UP) Use Permit Religious Assembly Expansion Project

	Mitigation Measure	Source	Implementation Schedule	Responsible Party	Status / Date / Initials
BEFORE DISTURBING SOIL OR VEGETATION					
1	Special-Status Plant Assessment and Avoidance: A Qualified Botanist shall conduct a minimum of two (2) surveys for each special-status plant species with potential to occur within the Project Site prior to initiation of Project Activities during the appropriate blooming period in accordance with CDFW's Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Natural Communities (https://www.wildlife.ca.gov/conservation/survey-protocols). Report of survey findings shall be done in accordance to the guidance in these protocols and submitted to CDFW prior to Project construction.	CDFW CEQA Comment Letter	Before commencing ground- or vegetation-disturbing activities/ Entire Project	Project Proponent	
2	Restoration/Remediation and Mitigation Plan: A Qualified Botanist shall develop and implement a restoration/remediation and mitigation plan according to CDFW guidelines and in coordination with CDFW. At a minimum, the plan shall include collection of reproductive structures from affected plants, a full description of microhabitat conditions necessary for each affected species, seed germination requirements, restoration techniques for temporarily disturbed occurrences, assessments of potential transplant and enhancement sites, success and performance criteria, and monitoring programs, as well as measures to ensure long-term sustainability.	CDFW CEQA Comment Letter	Before commencing ground- or vegetation-disturbing activities	Project Proponent	
3	Pre-Construction Surveys for Swainson's Hawk: If work is to be conducted during the nesting season, focused surveys for active Swainson's hawk nests shall be conducted by a qualified biologist in a manner consistent with the Recommended Timing and Methodology of Swainson's Hawk Nesting Surveys in California's Central Valley (2000). At least two surveys shall be completed within two survey periods immediately prior to the Project's initiation. If a lapse in project-related work of 15 days or longer occurs, another focused survey shall be performed, and the results sent to CDFW prior to resuming work. Surveys shall be conducted in all suitable habitat located at the Project work site, in staging, storage, and stockpile areas, and along transportation routes. Surveys shall be conducted within ½-mile of the Project area. If any active Swainson's hawk nests are found within ½-mile of the Project site, CDFW shall immediately be contacted and additional survey measures may be required for Project activities.	CDFW CEQA Comment Letter	Before commencing ground- or vegetation-disturbing activities/ Entire Project	Project Proponent	

	Mitigation Measure	Source	Implementation Schedule	Responsible Party	Status / Date / Initials
4	<p>Nesting Bird Assessment and Avoidance: Prior to the initiation of Project activities, including ground disturbing activities scheduled to occur between February 15 and September 15, a Qualified Biologist shall conduct a habitat assessment and nesting survey for nesting bird species no more than five (5) days prior to the initiation of work. Surveys shall encompass all potential habitats (e.g., grasslands and tree cavities) within 250 feet of the Project site. The Qualified Biologist conducting the surveys shall be familiar with the breeding behaviors and nest structures for birds known to nest in the Project vicinity. Surveys shall be conducted during periods of peak activity (early morning, dusk) and shall be of sufficient duration to observe movement patterns. Survey results, including a description of timing, duration and methods used, shall be submitted to CDFW for review forty-eight (48) hours prior to the initiation of the project. If a lapse in Project activity of seven days (7) or more occurs, the survey shall be repeated, and no work shall proceed until the results have been submitted to CDFW.</p> <p>If nesting birds are found, then no work shall be initiated until nest-specific buffers have been established with written approval from CDFW. The buffer area(s) shall be fenced off from work activities and avoided until the young have fledged, as determined by the qualified biologist. Active nests within or adjacent to the Project site shall be monitored by the qualified biologist daily throughout the duration of Project activities for changes in bird behavior or signs of distress related to Project activities. If nesting birds are showing signs of distress or disruptions to nesting, then that nest shall have the buffer immediately increased by the qualified biologist until no further interruptions to breeding behavior are detectable.</p> <p>The Permittee or representatives of the Permittee shall not disturb or destroy the nests or eggs of fully protected species or of other birds as per Fish and Game Code section 3503.</p>	CDFW CEQA Comment Letter	Before commencing ground- or vegetation-disturbing activities/ Entire Project	Project Proponent	
DURING CONSTRUCTION					
5	<p>Open Pipes Restriction: All pipes, culverts, or similar structures that are stored at the construction site (either vertically or horizontally) for one or more overnight periods will be securely capped on both ends prior to storage and thoroughly inspected for wildlife prior to implementation by a Qualified Biologist.</p>	CDFW CEQA Comment Letter	Entire Project	Project Proponent	
6	<p>Fence and Signpost Restriction: Any fencing posts or signs installed, temporarily or permanently, throughout the course of the Project shall have the top three post holes covered or filled with screws or bolts to prevent the entrapment of wildlife, specifically birds of prey.</p>	CDFW CEQA Comment Letter	Entire Project	Project Proponent	

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



January 30, 2020

Alisa Goulart, Project Planner
San Joaquin County
Community Development Department
1810 East Hazelton Avenue
Stockton, California 95205

Dear Ms. Goulart:

This is in response to your request for comments regarding Application Referral, Application Number PA 1900127 (APN/Address: 209-190-33 and 209-190-40/16151 West Grant Line Road, 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. 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.

Alisa Goulart, Project Planner
Page 2
January 30, 2020

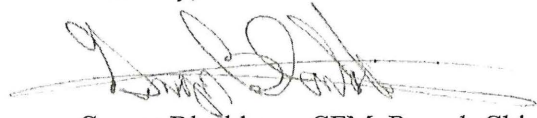
- Upon completion of any development that changes existing Special Flood Hazard Areas, the NFIP directs all participating communities to submit the appropriate hydrologic and hydraulic data to FEMA for a FIRM revision. In accordance with 44 CFR, Section 65.3, as soon as practicable, but not later than 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 John Maguire, Engineering Services Manager, at (209) 953-7617.

If you have any questions or concerns, please do not hesitate to call Patricia Rippe at (510) 627-7015 or Julia Gillespie at (510) 7248 of the Mitigation staff.

Sincerely,



Gregor Blackburn, CFM, Branch Chief
Floodplain Management and Insurance Branch

cc:

Kevin Jorgensen, Chief Building Official, City of Tracy

John Maguire, Engineering Services Manager, Flood Management Division, Public Works
Department, San Joaquin County

Ray Lee, WREA, State of California, Department of Water Resources, North Central Region
Office

Patricia Rippe, Senior Floodplain Manager Specialist, DHS/FEMA Region IX

Julia Gillespie, Floodplain Manager Specialist, DHS/FEMA Region IX

Alessandro Amaglio, Environmental Officer, DHS/FEMA Region IX

DEPARTMENT OF TRANSPORTATION

P.O. BOX 2048 STOCKTON, CA 95201
(1976 E. CHARTER WAY/1976 E. DR. MARTIN
LUTHER KING JR. BLVD. 95205)
TTY: California Relay Service (800) 735-2929
PHONE (209) 941-1921
FAX (209) 948-7194



*Making Conservation
a California Way of Life.*

February 11, 2020

**10-SJ-205-PM 002.589
PA-1900127 (UP)
Sukhjit "Tony" Singh
Gurdwara Gur Nanak Parkash**

Alisa Goulart
San Joaquin County
Community Development Dept.
1810 East Hazelton Avenue
Stockton, CA 95205

Dear Ms. Goulart:

The California Department of Transportation appreciates the opportunity to have reviewed PA-1900127 (UP), which proposes to expand an existing religious assembly in two phases over four years from a maximum of 170 members to 700. The Department has the following comments:

- The County should collect impact fees on a fair share basis from this development toward future improvements to the I-205/Mountain House Parkway interchange.

If you have any questions or would like to discuss our comments in more detail, please contact Nicholas Fung at (209) 948-7190 or myself at (209) 941-1921.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicholas Fung".

FOR
TOM DUMAS, CHIEF
OFFICE OF METROPOLITAN PLANNING

FINDINGS FOR USE PERMIT

PA-1900127

GURDWARA GUR NANAK PARKASH, INC./SUKHJIT 'TONY' SINGH

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 expansion of a Religious Assembly – Regional use type may be conditionally permitted in the AG-40 (General Agriculture, 40 acre minimum) zone with an approved Use Permit application. The project site has a General Plan designation of A/G (General Agriculture), and the AG-40 zone is an implementing zone for this designation. The proposed religious assembly expansion is consistent with the goals, policies, standards and maps of the General Plan, and there are no Master Plans or Specific Plans in the 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 adequate utilities, access roads, sanitation, drainage, and other necessary facilities have been provided and the proposed improvements are properly related to existing and proposed streets and highways. The project site is already served by an on-site well. Construction of an onsite wastewater treatment system is required, under permit and inspection by the Environmental Health Department, as a Condition of Approval. The Department of Public Works is requiring the developer to provide drainage facilities that meet the requirements of San Joaquin County Development Standards for the runoff attributed to this application.**

In addition, a traffic study and subsequent technical memorandum were performed and, as a result, the Department of Public Works is requiring mitigation measures in the form of road improvements to improve the project entrance to reduce impacts resulting from the project's driveway turning movement volumes.
3. The site is physically suitable for the type of development and for the intensity of development.
 - **This Finding can be made because the property is twenty (20) acres and of adequate size and shape to accommodate the proposed use and all yards, building coverage, setbacks, parking areas and other requirements of the Development Title.**
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 an Initial Study prepared for this project found no potentially significant environmental impacts.**
5. The use is compatible with adjoining land uses.
 - **This Finding can be made because the proposed use will not interfere with nor alter the current land uses on adjacent properties. The adjacent parcels are primarily agricultural with scattered residences, and the nearest residence is located 880 feet west of the project site. The proposed use may be conditionally permitted in the AG-40 (General Agriculture, 40 acer minimum) zone subject to an approved Use Permit application.**