



June 18, 2020

Tarsem Singh
29225 Taylor Avenue
Hayward, CA 94544

Dear Owners:

Re: Site Approval No. PA-1900263 of Tarsem Singh (c/o Jatinder Singh) (APN[s]/Address: 179-100-06/2940 East Loomis Road, Stockton)

ACTION: On June 18, 2020, the San Joaquin County Community Development Department approved PA-1900263 subject to the enclosed Conditions of Approval.

APPEAL PERIOD: This action can be appealed to the Planning Commission by any interested party. Appeals must be filed with this Department within 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 June 28, 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 December 28, 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] 468-8469, Email: fgirardi@sjgov.org).

Sincerely,

A handwritten signature in black ink, appearing to read "Frank Girardi".

Frank Girardi
Associate Planner

FG:dm

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

c: Jatinder Singh
San Joaquin County Building Inspection Division
San Joaquin County Environmental Health
San Joaquin County GIS
San Joaquin County Public Works

**CONDITIONS OF APPROVAL
PA-1900263
TARSEM SINGH/JATINDER SINGH**

Site Approval Application No. PA-1900263 was approved by the Community Development Department on June 18, 2020. The effective date of approval is June 28, 2020. This approval will expire on December 28, 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-GRADING 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 to establish an unmanned (for Phase 1 only) truck parking facility in two (2) phases over (2) years as shown on site plan dated November 4, 2019.
 - Phase 1 includes the approval for parking of ten (10) trucks and nine (9) trailers with building permits to be issued within eighteen (18) months from the effective date of approval.
 - Phase 2 includes approval for the parking of an additional ten (10) trucks and nine (9) trailers and the conversion of an existing 1,445-square-foot single-family residence to an office and lounge. Building permits shall be issued within two (2) years of the effective date of approval. (Use type: Truck Sales and Services - Parking):
- 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:
 - **Phase 1**
 - A. All parking spaces, driveways, and maneuvering areas shall be surfaced and permanently maintained with asphalt concrete or Portland cement concrete to provide a durable, dust free surface. Bumper guards shall be provided when necessary to protect adjacent structures or properties. (Development Title Section 9-1015.5[e])
 - B. All parking stalls and directional arrows must be delineated with paint. (Development Title Section 9-1015.5[2])

- **Phase 2**
 - A. Truck parking, circulation, and trailer storage area shall be surfaced and permanently maintained with Aggregate Base with Chip Seal. Bumper guards shall be provided when necessary to protect adjacent structures or properties. (Development Title Section 9-1015.9)
 - B. A minimum of two (2) automobile parking spaces shall be provided. (Development Title Section 9-1015.3).
 - C. Automobile parking spaces, driveways, and maneuvering areas shall be surfaced and permanently maintained with asphalt concrete or Portland cement concrete to provide a durable, dust free surface. Bumper guards shall be provided when necessary to protect adjacent structures or properties. (Development Title Section 9-1015.5[e])
 - D. Each automobile parking stall shall be an unobstructed rectangle, minimum nine (9) feet wide and twenty (20) feet long. (Development Title Section 9-1015.5[b])
- b. **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.
 - 2. The parking area shall be designed so that a vehicle within the parking area will not have to enter a public street to move from one location to any other location within the parking area.
- c. **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. The existing vegetation design on E. Loomis Road is permitted and shall be incorporated into the site plan review. This satisfies the landscaping requirement. (Development Title Section 9-1022.6)
 - 3. Areas of the property which are not part of the project shall be barricaded from traffic and kept mowed and dust free.
- d. **SCREENING:** Screening shall be provided and comply with the following:
 - 1. All storage materials and related activities, including storage areas for trash, shall be screened so as not to be visible from adjacent properties and public rights-of-way. Said screening shall be six (6) to eight (8) feet in height. Items stored within one hundred (100) feet of a dedicated street or residential zone shall not be stacked higher than two (2) feet above the adjacent screen. (Development Title Section 9-1022.4[e][2][A])
- e. **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])
- f. **RIPARIAN HABITAT:** Parallel to Duck Creek, a natural open space area for riparian habitat and waterway protection shall be maintained to provide nesting and foraging habitat and the protection of waterway quality. The minimum width of said open space shall be one-hundred (100) feet, measured from the mean high water level of the natural bank or fifty (50) feet back from the existing riparian habitat, whichever is greater. Water-dependent uses may be permitted in this buffer. The mean high

water level and the edge of the riparian habitat shall be shown on the Site Plan. The open space buffer required above shall be shown on the Site Plan with the following note:

- g. Pursuant to Section 9-1510.5 of the San Joaquin County Development Title, this area is designated as a natural open space for riparian habitat and waterway protection. No development other than water dependent uses shall be permitted in this space.
- h. **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 2019 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. The conversion of the existing single family residence to an office 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.)

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

- i. **CALIFORNIA FIRE CODE** The following California Fire Code (CFC) 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. CFC 507 Fire Protection Water Supply - Fire flow and hydrants shall be provided for the proposed project by the use of: CFC Appendix B.
 2. CFC, Section 906, Portable Fire Extinguishers - Provide portable fire extinguishers as required by this section.
 3. CFC, Section 506 Key Box - A Knox® Box shall be installed according to the local fire department's instructions. Make application for the key box at the fire district having jurisdiction of this project. If there is an electronically controlled access gate at this site a Knox® key switch will also be required.
 4. A complete review, at building permit submittal, will require compliance with applicable codes and ordinances.
 5. CFC, Section 105 Permits: Operational Permit(s) may be required prior to occupancy.
2. DEPARTMENT OF PUBLIC WORKS (Contact: [209] 468-3000, see memo dated May 13, 2020)
3. ENVIRONMENTAL HEALTH DEPARTMENT (Contact: [209] 468-3420, see memo dated February 19, 2020)
4. SAN JOAQUIN COUNTY COUNCIL OF GOVERNMENTS (Contact: [209] 235-0600, see memo dated March 31, 2020)
5. SAN JOAQUIN COUNTY AIRPORT LAND USE COMMISSION (Contact: [209] 235-0600, see memo dated February 6, 2020)
6. SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT (Contact: [559] 230-6061, see memo dated June 4, 2020)

FOR NOTES AND INFORMATION ONLY:

See Federal Emergency Management Agency memo dated January 9, 2020.

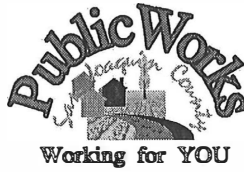
See Pacific Gas And Electric memo dated January 14, 2020.

See Department of Toxic Substances Control memo dated April 15, 2020.

See California Department of Transportation memo dated March 30, 2020.



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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

May 13, 2020

MEMORANDUM

TO: Community Development Department
 CONTACT PERSON: Frank Girardi

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

SUBJECT: PA-1900263; A Site Approval application for a truck trailer parking facility to be built over two (2) phases. Phase 1 will be unmanned and includes utilizing the existing paved area for the parking of ten (10) trucks and nine (9) trailers. Phase 2 includes additional surfacing for up to ten (10) additional trucks and up to nine (9) additional trailers. In addition, Phase 2 proposes to convert an existing 1,445 square foot house to an office; located on the south side of East Loomis Road, 1,066 feet west of 99 West Frontage Road, Stockton. (Supervisory District 1)

PROPERTY OWNER: Tarsem Singh

APPLICANT: Jatinder Singh

ADDRESS: 2940 E. Loomis Road, Stockton

APN: 179-100-06

INFORMATION:

The site is currently located within a Federal Emergency Management Agency Designated Flood Hazard Area designated as Zone AE and X. The 100-Year Flood Elevation will be approximately 27-feet NAVD 1988.

The site is within the Phase 2 area of the National Pollutant Discharge Elimination System (NPDES).

Loomis Road has an existing right-of-way width of 50 feet (20 feet south of centerline) and a planned right-of-way width of 60 feet.

RECOMMENDATIONS:

- 1) 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 shall be automatically adjusted July 1 of each year by the Engineering Construction Cost Index as published by the Engineering News Record. (Resolution R-00-433)



Community Development Department
PA-1900263 (SA)

- 2) 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)
- 3) A copy of the Final Site Plan shall be submitted prior to release of building permit.
- 4) 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)
- 5) 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)
- 6) Prior to issuance of the occupancy permit, the driveway approach shall be improved in accordance with the requirements of San Joaquin County Improvement Standards Drawing No. R-17 [return radii for truck-trailer egress shall be designed to prevent encroachment onto opposing lanes of traffic] (Development Title Section 9-1145.5)
- 7) The owner shall execute an Irrevocable Offer to Dedicate Road to result in a thirty (30) foot wide right-of-way from the centerline of Loomis Road to the property line across the parcel's frontage. (A fee based on the current fee schedule is required for processing per Development Title Table 9-240.2 in addition to a copy of the Grant Deed and a legal description of the parcel to be offered for dedication.) (Development Title Section 9-1150.5)
- 8) The Water Supply Facilities Impact Mitigation Fee shall be required for this development. The fee is due and payable prior to issuance of the building permit. The fee will be based on the current schedule at the time of payment. (Development Title Section 9-818.4 and Resolutions R-91-327, R-94-185 and R-97-5)
- 9) This project falls within the definition of a Regulated Project as defined in either the County Post-Construction Standards Manual or the County Phase II National Pollutant Discharge Elimination System (NPDES) permit and shall comply with the following conditions:
 - a) A registered professional engineer shall design a system or combination of systems to infiltrate, treat and/or filter the 85th percentile storm drainage as defined in the 2015 "Multi-Agency Post-Construction Stormwater Standards Manual" or in the "California Association of Storm Water Quality Agencies" (CASQA) publications and comply with the conditions of the County Phase II National Pollutant Discharge Elimination System (NPDES) permit. Standard "Best Management Practices" for the type of development proposed shall be incorporated into the system design. CASQA documents are available at <http://www.casqa.org>. Plans and/or calculations of the proposed system shall be submitted to the County for review and Approval Plan prior to clearance for plan check.
 - b) The proposed project disturbs less than one (1) acre of ground and is not part of a larger plan of common development. The construction phase of the proposed project shall follow best management practices of the County "Small Site Storm Water Management Plan".
 - c) Applicant shall submit a "Storm Water Pollution Prevention Plan" (SWPPP) to Public Works for review. A copy of the approved SWPPP and all required records, updates, test results and inspection

Community Development Department
PA-1900263 (SA)

reports shall be maintained on the construction site and be available for review upon request. The post construction chapter of the SWPPP must identify expected pollutants and how they will be prevented from entering the storm system. The chapter shall also contain a maintenance plan, a spill plan, and a training plan for all employees on proper use, handling and disposal of potential pollutants. The example plans are available in the SWQCCP and CASQA handbooks.

- d) Owner shall be responsible for providing the county with an annual report of operation and maintenance of any system. The property owner shall also be responsible for the payment to the County of an annual system inspection fee established by Resolution of the Board of Supervisors.
- e) A Maintenance Plan shall be submitted and the execution of a Maintenance Agreement with San Joaquin County will be required for the owner/operator of stormwater controls prior to the release of the building permit.
- f) Standard Best Management Practices for the type of development proposed shall be incorporated into the site storm drainage design.

AC: CH



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Environmental Health Department

Kasey Foley, REHS, Interim Director

PROGRAM COORDINATORS

Robert McClellon, REHS
Jeff Carruesco, REHS, RDI
Willy Ng, REHS
Muniappa Naidu, REHS
Michael Kith, REHS
Melissa Nissim, REHS

February 19, 2020

To: San Joaquin County Community Development Department
Attention: Frank Girardi

From: Aaron Gooderham; (209) 468-3442 ✓
Environmental Health Specialist

RE: **PA-1900263 (SA), Early Consultation, SU0012730**
2940 East Loomis Road, Stockton

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

- 1) All Onsite Wastewater Treatment Systems (OWTS) must comply with San Joaquin County Local Agency Management Program (LAMP) and current OWTS standards.
 - a) During a recent site visit the septic tank was discovered to have dilapidated wooden lids. The property owner shall replace the lids so that the septic tank is water tight to prevent the entrance of rainwater or surface drainage in accordance with San Joaquin County OWST Standards sec. 4.1.6.
 - b) The most recent septic system repair (permit #74-275) and the site map show that a portion of the disposal field is paved over. No leach line shall be under concrete, pavement, or be driven over, parked on. Uncover the portion of the disposal field under the existing concrete driveway. (San Joaquin County Onsite Wastewater Treatment Systems Standards, Section 9.5.4).
 - c) 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 (San Joaquin County OWTS Standards 1.10.1).
 - d) 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).
- 2) Prior to the issuance of any certificate of occupancy, public water facilities shall either be bonded for or be in place, as evidenced by a letter from the serving entity (San Joaquin County Development Title, Section 9-1100.3(d)).

- a) If the existing water well is to be abandoned, it must be destroyed under permit and inspection by the Environmental Health Department as required by San Joaquin County Development Title, Section 9-1115.5(e).
- 3) 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).
- 4) Before any hazardous materials/waste can be stored or used onsite, the owner/operator must report the use or storage of these hazardous materials to the California Environmental Reporting System (CERS) at cers.calepa.ca.gov/ and comply with the laws and regulations for the programs listed below (based on quantity of hazardous material in some cases). The applicant may contact the Program Coordinator of the CUPA program, Muniappa Naidu (209) 468-3439, with any questions.
 - a) Any amount but not limited to the following hazardous waste; hazardous material spills, used oil, used oil filters, used oil-contaminated absorbent/debris, waste antifreeze, used batteries or other universal waste, etc. – Hazardous Waste Program (Health & Safety Code (HSC) Sections 25404 & 25180 et sec.)
 - b) Onsite treatment of hazardous waste – Hazardous Waste Treatment Tiered Permitting Program (HSC Sections 25404 & 25200 et sec. & California Code of Regulations (CCR), Title 22, Section 67450.1 et sec.)
 - c) Reportable quantities of hazardous materials-reportable quantities are 55 gallons or more of liquids, 500 pounds for solids, or 200 cubic feet for compressed gases, with some exceptions. Carbon dioxide is a regulated substance and is required to be reported as a hazardous material if storing 1,200 cubic feet (137 pounds) or more onsite in San Joaquin County – Hazardous Materials Business Plan Program (HSC Sections 25508 & 25500 et sec.)
 - d) Any amount of hazardous material stored in an Underground Storage Tank – Underground Storage Tank Program (HSC Sections 25286 & 25280 et sec.)
 - i) If an underground storage tank (UST) system will be installed, a permit is required to be submitted to, and approved by, the San Joaquin County Environmental Health Department (EHD) before any UST installation work can begin.
 - ii) Additionally, an EHD UST permit to operate is required once the approved UST system is installed.
 - e) Storage of at least 1,320 gallons of petroleum aboveground or any amount of petroleum stored below grade in a vault – Aboveground Petroleum Storage Program (HSC Sections 25270.6 & 25270 et sec.)
 - i) Spill Prevention, Countermeasures and Control (SPCC) Plan requirement
 - f) Threshold quantities of regulated substances stored onsite - California Accidental Release Prevention (CalARP) Program (Title 19, Section 2735.4 & HSC Section 25531 et sec.)
 - i) Risk Management Plan requirement for covered processes



S J C O G , I n c .

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: Frank Girardi, San Joaquin County, Community Development Department

From: Laurel Boyd, SJCOG, Inc.

Date: January 8, 2020

-Local Jurisdiction Project Title: PA-1900263 (SA)

Assessor Parcel Number(s): 179-100-06

Local Jurisdiction Project Number: PA-1900263 (SA)

Total Acres to be converted from Open Space Use: Unknown

Habitat Types to be Disturbed: Urban Habitat Land

Species Impact Findings: Findings to be determined by SJMSCP biologist.

Dear Mr. Girardi:

SJCOG, Inc. has reviewed the project referral for PA-1900263 (SA). This project consists of a Site Approval application for a truck and trailer parking facility, on a 2.3 acre parcel over two phases. Phase 1 will be unmanned and includes utilizing the existing paved area for the parking of ten (10) trucks and nine (9) trailers. Phase 2 includes additional surfacing for up to ten (10) additional trucks and up to nine (9) additional trailers. In addition, Phase 2 proposes to convert an existing 1,445 square foot house to an office. The parcel will be served by an existing septic system and existing on-site retention pond, and proposes to connect to public water. The project site is located on the south side of East Loomis Road, 1,066 feet west of 99 West Frontage Road, Stockton (APN/Address: 179-100-06/2940 East Loomis Road, Stockton).

San Joaquin County is a signatory to San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Participation in the SJMSCP satisfies requirements of both the state and federal endangered species acts, and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA). The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measures are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP. Although participation in the SJMSCP is voluntary, Local Jurisdiction/Lead Agencies should be aware that if project applicants choose against participating in the SJMSCP, they will be required to provide alternative mitigation in an amount and kind equal to that provided in the SJMSCP.

This Project is subject to the SJMSCP. This can be up to a 30 day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. <http://www.sicog.org>

Please contact SJMSCP staff regarding completing the following steps to satisfy SJMSCP requirements:

- Schedule a SJMSCP Biologist to perform a pre-construction survey ***prior to any ground disturbance***
- SJMSCP Incidental take Minimization Measures and mitigation requirement:
 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
 2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.

4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - 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 , I n c .

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-1900263 (SA)

Landowner: Tarsem Singh

Applicant: Jatinder Singh

Assessor Parcel #s: 179-100-06

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

Local Jurisdiction Contact: Frank Girardi

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.



SAN JOAQUIN COUNCIL OF GOVERNMENTS

555 E. Weber Avenue • Stockton, California 95202 • P 209.235.0600 • F 209.235.0438 • www.sjcog.org

February 6, 2020

Frank Girardi
Community Development Department
1810 E. Hazelton Avenue
Stockton, CA 95205

Re: PA-1900263 (SA) Deadline: 2/6/20

Dear Frank Girardi,

The San Joaquin Council of Governments (SJCOCG), acting as the Airport Land Use Commission (ALUC), has reviewed a Site Approval application for a truck and trailer parking facility on a 2.3-acre parcel over two (2) phases. Phase 1 will be unmanned and includes utilizing the existing paved area for the parking of ten (10) additional trucks and nine (9) trailers. This project is located at 2940 East Loomis Road, Stockton APN: 179-100-06.

AIRPORT LAND USE COMMISSION'S REVIEW

This project is in the Stockton Metropolitan Airport Traffic Pattern Zone (TPZ) 7b.

SJCOCG, as ALUC, finds that this project is compatible with the 2018 San Joaquin County Airport Land Use Compatibility Plan (ALUCP) (<https://www.sjcog.org/ALUC>).

SJCOCG would like to provide standards and project design conditions that comply with the Airport Land Use Compatibility Plan as a reference guide. *Note: Jurisdictions determine if the following standards and conditions apply to this project.*

1. New land uses that may cause visual, electronic, or increased bird strike hazards to aircraft in flight shall not be permitted within any airport's influence area. Specific characteristics to be avoided include:
 - a. Glare or distracting lights which could be mistaken for airport lights. Reflective materials are not permitted to be used in structures or signs (excluding traffic directing signs).
 - b. Sources of dust, steam, or smoke which may impair pilot visibility.
 - c. Sources of electrical interference with aircraft communications or navigation. No transmissions which would interfere with aircraft radio communications or navigational signals are permitted.
 - d. Occupied structures must be soundproofed to reduce interior noise to 45 decibel(dB) according to State guidelines.
 - e. Within the airport's influence area, ALUC review is required for any proposed object taller than 100 feet above ground level (AGL).

Doug Kuehne
CHAIR

Jesus Andrade
VICE CHAIR

Andrew T. Chesley
EXECUTIVE DIRECTOR

Member Agencies
CITIES OF
ESCALON,
LATHROP,
LODI,
MANTECA,
RIPON,
STOCKTON,
TRACY,
AND
THE COUNTY OF SAN
JOAQUIN

Frank Girardi
Page 2 of 2
2/6/20

2. Regardless of location within San Joaquin County, ALUC review is required in addition to Federal Aviation Administration (FAA) notification in accordance with Code of Federal Regulations, Part 77, <https://www.ecfr.gov/cgi-bin/text-idx?SID=eb24e90cc7df89325fe53a8f4585123a&mc=true&node=pt14.2.77&rgn=div5> for any proposal for construction or alteration under the following conditions:
 - a. If requested by the FAA.
 - b. Any construction or alteration that is more than 200 ft. AGL at its site.
 - c. Any construction or alteration that exceeds an imaginary surface extending outward and upward at any of the following slopes:
 - i. 100 to 1 for a horizontal distance of 20,000 ft. of a public use or military airport from any point on the runway of each airport with its longest runway more than 3,200 ft.
 - ii. 50 to 1 for a horizontal distance of 10,000 ft. of a public use or military airport from any point on the runway of each airport with its longest runway no more than 3,200 ft.
 - iii. 25 to 1 for a horizontal distance of 5,000 ft. of the nearest take-off and landing area of a public use heliport
 - d. Any highway, railroad or other traverse way whose prescribed adjusted height would exceed the above noted standards
 - e. Any construction or alteration located on a public use airport or heliport regardless of height or location.

Thank you again for the opportunity to comment. Please contact ALUC staff Isaiah Anderson (209-235-0452 or ianderson@sjcog.org) if you have any questions or comments.

Sincerely,

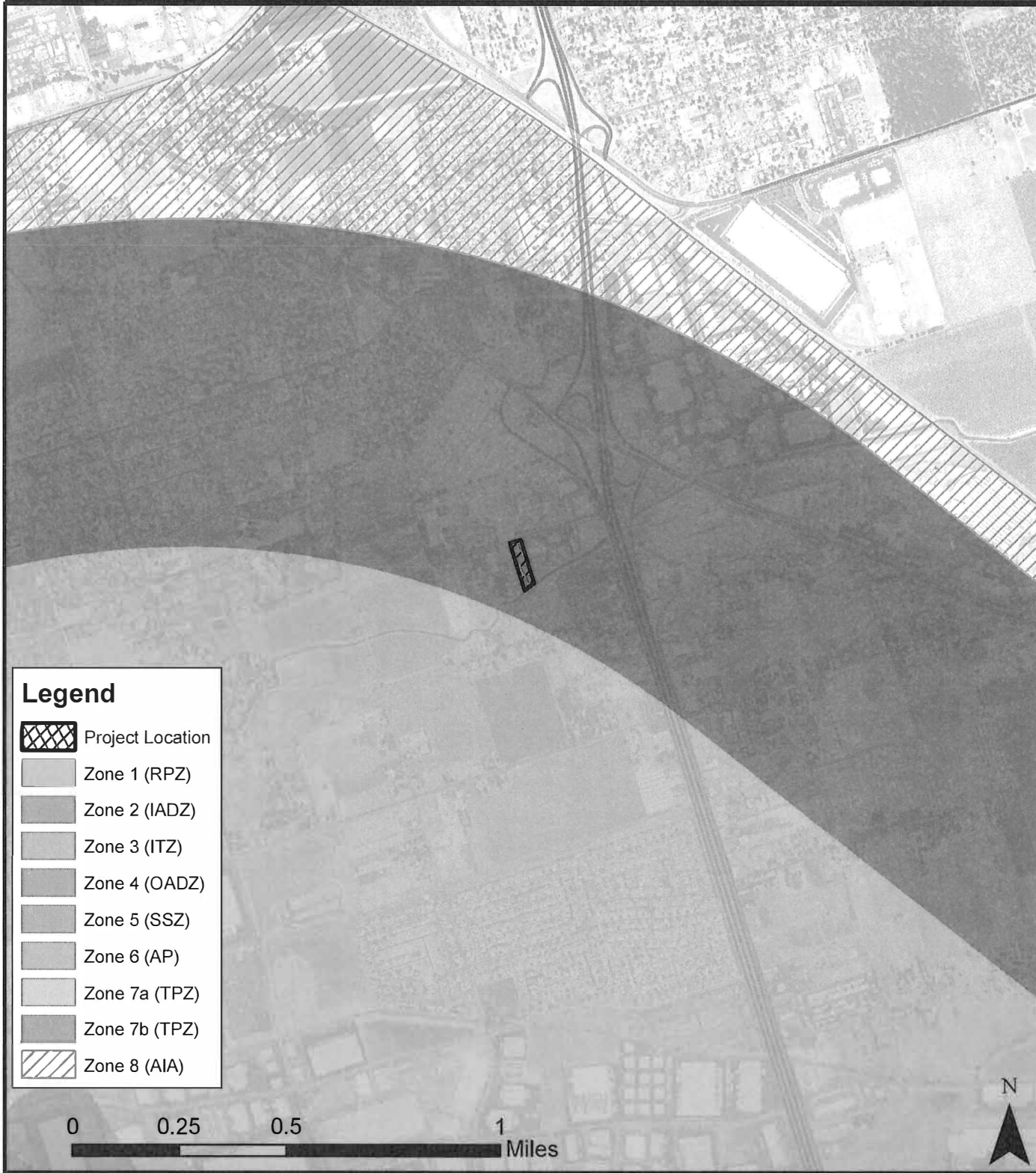
Isaiah Anderson

Isaiah Anderson
Assistant Regional Planner











ATTACHMENT A – Exhibit of Project Site Location in relation to ALUC



AIRPORT LAND USE CONSISTENCY REVIEW



Legend

-  Project Location
-  Zone 1 (RPZ)
-  Zone 2 (IADZ)
-  Zone 3 (ITZ)
-  Zone 4 (OADZ)
-  Zone 5 (SSZ)
-  Zone 6 (AP)
-  Zone 7a (TPZ)
-  Zone 7b (TPZ)
-  Zone 8 (AIA)

PERMIT NUMBER / PROJECT TITLE: PA-1900263 (SA)
ADDRESS: 2940 East Loomis Road, Stockton
APN: 179-100-06
AIRPORT / "HAZARD TO FLIGHT": Stockton Metropolitan Airport Influence Area



June 4, 2020

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

Re: Air Impact Assessment (AIA) Application Approval
ISR Project Number: C-20200158
Land Use Agency: County of San Joaquin
Land Use Agency ID Number: PA-1900263 (SA)

To Whom It May Concern:

The San Joaquin Valley Air Pollution Control District (District) has approved the Air Impact Assessment (AIA) application for the Truck and Trailer Parking project, located at 2940 Loomis Road in Stockton, California. The District has determined that the mitigated baseline emissions for construction and operation will be less than two tons NOx per year and two tons PM10 per year. Pursuant to District Rule 9510 Section 4.3, this project is exempt from the requirements of Section 6.0 (General Mitigation Requirements) and Section 7.0 (Off-site Emission Reduction Fee Calculations and Fee Schedules) of the rule. As such, the District has determined that this project complies with the emission reduction requirements of District Rule 9510 and is not subject to payment of off-site fees.

Pursuant to District Rule 9510, Section 8.4, the District is providing you with the following information:

- A notification of AIA approval (this letter)
- A statement of tentative rule compliance (this letter)
- An approved Monitoring and Reporting Schedule
- A copy of the Air Impact Assessment Application

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) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakerfield, CA 93308-9725
Tel: (661) 392-5500 FAX: (661) 392-5585

Page 2

If you have any questions, please contact Mr. Harout A Sagherian at (559) 230-5860 or by email at Harout.sagherian@valleyair.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Arnaud Marjollet', with a stylized flourish at the end.

For Arnaud Marjollet
Director of Permit Services

AM: hs

Enclosures

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

Project Name:	TRUCK AND TRAILER PARKING
Applicant Name:	JATINDER SINGH
Project Location:	2940 LOOMIS ROAD MARIPOSA ROAD APN(s): 179-100-06
Project Description:	LAND USE: Other - 1 Acres - Other Other - 1 Acres - Other ACREAGE: 1.03
ISR Project ID Number:	C-20200158
Applicant ID Number:	C-303292
Permitting Public Agency:	COUNTY OF SAN JOAQUIN
Public Agency Permit No.	PA-1900263 (SA)

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 - Exempt from Off-site Fee	For each project phase, within 30-days of issuance of the first certificate of occupancy, if applicable, submit to the District a summary report of the construction start, and end dates, and the date of issuance of the first certificate of occupancy. Otherwise, submit to the District a summary report of the construction start and end dates within 30-days of the end of each phase of construction.	(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 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
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

Number of District Enforced Measures: 3



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: JATINDER SINGH			
Mailing Address: 29225 TAYLOR AVENUE		City: HAYWARD	State: CA Zip: 94544
Contact:		Title:	
Is the Applicant a licensed state contractor? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, please provide State License number:			
Phone: (510)-200-6491	Fax:	Email: jaypama91@gmail.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: PA-1900263 (CA) - TRUCK + TRAILER PARKING		Tract Number(s) (if known):	
Project Location	Street: 2940 LOOMIS ROAD	City: STOCKTON	Zip: 95205
Cross Streets: MARIPOSA ROAD		County: SAN JOAQUIN	
Permitting Agency:		Planner: FRANK GIRARDI	
Mailing Address: 29225 TAYLOR AVENUE		City: HAYWARD	State: CA Zip: 94544
Permit Type and Number (if known): PA-1900263 (CA)	Subject to Project-Level Discretionary Approval? <input 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): TWO PHASE SITE APPROVAL FOR TRUCK + TRAILER PARKING.			
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 checked="" type="checkbox"/> Industrial	<input type="checkbox"/> Distribution Center
<input type="checkbox"/> Recreational (e.g. park)	<input type="checkbox"/> Medical	<input type="checkbox"/> Manufacturing	<input type="checkbox"/> Other: _____
			<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural
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: _____	Check #: _____	Date Stamp: Finance	Date Stamp: Permit
Date Paid: _____	Project #: _____		MAR 17 2020
Applicant #: C303292	Project #: C20200158		Permits Services SJVAPCD

H. Parcel and Land Owner Information			
	APN (000-000-00 Format)	Gross Acres	Land Owner
1.	179-100-00	2.03	TARSEM SINGH
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?	<input type="checkbox"/> Yes, complete I-1	<input checked="" type="checkbox"/> 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? <input checked="" type="checkbox"/> 5 days <input type="checkbox"/> 6 days <input type="checkbox"/> 7 days	Will the project be developed in multiple phases? <input checked="" type="checkbox"/> Yes, complete I-3 <input type="checkbox"/> 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): 02/2023	Gross Acres: .5 Acres
	End of Construction (Month/Year): 07/2023	Net Acres (area devoted to buildings/structures): 0
	First Date of Occupation (Month/Year): 07/2023	Paved Parking Area (# of Spaces):
	Building Square Footage: 0	Number of Dwelling Units: 0
2	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:
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 Development	
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 type="checkbox"/> Yes, please complete applicable mitigation measures 7a through 7b <input checked="" 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 type="checkbox"/> Yes, please complete applicable mitigation measure 9 <input checked="" 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.

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

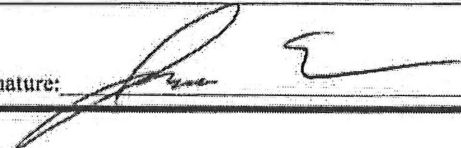
O. Certification Statement

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): JATINDER SINGH

Title: OWNER

Signature: 

Date: 02/26/2020

Mitigation Measure 1: Construction Clean Fleet

Will the project use a construction fleet to achieve the emission reductions required by District Rule 9510? *(Note: by checking "yes" the Applicant could potentially reduce any construction related off-site fees to zero.)*

 No

 Yes*

*If yes, daily records of the total hours of operation for each piece of equipment greater than 50-horsepower being used on the project site during construction must be maintained. Within 30-days of completing construction of each project phase, a report summarizing total hours of operation by equipment type, equipment model year and horsepower for each piece of construction equipment greater than 50-horsepower must be submitted to the District. To assist in this recordkeeping, The *Detailed Fleet Template* is available on the District's website at <http://www.valleynair.org/ISR/ISRFormsAndApplications.htm>.

For each project phase, the District will verify that the fleet details achieved the required emission reductions.

Mitigation Measure 2a: Increase Density

Will the Project be located within 1/2 mile radius of increased density? Density is measured in terms of dwelling units or jobs per acre. A project located in areas of increased density may reduce emissions associated with traffic.

*Note: There are approximately 502.4 acres in a 1/2 mile radius.

 No

 Yes, please complete sections below:

1. Number of Dwelling Units within 1/2 radius of Project:

2. Number of Jobs within 1/2 mile radius of Project:

3. Density:

Density is the 'Number of Dwelling Units' or 'Number of Jobs' within 1/2 mile radius divided by 502.4 acres.

Dwelling Units per Acre:

Jobs per Acre:

> Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?

 No (note: if checked "no" this mitigation measure will require District enforcement)

 Yes, Name of enforcing agency: _____

Source of Requirement: _____

Documentation: Please attach supporting documentation (e.g.: map) to justify the provided jobs and housing. Attached

Mitigation Measure 2b: Increase Diversity

This mitigation measure applies to a project in an *Urban Area only*. Will the project be predominantly characterized by properties on which various uses, such as office, commercial, institutional, and residential are present within 1/4 mile? Mixed-use development should encourage walking and other non-auto modes of transport and minimize need for external trips.

 No

 Yes, please complete sections below:

> Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?

 No (note: if checked "no" this mitigation measure will require District enforcement)

 Yes, Name of enforcing agency: _____

Source of Requirement: _____

Documentation: Please attach supporting documentation (e.g.: map) to justify the project is characterized by various uses, such as office, commercial, institutional, and residential are within 1/4 mile that encourage walking and non-auto modes of transport. Attached

Mitigation Measure 2c: Improve Walkability Design

1. Square Miles within the Study Area:

a. If the distance from the center of the project out to its farthest boundary is less than or equal to 1/2 mile then the Square Miles within the Study Area will be 0.79. Enter this value in the blank to the right.
 b. If the distance from the center of the project out to its farthest boundary is greater than 1/2 mile then calculate the area value by: Study Area Square Miles = 3.14 x radius^(squared). (Enter this value in the blank to the right.)

Square Miles

2. Intersection within the Study Area: Number and type of intersections within the project area:	Number of 3-Way Intersections:	0	x 3 =	0
	Number of 4-Way Intersections:	0	x 4 =	0
	Number of 5-Way Intersections:	0	x 5 =	0
	Total Intersections (sum of above) =			0

3. Intersection Density within the Study Area:

Intersection Density is the Study Area's 'Total Intersections' value (B.) divided by the 'Square Miles' value (A.):

0 Intersections / sq. mi.

- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No (note: if checked "no" this mitigation measure will require District enforcement)
 - Yes, Name of enforcing agency: _____
Source of Requirement: _____

Documentation: Please attach supporting documentation (e.g.: map) to justify number of intersections within 1/2 mile of the project.

Attached

Mitigation Measure 2d: Improve Destination Accessibility

Will the project be located within 12 miles from downtown or a job center? The location of the project may increase the potential for pedestrians to walk and bike to these destinations and therefore reduce VMT.

- No
- Yes, please complete sections below:
 - Distance to Downtown/Job Center (miles): _____
 - Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No (note: if checked "no" this mitigation measure will require District enforcement)
 - Yes, Name of enforcing agency: _____
Source of Requirement: _____

Documentation: Please attach supporting documentation (e.g.: map) to justify the distance of the project to the Downtown/Job Center.

Attached

Mitigation Measure 2e: Increase Transit Accessibility

Will the project be located near a transit station/stop at least within ¼ mile or near a rail at least within ½ mile that will facilitate the use of transit by people traveling to or from the project site?

No

Yes, please complete sections below:

➤ Distance to Rail Station (miles): ½ mile or less between ½ mile and 3 miles

➤ Distance to Transit Station (miles): ¼ mile

➤ Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?

No (note: if checked "no" this mitigation measure will require District enforcement)

Yes, Name of enforcing agency: _____

Source of Requirement: _____

Documentation: Please attach supporting documentation (e.g.: map) to justify the project is located within ¼ mile of a transit station or within ½ mile of a rail from the project site.

Attached

Mitigation measure 2f: Integrate Below Market Rate Housing

Is all or a portion of the residential units designated as deed-restricted below-market-rate (BMR) housing?

No

Yes, please complete sections below:

➤ Percentage of total dwelling units deed-restricted below market rate: _____%

➤ Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?

No (note: if checked "no" this mitigation measure will require District enforcement)

Yes, Name of enforcing agency: _____

Source of Requirement: _____

Documentation: Please attach supporting documentation to justify all or a portion of the residential units that are designated as deed-restricted below-market-rate housing.

Attached

Mitigation Measure 3a: Improve Pedestrian Network

Will the project provide a pedestrian access network that internally links all uses and connects to all existing or planned external streets and pedestrian facilities contiguous with the project site?

No

Yes, please complete sections below:

➤ Select one of the following areas, where pedestrian accommodations will be provided:

within Project Site

within Project Site and Connecting Off-Site

Project Site is within a Rural setting

➤ Will this measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?

No (note: if checked "no" this mitigation measure will require District enforcement)

Yes, Name of enforcing agency: _____

Source of Requirement: _____

Mitigation Measure 3b: Provide Traffic Calming Measures

Will this project provide traffic calming measures which encourage people to walk or bike instead of using a vehicle (e.g., marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, roundabouts or mini-circles, on-street parking, planter strips with street trees, chicanes/chokers, and others)?

- No
- Yes, please complete sections below:
 - % Streets with Improvement within 1/2 mile of project site: 25% 50% 75% 100%
 - % Intersections with Improvement within 1/2 mile of project site: 25% 50% 75% 100%
 - Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No (note: if checked "no" this mitigation measure will require District enforcement)
 - Yes, Name of enforcing agency: _____
Source of Requirement: _____

Mitigation Measure 3c: Implement Neighborhood Electric Vehicle (NEV) Network

Will the project provide a NEV network including the necessary infrastructure such as parking, charging facilities, striping, signage, and educational tools?

*Note: NEVs are classified in the California Vehicle Code as a "low speed vehicle".

- No
- Yes, please complete sections below:
 - Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No (note: if checked "no" this mitigation measure will require District enforcement)
 - Yes, Name of enforcing agency: _____
Source of Requirement: _____

Mitigation Measure 4a: Limit Parking Supply

Will the project provide fewer parking spaces than the rate provided by the Institute of Transportation and Engineering (ITE) Parking Generation Handbook?

- No
- Yes, please complete sections below:
 - % Reduction in Spaces: _____
 - Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No (note: if checked "no" this mitigation measure will require District enforcement)
 - Yes, Name of enforcing agency: _____
Source of Requirement: _____

Mitigation Measure 4b: Unbundle Parking Cost

Will the project implement a monthly/annual parking charge?

- No
- Yes, please complete sections below:
 - Monthly Parking Cost for Project Site (\$): _____
 - Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No (note: if checked "no" this mitigation measure will require District enforcement)
 - Yes, Name of enforcing agency: _____
Source of Requirement: _____

Mitigation Measure 4c: On-Street Market Pricing

Will this project and the city (in which the project is located) implement a pricing strategy which will increase the on-street public parking (e.g.: meter parking) by at least 25%?

No

Yes, please complete sections below:

➤ % Increase in Price: 25% 30% 40% 50%

➤ Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?

No (note: if checked "no" this mitigation measure will require District enforcement)

Yes, Name of enforcing agency: _____

Source of Requirement: _____

Mitigation Measure 4d: Transit Subsidy

Will the project provide subsidized/discounted daily or monthly public transit passes?

No

Yes, please complete sections below:

➤ % of employees to receive public transit passes: _____

➤ Please select the closest expected Daily Transit Subsidy Amount (\$): \$0.75 \$1.50 \$3 \$6

➤ Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?

No (note: if checked "no" this mitigation measure will require District enforcement)

Yes, Name of enforcing agency: _____

Source of Requirement: _____

Mitigation Measure 4e: Implement Employee Parking "Cash-Out"

Will the project require employers to offer employee parking "cash-out"? The term "cash-out" is used to describe the employer providing employees with a choice of forgoing their current subsidized/free parking for a cash payment.

No

Yes, please complete sections below:

➤ % of employees to receive "cash-out": _____

➤ Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?

No (note: if checked "no" this mitigation measure will require District enforcement)

Yes, Name of enforcing agency: _____

Source of Requirement: _____

Mitigation Measure 5a: Workplace Parking Charge

Will the project implement workplace parking pricing at its employment centers (e.g., explicitly charging for parking for its employees, not providing employee parking and transportation allowances, educating employees about available alternatives)?

No

Yes, please complete sections below:

➤ % of employees paying for parking: _____

➤ Please select the closest expected Daily Cash out Amount (\$): \$1 \$2 \$3 \$6

➤ Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?

No (note: if checked "no" this mitigation measure will require District enforcement)

Yes, Name of enforcing agency: _____

Source of Requirement: _____

Mitigation Measure 5b: Implement School Bus Program

Will the project work with the school district to restore or expand school bus services in the project area and local community?

No

Yes, please complete sections below:

➤ % of families expected to using school bus program (those currently attending the school district): _____

➤ Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?

No (note: if checked "no" this mitigation measure will require District enforcement)

Yes, Name of enforcing agency: _____

Source of Requirement: _____

Mitigation Measure 5c: Encourage Telecommuting and Alternative Work Schedules

Will the project include the use of telecommuting or alternative work schedules to reduce the number of commute trips by employees?

No

Yes, please complete sections below:

➤ Percent of employees to participate in a 9/80 work schedule: 1% 3% 5% 10% 25%

➤ Percent of employees to participate in a 4/40 work schedule: 1% 3% 5% 10% 25%

➤ Percent of employees to participate in telecommuting 1.5 days: 1% 3% 5% 10% 25%

➤ Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?

No (note: if checked "no" this mitigation measure will require District enforcement)

Yes, Name of enforcing agency: _____

Source of Requirement: _____

Mitigation Measure 5d: Market Commute Trip Reduction Option

Will the project implement marketing strategies to reduce commute trips (e.g., new employee orientation of trip reduction and alternative mode option, event promotions, publications)? This measure should promote and educate employees on alternative transportation options.

No

Yes, please complete sections below:

➤ % of Employees Eligible: _____

➤ Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?

No (note: if checked "no" this mitigation measure will require District enforcement)

Yes, Name of enforcing agency: _____

Source of Requirement: _____

Mitigation Measure 5e: Employee Vanpool/Shuttle

Will this project implement an employer-sponsored vanpool or shuttle? Employer-sponsored vanpool programs entail an employer purchasing or leasing vans for employee use, and often subsidizing the cost of at lease program administration, if not more. Rider charges are normally set on the basis of vehicle and operating cost.

No

Yes, please complete sections below:

➤ % of employees participating in the vanpool program: _____

➤ % of vehicles for vanpooling: _____

➤ Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?

No (note: if checked "no" this mitigation measure will require District enforcement)

Yes, Name of enforcing agency: _____

Source of Requirement: _____

Mitigation Measure 5f: Provide Ride Sharing Program

Will the project include a ride-sharing program?

- No
 - Yes, please complete sections below:
 - % of Employees participating in the ride-sharing program: _____
 - Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No (note: if checked "no" this mitigation measure will require District enforcement)
 - Yes, Name of enforcing agency: _____
- Source of Requirement: _____

Mitigation Measure 6: Hearth

Will the project include any woodstoves or fireplaces?

- No
 - Yes, please complete sections below:
 - Only natural gas hearth
 - Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No (note: if checked "no" this mitigation measure will require District enforcement)
 - Yes, Name of enforcing agency: _____
- Source of Requirement: _____

Mitigation Measure 7a: Exceed Title 24

Will the energy efficiency rating of the project's building(s) be greater than California Title 24 requirements?

- No
 - Yes, please complete sections below:
 - Percent of increase greater than California Title 24 requirements: _____
 - Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No (note: if checked "no" this mitigation measure will require District enforcement)
 - Yes, Name of enforcing agency: _____
- Source of Requirement: _____

Documentation: Please attach relevant analysis or summary pages of Title 24 documentation Attached

Mitigation Measure 7b: Landscape Equipment

Will the project provide electrical outlets on the front and rear of all residences, and /or provide the use of electrical maintenance equipment including but not limited to electric lawn mowers, electric leaf blowers, etc.? (note 3% is the assumed statewide average for landscape equipment)

- No
 - Yes, please complete sections below:
 - Percent of electric lawnmower that will be electrically powered: _____
 - Percent of leaf blower that will be electrically powered: _____
 - Percent of electric chainsaw that will be electrically powered: _____
 - Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No (note: if checked "no" this mitigation measure will require District enforcement)
 - Yes, Name of enforcing agency: _____
- Source of Requirement: _____

Documentation: Please attach supporting documentation if claiming greater than 3%. Attached

Mitigation Measure 8: Solar Panels

Will the project include the installation of solar panels?

No

Yes, please complete sections below:

- Total power output of solar panels to be installed: _____ kW (e.g.: 200 homes x 3kW=600kW.)
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No (note: if checked "no" this mitigation measure will require District enforcement)
 - Yes, Name of enforcing agency: _____
Source of Requirement: _____

Mitigation Measure 9: Electric Vehicle (EV) Charger

Will the project include the installation of electric vehicle (EV) charger(s)?

No

Yes, please complete sections below:

- Number of charging outlet(s) to be installed (Note: a charger may have one or more charging outlets): _____
- Charging level (e.g.: Level 1, Level 2, or DC Fast Charge): _____
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No (note: if checked "no" this mitigation measure will require District enforcement)
 - Yes, Name of enforcing agency: _____
Source of Requirement: _____

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



FEMA

January 9, 2020

Frank Girardi, Project Manager
San Joaquin County
Community Development Department
1810 E. Hawthorne Avenue
Stockton, California 95205

Dear Mr. Girardi:

This is in response to your request for comments regarding Application Referral Early Consultation Application Number PA 1900263 (SA), a Site Approval application (APN/Address: 179-100-06/2940 East Loomis Road, Stockton) (Supervisory District 1) dated December 27, 2019.

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 Stockton (Community Number 060302), Maps revised October 16, 2009. Please note that the City of Stockton, 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.

Frank Girardi, Project Manager
Page 2
January 9, 2020

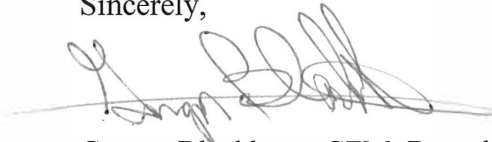
- Upon completion of any development that changes existing Special Flood Hazard Areas, the NFIP directs all participating communities to submit the appropriate hydrologic and hydraulic data to FEMA for a FIRM revision. In accordance with 44 CFR, Section 65.3, as soon as practicable, but not later than 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 Stockton floodplain manager can be reached by calling David Kwong, Director, Community Development Department, at (209) 937-8444. The San Joaquin County floodplain manager can be reached by calling John Maguire, Engineering Services Manager, Flood Management Division, 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) 627-7248 of the Mitigation staff.

Sincerely,



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

cc:

David Kwong, Director, Community Development Department, City of Stockton
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 Specialist, DHS/FEMA Region IX
Julia Gillespie, Floodplain Specialist, DHS/FEMA Region IX
Alessandro Amaglio, Environmental Officer, DHS/FEMA Region IX



January 14, 2020

Frank Girardi
San Joaquin County
1810 E. Hazelton Ave.
Stockton, CA 95205

Ref: Gas and Electric Transmission and Distribution

Dear Mr. Girardi,

Thank you for submitting 2940 East Loomis Rd - PA-1900263 plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management

Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch



wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.

11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.



Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. **Buildings and Other Structures:** No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. **Grading:** Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. **Fences:** Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. **Landscaping:** Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. **Reservoirs, Sumps, Drainage Basins, and Ponds:** Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. **Automobile Parking:** Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. **Storage of Flammable, Explosive or Corrosive Materials:** There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.



8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.



Jared Blumenfeld
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D.
Director
8800 Cal Center Drive
Sacramento, California 95826-3200



Gavin Newsom
Governor

April 15, 2020

Mr. Frank Girardi
San Joaquin County
Community Development Department
1810 E. Hazelton Department
Stockton, California 95205
jfunderburg@sjgov.org

MITIGATED NEGATIVE DECLARATION FOR PA-1900263 (SA) – DATED MARCH 19, 2020 (STATE CLEARINGHOUSE NUMBER: 2020039063)

Dear Mr. Girardi:

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for PA-1900263 (SA). The proposed project is a site approval of a truck and trailer parking facility, on a 2.3 acre parcel over two phases. Phase 1 will be unmanned and includes utilizing the existing paved area for the parking of ten trucks and nine trailers. Phase 2 includes additional surfacing for up to ten additional trucks and up to nine additional trailers. In addition, Phase 2 proposes to convert an existing 1,445 square foot house to an office.

DTSC recommends that the following issues be evaluated in the MND Hazards and Hazardous Materials section:

1. The MND should acknowledge the potential for historic or future activities on or near the project site to result in the release of hazardous wastes/substances on the project site. In instances in which releases have occurred or may occur, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. The MND should also identify the mechanism(s) to initiate any required investigation and/or remediation and the government agency who will be responsible for providing appropriate regulatory oversight.
2. Refiners in the United States started adding lead compounds to gasoline in the 1920s in order to boost octane levels and improve engine performance. This practice did not officially end until 1992 when lead was banned as a fuel additive in California. Tailpipe emissions from automobiles using leaded gasoline contained lead and resulted in aerially deposited lead (ADL) being deposited in

and along roadways throughout the state. ADL-contaminated soils still exist along roadsides and medians and can also be found underneath some existing road surfaces due to past construction activities. Due to the potential for ADL-contaminated soil DTSC, recommends collecting soil samples for lead analysis prior to performing any intrusive activities for the project described in the MND.

3. If any sites within the project area or sites located within the vicinity of the project have been used or are suspected of having been used for mining activities, proper investigation for mine waste should be discussed in the MND. DTSC recommends that any project sites with current and/or former mining operations onsite or in the project site area should be evaluated for mine waste according to DTSC's 1998 Abandoned Mine Land Mines Preliminary Assessment Handbook (https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/11/aml_handbook.pdf).
4. If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's 2006 *Interim Guidance Evaluation of School Sites with Potential Contamination from Lead Based Paint, Termiticides, and Electrical Transformers* (https://dtsc.ca.gov/wpcontent/uploads/sites/31/2018/09/Guidance_Lead_Contamination_050118.pdf).
5. If any projects initiated as part of the proposed project require the importation of soil to backfill any excavated areas, proper sampling should be conducted to ensure that the imported soil is free of contamination. DTSC recommends the imported materials be characterized according to DTSC's 2001 *Information Advisory Clean Imported Fill Material* (https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/SMP_FS_Cleanfill-Schools.pdf).
6. If any sites included as part of the proposed project have been used for agricultural, weed abatement or related activities, proper investigation for organochlorinated pesticides should be discussed in the MND. DTSC recommends the current and former agricultural lands be evaluated in accordance with DTSC's 2008 *Interim Guidance for Sampling Agricultural Properties (Third Revision)* (<https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Aq-Guidance-Rev-3-August-7-2008-2.pdf>).

DTSC appreciates the opportunity to comment on the MND. Should you need any assistance with an environmental investigation, please submit a request for Lead Agency Oversight Application, which can be found at: <https://dtsc.ca.gov/wp->

Mr. Frank Girardi
April 15, 2020
Page 3

[content/uploads/sites/31/2018/09/VCP_App-1460.doc](#). Additional information regarding voluntary agreements with DTSC can be found at: <https://dtsc.ca.gov/brownfields/>.

If you have any questions, please contact me at (916) 255-3710 or via email at Gavin.McCreary@dtsc.ca.gov.



Sincerely,

Gavin McCreary
Project Manager
Site Evaluation and Remediation Unit
Site Mitigation and Restoration Program
Department of Toxic Substances Control

cc: (via email)

Governor's Office of Planning and Research
State Clearinghouse
State.Clearinghouse@opr.ca.gov

Ms. Lora Jameson, Chief
Site Evaluation and Remediation Unit
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DEPARTMENT OF TRANSPORTATION

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(1976 E. CHARTER WAY/1976 E. DR. MARTIN
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FAX (209) 948-7194



*Making Conservation
a California Way of Life.*

March 30, 2020

**10-SJ-99-PM 016.56
PA-1900263 (SA)
Jatinder Singh**

Frank Girardi
San Joaquin County
Community Development Dept.
1810 East Hazelton Avenue
Stockton, CA 95205

Dear Mr. Girardi:

The California Department of Transportation appreciates the opportunity to have reviewed PA-1900263 (SA), the proposed truck parking facility for a total of 20 trucks and 18 trailers. The facility is located at 2940 Loomis Road, Stockton. The Department has the following comments:

Caltrans has no comments on this project at this time. However, any changes to the project should be submitted to Caltrans for further review and comment.

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 that reads "Nicholas Fung".

FOR

TOM DUMAS, CHIEF
OFFICE OF METROPOLITAN PLANNING

**FINDINGS FOR SITE APPROVAL
PA-1900263
TARSEM SINGH/JATINDER 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 proposed truck parking facility, which is a paved lot with individually rented spaces and an office (Use Type: Truck Sales and Service-Parking) may be conditionally permitted in the I-L (Limited Industrial) zone with an approved Site Approval application. The project site has a General Plan designation of I/L (Limited Industrial). Therefore, the proposed truck parking facility is consistent with the goals, policies, standards and maps of the General Plan and there are no Master Plans, Specific Plans, and/or Special Purpose Plans in the project vicinity.**
2. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, and the proposed improvements are properly related to existing and proposed roadways.
 - **This finding can be made because there are no roadway improvements required other than an encroachment permit for a driveway. The truck parking facility will not impact existing public utilities. The project will utilize an onsite private septic system and a retention pond for storm water. A will-serve letter from California Water Company that states it will serve the project for public water. The parcel will be accessed from East Loomis Road.**
3. The site is physically suitable for the type of development and for the intensity of development.
 - **This finding can be made because the 2.03-acre parcel is of adequate size and shape to accommodate the proposed use, building coverage, setbacks, and other requirements of the Development Title. The parcel is of adequate size to accommodate truck parking for twenty (20) trucks and eighteen (18) trailers.**
4. Issuance of the permit will not be significantly detrimental to the public health, safety, or welfare, or be injurious to the property or improvements of adjacent properties.
 - **This finding can be made because the 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 may be conditionally permitted in the I-L (Limited Industrial) zone with an approved Site Approval application. The proposed use will not interfere with nor alter the current land uses on adjoining properties. The adjacent surrounding parcels are primarily industrial uses. The nearest conforming single-family residence is 725 feet to the south.**