



Planning Commission Staff Report
Item # 1, July 2, 2020
Use Permit No. PA-2000066
Prepared by: Alisa Goulart

PROJECT SUMMARY

Applicant Information

Property Owner: Way Jane Wong, et al
Project Applicant: Waterloo Morada Rural County Fire Protection District

Project Site Information

Project Address: 4946 East Eight Mile Road, Stockton
Project Location: On the south side of East Eight Mile Road, 850 feet east of State Route 99 East Frontage Road, Stockton

Parcel Number (APN):	086-070-09	Water Supply:	Private (Well)
General Plan Designation:	R/R	Sewage Disposal:	Private (Septic)
Zoning Designation:	R-R	Storm Drainage:	Private (On-Site)
Project Size:	1.4 acres	100-Year Flood:	No
Parcel Size:	7.34 acres	Williamson Act:	No
Community:	None	Supervisory District:	4

Environmental Review Information

CEQA Determination: Negative Declaration (Attachment C; Environmental Document)

Project Description

This project is a Use Permit for a second fire station location for the Waterloo Morada Rural County Fire Protection District. The project includes utilization of an existing 1,740-square-foot, single family residence for a firehouse, an existing 1,440-square-foot building for training, and an existing 2,700-square-foot building for apparatus storage. The station will house one (1) engine. (Use Type: Public Services-Essential).

Recommendation

1. Adopt the Negative Declaration (Attachment C, Environmental Document);
2. Adopt the Findings for Use Permit (Attachment D, Findings); and
3. Approve Use Permit No. PA-2000066 with the attached Conditions of Approval (Attachment E, Conditions of Approval)

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NOTIFICATION & RESPONSES

(See Attachment B, Response Letters)

Public Hearing Notices

Legal ad for the public hearing published in the Stockton Record: June 22, 2020

Number of Public Hearing notices: 98

Date of Public Hearing notice mailing: June 19, 2020

Referrals and Responses

- **Early Consultation Date:** April 22, 2020
- **Project Referral with Environmental Determination Date:** May 22, 2020
- **Negative Declaration Posting Date:** May 19, 2020
- **OPR State Clearinghouse #:** 2020050357

Agency Referrals	Response Date - Early Consultation	Response Date - Referral
County Departments		
Community Development		
Building Division		
Fire Prevention Bureau		
Public Works	5/15/2020	
Environmental Health	4/28/2020	
Sheriff Office		
Supervisor District 4		
State Agencies		
Department of Transportation		
District 10	4/23/2020	
C.H.P.		
C.R.W.Q.C.B.		
Fish & Wildlife, Division:		
Federal Agencies		
F.E.M.A.	5/8/2020	
Local Agencies		
Waterloo-Morada Fire District		
Mosquito & Vector Control		
S.J.C.O.G.	4/23/2020	
San Joaquin Air Pollution Control District	5/18/2020	
Stockton East Water District		

Agency Referrals	Response Date - Early Consultation	Response Date - Referral
Miscellaneous		
A.T.&T.		
P.G.&E.	5/12/2020	
Builder's Exchange		
Building Industry Association		
Carpenters Union		
Sierra Club		
Haley Flying Service		
Precissi Flying Service		
CA Native American Heritage Commission		
CA Tribal TANF Partnership		
United Auburn Indian Community		
CA Valley Miwok Tribe		
Buena Vista Tribe Rancheria	5/7/2020	
CA North Valley Yokuts Tribe		

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ANALYSIS

Background

On February 23, 1972, Use Permit No. 72-0238 was approved to expand an existing bean sprout operation that was utilizing a 1,500-square-foot building on the property. The expansion included utilizing an additional 2,400 square-feet of an existing building on the property.

Facility Operation

The fire station will be a second location for the Waterloo Morada Rural County Fire Protection District. The station will be staffed seven (7) days a week, twenty-four (24) hours per day with a maximum of three (3) employees.

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RECOMMENDATION

It is recommended that the Planning Commission:

1. Adopt the Negative Declaration (Attachment C, Environmental Document);
2. Adopt the Findings for Use Permit (Attachment D, Findings); and
3. Approve Use Permit No. PA-2000066 with the attached Conditions of Approval (Attachment E, Conditions of Approval)

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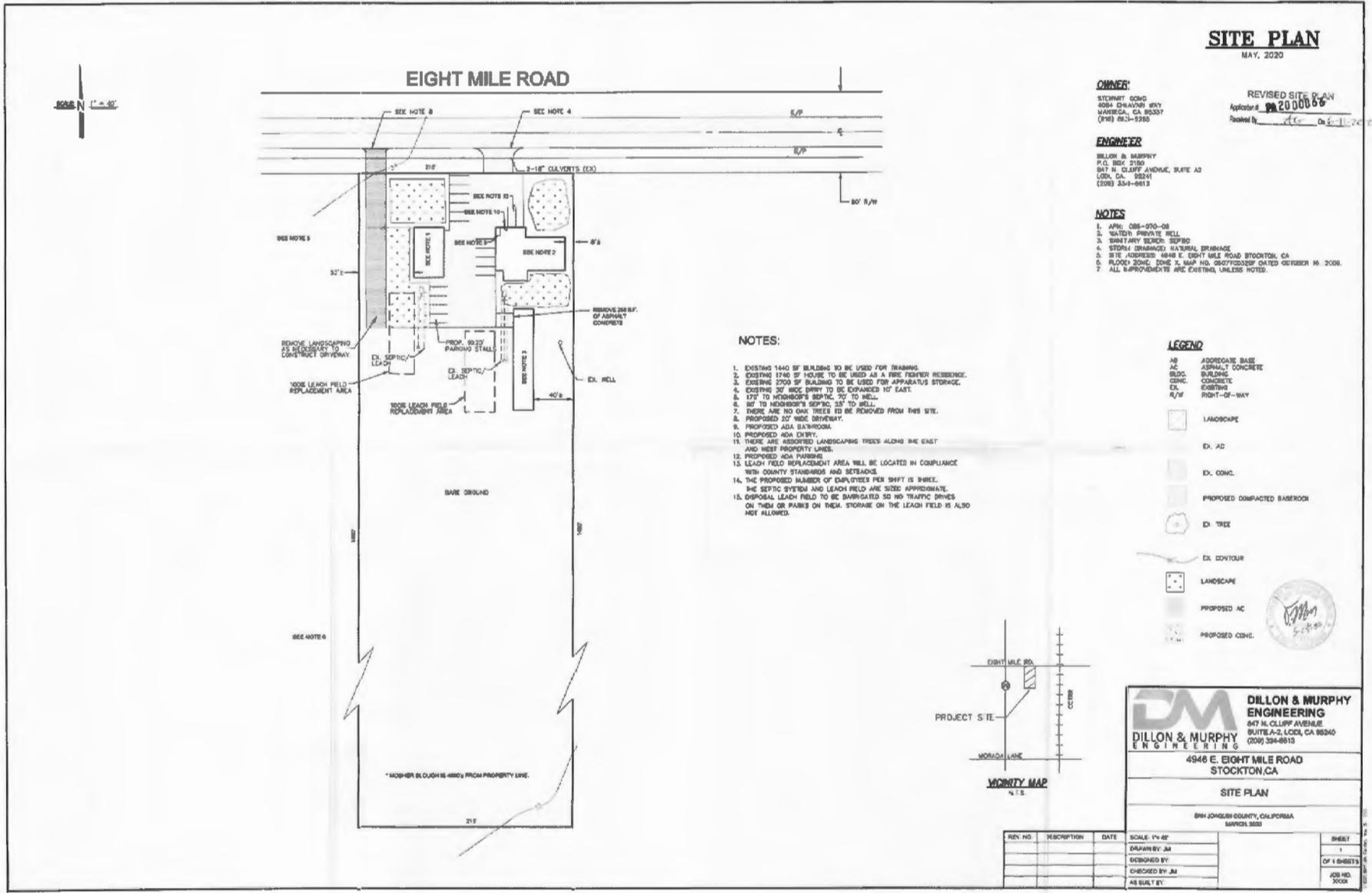
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Community Development Department

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Attachment A **Site Plan**

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SITE PLAN
MAY, 2020

OWNER:
 STEWART COOGE
 4284 CHANDLER HWY
 MARECA, CA 95337
 (916) 683-9330

REVISED SITE PLAN
 Application # **PA 2000066**
 Drawn by *[Signature]* Date **5/12/20**

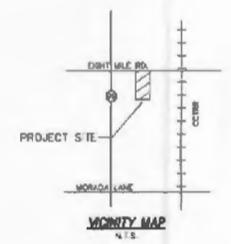
ENGINEER:
 DILLON & MURPHY
 P.O. BOX 2180
 947 N. CLIFF AVENUE, SUITE A2
 STOCKTON, CA 95241
 (209) 354-8813

- NOTES:**
1. APN: 085-070-08
 2. WATER PRIVATE WELL
 3. SANITARY SEWER SEWER
 4. STORM DRAINAGE: NATURAL DRAINAGE
 5. SITE ADDRESS: 4946 E. EIGHT MILE ROAD STOCKTON, CA
 6. FLOOD ZONE: ZONE X, MAP NO. 082770235P DATED OCTOBER 16, 2008.
 7. ALL IMPROVEMENTS ARE EXISTING, UNLESS NOTED.

- NOTES:**
1. EXISTING 1440 SF BUILDING TO BE USED FOR TRAINING.
 2. EXISTING 1240 SF HOUSE TO BE USED AS A FIRE FIGHTER RESIDENCE.
 3. EXISTING 2700 SF BUILDING TO BE USED FOR APPARATUS STORAGE.
 4. EXISTING 30' WIDE DRIVE TO BE EXPANDED 10' EAST.
 5. 17' TO NEIGHBOR'S SEPTIC, 70' TO WELL.
 6. 20' TO NEIGHBOR'S SEPTIC, 25' TO WELL.
 7. THERE ARE NO OAK TREES TO BE REMOVED FROM THIS SITE.
 8. PROPOSED 20' WIDE DRIVEWAY.
 9. PROPOSED ADA BATHROOM.
 10. PROPOSED ADA ENTRY.
 11. THERE ARE ASSIGNED LANDSCAPING TREES ALONG THE EAST AND WEST PROPERTY LINES.
 12. PROPOSED ADA PARKING.
 13. LEACH FIELD REPLACEMENT AREA WILL BE LOCATED IN COMPLIANCE WITH COUNTY STANDARDS AND SETBACKS.
 14. THE PROPOSED NUMBER OF EMPLOYEES PER SHIFT IS THREE. THE SEPTIC SYSTEM AND LEACH FIELD ARE SIZED APPROPRIATE.
 15. DISPOSAL LEACH FIELD TO BE SURGRADED SO NO TRAFFIC DRIVES ON THEM OR PARKS ON THEM. STORAGE ON THE LEACH FIELD IS ALSO NOT ALLOWED.

- LEGEND**
- AB ADOREGATE BASE
 - AC ASPHALT CONCRETE
 - BDG BUILDING
 - CNC CONCRETE
 - EX EXISTING
 - R/W FRONT-OF-WAY

- LANDSCAPE
- EX AD
- EX CONC
- PROPOSED COMPACTED BASEROCK
- EX TREE
- EX CONTOUR
- LANDSCAPE
- PROPOSED AC
- PROPOSED CNC



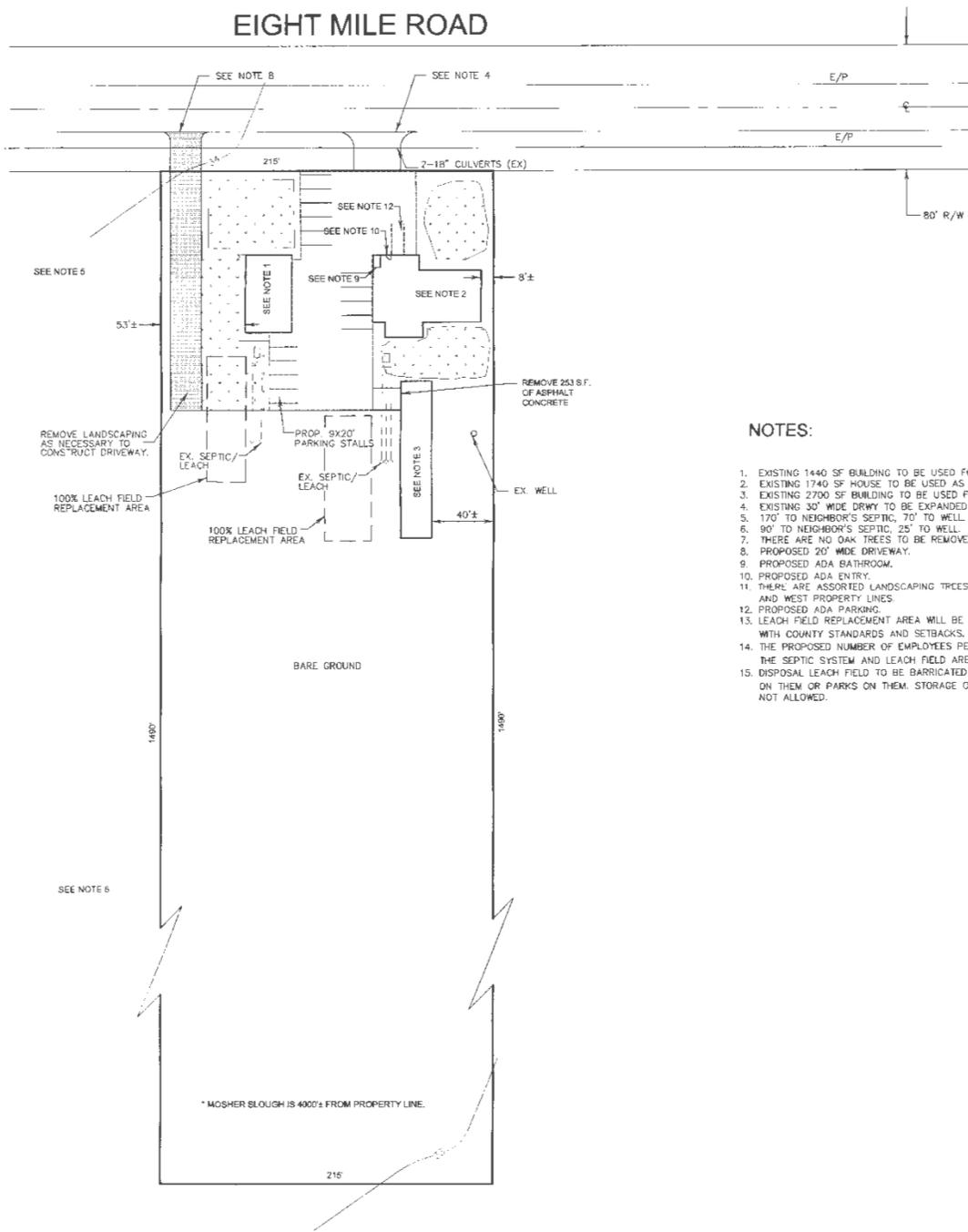
DILLON & MURPHY ENGINEERING
 4946 E. EIGHT MILE ROAD
 STOCKTON, CA

SITE PLAN

8th JOHNSON COUNTY, CALIFORNIA
 MARCH 2023

REV. NO.	DESCRIPTION	DATE	SCALE 1"=40'	DESIGNED BY JM	CHECKED BY JM	AS BUILT BY	SHEET 1 OF 1 SHEETS	JOB NO. 3009

EIGHT MILE ROAD



NOTES:

1. EXISTING 1440 SF BUILDING TO BE USED FOR TRAINING.
2. EXISTING 1740 SF HOUSE TO BE USED AS A FIRE FIGHTER RESIDENCE.
3. EXISTING 2700 SF BUILDING TO BE USED FOR APPARATUS STORAGE.
4. EXISTING 30' WIDE DRWY TO BE EXPANDED 10' EAST.
5. 170' TO NEIGHBOR'S SEPTIC, 70' TO WELL.
6. 90' TO NEIGHBOR'S SEPTIC, 25' TO WELL.
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13. LEACH FIELD REPLACEMENT AREA WILL BE LOCATED IN COMPLIANCE WITH COUNTY STANDARDS AND SETBACKS.
14. THE PROPOSED NUMBER OF EMPLOYEES PER SHIFT IS THREE. THE SEPTIC SYSTEM AND LEACH FIELD ARE SIZED APPROXIMATE.
15. DISPOSAL LEACH FIELD TO BE BARRICATED SO NO TRAFFIC DRIVES ON THEM OR PARKS ON THEM. STORAGE ON THE LEACH FIELD IS ALSO NOT ALLOWED.

PROJECT



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Community Development Department

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Attachment B Response Letters

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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 15, 2020

MEMORANDUM

TO: Community Development Department
CONTACT PERSON: Alisa Goulart

FROM: Alex Chetley, Engineering Services Manager
Development Services Division

SUBJECT: PA-2000066; A Use Permit application for a new fire station for Waterloo-Morada Rural County Fire Department. It includes the use of an existing 1,440 square foot building for training, an existing 1,740 square foot single family residence for firefighter residence and an existing 2,700 square foot building for apparatus training; located on south side of Eight Mile Road, 1,250 feet east of State Route 99, Stockton. (Supervisorial District 4)

PROPERTY OWNER: Way Jane Wong APPLICANT: Waterloo Morada County Fire

ADDRESS: 4946 E. Eight Mile Road, Stockton APN: 086-070-09

INFORMATION:

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

Eight Mile Road has an existing right-of-way width of 80 feet and a planned right-of-way width of 84 feet.

RECOMMENDATIONS:

1. An encroachment permit shall be required for all work within road right-of-way. (Note: Driveway encroachment permits are for flatwork only – all vertical features, including but not limited to fences, walls, private light standards, rocks, landscaping and cobbles are not allowed in the right-of-way.) (Development Title Sections 9-1145.4 and 9-1145.5)
2. The driveway approaches shall be improved in accordance with the requirements of San Joaquin County Improvement Standards Drawing No. R-17 prior to issuance of the occupancy permit. (Development Title Section 9-1145.5)

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Community Development Department
PA-2000066 (UP)

3. 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)
4. The Traffic Impact Mitigation Fee for the increased trips generated from this development shall be required for this application. The fee is due and payable at the time of building permit application. The fee will be based on the current schedule at the time of payment. The fee shall be automatically adjusted July 1 of each year by the Engineering Construction Cost Index as published by the Engineering News Record. (Resolutions R-00-433)
5. The Regional Transportation Impact Fee for the increased trips generated from this development 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)
6. Any additional signage or striping must be reviewed and approved by the Department of Public Works prior to issuance of the building permit.
7. 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)
8. The owner shall execute an Irrevocable Offer to Dedicate Road to result in an forty-two (42) foot wide right-of-way from the centerline of Eight Mile 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)
9. A copy of the Final Site Plan shall be submitted prior to release of building permit.



Environmental Health Department

Wayne Fox, REHS, Interim Director

PROGRAM COORDINATORS

Robert McClellon, REHS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS

Muniappa Naidu, REHS

Michael Kith, REHS

Melissa Nissim, REHS

April 28, 2020

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

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

RE: **PA-2000066 (UP), Early Consultation, SU0013197**
4946 East Eight Mile Road, Stockton

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

- 1) Submit revised site plans to the Environmental Health Department showing the location and configuration of any existing and proposed sewage disposal systems, along with the area required to be reserved for future sewage disposal repair/replacement (area for 100% sewage disposal replacement). The plans shall include the design calculations, including the maximum number of persons the sewage disposal system is proposed to serve. In addition, show on revised plans that the disposal field area will be barricaded so it cannot be driven over, parked on, or used as a storage area. This disposal field area must be used for that specific purpose only, and it cannot contain any underground utility lines (San Joaquin County Development Title, Section 9-1110.4(c)(5)).
- 2) All Onsite Wastewater Treatment Systems (OWTS) must comply with San Joaquin County Local Agency Management Program (LAMP) and current OWTS standards.
 - a) The property owner shall ensure that the leach lines/disposal fields are maintained in an open area. No leach line shall be under concrete, pavement, or be driven over, parked on, or used as a storage area. (San Joaquin County Onsite Wastewater Treatment Systems Standards, Section 9.5.4).
 - b) 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).
 - c) 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).

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- 3) The existing private water well shall be tested for the chemical Dibromochloropropane (DBCP) and Nitrate as Nitrogen with the results submitted to the Environmental Health Department. Samples are to be taken and analyzed by a State-approved laboratory (San Joaquin County Development Title, Section 9-1115.7).
- 4) Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-1115.3 and 9-1115.6).
- 5) 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

Goulart, Alisa [CDD]

From: Williams, Keia [CDD]
Sent: Thursday, April 23, 2020 11:56 AM
To: Goulart, Alisa [CDD]
Cc: Martorella, Dominique [CDD]
Subject: FW: PA-2000066 (UP) Public Hearing - Agency Referral
Attachments: RTLJ- County_PA-2000066 (UP)_086-070-09.pdf; PA-2000066 (UP).pdf

FYI....

Documents have been printed and place in your inbox.

Thanks,

From: Laurel Boyd <boyd@sjcog.org>
Sent: Thursday, April 23, 2020 11:36 AM
To: Williams, Keia [CDD] <klwilliams@sjgov.org>
Subject: RE: PA-2000066 (UP) Public Hearing - Agency Referral

Hi Keia,

Attached, please find SJCOG, Inc.'s response to PA-2000066 (UP). The project as-is is not subject to participation in the habitat plan, however, if the Fire District wishes to expand into the southern portion of the parcel as seen in the attached map, then the project is subject to the Habitat Plan.

Please let me know if you have any questions.

Sincerely,

Laurel K Boyd
Associate Habitat Planner
SJCOG, Inc.
555 E. Weber Avenue
Stockton, CA 95202
Phone: (209) 235-0600
Fax: (209) 235-0438
Email: boyd@sjcog.org

From: Williams, Keia [CDD] <klwilliams@sjgov.org>
Sent: Wednesday, April 22, 2020 3:16 PM
To: Henry, Steven <shenry@sjgov.org>; 'jmurphy@dillonandmurphy.com' <jmurphy@dillonandmurphy.com>
Cc: Goulart, Alisa [CDD] <alisa.goulart@sjgov.org>; Martorella, Dominique [CDD] <dmartorella@sjgov.org>; Asio, Allen [CDD] <aasio@sjgov.org>; dwardmerdam@sjgov.org; DeBord, Rachel [COB] <rdebord@sjgov.org>; Butler, Steve [CDD] <sbutler@sjgov.org>; Laurel Boyd <boyd@sjcog.org>; 'tjmorell@sjgov.org' <tjmorell@sjgov.org>; Clayton, Jay [CDD] <jayclayton@sjgov.org>; Fine, Mark [CDD] <mfine@sjgov.org>; Kith, Michael <mkith@sjgov.org>; Sok, Tiffany <tsok@sjgov.org>; Guerrero, Delia [PW] <Dguerrero@sjgov.org>; Heylin, Christopher [PW] <cheylin@sjgov.org>; Joshua

Swearingen <joshua.swearingen@dot.ca.gov>; Nicholas Fung <Nicholas.fung@dot.ca.gov>; Tom Dumas <tom.dumas@dot.ca.gov>

Subject: PA-2000066 (UP) Public Hearing - Agency Referral

Please see the attached documents for project PA-2000066 (UP).

Note to San Joaquin County Staff with access to Permits Plus: The attached documents are also available in Permits Plus.

Thank you,

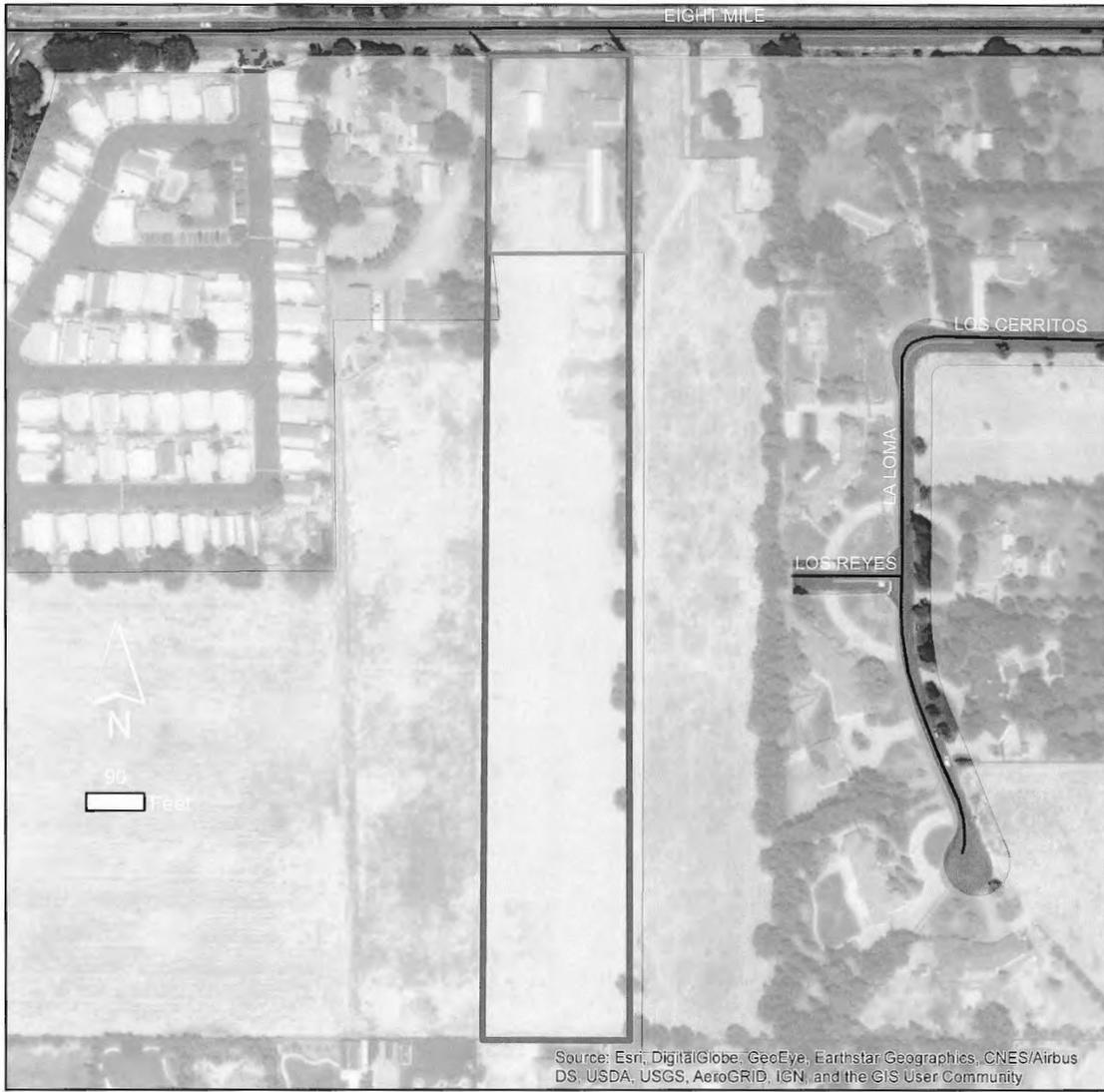
Keia Williams

Office Assistant Specialist
Community Development Department
Main Office: (209) 468-3121
Direct: (209) 468-0229
Fax: (209) 468-3163

Please also visit us On-line: <https://www.sjgov.org/commdev>



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Legend

 PA-2000066 (UP)

StocktonCompMap_JS_Oct07

Land_Type

-  Agriculture
-  Multi-Purpose Open Space
-  Natural
-  Prior Agreement
-  Urban

 Considered Urban/Existing; No SJMSCP Participation Required. Any expansion into the Ag Habitat land will require SJMSCP participation and fee.



SJCOG, Inc.

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

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

**SJMSCP RESPONSE TO LOCAL JURISDICTION (RTLJ)
ADVISORY AGENCY NOTICE TO SJCOG, Inc.**

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

From: Laurel Boyd, SJCOG, Inc.

Date: April 23, 2020

-Local Jurisdiction Project Title: PA-2000066 (UP)

Assessor Parcel Number(s): 086-070-09

Local Jurisdiction Project Number: PA-2000066 (UP)

Total Acres to be converted from Open Space Use: Unknown

Habitat Types to be Disturbed: Urban and Agricultural Habitat Land

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

Dear Ms. Goulart:

SJCOG, Inc. has reviewed the project referral for PA-2000066 (UP). This project consists of a Use Permit application for a new fire station for Waterloo-Morada Rural County Fire Department. It includes the use of an existing 1,440 square foot building for training, an existing 1,740 square foot single family residence for firefighter residence, and an existing 2,700 square foot building for apparatus training. (Use Type: Public Services-Essential). The project site will be served by private well, septic system, and storm drainage will be retained on site. The project site is located on the south side of Eight Mile Road, 1,250 feet east of State Route 99, Stockton. (APN/Address: 086-070-09/4946 East Eight Mile 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 Measure are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP. Although participation in the SJMSCP is voluntary, Local Jurisdiction/Lead Agencies should be aware that if project applicants choose against participating in the SJMSCP, they will be required to provide alternative mitigation in an amount and kind equal to that provided in the SJMSCP.

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

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

- 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-2000066 (UP)

Landowner: Way Jane Wong, et. Al Applicant: Waterloo Morada Rural County Fire Protection Dist.

Assessor Parcel #: 086-070-09

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

Local Jurisdiction Contact: Alisa Goulart

The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measures are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP.

May 12, 2020

Alisa Goulart
San Joaquin County
Marin County

Ref: Gas and Electric Transmission and Distribution

Dear Ms. Goulart,

Thank you for submitting 4946 East Eight Mile Rd - PA-2000066 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.

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



May 8, 2020

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

Dear Ms. Goulart:

This is in response to your request for comments regarding Application Referral Application Number PA 2000066 (UP), Use Permit application, (APN/Address: 086-070-09/4946 East Eight Mile Road, Stockton) (Supervisorial District 4).

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.

www.fema.gov

Alisa Goulart, Project Planner
Page 2
May 8, 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, at (209) 953-7617.

If you have any questions or concerns, please do not hesitate to call Patricia Rippe at (510) 627-7015 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 Manager, DHS/FEMA Region IX
Julia Gillespie, Floodplain Manager, DHS/FEMA Region IX
Alessandro Amaglio, Environmental Officer, DHS/FEMA Region IX

www.fema.gov

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Patricia Rippe
Julia Gillespie
Alessandro Amaglio

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SAN JOAQUIN
— COUNTY —
Greatness grows here.

Community Development Department

Planning · Building · Neighborhood Preservation

Attachment C

Environmental Document

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NEGATIVE DECLARATION

TO: Office of Planning & Research FROM: San Joaquin County
 P. O. Box 3044 Community Development Department
 Sacramento, California 95812-3044 1810 East Hazelton Avenue
 Stockton, California 95205

County Clerk, County of San Joaquin

PROJECT TITLE: Use Permit No. PA-2000066

PROJECT LOCATION: The project site is located on the south side of East Eight Mile Road, 850 feet east of State Route 99 East Frontage Road, in Stockton, San Joaquin County. (APN/Address: 086-070-09/4946 East Eight Mile Road, Stockton) (Supervisorial District: 4)

PROJECT DESCRIPTION: A Use Permit application for a second fire station location for the Waterloo Morada Rural County Fire Protection District. The project includes utilization of an existing 1,740-square-foot, single-family residence for a firehouse; a 1,440-square-foot building for training; and an existing 2,700-square-foot building for apparatus storage. The station will house one (1) engine. (Use Type: Public Services-Essential). The project site will be served by a private well and septic system. Storm drainage will be retained on site.

The Property is zoned R-R (Rural Residential) and the General Plan designation is R/R (Rural Residential).

PROPONENT: Way Jane Wong, et al. / Waterloo Morado Rural County Fire Protection Dist.

This is a Notice of Intent to adopt a Negative Declaration for this project as described. San Joaquin County has determined through the Initial Study that there is no substantial evidence that the project may have a significant effect on the environment. The Negative Declaration and Initial Study can be viewed on the Community Development Department website at www.sjgov.org/commdev under Active Planning Applications.

Date: May 19, 2020

Contact Person:
 Alisa Goulart Phone: (209) 468-0222 FAX: (209) 468-3163 Email: alisa.goulart@sjgov.org

INITIAL STUDY/NEGATIVE DECLARATION

[Pursuant to Public Resources Code Section 21080(c) and California Code of Regulations, Title 14, Sections 15070-15071]

LEAD AGENCY: San Joaquin County Community Development Department

PROJECT APPLICANT: Waterloo Morada Rural County Fire Protection District

PROJECT TITLE/FILE NUMBER(S): PA-2000066

PROJECT DESCRIPTION: The project is a Use Permit for a second fire station location for the Waterloo Morada Rural County Fire Protection District. The project includes utilization of an existing 1,740 square foot, single family residence for a firehouse, a 1,440 sq. ft. building for training, and an existing 2700 sq. ft. building for apparatus storage. The station will house one (1) engine. (Use Type: Public Services-Essential). The project site will be served by a private well and septic system. Storm drainage will be retained on site.

The project site is located on the south side of E. Eight Mile Road, 850 feet east of State Route 99 East Frontage Road, in Stockton.

ASSESSORS PARCEL NO(S): 086-070-09

ACRES: 7.34 acres

GENERAL PLAN: R/R (Rural Residential)

ZONING: R-R (Rural Residential)

POTENTIAL POPULATION, NUMBER OF DWELLING UNITS, OR SQUARE FOOTAGE OF USE(S):
Three (3) buildings totaling approximately 6,600 square feet for a Fire Station.

SURROUNDING LAND USES:

NORTH: Agricultural with scattered residences

SOUTH: Residential

EAST: Residential

WEST: Residential; City of Stockton

REFERENCES AND SOURCES FOR DETERMINING ENVIRONMENTAL IMPACTS:

Original source materials and maps on file in the Community Development Department including: all County and City general plans and community plans; assessor parcel books; various local and FEMA flood zone maps; service district maps; maps of geologic instability; maps and reports on endangered species such as the Natural Diversity Data Base; noise contour maps; specific roadway plans; maps and/or records of archeological/historic resources; soil reports and maps; etc.

Many of these original source materials have been collected from other public agencies or from previously prepared EIR's and other technical studies. Additional standard sources which should be specifically cited below include on-site visits by staff (note date); staff knowledge or experience; and independent environmental studies submitted to the County as part of the project application (Enter report name, date, and consultant.). Copies of these reports can be found by contacting the Community Development Department.

TRIBAL CULTURAL RESOURCES:

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

No

GENERAL CONSIDERATIONS:

1. Does it appear that any environmental feature of the project will generate significant public concern or controversy?

Yes No

Nature of concern(s): Enter concern(s).

2. Will the project require approval or permits by agencies other than the County?

Yes No

Agency name(s): Enter agency name(s).

3. Is the project within the Sphere of Influence, or within two miles, of any city?

Yes No

City: Stockton

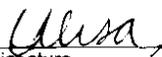
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "**Potentially Significant Impact**" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency) On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



 Signature

 Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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I. AESTHETICS.

Except as provided in Public Resources Code Section 21099, would the project:

a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publically accessible vantage points). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a-c) The project parcel is located on E. Eight Mile Road, east of State Route 99 and the City of Stockton. Pursuant to San Joaquin County General Plan 2035 Natural and Cultural Resources Element Figure NCR-1 (page 3.4-13), this section of E. Eight Mile Road is not designated as a Scenic Route. The area is rural in nature, with large residential parcels. The proposed project, a fire station, consists of utilizing existing buildings on the lot. The proposed fire station will not alter the aesthetics of the parcel as it currently exists. Therefore, any impact on a scenic vista or resource is expected to be less than significant and the project will not degrade the visual character or quality of public views of the site and its surroundings.
- d) The proposed project is a fire station housing one engine for the Waterloo-Morada Rural County Fire Protection District that will be staffed twenty-four (24) hours, seven (7) days a week. Any outdoor lighting will be conditioned to be designed to confine direct rays to the premises, allowing no spillover beyond the property lines. Therefore, the project is expected to have a less than significant impact from new sources of light or glare on day or nighttime views in the area.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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II. AGRICULTURE AND FORESTRY RESOURCES.

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:

- | | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to a nonagricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion:

- a) The subject parcel is zoned Rural Residential (R-R) and is not identified or designated as Prime or Unique Farmland or as Farmland of Statewide Importance on maps provided by the California Department of Conservation's Farmland Mapping and Monitoring Program. The Department of Conservation categorizes the site as Farmland of Local Importance. This designation is applied to all farmable land within San Joaquin County that does not meet the definitions of "Prime Farmland," "Farmland of Statewide Importance," and "Unique Farmland." The subject parcel consists of 7.34 acres with only one acre developed with buildings. The remaining acreage is idle farmland. The proposed project, a fire station, will not convert important farmland to non-agricultural use.
- b) The subject property is zoned Rural Residential (R-R) and is not zoned for agricultural use. Therefore, the proposed project will not conflict with an agricultural use and is not under a Williamson Act contract.

- c-d) The subject property is not located in an area of forest land, timberland, or Timberland Production as defined by Public Resources Code and Government Code therefore, the project will have no impact on corresponding zoning or conversion of such land.

- e) The subject property is not classified as Farmland or forest land therefore the project will have no impact on the conversion of such lands.

III. AIR QUALITY.

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a-d) The proposed project is a fire station housing one engine for the Waterloo-Morada Rural County Fire Protection District. The San Joaquin Valley Air Pollution Control District (APCD) has been established by the State in an effort to control and minimize air pollution. The project was referred to the APCD for review on April 22, 2020. APCD responded on May 18, 2020 that, having reviewed the project, the agency had no comments. Because the project may be subject to the District's regulatory requirements, the applicant is encouraged to contact APCD. Therefore, any impacts to air quality are expected to be less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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IV. BIOLOGICAL RESOURCES.

Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a) The proposed project is a fire station housing one engine for the Waterloo-Morada Rural County Fire Protection District that will utilize existing structures on approximately one (1) acre of a 7.34 acre parcel. A project referral was sent to the San Joaquin Council of Governments on April 22, 2020. The San Joaquin Council of Governments responded in a letter dated April 23, 2020 that it was determined the project as proposed is not subject to participate in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) because of structure and ground disturbance already existing. However, if the Waterloo-Morada Rural County Fire Protection District wants to expand outside of the one (1) acre developed area in the future, the future expansion will be subject to the SJMSCP. Because the current project will occur in an area previously disturbed, the project is expected to have a less than significant impact on habitat and/or species in the area.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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V. CULTURAL RESOURCES.

Would the project:

- | | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of dedicated cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion:

- a-b) The proposed project will have no impact on Cultural Resources as there are no resources on the project site that are listed or are eligible for listing on a local register, the California Register of Historic Places, or National Register of Historic Places.
- c) In the event human remains are encountered during any portion of the project, California state law requires that there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county has determined manner and cause of death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation (California Health and Safety Code - Section 7050.5). In this way, any disturbance to human remains will be reduced to less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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VI. ENERGY.

Would the project:

- | | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion:

- a-b) The California Energy Code (also titled The Energy Efficiency Standards for Residential and Non-residential Buildings) was created by the California Building Standards Commission in response to a legislative mandate to reduce California's energy consumption. The code's purpose is to advance the state's energy policy, develop renewable energy sources and prepare for energy emergencies. The code includes energy conservation standards applicable to most buildings throughout California. These requirements will be applicable to the proposed project ensuring that any impact to the environment due to wasteful, inefficient, or unnecessary consumption of energy will be less than significant and preventing any conflict with state or local plans for energy efficiency and renewable energy.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<u>VII. GEOLOGY AND SOILS.</u>					
Would the project:					
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil and create direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a-d) The proposed project is a fire station housing one engine for the Waterloo-Morada Rural County Fire Protection District that will utilize existing structures on approximately one (1) acre of a 7.34 acre parcel. The project may require building permits for changes in occupancy but there will be no additional ground disturbance required for the project, with the exception of driveway widening. Building permits for changes in occupancy will require compliance with the California Building Code (CBC). Therefore, impacts to seismic-related adverse effects, soil erosion or instability are expected to be less than significant.
- e) The project will be served by an onsite septic tank or alternative wastewater disposal system for the disposal of waste water. The sewage disposal system must comply with the onsite wastewater treatment systems standards of San Joaquin County. With these standards in place, only soils capable of adequately supporting the use of septic tanks will be approved for the septic system.

- f) The project area has not been determined to contain significant historic or prehistoric archeological artifacts that could be disturbed by project construction, therefore, damage to unique paleontological resources or sites or geologic features is anticipated to be less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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VIII. GREENHOUSE GAS EMISSIONS.

Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a-b) Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on earth. An individual project's GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

Implementation of the proposed project would cumulatively contribute to increases of GHG emissions. Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (CO₂) and, to a lesser extent, other GHG pollutants, such as methane (CH₄) and nitrous oxide (N₂O) associated with area sources, mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste. The primary source of GHG emissions for the project would be mobile source emissions. The common unit of measurement for GHG is expressed in terms of annual metric tons of CO₂ equivalents (MTCO₂e/yr).

As noted previously, the proposed project will be subject to the rules and regulations of the SJVAPCD. The SJVAPCD has adopted the *Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA* and the *District Policy – Addressing GHG Emission Impacts for Stationary Source Projects Under CEQA When Serving as the Lead Agency*.¹¹ The guidance and policy rely on the use of performance-based standards, otherwise known as Best Performance Standards (BPS) to assess significance of project specific greenhouse gas emissions on global climate change during the environmental review process, as required by CEQA. To be determined to have a less-than-significant individual and cumulative impact with regard to GHG emissions, projects must include BPS sufficient to reduce GHG emissions by 29 percent when compared to Business As Usual (BAU) GHG emissions. Per the SJVAPCD, BAU is defined as projected emissions for the 2002-2004 baseline period. Projects which do not achieve a 29 percent reduction from BAU levels with BPS alone are required to quantify additional project-specific reductions demonstrating a combined reduction of 29 percent. Potential mitigation measures may include, but not limited to: on-site renewable energy (e.g. solar photovoltaic systems), electric vehicle charging stations, the use of alternative-fueled vehicles, exceeding Title 24 energy efficiency standards, the installation of energy-efficient lighting and control systems, the installation of energy-efficient mechanical systems, the installation of drought-tolerant landscaping, efficient irrigation systems, and the use of low-flow plumbing fixtures.

It should be noted that neither the SJVAPCD nor the County provide project-level thresholds for construction-related GHG emissions. Construction GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change. As such, the analysis herein is limited to discussion of long-term operational GHG emissions.

¹¹ San Joaquin Valley Air Pollution Control District. *Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA*. December 17, 2009. San Joaquin Valley Air Pollution Control District. *District Policy Addressing GHG Emission Impacts for Stationary Source Projects Under CEQA When Serving as the Lead Agency*. December 17, 2009.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<u>IX. HAZARDS AND HAZARDOUS MATERIALS.</u>					
Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a-c) The proposed project is a fire station housing one engine for the Waterloo-Morada Rural County Fire Protection District that will utilize three (3) existing buildings totaling approximately 6,600 square feet for apparatus storage, training, and sleeping quarters. Pursuant to the Hazardous Materials Disclosure Survey submitted with the application, the project is not expected to use or store hazardous materials on site, therefore the risk of hazard due to the transportation or use of hazardous materials is expected to be less than significant.
- d) The project site is not listed as a hazardous materials site on the California Department of Toxic Substances Control EnviroStor database map, compiled pursuant to Government Code 65962.5 and, therefore, will not result in creating a significant hazard to the public or the environment.
- e) The project site is not located within an airport land use plan. The nearest runway is at the Lodi Precissi Airport located 3.8 miles to the west.
- f) The project is a fire station housing one engine for the Waterloo-Morada Rural County Fire Protection District to be

staffed by trained firefighters. Therefore, the project will result in the placement of emergency responders in this area site to implement emergency response plans.

- e) The project location is not identified as a Community at Risk from Wildfire by Cal Fire's "Fire Risk Assessment Program". Communities at Risk from Wildfire are those places within 1.5 miles of areas of High or Very High wildfire threat as determined from CDF-FRAP fuels and hazard data. Therefore, the impact of wildfires on the project are expected to be less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<u>X. HYDROLOGY AND WATER QUALITY.</u>					
Would the project:					
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a-b) The proposed project is a fire station housing one engine for the Waterloo-Morada Rural County Fire Protection District. The project will be served by an onsite wastewater treatment system (OWTS). Construction of an OWTS is required to be under permit and inspection by the Environmental Health Department at the time of development and must comply with the onsite wastewater treatment systems standards of San Joaquin County. Therefore, compliance with the rules and regulations of the Environmental Health Department will ensure any impacts to surface or groundwater quality and groundwater quality are reduced to less than significant.
- c) All development projects are required to provide drainage facilities in accordance with the San Joaquin County Development Standards. The project will be conditioned by the Department of Public Works to provide drainage in accordance with the San Joaquin County Development Standards. The proposed project plan calls for natural, on site drainage storm water drainage. The project parcel is 7.34 acres in size with existing structures and paving covering approximately one (1) acre. The remaining acreage, approximately 6.34 acres, is permeable uncultivated land, allowing for natural groundwater recharge through a permeable surface. With the project drainage conditions, impacts on drainage are expected to be less than significant.

d-e) The project site is not in a tsunami or seiche zone and the site is located in an area determined to be protected by levees from the 1% annual chance (100-year) flood. Therefore, the risk of release of pollutants due to inundation is less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XI. LAND USE AND PLANNING.

Would the project:

- | | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion:

- a) This proposed project is a fire station housing one engine for the Waterloo-Morada Rural County Fire Protection District that will utilize existing buildings on the project parcel. No improvements will be constructed in the road and no improvements will result in physically dividing an established community.
- b) The project parcel is zoned Rural Residential (R-R). A fire station is a permitted use in the R-R zone with an approved Use Permit. The proposed project is consistent with all land use policies and regulations of the County Development Code and 2035 General Plan, therefore, the approved and conditioned project's impact on the environment due to land use conflict is expected to be less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XII. MINERAL RESOURCES.

Would the project:

- | | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in the loss of availability of a locally- important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion:

- a-b) The proposed project, a fire station housing one engine for the Waterloo-Morada Rural County Fire Protection District, will not result in the loss of availability of a known mineral resource or a resource recovery site because the site does not contain minerals of significance or known mineral resources. San Joaquin County applies a mineral resource zone (MRZ) designation to land that meets the significant mineral deposits definition by the State Division of Mines and Geology. The project site in Stockton has been classified as MRZ-1. The San Joaquin County General Plan 2035 Volume II, Chapter 10-Mineral Resources, Table 10-7, defines MRZ-1 as "Areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence." Additionally, the project will utilize existing structures and will not expand into an undeveloped area. Therefore, the project will not result in the loss of mineral resources or mineral resource recovery sites within the region.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
XIII. NOISE.					
Would the project result in:					
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project within the vicinity of a private airstrip or an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a) The project site is located on E. Eight Mile Road, 0.2 miles east of State Route 99 and the City of Stockton. The parcels surrounding the project parcel are zoned Rural Residential with large parcels and scattered residences. The nearest residence is located 130 feet north of the project parcel and 205 feet from any buildings to be used by the fire station. Pursuant to Development Title Section 9-1025.9(a)(1), a residential use is a noise sensitive land use. However, pursuant to Development Title Section 9-1025.9(c)(2), any mechanical device or equipment used in emergency activities or emergency work are exempt from the noise provisions of the Development Title. Therefore, any impacts on ambient noise levels in the vicinity of the project will be less than significant.
- b) The project does not include any operations that would result in excessive ground-borne vibrations or other noise levels therefore, the project will not have any impact on vibrations or other noise levels.
- c) The project site is not located within an airport land use plan. The nearest runway is at the Lodi Precissi Airport located 3.8 miles to the west. Therefore, impacts resulting from airport noise levels to people residing or working in the project area are expected to be less than significant.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XIV. POPULATION AND HOUSING.

Would the project:

- | | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion:

- a-b) The proposed project is a fire station housing one engine for the Waterloo-Morada Rural County Fire Protection District which is not expected to induce substantial population growth in the area either directly or indirectly because the project is not anticipated to result in an increase in the number of jobs or dwellings available. The proposed project would not displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere because there is just one (1) residence on the project site which will continue to be used for a residential purpose for fire district personnel. Therefore, the project's impact on population and housing is expected to be less than significant.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XV. PUBLIC SERVICES.

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a) The proposed project is a fire station housing one engine for the Waterloo-Morada Rural County Fire Protection District. The fire station will be the second station for the district. The project site is served by the San Joaquin County Sheriff's Office and is located in the Lodi Unified School District. Both agencies were provided with the project proposal and invited to respond with any concerns or conditions. A response was not received from those offices. Therefore, as proposed, the project is not anticipated to result in a need for a substantial change to public services.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XVI. RECREATION.

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Impact Discussion:

a-b) The proposed project, a fire station housing one engine for the Waterloo-Morada Rural County Fire Protection District, will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, because the project will not generate any new residential units and the project is not expected to result in an increased demand for recreational facilities. Therefore, the project will have a less than significant impact on recreation facilities.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	Analized No Impact Prior EIR
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XVII. TRANSPORTATION.

Would the project:

a) Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a-c) The proposed project is a fire station housing one engine for the Waterloo-Morada Rural County Fire Protection District. A project referral was sent to the Department of Public Works on April 22, 2020. The Department of Public Works requires a traffic study for projects that are expected to generate in excess of fifty vehicles during any hour or, and, in the Department's response letter dated May 15, 2020, a traffic study was not required for this project. Therefore, the project is expected to have a less than significant impact on traffic volumes on the local streets, is not expected to conflict with program plans, ordinances, or policies, and the project did not present with any hazardous design features.
- d) The proposed project is a fire station proposing a thirty (30) foot wide driveway to accommodate emergency fire vehicles. The Department of Public Works, in its conditions, requires that the driveway approach be improved in accordance with the requirements of San Joaquin County Improvement Standards Drawing No. R-17. Pursuant to Development Title Section 9-1015.5(h)(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. With these improvements, the project's impact on emergency access is expected to be less than significant.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XVIII. TRIBAL CULTURAL RESOURCES.

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Impact Discussion:

a) This project site is located in a rural residential area, 0.2 miles east of the city of Stockton, and 0.5 miles south of Bear Creek. The project is a fire station. Referrals were sent April 22, 2020 to the California Tribal TANF Partnership, the California Native American Heritage Commission, the California Valley Miwok Tribe, the North Valley Yokuts Tribe, and the United Auburn Indian Community. A response was received from the Buena Vista Rancheria Tribe, dated May 7, 2020, stating that it was determined there would be no objection to the project. However, if any cultural resources were discovered, they would like to be notified. With this response and having received no other responses or requests for consult as a result of the referral, any possible disruption to a potential site is expected to be less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XIX. UTILITIES AND SERVICE SYSTEMS.

Would the project:

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a) The proposed project is a fire station housing one engine for the Waterloo-Morada Rural County Fire Protection District. The project will utilize a private well and an Onsite Wastewater Treatment System. Storm water drainage will be natural, onsite drainage. Therefore, the project will be served by private, onsite services and will not require relocation of existing facilities or require new facilities.
- b) The project will be served by an existing private well. The project parcel is located adjacent to County Service Area 46, a public water system, and is located 0.2 miles east of the City of Stockton public water system. It is expected that the project will have sufficient water supply.
- c) The project will utilize an Onsite Sewage Disposal System which must comply with the onsite wastewater treatment systems standards of San Joaquin County.
- d-e) The project is a fire station housing one engine for the Waterloo-Morada Rural County Fire Protection District. As proposed, the project is not anticipated to generate solid waste in excess of State and local standards and will be able to comply with all regulations related to solid waste.

XX. WILDFIRE.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a-d) The project location is in a low density residential area just east of the city of Stockton, CA, which is not identified as a Community at Risk from Wildfire by Cal Fire's "Fire Risk Assessment Program". Communities at Risk from Wildfire are those places within 1.5 miles of areas of High or Very High wildfire threat as determined from CDF-FRAP fuels and hazard data. Therefore, the impact of wildfires on the project are expected to be less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<u>XXI. MANDATORY FINDINGS OF SIGNIFICANCE.</u>					
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a-c) Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or surrounding area. No mitigation measures are required and any impacts to the environment are expected to be at a less than significant level.

ATTACHMENT: (MAP[S] OR PROJECT SITE PLAN[S])

PA-2000066 – Initial Study

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Attachment D **Findings For Use Permit**

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FINDINGS FOR USE PERMIT

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 fire station (Use Type: Public Services – Essential) may be conditionally permitted in the Rural Residential (R-R) zone with an approved Use Permit application. The project site has a General Plan designation of R/R (Rural Residential), and the R-R zone is an implementing zone for this designation. There are no Master Plans, Specific Plans, or Special Purpose Plans in the vicinity.**
2. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, and the proposed improvements are properly related to existing and proposed roadways.
 - **This Finding can be made because adequate utilities, access roads, sanitation, drainage, and other necessary facilities have been provided and the proposed improvements are properly related to existing and proposed streets and highways. The project site is already served by an on-site well. The Environmental Health Department will require an onsite wastewater treatment system that meets the standards of San Joaquin County. The Department of Public Works is requiring the developer to provide drainage facilities that meet the requirements of San Joaquin County Development Standards for the runoff attributed to this application.**
3. The site is physically suitable for the type of development and for the intensity of development.
 - **This Finding can be made because the 7.34-acre parcel is of adequate size and shape to accommodate the proposed use and all yards, building coverage, setbacks, parking areas and other requirements of the Development Title.**
4. Issuance of the permit will not be significantly detrimental to the public health, safety, or welfare, or be injurious to the property or improvements of adjacent properties.
 - **This Finding can be made because an Initial Study prepared for this project found no potentially significant environmental impacts that could not be mitigated to a less than significant level.**
5. The use is compatible with adjoining land uses.
 - **This Finding can be made because the proposed fire station will utilize existing buildings on the property which will enable the parcel to retain its rural residential character and continue to be compatible with the adjoining land uses. The parcels to the north, south, east and west are currently used for agricultural purposes with scattered residential development. No changes in zoning for the subject parcel or surrounding parcels will be required with approval of the project. The recommended Conditions of Approval will mitigate any potential environmental impacts to less than significant.**

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Attachment E **Conditions of Approval**

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CONDITIONS OF APPROVAL

Use Permit Application No. PA-2000066 was approved by the Planning Commission on . The effective date of approval is . This approval will expire on , which is eighteen (18) months from the effective date of approval, unless (1) all Conditions of Approval have been complied with, (2) all necessary building permits have been issued and remain in force, and (3) all necessary permits from other agencies have been issued and remain in force.

Unless otherwise specified, all Conditions of Approval and ordinance requirements shall be fulfilled prior to the establishment of the use and the issuance of any building permits. Those Conditions followed by a Section Number have been identified as ordinance requirements pertinent to this application. Ordinance requirements cannot be modified, and other ordinance requirements may apply.

1. COMMUNITY DEVELOPMENT DEPARTMENT (Contact: [209] 468-3121)
 - a. **BUILDING PERMIT:** Submit an "APPLICATION-COMMERCIAL BUILDING PERMIT". The Site Plan required as a part of the building permit must be prepared by a registered civil engineer or licensed architect. This Plan must show drainage, driveway access details including gates, on-site parking, landscaping, signs, existing and proposed utility services, and grading (refer to the "SITE PLAN CHECK LIST" for details). Foundation and soils investigation shall be conducted in conformance with Chapter 18 of the California Building Code at the time of permit application. A fee is required for the Site Plan review. (Development Title Section 9-884)
 - b. **APPROVED USE:** This approval is for a second fire station location for the Waterloo Morada Rural County Fire Protection District as shown on the site plan dated June 11, 2020. The project includes utilization of an existing 1,740-square-foot, single-family residence for a firehouse, a 1,440-square-foot building for training, and an existing 2,700-square-foot building for apparatus storage. The station will house one (1) engine. (Use Type: Public Services – Essential)
 - c. **CAPITAL FACILITY FEE:** This project may be subject to the Capital Facility Fee. If the Capital Facility Fee is applicable, the County shall collect the fees before the issuance of any building permits. (Development Title Section 9-1245.2)
 - d. **PARKING:** Off-street parking shall be provided and comply with the following:
 1. All parking spaces, driveways, and maneuvering areas shall be surfaced and permanently maintained with asphalt concrete or Portland cement to provide a durable, dust free surface. Bumper guards shall be provided when necessary to protect adjacent structures or properties. (Development Title Section 9-1015.5[e])
 2. Each parking stall shall be an unobstructed rectangle, minimum size nine (9) feet wide and twenty (20) feet long. (Development Title Section 9-1015.5[b])
 3. A minimum of fourteen (14) permanent parking spaces shall be provided. (Development Title Section 9-1015.3)
 4. Parking spaces for persons with disability shall be provided as required by Chapters 11A and 11B of the California Building Code.

- e. **ACCESS AND CIRCULATION:** The following requirements apply and shall be shown on the Site Plan:
 - 1. Access driveways shall have a width of no less than twenty-five (25) feet for two-way aisles and sixteen (16) feet for one-way aisles, except that in no case shall driveways designated as fire department access be less than twenty (20) feet wide. (Development Title Section 9-1015.5[h][1])
- f. **LIGHTING:** Lighting shall be provided and comply with the following:
 - 1. If the parking area is to be used at night, parking lot lighting shall be installed. (Development Title Section 9-1015.5[g])
 - 2. Any lighting shall be designed to confine direct rays to the premises. No spillover beyond the property lines shall be permitted except onto public thoroughfares, provided, however, that such light shall not cause a hazard to motorists. (Development Title Section 9-1015.5[g][4])
- g. **LANDSCAPING:** Landscaping shall be provided and comply with the following:
 - 1. This project will be required to comply with the Model Water Efficient Landscape Ordinance Requirement per California Code of Regulations, Title 23, Division 2, Chapter 2.7.
 - 2. All project areas not used for buildings, parking, driveways, walkways, approved outdoor storage areas, or other permanent facilities shall be landscaped. A minimum ten (10) foot wide planting strip shall be required along adjacent streets. The strip shall be continuous except where crossed by driveways and walkways. (Development Title Section 9-1020)
- h. **SCREENING:** Screening shall be provided and comply with the following:
 - 1. All project storage materials and related activities, including storage areas for trash, shall be enclosed by a screen six (6) to seven (7) feet in height. Outside storage is not permitted in front yards, street side yards, or in front of main buildings. (Development Title Section 9-1022.4[d][2])

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

- a. An encroachment permit shall be required for all work within road right-of-way. (Note: Driveway encroachment permits are for flatwork only – all vertical features, including but not limited to fences, walls, private light standards, rocks, landscaping and cobbles are not allowed in the right-of-way.) (Development Title Sections 9-1145.4 and 9-1145.5)
- b. The driveway approaches shall be improved in accordance with the requirements of San Joaquin County Improvement Standards Drawing No. R-17 prior to issuance of the occupancy permit. (Development Title Section 9-1145.5)
- c. The developer shall provide drainage facilities in accordance with the San Joaquin County Development Standards. Retention basins shall be fenced with six (6) foot high chain link fence or equal when the maximum design depth is eighteen (18) inches or more. Required retention basin capacity shall be calculated and submitted along with a drainage plan for review and approval, prior to release of building permit. (Development Title Section 9-1135)

- d. The Traffic Impact Mitigation Fee for the increased trips generated from this development shall be required for this application. The fee is due and payable at the time of building permit application. The fee will be based on the current schedule at the time of payment. The fee shall be automatically adjusted July 1 of each year by the Engineering Construction Cost Index as published by the Engineering News Record. (Resolutions R-00-433)
 - e. The Regional Transportation Impact Fee for the increased trips generated from this development 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)
 - f. Any additional signage or striping must be reviewed and approved by the Department of Public Works prior to issuance of the building permit.
 - g. 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)
 - h. The owner shall execute an Irrevocable Offer to Dedicate Road to result in a forty-two (42) foot wide right-of-way from the centerline of Eight Mile 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)
 - i. A copy of the Final Site Plan shall be submitted prior to release of building permit.
3. ENVIRONMENTAL HEALTH DEPARMTENT (Contact: [209] 468-3420)
- a. Submit revised site plans to the Environmental Health Department showing the location and configuration of any existing and proposed sewage disposal repair/replacement (area for 100% sewage disposal replacement). The plans shall include the design calculations, including the maximum number of persons the sewage disposal system is proposed to serve. In addition, show on revised plans that the disposal field area will be barricaded so it cannot be driven over, parked on, or used as a storage area. This disposal field area must be used for that specific purpose only, and it cannot contain any underground utility lines (San Joaquin County Development Title, Section 9-1110.4[c][5]).
 - b. All Onsite Wastewater Treatment Systems (OWTS) must comply with San Joaquin County Local Agency Management Program (LAMP) and current OWTS standards.
 - 1. The property owner shall ensure that the leach lines/disposal fields are maintained in an open area. No leach line shall be under concrete, pavement, or be driven over, parked on, or used as a storage area. (San Joaquin County Onsite Wastewater Treatment Systems Standards, Section 9.5.4).
 - 2. Only domestic sewage is allowed to discharge into the OWTA. 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)

3. Prohibited discharges into OWTS include: automobile and garage waste, storm drainage, solvents and toxics, solids, garbage, kitchen wastewater from restaurant or bar, 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).
- c. The existing private water well shall be tested for the chemical Dibromochloropropane (DBCP) and Nitrate as Nitrogen with the results submitted to the Environmental Health Department. Samples are to be taken and analyzed by a State-appointed laboratory (San Joaquin County Development Title, Section 9-1115.7).
 - d. 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).
 - e. 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.
 1. 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.)
 2. Onsite treatment of hazardous waste – Hazardous Waste Treatment Tiered Permitting Program (HSC Sections 25404 & 25180 et sec & California Code of Regulations [CCR] Title 22, Section 67450.1 et sec.)
 3. Reportable quantities of hazardous materials-reportable quantities are fifty (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.)
 4. Any amount of hazardous material stored in an Underground Storage Tank – Underground Storage Tank Program (HSC Sections 25286 & 25280 et sec.)
 - A. 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.
 - B. Additionally, an EHD UST permit to operate is required once the approved UST system is installed.
 5. 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.)
 - A. Spill Prevention, Countermeasures and Control (SPCC) Plan required.

6. Threshold quantities of regulated substances stored onsite - California Accidental Release Prevention (CalARP) Program (Title 19, Section 2735.4 & HSC Section 25531 et sec.)

A. Risk Management Plan requirement for covered processes.

4. COUNCIL OF GOVERNMENTS (Contact: [209] 235-0600)

a. This project as proposed is not subject to participation in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). However, any expansion into the southern, undeveloped portion of the parcel located within the unmapped land use area is subject to the SJMSCP. This can be up to a 90-day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package.



**Planning Commission Staff Report
Item # 2, July 2, 2020
Variance No. PA-2000030
Prepared by: Stephanie Stowers**

PROJECT SUMMARY

Applicant Information

Property Owner: Aleck E. Dambacher III Trust
Project Applicant: O'Dell Engineering

Project Site Information

Project Address: 27445 North New Hope Road, Thornton
Project Location: On the west side of New Hope Road, 1,150 feet north of Nowell Road, Thornton

Parcel Number (APN):	001-210-33 A/G (General Agriculture) & OS/RC (Resource Conservation) AG-40 (General Agriculture, 40-acre minimum)	Water Supply:	Private (Well)
General Plan Designation:		Sewage Disposal:	Private (Septic)
Zoning Designation:		Storm Drainage:	Private (Natural)
Project Size:	52.71 acres	100-Year Flood:	Yes (AH)
Parcel Size:	52.71	Williamson Act:	No
Community:	None	Supervisory District:	4

Environmental Review Information

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

Project Description

This project is Variance application to reduce the required lot width in the AG-40 (General Agriculture, 40-acre minimum) zone from 330 feet to 220 feet. The current property line, created with Minor Subdivision PA-1500256 divides an existing pond, and the reduction of the lot width requirement will allow for the applicant to submit a Lot Line Adjustment application reconfigure the two (2) parcels so that the pond is fully within the boundaries of one (1) parcel. A Lot Line Adjustment is a ministerial application. No additional land use permitting is required.

Recommendation

1. Adopt the Findings for Variance (Attachment D, Findings for Variance); and
2. Approve Variance No. PA-2000030

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NOTIFICATION & RESPONSES

(See Attachment B, Response Letters)

Public Hearing Notices

Legal ad for the public hearing published in the Stockton Record: June 22, 2020.

Number of Public Hearing notices: 81

Date of Public Hearing notice mailing: June 19, 2020.

Referrals and Responses

- **Project Referral with Environmental Determination Date:** April 7, 2020 & June 4, 2020

Agency Referrals	Response Date - Referral
County Departments	
Community Development	
Building Division	
Fire Prevention Bureau	
Public Works	May 11, 2020
Environmental Health	April 28, 2020
Supervisor District: 4	
State Agencies	
Delta Protection Commission	

Agency Referrals	Response Date - Referral
Local Agencies	
Galt Joint Union School District	
New Hope Reclamation District	
New Hope School District	
Thornton Fire District	
Thornton Municipal Advisory Council	
Miscellaneous	
A.T.&T.	
Buena Vista Rancheria	
Farm Bureau	
P.G.&E.	April 24, 2020

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ANALYSIS

Background

This Variance application is necessary in order to facilitate a Lot Line Adjustment between two (2) parcels in the AG-40 (General Agriculture, 40-acre minimum) zone. The parcels were created with Minor Subdivision No. PA-1500256, which was finalized with the recordation of Parcel Map PM-26-146 in 2019. This subdivision created a 2.01-acre homesite parcel (Parcel 1) and a 50.70-acre Designated Remainder parcel, and both parcels were conditioned to meet the required lot widths.

Pursuant to Development Title Section 9-610.5, the minimum parcel width in the AG-40 zone is 330 feet, to be measured at the front yard setback line. Homesite parcels are permitted to have a reduced lot width of 150 feet. The Parcel Map was recorded to reflect the minimum lot width of 330 feet for the Designated Remainder, and 150 feet for Parcel 1, however, the property line divides an existing pond. The property owner has requested the proposed Variance to allow for a Lot Line Adjustment so that the existing pond is wholly on the northern parcel, Parcel 1. This would result in the Designated Remainder parcel measuring 220 foot wide at the front setback line.

CEQA Exemption

This application is a Variance, and the underlying project is a Lot Line Adjustment, which is a ministerial application, and not subject to discretionary review. The Community Development Department determined that the proposed project is exempt from CEQA under a Class 5 Categorical Exemption (CEQA Guidelines Section 15305). This exemption states that projects consisting of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including minor lot line adjustments, side yard and setback variances not resulting in the creation of any new parcel are exempt from CEQA review.

Findings

In order to approve the Variance application, the Planning Commission is required to make three (3) findings in the affirmative pursuant to Development Title Section 9-827.5.

Finding 1: Special Circumstances

Because of the special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the regulation deprives the property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

Applicant's Statement:

The current frontage requirements led to the creation of irregular shaped parcels with several property line jogs due to existing buildings and structures. The variance to the frontage requirement would allow for the adjustment to straighten out the property lines and still allow the parcel to contain more than forty (40) acres.

- **The strict application of the regulation does deprive the property of privileges enjoyed by other properties in the vicinity under the same zoning classification because property has unique topography, including an existing on-site pond. The strict application of the Development Title regulations resulted in the pond being divided by the property line.**

The proposed Variance would allow for a Lot Line Adjustment between the two (2) parcels to result in the pond being wholly contained on the northern parcel.

Finding 2: No Special Privileges

The granting of the Variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.

Applicant's Statement:

The granting of the variance for the lowering of the frontage from 330 feet to 220 feet would still allow the parcel to have frontage larger than two (2) existing parcels of the same zone lying directly across the street. These two (2) parcels (APN: 001-210-17 & 001-210-29) currently have frontage smaller than the 330 feet.

- **The granting of this Variance will not constitute a grant of special privileges. The proposed Variance will allow the subject parcel width to be reduced to a similar width of neighboring parcels. The reduction of parcel width is proposed to allow for the existing pond to be wholly contained on one (1) parcel. The Designated Remainder parcel will maintain the required forty (40) acre minimum parcel size.**

Finding 3: Use Authorized

The Variance will not authorize a use or activity, which is not otherwise expressly authorized by the regulation governing the parcel of property.

Applicant's Statement:

N/A

- **This finding can be made because the Variance application does not authorize a use that is not otherwise expressly authorized by the General Plan or Development Title. If the Variance application is approved, the applicant must apply for a Lot Line Adjustment to move the property line accordingly.**

RECOMMENDATION

It is recommended that the Planning Commission:

1. Adopt the Findings for Variance (Attachment D, Findings for Variance); and
2. Approve Variance No. PA-2000030

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Community Development Department

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Attachment A Site Plan

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Attachment B Response Letters

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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 11, 2020

MEMORANDUM

TO: Community Development Department
CONTACT PERSON: Stephanie Stowers

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

SUBJECT: PA-2000030; A Variance application to reduce the front yard setback in the AG-40 zone from 330 feet to 220 feet. If approved, the applicant would apply for a Lot Line Adjustment application between (2) lots so that an existing pond would be part of an existing Homesite parcel instead of the Remainder parcel; located on the west side of New Hope Road, 1,153 feet north of Nowell Road, Thornton.
(Supervisory District 4)

PROPERTY OWNER: Aleck E Dambacher III Trust **APPLICANT:** O'dell Engineering

ADDRESS: 27445 N. New Hope Road, Thornton **APN:** 001-210-33

INFORMATION:

The site is currently located within Federal Emergency Management Agency Designated Flood Hazard Area designated as Zone AH. The 100-Year Flood Elevation will be approximately 15-feet NAVD 1988.

New Hope Road has an existing and planned right-of-way of variable width.

RECOMMENDATIONS:

1. None.

AC:CH



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Environmental Health Department

Wayne Fox, REHS, Interim Director

PROGRAM COORDINATORS

Robert McClellon, REHS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS

Muniappa Naidu, REHS

Michael Kith, REHS

Melissa Nissim, REHS

April 28, 2020

To: San Joaquin County Community Development Department
Attention: Stephanie Stowers

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

RE: **PA-2000030 (VR), Referral, SU0013147**
27445 North New Hope Road, Thornton

The Environmental Health Department has the following comment: All Onsite Wastewater Treatment Systems (OWTS) must comply with San Joaquin County Local Agency Management Program (LAMP) and current OWTS standards.

1868 E. Hazelton Avenue | Stockton, California 95205 | T 209 468-3420 | F 209 464-0138 | www.sjgov.org/ehd



April 24, 2020

Stephanie Stowers
County of San Joaquin
1810 E Hazelton Ave
Stockton, CA 95205

Ref: Gas and Electric Transmission and Distribution

Dear Stephanie Stowers,

Thank you for submitting the 27445 N New Hope Rd plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

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

Below is additional information for your review:

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

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

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

Sincerely,

Plan Review Team
Land Management

Attachment 1 – Gas Facilities

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Attachment 2 – Electric Facilities

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

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as "RESTRICTED USE AREA – NO BUILDING."
2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&'s facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 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.



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Community Development Department

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Attachment C Environmental Document

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NOTICE OF EXEMPTION

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

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

County Clerk, County of San Joaquin

Project Title: Variance No. PA-2000030

Project Location - Specific: The project site is located on the west side of New Hope Road, 1,153 feet north of Nowell Road, Thornton. (APN/Address: 001-210-36 & -37/27445 North New Hope Road, Thornton) (Supervisory District: 4)

Project Location - City: Thornton

Project Location - County: San Joaquin County

Project Description: A Variance application to reduce the required lot width in the AG-40 zone from 330 feet to 220 feet. If approved, the applicant would apply for a Lot Line Adjustment application between two (2) lots so that an existing pond would be part of an existing Homesite parcel instead of the Remainder parcel. Access for both parcels will remain from North New Hope Road.

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

Project Proponent(s): Aleck E Dambacher III Trust et al. / O'Dell Engineering

Name of Public Agency Approving Project: San Joaquin County Community Development Department

Name of Person or Agency Carrying Out Project: Stephanie Stowers, Senior Planner
 San Joaquin County Community Development Department

Exemption Status:
 Categorical Exemption. (Section 15305, Class 5)

Exemption Reason:
 Processed under the provisions of the California Code of Regulations Section 15305, which are exempt from CEQA.

This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15305. Class 5 Categorical Exemption states that projects consisting of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including minor lot line adjustments, side yard and setback variances not resulting in the creation of any new parcel are exempt from CEQA review.

Lead Agency Contact Person:
 Stephanie Stowers Phone: (209) 468-9653 FAX: (209) 468-3163 Email: sstowers@sjgov.org

Signature: _____ Date: _____

Name: Domenique Martorella Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____

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

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Attachment D **Findings for Variance**

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FINDINGS FOR VARIANCE

Finding 1: Special Circumstances

Because of the special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the regulation deprives the property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

- **The strict application of the regulation does deprive the property of privileges enjoyed by other properties in the vicinity under the same zoning classification because property has unique topography, including an existing on-site pond. The strict application of the Development Title regulations resulted in the pond being divided by the property line. The proposed Variance would allow for a Lot Line Adjustment between the two (2) parcels to result in the pond being wholly contained on the northern parcel.**

Finding 2: No Special Privileges

The granting of the Variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.

- **The granting of this Variance will not constitute a grant of special privileges. The proposed Variance will allow the subject parcel width to be reduced to a similar width of neighboring parcels. The reduction of parcel width is proposed to allow for the existing pond to be wholly contained on one (1) parcel. The Designated Remainder parcel will maintain the required forty (40) acre minimum parcel size.**

Finding 3: Use Authorized

The Variance will not authorize a use or activity, which is not otherwise expressly authorized by the regulation governing the parcel of property.

- **This finding can be made because the Variance application does not authorize a use that is not otherwise expressly authorized by the General Plan or Development Title. If the Variance application is approved, the applicant must apply for a Lot Line Adjustment to move the property line accordingly.**



Planning Commission Staff Report
Item # 3, July 2, 2020
Time Extension for Major Subdivision No. PA-1600084
Prepared by: Stephanie Stowers

PROJECT SUMMARY

Applicant Information

Property Owner: Royal Funding Management, LP
Project Applicant: Dillon & Murphy

Project Site Information

Project Address: 6040 East Ashley Lane, Stockton
Project Location: On the south side of Ashley Lane, 1,250 feet west of Hildreth Lane, Stockton.

Parcel Number (APN):	086-480-14	Water Supply:	Private (Well)
General Plan Designation:	R/R (Rural Residential)	Sewage Disposal:	Private (Septic)
Zoning Designation:	R-R (Rural Residential)	Storm Drainage:	Private (On-Site)
Project Size:	35 acres	100-Year Flood:	No (X-500)
Parcel Size:	35 acres	Williamson Act:	No
Community:	Morada	Supervisory District:	4

Environmental Review Information

CEQA Determination: Notice of Exemption (See Attachment B, Environmental Documents)

Project Description

This project is a six-year Time Extension application for a Major Subdivision application to subdivide an existing 35-acre parcel into seventeen (17) parcels, each to contain at least two (2) acres. The project is located within the unincorporated urban community of Morada.

Recommendation

1. Based on the comments and direction provided by the Planning Commission at its meeting of June 18, 2020, it is recommended that the six-year Time Extension request for Major Subdivision No. PA-1600084 be forwarded to the Board of Supervisors as the Review Authority for them to review and act upon it pursuant to Development Title Chapter 9-881 subject to the facts presented, previously approved Findings for Major Subdivision (Attachment C, Findings for Major Subdivision), and updated Conditions of Approval (Attachment D, Updated Conditions of Approval)

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NOTIFICATION & RESPONSES

Public Hearing Notices

Legal ad for the public hearing published in the Stockton Record: June 22, 2020.

Number of Public Hearing notices: 218

Date of Public Hearing notice mailing: June 19, 2020.

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ANALYSIS

History

On August 4, 2016, the Planning Commission approved the underlying project, which was a Major Subdivision. That approval was appealed to the Board of Supervisors by opposition. On December 23, 2016, after reviewing all written and oral testimony, the Board of Supervisors denied the appeal thereby approving the underlying project.

Pursuant to Development Title 9-881.3, applications for Time Extensions shall be reviewed and acted upon by the Review Authority that approved the original application. In this case the Board of Supervisors is the Review Authority and, as a result, the Planning Commission's recommendation will be forwarded to the Board of Supervisors for final determination.

Background

The approved Major Subdivision application including the tentative map expired on December 13, 2019. On March 18, 2020, the County Surveyor notified the applicant that the application and tentative map had expired, and that review of the Final Map could not continue.

On March 18, 2020, the applicant emailed Community Development Department staff stating that he believed he had submitted a Time Extension application prior to the expiration date. The Community Development Department conducted a search for any record of a request for extension or application. The Community Development Department found no record of receiving a request, application, or required payment for a time extension application.

On May 20, 2020, the applicant submitted a letter for public comment to be presented to the Planning Commission at the May 21, 2020, Planning Commission hearing. As a result of the public comment, the Planning Commission directed the Community Development Department to bring a report back at the next Planning Commission hearing.

On June 18, 2020, the Community Development Department presented a report to the Planning Commission. The Planning Commission voted 5-0 to direct staff to agendaize the Time Extension for the next Planning Commission agenda (July 2, 2020).

CEQA Exemption

This application is a six-year Time Extension, which will add one (1) year to the project. No other changes are proposed with this application, and no additional Conditions of Approval are recommended for adoption. CEQA Guidelines Section 15061(b)(3), which states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Community Development Department determined that the proposed six-year Time Extension will not cause a significant effect on the environment.

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RECOMMENDATION

1. Based on the comments and direction provided by the Planning Commission at its meeting of June 18, 2020, it is recommended that the six-year Time Extension request for Major Subdivision No. PA-1600084 be forwarded to the Board of Supervisors as the Review Authority for them to review and act upon it pursuant to Development Title Chapter 9-881 subject to the facts presented, previously approved Findings for Major Subdivision (Attachment D, Findings for Major Subdivision), and updated Conditions of Approval (Attachment E, Updated Conditions of Approval)

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Attachment A **Revised Tentative Map**

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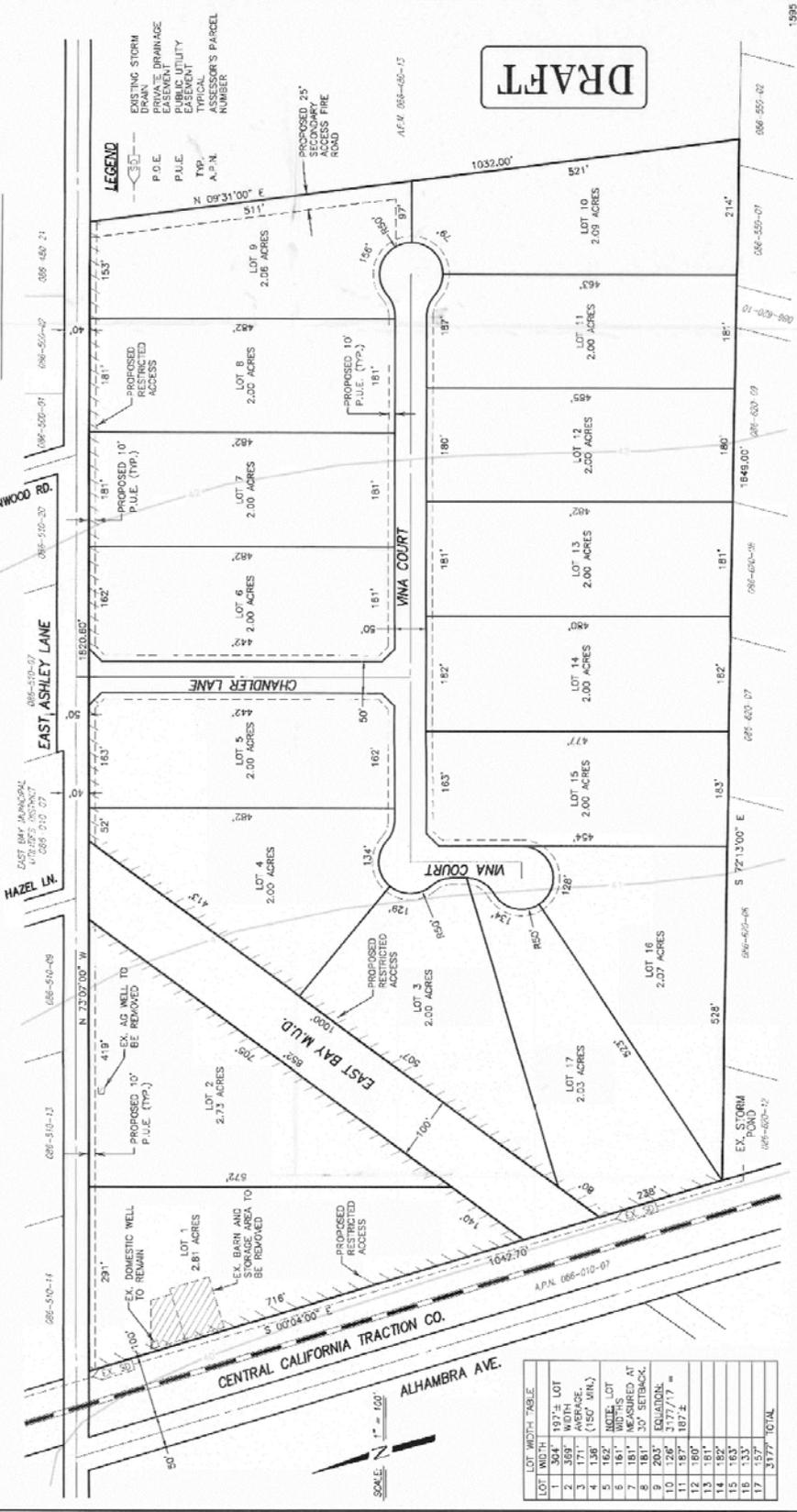
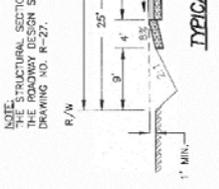
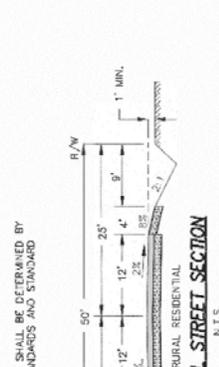
Scale

TRACT NO. XXXX
ASHLEY RANCH
TENTATIVE SUBDIVISION MAP
FEBRUARY, 2019

ENGINEER
DILLON & MURPHY
P.O. BOX 2180
857 N. CLIFT AVENUE, SUITE A2
SANTA ANA, CA 92701
(714) 334-8613

OWNER
ROYAL RANCH
MANAGEMENT LP
P.O. BOX 887
7407 N. DUNCAN RD.
LONDON, CA 93033
(209) 810-4023

- NOTES**
1. ALL: 086-480-14
 2. MATERIALS: PRIVATE, PROPOSED DOMESTIC WELLS
 3. MATERIALS: PRIVATE, PROPOSED SEPTIC SYSTEMS
 4. STORM DRAINAGE: PRIVATE STORM DRAINAGE WILL BE INSTALLED TO SERVE THE ROAD-SIDE DITCHES WILL BE MAINTAINED BY THE ADJOINING LANDOWNER.
 5. SITE ADDRESS: 6040 E. ASHLEY LN., STOCKTON, CALIFORNIA 95210
 6. ZONING: R-R 700E X 700E, NO. 060289-0000
 7. DATE: DATED OCTOBER 15, 2009
 8. LANDSCAPE: LANDSCAPE SHALL ADHERE TO S.L.C.O. DEVELOPMENT TITLE SECTION 9-1020.4 LANDSCAPE DEVELOPMENTS, LANDSCAPE NOT SHOWN ON THIS MAP.



DRAFT

LOT	WIDTH	TABLE
1	304'	197' ± LOT
2	369'	WIDTH OF
3	171'	(150' MIN.)
4	182'	MIN. LOT
5	181'	MEASURED AT
6	181'	20' SETBACK
7	181'	MEASURED AT
8	203'	EQUADIAL
9	296'	3177/17 =
10	296'	187' ±
11	181'	
12	181'	
13	181'	
14	182'	
15	183'	
16	183'	
17	157'	
		3177' TOTAL

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Attachment B **Environmental Document**

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NOTICE OF EXEMPTION

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

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

County Clerk, County of San Joaquin

Project Title: Six-Year Time Extension for previously approved Major Subdivision No. PA-1600084

Project Location - Specific: The project site is located on the south side of Ashley Lane, 1,250 feet west of Hildreth Lane, Stockton. (APN/Address: 086-480-14/6040 East Ashley Lane, Stockton) (Supervisorial District: 4)

Project Location – City: Stockton

Project Location – County: San Joaquin County

Project Description: Six-Year Time Extension for previously approved Major Subdivision application to subdivide an existing 35-acre parcel into seventeen (17) parcels, each to contain at least two (2) acres. The project is located within the unincorporated urban community of Morada.

The Property is zoned R-R (Rural Residential) and the General Plan designation is R/R (Rural Residential).

Project Proponent(s): Royal Funding Management, LP / Dillon & Murphy

Name of Public Agency Approving Project: San Joaquin County Community Development Department

Name of Person or Agency Carrying Out Project: Stephanie Stowers, Senior Planner
 San Joaquin County Community Development Department

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

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

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

Lead Agency Contact Person:
 Stephanie Stowers Phone: (209) 468-9653 FAX: (209) 468-3163 Email: sstowers@sjgov.org

Signature: _____ Date: _____

Name: Domenique Martorella Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____

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

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Attachment C **Findings for Major Subdivision**

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PREVIOUSLY APPROVED FINDINGS FOR MAJOR SUBDIVISION

1. The proposed subdivision is consistent with 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 R/R (Rural Residential) General Plan designation and R-R (Rural Residential) zone permit the subdivision as proposed. The project complies with the General Plan density requirement of 1 to 5 dwelling units per five gross acres. The subdivision is consistent with the General Plan assumptions and policies specific to the unincorporated urban community of Morada and is consistent with the rural residential character of the Morada area. There are no applicable Master Plans, or Specific Plans, or Special Purpose Plans.**
2. The design or improvement of the proposed subdivision is consistent with the General Plan and any applicable Specific Plan or Special Purpose Plan.
 - **This finding can be made because the design and improvement of the proposed subdivision are consistent with standards contained in the General Plan as reflected in the tentative map. The drainage facilities for each lot will be built in accordance with the San Joaquin County Development Standards as required by the Department of Public Works. The domestic water well and individual sewage disposal systems will be constructed under permit and inspection by the Environmental Health Department. The proposed roadways will be improved to Rural Road Standards required by the Department of Public Works and secondary access will be provided for fire and emergency response purposes. There are no Specific Plans or Special Purpose Plans.**
3. The site is physically suitable for the type of development proposed.
 - **This finding can be made because the tentative map is consistent with the General Plan density requirement of 1 to 5 dwelling units per five gross acres (1-5 du/5ga). The project's proposed two-acre minimum lot size complies with the requirements of the Development Title. In addition, while Lots 4-5, 11, and 17-18 each have lot widths less than the required minimum 150 feet, the overall average lot width is 155 feet, which meets the minimum lot width requirement pursuant to Development Title Section 9-310.4(a). All other development requirements contained in the Development Title and County standards are otherwise satisfied.**
4. The site is physically suitable for the proposed density of development.
 - **This finding can be made because the number of parcels proposed is consistent with the R/R General Plan density requirement of 1-5 dwelling units per five gross acres. The minimum lot size is greater than two acres for each parcel and the entire project area is 38 acres, which results in a density of .47 dwelling units per gross acre, which meets the density requirements. Therefore, the site is physically suitable for the proposed density of development. All lots meet the minimum standards of the Development Title. The parcels will be served by private septic systems, individual wells, and on-site drainage systems.**
5. Neither the design of the subdivision nor any proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

- **This finding can be made because although the Initial Study prepared for this project identified midvalley fairy shrimp (*Branchinecta mesovallensis*), Swainson's hawk (*Buteo swainsoni*), and vernal pool tadpole shrimp (*Lepidurus packardi*) as a rare or endangered species or habitat potentially occurring in the area, the applicant will be participating in the San Joaquin Council of Governments (SJCOG) San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Participation in the SJMSCP is expected to reduce impacts to biological resources resulting from the proposed project to a level of less-than-significant and as a result, is not likely to cause any substantial environmental adverse effects.**
6. The design of the subdivision or type of improvement is not likely to cause significant public health problems.
- **This finding can be made because the drainage facilities for each lot will be built in accordance with the San Joaquin County Development Standards as required by Public Works and the domestic water well and individual sewage disposal systems will be constructed under permit and inspection by the Environmental Health Department. As a condition of approval, the Environmental Health Department is requiring a qualified environmental professional to prepare a surface and subsurface contamination report, identifying any potential source of surface or subsurface contaminations caused by past or current land uses.**
7. The design of the subdivision or the types of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
- **This finding can be made because there are no public easements within the subdivision. There is a proposed fifty (50) foot private road that shall be improved in conformance with County Standards for a 50 foot Rural Residential Road as a Condition of Approval by the Department of Public Works. Additionally, as a Condition of Approval, the developer shall prepare and record a mechanism that notices future owners and provides for maintenance of the private roadway.**
8. Any land or improvements to be dedicated to the County or other public agency is consistent with the General Plan, any applicable Specific Plan and Special Purpose Plan, and any other applicable plan adopted by the County.
- **This finding can be made because there is no land to be dedicated to San Joaquin County for public roadways. Additionally, there are no applicable Specific Plans or Special Purpose Plans.**
9. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision, as required by Government Code Section 66473.1.
- **This finding can be made because the lots are large enough so that individual dwellings can be situated to take advantage of both passive solar heating and cooling opportunities.**



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Attachment D **Updated Conditions of Approval**

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UPDATED CONDITIONS OF APPROVAL

A six-year Time Extension for Major Subdivision Application No. PA-1600084 was approved by the Board of Supervisors on . The effective date of approval is . This tentative map approval will expire on December 13, 2025, which is nine (9) years from the original effective date of approval, unless (1) all Conditions of Approval have been complied with and (2) a Final Map has been filed with and accepted by the County Surveyor.

Unless otherwise specified, all Conditions of Approval and ordinance requirements shall be complied with prior to approval of the Final Map. 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. **TENTATIVE MAP:** The Final Map shall substantially conform to the approved revised tentative map dated February 5, 2019.
 - b. **RIGHT TO FARM:** Pursuant to San Joaquin County Code Section 6-9004(b), the following note shall be placed on the Final Map:
 1. All persons purchasing lots within the boundaries of this approved map should be prepared to accept the inconveniences or discomforts associated with agricultural operations or activities, such as noise, odors, insects, dust or fumes. San Joaquin County has determined that such inconveniences or discomforts shall not be considered to be a nuisance.
 - c. **LOT SIZE AND WIDTH:** The following lot size and width regulations shall apply to this map:
 1. ~~Parcels 1-3, 6-10, & 12-16~~ 1-2, 5-9, & 11-15 each shall have a minimum lot width of 150 feet, measured a distance of 30 feet back from the front lot line. (Development Title Section 9-310.4)
 2. ~~Parcels 4-5, 11, & 17-18~~ 3-4, 10, & 16-17 each shall have a minimum lot width of 105 feet, measured a distance of 30 feet back from the front lot line. (Development Title Section 9-310.4[a][1])
 3. All parcels shall have a minimum lot area of two (2) acres. (Development Title Section 9-310.3)
 - d. **ACCESS:** Secondary access from Ashley Lane to Vina Court shall be required along the eastern and southern boundaries of Lot ~~40~~ 9. (Development Title Section 9-1150.15[b])
 - e. **ROAD NAMES:** All subdivision road names shall be submitted to the Community Development Department for approval by the Director. Contact Rafeedah Carella at 209-468-3138 for road name standards. (Development Title Section 9-1150.18)
 - f. **LANDSCAPING:** Landscaping shall be provided and comply with the following:
 1. Street trees are required as specified in Section 9-1020.4 of the Development Title.
 2. A minimum of three (3) trees shall be planted for each lot frontage.[Development Title Section 9-1020.4(a)]

g. **RESTRICTED ACCESS:** The following restricted access regulations shall apply to this map:

1. To restrict access, a three (3) foot tall, open, rail fence shall be constructed along the northern property line adjacent to Ashley Lane of Lots ~~5-40~~ 4-9 (excepting therefrom Chandler Lane and the required secondary access), along the eastern property line adjacent to the East Bay Municipal Utilities District property of Lots ~~3~~ 1-2, and along the western property line adjacent to the East Bay Municipal Utilities District property of Lots ~~4-5 and 18~~ 3-4 and 17. The fence or wall shall be included on the subdivision improvement plans. The plans for the fence or wall shall be reviewed and approved by the Community Development Department prior to approval of the subdivision improvement plans. (Development Title Section 9-1150.10)
2. To restrict access, a seven (7) foot tall solid wood fence with no gates shall be constructed along the western property line adjacent to the Central California Traction Company Railroad of Lots 1, ~~3, and 18~~ and 17. The fence or wall shall be included on the subdivision improvement plans. The plans for the fence or wall shall be reviewed and approved by the Community Development Department prior to approval of the subdivision improvement plans. (Development Title Section 9-1150.10)

2. COUNTY COUNSEL

- a. **HOLD HARMLESS PROVISION:** Pursuant to Section 66474.9 of the Government Code, the subdivider shall defend, indemnify, and hold harmless the local agency or its agents, officers, and employees from any claim, action, or proceeding against the local agency or its agents, officers, or employees to attack, set aside, void, or annul an approval of the local agency, advisory agency, appeal board, or legislative body concerning a subdivision, which action is brought within the time provided for in Section 66499.37 of the Government Code.

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

- a. All improvements shall be in conformance with the current Improvement Standards and Specifications of the County of San Joaquin. All improvement plans and specifications shall include grading plan for each individual lot, if applicable. These improvement plans and specifications are subject to plan check, field inspection fees and must be approved by the County of San Joaquin Department of Public Works prior to approval of the Final Map. (Development Title Section 9-240, Section 9-910, Section 9-1100 and R-92-814)
- b. Prior to approval of the Final Map, the developer shall prepare and record a mechanism that notices future owners and provides for maintenance of the private roadway and roadway storm drain system. The notice shall include specific language to maintain roadside ditches along the frontage of all lots.
- c. Prior to approval of the Final Map, Chandler Lane and Vina Court, both private roads, shall be improved in conformance with County Standards for a 50 foot Rural Residential Road.
- d. If improvements referred to herein are not completed prior to approval of the Final Map, the subdivider shall execute an agreement with the County of San Joaquin ensuring the completion of improvements within one (1) year after approval of the Final Map. (Development Title Section 9-1100.3[jj])
- e. A Preliminary Soils Report is required in accordance with the County Standards for the purpose of determining the R-Value for the design of the roads. (Development Title Section 9-910.2)

- f. A grading plan shall be submitted as a part of the improvement plans and approved prior to approval of the Final Map. The grading plan shall contain the information listed in the California Building Code (CBC), Appendix, Chapter 33, Section 3309, complete drainage details and elevations of adjacent parcels. Retaining wall details shall be submitted where applicable. Grading in excess of 5,000 cubic yards shall comply with Sections 3309.3 and 3309.4 for "Engineered Grading Requirements." (Grading that disturbs more than one acre will require a National Pollutant Discharge Elimination System permit.)
- g. A stop bar and stop sign shall be placed on Chandler Lane at the intersection of Ashely Lane. All traffic signs and markings shall conform to the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD), and/or San Joaquin County Standards and shall be shown on the improvement plans. (Development Title Section 9-1150.2)
- h. All utilities shall be underground except power transmission facilities of a 35 KV or greater. Public utility easements shall be provided along the road frontage of the subdivision and as required by the public utility companies. (Development Title Section 9-1155.2)
- i. Dedication to result in a 25-foot wide right-of-way from the centerline of Ashley Lane to the property line shall be required on the Final Map along APN 086-480-14. (Development Title Section 9-1150.5(b))
- j. Ashley Lane shall be improved on the subdivided side to County Standards for one half of a 50-foot right-of-way Rural Road. (Development Title Section 9-1150.2(d)(3))
- k. The developer shall provide separate drainage facilities for each lot in accordance with the San Joaquin County Development Standards. Roadside drainage shall be kept separate from parcel drainage. 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)
- l. Street lighting shall be provided for the subdivision at the intersection of Ashley Lane and Chandler Lane (Development Title Section 9-1150.11). The property shall pay for the processing costs and transfer into Zone L-1 within CSA 49 prior to approval of the Final Map. In addition, the applicant shall pay for the maintenance and operation of the system until the transferred area is placed on the assessment role of the District. (Development Title Section 9-1100.5)
- m. All easements of record shall be shown on the Final Map. (Development Title Section 9-910.20)
- n. This project falls within the definition of a Priority Project as defined in either the County "Storm Water Quality Control Criteria Plan" (SWQCCP) or the County Phase I National Pollutant Discharge Elimination System (NPDES) permit and shall comply with the following conditions:
 - 1. A registered professional engineer shall design a system or combination of systems to treat, filter, or infiltrate the 85th percentile storm as defined in the County's 2009 SWQCCP. The system design shall follow standards as outlined in the 2009 SWQCCP or in the "California Association of Stormwater Quality Agencies" (CASQA) publications and comply with the conditions of the County Phase I NPDES permit. CASQA documents are available at <http://www.casqa.org>

2. Applicant shall submit a “Storm Water Pollution Prevention Plan” (SWPPP) to Public Works for review. A SWPPP preparation guide is available at the Department of Public Works. A copy of the approved SWPPP and all required records, updates, test results and inspection 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.
3. All Priority New Development and Significant Redevelopment Projects must meet the volume reduction requirement outline in the County’s SWQCP 2009 available at <http://sjcleanwater.org/LID.htm>
4. Proprietary storm drainage treatment devices used in any system shall be approved for use by a major California city, Caltrans, or the Washington State DOT and shall be the last resort of the developer to comply with the 2009 SWQCP. Latitude and Longitude of all treatment devices shall be obtained by use of a global positioning system and reported to the County. Property owner shall execute an agreement and record a deed restriction, in a form acceptable to the County, regarding maintenance and perpetuation of the installed systems. Property owner shall be responsible for the ongoing operation and maintenance of any system installed unless the system is accepted for maintenance by a government agency.
5. 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.
6. 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.
7. Standard Best Management Practices for the type of development proposed shall be incorporated into the site storm drainage design.
8. Applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and comply with the State “General Permit for Storm Water Discharges Associated with Construction Activity”. The Waste Discharge Identification Number (WDID), issued by SWRCB, shall be submitted to Public Works for file. Contact the SWRCB at (916) 341-5537 for further information.
9. Access rights shall be dedicated and restricted for Lots 4 through 9 along the frontage of East Ashley Lane, and for Lots 1, 2, 3, 4, 5, and ~~14~~ 17 along properties owned by East Bay MUD and Central California Traction Company on the Final Map. (Development Title Section 9-1150.5)

Informational Notes:

- A. Any construction activity that results in the disturbance of at least one (1) acre of soil shall require a State NPDES construction permit. Dischargers whose projects disturb 1 or more acres of soil or whose projects disturb less than 1 acre of soil and is not part of a larger plan of development, are required to obtain coverage

under the current General Permit for Discharges of Storm Water Associated with Construction Activity (www.swrcb.ca.gov/stormwtr/gen_const.html#const_permit). Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility.

- B. This property is subject to the requirements of San Joaquin County Mosquito & Vector Control District (209-982-4675) and the California Health and Safety Code for the prevention of mosquitoes. Best Management Practices (BMP) guidelines for stormwater devices, ponds and wetlands are available.
- C. All future building permits for projects located within a Special Flood Hazard Area at the time of permit issuance shall meet the San Joaquin County flood hazard reduction requirements (Title 9, Chapter 9-1605) and all requirements of the State of California (CCR Title 23) that are in force at the time of permit issuance. As an example, these requirements may include raising the finish floor elevation one foot above the expected flood level and/or using flood resistant materials.
- D. The roadside ditches shall be designed to accept roadway runoff per County design standards. Runoff from the parcels into roadside ditches is prohibited.

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

- a. A qualified environmental professional shall prepare a surface and subsurface contamination report, identifying any potential source of surface or subsurface contamination caused by past or current land uses. The report shall include evaluation of non-point source of hazardous materials, including agricultural chemical residues, as well as potential point sources, such as fuel storage tanks, septic systems, or chemical storage areas. The report shall be submitted to the Environmental Health Department at time of submittal of a tentative map (San Joaquin County Development Title, Section 9-905.12).

A review fee of \$260 shall be paid at the time of submittal to the Environmental Health Department.

NOTE: The Environmental Health Department received a surface and subsurface contamination report (Service Request #SR0074590) dated March, 2016, and it has been approved.

- b. A soil suitability/nitrate loading study incorporating proposed staff and customer use shall be submitted to the Environmental Health Department, indicating that the area is suitable for septic system usage. The studies must be approved by the Environmental Health Department prior to recordation of the Final Map. (San Joaquin County Development Title, Section 9-1105.2(d)). A review fee of \$650 must be paid at time of submittal to the Environmental Health Department.

The sewage disposal system shall comply with the onsite sewage standards of San Joaquin County prior to approval. A percolation test that meets absorption rates of the manual of septic tank practice or E.P.A. Design Manual for onsite wastewater treatment and disposal system is required for each parcel. A permit fee of \$130 per percolation hole is required.

- c. The existing private water wells shall be tested for the chemical Dibromochloropropane (DBCP) and nitrates with the results submitted to the Environmental Health Department

prior to recordation of the Final Map. Samples are to be taken and analyzed by a State-approved laboratory (San Joaquin County Development Title, Section 9-1115.7).

- d. Destroy the abandoned well(s) under permit and inspection by the Environmental Health Department as required by San Joaquin County Development Title, Section 9-1115.5(e).
- e. Construction of an individual sewage disposal system(s) under permit and inspection by the Environmental Health Department is required at the time of development based on the Soil Suitability/ Nitrate Loading Study findings (San Joaquin County Development Title, Section 9-1110.3 & 9-1110.4).
- f. Construction of an individual domestic water well(s) under permit and inspection by the Environmental Health Department is required at the time of development (San Joaquin County Development Title, Section 9-1115.3).
- g. Refuse, garbage, and other solid waste material must be removed and transported to an approved disposal facility in accordance with San Joaquin County Ordinance Code, Section 5-2400.
- h. Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title Section 9-1115.3 and 9-1115.6)

5. SAN JOAQUIN COUNCIL OF GOVERNMENTS (Contact: [209] 235-0600)

- a. This project is subject to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). At the time of development, any structures that require ground disturbance on this or subsequent divided parcels will be subject to participate in the SJMSCP and should be resubmitted to the San Joaquin Council of Governments to ensure biological and mitigation obligations are satisfied. The following note shall be recorded as a Notice of Minor Subdivision Restriction:
 - 1. Parcels 1 through 18 are each subject to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). At the time of development of Parcel(s) 1 through 18, any structure(s) that require ground disturbance on this or subsequent divided parcels will be subject to participate in the SJMSCP and development plans should be submitted to the San Joaquin Council of Governments to ensure biological and mitigation obligations are satisfied.



**Planning Commission Staff Report
Item # 4, July 2, 2020
Use Permit No. PA-2000040
Prepared by: Stephanie Stowers**

PROJECT SUMMARY

Applicant Information

Property Owner: Angelo S. Leandro, Jr.
Project Applicant: Sequoia Deployment Services

Project Site Information

Project Address: 1139 South Garden Avenue, Stockton
Project Location: On the west side of South Garden Avenue, 135 feet north of East Guernsey Avenue, Stockton

Parcel Number (APN):	157-150-13	Water Supply:	Public (CalWater)
	R/L (Low		
General Plan Designation:	Density	Sewage Disposal:	Public (ESSSP)
	Residential)		
	R-L (Low		
Zoning Designation:	Density	Storm Drainage:	Private (Natural)
	Residential		
Project Size:	625 square feet	100-Year Flood:	No (X [Levee])
Parcel Size:	1.86 acres	Williamson Act:	No
Community:	Stockton	Supervisory District:	1

Environmental Review Information

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

Project Description

This project is a Use Permit application for an un-manned, eighty (80) foot tall monopole telecommunication tower, within a 625-square-foot lease area with cabinets and equipment. (Use Type: Communication Services – Type II)

Recommendation

1. Adopt the Findings for Use Permit (Attachment D, Findings for Use Permit); and
2. Approve Use Permit No. PA-2000040 with the Conditions of Approval (Attachment E, Conditions for Use Permit)

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NOTIFICATION & RESPONSES

(See Attachment B, Response Letters)

Public Hearing Notices

Legal ad for the public hearing published in the Stockton Record: June 22, 2020

Number of Public Hearing notices: 75

Date of Public Hearing notice mailing: June 19, 2020

Referrals and Responses

- **Project Referral with Environmental Determination Date:** April 8, 2020

- **OPR State Clearinghouse #:** N/A

Agency Referrals	Response Date - Referral
County Departments	
Community Development	
Building Division	April 14, 2020
Fire Prevention Bureau	
Public Works	May 15, 2020
Environmental Health	April 17, 2020
Sheriff Office	
Supervisor District: 1	
State Agencies	
Fish & Wildlife, Division: 2	
Native American Heritage Commission	
Local Agencies	
CalWater	
City of Stockton	
Eastside Fire District	May 26, 2020
Mosquito & Vector Control	
S.J.C.O.G.	April 21, 2020
San Joaquin Air Pollution Control District	
S.E.W.D. Irrigation District	
Stockton Unified School District	

Agency Referrals	Response Date - Referral
Miscellaneous	
A.T.&T.	
B.I.A.	
Builders Exchange	
Buena Vista Rancheria	
California Valley Miwok Tribe	
Carpenters Union	
Haley Flying Service	
North Valley Yokuts Tribe	
P.G.&E.	May 4, 2020
Precissi Flying Service	
Sierra Club	
Tribal TANF Partnership	
United Auburn Indian Community	

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ANALYSIS

CEQA Exemption

This application is a Use Permit for a monopole telecommunication tower. The Community Development Department determined, with input from County Counsel, that the proposed project is exempt from CEQA under a Class 3 Categorical Exemption (CEQA Guidelines Section 15303). This exemption “consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.” As a result, if the project is approved, a Notice of Exemption will be filed.

Neighborhood Opposition

The Community Development Department received five letters in opposition, one of which stated that it was sent on behalf of four properties in the vicinity of the project site. The letters stated concern regarding land use compatibility, traffic, and health and safety.

Land Use Compatibility: The opposition states concerns regarding compatibility with neighboring land uses, stating specifically, “this area is populated by many families and small children and the property of said installation is in close proximity of several single family residences.” The proposed monopole telecommunication tower is classified under the Communication Services – Type II use type. This use type is conditionally permitted in the R-L (Low Density Residential) zone with an approved Use Permit application. Telecommunication towers are subject to all Development Title regulations, included the provisions of Chapter 9-1065, which are intended to provide design, siting, and locational requirements for support structures for wireless telecommunication antennas and supporting equipment in order to encourage their collocation in the County and to minimize the potential adverse impacts of said structures on public safety and aesthetics. As a result, the proposed telecommunication tower is not anticipated to have an adverse impact on surrounding residences.

Traffic: The opposition letters state concern regarding increased traffic on the private road. The proposed project is an unmanned monopole telecommunication tower, which will not generate any traffic with day-to-day operations. Additionally, the project site is located adjacent to three roads, Garden Avenue, Guernsey Avenue, and Broadway Avenue, and the Department of Public Works confirmed these roads are publically maintained roads. All access for construction and intermittent maintenance will be provided from a public roadway.

Health & Safety: The opposition states concern regarding health impacts of radio frequency emissions, and general concerns regarding hazards.

The monopole telecommunication tower is proposed to be eighty (80) feet in height. The Development Title requires that telecommunication towers be located a distance equal to at least the height of the tower from residential structures on adjoining properties in order to reduce any potential hazard risk on neighboring properties (Development Title Section 9-1065.4[d]).

Additionally, regarding the potential for impacts from radio frequency emissions, pursuant to Section 704 (a) of the Telecommunications Act 47 U.S.C Section 332(c)(7)(iv), “no State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission’s regulations concerning such emissions”. The development project will be required to comply with Federal

Communications Commission (FCC) regulations regarding radio frequency emissions. Therefore, for the installation of the proposed tower the Community Development Department is preempted from basing any decision on the environmental effects of radio frequency and electromagnetic waves stated above.

As a result of the required setbacks and FCC regulations, the Community Development Department can make all findings in the affirmative, including Finding #4, which states that the project will not be a hazard to neighboring properties and, therefore, recommends that the Planning Commission approve the project subject to the Conditions of Approval (Attachment E).

RECOMMENDATION

It is recommended that the Planning Commission:

1. Adopt the Findings for Use Permit (Attachment D, Findings for Use Permit); and
2. Approve Use Permit No. PA-2000040 with the Conditions of Approval (Attachment E, Conditions of Approval for Use Permit)

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SAN JOAQUIN
— COUNTY —
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Community Development Department

Planning · Building · Neighborhood Preservation

Attachment A Site Plan

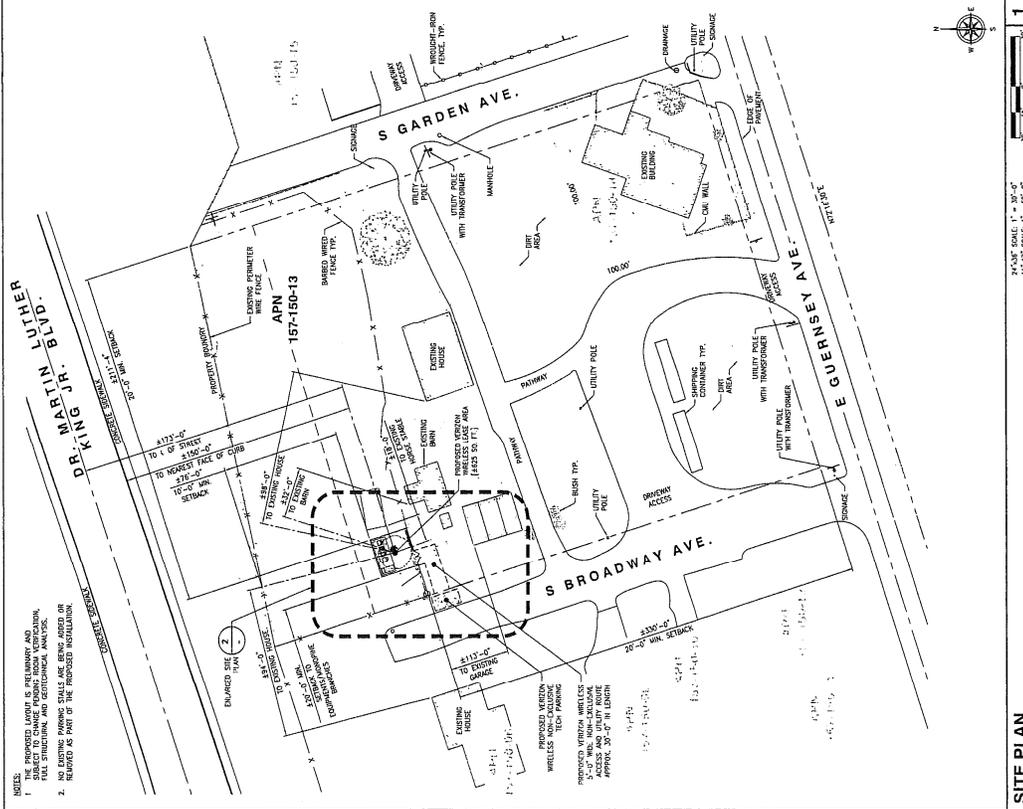
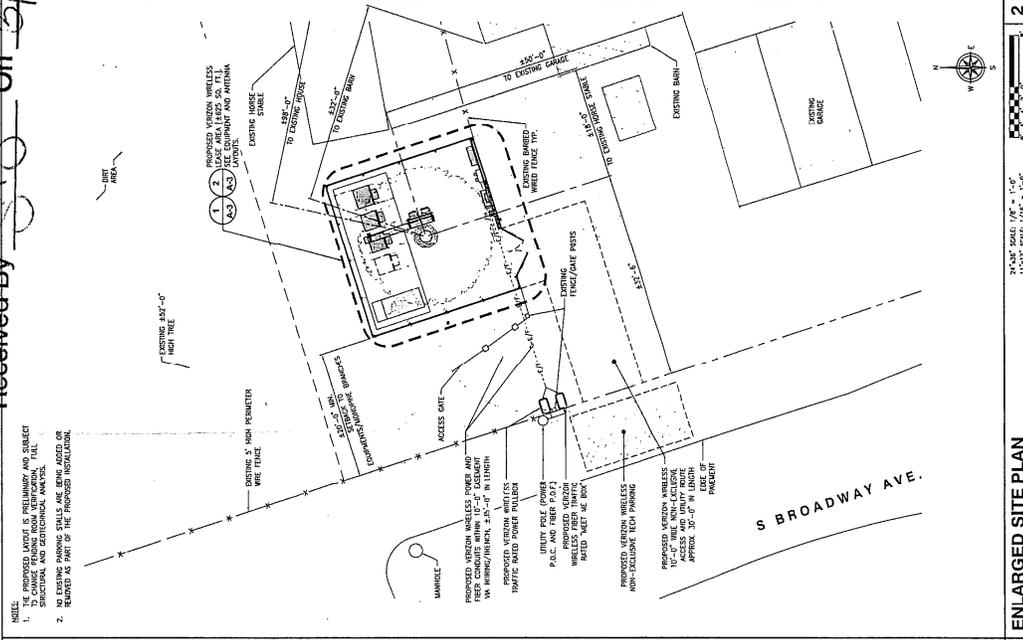
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SITE PLAN

Application # **PA2000040**

Received By **SS** On **3/2/2020**

<p>verizon INFORMATION SERVICES INC. 2785 MIDWELL DRIVE, SUITE 9 INDIO, CA 92203</p>		
<p>SEQUOIA INFORMATION SERVICES INC. 2785 MIDWELL DRIVE, SUITE 9 INDIO, CA 92203</p>		
<p>cel site 100% ZD SET 14. 800.433.2372 / 714.447.1374</p>		
3	02/17/2020 RELEGATED LAKE AREA	
2	11/16/2018 100% ZD SET	
1	11/29/2018 100% ZD SET	
0	02/07/2017 DESIGN DEVELOPMENT	
REV	DATE	DESCRIPTION
ISSUED DATE: FEBRUARY 13, 2020		
ISSUED FOR: 100% ZD SET		
LICENSURE:		
PROJECT INFORMATION:		
SECTION AVE.		
LOCATION CODE: 558248		
PROJECT CODE: 952005		
STOCKTON, CA 95205		
DRAWN BY:	SKM	
CHECKED BY:	RJZ	
SHEET TITLE:		
SITE PLAN AND ENLARGED SITE PLAN		
SHEET NUMBER:		
A-1		



NOTES:
1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO THE CITY'S REVIEW AND APPROVAL. FULL STRUCTURAL AND GEOTECHNICAL ANALYSIS.
2. NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE PROPOSED INSTALLATION.

NOTES:
1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO THE CITY'S REVIEW AND APPROVAL. FULL STRUCTURAL AND GEOTECHNICAL ANALYSIS.
2. NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE PROPOSED INSTALLATION.

SITE PLAN 1
ENLARGED SITE PLAN 2

PLAN SCALE: 1" = 30'-0"
UTILITY SCALE: 1" = 60'-0"

PLAN SCALE: 1/8" = 1'-0"
UTILITY SCALE: 1/16" = 1'-0"

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Attachment B Response Letters

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DATE: April 14, 2020

PA-2000040 (up)

Property owner: Angelo S. Leandro, Jr.

Applicant: Sequoia Deployment Services

APN / Address: 157-150-13/1139 South Garden Avenue, Stockton

Planner: Stephanie Stowers

Project Description: Cell Tower

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

BUILDING CODE REQUIREMENTS: The following California Building Code (CBC) and San Joaquin County Ordinance requirements will be applicable to the proposed project. The following conditions shall be addressed prior to submittal of a building permit application to the Building Inspection Division:

1. A building permit for each separate structure or building is required. Submit plans, Specifications and supporting calculations, prepared by a Registered Design Professional (architect or engineer) for each structure or building, showing compliance with The 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.



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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 15, 2020

MEMORANDUM

TO: Community Development Department
 CONTACT PERSON: Stephanie Stowers

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

SUBJECT: PA-2000040; A Use Permit application for an un-manned 80-foot tall monopole telecommunications tower with ground equipment within a 625 square foot lease area; located on the west side of South Garden Avenue, 133 feet north of East Guernsey Avenue, Stockton. (Supervisorial District 1)

PROPERTY OWNER: Angelo S. Leandro Jr. **APPLICANT:** Sequoia Deployment Services

ADDRESS: 1139 S. Garden Avenue, Stockton **APN:** 157-150-13

INFORMATION:

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

Broadway Avenue has an existing and planned right-of-way width of 50 feet.

Garden Avenue has an existing and planned right-of-way width of 50 feet.

RECOMMENDATIONS:

1. A copy of the Final Site Plan shall be submitted prior to approval of the Improvement Plan.
2. 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)
3. 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)

AC: CH

1810 East Hazelton Avenue | Stockton, California 95205 | T 209 468 3000 | F 209 468 2999
 Follow us on Facebook @ PublicWorksSJC Visit our website: www.sjgov.org/pubworks



April 17, 2020

To: San Joaquin County Community Development Department
 Attention: Stephanie Stowers

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

RE: **PA-2000040 (UP), Referral, SU0013148**
1139 South Garden Avenue, Stockton

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

- 1) 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).
- 2) 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

Stowers, Stephanie [CDD]

From: Phil Simon <Phil.Simon@stocktonca.gov>
Sent: Tuesday, May 26, 2020 11:43 AM
To: Stowers, Stephanie [CDD]
Subject: PA-2000040 (UP) for 1139 S. Garden Avenue (Verizon Wireless Telecommunications Equipment Site)

CAUTION: This email is originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Stephanie,

The Stockton Fire Department received a copy of the referral from your office back in April and I am just getting it. It appears that you needed a response submitted by May 7th, 2020, however, due to the Covid-19 circumstances, the city's mail delivery system most likely got held up. Hence, my late response.

At this point, Fire Department review was conducted and we have no additional (site specific) code requirements to add as the site is relatively close to Broadway Avenue, where access is achievable. I wanted you to convey to the applicant that they will be required to submit the same drawings that are submitted to your Building Department to the Stockton Fire Department for review and approval at which time we will address site access from the public way to the equipment area, fire extinguisher placement, hazardous materials identification and labeling on equipment cabinets, and other fire code related requirements specific to an unmanned telecommunications equipment site.

Please contact me if you have any additional questions. Thanks.

Phil Simon
Assistant Fire Marshal
Port District Fire Marshal
Fire Prevention Division
Stockton Fire Department
phil.simon@stocktonca.gov
(209) 937-8271 (Office)
(209) 598-8819 (Mobile)



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 (RTL)
ADVISORY AGENCY NOTICE TO SJCOG, Inc.**

To: Stephanie Stowers, San Joaquin County,, Community Development Department

From: Laurel Boyd, SJCOG, Inc.

Date: April 21, 2020

-Local Jurisdiction Project Title: PA-2000040 (UP)

Assessor Parcel Number(s): 157-150-13

Local Jurisdiction Project Number: PA-2000040 (UP)

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 Ms. Stowers:

SJCOG, Inc. has reviewed the project referral for PA-2000040 (UP). This project consists of a Use Permit application for an unmanned 80-foot monopole telecommunications tower with ground equipment within a 625 square foot lease area in the R-L (Low Density Residential) zone. The project site is on the west side of South Garden Avenue, 133 feet north of East Guernsey Avenue, Stockton (APN/Address: 157-150-13/1139 South Garden Avenue, 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 Measure are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP. Although participation in the SJMSCP is voluntary, Local Jurisdiction/Lead Agencies should be aware that if project applicants choose against participating in the SJMSCP, they will be required to provide alternative mitigation in an amount and kind equal to that provided in the SJMSCP.

This Project is subject to the SJMSCP. This can be up to a 30 day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. <http://www.sjco.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-2000040 (UP)

Landowner: Angelo S. Leandro, Jr.

Applicant: Sequoia Deployment Services

Assessor Parcel #: 157-150-13

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

Local Jurisdiction Contact: Stephanie Stowers

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.

May 4, 2020

Stephanie Stowers
San Joaquin County
1810 East Hazelton Ave.
Stockton, Ca 95205

Ref: Gas and Electric Transmission and Distribution

Dear Ms. Stowers,

Thank you for submitting 1139 South Garden Ave - PA-2000040 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:

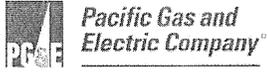
1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.
2. If the 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.

Stowers, Stephanie [CDD]

From: Nancy Randhawa <nrandhawa@carltonseniorliving.com>
Sent: Monday, May 4, 2020 12:09 PM
To: Stowers, Stephanie [CDD]
Cc: yikes209@yahoo.com; bhirniranjan@yahoo.com; 3510chandfam@gmail.com; chotu.kaks@gmail.com
Subject: Re: Application No. PA-2000040

Dear Stephanie Stowers,

I am writing to object on the above-mentioned application for the installation of the un-manned 80-foot monopole telecommunication tower. This area is populated by many families and small children and the property of said installation is in close proximity of several single family residents. Not only is this a hazard of, which I understand may be exempt from the Ca Environmental Quality Act, however enough research has been done of posing certain hazards to humans.

My property is located at 3550 Guernsey and I am actively farming a variety of vegetables, which such close proximately of such project is a concern.

Please consider this appeal and advise on next steps to petition ensuring the project is not approved. This objection is on behalf of three owners and properties located on Guernsey.

3510 Guernsey, Parbati Chand, owner
3550 Guernsey, Naensila Randhawa, owner
3550 Guernsey, Bhir Niranjana, owner
3520 Guernsey, Parbarti Chand, owner

Kind regards,

Nancy Randhawa
Regional Vice President – South Bay
Office: 510-636-0660
Cell: 510-461-2950
www.carltonseniorliving.com



Stowers, Stephanie [CDD]

From: Michael Reeves <reeves.michael.roy@gmail.com>
Sent: Friday, April 17, 2020 12:14 PM
To: Stowers, Stephanie [CDD]
Subject: Application number PA-2000040

Dear Stephanie Stowers,

This email is in reference to the above application I do not want this tower place at the email of my street and expose me and my family to any unnecessary radio wave and microwave from these communication towers this tower is also going to bring down my property value a lot I bought my house in this area because of the low density. There is a lot of open farm land that is not right on top of people homes.

Do i need to communicate my feeling about this to someone else or are you the person i should have all my neighbors contact.

Thank you,
Michael Reeves
1163 S Broadway Ave,
Stockton, CA 95205

Stowers, Stephanie [CDD]

From: guillermo vasquez <memovasquez@sbcglobal.net>
Sent: Wednesday, June 10, 2020 7:26 PM
To: Stowers, Stephanie [CDD]
Cc: Villapudua, Miguel [BOS]
Subject: Verizon to install an 80 Foot tall telecommunication tower at the end of South Broadway Ave.

CAUTION: This email is originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Just want to send you this email to let you know that I don't want it here!!!! I'm against it like everyone in my neighborhood. Any question you have for me let me know.
Sent from my iPhone

Stowers, Stephanie [CDD]

From: nancy pettitt <nancy7624@sbcglobal.net>
Sent: Tuesday, June 9, 2020 6:50 PM
To: Stowers, Stephanie [CDD]
Subject: 80 foot Verizon cell tower on Broadway

CAUTION: This email is originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We do not want this cell tower we feel it not to be positive to our neighborhood . Not only potentially causing unhealthy situation, and unwanted additional traffic on our private dead end road . Call me if you need anything else 209 599-0540

Nancy Pettitt
Beck Realtors Inc.

Stowers, Stephanie [CDD]

From: zitlali delgado <zitlalidelgado69@gmail.com>
Sent: Friday, May 1, 2020 8:50 PM
To: Stowers, Stephanie [CDD]
Subject: Comment on S Garden Ave Project

Dear Stephanie Stowers,

We are residents on 1151 S Broadway Ave where there is a project going to be taken place. We have some concerns about it. We think that the telecommunications towers give out radiation, which is known to give people sickness one of them being cancer. We feel uncomfortable to have it outside our door. Hopefully there is another location that can accommodate us both. Hope to hear from you soon.

Sincerely,

Efren Castro Jr, Zitlali Delgado

& Sandra Guzman



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Attachment C Environmental Document

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NOTICE OF EXEMPTION

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

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

County Clerk, County of San Joaquin

Project Title: Use Permit No. PA-2000040

Project Location - Specific: The project site is on the west side of South Garden Avenue, 133 feet north of East Guernsey Avenue, Stockton. (APN/Address: 157-150-13/1139 South Garden Avenue, Stockton) (Supervisorial District: 1)

Project Location – City: Stockton

Project Location – County: San Joaquin County

Project Description: A Use Permit application for an un-manned 80-foot monopole telecommunications tower with ground equipment within a 625-square-foot lease area in the R-L (Low Density Residential) zone.

The Property is zoned R-L (Low Density Residential) and the General Plan designation is R/L (Low Density Residential).

Project Proponent(s): Angelo S. Leandro, Jr. / Sequoia Deployment Services

Name of Public Agency Approving Project: San Joaquin County Community Development Department

Name of Person or Agency Carrying Out Project: Stephanie Stowers, Senior Planner
San Joaquin County Community Development Department

Exemption Status:
Categorical Exemption. (15303, Class 3)

Exemption Reason:
Processed under the provisions of the California Code of Regulations Section 15303, which are exempt from CEQA.

This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303. Article 19 Categorical Exemptions includes a list of classes of projects that have been determined not to have a significant effect on the environment and that are, therefore, exempt from the provisions of CEQA. Section 15303 lists Class 3 projects, which include “construction and location of limited numbers of new, small facilities or structures: installation of small new equipment and facilities in small structure.” The proposed un-manned 80-foot monopole telecommunications tower with ground equipment is a small structure with no expected significant effect on the environment and, therefore, the project is not subject to CEQA.

Lead Agency Contact Person:
Stephanie Stowers Phone: (209) 468-9653 FAX: (209) 468-3163 Email: sstowers@sjgov.org

Signature: _____ Date: _____

Name: Keia Williams Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____

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Attachment D Findings for Use Permit

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FINDINGS FOR USE PERMIT

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 tower will be located in the R-L (Low Density Residential) zone, and the Communications Services - Type II use type may be conditionally permitted in the R-L zone with an approved Use Permit application. The project site also has a General Plan designation of R/L (Low Density Residential), and the R-L zone is an implementing zone for this designation. The proposed communications tower is consistent with the goals, policies, standards, and maps of the General Plan, and there are no Master Plans or Special Purpose Plan applicable to this site.**
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 new utility or roadway improvements required. The wireless communication tower is an unmanned facility and will not impact existing public utilities. This project will not require the use of a public water or sewer systems, and all storm water will be retained on site.**
3. The site is physically suitable for the type of development and for the intensity of development.
 - **This finding can be made because the 1.86-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 can accommodate the 80-foot-tall monopole and lease area. There are no residences on adjoining parcels within the 80-foot fall zone of the tower.**
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 this project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15303. The tower must comply with the San Joaquin Council of Governments Multi-Species and Habitat Conservation Plan for ground disturbance, and Federal Communications Commission regulations regarding radio frequency emissions.**
5. The use is compatible with adjoining land uses.
 - **This finding can be made because the proposed use will not interfere with nor alter the current land uses on adjacent properties. The surrounding land uses are public facilities and residential both within the County and within the City of Stockton. The project site is zoned R-L (Low Density Residential). The nearest residence located ninety-four (94) feet west of the project site. The proposed use may be conditionally permitted in the R-L zone subject to an approved Use Permit application.**

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Attachment E **Conditions of Approval**

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CONDITIONS OF APPROVAL

PA-2000040

Leandro/Sequoia Deployment Services

Use Permit No. PA-2000040 was approved by the Planning Commission on . The effective date of approval is . This approval will expire on , which is eighteen (18) months from the effective date of approval, unless (1) all Conditions of Approval have been complied with, (2) all necessary building permits have been issued and remain in force, and (3) all necessary permits from other agencies have been issued and remain in force.

Unless otherwise specified, all Conditions of Approval and ordinance requirements shall be fulfilled prior to the establishment of the use and the issuance of any building permits. Those Conditions followed by a Section Number have been identified as ordinance requirements pertinent to this application. Ordinance requirements cannot be modified, and other ordinance requirements may apply.

1. COMMUNITY DEVELOPMENT DEPARTMENT (Contact: [209] 468-3121)

- a. **BUILDING PERMIT:** Submit an "APPLICATION-COMMERCIAL BUILDING PERMIT". The Site Plan required as a part of the building permit must be prepared by a registered civil engineer or licensed architect. This Plan must show drainage, driveway access details including gates, on-site parking, landscaping, signs, existing and proposed utility services, and grading (refer to the "SITE PLAN CHECK LIST" for details). Foundation and soils investigation shall be conducted in conformance with Chapter 18 of the California Building Code at the time of permit application. A fee is required for the Site Plan review. (Development Title Section 9-884)
- b. **APPROVED USE:** This approval is to construct an un-manned, eighty (80) foot tall monopole telecommunication tower, within a 625-square-foot lease area with cabinets and equipment as shown on the Site Plan dated March 13, 2020. (Use Type: Communication Services – Type II)
- 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. **SETBACKS:** The structure shall comply with the following setback requirements:
 1. The proposed tower and accompanying equipment cabinet shall be set back a minimum of thirty (30) feet from the front property line. (Development Title Section 9-510.3)
 2. New freestanding support structures shall be located a distance equal to at least the height of the said structure from residential structures on adjoining properties. (Development Title Section 9-1065.4[d])
- e. **MAINTENANCE OF FACILITIES:** All freestanding structures, antennas, and supporting equipment associated with wireless telecommunication shall be maintained in good condition by the provider of the telecommunication facility and, whenever necessary, repaired or replaced. (Development Title Section 9-1065.7)
- f. **REMOVAL OF FACILITIES:** Freestanding structures, antennas, and supporting equipment associated with wireless telecommunication shall be removed by the provider of such facilities and the site restored to its pre-construction state if said facilities have not been

operational or used for a period of six (6) consecutive months. Removal and site restoration shall be completed within ninety (90) days of the end of said six (6) month period. (Development Title Section 9-1065.8)

g. **BUILDING CODE REQUIREMENTS:** The following California Building Code (CBC) and San Joaquin County Ordinance requirements will be applicable to the proposed project. The following conditions shall be addressed prior to submittal of a building permit application to the Building Inspection Division:

1. A building permit for each separate structure or building is required. Submit plans, Specifications and supporting calculations, prepared by a Registered Design Professional (architect or engineer) for each structure or building, showing compliance with The 2016 California Building, Existing Building, Mechanical, Plumbing, Electrical, Energy and Fire Codes as may be applicable. Plans for the different buildings or structures may be combined into a single set of construction documents.
2. A grading permit will be required for this project. Submit plans and grading calculations, including a statement of the estimated quantities of excavation and fill, prepared by a Registered Design Professional. The grading plan shall show the existing grade and finished grade in contour intervals of sufficient clarity to indicate the nature and extent of the work and show in detail that it complies with the requirements of the code. The plans shall show the existing grade on adjoining properties in sufficient detail to identify how grade changes will conform to the requirements of the code.
3. The required plans must be complete at the time of submittal for a building permit. Plans must address building design and construction, fire and life safety requirements, accessibility and show compliance with the current California codes and San Joaquin County ordinances. A complete set of plans must include fire sprinkler plans, truss design submittals, metal building shop drawings, structural plans and calculations, plumbing, electrical and mechanical drawings and energy report.
4. A soils report is required pursuant to CBC § 1803 for foundations and CBC appendix § J104 for grading. All recommendations of the Soils Report shall be incorporated into the construction drawings.

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

- a. A copy of the Final Site Plan shall be submitted prior to approval of the Improvement Plan.
- b. 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)
- c. 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. ENVIRONMENTAL HEALTH DEPARTMENT (Contact: [209] 468-3420)

- a. 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).

- b. 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.
 - 1. 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.)
 - 2. 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.)
 - 3. 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.)
 - 4. 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.
 - 5. 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
 - 6. 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
4. SAN JOAQUIN COUNCIL OF GOVERNMENTS (Contact [209] 235-0600)
- a. This project is subject to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). This can be up to a 90-day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. Participation is required prior to issuance of a Building Permit.