



August 24, 2020

MEMORANDUM

TO: Planning Commission

FROM: John Funderburg, Principal Planner 

SUBJECT: Master Plan Amendment No. PA-2000063, Specific Plan I Amendment No. PA-2000064, and Site Approval No. PA-2000065 of Rankins AG, Inc. (C/O Pinnacle Ridge, LLC) – Mountain House

The Community Development Department is requesting the above item be continued to the October 1, 2020 Planning Commission hearing. The project applicant is working with staff on the recommended conditions of approval and the final design review comments.



**Planning Commission Staff Report
Item #2, September 3, 2020
Specific Plan Amendment No. PA-2000077
and Site Approval No. PA-1900286
Prepared by: Alisa Goulart**

PROJECT SUMMARY

Applicant Information

Property Owner: LBJ2, LLC
Project Applicant: XTRA LEASE LLC

Project Site Information

Project Address: 4124 Cherokee Road
Project Location: On the east side of Cherokee Road, 1,215 feet north of State Route 99, Stockton.

Parcel Number (APN):	087-100-72	Water Supply:	Public (CSA15)
General Plan Designation:	C/G	Sewage Disposal:	Public (CSA15)
Zoning Designation:	C-G	Storm Drainage:	Private
Project Size:	20 acres	100-Year Flood:	Yes
Parcel Size:	20 acres	Williamson Act:	No
Community:	Stockton	Supervisorial District:	4

Environmental Review Information

CEQA Determination: Mitigated Negative Declaration (See Attachment C, Environmental Review)

Project Description

This project is a Specific Plan Amendment to amend the Wilcox Road Specific Plan and a Site Approval to establish a facility to lease and sell semi-truck trailers. The Specific Plan Amendment proposes to remove from the Wilcox Road Specific Plan two undeveloped sections of the plan that cross an undeveloped, 20-acre parcel, allowing development of the parcel. (See Attachment A, Site Plan 1)

The Site Approval application proposes to develop the same 20-acre parcel with a facility that will lease and sell semi-truck trailers. The project includes construction of a 9,281-square-foot building for use as an office and maintenance building, as well as parking for 622 trailers. (Use Type: Truck Sales & Services – Sales) (See Attachment A, Site Plan 2)

Recommendation

1. Forward the Mitigated Negative Declaration to the Board of Supervisors for adoption (Attachment C, Environmental Review);
2. Forward Specific Plan Amendment No. PA-2000077 to the Board of Supervisors with a recommendation to approve with the Findings contained in the Staff Report (Attachment D, Findings);
3. Forward Site Approval No. PA-1900286 with the Findings and Conditions of Approval contained in the Staff Report (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: August 24, 2020

Number of Public Hearing notices: 88

Date of Public Hearing notice mailing: August 21, 2020

Referrals and Responses

- **Early Consultation Date:** PA-1900286 (SA) December 20, 2019, PA-2000077 (SP) May 15, 2020
- **Mitigated Negative Declaration Posting Date:** July 13, 2020
- **Combined Project Referral with Environmental Determination Date:** July 14, 2020
- **OPR State Clearinghouse #:** 2020070243

Agency Referrals	Response Date – PA-1900286 (SA) Early Consultation	Response Date – PA-2000077 (SP) Early Consultation	Response Date – Combined Referral
County Departments			
Board of Supervisors			
Supervisor District 4			
Community Development			
Building Division	12/31/2019		
Fire Prevention Bureau	12/23/2019		7/16/2020
Environmental Health	1/3/2020	5/20/2020	
Mosquito Abatement			
Public Works	2/24/2020	5/19/2020	7/22/2020
Sheriff Office			
State Agencies			
Caltrans-District 10	1/10/2020	6/11/2020	
CA Highway Patrol			
C.R.W.Q.C.B.	1/10/2020		
C.V.F.P.B.			
CA DMV			
CA Fish & Wildlife, Region: 2			
CA Native American Heritage Commission			
Federal Agencies			
F.E.M.A.	12/30/2019		
US Fish & Wildlife			

Agency Referrals	Response Date – PA-1900286 (SA) Early Consultation	Response Date – PA-2000077 (SP) Early Consultation	Response Date – Combined Referral
Local Agencies			
City of Stockton			
Linden Unified School District			
Waterloo-Morada Fire District			8/18/2020
San Joaquin Air Pollution Control District	1/6/2020		
L.A.F.C.O.			
S.J.C.O.G.	12/30/2019	5/20/2020	7/20/2020
Stockton East Water District			
County Service Area 150			
SJC Resource Conservation			
Miscellaneous			
A.T.&T.			
P.G.&E.	12/30/2019	6/1/2020	
Buena Vista Rancheria			
CA Tribal TANF Partnership			
CA Valley Miwok Tribe			
North Valley Yokuts Tribe			
United Auburn Indian Community			
Haley Flying Service			
Precissi Flying Service			
Sierra Club			

ANALYSIS

Wilcox Road Specific Plan

On August 31, 1978, the Board of Supervisors adopted SP-78-0001, a Specific Plan for Wilcox Road. (County Ordinance 2590). The Specific Plan established and reserved right-of-way locations for an 84-foot-wide industrial collector road running parallel to, and east of, State Route 99, from the Calaveras River to south of Waterloo Rd. Also included in the plan are right-of-way locations for two 60-foot-wide connector roads to aid in traffic circulation within the plan. No other development is permitted within these reserved right-of-way boundaries of the Wilcox Road Specific Plan. Specific Plan Amendment PA-2000077 proposes amending the plan by removing the reserved right of way for undeveloped sections of Wilcox Road to allow for development of the 20-acre parcel addressed 4124 Cherokee Road, in Stockton.

The reserved right-of-way for an unconstructed section of the Wilcox Road Specific Plan bisects, from north to south, the undeveloped, 20-acre parcel, beginning on the south side of Cherokee Road and continuing south for approximately 1,800 feet and ending at the terminus of the developed section of Wilcox Road off of Waterloo Road. Additionally, the right-of-way for an approximately 500-foot unconstructed section of the Wilcox Road Specific Plan that would connect the future Wilcox Road to Ad Art Road crosses half of the same parcel from east to west (See Attachment A, Site Plan 1). Removal of these two sections from the Wilcox Road Specific Plan would allow the development of that parcel as proposed in the Site Approval application discussed below.

In a statement dated August 3, 2020, the Department of Public Works provided the following information on the Wilcox Road Specific Plan:

“The Wilcox Road Specific Plan was part of a larger plan to develop the area surrounding the project parcel into a business park. In the 40 years since the Specific Plan was adopted, development in the area has shifted away from a business park to include commercial and residential developments. Because of this, the proposed amendment to remove this section of Wilcox Road does not hinder development.”

Site Approval for Truck Sales

Site Approval No. PA-1900286 proposes developing the entire 20-acre parcel with a leasing and selling facility for semi-truck trailers. The proposal includes construction of a 9,281-square-foot building to be utilized as an office and maintenance shop, as well as parking for 622 trailers. The Department of Public Works, responding to the project referral in a letter dated February 24, 2020, stated that an amendment of the Wilcox Road Specific Plan is required prior to approval of this project.

A Site Approval is a discretionary application that is reviewed using the Staff Review with Notice Procedure. However, because this proposed Site Approval is contingent upon approval of Specific Plan Amendment No. PA-2000077, the applications are being processed concurrently using the Public Hearing Review Procedure, as required for a Specific Plan Amendment application.

Neighborhood Response

The Community Development Department received a letter dated June 22, 2020, from the owner of property at the southeast corner of Cherokee Road and undeveloped Wilcox Road. The owner stated that he would prefer that the Wilcox Road Specific Plan remain in place in order to provide an additional access point to his property in the future. His property can be accessed from Cherokee Road and, if the Wilcox Road Specific Plan is amended, he will be able to continue to access his property from Cherokee Road.

Waterloo Morada Fire District

On August 18, 2020, the Community Development Department received a letter from the Waterloo Morada Fire District stating that the district is concerned with the proposed amendment to the Wilcox Road Specific Plan because it may impede the district's ability to respond to future developments off of Cherokee Road.

For this reason, the District is not in favor of the amendment. The Community Development Department forwarded the letter to the Department of Public Works for review.

On August 19, 2020, the Department of Public Works responded to the Waterloo Morada Fire District, stating that amending the Wilcox Road Specific Plan will not alter any existing access for properties along Cherokee Road or Waterloo Road and that there are no plans to build this section of Wilcox Road in the near or long term future. As a result, the district's ability to provide service will be unaffected if the amendment to the Wilcox Road Specific Plan is approved.

RECOMMENDATION

It is recommended that the Planning Commission:

1. Forward the Mitigated Negative Declaration to the Board of Supervisors for adoption (Attachment C, Environmental Review Document);
2. Forward Specific Plan No. PA-2000077 to the Board of Supervisors with a recommendation to approve with the findings contained in the Staff Report (Attachment D, Findings);
3. Forward Site Approval No. PA-1900286 with the findings and conditions of approval contained in the Staff Report (Attachment E, Conditions of Approval).

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Community Development Department

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Attachment A Site Plans

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Community Development Department

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Attachment B Response Letters

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DATE: December 31, 2019

PA-1900286 (SA)

Property owner: LBJ2 LLC

Applicant: Xtra Lease LLC

APN / Address: 087-100-72, 4124 E Cherokee Rd.

Planner: Alisa Goulart

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

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

1. A building permit for each separate structure or building is required. Submit plans, Specifications and supporting calculations, prepared by a Registered Design Professional (architect or engineer) for each structure or building, showing compliance with The 2019 California Building, Existing Building, Mechanical, Plumbing, Electrical, Energy and Fire Codes as may be applicable. Plans for the different buildings or structures may be combined into a single set of construction documents.
2. A grading permit will be required for this project. Submit plans and grading calculations, including a statement of the estimated quantities of excavation and fill, prepared by a Registered Design Professional. The grading plan shall show the existing grade and finished grade in contour intervals of sufficient clarity to indicate the nature and extent of the work and show in detail that it complies with the requirements of the code. The plans shall show the existing grade on adjoining properties in sufficient detail to identify how grade changes will conform to the requirements of the code.
3. The required plans must be complete at the time of submittal for a building permit. Plans must address building design and construction, fire and life safety requirements, accessibility and show compliance with the current California codes and San Joaquin County ordinances. A complete set of plans must include fire sprinkler plans, truss design submittals, metal building shop drawings, structural plans and calculations, plumbing, electrical and mechanical drawings and energy report.
4. A soils report is required pursuant to CBC § 1803 for foundations and CBC appendix § J104 for grading. All recommendations of the Soils Report shall be incorporated into the construction drawings.
5. For each proposed new building, provide the following information on the plans:
 - a. Description of proposed use
 - b. Existing and proposed occupancy Groups
 - c. Type of construction
 - d. Sprinklers (Yes or No)
 - e. Number of stories
 - f. Building height
 - g. Allowable floor area

- h. Proposed floor area
 - i. Occupant load based on the CBC
 - j. Occupant load based on the CPC
6. If high piled combustible storage is to be used in a building, an automatic fire sprinkler system will be required.
 7. Accessible routes shall be provided per CBC § 11B-206. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided, all routes must be accessible. §11B- 206.2.1
 8. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements and accessible spaces that are on the same site. §11B-206.2.2
 9. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility, including mezzanines, which are otherwise connected by a circulation path. §11B-206.2.4
 10. Parking spaces will be required to accommodate persons with disabilities in compliance with Chapter 11B of the California Building Code. Note that accessible parking spaces are required for each phase of the project. These parking space(s) shall be located as close as possible to the primary entrance to the building.
 11. Adequate sanitary facilities shall be provided for the facility, per the requirements of Chapter 4 of the California Plumbing Code.
 12. Pursuant to Section 422.4 of the California Plumbing Code, toilet facilities shall be accessible to employees at all times, should not be more than 500 feet from where employees are regularly employed and accessible by not more than one flight of stairs. The plans shall indicate the location of the toilet facilities and the travel distance from work areas.
 13. This project will be required to comply with the Model Water Efficient Landscape Ordinance requirements of the California Code of Regulations, Title 22, Division 2, Chapter 2.7



Community Development Department
 Planning · Building · Neighborhood Preservation

To: Development Services: Alisa Goulart **Date:** 12/23/19
 (Contact person)

From: Fire Prevention: Steve Butler
 (Contact person)
 209-468-3166

Subject: PA-1900286
 (Planning application referral number)

See letter dated 7/16/2020

Project Summary: Leasing and sales of truck semi-trailers to include construction of 8,539 square foot building; 3421 square feet of the building will be for office operations and 5,118 square feet will be for preventive maintenance of the fleet. The project address 4124 East Cherokee Rd, Stockton.

The following California Fire Code (CFC) requirements will be applicable to the proposed project. The following conditions shall be addressed prior to submittal of a building permit application to the Building Inspection Division.

- | | |
|--|---|
| <ol style="list-style-type: none"> 1. CFC 507 Fire Protection Water Supply - Fire flow and hydrants shall be provided for the proposed project by the use of: CFC Appendix B. 2. If Fire Protection Systems are required they shall be installed according to the CFC, Chapter 9 and the appropriate standards and guides adopted in Chapter 35 of the California Building Code and the California Electrical Code. 3. CFC, Section 503 Fire Apparatus Access Roads - Shall be provided as required by this section. 503.1.2 - A secondary access may be required. 4. CFC, Section 906 Portable Fire Extinguishers – Provide portable fire extinguishers as required by this section. 5. CFC, Section 506 Key Box - A Knox® Box shall be installed according to the local | <p>fire department's instructions. Make application for the key box at the fire district having jurisdiction of this project. If there is an electronically controlled access gate at this site a Knox® key switch will also be required.</p> <ol style="list-style-type: none"> 6. CFC, Section 5001.3.3.1 Properties of Hazardous Materials – A complete list of hazardous materials used and or stored at this site shall be provided. 7. A complete review, at building permit submittal, will require compliance with applicable codes and ordinances. 8. CFC, Section 105 Permits: Operational Permit(s) may be required prior to occupancy. |
|--|---|



To: Development Services: Alisa Goulart **Date: 7/16/2020**
(Contact person)

From: Fire Prevention: Steve Butler
(Contact person)

209-468-3166

Subject: PA-1900286 (SA) PA-2000077(SP)
(Planning application referral number)

Project Summary: A Specific Plan application to amend the Wilcox Road Specific Plan which was originally adopted in 1977. The Wilcox Road Specific Plan established exact locations and width reserved for future public right-of-way and the construction of any improvements that are not road-related in the planned right of way is not permitted. The amendment proposes to remove from the road plan the section of Wilcox Road (undeveloped) beginning on the south side of Cherokee Road and continuing south for approximately 1,800 feet (ending at the terminus of the developed portion of Wilcox Road off of State Route 88 [Waterloo Road]). In addition, the amendment will remove from the road plan a 500-foot section of Ad Art Road (undeveloped) off of Wilcox Road as shown on the site plan. These portions of the Wilcox Road

Specific Plan and its future right-of-way prevents development of the parcel that is the proposed site of the Site Approval project described below. This Specific Plan application is being processed concurrently with a Site Approval application for a facility that will lease and sell semi-trailers. The project includes parking for 622 trailers and the construction of an 8,539-square-foot building; 3,421 square-feet of the building will be for office operations and 5,118 square-feet will be for trailer maintenance. Only fleet semitrailers will be maintained at the facility. The parcel is served by public services for water, sewer, and storm drainage. Access is proposed at the south end of the parcel, off of Wilcox Road and Waterloo Road. The site for the proposed project is currently bisected lengthwise on the road plan for the planned, undeveloped section of Wilcox Road addressed in the Specific Plan application. (Use Type: Truck Sales & Services-Sales).

PROJECT LOCATION: The project site is located on the east side of Cherokee Road, 1,215 feet north of State Route 99, Stockton. (APN/Address: 087-100-72/4124 East Cherokee Road, Stockton) (Supervisory District: 4)

The following 2019 California Fire Code (CFC) requirements will be applicable to the proposed project. The following conditions shall be addressed prior to submittal of a building permit application to the Building Inspection Division.

- | | |
|--|--|
| <ol style="list-style-type: none"> 1. CFC 507 Fire Protection
Water Supply - Fire flow and hydrants shall be provided for the proposed project by the use of: CFC Appendix B. 2. If Fire Protection Systems are required they shall be installed according to the CFC, | <p>Chapter 9 and the appropriate standards and guides adopted in Chapter 35 of the California Building Code and the California Electrical Code.</p> <ol style="list-style-type: none"> 3. CFC, Section 503 Fire Apparatus Access Roads - Shall be provided as required by this section. 503.1.2 - A |
|--|--|

secondary access may be required.

4. CFC, Section 906 Portable Fire Extinguishers – Provide portable fire extinguishers as required by this section.
5. CFC, Section 506 Key Box - A Knox® Box shall be installed according to the local fire department's instructions. Make application for the key box at the fire district having jurisdiction of this project. If there is an electronically controlled access gate at this site a Knox® key switch will also be required.
6. CFC, Section 5001.3.3.1 Properties of Hazardous Materials – A complete list of hazardous materials used and or stored at this site shall be provided.
7. A complete review, at building permit submittal, will require compliance with applicable codes and ordinances.
8. CFC, Section 105 Permits: Operational Permit(s) may be required prior to occupancy.



Environmental Health Department

Kasey Foley, REHS, Interim Director

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

January 3, 2020

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

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

RE: **PA-1900286 (SA), Early Consultation, SU0012714**
4124 E. Cherokee Road, 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) Destroy the abandoned agricultural well, located near Cherokee Road on this parcel, under permit and inspection by the Environmental Health Department as required by San Joaquin County Development Title, Section 9-1115.5(e).
- 3) 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 Muniappa Naidu, Program Coordinator, CUPA Program, at (209) 468-3439 for more information.
 - 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.)
- g) Risk Management Plan requirement for covered processes



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Environmental Health Department

Wayne Fox, REHS, Interim Director

PROGRAM COORDINATORS

Robert McClellan, REHS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS

Muniappa Naidu, REHS

Michael Kith, REHS

Melissa Nissim, REHS

May 20, 2020

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

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

RE: **PA-2000077 (SP), Early Consultation, SU0013293**
4124 East Cherokee Road, Stockton

The Environmental Health Department has no comment, these parcels will be served by public services.

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



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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

Kristl Rhea, Manager of Strategic Initiatives

February 24, 2020

MEMORANDUM

TO: Community Development Department
 CONTACT PERSON: Alisa Goufart

FROM: Alex Chetley, Engineering Services Manager
 Development Services Division

AC

see letter dated 5/19/2020

SUBJECT: PA-1900286; A Site Approval application for the leasing and sales of truck semi-trailers to include the construction of an 8,539 square foot building; 3,421 square feet of the building will be for office operations and 5,118 square feet will be for preventative maintenance of the fleet; located on the south side of East Cherokee Road at Wilcox Road, Stockton. (Supervisorial District 4)

PROPERTY OWNER: LBJ2 LLC.

APPLICANT: Xtra Lease LLC.

ADDRESS: 4124 E. Cherokee Road, Stockton

APN: 087-100-72

INFORMATION:

The site is currently located within a Federal Emergency Management Agency Designated Flood Hazard Area designated as Zone AH and X. The 100-Year Flood Elevation will be approximately 32-feet NAVD 1988.

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

Wilcox Road has an existing and planned right-of-way width of 84 feet per the Wilcox Road Specific Plan (County Ordinance No. 2590).

Cherokee Road has an existing right-of-way width of 80 feet and a planned right-of-way width of 84-110 feet.

REQUIREMENTS:

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

1. The Wilcox Road Specific Plan shall be amended prior to approval of this application.

Upon satisfaction of the above requirements, the following Conditions of Approval shall apply. Additional and/or revised Conditions of Approval may be necessary based upon the completed application.

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

Community Development Department
PA-1900286 (SA)

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) Prior to issuance of the occupancy permit, the driveway approach shall be improved in accordance with the requirements of San Joaquin County Improvement Standards Drawing No. R-13. (Development Title Section 9-1145.5)
- 3) Upon approval of the Wilcox Road Specific Plan Amendment the following improvements shall be made:
 - a) A turnaround for trucks shall be provided at the terminus of Wilcox Road at the south end of the property.
 - b) Future Wilcox Road from Cherokee Road to the proposed project frontage shall be vacated.
- 4) 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)
- 5) 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)
- 6) 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)
- 7) Applicant shall obtain approval from the Department of Public Works and Caltrans for STAA terminal and STAA route designations of proposed facility. Contact the Traffic Engineering Division of the Department of Public Works (209-468-3707) for designation process.
- 8) A copy of the Final Site Plan shall be submitted prior to release of building permit.
- 9) 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)

Community Development Department
PA-1900286 (SA)

- 10) This project falls within the definition of a Regulated Project as defined in either the County Post-Construction Standards Manual or the County Phase 1 National Pollutant Discharge Elimination System (NPDES) permit and shall comply with the following conditions:
 - a) A registered professional engineer shall design a system or combination of systems to treat, filter or infiltrate the 85th percentile storm drainage as defined in the County's 2009 SWQCCP. The system design shall follow standards as outlined in the 2009 SWQCCP and comply with the conditions of the County Phase 1 NPDES permit. Plans and/or calculations of the proposed system shall be submitted to the County for review and approval Plan prior to clearance for plan check.
 - b) All Priority New Development and Significant Redevelopment Projects must meet the volume reduction requirement outline in the County's 2009 SWQCCP.
 - c) Applicant shall submit a "Storm Water Pollution Prevention Plan" (SWPPP) to Public Works for review. A copy of the approved SWPPP and all required records, updates, test results and inspection 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.
 - d) Owner shall be responsible for providing the county with an annual report of operation and maintenance of any system. The property owner shall also be responsible for the payment to the County of an annual system inspection fee established by Resolution of the Board of Supervisors.
 - e) A Maintenance Plan shall be submitted and the execution of a Maintenance Agreement with San Joaquin County will be required for the owner/operator of stormwater controls prior to the release of the building permit.
 - f) Standard Best Management Practices for the type of development proposed shall be incorporated into the site storm drainage design.
 - g) Owner shall check with the State Water Resources Control Board to determine if an Industrial Storm Water Permit will be required.
 - h) Wastewater shall not be allowed into the storm drainage system.
 - i) All new construction and the substantial improvement of any structure in the area of special flood hazard shall be elevated or floodproofed in accordance to San Joaquin County Ordinance Code section 9-1605.12 (a), (b), (c) and (d).

AC: CH



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 19, 2020

MEMORANDUM

TO: Community Development Department
CONTACT PERSON: Alisa Gouliart

FROM: Alex Chetley, Engineering Services Manager
Development Services Division

see letter dated 7/22/2020

SUBJECT: PA-2000077; A Specific Plan application to amend the Wilcox Road Specific Plan which was originally adopted in 1977. The amendment will remove the section of Wilcox Road beginning on the south side of Cherokee Road and continuing south for approximately 1,800 feet (ending at the terminus of the developed portion Wilcox Road off of State Route 88. In addition, the amendment will remove a 500 foot section of Ad Art Road off of Wilcox Road as shown on the site plan; located on the south side of Cherokee Road, 1,200 feet east of State Route 99, to the terminus of Wilcox Road off of State Route 88, east of Stockton. (Supervisorial District 4)

PROPERTY OWNER: LBJ2, LLC.

APPLICANT: Xtra Lease, LLC

ADDRESS: 4124 E. Cherokee Road, Stockton

APN: 087-100-72

INFORMATION:

The site is currently located within a Federal Emergency Management Agency Designated Flood Hazard Area designated as Zone AH and X. The 100-Year Flood Elevation will be approximately 32-foot NAVD 1988.

The site is within the Phase 1 area of the National Pollutant Discharge Elimination System (NPDES).

Wilcox Road has an existing and planned right-of-way width of 84 feet per the Wilcox Road Specific Plan (County Ordinance No. 2590).

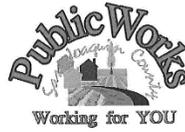
RECOMMENDATIONS:

I. None.

AC:CH



SAN JOAQUIN
 COUNTY
 Greatness grows here.



Department of Public Works

Fritz Buchman, Interim Director of Public Works
 Alex Chetley, Interim Deputy Director/Development
 Jim Stone, Deputy Director/Operations
 Najee Zarif, Interim Deputy Director/Engineering
 Kristi Rhea, Public Works Business Administrator

July 22, 2020

MEMORANDUM

TO: Community Development Department
 CONTACT PERSON: Alisa Goulart

FROM: Alex Chetley, Interim Deputy Director Development ^{AC}
 Development Services Division

SUBJECT: PA-1900286 and PA-2000077; A Specific Plan application to amend the Wilcox Road Specific Plan which was originally adopted in 1977. The Wilcox Road Specific Plan established exact locations and width reserved for future public right-of-way and the construction of any improvements that are not road-related in the planned right of way is not permitted. The amendment proposes remove from the road plan the section of Wilcox Road (undeveloped) beginning on the south side of Cherokee Road and continuing south for approximately 1,800 feet (ending at the terminus of the developed portion Wilcox Road off of State Route 88. In addition, the amendment will remove from the road plan a 500 foot section of Ad Art Road (undeveloped) off of Wilcox Road as shown on the site plan. These portions of the Wilcox Road Specific Plan and its future right-of-way prevents development of the parcel that is the proposed site of the Site Approval project described below.

The Specific Plan application is being processed concurrently with a Site Approval application for a facility that will lease and sell semi-trailers. The project includes parking for 622 trailers and the construction of an 8,539 square foot building; 3,421 square feet of the building will be for office operations and 5,118 square feet will be for trailer maintenance; located on the east side of Cherokee Road, 1,215 feet north of State Route 99, Stockton. (Supervisorial District 4)

PROPERTY OWNER: LBJ2 LLC. **APPLICANT:** Xtra Lease LLC.

ADDRESS: 4124 Cherokee Road, Stockton **APN:** 087-100-72

INFORMATION:

The site is currently located within a Federal Emergency Management Agency Designated Flood Hazard Area designated as Zone AH and X. The 100-Year Flood Elevation will be approximately 32-feet NAVD 1988.

1810 East Hazelton Avenue | Stockton, California 95205 | T 209 468 3000 | F 209 468 2999
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Community Development Department
PA-1900286 (SA) and PA-2000077 (SP)

The site is within the Phase 1 area of the National Pollutant Discharge Elimination System (NPDES).

Wilcox Road has an existing and planned right-of-way width of 84 feet per the Wilcox Road Specific Plan (County Ordinance No. 2590).

Cherokee Road has an existing right-of-way width of 80 feet and a planned right-of-way width of 84-110 feet.

REQUIREMENTS:

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

- ~~1. The Wilcox Road Specific Plan shall be amended prior to approval of this application.~~

~~Upon satisfaction of the above requirements, the following Conditions of Approval shall apply. Additional and/or revised Conditions of Approval may be necessary based upon the completed application.~~

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) Prior to issuance of the occupancy permit, the driveway approach shall be improved in accordance with the requirements of San Joaquin County Improvement Standards Drawing No. R-13. (Development Title Section 9-1145.5)
- 3) Upon approval of the Wilcox Road Specific Plan Amendment the following improvements shall be made:
 - a) A turnaround for trucks shall be provided at the terminus of Wilcox Road at the south end of the property.
- 4) 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)
- 5) The Traffic Impact Mitigation Fee shall be required for this application. The fee is due and payable at the time of building permit application. The fee shall be automatically adjusted July 1 of each year by the Engineering Construction Cost Index as published by the Engineering News Record. (Resolution R-00-433)

Community Development Department
PA-1900286 (SA) and PA-2000077 (SP)

- 6) 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)
- 7) Applicant shall obtain approval from the Department of Public Works and Caltrans for STAA terminal and STAA route designations of proposed facility. Contact the Traffic Engineering Division of the Department of Public Works (209-468-3707) for designation process.
- 8) A copy of the Final Site Plan shall be submitted prior to release of building permit.
- 9) 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)
- 10) This project falls within the definition of a Regulated Project as defined in either the County Post-Construction Standards Manual or the County Phase 1 National Pollutant Discharge Elimination System (NPDES) permit and shall comply with the following conditions:
 - a) A registered professional engineer shall design a system or combination of systems to treat, filter or infiltrate the 85th percentile storm drainage as defined in the County's 2009 SWQCCP. The system design shall follow standards as outlined in the 2009 SWQCCP and comply with the conditions of the County Phase 1 NPDES permit. Plans and/or calculations of the proposed system shall be submitted to the County for review and approval prior to clearance for plan check.
 - b) All Priority New Development and Significant Redevelopment Projects must meet the volume reduction requirement outline in the County's 2009 SWQCCP.
 - c) Applicant shall submit a "Storm Water Pollution Prevention Plan" (SWPPP) to Public Works for review. A copy of the approved SWPPP and all required records, updates, test results and inspection 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.
 - d) Owner shall be responsible for providing the county with an annual report of operation and maintenance of any system. The property owner shall also be responsible for the payment to the County of an annual system inspection fee established by Resolution of the Board of Supervisors.
 - e) A Maintenance Plan shall be submitted and the execution of a Maintenance Agreement with San Joaquin County will be required for the owner/operator of stormwater controls prior to the release of the building permit.

Community Development Department
PA-1900286 (SA) and PA-2000077 (SP)

- f) Standard Best Management Practices for the type of development proposed shall be incorporated into the site storm drainage design.
- g) Owner shall check with the State Water Resources Control Board to determine if an Industrial Storm Water Permit will be required.
- h) Wastewater shall not be allowed into the storm drainage system.
- i) All new construction and the substantial improvement of any structure in the area of special flood hazard shall be elevated or floodproofed in accordance to San Joaquin County Ordinance Code section 9-1605.12 (a), (b), (c) and (d).

AC: CH

DEPARTMENT OF TRANSPORTATION

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



*Making Conservation
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January 10, 2020

10-SJ-99-PM 020.777
 PA-1900286 (SA)
 LBJ2 LLC
 Xtra Lease LLC

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

Dear Ms. Goulart:

The California Department of Transportation appreciates the opportunity to review the Site Approval pre-application for a truck semi-trailer rental and sale business at 4124 East Cherokee Road, Stockton. This project will have 4 to 6 employees per day, 15-25 trailer trips per day, and 19 parking spaces for customer and staff. This project will include STAA trucks. The Department has the following comments:

- Prior to project approval, please provide to Caltrans for review and comment a site plan showing the proposed ingress/egress access at Wilcox Road as well as STAA off-tracking analysis for all turn movements into and out of the proposed driveway at Cherokee Road.
- The Department recommends that impact fees on a fair share basis be collected from this development toward future improvements to the SR 99/Cherokee Road interchange.

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

Sincerely,

FoR

TOM DUMAS, CHIEF
 OFFICE OF METROPOLITAN PLANNING

"Caltrans improves mobility across California"

DEPARTMENT OF TRANSPORTATION

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



*Making Conservation
 a California Way of Life.*

June 11, 2020

10-SJ-99-PM 020.777
PA-1900286/PA-2000077 (SA)
LBJ2 LLC
Xtra Lease LLC

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

Dear Ms. Goulart:

The California Department of Transportation appreciates the opportunity to review the Site Approval pre-application for a truck semi-trailer rental and sale business at 4124 East Cherokee Road, Stockton. This project will have 4 to 6 employees per day, 15-25 trailer trips per day, and 19 parking spaces for customer and staff. Access to Cherokee Road will be closed off and granted only on Wilcox Road at the south side of the project. This project will include STAA trucks. The Department has the following comments:

- Prior to project approval, please provide to Caltrans for review and comment a site plan showing STAA off-tracking analysis for all turn movements into and out of the project site as well as all turn movements into and out of Wilcox Road at SR 88.
- The Department recommends that impact fees on a fair share basis be collected from this development toward future improvements to the State Route.
- The applicant must work with Caltrans and the County for a vehicles driveway encroachment permit. This work is subject to the California Environmental Quality Act. Therefore, environmental studies may be required as part of the encroachment permits application. A qualified professional must conduct any such studies undertaken to satisfy the Department's environmental review responsibilities. Ground disturbing activities to the site prior to completion and/or approval of required environmental documents may affect the Department's ability to issue a permit for the project. Furthermore, if engineering plans or drawings will be part of your permit application, they should be prepared in standard units.

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

Sincerely,

FOR

TOM DUMAS, CHIEF
 OFFICE OF METROPOLITAN PLANNING

"Caltrans improves mobility across California"



Central Valley Regional Water Quality Control Board

10 January 2020

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

CERTIFIED MAIL
7019 0700 0002 0111 6340

COMMENTS TO REQUEST FOR REVIEW FOR THE EARLY CONSULTATION, PA-1900286 (SA) PROJECT, SAN JOAQUIN COUNTY

Pursuant to the San Joaquin County Community Development Department's 20 December 2019 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Early Consultation* for the PA-1900286 (SA) Project, located in San Joaquin County.

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

I. Regulatory Setting

Basin Plan

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

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

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

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of Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues. For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

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

Antidegradation Considerations

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

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

In part it states:

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

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

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

II. Permitting Requirements

Construction Storm Water General Permit

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

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

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

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

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

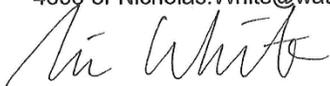
http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ. For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

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

If you have questions regarding these comments, please contact me at (916) 464-4656 or Nicholas.White@waterboards.ca.gov.



Nicholas White
Water Resource Control Engineer

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

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



December 30, 2019

Alisa Goulart, Project Manager
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 Early Consultation Application Number PA 1900286 (SA), Site Approval application (APN/Address: 087-100-72/4124 East Cherokee 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 16, 2009 and City of Stockton (Community Number 060302), Map revised October 20, 2016. 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 Manager
Page 2
December 23, 2019

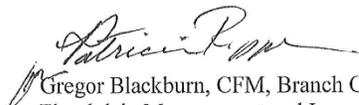
- Upon completion of any development that changes existing Special Flood Hazard Areas, the NFIP directs all participating communities to submit the appropriate hydrologic and hydraulic data to FEMA for a FIRM revision. In accordance with 44 CFR, Section 65.3, as soon as practicable, but not later than 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 Brian Trushinski of the Mitigation staff at (510) 627-7183.

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, Public Works Department, San Joaquin County
Ray Lee, WREA, State of California, Department of Water Resources, North Central Region
Office

Brian Trushinski, Floodplain Manager Specialist, DHS/FEMA Region IX
Alessandro Amaglio, Environmental Officer, DHS/FEMA Region IX

www.fema.gov



WATERLOO MORADA FIRE DISTRICT
6925 E Foppiano Lane
Stockton, CA 95212
(209) 931-3107

August 18, 2020

Alisa Goulart
Project Planner
Community Development Department
1810 E Hazelton Avenue
Stockton, CA 95205

Ms. Goulart,

We are in receipt of the Application Referral sent by your office. We have been made aware of the review period ending on August 20, 2020.

In review of the project, PA-1900286 (SA) & PA-2000077 (SP) it is our concern that if this section of proposed roadway is abandoned that it will impede our ability to have a rapid response into the properties off of Cherokee Road. For future developments in that area, these access roads will be imperative. We are not in favor of abandonment of Wilcox Road from its current dead end north to Cherokee. We are not in favor of abandonment of the access from Adart Road north to Wilcox Road.

We, the Waterloo Morada Fire District have the responsibility to provide the best level of fire and EMS services that we can with the revenues provided to us by our customers and ask that this issue be considered.

Respectfully,

Fire Chief

Our Community... Our Priority

January 6, 2020

Alisa Goulart
San Joaquin County
Community Development Department
1810 E. Hazelton Avenue
Stockton, CA 95219

Project: PA-1900286

District CEQA Reference No: 20191413

Dear Ms. Goulart:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of the construction of an 8,539 square foot building for a truck semi-trailer leasing, sales, and maintenance operation (Project), located at 4124 East Cherokee Road, in Stockton, CA. The District offers the following comments:

1. Based on information provided to the District, Project specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). Therefore, the District concludes that the Project would have a less than significant impact on air quality when compared to the above-listed annual criteria pollutant emissions significance thresholds.
2. District Rule 9510 (Indirect Source Review) is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site fees. The proposed Project is subject to District Rule 9510 (Indirect Source Review) if (1) it has or will receive a project-level discretionary approval from a public agency and will equal or exceed 2,000 square feet of commercial space, or (2) if it has or will receive a project-level approval from a public agency and will equal or exceed 10,000 square feet of commercial space. If subject to the rule, an Air Impact Assessment (AIA) application is required prior to applying for project-level approval from a public agency.

Samir Sheikh
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

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

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

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In this case, if not already done, please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510.

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

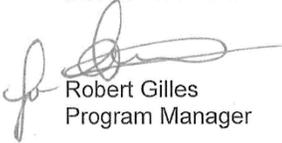
3. The proposed Project may be subject to District Rule 9410 (Employer Based Trip Reduction) if the Project would result in employment of 100 or more "eligible" employees. District Rule 9410 requires employers with 100 or more "eligible" employees at a worksite to establish an Employer Trip Reduction Implementation Plan (eTRIP) that encourages employees to reduce single-occupancy vehicle trips, thus reducing pollutant emissions associated with work commutes. Under an eTRIP plan, employers have the flexibility to select the options that work best for their worksites and their employees. Information about how District Rule 9410 can be found online at: www.valleyair.org/tripreduction.htm. For additional information, you can contact the District by phone at 559-230-6000 or by e-mail at etrip@valleyair.org
4. The proposed Project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this Project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.
5. The District recommends that a copy of the District's comments be provided to the Project proponent.

District CEQA Reference No. 20191413

If you have any questions or require further information, please call Cherie Clark at (559) 230- 5940.

Sincerely,

Arnaud Marjollet
Director of Permit Services



Robert Gilles
Program Manager

AM: cc



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: December 30, 2019

-Local Jurisdiction Project Title: PA-1900286 (SA)

Assessor Parcel Number(s): 087-100-72

Local Jurisdiction Project Number: PA-1900286 (SA)

Total Acres to be converted from Open Space Use: Unknown

Habitat Types to be Disturbed: Urban Habitat Land

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

Dear Ms. Goulart:

SJCOG, Inc. has reviewed the project referral for PA-1900286 (SA). This project consists of a Site Approval application for the leasing and sales of a truck semi-trailers (Use Type: Truck Sales & Service-Sales) to include the construction of an 8,539 square foot building; 3,421 square feet of the building will be for office operations and 5,118 square feet will be for preventative maintenance of the fleet. Incidental maintenance of fleet vehicles only is proposed with this application. The project site is located at the north terminus of North Wilcox Road. Public sewer, water and storm water drainage will be provided by County Service Area 15. The project site is on the south side of East Cherokee Road at Wilcox Road, Stockton (APN/Address: 087-100-72/4124 East Cherokee 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:
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 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.



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

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

SJMSCP HOLD

TO: Local Jurisdiction: Community Development Department, Planning Department, Building Department, Engineering Department, Survey Department, Transportation Department,
Other: _____

FROM: Laurel Boyd, SJCOG, Inc.

**DO NOT AUTHORIZE SITE DISTURBANCE
DO NOT ISSUE A BUILDING PERMIT
DO NOT ISSUE _____ FOR THIS PROJECT**

The landowner/developer for this site has requested coverage pursuant to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). In accordance with that agreement, the Applicant has agreed to:

- 1) SJMSCP Incidental Take Minimization Measures and mitigation requirement:
 - 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
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 - d. Purchase approved mitigation bank credits.
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 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.

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

Project Title: PA-1900286 (SA)

Assessor Parcel #s: 087-100-72

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.



S J C O G, Inc.

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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: May 20, 2020
-Local Jurisdiction Project Title: PA-2000077 (SP)
Assessor Parcel Number(s): 087-100-72
Local Jurisdiction Project Number: PA-2000077 (SP)
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. Goulart:

SJCOG, Inc. has reviewed the project referral for PA-2000077 (SP). This project consists of A Specific Plan application to amend the Wilcox Road Specific Plan which was originally adopted in 1977. The amendment will remove the section of Wilcox Road (undeveloped) beginning on the south side of Cherokee Road and continuing south for approximately 1,800 feet (ending at the terminus of the developed portion Wilcox Road off of State Route 88 [Waterloo Road]). In addition, the amendment will remove a 500-foot section of Ad Art Road (undeveloped) off of Wilcox Road as shown on the site plan. This Specific Plan application is being processed concurrently with the previously referred Site Approval application PA-1900286 for the lease and sale of truck semi-trailers. The project site is located on the south side of Cherokee Road, 1,200 feet east of State Route 99, to the north terminus of Wilcox Road off of State Route 88, East of Stockton. (APN/Address: 087-100-72/4124 East Cherokee Road, Stockton).

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

This Project is subject to the SJMSCP. This can be up to a 30 day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. <http://www.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:
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 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
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 - c. Purchase approved mitigation bank credits.

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

- Receive your Certificate of Payment and release the required permit

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

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



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

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

SJMSCP HOLD

TO: Local Jurisdiction: Community Development Department, Planning Department, Building Department, Engineering Department, Survey Department, Transportation Department,
Other: _____

FROM: Laurel Boyd, SJCOG, Inc.

**DO NOT AUTHORIZE SITE DISTURBANCE
DO NOT ISSUE A BUILDING PERMIT
DO NOT ISSUE _____ FOR THIS PROJECT**

The landowner/developer for this site has requested coverage pursuant to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). In accordance with that agreement, the Applicant has agreed to:

- 1) SJMSCP Incidental Take Minimization Measures and mitigation requirement:
 - 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
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 - 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-2000077 (SP)

Landowner: LBJ2, LLC

Applicant: XTRA Lease, LLC

Assessor Parcel #s: 087-100-72

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.



S J C O G, 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: July 20, 2020
-Local Jurisdiction Project Title: PA-1900286 (SA), PA-2000077 (SP)
Assessor Parcel Number(s): 087-100-72
Local Jurisdiction Project Number: PA-1900286 (SA), PA-2000077 (SP)
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. Goulart:

SJCOG, Inc. has reviewed the project referral for PA-1900286 (SA) & PA-2000077 (SP). This project consists of a Specific Plan application to amend the Wilcox Road Specific Plan which was originally adopted in 1977. The Wilcox Road Specific Plan established exact locations and width reserved for future public right-of-way and the construction of any improvements that are not road-related in the planned right of way is not permitted. The amendment proposes to remove from the road plan the section of Wilcox Road (undeveloped) beginning on the south side of Cherokee Road and continuing south for approximately 1,800 feet (ending at the terminus of the developed portion of Wilcox Road off of State Route 88 [Waterloo Road]). In addition, the amendment will remove from the road plan a 500-foot section of Ad Art Road (undeveloped) off of Wilcox Road as shown on the site plan. These portions of the Wilcox Road Specific Plan and its future right-of-way prevents development of the parcel that is the proposed site of the Site Approval project described below.

This Specific Plan application is being processed concurrently with a Site Approval application for a facility that will lease and sell semi-trailers. The project includes parking for 622 trailers and the construction of an 8,539-square-foot building; 3,421 square-feet of the building will be for office operations and 5,118 square-feet will be for trailer maintenance. Only fleet semitrailers will be maintained at the facility. The parcel is served by public services for water, sewer, and storm drainage. Access is proposed at the south end of the parcel, off of Wilcox Road and Waterloo Road. The site for the proposed project is currently bisected lengthwise on the road plan for the planned, undeveloped section of Wilcox Road addressed in the Specific Plan application. (Use Type: Truck Sales & Services-Sales). The project site is located on the east side of Cherokee Road, 1,215 feet north of State Route 99, Stockton. (APN/Address: 087-100-72/4124 East Cherokee 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.sjcoq.org>

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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, S J C O G , I n c .

**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, S J C O G , I n c . staff will sign the ITMMs. This is the effective date of the ITMMs.
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 - c. Purchase approved mitigation bank credits.
- Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

Project Title: P-1900286 (SA), PA-2000077 (SP)

Landowner: LBJ2, LLC Applicant: Xtra Lease, LLC

Assessor Parcel #s: 087-100-72

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.

December 30, 2019

Alisa Goulart
San Joaquin County
1810 E. Hazelton Ave.
Stockton, CA 95205

Ref: Gas and Electric Transmission and Distribution

Dear Ms. Goulart,

Thank you for submitting 4124 East Cherokee Rd - PA-1900286 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.



Plan Review Team
Land Management

PGEPlanReview@pge.com
6111 Bollinger Canyon Road 3370A
San Ramon, CA 94583

June 1, 2020

Alisa Goulart
County of San Joaquin
1810 E Hazelton Ave
Stockton, CA 95205

Ref: Gas and Electric Transmission and Distribution

Dear Alisa Goulart,

Thank you for submitting the 4124 E Cherokee Rd 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.



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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.
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David N. Rajkovich
4290 Cherokee Rd
Stockton, CA 95215

June 22, 2020

Community Development Department

Attn; Ms. Alisa Goulart

1810 Hazelton Ave

Stockton, CA 95205

Re; Application # PA-2000077 (SP)

I am the property owner of two parcels just to the East of the proposed project identified above. The purchase of the parcels many years ago was made after reviewing the existing specific plan. This plan has Wilcox Road eventually providing safe access to the one acre parcel , APN 087-100-71, at the north east corner of this planned future intersection of Cherokee Rd and Wilcox Rd. The deleting of the Wilcox Road through to Cherokee will make it difficult and unlikely to develop this small parcel with access only from Cherokee Rd. This is an area with high traffic counts and cars and trucks travelling at a high rate of speed.

I am not at all against the development of the Nylen Co. property. But the elimination of this planned extension of Wilcox Rd. will greatly diminish the viability of the future development of my property. I hope we can discuss a potential solution to this with Community Development personnel prior to this specific plan change.



David N. Rajkovich

e-mail; daveff@aol.com

cell; (209) 993-8302

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SAN JOAQUIN
— COUNTY —
Greatness grows here.

Community Development Department

Planning · Building · Neighborhood Preservation

Attachment C Environmental Review

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MITIGATED 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: Site Approval No. PA-1900286 and Specific Plan No. PA-2000077.

PROJECT LOCATION: The project site is located on the east side of Cherokee Road, 1,215 feet north of State Route 99, Stockton, San Joaquin County. (APN/Address: 087-100-72/4124 East Cherokee Road, Stockton) (Supervisorial District: 4)

PROJECT DESCRIPTION: A Specific Plan application to amend the Wilcox Road Specific Plan which was originally adopted in 1977. The Wilcox Road Specific Plan established exact locations and width reserved for future public right-of-way and the construction of any improvements that are not road-related in the planned right of way is not permitted. The amendment proposes to remove from the road plan the section of Wilcox Road (undeveloped) beginning on the south side of Cherokee Road and continuing south for approximately 1,800 feet (ending at the terminus of the developed portion of Wilcox Road off of State Route 88 [Waterloo Road]). In addition, the amendment will remove from the road plan a 500-foot section of Ad Art Road (undeveloped) off of Wilcox Road as shown on the site plan. These portions of the Wilcox Road Specific Plan and its future right-of-way prevents development of the parcel that is the proposed site of the Site Approval project described below.

This Specific Plan application is being processed concurrently with a Site Approval application for a facility that will lease and sell semi-trailers. The project includes parking for 622 trailers and the construction of an 8,539-square-foot building; 3,421 square-feet of the building will be for office operations and 5,118 square-feet will be for trailer maintenance. Only fleet semi-trailers will be maintained at the facility. The parcel is served by public services for water, sewer, and storm drainage. Access is proposed at the south end of the parcel, off of Wilcox Road and Waterloo Road. The site for the proposed project is currently bisected lengthwise on the road plan for the planned, undeveloped section of Wilcox Road addressed in the Specific Plan application. (Use Type: Truck Sales & Services-Sales).

The Property is zoned C-G (General Commercial) and the General Plan designation is C/G (General Commercial).

PROPONENT: LBJ2 LLC / Xtra Lease LLC

This is a Notice of Intent to adopt a Mitigated Negative Declaration for this project as described. San Joaquin County has determined that through the Initial Study that contains proposed mitigation measures all potentially significant effects on the environment can be reduced to a less than significant level. The Mitigated Negative Declaration and Initial Study can be viewed on the Community Development Department website at www.sjgov.org/commdev under Active Planning Applications.

Date: July 13, 2020

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

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Lead Agency:

San Joaquin County Community

1810 East Hazelton Ave

Stockton CA 95205

Filed Doc #: 39-07142020-229
07/14/2020 11:34:26 AM
Steve J. Bestolarides
San Joaquin County Clerk

DOCUMENT TITLE

INITIAL STUDY/NEGATIVE DECLARATION

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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: XTRA Lease LLC

PROJECT TITLE/FILE NUMBER(S): PA-1900286 and PA-2000077

PROJECT DESCRIPTION: A Specific Plan application to amend the Wilcox Road Specific Plan which was originally adopted in 1977. The Wilcox Road Specific Plan established exact locations and width reserved for future public right-of-way and the construction of any improvements that are not road-related in the planned right of way is not permitted. The amendment proposes to remove from the road plan the section of Wilcox Road (undeveloped) beginning on the south side of Cherokee Rd. and continuing south for approximately 1,800 feet (ending at the terminus of the developed portion of Wilcox Rd. off of St Rt. 88 (Waterloo Road). In addition, the amendment will remove from the road plan a 500 foot section of Ad Art Road (undeveloped) off of Wilcox Road as shown on the site plan. These portions of the Wilcox Road Specific Plan and its future right-of-way prevents development of the parcel that is the proposed site of the Site Approval project described below.

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The project site is located on the east side of Cherokee Road, 1,215 feet north of State Route 99, Stockton.

ASSESSORS PARCEL NO.: 087-100-72

ACRES: 20 acres

GENERAL PLAN: C/G

ZONING: C-G

POTENTIAL POPULATION, NUMBER OF DWELLING UNITS, OR SQUARE FOOTAGE OF USE(S):
8,539 square foot building and parking for 622 trailers.

SURROUNDING LAND USES:

NORTH: Residential

SOUTH: Commercial, Industrial

EAST: Residential, Commercial, Industrial

WEST: Industrial

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. Copies of these reports can be found by contacting the Community Development Department.

PA-1900286 and PA-2000077– Initial Study

1

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.

Alisa Goulart
Signature

7-10-2020
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 point). 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 type="checkbox"/>	<input checked="" 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 proposed project is located on Cherokee Road, in a developed area east of 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 Cherokee Road is not designated as a Scenic Route. Additionally, the section of Wilcox Road proposed for removal from the Wilcox Road Specific Plan was not to receive scenic route status if developed. Therefore, the project will not impact, or substantially damage, a scenic vista or resources, nor will it affect other regulations governing scenic quality.
- d) The proposed project includes a semi-trailer leasing and selling facility. The facility will require outdoor parking area lighting if the parking area is to be used at night, but the 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 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-e) The subject property 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 subject property is designated as Other Land (X), which is further described as Vacant or Disturbed Land (V) by the Department of Conservation's Rural Land Mapping Project. The subject property is zoned General Commercial (C-G) and is located within an existing commercial, industrial, and residential area. The area does not have forest land or agricultural land. Therefore, the proposed project will not convert important farmland to non-agricultural use or forest land to non-forest use, conflict with agricultural or forestland zoning or a Williamson Act Contract, or result in loss of forest land.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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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:

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 includes a semi-trailer leasing and selling facility. 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 December 20, 2019. A response from APCD dated January 6, 2020, stated that the District concluded that the project would have a less than significant impact on air quality when compared to significance thresholds. The applicant was required to demonstrate compliance with District Rule 9510, intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees, with completion of an Air Impact Assessment (AIA) application. The AIA was submitted by the applicant and approved by the APCD. Compliance with the requirements of APCD are expected to lessen any impacts on air quality 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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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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a-f) The California Department of Fish and Wildlife Natural Diversity Database lists *Buteo swainsoni* (Swainson's Hawk) and *Thamnophis gigas* (giant garter snake) as rare, endangered, or threatened species or habitat located on or near the site for the proposed project. Referrals have been sent to the San Joaquin Council of Governments (SJCOG), the agency responsible for verifying the correct implementation of the *San Joaquin County Multi-Species Habitat Conservation and Open Space Plan* (SJMSCP), which provides compensation for the conversion of Open Space to non-Open Space uses which affect the plant, fish and wildlife species covered by the Plan. Pursuant to the Final EIR/EIS for SJMSCP, dated November 15, 2000, and certified by SJCOG on December 7, 2000, implementation of the SJMSCP is expected to reduce impacts to biological resources resulting from the proposed project to a level of less-than-significant.

SJCOG responded to this project referral that the project is subject to the SJMSCP, therefore, this application, a semi-trailer leasing and selling facility, will be conditioned to participate in the SJMSCP. The applicant has confirmed his intention to participate in the SJMSCP. With the applicant's participation, the proposed project will be consistent with the SJMSCP and any impacts to biological resources resulting from the proposed project will be reduced to a level of less-than-significant.

V. CULTURAL RESOURCES.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 is expected to have a less than significant 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 possible 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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) The project will have to comply with the California Building Code (CBC) which includes provisions for soils reports for grading and foundations as well as design criteria for seismic loading and other geologic hazards based on fault and seismic hazard mapping. All recommendations from a soils report must be incorporated into the construction plans. Therefore, impacts to seismic-related (or other) landslide hazards will be less than significant.
- b) The project will not result in substantial soil erosion or the loss of topsoil because the project will require a grading permit as the site will be paved and landscaped. Therefore, the grading will be done under permit and inspection by the San Joaquin County Community Development Department's Building Division. As a result, impacts to soil erosion or loss of topsoil will be less than significant.
- c-d) The project site is relatively flat terrain where landslides have not historically been an issue. A soils report will be required

for grading and foundations and all recommendations from a soils report must be incorporated into the construction plans. Therefore, any risks resulting from being located on an unstable unit will be reduced to less than significant.

- e) The project will be served by San Joaquin County's Service Area 15 (CSA15) public sewer system and will not require an onsite septic tank or alternative wastewater disposal system for the disposal of wastewater.
- 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.

VIII. GREENHOUSE GAS EMISSIONS.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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 includes a semi-trailer leasing and selling facility. The nearest school is 1.4 miles from the proposed project site. Hazardous materials such as are used for the repair and maintenance of semi-trailers, which consists mostly of brake repair, tire replacement, and electrical system maintenance, will be used and stored on site. The San Joaquin County Environmental Health Department (EHD) requires the owner/operator to report to the California Environmental Reporting System (CERS) before any hazardous materials/waste can be stored or used onsite. The existing regulatory framework for the transport and use of any hazardous materials will ensure any impact is 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 nor within two miles of a public airport, therefore, impacts from the project on an airport are expected to be less than significant.

- f) The project site is twenty (20) acres in size and is currently undeveloped. The project, a semi-trailer leasing and selling facility, will have approximately four (4) to six (6) employees and 15 to 25 trailer trips per day. The site plan depicts the driveway on the south side of the site, at the terminus of Wilcox Road, off of Waterloo Road. Any roadway improvements required by the Department of Public Works will be conditions of approval for the project. Therefore, the project's impact on emergency plans is expected to be less than significant.

- g) Pursuant to the California Building code requirement, the project structure will have fire sprinklers installed inside the structure for safety. Implementation of this safety standard will result in any impact to people or structures from wildland fires being 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 includes a semi-trailer leasing and selling facility. The project site is in water district and sewer district CSA15 (County Service Area 15) and will receive water service and sewer service through public systems, therefore, no impact on surface and ground water is anticipated.
- c) The proposed project includes a semi-trailer leasing and selling facility. The project site is in storm district CSA15 (County Service Area 15) and will receive storm drainage through a public system, therefore, storm drainage impact from the project is anticipated to be less than significant.
- d-e) The project site is not in a tsunami or seiche zone. The site is located in an 'x(500)' flood designation area, which is defined as areas of 0.2% annual chance (500-year) flood. Therefore, the risk of release of pollutants due to inundation is less than significant. The project itself, a semi-trailer leasing and selling facility, if approved, will have to comply with Development Title Section 9-1605 regarding flood hazards.

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 checked="" type="checkbox"/> | <input 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 includes a Specific Plan to amend the Wilcox Road Specific Plan. The Wilcox Road Specific Plan established exact locations and width and reserved future public right-of-way for Wilcox Road. The construction of any improvements that are not road-related in the planned right-of-way is not permitted. The proposed amendment would remove from the Wilcox Road Specific Plan the section of Wilcox Road (undeveloped) that laterally bisects the proposed project site for a semi-trailer leasing and selling facility. Amending the road plan would not divide an established community as the road plan is a paper road and no arrangements to construct that section of road are planned.

The proposed project also includes a semi-trailer leasing and selling facility located on a site that is adjacent to existing commercial and industrial uses to the west and south. To the east and north of the site, on Cherokee Road, is an established residential area. The site plan proposes locating the site access at the south end of the parcel, off of Waterloo Road, through the existing commercial area to lessen any traffic impact on the residential neighborhood.

Additionally, Development Title Section 9-1022.4 requires commercial projects that abut a residential zone to be screened using a solid masonry wall six to seven feet in height erected along the abutting property line. Additionally, Development Title Section 9-410.5(b)(1)(2) requires that side and rear yards of lots within the commercial zones must be increased to a minimum of twenty (20) feet when abutting property that is developed with conforming residential uses. Therefore, the project will be conditioned to require a solid masonry wall six to seven feet in height along the eastern property line and a side yard setback on the eastern property line of twenty (20) feet.

- b) This proposed project includes a semi-trailer leasing and selling facility. The project parcel is zoned General Commercial (C-G) and the project use type, Truck Sales and Services - Sales, may be conditionally permitted in the C-G zone with an approved Site Approval application. The proposed project is consistent with all land use policies and regulations of the County Development Code and 2035 General Plan, therefore, the project's impact on the environment due to land use conflict is expected to be less than significant.

XII. MINERAL RESOURCES.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a-b) The proposed project includes a semi-trailer leasing and selling facility. The project 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." Therefore, the project will have a less than significant impact on loss of mineral resources or mineral resource recovery sites within the region and in the Stockton community.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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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 1,200 feet east of State Route 99 and is adjacent to commercially, industrially, and residentially zoned properties. The nearest residence is located adjacent to the eastern property line of the project site. Development Title Section 9-1025.9 lists the Residential use type as a noise sensitive land use. To reduce any possible increase in ambient noise levels to noise sensitive residential properties, Development Title Section 9-1022.4 requires commercial projects that abut a residential zone to be screened using a solid masonry wall six to seven feet in height erected along the abutting property line. Additionally, Development Title Section 9-410.5(b)(1)(2) requires that side and rear yards of lots within the commercial zones must be increased to a minimum of twenty (20) feet when abutting property that is developed with conforming residential uses. Therefore, the project will be conditioned to require a solid masonry wall six to seven feet in height along the eastern property line and a side yard setback on the eastern property line of twenty (20) feet.

Development Title Section Table 9-1025.9 Part II states that the maximum sound level for stationary noise sources during the daytime is 70 dB and 65dB for nighttime. This applies to outdoor activity areas of the receiving use, or applies at the lot line if no activity area is known. Therefore, with the separation created with the required masonry wall, the 20 foot side yard setback from the residential properties, as well as the maximum sound level which to which the project will be required to comply, any possible increase in ambient noise levels in the vicinity of the project are expected to be less than significant.

- b) The project does not include any operations that would result in excessive ground-borne vibration levels or other noise levels therefore, the project is not expected to have a significant impact on vibration or other noise levels.
- c) The project site is approximately six (6) miles from the nearest airport. Any impacts resulting from proximity to an airport 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 will not induce substantial population growth in the area either directly or indirectly because the project site is in a commercial zone. The proposed project would not displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere because the project site is currently vacant and the zoning will remain the same if the project is approved. Additionally, the proposed project will employ a maximum of six people which will not create a significant demand for housing. 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 includes a semi-trailer leasing and selling facility with a proposed 8,539 square foot building. The project site is located in the Waterloo Morada Fire District and is in the Linden Unified School District. Both agencies were provided with the project proposal and invited to respond with any concerns or conditions. Responses were not received from either agency. The project site is served by the San Joaquin County Sheriff's Office. The office was provided with the project proposal and invited to respond with any concerns or conditions. A response was not received from that office. As proposed, the project's impact on public services is expected to be less than significant.

XVI. RECREATION.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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"/>
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"/>

Impact Discussion:

- a-b) The proposed project 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 impacts to parks generated by the employees of this project will be minimal. This project does not include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment, because the type of project proposed, a semi-trailer leasing and selling facility, will not result in an increased demand for recreational facilities. Therefore, the project's impact on recreation facilities will be less than significant.

XVII. TRANSPORTATION.

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 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 checked="" type="checkbox"/>	<input 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) The proposed project will not conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadways, etc., because the conditions of approval include conditions to mitigate any conflict. The proposed trailer rental facility is located at the terminus of a developed portion of Wilcox Road, with the proposed driveway on the south side of the property, from Waterloo Road, and will operate eleven (11) hours per day, five (5) days a week, with a maximum of six (6) employees per shift. A referral was sent to the San Joaquin County Department of Public Works on December 20, 2019. The Department's response letter, dated February 24, 2020, did not list a requirement for a Traffic Impact Study, therefore, the traffic impacts at this location are expected to be less than significant.
- b) N/A
- c) The proposed project includes a Specific Plan to amend the Wilcox Road Specific Plan. If the amendment is approved, the Department of Public Works will require the applicant to construct a turnaround for trucks at the current terminus of Wilcox Road at the south end of the project site to mitigate for the loss of the planned thoroughfare. Additionally, the parcel for the proposed project is zoned General Commercial (C-G) and the proposed project, a semi-trailer leasing and selling facility, can be conditionally permitted in the C-G zone with an approved Site Approval. Therefore, the project is not expected to increase hazards due to an incompatible use.
- d) The proposed project includes a Specific Plan to amend the Wilcox Road Specific Plan. The proposed amendment would remove from the Wilcox Road Specific Plan the section of Wilcox Road (undeveloped) that laterally bisects the proposed project site for a semi-trailer leasing and selling facility and prevents full development of that site. The effect of removing this portion of Wilcox Road from the Specific Plan will not result in inadequate emergency access as the road is not constructed and the proposed project site is accessed from the south.

The proposed project has adequate emergency access from N. Wilcox Road north of E. Waterloo Road. 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. 13 [including return radii to accommodate truck-trailer movements for trucks exiting the site so as not to encroach on opposing lanes of traffic]. 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 required 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 the urban community of Stockton, one (1) mile south of the Calaveras River, in a developed area. The project is a semi-trailer rental and sales facility that includes an 8,539 square foot building. Referrals were sent December 20, 2019 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. No responses or requests for consult were received as a result of the referral, therefore any possible disruption to a potential site is expected to be less than significant.

XIX. UTILITIES AND SERVICE SYSTEMS.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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 semi-trailer rental and sales facility, located in a developed area in the urban community of Stockton, that includes construction of an 8,539 square foot building. The project site is located in San Joaquin County's Service Area 15 and will receive sewer service and storm drainage through this public system. The parcel will receive water from the California Water Service. The applicant has provided will serve letters from both utility providers confirming that water, sewer service, and storm drainage will be provided to the project. Therefore, the project will be served by existing services and will not require new facilities.
- b) The project will be served by a public water system. The applicant has provided a will serve letter from the California Water Service Company (CalWater) confirming that CalWater will be able to provide water service to the project.
- c) The project will be served by a public sewer system. The applicant has provided a will serve letter from the San Joaquin County Department of Public Works confirming that the County will be able to provide sewer service to the project through County Service Area 15.
- d-e) The project includes a semi-trailer leasing and selling facility, located in a developed area in Stockton. 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 the urban community 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.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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 checked="" type="checkbox"/>	<input 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. Mitigation measures have been identified in areas where a potentially significant impact has been identified and these measures have reduced these impacts to a less than significant level.



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Attachment D

Findings for Specific Plan Amendment and Site Approval

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FINDING FOR A SPECIFIC PLAN AMENDMENT

1. The Specific Plan or Specific Plan Amendment is consistent with the General Plan any applicable Master Plan and Public Financing Plan.
 - **This finding can be made because the proposed amendments will not affect existing roads or highways. Removing a section of Wilcox Road will not prevent traffic from traveling between State Route 26 and 88 as there are two alternative routes within 0.5 miles of the planned location.**

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FINDINGS FOR SITE APPROVAL

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 Truck Sales and Services - Sales use type may be conditionally permitted in the C-G (General Commercial) zone with an approved Site Approval application. The project site has a General Plan designation of C/G (General Commercial), and the C-G zone is an implementing zone for this designation. The proposed trailer rentals and sales operation is consistent with the goals, policies, standards and maps of the General Plan. There is a Specific Plan, the Wilcox Road Specific Plan, with which the project will be consistent provided that the Specific Plan proposal to amend the Wilcox Road Specific Plan, is approved.**
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, sanitation, drainage, and other necessary facilities will be provided and the proposed improvements are properly related to existing and proposed streets. If approved, a turnaround for trucks will be provided at the terminus of Wilcox Road at the south end of the property. The project site will be served by public water and sewer, and an on-site storm drainage pond.**
3. The site is physically suitable for the type of development and for the intensity of development.
 - **This finding can be made because the property is 20 acres and of adequate size and shape to accommodate the proposed use and all yards, building coverage, setbacks, parking areas and other requirements of the Development Title.**
4. Issuance of the permit will not be significantly detrimental to the public health, safety, or welfare, or be injurious to the property or improvements of adjacent properties.
 - **This finding can be made because an Initial Study prepared for this project found no potentially significant environmental impacts that could not be reduced to a less than significant level with mitigation.**
5. The use is compatible with adjoining land uses.
 - **This finding can be made because the proposed use will not interfere with nor alter the current land uses on adjacent properties. The adjacent parcels to the east are residential. This project will be conditioned to provide a solid masonry wall between the project parcel and the adjacent residential parcels. Other adjacent parcels are zoned commercial and industrial. The proposed use may be conditionally permitted in the C-G (General Commercial) zone subject to an approved Site Approval application.**

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Attachment E **Conditions of Approval**

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CONDITIONS OF APPROVAL

PA-1900286

LBJ2, LLC / XTRA LEASE LLC

Site Approval No. PA-1900286 was approved by the Planning Commission on . The effective date of approval is . This approval will expire on , which is 18 months from the effective date of approval, unless (1) all Conditions of Approval have been complied with, (2) all necessary building permits have been issued and remain in force, and (3) all necessary permits from other agencies have been issued and remain in force.

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

1. COMMUNITY DEVELOPMENT DEPARTMENT (Contact: [209] 468-3121)
 - a. **BUILDING PERMIT:** Submit an "APPLICATION-COMMERCIAL BUILDING PERMIT". The Site Plan required as a part of the building permit must be prepared by a registered civil engineer or licensed architect. This Plan must show drainage, driveway access details including gates, on-site parking, landscaping, signs, existing and proposed utility services, and grading (refer to the "SITE PLAN CHECK LIST" for details). Foundation and soils investigation shall be conducted in conformance with Chapter 18 of the California Building Code at the time of permit application. A fee is required for the Site Plan review. (Development Title Section 9-884)
 - b. **APPROVED USE:** This approval is for the leasing and sales of semi-truck trailers to include the construction of a 9,281-square-foot building for truck maintenance and office and parking for 622 trailers as shown on the Site Plan dated June 18, 2020. Maintenance is for fleet vehicles only. (Use Type: Truck Sales and Services - Sales)
 - c. **CAPITAL FACILITY FEE:** This project may be subject to the Capital Facility Fee. If the Capital Facility Fee is applicable, the County shall collect the fees before the issuance of any building permits. (Development Title Section 9-1245.2)
 - d. **PARKING:** Off-street parking shall be provided and comply with the following:
 1. All parking spaces, driveways, and maneuvering areas shall be surfaced and permanently maintained with asphalt concrete or Portland cement concrete to provide a durable, dust free surface. Bumper guards shall be provided when necessary to protect adjacent structures or properties. Aggregate base may be used for trailer storage areas. (Development Title Section 9-1015.5[e])
 2. A minimum of 21 vehicle parking spaces shall be provided. (2 spaces per 1,000 building square-feet; 0.67 spaces per employee) (Development Title Section 9-1015.3)
 3. Each parking stall shall be an unobstructed rectangle, minimum 9 feet wide and 20 feet long. (Development Title Section 9-1015.5[b])
 4. Parking spaces for persons with a 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 25 feet for two-way aisles and 16 feet for one-way aisles, except that in no case shall driveways designated as fire department access be less than 20 feet wide. (Development Title Section 9-1015.5[h][1])

- f. **LIGHTING:** Lighting shall be provided and comply with the following:
1. If the parking area is to be used at night, parking lot 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. All areas not used for buildings, parking, driveways, walkways, approved outdoor storage areas, or other permanent facilities shall be landscaped. A minimum 10 foot wide landscaped strip, respecting the ultimate right-of-way width of Wilcox Road, shall be installed across the frontage of the project site. The strip shall be continuous except where crossed by driveways and walkways. (Development Title Section 9-1020.7[a])
 2. 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.
- h. **SCREENING:** Screening shall be provided and comply with the following:
1. A solid masonry wall 6 to 7 feet in height shall be erected along the eastern property line which abuts a residential zone. (Development Title Section 1022.4[d][1])
 2. All storage materials and related activities, including storage areas for trash, shall be enclosed by a screen 6 to 7 feet in height. Outside storage is not permitted in front yards, street side yards, or in front of main buildings. (Development Title Section 9-1022.4[d][2])
- i. **SIGNS:** Sign details shall be consistent with Chapter 9-1710 of the Development Title and be included on the Site Plan. All portions of any sign shall be set back a minimum of 5 feet from any future right-of-way line, including any corner cut-off (snipe). (Development Title Section 9-1710.2[g])
- j. **FIRE PREVENTION BUREAU:** The following California Fire Code (CFC) requirements will be applicable to the proposed project. The following conditions shall be addressed prior to submittal of a building permit application to the Building Inspection Division.
1. CFC 507 Fire Protection Water Supply - Fire flow and hydrants shall be provided for the proposed project by the use of: CFC Appendix B.
 2. If Fire Protection Systems are required they shall be installed according to the CFC, Chapter 9 and the appropriate standards and guides adopted in Chapter 35 of the California Building Code and the California Electrical Code.
 3. CFC, Section 503 Fire Apparatus Access Roads - Shall be provided as required by this section. 503.1.2-A secondary access may be required.
 4. CFC, Section 906 Portable Fire Extinguishers – Provide portable fire extinguishers as required by this section.
 5. CFC, Section 506 Key Box - A Knox® Box shall be installed according to the local fire department's instructions. Make application for the key box at the fire district having jurisdiction of this project. If there is an electronically controlled access gate at this site a Knox® key switch will also be required.
 6. CFC, Section 5001.3.3.1 Properties of Hazardous Materials – A complete list of hazardous materials used, stored, or planned for use/storage at this site shall be provided.

7. A complete review, at building permit submittal, will require compliance with applicable codes and ordinances.
 8. CFC, Section 105 Permits: Operational Permit(s) may be required prior to occupancy.
- k. **BUILDING CODE:** The following California Building Code (CBC) and San Joaquin County Ordinance requirements will be applicable to the proposed project. The following conditions shall be addressed prior to submittal of a building permit application to the Building Inspection Division:
1. A building permit for each separate structure or building is required. Submit plans, Specifications and supporting calculations, prepared by a Registered Design Professional (architect or engineer) for each structure or building, showing compliance with The 2016 California Building, Existing Building, Mechanical, Plumbing, Electrical, Energy and Fire codes as may be applicable. Plans for the different buildings or structures may be combined into a single set of construction documents.
 2. A grading permit will be required for this project. Submit plans and grading calculations, including a statement of the estimated quantities of excavation and fill, prepared by a Registered Design Professional. The grading plan shall show the existing grade and finished grade in contour intervals of sufficient clarity to indicate the nature and extent of the work and show in detail that it complies with the requirements of the code. The plans shall show the existing grade on adjoining properties in sufficient detail to identify how grade changes will conform to the requirements of the code.
 3. The required plans must be complete at the time of submittal for a building permit. Plans must address building design and construction, fire and life safety requirements, accessibility and show compliance with the current California codes and San Joaquin County ordinances. A complete set of plans must include fire sprinkler plans, truss design submittals, metal building shop drawings, structural plans and calculations, plumbing, electrical and mechanical drawings and energy report.
 4. A soils report is required pursuant to CBC § 1803 for foundations and CBC appendix § J104 for grading. All recommendations of the Soils Report shall be incorporated into the construction drawings.
 5. For each proposed new building, provide the following information on the plans:
 - A. Description of proposed use
 - B. Existing and proposed occupancy Groups
 - C. Type of construction
 - D. Sprinklers (Yes or No)
 - E. Number of stories
 - F. Building height
 - G. Allowable floor area
 - H. Proposed floor area
 - I. Occupant load based on the CBC
 - J. Occupant load based on the CPC
 6. If high piled combustible storage is to be used in a building, an automatic fire sprinkler system will be required.
 7. Accessible routes shall be provided per CBC § 11B-206. At least 1 accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided, all routes must be accessible. §11B-206.2.4
 8. At least 1 accessible route shall connect accessible buildings, accessible facilities, accessible elements and accessible spaces that are on the same site. §11B-206.2.2

9. At least 1 accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility, including mezzanines, which are otherwise connected by a circulation path. §11B-206.2.4
 10. Parking spaces will be required to accommodate persons with disabilities in compliance with Chapter 11B of the California Building Code. Note that accessible parking spaces are required for each phase of the project. These parking space(s) shall be located as close as possible to the primary entrance to the building.
 11. Adequate sanitary facilities shall be provided for the facility, per the requirements of Chapter 4 of the California Plumbing Code.
 12. Pursuant to Section 422.4 of the California Plumbing Code, toilet facilities shall be accessible to employees at all times, should not be more than 500 feet from where employees are regularly employed, and accessible by not more than 1 flight of stairs. The plans shall indicate the location of the toilet facilities and the travel distance from work areas.
 13. This project will be required to comply with the Model Water Efficiency Landscape Ordinance requirements of the California Code of Regulations, Title 22, Division 2, Chapter 2.7
2. 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. Prior to issuance of the occupancy permit, the driveway approach shall be improved in accordance with the requirements of San Joaquin County Improvement Standards Drawing No. R-13. (Development Title Section 9-1145.5)
 - c. Upon approval of the Wilcox Road Specific Plan Amendment, the following improvements shall be made:
 1. A turnaround for trucks shall be provided at the terminus of Wilcox Road at the south end of the property.
 - d. 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)
 - e. 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)
 - f. 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)
 - g. Applicant shall obtain approval from the Department of Public Works and Caltrans for STAA terminal and STAA route designations of proposed facility. Contact the Traffic Engineering Division of the Department of Public Works (209-468-3707) for designation process.
 - h. A copy of the Final Site Plan shall be submitted prior to release of building permit.
 - i. The developer shall provide drainage facilities in accordance with the San Joaquin County Development Standards. Retention basins shall be fenced with 6 foot high chain link fence or equal

when the maximum design depth is 18 inches or more. Required retention basin capacity shall be calculated and submitted along with a drainage plan for review and approval, prior to release of building permit. (Development Title Section 9-1135)

- j. This project falls within the definition of a Regulated Project as defined in either the County Post-Construction Standards Manual 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 Post-Construction 2009 SWQCCP. The system design shall follow standards as outlined in the 2009 Storm Water Quality Control Criteria Plan and comply with the conditions of the County Phase I NPDES permit. Plans and/or calculations of the proposed system shall be submitted to the County for review and approval prior to clearance for plan check.
 - 2. All Priority New Development and Significant Redevelopment Projects must meet the volume reduction requirement outlined in the County's SWQCCP.
 - 3. 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.
 - 4. 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.
 - 5. 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.
 - 6. Standard Best management Practices for the type of development proposed shall be incorporated into the site storm drainage design.
 - 7. Owner shall check with the State Water Resources Control Board to determine if an Industrial Storm Water Permit will be required.
 - 8. Wastewater shall not be allowed into the storm drainage system.
 - 9. All new construction and the substantial improvement of any structure in the area of special flood hazard shall be elevated or flood-proofed in accordance with San Joaquin County Ordinance Code Section 9-1605.12 (a), (b), (c), and (d).
- 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. Destroy the abandoned agricultural well, located near Cherokee Rd., on this parcel, under permit and inspection by the Environmental Health Department as required by San Joaquin County Development Title, section 9-1115.5e.
 - c. 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-five (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.)
 7. 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) and is located within the unmapped land use area. 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.

5. SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT (Contact: [559] 230-6000)

- a. Construction and Operation: For each project phase, within 30 days of issuance of the first certificate of occupancy, if applicable, submit to the District a summary report of the construction start, and end, dates, and the date of issuance of the first certificate of occupancy. Otherwise, submit to the District a summary report of the construction start and end dates within 30 days of the end of each phase of construction.
- b. Construction and Operation – Recordkeeping: For each project phase, all records shall be maintained on site during construction and for a period of 10 years following either the end of construction or the issuance of the first certificate of occupancy, whichever is later. Records shall be made available for District inspection upon request.
- c. Construction and Operational Dates: For each project phase, maintain records of (1) the construction start and end dates, and (2) the date of issuance of the first certificate of occupancy, if applicable.



**Planning Commission Staff Report
Item # 3, September 3, 2020
Major Subdivision No. PA-2000129
Prepared by: Jennifer Jolley**

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, 1,243 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:	38 acres	100-Year Flood:	No (X-500)
Parcel Size:	38 acres	Williamson Act:	No
Community:	Morada	Supervisorial District:	4

Environmental Review Information

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

Project Description

The project is a Major Subdivision application to subdivide a 38-acre parcel into 17 residential lots with a minimum lot size of 2 acres. This project is the same subdivision application previously approved with Major Subdivision No. PA-1600084, which expired on December 13, 2019.

Recommendation

1. Adopt the Findings for PA-2000129 (Attachment D, Findings for Major Subdivision)
2. Approve Conditions of Approval for PA-2000129 (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: August 24, 2020.

Number of Public Hearing notices: 101

Date of Public Hearing notice mailing: August 21, 2020.

Referrals and Responses

- **Project Referral with Environmental Determination Date:** July 31, 2020

Agency Referrals	Response Date - Early Consultation	Response Date - Referral
County Departments		
County Counsel		
Environmental Health		8/5/2020
Department of Public Works		7/31/2020
Local Agencies		
S.J.C.O.G.		8/3/2020
Miscellaneous		
Morada M.A.C.		

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ANALYSIS

Background

On August 4, 2016, the Planning Commission approved Major Subdivision No. PA-1600084 for an 18-lot subdivision in the urban community of Morada. This approval was appealed to the Board of Supervisors on August 11, 2016. On December 13, 2016, the Board of Supervisors denied the appeal and approved the project subject to conditions of approval with an expiration date of December 13, 2019. The Final Map was not filed prior to expiration of the application and, therefore, a new application was required.

Project Description

The current project, Major Subdivision No. PA-2000129, proposes to subdivide a 38-acre parcel into seventeen 2-acre parcels. The original application (PA-1600084) proposed to subdivide the same parcel into eighteen 2-acre parcels. After surveying the property, it was determined that the parcel did not contain adequate acreage for eighteen lots. As a result, the new application has been reduced to seventeen lots to reflect the results of the survey.

Project Improvements

The majority of the project site has been developed in conformance with the conditions of approval required by PA-1600084. Because PA-2000129 is substantially the same project, the conditions of approval are essentially the same, with minor modifications to reflect existing work that has already been performed.

CEQA

The current project is exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines Sections 15061(b)(3), 15183 and 15304.

- Section 15061(b)(3) states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.
- Section 15183 states that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.
- Section 15304 (Class 4) states that if the project consists of minor public or private alterations in the condition of the land, water, and/or vegetation which do not involve removal of mature, scenic trees except for forestry and agricultural purposes, the project is exempt from CEQA.

Because the majority of the project has been built out, and because the project was previously subject to environmental review that determined that all potentially significant environmental impacts could be mitigated to a less than significant level, the project is exempt from CEQA. If the project is approved, a Notice of Exemption will be filed.

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RECOMMENDATION

It is recommended that the Planning Commission:

1. Adopt the Findings for PA-2000129 (Attachment D, Findings for Major Subdivision)
2. Approve Conditions of Approval for PA-2000129 (Attachment E, Conditions of Approval)

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Attachment A Tentative Map

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TRACT NO. XXXX
ASHLEY RANCH
 TENTATIVE SUBDIVISION MAP

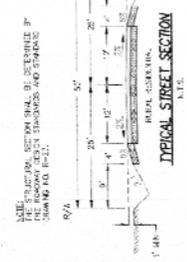
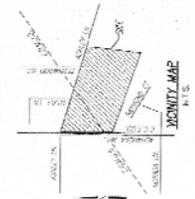
APPLICANT: **PA-2000129**
 APPROVED BY: [Signature]
 DATE: [Date]

OWNER:
 [Name]
 [Address]
 [City, State, Zip]

ENGINEER:
 [Name]
 [Address]
 [City, State, Zip]

- NOTES:**
1. SEE [Reference]
 2. [Text]
 3. [Text]
 4. [Text]
 5. [Text]
 6. [Text]
 7. [Text]
 8. [Text]
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- LEGEND:**
- 3/4" WIDE DRIVEWAY
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 - 10" WIDE DRIVEWAY
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 - 90" WIDE DRIVEWAY
 - 92" WIDE DRIVEWAY
 - 94" WIDE DRIVEWAY
 - 96" WIDE DRIVEWAY
 - 98" WIDE DRIVEWAY
 - 100" WIDE DRIVEWAY



NOTE: SEE THE SECTION ON THE SEPARATE OF THE RECORDING ACTS, STANDARDS AND SPECIFICATIONS, P. 1-1.

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Attachment B Response Letters

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Department of Public Works

Fritz Buchman, Interim Director of Public Works
Alex Chetley, Interim Deputy Director/Development
Jim Stone, Deputy Director/Operations
Najee Zarif, Interim Deputy Director/Engineering
Kristi Rhea, Public Works Business Administrator

July 31, 2020

MEMORANDUM

TO: Community Development Department
CONTACT PERSON: David Kwong

FROM: Jayna Rutz, Interim Engineering Services Manager *JR*
Development Services Division

SUBJECT: PA-2000129; A Major Subdivision application to subdivide a 38-acre parcel into seventeen (17) residential lots with a minimum lot size of 2-acres. The project is the same subdivision previously approved with Major Subdivision PA-16000084, located on the south side of Ashley Lane, 1,243 feet west of Hildreth Lane, Stockton. (Supervisorial District 4)

PROPERTY OWNER: Royal Funding Management LP APPLICANT: Dillon & Murphy
ADDRESS: 6040 E. Ashley Lane, Stockton APN: 086-480-14

INFORMATION:

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

The site is within the Phase 1 area of the National Pollutant Discharge Elimination System (NPDES).

Ashley Lane has an existing right-of-way width of 40 feet and a planned right-of-way width of 50 feet.

The Traffic Impact Mitigation Fee will be required when parcels are developed. The fee is due and payable at the time of building permit application.

The Regional Transportation Impact Fee will be required when parcels are developed. The fee is due and payable at the time of building permit application.

The Water Supply Facilities Impact Mitigation Fee will be required when parcels are developed. The fee is due and payable at the time of building permit application.

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PA-2000129 (SU)

RECOMMENDATIONS:

1. 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)
2. 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.
3. 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.
4. Prior to approval of the Final Map, the secondary access fire road shall be designed to accommodate turning movements of emergency vehicles and be constructed in conformance with fire road standards.
5. 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 9-1100.3jj)
6. 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)
7. 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.)
8. A stop bar and stop sign shall be placed on Chandler Lane at the intersection of Ashley 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)
9. 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)
10. 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))

PA-2000129 (SU)

11. 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))
12. 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)
13. 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)
14. All easements of record shall be shown on the Final Map. (Development Title Section 9-910.20)
15. 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:
 - a) 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>
 - b) 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.
 - c) 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>
 - d) 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

PA-2000129 (SU)

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.

- e) 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.
 - f) 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.
 - g) Standard Best Management Practices for the type of development proposed shall be incorporated into the site storm drainage design.
 - h) 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.
16. Access rights shall be dedicated and restricted for Lots 4 through 9 along the frontage of Ashley Lane, except for the portion of Lot 9 to be used as a secondary fire access easement, and for Lots 1, 2, 3, 4, and 17 along properties owned by East Bay MUD and Central California Traction Company on the Final Map. (Development Title Section 9-1150.5)
17. The secondary fire access easement connection to Ashley Lane shall be gated as approved by the fire district.

Informational Notes:

- (i.) 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.
- (ii.) 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

PA-2000129 (SU)

devices, ponds and wetlands are available.

- (iii.) 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.
- (iv.) The roadside ditches shall be designed to accept roadway runoff per County design standards. Runoff from the parcels into roadside ditches is prohibited.

JR:CH



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

August 5, 2020

To: San Joaquin County Community Development Department
Attention: David Kwong

From: Naseem Ahmed; (209) 468-3436 ✓
Registered Environmental Health Specialist

RE: **PA-2000129 (SU), Referral, SU0013559**
6040 E. Ashley Ln, Stockton

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

1. The existing surface and subsurface contamination report is older than six months old. Review the initial report and if there have been no changes, note that and submit the updated report to EHD with the new update. (San Joaquin County Development Title, Section 9-905.12).
2. Environmental Health Department has received and approved Soil Suitability/Nitrate Loading (SSNL) study contamination report, dated March 27, 2019, (SR0080377), prepared pursuant to San Joaquin County Developmental Title, Section 9-1105.2(d)) by Dillon & Murphy Engineering. (San Joaquin County Development Title, Section 9-905.12).
3. 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).
4. Construction of an individual domestic water well 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).
5. The existing private water well located on the proposed parcel one shall be either tested for nitrates and DBCP with the results submitted to the Environmental Health Department or destroyed under Environmental Health Department permit and inspection prior to recordation of the Parcel Map. Samples are to be taken and analyzed by a State-approved laboratory (San Joaquin County Development Title, Section 9-1115.7 & 9-1115.5(e)).
6. Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-1115.3 and 9-1115.6).

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



S J C O G , I n c .

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

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

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

To: David Kwong, San Joaquin County, Community Development Department
From: Laurel Boyd, SJCOG, Inc.
Date: August 3, 2020
Local Jurisdiction Project Title: PA-2000129 (SU)
Assessor Parcel Number(s): 086-480-14
Local Jurisdiction Project Number: PA-2000129 (SU)
Total Acres to be converted from Open Space Use: Unknown
Habitat Types to be Disturbed: Multi-Purpose Open Space and Urban Habitat Land
Species Impact Findings: Findings to be determined by SJMSCP biologist.

Dear Mr. Kwong:

SJCOG, Inc. has reviewed the application referral for PA-2000129 (SU). This project consists of a Major Subdivision application to subdivide a 38-acre parcel into 17 residential lots with a minimum lot size of 2 acres. This project is the same subdivision previously approved with Major Subdivision No. PA-1600084, which has expired. The project site is located on the south side of Ashley Ln., 1,243 feet west of Hildreth Ln., Stockton. (APN/Address: 086-480-14/6040 E. Ashley Ln., 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.

At this time, the applicant is requesting a Major Subdivision with no ground disturbance. Any future ground disturbing activities (e.g. roads, curb, gutter, electrical, water, etc.) or any physical structures that require ground disturbance on this or subsequent divided parcels will be subject to participate in the SJMSCP before ANY ground disturbance occurs and should be resubmitted to this agency. Current or future owners of this-or subdivided properties should be made aware of the conditions that are placed by the SJMSCP on future development on the created parcels.

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:

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

- 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.



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

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

SJMSCP HOLD

TO: Local Jurisdiction: Community Development Department, Planning Department, Building Department, Engineering Department, Survey Department, Transportation Department, Public Works 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-2000129 (SU)

Landowner: Royal Funding Management LP

Applicant: Dillon & Murphy

Assessor Parcel #s: 086-480-14

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

Local Jurisdiction Contact: David Kwong

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.



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Attachment C Environmental Review

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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: Major Subdivision No. PA-2000129

Project Location - Specific: The project site is on the south side of Ashley Ln., 1,243 feet west of Hildreth Ln., Stockton. (APN/Address: 086-480-14/6040 E. Ashley Ln., Stockton) (Supervisorial District: 4)

Project Location – City: Stockton

Project Location – County: San Joaquin County

Project Description: Major Subdivision application to subdivide a 38-acre parcel into seventeen (17) residential lots with a minimum lot size of 2-acres. This project is the same subdivision application previously approved with Major Subdivision No. PA-1600084, which expired on December 23, 2019.

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 Planning Commission

Name of Person or Agency Carrying Out Project: David Kwong, Director
San Joaquin County Community Development Department

Exemption Status:
General Exemptions. (15061(b)(3), 15183, and 15304 Class 4)

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.

Processed under the provisions of the California Code of Regulations Section 15183, which are exempt from CEQA.

Section 15183 states that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

Processed under the provisions of the California Code of Regulations Section 15304 (Class 4), which are exempt from CEQA.

Section 15304 (Class 4) states that if the project consists of minor public or private alterations in the condition of the land, water, and/or vegetation which to not involve removal of mature, scenic trees except for forestry and agricultural purposes, the project is exempt from CEQA. Because the majority of the project has been built out, and because the project was previously reviewed and found that all potentially significant environmental impacts mitigated to a less than significant level.

Lead Agency Contact Person:

David Kwong, Director

Signature: _____ Date: _____

Name: Keia Williams 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 Major Subdivision**

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FINDINGS FOR MAJOR SUBDIVISION PA-2000129

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 0.47 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 in the project vicinity.**
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 E Conditions of Approval

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CONDITIONS OF APPROVAL PA-2000129

Major Subdivision No. PA-2000129 was approved by the Planning Commission on . The effective date of approval is . This tentative map approval will expire on , which is 3 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 tentative map dated July 29, 2020.
 - 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 1-2, 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 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 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 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 Rafedah 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 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 3 foot tall, open, rail fence shall be constructed along the northern property line adjacent to Ashley Lane of Lots 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 1 & 2, and along the western property line adjacent to the East Bay Municipal Utilities District property of Lots 3-4 & 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 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 & 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. Prior to approval of the Final Map, the secondary access fire road shall be designed to accommodate turning movements of emergency vehicles and be constructed in conformance with fire road standards.
- e. 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 1 year after approval of the Final Map. (Development Title Section 9-1100.3[j])
- f. 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)
- g. 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.)
- h. A stop bar and stop sign shall be placed on Chandler Lane at the intersection of Ashley 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)

- i. 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)
- j. 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))
- k. 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))
- l. 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 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)
- m. 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)
- n. All easements of record shall be shown on the Final Map. (Development Title Section 9-910.20)
- o. 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 SWQCCPP. 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.
- p. Access rights shall be dedicated and restricted for Lots 4 through 9 along the frontage of Ashley Lane, except for the portion of Lot 9 to be used as a secondary fire access easement, and for Lots 1, 2, 3, 4, and 17 along properties owned by East Bay MUD and Central California Traction Company on the Final Map. (Development Title Section 9-1150.5)
 - q. The secondary fire access easement connection to Ashley Lane shall be gated as approved by the fire district.

Informational Notes:

1. 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.
 2. 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.
 3. 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.
 4. 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. The existing surface and subsurface contamination report is older than 6 months old. Review the initial report and if there have been no changes, note that and submit the updated report to EHD with the new update. (San Joaquin County Development Title, Section 9-905.12).

- b. Environmental Health Department has received and approved Soil Suitability/Nitrate Loading (SSNL) study contamination report, dated March 27, 2019, (SR0080377), prepared pursuant to San Joaquin County Developmental Title, Section 9-1105.2(d)) by Dillon & Murphy Engineering. (San Joaquin County Development Title, Section 9-905.12).
 - c. 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).
 - d. Construction of an individual domestic water well 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).
 - e. The existing private water well located on the proposed parcel one shall be either tested for nitrates and DBCP with the results submitted to the Environmental Health Department or destroyed under Environmental Health Department permit and inspection prior to recordation of the Parcel Map. Samples are to be taken and analyzed by a State-approved laboratory (San Joaquin County Development Title, Section 9-1115.7 & 9-1115.5(e)).
 - f. 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 Major Subdivision Restriction:
 - 1. Parcels 1 through 17 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 17, 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.

Item #4:

The Staff Report for PA-1900036 (UP) was previously distributed for the 08/06/2020 Planning Commission Hearing.



**Planning Commission Staff Report
Item # 4, September 3, 2020
Use Permit No. PA-1900036
Prepared by: Frank Girardi**

PROJECT SUMMARY

Applicant Information

Property Owner: Innjoy the Journey, LLC
Project Applicant: Mike Smith Engineering, Inc.

Project Site Information

Project Address: 19960 North Elliott Road, Lockeford
Project Location: On the north side of North Elliott Road, 140 feet north of East Laird Street, Lockeford

Parcel Number (APN):	051-210-13 & -70	Water Supply:	Public (Lockeford CSD)
General Plan Designation:	R/L	Sewage Disposal:	Public (Lockeford CSD)
Zoning Designation:	AG-40;R/L	Storm Drainage:	Private (On-Site)
Project Size:	0.23 acres	100-Year Flood:	Yes (Partial AE)
Parcel Size:	2.15 acres	Williamson Act:	No
Community:	Lockeford	Supervisorial District:	4

Environmental Review Information

CEQA Determination: Mitigated Negative Declaration (Attachment D, Environmental Review)

Project Description

This project is a Use Permit application to change the use of a historical resource pursuant to Development Title Section 9-1053.5 which states that a Use Permit shall be required prior to any change in the use of an historical resource. The 2,937-square-foot historical resource building (the Locke Barn) is listed on the National Register of Historical Places and was originally used as an assembly hall. The project also includes the construction of a 600-square-foot covered patio. The project will permit a maximum of 12 events with outdoor amplified sound per year (maximum 1 time per month) that would end by 9 p.m. (Use Type: Community Assembly).

Recommendation

1. Adopt the Mitigated Negative Declaration (Attachment D, Environmental Review);
2. Adopt the Findings for Use Permit and Additional Findings for Historical Resources (Attachment F, Findings for Use Permit and Additional Findings for Historical Resources); and
3. Approve Use Permit No. PA-1900036 with the attached Conditions of Approval (Attachment G, 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: August 24, 2020.

Number of Public Hearing notices: 74

Date of Public Hearing notice mailing: August 21, 2020.

Referrals and Responses

- **Early Consultation Date:** May 16, 2019
- **Project Referral with Environmental Determination Date:** March 30, 2020
- **Mitigated Negative Declaration Posting Date:** March 31, 2020
- **OPR State Clearinghouse #:** 2020049005

Agency Referrals	Response Date - Early Consultation	Response Date - Referral
County Departments		
Assessor		
Community Development		
Building Division	5/29/19	
Fire Prevention Bureau	5/28/19	4/6/20
Public Works	6/5/19	3/31/20
Environmental Health	6/7/19	12/18/19
Sheriff Office		
State Agencies		
Department of Transportation		
District 10		
Division of Aeronautics		
C.R.W.Q.C.B.	5/30/19	
C.V.F.P.B.		
Fish & Wildlife, Division:		
Federal Agencies		
F.E.M.A.	5/28/19	
Army Corps of Engineers		

Agency Referrals	Response Date - Early Consultation	Response Date - Referral
Local Agencies		
Lockeford CSD		
Mokelumne Fire District		
Mosquito & Vector Control		
S.J.C.O.G.	6/5/19	4/7/20
San Joaquin Farm Bureau	5/29/19	5/6/20
San Joaquin Air Pollution Control District		
Lodi Unified School District		
North SJ Water Conservation District		
Miscellaneous		
A.T.&T.		
B.I.A.		
Builders Exchange		
Carpenters Union		
Haley Flying Service		
Kathy Perez		
P.G.&E.	5/24/19	
Precissi Flying Service		
Sierra Club		
UAIC	6/12/19	
Buena Vista Rancheria		4/16/20
CCIC	9/20/19	

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ANALYSIS

Background

In 1858, the Locke Barn was built and used for community gatherings and military use. This building is currently being used as an agricultural storage building housing agricultural equipment. On June 19, 1972, the Locke House and Barn were listed on the National Register of Historic Places. The original construction date for the barn was amended from 1852 to 1858 in 1994 (see Attachment C, Historical Resource Information).

On April 17, 1997, the Community Development Department approved Site Approval No. SA-97-0012 for a bed and breakfast inn. This bed and breakfast utilized the Locke House that was built in 1862 (front house) and 1882 (2nd story) which is located southeast of the Locke Barn.

On February 22, 2019, Use Permit No. PA-1900036 was submitted to use the Locke Barn for a community assembly pursuant to Development Title Section 9-1053.5.

The original project description proposed to develop the site in 2 phases. Phase 1 included the conversion of the historic Locke House Barn into a community assembly hall. Phase 2 was to relocate parking spaces for the Locke House to another location on the property. Over the course of reviewing the project, the applicants amended the project description as follows:

- Removed the Phase 2 grading and relocation of 7 additional parking spaces for the Locke House, due to concerns raised by the neighbor to the south.
- Reduced the number of events with outdoor amplified sound from 25 events per year to 12 events per year. This was to address concerns about potential noise impacts to neighbors.
- Proposed that amplified sound end by 9:00 p.m. during events and to end events by 10:00 p.m. to reduce potential noise impact to neighbors.

Historical Resource Preservation

Pursuant to Development Title Section 9-1053 – Historic Resource Preservation, it is required that the historical resource is identified by a recognized historical organization and that the proposed use will not detract from the historical resource and will instead enhance and complement the historical resource. Additionally, modifications to historic resource shall be consistent with the historic character to be preserved, and to enrich the cultural interest of San Joaquin County.

The proposed community assembly for the Locke Barn will preserve the historic use that is documented in the National Register of Historic Places for community gatherings. The Locke Barn is currently being used as a storage building. The proposed change in use as a community assembly will restore the original historic use for community gatherings which will not only enhance and complement the Locke Barn, but also the historic Locke House Bed and Breakfast that is also located on site.

The structural modifications to Locke Barn shall be consistent with the historic character to be preserved. There are no proposed improvements or alterations to the front brick facade of the Locke Barn. The proposed modifications to the building, which includes an interior improvement for a new restroom, and an addition of a covered patio to the south side exterior, will be required

to meet the Historical Building Code to ensure consistency with the historical character of the building.

Operations

The community assembly hall will operate between 8 a.m. to 10 p.m. an average of 4 days per week on variable days. The facility will have 2 employees and a maximum of 100 attendees at any event. The community assembly hall proposes to have a maximum of 12 outdoor events per year with amplified music and sound on either Fridays, Saturdays, or Sundays. The events with amplified sound will occur a maximum 1 time per month. The amplified sound for these events will end at 9 p.m. and all events will end at 10 p.m. The outdoor events will be located adjacent to the community center building to the southeast in an open lawn area. The community assembly hall also proposes an average of 100 events per year that will not include amplified music or sound on variable days during the week. An existing bed and breakfast inn is located on-site in the historic Locke House building. The parcel is served by public sewer and water by the Lockeford Community Service District. A private well exists on-site for irrigation uses. Stormwater drainage will be retained on-site. Access to the parcel will be from North Elliott Road. (See Attachment A, Site Plan)

Surfacing and Screening

The applicant has requested a surfacing modification request to use pervious pavement in lieu of asphalt concrete or Portland cement concrete for all parking and maneuvering areas as required by the Development Title. The applicant is requesting this modification due to the small size of the parcel and the limited usable space for the parking and stormwater retention. Development Title Section 9-1015.9 states that requirements of the chapter may be modified by the Director in cases in which, due to the unusual nature of the establishment proposed or the development proposal submitted for it, the requirements set forth in the Development Title may be considered insufficient or excessive. The Community Development Department has reviewed this request, and recommends that the Planning Commission also grant this modification as proposed.

The Development Title Section 9-1022.4(d)(1) states “if a commercial project abuts a residential zone, an area shown on the General Plan for residential use, or a conforming residential use, a solid masonry wall 6 to 7 feet in height shall be erected along the abutting property line.” An existing solid wood fence is located along the developed area along the northern and southern property lines. The Community Development Department had determined that the solid wood fence, in conjunction with vegetation along the northern property line, will provide screening that is aesthetic to the adjacent neighboring residences and meets the intent of the Development Title Section 9-1022.4(d)(1). The property line to the south is located approximately 80 feet from the project area and, therefore does not require screening. As a result, it is recommended that the Planning Commission grant this modification as proposed.

Noise

The project site is surrounded by residences, except to the northeast which is actively used for farming at the downslope of the bluff. The nearest residences are located on the neighboring parcels located to the southeast, northwest, and southwest across North Elliot Road at approximate distances of 140 feet, 230 feet, and 240 feet from any usable outdoor area; and 218 feet, 140 feet, and 235 feet from the barn, respectively. Development Title Section 9-1025.9 lists the Residential use type as a noise sensitive land use. Development Title Section Table 9-1025.9 Part II states that the maximum sound level for stationary noise sources during the daytime is 70 dB and 65 dB for nighttime. This applies to outdoor activity areas of the receiving use, or applies at the lot line if no activity area is known. The proposed project is subject to these Development Title standards.

Outdoor amplified sound is being proposed as part of the project between the hours of 11 a.m. and 9 p.m., a maximum of 1 time per month on either Friday, Saturday, or Sunday. Because of the project's close proximity to residences, a noise study was required to determine any potentially significant noise impacts and to identify possible mitigation measures that would reduce any noise impacts to a less than a significant level. A noise study report dated August 19, 2019 was prepared by Saxelby Acoustics (see Attachment E – Noise Study) which concluded that the use of amplified sound will comply with the County of San Joaquin daytime noise level standard (7 a.m. to 10 p.m.) if the following mitigation measures are implemented:

- 1) Reducing average (Leq) noise levels to 65 dB at the Outdoor Control location (50 feet from sound system or live band) and 80 dB at the Indoor Control location (center of barn interior) as shown in in Figure 1 of the report.
- 2) The outdoor speakers shall be located in the approximate area shown on Figure 1 of the report and oriented facing towards the northwest (away from the closest neighboring residence to the southeast).
- 3) The venue staff should be trained to use a sound level meter for periodic monitoring during events and limit noise levels to no more than 65 dB Leq for outdoor events and 80 dB Leq for indoor events, at their respective control points as shown in Figure 1 of the report.
- 4) A maximum of 12 outdoor amplified sound events per year are allowed. The events are required to terminate by 10:00 p.m. to meet the County's daytime exterior noise standards. (However, the applicant proposes to end amplified noise by 9:00 p.m.)

These mitigation measures have been incorporated into the recommended Conditions of Approval.

United Auburn Indian Community

The United Auburn Indian Community (UAIC) submitted a letter dated June 12, 2019 requesting an AB 52 consultation. The UAIC stated concerns that the proposed project may have the potential to impact cultural sites, and requested copies of any archaeological reports. To address this concern, the UAIC conducted a record search for the existence of cultural resources. In a letter dated September 5, 2019 the UAIC states that no records were found but the project site may be located in a sensitive area for cultural resources. As a result, on September 13, 2019 the Community Development Department required a records search through the Central California Information Center (CCIC). In a letter dated September 20, 2019, the CCIC also concluded that there are no known cultural resources located within the project vicinity. After discussing the findings with the UAIC representative, it was determined that the AB 52 consultation request has been satisfied and the following Conditions of Approval have been included in the packet:

- A United Auburn Indian Community (UAIC) construction worker tribal cultural resources awareness brochure shall be distributed by the project manager to the construction workers before construction activities begin on the project site.

San Joaquin Farm Bureau Federation

The Community Development Department received a letter from the San Joaquin Farm Bureau Federation dated May 6, 2020, opposing the Community Assembly project because it is not agricultural in nature and is disruptive to adjacent agricultural uses due to traffic, parking, proximity to agricultural uses, events, as well as concerns about the Right to Farm ordinance.

Land Use: The Community Assembly use type is not a permitted use in the AG-40 (General Agriculture 40-acre minimum). However, this use type may be permitted subject to and approved Use Permit application in accordance with the Development title Chapter 9-1053, Historic Resource Preservation, to preserve its original use as a community assembly. Therefore the proposed use can be conditionally permitted in the AG-40 zone. Since a Zone Reclassification is not a requirement for this project, Agricultural Mitigation is not required.

Traffic and Parking: A referral was sent to the San Joaquin County Department of Public Works on March 31, 2020 and a response letter was received on March 31, 2020. The letter stated that the project will not degrade the level of service along adjacent roadways and/or intersections to an unacceptable level. The project is also conditioned to provide 35 parking spaces, in addition to the 7 previously required parking spaces for the bed and breakfast (SA-97-0012), to accommodate 100 attendees in accordance the Development Title Section 9-1015.9.

Proximity: The minimum building setback for the side yards in the AG-40 zone is 10 feet, and the rear setback is thirty (30) feet. (Development Title Section 9-610.5) All of the existing buildings, including the Locke Barn, are setback more than 70 feet from the nearest property line. Additionally, the site has an existing solid, wood fence and landscaping separating the project area from adjacent parcels and providing an additional buffer from surrounding agricultural uses.

Right to Farm Ordinance: Surrounding agricultural properties are protected by the Right to Farm Ordinance. Pursuant to the Right-to-Farm Ordinance (Ordinance Code of San Joaquin County Section 6-9004[C]), San Joaquin County recognizes and supports the right to farm agricultural lands in a manner consistent with accepted customs, practices, and standards. The Right-to-Farm ordinance states, "Residents of property on or near agricultural land should be prepared to accept the inconveniences or discomforts associated with agricultural operations or activities. Such inconveniences or discomforts shall not be considered to be a nuisance". Therefore, the proposed community assembly is subject to the Right-to-Farm Ordinance and must accept any inconveniences related to agricultural operations or activities as a normal and necessary aspect of operating the religious assembly in an agricultural area.

Neighborhood Response

The Community Development Department has received 2 letters and 1 email from neighboring property owner in opposition to the project with concerns regarding traffic, use type, land use compatibility, noise, parking, dust, air quality, storm drainage, lighting, and property values.

Historical Uses: The opposition expressed concern regarding the historical use of the Locke Barn building and stated that the barn was not previously used as a community assembly. According to the National Register of Historic Places, the Locke Barn was originally used as an assembly hall for community gatherings and military use during the year 1858. Pursuant to the Development Title Section 9-115.390, the Community Assembly use type refers to recreational, social, or multi-purpose uses within buildings including community centers, private clubs, and lodges. The uses described by the National Register of Historic Places, including community gatherings, is consistent with the Development Title definition for the Community Assembly use type.

Noise: The opposition expressed concern with the impact of noise from the proposed project. Pursuant to Development Title Section 9-1025.9(a)(1), residential uses are noise sensitive land uses. The nearest residence on adjacent parcels is located on the neighboring parcels located to the southeast, northwest, and southwest across North Elliot Road at approximate distances of 140 feet, 230 feet, and 240 feet from the outdoor area; and 218 feet, 140 feet, and 235 feet from the indoor area, respectively. A noise study report dated August 19, 2019 was prepared by Saxelby

Acoustics (Attachment E, Noise Study) which concluded that the project, even with outdoor amplified sound once per month, will comply with the noise standards.

Dust: The opposition expressed concern regarding dust. To mitigate the potential impact from dust, the parking and circulation areas for the project will be surfaced with pervious cement which will eliminate the generation of dust. Therefore, the impact of dusts generated from the project is expected to be less than significant.

Air Quality: The opposition expressed concern regarding fumes from vehicles associated with the project. A referral was sent to the San Joaquin County Air Pollution Control District (APCD). At the time of future development, the applicant will be required to meet the requirements for emissions as established by APCD. As a result, any impacts to air quality will be reduced to less-than-significant.

Lighting: The opposition expressed concern regarding lighting from the project. To mitigate glare from parking area lighting, lighting for parking areas shall be designed to confine direct rays to the premises. No spillover beyond the property line shall be permitted. Headlights from vehicular traffic will be screened by the existing solid wood fence and vegetation located along the north and southern property lines. As a result, the effects of light and glare for daytime and nighttime view in the area is expected to result in a less than significant impact.

Storm Drainage: The opposition letters cite concerns related to storm drainage. If the project is approved, the applicant shall provide drainage facilities in accordance with the San Joaquin County Development Standards as a Condition of Approval. Storm water drainage will be retained on-site, and Department of Public Works will determine the design of this storm water drainage system at the time of building permit.

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RECOMMENDATION

It is recommended that the Planning Commission:

1. Adopt the Mitigated Negative Declaration (Attachment D, Environmental Review);
2. Adopt the Findings for Use Permit Use Permit and Additional Findings for Historical Resources (Attachment F, Use Permit and Additional Findings for Historical Resources); and
3. Approve Use Permit No. PA-1900036 with the attached Conditions of Approval (Attachment G, Conditions of Approval)

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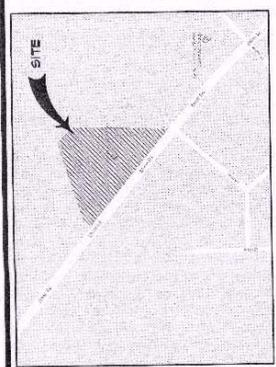
Attachment A Site Plan

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REVISED SITE PLAN
 Application # PA-1900036
 Revised By: [Signature]

PROPOSED USE PERMIT FOR: THE LOCKE HOUSE

19960 ELLIOTT ROAD
 LOCKEFORD, CA, 95237



VICINITY MAP

PROJECT DATA:

PROJECT OWNER: THE LOCKE HOUSE, 19960 ELLIOTT ROAD, LOCKEFORD, CA, 95237

PROJECT LOCATION: 19960 ELLIOTT ROAD, LOCKEFORD, CA, 95237

APN: 091-210-70 & 18

PROJECT DESCRIPTION: NBN COMMUNITY ASSEMBLY BUILDING

OCCUPANCY: AS

CONSTRUCTION TYPE: VB

ACRES: 2.82 AC

FIRE SPRINKLERS: NO

PARKING PROVIDED:

PHASE 1: 42 SPACES INCLUDING 2 DISABLED SPACES

AREA:

① 18585 S.F. BREAKFAST ROOM / BASEMENT

② 2348 S.F. GROUND FLOOR CONVERT TO ASSEMBLY

③ 2348 S.F. SECOND FLOOR

④ PROPOSED PATIO COVER: 600 S.F.

UTILITIES: LOCKEFORD COMMUNITY SERVICE DISTRICT

SEWER: LOCKEFORD COMMUNITY SERVICE DISTRICT

STORM: ON-SITE RETENTION

COPE COMPLIANCE

ALL WORK PERFORMED SHALL BE IN ACCORDANCE TO THE LATEST EDITION OF APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO:

- 2018 CALIFORNIA BUILDING CODE (CBC)
- 2018 CALIFORNIA ELECTRICAL CODE (CEC)
- 2018 CALIFORNIA MECHANICAL CODE (CMC)
- 2018 CALIFORNIA PLUMBING CODE (CPC)
- 2018 CALIFORNIA FIRE CODE (FC)
- 2018 CALIFORNIA HISTORICAL BUILDING CODE
- 2018 CALIFORNIA EXISTING BUILDING CODE
- 2018 CALIFORNIA RESOURCES & ENVIRONMENTAL CODE

LEGEND

PERVIOUS PAVEMENT

NOTES:

1. PARKING SPACES TO BE PROVIDED SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE.

2. ALL NEW PAVING SHALL BE PERVIOUS PAVEMENT.



SITE PLAN

<p>MIKE SMITH ENGINEERING, INC. 4 NORTH MAIN STREET LODI, CALIFORNIA 95240 PHONE (209) 934-2323</p>	<p>TITLE: COVER SHEET PROJECT DATA SITE PLAN</p>	<p>PROJECT: PROPOSED USE PERMIT FOR THE LOCKE HOUSE PROJECT LOCATION: 19960 ELLIOTT ROAD LOCKEFORD, CA, 95237</p>	<p>THESE ARE MY DESIGN AND SEAL. I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA.</p>	<p>DATE: 05/21/2020 DRAWN BY: [Name] CHECKED BY: [Name] AS NOTED SCALE: AS SHOWN</p>	
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Attachment B **Response Letters**

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DATE: May 29, 2019

PA- 1900036 (UP)

Property owner: Dean and Connie Thayer

Applicant: Mike Smith Engineering

APN / Address: 051-210-13, 19960 N. Elliott Rd.

Planner: Frank Girardi

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 2016 California Building, Existing Building, Historical Building Code (when applicable), Mechanical, Plumbing, Electrical, Energy and Fire Codes as may be applicable. Plans for the different buildings or structures may be combined into a single set of construction documents.
2. A grading permit will be required for this project. Submit plans and grading calculations, including a statement of the estimated quantities of excavation and fill, prepared by a Registered Design Professional. The grading plan shall show the existing grade and finished grade in contour intervals of sufficient clarity to indicate the nature and extent of the work and show in detail that it complies with the requirements of the code. The plans shall show the existing grade on adjoining properties in sufficient detail to identify how grade changes will conform to the requirements of the code.
3. The required plans must be complete at the time of submittal for a building permit. Plans must address building design and construction, fire and life safety requirements, accessibility and show compliance with the current California codes and San Joaquin County ordinances. A complete set of plans must include fire sprinkler plans, truss design submittals, metal building shop drawings, structural plans and calculations, plumbing, electrical and mechanical drawings and energy report.
4. A soils report is required pursuant to CBC § 1803 for foundations and CBC appendix § J104 for grading. All recommendations of the Soils Report shall be incorporated into the construction drawings.
5. For each proposed new building, provide the following information on the plans:
 - a. Description of proposed use
 - b. Existing and proposed occupancy Groups
 - c. Type of construction
 - d. Sprinklers (Yes or No)
 - e. Number of stories
 - f. Building height

- g. Allowable floor area
- h. Proposed floor area
- i. Occupant load based on the CBC
- j. Occupant load based on the CPC

6. For each existing building that is proposed to be converted to a different use, the change in use will constitute a change of occupancy. A change of occupancy will require a code analysis report and necessary plans prepared by an architect or engineer in accordance with the California Existing Building Code. The report and plans shall identify existing conditions, propose alterations necessary to bring the building in compliance with the current code and include the following:

- a. Description of proposed use
- b. Existing and proposed Occupancy Groups
- c. Type of construction
- d. Sprinklers (Yes or No)
- e. Number of stories
- f. Building height
- g. Allowable floor area
- h. Proposed floor area
- i. Occupant load based on the CBC for the new use
- j. Occupant load based on the CPC for the new use
- k. Risk Category analysis. (Agricultural Buildings are allowed to be constructed to Risk Category I, whereas other occupancies require Risk Category II or II.)

Modifications to existing buildings are required to include upgrades related to disability access pursuant to the California Existing Building Code. Plans showing these upgrades must be prepared by a registered engineer or licensed architect and shall be submitted for

- 7. Accessible routes shall be provided per CBC § 11B-206. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided, all routes must be accessible. §11B- 206.2.1
- 8. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements and accessible spaces that are on the same site. §11B-206.2.2
- 9. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility, including mezzanines, which are otherwise connected by a circulation path. §11B-206.2.4
- 10. Parking spaces will be required to accommodate persons with disabilities in compliance with Chapter 11B of the California Building Code. Note that accessible parking spaces are required for each phase of the project. These parking space(s) shall be located as close as possible to the primary entrance to the building.
- 11. Adequate sanitary facilities shall be provided for the facility, per the requirements of Chapter 4 of the California Plumbing Code.
- 12. This project will be required to comply with the Model Water Efficient Landscape Ordinance requirements of the California Code of Regulations, Title 22, Division 2, Chapter 2.7

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Community Development Department

Planning · Building · Neighborhood Preservation

To: Development Services: Frank Girardi Date:4/6/2020
(Contact person)

From: Fire Prevention: Steve Butler
(Contact person)

209-468-3166

Subject: PA-1900036
(Planning application referral number)

Project Summary: A change in use of a Historical Resource in two (2) phases over three (3) years. Phase 1 to include a conversion of an existing 2,937 square foot storage building into a community assembly hall and includes the construction of a 600 square foot covered patio and grading to provide thirty-five (35) parking spaces as required by Development Title. Phase 2 includes grading for seven (7) additional parking spaces for the community assembly hall which exceeds the Development title standards and is not required for the project. This parcel will be served by public sewer and water by Lockeford Community Service District. The project site is located at 19960 North Elliot Road, Lockeford.

The following California Fire Code (CFC) requirements will be applicable to the proposed project. The following conditions shall be addressed prior to submittal of a building permit application to the Building Inspection Division.

1. CFC 507 Fire Protection Water Supply - Fire flow and hydrants shall be provided for the proposed project by the use of: CFC Appendix B.
2. If Fire Protection Systems are required they shall be installed according to the CFC, Chapter 9 and the appropriate standards and guides adopted in Chapter 35 of the California Building Code and the California Electrical Code.
3. CFC, Section 503 Fire Apparatus Access Roads - Shall be provided as required by this section. 503.1.2 - A secondary access may be required.
4. CFC, Section 906 Portable Fire Extinguishers – Provide portable fire extinguishers as required by this section.
5. CFC, Section 506 Key Box - A Knox® Box shall be installed according to the local fire department's instructions. Make application for the key box at the fire district having jurisdiction of this project. If there is an electronically controlled access gate at this site a Knox® key switch will also be required.
6. CFC, Section 5001.3.3.1 Properties of Hazardous Materials – A complete list of hazardous materials used and or stored at this site shall be provided.
7. A complete review, at building permit submittal, will require compliance with applicable codes and ordinances.

8. CFC, Section 105 Permits:
Operational Permit(s) may be
required prior to occupancy.



Community Development Department

Planning · Building · Neighborhood Preservation

To: Development Services: Frank Girardi **Date:** 5-28-19

(Contact person)

From: Fire Prevention: Vic Solari

(Contact person)

209-468-3166

Subject: PA-1900036 (UP)

(Planning application referral number)

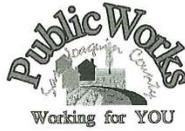
Project Summary: Change in use of a historical resource. Including conversion of an existing 2,937 sq.ft. ag storage building to a community hall, construction of a 555 sq.ft. restroom, shower, and storage building. The project is located at 19960 N. Elliott Rd.

The following California Fire Code (CFC) requirements will be applicable to the proposed project. The following conditions shall be addressed prior to submittal of a building permit application to the Building Inspection Division.

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. The Fire Prevention Division has reviewed this application and there does not appear to be any major problems associated with the proposed project as submitted. 2. CFC 507 Fire Protection Water Supply - Fire flow and hydrants shall be provided for the proposed project by the use of: CFC Appendix B. 3. If Fire Protection Systems are required they shall be installed according to the CFC, Chapter 9 and the appropriate standards and guides adopted in Chapter 35 of the California Building Code and the California Electrical Code. 4. CFC, Section 503 Fire Apparatus Access Roads - Shall be provided as required by this section. 503.1.2 - A secondary access may be required. 5. CFC, Section 906 Portable Fire Extinguishers – Provide | <p>portable fire extinguishers as required by this section.</p> <ol style="list-style-type: none"> 6. CFC, Section 506 Key Box - A Knox® Box shall be installed according to the local fire department's instructions. Make application for the key box at the fire district having jurisdiction of this project. If there is an electronically controlled access gate at this site a Knox® key switch will also be required. 7. CFC, Section 5001.3.3.1 Properties of Hazardous Materials – A complete list of hazardous materials used and or stored at this site shall be provided. 8. A complete review, at building permit submittal, will require compliance with applicable codes and ordinances. 9. CFC, Section 105 Permits: Operational Permit(s) may be required prior to occupancy. |
|---|---|



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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

March 31, 2020

MEMORANDUM

TO: Community Development Department
CONTACT PERSON: Frank Girardi

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

SUBJECT: PA-1900036; A Use Permit application for a change in use of a historical resource in two (2) phases over three (3) years. Phase 1 to include the conversion of an existing 2,937 square foot storage building into a community assembly hall. Phase 1 also includes the construction of a 600 square foot covered patio and grading to provide thirty-five (35) parking spaces. The community assembly hall proposes to have twenty-five (25) indoor and outdoor events per year on Friday, Saturday or Sunday. The community assembly hall also proposes 100 events per year on variable days during the week from 9 AM to 9 PM.

Phase 2 includes grading for seven (7) additional parking spaces for the community assembly hall; located on the north side of North Elliott Road, at the terminus of East Laird Street, Lockeford. (Supervisorial District 4)

PROPERTY OWNER: Dean & Connie Thayer

APPLICANT: Mike Smith Engineering, Inc.

ADDRESS: 19960 N. Elliott Road, Lockeford

APN: 051-210-13 & 051-210-70

INFORMATION:

The site is currently located within a Federal Emergency Management Agency Designated Flood Hazard Area designated as Zone AE & X. The 100-Year Flood Elevation will be approximately 77-feet NAVD 1988.

Elliott Road has an existing right-of-way width of 60 feet and a planned right-of-way width of 84 feet.

RECOMMENDATIONS:

1. The developer shall provide drainage facilities in accordance with the San Joaquin County Development Standards. Retention basins shall be fenced with six (6) foot high chain link fence or equal when the maximum design depth is 18 inches or more. Required retention basin capacity shall be calculated and submitted along with a drainage plan for review and approval, prior to release of building permit. (Development Title Section 9-1135)

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Community Development Department
PA-1900036 (UP)

2. A copy of the Final Site Plan shall be submitted prior to release of building permit.
3. All new construction and the substantial improvement of any structure, including conversion of existing structures, in the area of special flood hazard shall be elevated or flood proofed in accordance to San Joaquin County Ordinance Code Section 9-1605.12(a) b, (b) and (c).
4. 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 Elliott 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)
5. All vehicular parking related to applicant's events shall be onsite at all times. Parking in the County right-of-way for all related events shall be prohibited. It is the responsibility of applicant to monitor Elliott Road to ensure compliance with this requirement.

AC:CH



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Department of Public Works

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

June 5, 2019

RECEIVED

JUN 10 2019

**San Joaquin County
Community Development**

MEMORANDUM

TO: Community Development Department
CONTACT PERSON: Frank Girardi

FROM: Awni Taha, Interim Engineering Services Manager
Development Services Division

AT

SUBJECT: PA-1900036; A Use Permit application for a change in use of a historical resource. The change in use includes the conversion of an existing 2,937 square foot agricultural storage building into a community assembly hall. This building is listed as a National Registered Historical Places building and was originally used as an assembly hall. This project also includes the construction of a 555 square foot building to be used as a restroom, shower and storage building; located on the north side of North Elliott Road, at the terminus of East Laird Street, Lockeford. (Supervisory District 4)

PROPERTY OWNER: Dean & Connie Thayer

APPLICANT: Mike Smith Engineering, Inc.

ADDRESS: 19960 N. Elliott Road, Lockeford

APN: 051-210-13 & 051-210-70

INFORMATION:

The site is currently located within a Federal Emergency Management Agency Designated Flood Hazard Area designated as Zone AE & X. The 100-Year Flood Elevation will be approximately 77-feet NAVD 1988.

Elliott Road has an existing right-of-way width of 60 feet and a planned right-of-way width of 84 feet.

RECOMMENDATIONS:

1. The developer shall provide drainage facilities in accordance with the San Joaquin County Development Standards. Retention basins shall be fenced with six (6) foot high chain link fence or equal when the maximum design depth is 18 inches or more. Required retention basin capacity shall be calculated and submitted along with a drainage plan for review and approval, prior to release of building permit. (Development Title Section 9-1135)
2. A copy of the Final Site Plan shall be submitted prior to release of building permit.
3. All new construction and the substantial improvement of any structure, including conversion of existing structures, in the area of special flood hazard shall be elevated or flood proofed in accordance to San Joaquin County Ordinance Code Section 9-1605.12(a) b, (b) and (c).

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Community Development Department
PA-1900036 (UP)

4. 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 Elliott 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)

AT:CH



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Environmental Health Department

Linda Turkatte, REHS, Director

Kasey Foley, REHS, Assistant Director

PROGRAM COORDINATORS

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

June 7, 2019

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

From: Sukhreet Kaur; 209-953-7868 ✓
Environmental Health Specialist

RE: **PA-1900036 (UP), SU0012198**
19960 N Elliot Rd, Lockeford

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

- A. Provide a will serve letter from Lockeford CSD for sewer.
- B. Provide a will serve letter from Lockeford CSD for water.
- C. Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-1115.3 and 9-1115.6).



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Environmental Health Department

Kasey Foley, REHS, Interim Director

PROGRAM COORDINATORS

Robert McClellon, REHS
Jeff Carruesco, REHS, R/J
Willy Ng, REHS
Muniappa Naidu, REHS
Michael Kith, REHS
Melissa Nissim, REHS

December 18, 2019

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

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

RE: **PA-1900036 (UP), Referral (revised site plan), SU0012198**
19960 N. Elliot Road, Lockeford

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

- 1) The conditions requiring a will-serve letter from Lockeford CSD for public water and sewage has been satisfied. The will-serve letter was provided at the Development Committee meeting on 06/12/2019.
- 2) Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-1115.3 and 9-1115.6).

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Central Valley Regional Water Quality Control Board

30 May 2019

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

CERTIFIED MAIL
7014 2120 0001 3977 9975

**COMMENTS TO REQUEST FOR REVIEW FOR THE EARLY CONSULTATION,
PA-1900036 (UP) PROJECT, SAN JOAQUIN COUNTY**

Pursuant to the San Joaquin County Community Development Department's 16 May 2019 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Early Consultation* for the PA-1900036 (UP) Project, located in San Joaquin County.

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

I. Regulatory Setting

Basin Plan

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

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board

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

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has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues.

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:
http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:
https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_201805.pdf

In part it states:

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

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

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

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading,

grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

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

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

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

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

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

Industrial Storm Water General Permit

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

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

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

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

Clean Water Act Section 404 Permit

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

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

Clean Water Act Section 401 Permit – Water Quality Certification

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

For more information on the Water Quality Certification, visit the Central Valley Water Board website at:
https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/

Waste Discharge Requirements – Discharges to Waters of the State

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

For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at:
https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver) R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

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

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

Regulatory Compliance for Commercially Irrigated Agriculture

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

There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at:
https://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/regulatory_information/for_growers/coalition_groups/ or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a

notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 11-100 acres are currently \$1,277 + \$8.53/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Limited Threat General NPDES Permit

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

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

NPDES Permit

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

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

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



Jordan Hensley
Environmental Scientist

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



May 28, 2019

Frank Girardi, Project Manager
San Joaquin County, Community Development Department
Development Services Division
1810 East Hazelton Avenue
Stockton, California 95205

Dear Mr. Girardi:

This is in response to your request for comments regarding Application Referral Early Consultation Application Number PA 1900136 (UP), a Use Permit application, (APN/Address: 051-210-12, -70/19960 North Elliott Road, Lockeford) (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. Please note that the County of San Joaquin, 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

Frank Girardi, Project Manager
Page 2
May 28, 2019

- 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 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 Brian Trushinski of the Mitigation staff at (510) 627-7183.

Sincerely,



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

cc:

John Maguire, Engineering Services Manager, San Joaquin County
Ray Lee, WREA, State of California, Department of Water Resources, North Central Region
Office

Brian Trushinski, NFIP Planner, DHS/FEMA Region IX
Alessandro Amaglio, Environmental Officer, DHS/FEMA Region IX

www.fema.gov

Martorella, Dominique [CDD]

From: Laurel Boyd <boyd@sjcog.org>
Sent: Tuesday, April 7, 2020 8:52 AM
To: Martorella, Dominique [CDD]; Girardi, Frank [CDD]; Williams, Keia [CDD]; Asio, Allen [CDD]
Cc: 'mike@mseng.comcastbiz.net'; 'innkeeper@theinnatlockehouse.com'
Subject: RE: Neighborhood Referral for Use Permit No. PA-19000306.
Attachments: RTLJ- County_PA-1900036 (UP)_051-210-13, -70_April 2020.pdf

Good morning Dominique,

Attached is SJCOG, Inc.'s response to PA-1900036 (UP). The project is mapped as urban (fee exempt/\$0.00) and will require some biological oversight with no additional cost to the project proponent.

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: Martorella, Dominique [CDD] <dmartorella@sjgov.org>
Sent: Tuesday, March 31, 2020 12:00 PM
To: Girardi, Frank [CDD] <fgirardi@sjgov.org>; Williams, Keia [CDD] <klwilliams@sjgov.org>; Asio, Allen [CDD] <aasio@sjgov.org>
Cc: 'mike@mseng.comcastbiz.net' <mike@mseng.comcastbiz.net>; 'innkeeper@theinnatlockehouse.com' <innkeeper@theinnatlockehouse.com>
Subject: Neighborhood Referral for Use Permit No. PA-19000306.

Please see the attached document for project PA-1900036 (UP). The Initial Study and supporting documents have been uploaded to the Community Development Department website and the project file in Permits Plus.

Thank you,

Domenique Martorella
Office Assistant Specialist
Community Development Department
Main Office: (209) 468-3121
Direct: (209) 953-7307
Fax: (209) 468-3163
Please also visit us On-line: <https://www.sjgov.org/commdev>



SAN JOAQUIN
COUNTY

Greatness grows here.

THIS E-MAIL IS INTENDED ONLY FOR THE ADDRESSEE(S) AND MAY CONTAIN CONFIDENTIAL INFORMATION. IF YOU ARE NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY USE OF THIS INFORMATION OR DISSEMINATION, DISTRIBUTION, OR COPYING OF THIS E-MAIL IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS E-MAIL IN ERROR, PLEASE NOTIFY THE SENDER IMMEDIATELY.



S J C O G , I n c .

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

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

To: Frank Girardi, San Joaquin County, Community Development Department
From: Laurel Boyd, SJCOG, Inc.
Date: April 7, 2020
-Local Jurisdiction Project Title: PA-1900036 (UP)
Assessor Parcel Number(s): 198-210-13, -70
Local Jurisdiction Project Number: PA-190036 (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 Mr. Hernandez:

SJCOG, Inc. has reviewed the project referral for PA-1900036 (UP). This project consists of a Use Permit Application for a change in use of a Historical Resource pursuant to Development Title Section 9-1053.5 in two (2) phases over three (3) years. Phase 1 to include a conversion of an existing 2,937 square foot storage building into a community assembly hall. This building is listed as a National Registered Historical Places building and was originally used as an assembly hall. Phase 1 also includes the construction of a 600 square foot covered patio and grading to provide thirty-five (35) parking spaces as required by the Development Title. Phase 2 includes grading for seven (7) additional parking spaces for the community assembly hall which exceeds the Development Title standards and is not a requirement for the project. The community assembly hall will operate from 8 a.m. to 10 p.m. four (4) days per week on variable days with two (2) employees with a maximum of 100 customers. The community assembly hall proposes to have twenty-five (25) indoor and outdoor events per year with amplified music and sound on Friday, Saturday, or Sunday during the hours of 11 a.m. to 9 p.m. for the outdoor events, and 11 a.m. to 10 p.m. for the indoor events. The outdoor events will be located adjacent to the community center building to the south east in an open lawn area. The community assembly hall also proposes 100 events per year that will not include amplified music or sound on variable days during the week from 9 a.m. to 9 p.m. An existing bed and breakfast inn is located on-site in the historic Locke House building. The parcel will be served by public sewer and water by the Lockeford Community Service District. A private well exists on-site for irrigation uses. Stormwater drainage will be retained on-site. Access to the parcel will be off of North Elliott Road. The project site is located on the north side of North Elliott Road, 140 feet north of East Laird Street, Lockeford (APN/Address: 051-210-13, -70/19960 North Elliott Road, Lockeford).

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.sjcoq.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.
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 - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
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 - 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-1900036 (UP)

Landowner: Dean & Connie Thayer

Applicant: Mike Smith Engineering, Inc.

Assessor Parcel #: 051-210-13, -70

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

Local Jurisdiction Contact: Frank Girardi

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



SJCOG, Inc.

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

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

To: Frank Girardi, San Joaquin County, Community Development Department
From: Laurel Boyd, SJCOG, Inc.
Date: June 5, 2019
-Local Jurisdiction Project Title: PA-1900036 (UP)
Assessor Parcel Number(s): 051-210-13, -70
Local Jurisdiction Project Number: PA-1900036 (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 Mr. Girardi:

SJCOG, Inc. has reviewed the application referral for PA-1900036 (UP). This project consists of a Use Permit application for a change in use of a historical resource pursuant to Development Title Section 9-1053.5. the change in use includes the conversion of an existing 2,937 square foot agricultural storage building into a community assembly hall. This building is listed as a National Registered Historical Places building and was originally used as an assembly hall. This project also includes the construction of a 555square foot building to be used as a restroom, shower, and storage building. The community assembly hall will operate from 8:00 am to 10:00 pm, four (4) days per week on variable days. The parcel will be served by public sewer and water by the Lockeford Community Service district. A private well exists on-site for irrigation use. Stormwater drainage will be retained on-site. The project site is located on the north side of North Elliot Road, at the terminus of East Laird Street, Lockeford (APN/Address: 051-210-3, -70/19960 North Elliot Road, Lockeford).

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:

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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

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SJMSCP HOLD

TO: Local Jurisdiction: Community Development Department, Planning Department, Building Department, Engineering Department, Survey Department, Transportation Department,
Other: _____

FROM: Laurel Boyd, S J C O G , I n c .

**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, S J C O G , I n c . staff will sign the ITMMs. This is the effective date of the ITMMs.
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 - 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-1900036 (UP)

Landowner: Dean and Connie Thayer

Applicant: Mike Smith Engineering, Inc.

Assessor Parcel #s: 051-210-13, -70

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

Local Jurisdiction Contact: Frank Girardi

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



SAN JOAQUIN FARM BUREAU FEDERATION

MEETING TODAY'S CHALLENGES / PLANNING FOR TOMORROW

May 6, 2020

San Joaquin County Community Development Department
Development Services Division
Attn: Frank Girardi
1810 E. Hazelton Avenue
Stockton, CA 95205

RE: PA-1900036 (UP)

Dear Mr. Girardi:

The San Joaquin Farm Bureau Federation is a private, non-profit volunteer organization that has been committed to protecting the agricultural resources in San Joaquin County for over 100 years. The preservation of an ever diminishing amount of agricultural land remains one of our highest priorities.

In regard to this application, the land is zoned AG-40. This application is for the conversion of an agricultural building to a community assembly hall, which is not an agricultural use. The application does not indicate any proposal for a zone change. Accordingly, we must oppose this application as an incompatible use in the Ag zone. We believe this type of use belongs in the urban zone. As such, this conversion would then be subject to the San Joaquin County Agricultural Mitigation Ordinance.

Section 9-1080.3(a)(2) provides that the county shall require agricultural mitigation for:
"A Zoning Reclassification that changes the permitted uses from agriculture to a nonagricultural use, regardless of the General Plan designation"

This section is directly applicable to this project because it is a non-agricultural use for a zone in which the permitted uses are agriculture. Furthermore, this section speaks to the fact that mitigation is still required even though the zone has a current General Plan designation of agriculture/urban reserve. We ask that the applicant furnish the requisite agricultural mitigation under section 9-1080.

Because of the unique nature of this invaluable resource, we oppose the use of agricultural land for events. This application is requesting to hold 25 events on weekends and 100 events during the week every year. Uses that are open to the general public are not agricultural in nature and are disruptive to adjacent agricultural uses because of traffic and parking, setbacks, and event concerns. Non-agricultural uses on agriculturally zoned property presents many challenges and conflicts for existing, commercially productive agricultural operations that neighbor these sites. Agricultural operations vary with different times of the year, which non-rural visitors may not be use to and find inconvenient to themselves without regard to the necessity of the timing and procedure for the grower to produce quality and safe food. Growers are under tremendous

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pressure from various regulatory agencies because of the integration of public uses in rural, agricultural areas.

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

Please keep us informed as this project moves forward.

Sincerely,

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

David Strecker
President



SAN JOAQUIN FARM BUREAU FEDERATION

MEETING TODAY'S CHALLENGES / PLANNING FOR TOMORROW

May 29, 2019

*see update
5/26/20*

San Joaquin County Community Development Department
Development Services Division
Attn: Frank Girardi
1810 E. Hazelton Avenue
Stockton, CA 95205

RE: PA-1900036 (UP)

Dear Mr. Girardi:

The San Joaquin Farm Bureau Federation is a private, non-profit volunteer organization that has been committed to protecting the agricultural resources in San Joaquin County for over 100 years. The preservation of an ever diminishing amount of agricultural land remains one of our highest priorities.

In regard to this application, the land is zoned AG-40. This application is for the conversion of an agricultural building to a community assembly hall, which is not an agricultural use. The application does not indicate any proposal for a zone change. Accordingly, we must oppose this application as an incompatible use in the Ag zone. We believe this type of use belongs in the urban zone. As such, this conversion would then be subject to the San Joaquin County Agricultural Mitigation Ordinance.

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"A Zoning Reclassification that changes the permitted uses from agriculture to a nonagricultural use, regardless of the General Plan designation"

This section is directly applicable to this project because it is a non-agricultural use for a zone in which the permitted uses are agriculture. Furthermore, this section speaks to the fact that mitigation is still required even though the zone has a current General Plan designation of agriculture/urban reserve. We ask that the applicant furnish the requisite agricultural mitigation under section 9-1080.

Because of the unique nature of this invaluable resource, we oppose the use of agricultural land for events. Uses that are open to the general public are not agricultural in nature and are disruptive to adjacent agricultural uses because of traffic and parking, setbacks, and event concerns. Non-agricultural uses on agriculturally zoned property presents many challenges and conflicts for existing, commercially productive agricultural operations that neighbor these sites. Agricultural operations vary with different times of the year, which non-rural visitors may not be use to and find inconvenient to themselves without regard to the necessity of the timing and procedure for the grower to produce quality and safe food. Growers are under tremendous

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pressure from various regulatory agencies because of the integration of public uses in rural, agricultural areas.

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

Please keep us informed as this project moves forward.

Sincerely,

A handwritten signature in cursive script that reads "Jim Ferrari".

Jim Ferrari
President



Plan Review Team
Land Management

PGEPlanReview@pge.com
6111 Bollinger Canyon Road 3370A
San Ramon, CA 94583

May 24, 2019

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

Ref: Gas and Electric Transmission and Distribution

Dear Mr. Girardi,

Thank you for submitting 19960 North Elliott Rd - PA-1900036 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: <http://usanorth811.org/wp-content/uploads/2017/05/CA-LAW-English.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° +/- 15°). 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.



MIWOK United Auburn Indian Community
 MAIDU of the Auburn Rancheria

Gene Whitehouse
 Chairman

John L. Williams
 Vice Chairman

Calvin Moman
 Secretary

Jason Camp
 Treasurer

Gabe Cayton
 Council Member

June 12, 2019

Frank Girardi
 County of San Joaquin
 1810 E. Hazelton Ave
 Stockton, CA 95201

RE: AB 52 Consultation Request for the Inn at Locke House Project, Lockeford, CA

Dear Frank Girardi,

The United Auburn Indian Community (UAIC) received a letter from the County of San Joaquin dated 5/22/2019, formally notifying us of a proposed project, the Inn at Locke House Project in Lockeford, and an opportunity to consult under AB 52. This letter is notice that UAIC would like to initiate consultation under AB 52.

This letter is also a formal request to allow UAIC tribal representatives to observe and participate in all cultural resource surveys, including initial pedestrian surveys for the project. Please send us all existing cultural resource assessments, as well as requests for, and the results of, any records searches that may have been conducted prior to our first consultation meeting. If tribal cultural resources are identified within the project area, it is UAIC's policy that tribal monitors must be present for all ground disturbing activities. Finally, please be advised that UAIC's strong preference is to preserve tribal cultural resources in place and avoid them whenever possible. Subsurface testing and data recovery must not occur without first consulting with UAIC and receiving UAIC's written consent.

In the letter, Frank Girardi is identified as the lead contact person for consultation on the proposed project. Melodi McAdams, our Cultural Resources Supervisor, will be UAIC's point of contact for this consultation. Please contact Ms. McAdams, Cultural Resources Supervisor, at (530) 328-1109 or email at mmcadams@auburnrancheria.com if you have any questions.

Tribal Office 10720 Indian Hill Road Auburn, CA 95603 (530) 883-2390 FAX (530) 883-2380

Thank you for involving UAIC in the planning process at an early stage. We ask that you make this letter a part of the project record and we look forward to working with you to ensure that tribal cultural resources are protected.

Sincerely,

John L. Williams,
Vice Chairman



CC: Matthew Moore, UAIC Tribal Historic Preservation Officer

Tribal Office 10720 Indian Hill Road Auburn, CA 95603 (530) 883-2390 FAX (530) 883-2380

If Human Remains are Found

The protocols for human remains discoveries are similar for other discoveries. It is important to treat any human remains and the situation in which they are discovered with sensitivity, dignity, and respect.

1. All work within 100 feet of the find will immediately stop. Work will also stop in areas where there is reason to believe additional human remains could be located (generally determined by a tribal monitor or qualified archaeologist).
2. UAIC and the on-site project/construction will be notified immediately.
3. The location of any Native American Human remains must stay confidential.



The United Auburn Indian Community

The United Auburn Indian Community is comprised of Miwok and Southern Maidu (Nisenan) people who are traditionally and culturally affiliated with this geographic area. The Tribe's area of geographic traditional and cultural affiliation encompasses all of Amador, El Dorado, Nevada, Placer, Sacramento, Sutter and Yuba counties, as well as portions of Butte, Plumas, San Joaquin, Sierra, Solano and Yolo counties; which includes the project area.

Contact us at
530-883-2394

<https://www.auburnrancheria.com/>

United Auburn Indian Community
of the Auburn Rancheria
10720 Indian Hill Road
Auburn CA, 95603



Respect on the Project for Native American Culture

Prepared by:
The United Auburn Indian Community
Preservation Department

Protection Measures and Protocols

The United Auburn Indian Community has developed the measures listed below to protect any unanticipated finds of tribal cultural resources and achieve compliance with federal and state cultural and environmental laws.

1. All work must stop IMMEDIATELY at that location and within 100 feet of the find. Work may be stopped by the tribal monitor or a qualified archaeologist. Work can continue on the rest of the project, as long as project activities stay at least 100 feet away.
2. The on-site project/construction manager will immediately be informed of the possible find and contact a qualified archaeologist or tribal monitor of the find.
3. Under NO circumstances will any contractor or employee collect the archaeological material.
4. Over the next days or weeks following the discovery, a number of visitors may be present in order to investigate and evaluate the find. These may include: agency officials, the County Coroner, professional archaeologists, members of the tribe or the California Native American Heritage Commission, the California Office of Historic Preservation, and local representatives of the historical society (if the find is historic in nature). It is important for the integrity of the find and for culturally-appropriate treatment, and so that there is no violation issued, that reasonable methods be taken to ensure that there is no disturbance or damage (including theft) to the find and its context and surrounding areas.
5. It is important to respect the direction of the tribal monitor or other authorized tribal representative regarding identification and treatment of finds and to have some flexibility regarding where work might be able to recommence outside of the find location area.
6. The location and nature of the discovery will be strictly confidential, shared only with individuals that need to know.

Cultural Resource Examples

There are many types of archaeological resources. The most common kind of artifacts, or markers of human activity that are found include stone tools, shell, beads, plant remains, animal bones, and a type of dark soil called midden. Archaeology from the historic era can also be found: these kinds of artifacts and features can include bottles, cans, ceramics, building foundations, bricks, and many more.



Tribal Cultural Resource – Awareness Training - Mitigation Measure

A consultant and construction worker tribal cultural resources awareness brochure and training program for all personnel involved in project implementation will be developed in coordination with interested Native American Tribes. The brochure will be distributed and the training will be conducted in coordination with qualified cultural resources specialists and Native American Representatives and Monitors from culturally affiliated Native American Tribes before any stages of project implementation and construction activities begin on the project site. The program will include relevant information regarding sensitive tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The worker cultural resources awareness program will also describe appropriate avoidance and minimization measures for resources that have the potential to be located on the project site and will outline what to do and whom to contact if any potential archaeological resources or artifacts are encountered. The program will also underscore the requirement for confidentiality and culturally-appropriate treatment of any find of significance to Native Americans and behaviors, consistent with Native American Tribal values.

United Auburn Indian Community

Inadvertent Discoveries Mitigation Measure

If potential tribal cultural resources (TCRs), archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered by Native American Representatives or Monitors from interested Native American Tribes, qualified cultural resources specialists or other Project personnel during construction activities, work will cease within 100 feet of the find (based on the apparent distribution of cultural resources), whether or not a Native American Monitor from a traditionally and culturally affiliated Native American Tribe is present. A qualified cultural resources specialist and Native American Representatives and Monitors from traditionally and culturally affiliated Native American Tribes will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, returning objects to a location within the project area where they will not be subject to future impacts. The Tribe does not consider curation of TCR's to be appropriate or respectful and request that materials not be permanently curated, unless requested by the Tribe.

Treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may include Tribal Monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil. These recommendations will be documented in the project record. For any recommendations made by traditionally and culturally affiliated Native American Tribes that are not implemented, a justification for why the recommendation was not followed will be provided in the project record.

If adverse impacts to tribal cultural resources, unique archeology, or other cultural resources occurs, then consultation with UAIC and other traditionally and culturally affiliated Native American Tribes regarding mitigation contained in the Public Resources Code sections 21084.3(a) and (b) and CEQA Guidelines section 15370 should occur, in order to coordinate for compensation for the impact by replacing or providing substitute resources or environments.

United Auburn Indian Community

Girardi, Frank [CDD]

From: Hernandez, Teddie [CDD]
Sent: Wednesday, May 6, 2020 2:20 PM
To: Girardi, Frank [CDD]
Subject: FW: Application No. PA-1900036 (UP)

Good afternoon Frank,

This comment letter was sent to me, but PA-1900036 (UP) is your project!

Thank you,

Teddie Hernandez | 209-468-8359
Associate Planner | Community Development



From: Richard Hawkins <richardh@buenavistatribe.com>
Sent: Thursday, April 16, 2020 1:36 PM
To: Hernandez, Teddie [CDD] <thernandez@sjgov.org>
Cc: Mike DeSpain <mike@buenavistatribe.com>
Subject: Application No. PA-1900036 (UP)

April 16, 2020

Ms. Teddie Hernandez
Community Development Department
San Joaquin County
1810 Hazelton Avenue
Stockton, CA 95205

Dear Ms. Hernandez,

Thank you for the notification dated April 6, 2020 and received April 15, 2020 about the project to develop property on the north side of Elliot Rd. and 140 ft. north of East Laird Street, Lockeford, California.

This office has no tribal knowledge of cultural resources present there and after review of the document and examination of the property by viewing images using the Google satellite map application, it is determined there is no objection by this office for commencement of the project.

If, however cultural resources are encountered during the work, Buena Vista Rancheria requests additional notification so action may be taken to protect and preserve them.

Respectfully,

Richard Hawkins
THPO Coordinator
Buena Vista Rancheria
1418 20th Street, Suite 200
Sacramento, CA 95811
richardh@buenavistatribe.com
Office: (916) 941-0011 ext. 255
Cell: (209) 890-5685
Fax: (916) 941-0012



CENTRAL CALIFORNIA INFORMATION CENTER

California Historical Resources Information System
Department of Anthropology – California State University, Stanislaus
One University Circle, Turlock, California 95382
(209) 667-3307

Alpine, Calaveras, Mariposa, Merced, San Joaquin, Stanislaus & Tuolumne Counties

Date: September 20, 2019

CCaIC Records Search File #: 11199L

Re: Project: PA-1900036 (UP) located at 19960 N. Elliott Road, Lockeford; APN#051-210-13: Proposed conversion of Locke Barn into community assembly hall; and proposed construction of new building connected to sewer and water.

Frank Girardi, Associate Planner
San Joaquin County Community Development Department
1810 E. Hazelton Avenue
Stockton, CA 95205 **Email:** fgirardi@sjgov.org

Dear Mr. Girardi,

We have conducted a records search as per your request for the above-referenced project area located on the Lockeford USGS 7.5-minute quadrangle map in San Joaquin County.

Search of our files includes review of our maps for the specific project area and the immediate vicinity of the project area, and review of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the *California Inventory of Historic Resources* (1976), the *California Historical Landmarks* (1990), and the California Points of Historical Interest listing (May 1992 and updates), the Directory of Properties in the Historic Property Data File (HPDF) and the Archaeological Determinations of Eligibility (ADOE) (Office of Historic Preservation current electronic files dated 03-20-2014 and 04-05-2012, respectively), the *Survey of Surveys* (1989), the Caltrans State and Local Bridges Inventory, GLO Plats, and other pertinent historic data available at the CCaIC for each specific county.

The following details the results of the records search:

Prehistoric or historic resources within the project area:

1. Prehistoric archaeological resources/Tribal resources: None have been reported to the CCaIC at this time. However, this does not preclude their presence in this area. Please also note that you will also have to make an inquiry with the California NAHC (Native American Heritage Commission, also mentioned on the last page of this letter, phone 916-373-3710) for possible historical resource information not in the CHRIS Inventory.
2. Historic-era archaeological resources: None have been reported to the CCaIC at this time, but previously-unknown resources may be possible on and under the surface.

3. Historic properties: As you are aware, the Locke Barn and Home (CCaIC Primary file #P-39-000488) are both listed on the NRHP and the CRHR. The property is also listed in *California Inventory of Historic Resources* (DPR, 1976) under the theme Economic/Industrial.

4. Other historic data on file for the property: Lithograph CIX in *History of San Joaquin County, California with Illustrations* (Thompson and West 1879; 1968 reprint) depicts the residence and farm of D.J. Locke. The 3-story house and the barn (the barn to be converted) is shown, as well as one outbuilding near the barn (roughly where the solar panels are now, or in the area between the panels and the driveway). Two more barns and several other outbuildings are shown as well; their former locations would not be on the current project parcel (see below).

Prehistoric or historic resources within the immediate vicinity of the project area:

None have been reported to the CCaIC. However, the area where the other barns and outbuildings are shown on the lithograph mentioned above may have subsurface sensitivity for historic-era resources. These structures would have been at least partly in the area that is now on the other side of Elliott Road, across from the Locke House and Barn (Elliott Road bisecting the old ranch). That area may also be sensitive for subsurface prehistoric resources.

Resources that are known to have value to local cultural groups:

None have been formally reported to the Information Center.

Previous investigations within the project area:

None have been reported to the CCaIC.

Recommendations/Comments:

- (1) Based on existing data in our files the project area has a moderate-to-high sensitivity for the possible discovery of both prehistoric and historic-era archaeological resources, on and (primarily) under the surface. We recommend consultation with a qualified professional archaeologist prior to construction of the new building and any associated infrastructure (sewer, water, electricity) that will involve ground disturbance.
- (2) We recommend consultation with a qualified architectural historian or historic architect regarding the conversion of the Locke Barn, in order to preserve its historic and architectural qualities.

Please be advised that a historical resource is defined as a building, structure, object, prehistoric or historic archaeological site, or district possessing physical evidence of human activities over 45 years old. Since the project area has not been subject to previous investigations, there may be unidentified features involved in your project that are 45 years or older and considered as historical resources requiring further study and evaluation by a qualified professional of the appropriate discipline.

If archaeological resources are encountered, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources.

If at any time you might require the services of a qualified professional the Statewide Referral List for Historical Resources Consultants is posted for your use on the internet at <http://chrisinfo.org>

If human remains are discovered, California Health and Safety Code Section 7050.5 requires you to protect the discovery and notify the county coroner, who will determine if the find is Native American. If the remains are recognized as Native American, the coroner shall then notify the Native American Heritage Commission (NAHC). California Public Resources Code Section 5097.98 authorizes the NAHC to appoint a Most Likely Descendant (MLD) who will make recommendations for the treatment of the discovery.

We further advise you that if you retain the services of a historical resources consultant, the firm or individual you retain is responsible for submitting any report of findings prepared for you to the Central California Information Center, including one copy of the narrative report and copies of any records that document historical resources found as a result of field work, preferably in PDF format. If the consultant wishes to obtain copies of materials not included with this records search reply, additional copy or records search fees may apply.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the State Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area.

Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission (phone 916-373-3710) for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

We thank you for contacting this office regarding historical resource preservation. Please let us know when we can be of further service. Please sign and return the attached **Access Agreement Short Form**.

Note: Billing is normally transmitted separately via email from the Financial Services office (current charges \$150.00, Paid in full in advance), invoice generated *after* completion of the records search and payable within 60 days of receipt of the invoice. **Please note that we have received the payment of \$150.00 in advance, by check from Connie Thayer, property owner.**

Sincerely,



Robin Hards, Assistant Research Technician
Central California Information Center
California Historical Resources Information System

Copy of invoice to Laurie Marroquin, Financial Services (lamarroquin@csustan.edu)

To whom May concern –

I am writing you regarding the event permit for The Inn at Locke House, Application PA -1900036(UP). I encourage you to reject their permit request.

Let me begin by sharing a bit of my background. In 1949, Dean Jewett Locke came to California by wagon train with the Boston-Newton Party. This was my great-great-grandfather. He purchased a Spanish land grant which included the area where Lockeford sits today. After returning to Boston to marry Delia Hammond, he returned to the area and built a wood structure to live in while constructing the brick house which is now known as the Inn at Locke House. Fast forward to 1914 and my grandparents, Tip Anderson and Lottie Locke Anderson returned to the area, remodeled that same house, which had been occupied by one of the 13 children of D.J. Locke, and moved into it with their four children. In the next few years they add two more, the last of which was my father, Elmer Anderson. In 1968 my family moved a mobile home onto the property to take care of my grandparents. My grandfather resided in the house until his death in 1972, and my grandmother left after her stroke in 1975. My parents lived on the property until their respective deaths in 2015 and 2017. When my father passed, I returned to the property, currently living in the mobile home. I am now working on restoring the original house with the intention of living in it myself. I am the fifth generation to live on this property and have the original house in Lockeford, built in 1851.

My concerns for rejecting their proposed events center are as follows.

- The map presented to the county is inaccurate. The property line is represented as going across the street frontage of my property, crossing the driveway access to the mobile home, which has been there since the summer of 1968. This area had belonged to the county and was purchased and fenced by my father in the early 1990s.
- The map depicts that my mobile home is some ways away from the property line. In fact, the mobile home is 10 feet from the property line, meaning the “venue” is right outside my bedroom windows. When they have events there now, even with my windows closed, the A/C on, and the TV turned up, I still rock out to the DJ. This is not acceptable or appropriate for a residential area.
- The area has traffic and parking issues already. There are approximately 60 apartment units in the neighborhood, which has tenants parking up and down the surrounding streets, including in front of my property and often in my driveway. We don’t need to add another 100 cars to the mix. Visibility getting out of the driveways along Elliott Road has always been difficult because of the curve in the road and the hill. Additional cars parking, entering, and exiting the roadway, especially at night will cause additional major traffic issues besides what we already have.
- The parking area they have put in is 10 feet from my bedroom and living room. This means I will have to put up with the dust of the cars coming and going, car lights shinning into my bedroom, car engine noise at all hours, and exhaust fumes. Again, this is not acceptable. This is a residential area, and not a commercial area.
- A venue such as this is not appropriate for a residential area. Besides my home, there are several apartment buildings diagonally across Laird street from this site, and there several homes adjacent to the property, as in a normal city residential neighborhood. The new

driveway is directly across the street from one home's bedrooms. Meaning exiting cars will not only be shining into my home, but theirs as well. I might also point out that these homes are not shown on the map.

- The "proposed" parking lot is already being built, the driveways are in place and previous vegetation has been removed. Taking out the original vegetation has increased the water runoff from their property and the drainage has not been dealt with from their road frontage and driveway. As my property is lower than theirs, the water is running off their new driveway and bare roadside and is running in my driveway. This has covered my driveway with silt, making it a muddy mess, and flooded my front yard up to my steps. Now I have to deal with their mess in my yard. With the new parking lot, this will increase, as there will be less vegetation to keep the soil in place and more runoff.
- The space is not adequate for what they are planning. The property is approximately 2.5 acres, which sounds like a lot for being in town. Except that a big portion of it is a steep hillside. Completely unusable for anything. This isn't shown on the map either. On the map the topography is shown as a nice, flat area. There isn't much area for the size crowd they are predicting to spread out. They will be having noisy crowds concentrated pretty much across the fence from my back yard and bedrooms.
- The description depicts a barn that they want to use as an indoor venue. It states that it was used as a public hall in the past. That past was over 150 years ago, before much of the town was built. As well, the existing barn was built later, used to house dairy cows, hogs, and sheep. The building used was the rammed earth building, also used to house a platoon of the Union army prior to and during the civil war. That structure began falling down in the 1950s and was taken down completely in 1978 when the barn was renovated and made into an airplane shop, used to make parts for people building my cousin's homebuilt airplanes.
- Without permits they have had weddings and other events there. When they have had weddings, I have seen people gawking over my fence, blasting their DJ music, and being buzzed by drones. Based on this experience, I don't want this to continue and multiply. My parents were not happy with the prospect of having a bed and breakfast for a neighbor. When they had events, it was a problem. And given the fact that the problems have continued and now planning to grow, I request that you not only deny the use permit request for the event venue, retain the Historical Resource designation, but also close the bed and breakfast as for becoming a growing nuisance in the neighborhood.

Girardi, Frank [CDD]

From: kfunnyfarm@gmail.com
Sent: Tuesday, May 5, 2020 11:22 AM
To: Girardi, Frank [CDD]
Subject: Locke House PA-1900036
Attachments: Copy of Copy of Copy of Locke House.docx

Sent from my iPhone

April 26, 2020

RE: Locke House - Proposed Change of Use

This letter is submitted as an addenda and to be added to those documents already on file with your office and with San Joaquin County.

I have reviewed the proposed design schematic and use change application as prepared by Michael Smith Engineering on behalf of Dean and Connie Thayer.

Without the reference of a topographical map the schematic proposed misleads the perspective of the adjacent property to the Locke House. This is not flat land. My house proximity to the proposed parking lot is not fairly represented. I have asked the County to view my property, this proposed site from my perspective and was declined. To ask a long time resident to tolerate noise levels traffic, and everything else associated with events throughout the day until late at night, multiple nights a week, is nothing short of disrespectful.

In addition, while the building (old barn) is named with the property as a National Registered Historical Place, upon research the rammed earth portion of the barn which was used shortly as a meeting hall while the town was developed, is no longer in existence. This reference to the first barn built is referred to in the registry. This first barn was in such a state of collapse that it was completely removed in the early 1970's. This part of the barn was the referred meeting hall. It is no longer in existence nor has been for decades. To be clear, the change of use permit is referring to a building that no longer is there.

The driveway to the Locke house is located just past the crest of the hill on Elliott Road. This creates a large safety issue as vehicles on the top of the crest can not clearly see approaching vehicles, nor can vehicles traveling north on Elliott see the cars just past the crest. Elliott Road is a high volume

road, although the speed suggests 25 miles an hour, it is more the rarity at that point of the road. Elliott Road is one of the three crossings of the Mokelumne River. I have witnessed numerous fatal accidents on Elliott between the highway and the river. It is a dangerous road. Exiting high volume of vehicles at one of the poorest visual spots on the road would be lethal. It quite possibly could make my driveway impossible, and I have no other way out of my property. Again, a topographic map would help illuminate this.

The noise factors would be overwhelming as an adjacent residence. The parking lot which is proposed to operate after 10:00p.m. 4 nights a week with indoor events and an addition of 3 nights a week with outdoor amplified sound events, is literally within feet of the property line, and my home. One must also consider the daytime noise that would reverberate through my residence and echo through the bottomland to the disturbance of many. The topographical map would also illuminate the fact that this places the vehicles above the ground level of our home. We would be greatly disturbed by the sounds of people talking, vehicles moving, lights, fumes, and all else involved in parking lots after large events, many of which would include consumption of alcoholic beverages.

My objections are not based on pure speculations but also based upon the events already held by the Thayers. One of the weddings held had an outdoor amplified sound system that was so loud not only were words quite distinguishable inside my home, but as we invited our neighbor to swim, we all witnessed the drone flying over our house, presuming taking wedding photos, and also heard the toasts to the bride and groom with complete understanding.

My parents built my residence 50 years ago. I grew up there and always knew I would one day reside there again. I have had livestock of one type or another for fifty years on the property. Although it is a small property, we have farmed asparagus, grape root cuttings, oat hay, sheep, and walnuts

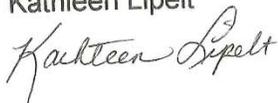
commercially over the decades. I have been a part of all of this. I currently am running 20 goats as weed reduction, particularly on the hills, as well as starting a show herd for my grandchildren. If anyone doubts this I have plenty of references.

Lockeford is my home. My family has been vested in this area since 1932. I did not just move to Lockeford to make a profit. This property is my home, my heritage. My family built it from the ground up. My father was a civil engineer and designed this home. This home, this property means everything to me. I am restoring it as it was built to be a generational home. Already it has seen four generations. I am distraught because I am being pushed out by the threat of commercialism based on individual greed. None of the proposed plans of change of use have taken in any concern for the closest, most affected, longest standing neighbors. (Between Shirley Anderson, the neighbor on the South and myself we have over 200 years of history on our properties.) How can I live in my home with a parking lot above it and noise blasting at all hours? Would this be acceptable in Morada on the two acre lots? Farming is a passion, this property, my home, they are so much more than just a dollar.

I ask you please refer to my photos that I have provided. I also invite members of the board to my property if they have any questions regarding my claims.

Thank you for your attention to my request of denial of the change of use permit regarding the property owned by Dean and Connie Thayer, The Locke House.

Sincerely,
Kathleen Lipelt



June 28, 2019

Purchase your Gift Certificate now.

The Inn at Locke House Weddings

Under the magnificent canopy of the centuries-old Valley Blue Oak

On the front Piazza framed by the Georgian door and windows

In the country gardens ablaze with heirloom flowers and trees

In the elegant parlors before the redwood, tile and brick fireplace

Picture where will you say "You are my love, forever and a day."

Garden Wedding/Vow Renewal and Reception Package – a lovely country garden setting for up to 50 – includes:

- 25% discount on all rooms.

(Whole inn rental is required

   weekend weddings.)



7:45



theinnatlockehouse.com



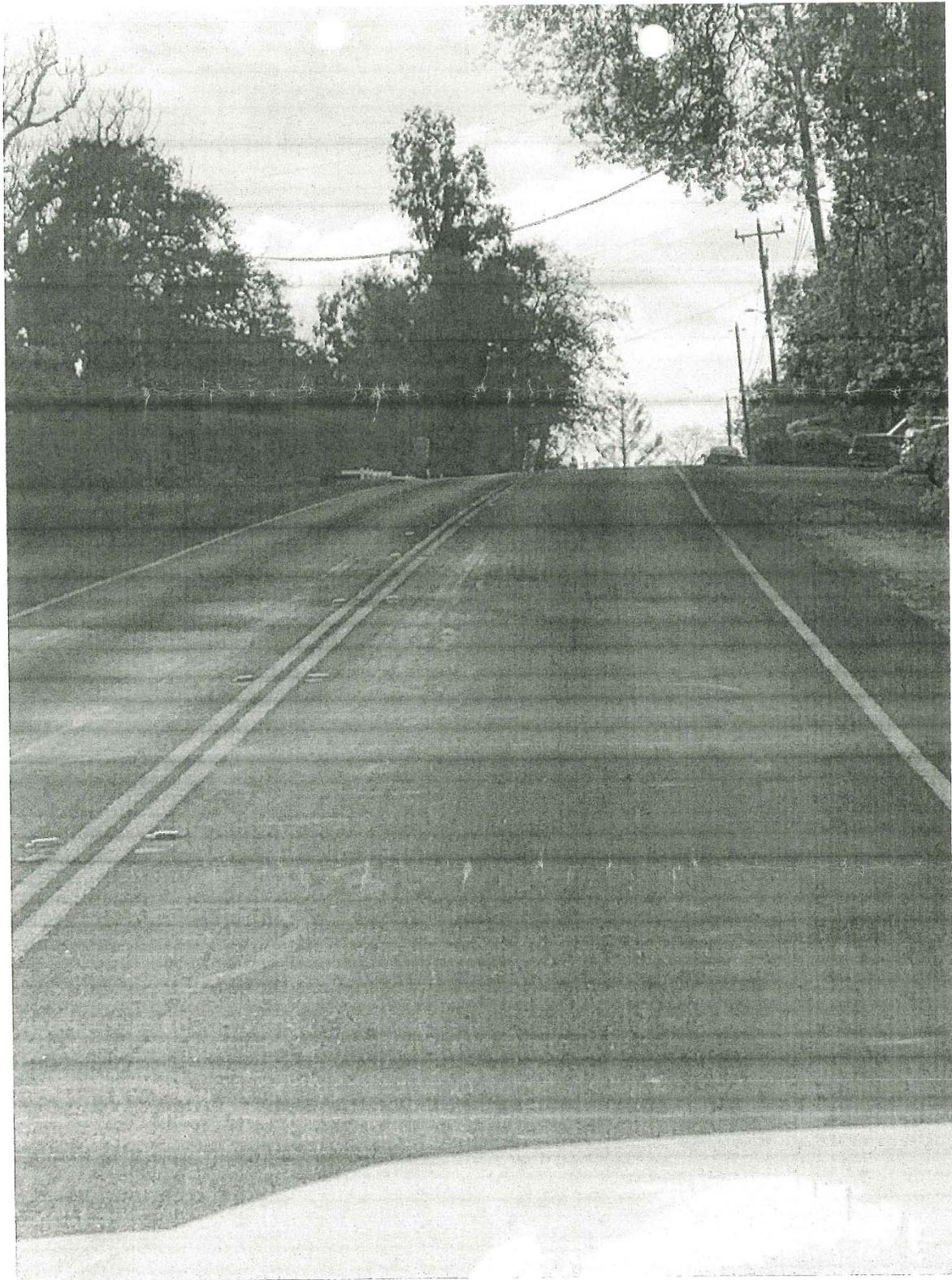
your event for six (6) hours

- Set up afternoon/evening before
- Main House area for the bridal party to prepare
- Tables, white tablecloths, and chairs, including gift and guestbook tables
- Deluxe portable restroom facility
- Light refreshments for wedding ceremony participants during rehearsal (if wedding is on site)
- Delicious **full breakfast** for registered inn guests

**\$3500 plus \$20 per person







United States Department of the Interior
National Park Service

RECEIVED

**National Register of Historic Places
Continuation Sheet**

FEB 22 1994

NATIONAL
REGISTER

Section number _____ Page _____

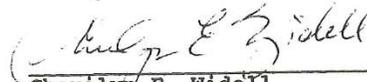
AMENDMENT to the Locke Home and Barn National Register Nomination
Lockford, San Joaquin County, California

Recent research has uncovered the following information:

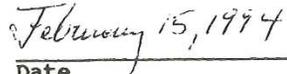
The Locke Home was built in two periods: the front house was built in 1862 and the two story addition was built in 1882. The water tower was built in 1881. The first barn was built in 1858.

The first barn was built of rammed earth and fired brick.

The source for this additional information is the collection of diaries of Delia Hammond Locke, wife of Dr. Dean J. Locke, which are being preserved at the University of the Pacific, Holt-Atherton Library.



Cheryl E. Wideell
State Historic Preservation Officer



Date

July 26,2019

San Joaquin Planning and Zoning Department and Commission,

Formally, I would like to oppose the proposed use permit of the Inn at Locke House in Lockeford. I am a direct neighbor of the property, sharing a large property line. As a resident for 47 years, I personally have history and knowledge of the property uses.

To consider the Locke House, and particularly the barn as a “place of gathering”, is to paraphrase the diaries of Delia Hammond Locke, and to use semantic ploy. Any home that has hosted a Thanksgiving dinner, or any dinner party for that matter, could state they are a place of gathering. The “rammed earth” portion of the barn, which was removed decades ago so the barn could be used as a machine shop, was built to house armory during the civil war. One could extend the use of the term “gathering” to thus apply. Reviewing history, perhaps the integrity of “gatherings” could become questionable.

My family home is below the proposed parking grade. My house, specifically the master bath/bedroom, is approximately 15 feet from the proposed parking. A partial fence was built to conceal this fact when the Inn hosted a visit by Frank Girardi. I too have invited Mr. Girardi to our

property to get a fair representation from my perspective but was told by Mr. Girardi that there was no need since he already visited when the applicant invited him. I cannot help but feel, as well as the direct neighbor to the south feels, that our concerns are not valued. The fence ironically was stopped so our homes were hidden but the view into our fields and my family pool could be enjoyed. We do agree, the views are beautiful, however, they are our private homes.

Events would bring parking up to the fence. The noise, and lights from vehicles as well as county required site lighting would greatly interfere with our personal privacy let alone sleep. Four days, from 8 in the morning until 10 at night, is extreme by any perspective for events. Rural wineries aren't permitted for that. I am quite surprised at this request. To me, this illuminates not restoring the Locke House as a place of historical tranquility, but instead an event center for profit. While the deception has been created, I am asking you please to look beyond this.

The traffic on Elliott Road is very heavy since it has one of the few crossings of the Mokelumne River. At the point of our property and the driveway of the Locke House, the visual line is at best difficult because the road rises up from the lower elevation. Vehicles traveling south on Elliott do

not have a visual of the road until they are on top of the hill, which is right where the event parking would exit. Further parking, which is already very problematic on Elliott Road, would create an even more dangerous situation for the homeowners trying to leave their driveways and enter Elliott Road. The Locke House does not have adequate land to turn into parking to hold vehicles for events holding 40 to 50 people. This would leave overflow parking to Elliott Road. As the events completed the addition of cars merging onto Elliott would be creating an extremely dangerous situation, not only for residents, event attendees, and also any vehicle traveling on Elliott.

Again, while the ongoing Bed and Breakfast of the Inn is welcomed and supported, and certainly the cleaning of the property is appreciated, I strongly oppose proposed use permit change and events of The Inn at Locke House.

I invite you to contact me and I will eagerly share my perspective.

With Regards,

Kathleen Lipelt

Lockeford, CA. 209-608-6709

Girardi, Frank [CDD]

From: mike cato <mikecatofishing@yahoo.com>
Sent: Sunday, April 12, 2020 3:43 PM
To: Girardi, Frank [CDD]
Subject: Locke House Inn

Follow Up Flag: Follow up
Flag Status: Completed

We are Mike and Mary Cato. We have lived at 19951 N. Elliott Rd , which is across the street from the "Locke House" for the past 36 years.

This letter is to voice our disapproval and objection to the plans of Mr. and Mrs. Thayer to turn the Locke House into a volume facility of one hundred customers per opening. Our objections are two fold , #1 safety. Elliott Rd. is a two lane road that has a high volume traffic, and although there is a posted 25 miles an hour speed limit , no one and I mean no one adheres to it. Average speed is 48 to 60 miles per hour. The police monitor this stretch maybe a couple times per year. It can be dangerous just pulling out of our driveway. With additional traffic from a volume type facility the danger factor would be increased substantially. We would ask that you just monitor the amount and type of traffic we already experience. Especially after the pandemic has leveled out and more people are out and about.

The second concern is the effect that a volume facility, as planned , will have on all of their neighbors property value. When Mr. and Mrs.

Thayer moved here they only spoke of how they were now going to be "Inn Keepers" because they were to young to retire. It is very obvious that they have very "deep pockets" but we hope you will see why this is a bad and dangerous idea. The "Locke Inn" as it was and is presently is fine . But, not turned into a hundred person per opening.

Thank you for your consideration.

Mike and Mary Cato

Zimbra

fgirardi@sjgov.org

RE PA-1900036

From : Grenig, Shirley <sgrenig@cmcenters.org>
Subject : RE PA-1900036
To : planning@sjgov.org

Fri, Jul 26, 2019 01:53 PM

 2 attachments

To whom it may concern –

I am speaking to permit #PA-1900036. I live on the property adjacent to this property on the south side. My family have lived there since 1920, and I am the third generation on the property. My family has also served as caretakers for the property in question several times over the years, as it was built and owned by my family, and was in the family until the 1990s.

- The building to be considered a public assembly hall has never, in the past been considered a public assembly hall. The original portion of the barn, which has fallen down, was an armory, housing a platoon of Union soldiers during the civil war. Following that, it was a barn used to house livestock. Later, in the 80's I believe, it was converted to a machine shop to build airplanes.
- I object to the use of the barn for as a venue the will be open until 10 pm four days a week. I work and am up early. My bedroom is in the back of the house, facing the barn and proposed party area. From my yard I can hear everything up there as it is, and object to someone partying the night away that close to my yard and bedroom.
- The private well in question has be sealed off and unused for some 70 years, since the municipal water system was established in Lockeford. Many of the old wells have been unusable for years, as the water table has dropped, or the water has become contaminated and unusable for drinking water.
- The retention of storm water also poses a problem, as the level property is too small to have a pond of any size and will attract mosquitos and other issues. I understand the pond is to be located close to my property, and am also concerned about the pond leaching out onto my property. In years prior to connection to the municipal sewer system, the house was on a septic system, which leached out over the hillside, not only on their property, but on mine as well. Unless it is treated, it attracts pest, and if treated for pests, it shouldn't be leached out.
- As additional parking space, they propose taking out the century old yard around the house and making it parking. This area is 15 feet from my living room and bedroom window. This will cause more dust, fumes, noise traffic and lights that I find acceptable. They have left the yard to die, currently a mess of dry grass and weeds with a few old trees and a couple struggling bushes where there once was a pleasant, green yard. They have asked me if I objected to them putting in an entrance and parking lot in that area, and already made it plain that I objected. They put in an 8 foot fence "to restore my privacy" and while it may help with the privacy, will do little for the lights, noise, dust, and car fumes and increased traffic. I already have parking issues

with the apartments across the street, which pose a serious noise, safety and access issue. To have something that will regularly add to that is totally unacceptable.

I am asking you do take my objections seriously into consideration and reject the permit. If you have any additional questions please feel from to reach me at 209-986-9753.

Thank you. ☺ *****

Shirley Grenig

Accounting Clerk

sgrenig@cmcenters.org

Office: 209-373-2432

Fax: 209-762-6849

7210 Murray Drive

Stockton, CA 95210



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May 6, 2020

Re: Request for Change of Use (Application No. PA-1900036 (UP))
Letter from the Applicants, Dean and Connie Thayer, in Support of Request

Dear Mr. Girardi,

We, Dean and Connie Thayer, as Applicants of Permit Application No. PA-1900036 (UP), are writing this letter in support of our project. Please include this letter in the staff report file.

Foundation of Request for Change of Use

We are requesting a use permit to change the use of our brick barn from a storage building to a community assembly building pursuant to **San Joaquin County Code Chapter 9-1053** (Historic Resource Preservation). In accord with section **9-1053.1**, we intend to preserve, maintain, and improve a structure of historical significance; to ensure that the modification of the structure is consistent with its historic character; and to enrich the educational, cultural, and aesthetic interests of the County through the preservation of the county's historical resources. In accord with section **9-1053.2**, we are asking the County to apply the provisions of this Chapter to our zone (A/G-40), and in accord with section **9-1053.5**, we have provided the additional requirements for a use permit application. Additional findings to support our application are detailed below.

The Locke House and Barn were placed on the National Register of Historic Places in 1972. The historical value of these buildings has been established by their designation as landmarks and therefore satisfies the requirement of SJC Code section **9-1053.5(b)(1)** ("Such historical resource has been identified as being significant by a recognized historical or architectural organization...").

The barn in particular has a long history of diversified uses, including use as a community assembly hall. Some of those historic assembly types have been temperance meetings (the "Dashaways" in 1859); meetings of the Young Men's Lyceum (also in 1859); Congregational church meetings (1861), and drill practices of a military company known as the "Mokelumne Light Dragoons" (1863). In those early years, the barn was a focal point for the community and in later years, it served as a storage area and an aircraft workshop. The barn is currently vacant and unused. Permitting the barn to resume community assembly activities would restore an original use to this historic resource and allow it to become a focal point for the community again. This use would satisfy the requirement of SJC Code section **9-1053.5(b)(2)** ("The proposed use of such historical resource shall not detract from, or otherwise impair, it as an historical resource, but instead, the proposed use shall complement, enhance, and be compatible with the historical resource.").

Vision of the Proposed Use

The Locke House currently operates as a bed and breakfast inn and the barn is empty. Guests of the inn often ask for tours of the barn and we receive numerous requests from the public to use the barn for special occasions (see Exhibit A, attached). A majority of those requests originate

from residents within San Joaquin County. Residents are seeking an intimate, unique, and local space to create memories for their families. Choosing a location to celebrate the milestones in life, such as weddings, bridal showers, baby showers, and birthday parties, becomes an integral part of the experience those people share together. When new memories are made in historic locations, that history becomes current again and is carried forward to future generations. Historical buildings that go unused become abandoned, torn down, and forgotten.

People already visit the inn to celebrate special occasions but the small size of the parlors limit our guest count to about 10 people. Using the barn for larger events such as those mentioned above would expand opportunities for residents to enjoy a historic resource in a new way. A warm and inviting event space would also add value to the diversity and community identity of Lockeford as a whole, which is almost exclusively known for the location of sausages from Lockeford Meats (a local business which we happily support).

Additionally, a secondary income stream is desired to promote the economic sustainability of both the barn and the inn. Historic buildings require a lot of maintenance, and period-specific replacement items such as hardware and bricks can be expensive and difficult to source. We did not inherit our property as many of our neighbors have; we purchased it at market value in 2018, and the property subsequently has a mortgage. Even in the best of times, the Lockeford area does not draw enough tourism to reach a high enough occupancy rate for the inn to be profitable on just 5 guest room rentals. An event space such as the barn, steeped in history and unusual in both architecture and building materials (the façade being comprised of brick), would provide that secondary income stream and also draw tourism for the benefit of the entire community. Attendees, either before or after an event, will frequent the restaurants and shops in Lockeford. People who host events here will need catering services and party rental services that can be provided by other small business owners.

We believe our proposed use is also consistent with the **San Joaquin County 2035 General Plan**. For example, using the barn for community assembly will support community development, economic development, and the preservation of natural and cultural resources. More specifically, our proposed use will strengthen community identity (section C-1.1: “Recognizing that San Joaquin County's Urban and Rural Communities are the primary living environments for the County's unincorporated population, the County shall strive through its planning and provision of services to preserve and enhance their distinctiveness, identity, and livability.”); increase character and quality of life (section C-1.2: “The County shall encourage new development in Urban and Rural communities to be designed to strengthen the desirable characteristics and historical character of the communities...and be compatible with historical resources and nearby rural or resource uses.”); and contribute toward the goal of self-contained communities (section C-1.7: “The County shall encourage the development of appropriately-scaled commercial uses and recreational opportunities in Urban and Rural Communities that reduce the need to travel outside the community.”). With regard to economic development, we believe our proposed use will achieve sustainability as described in the Introduction of section ED-3.1: “Economic sustainability recognizes the need for economic prosperity and resilience to maintain the health of the County for current and future generations. The concept encourages self-reliance, entrepreneurial activity, and the generation of wealth in a manner that does not degrade or burden the ability of future generations to meet social, economic, public health, and

environmental needs.” Finally, with regard to the preservation of natural and cultural resources, we believe our proposed use will support section **NCR-6.1** (“The County shall protect historical and cultural resources and promote expanded cultural opportunities for residents to enhance the region’s quality of life and economy.”); section **NCR-6.3** (“The County shall continue to encourage efforts, both public and private, to preserve the historical and cultural heritage of San Joaquin County and its communities and residents.”); and section **NCR-6.8** (“The County shall encourage land uses and development that retain and enhance significant historic properties and sustain historical community character.”).

Neighbor support for our Presence in the Neighborhood

In general, our neighbors have been supportive of our effort to maintain and improve the property. We often receive verbal praise from neighbors in person as they drive by or see us working from across the street. Our mail carrier even posted a comment on the Lockeford 411 Community Facebook page that generated 149 “likes” and 29 comments, all of which contained positive feedback from the community (see Exhibit B, attached).

Neighbor concerns regarding PA-1900036

We understand that our neighbors have expressed concerns regarding our proposed use. The concerns that we are aware of are outlined below in no particular order and mitigation strategies, if applicable, are described as well.

- Increased traffic, congestion, and traffic safety. We agree that Elliott Road is heavily traveled and the majority of motorists who pass through our neighborhood do not obey the speed limit of 25mph. Radar speed trailers occasionally appear on our portion of Elliott Road so it seems that the County is aware of this problem. However, our proposed use will not add enough extra traffic to cause congestion. Guests do not arrive all at once or leave all at once for events like birthday parties or weddings as they would, for example, when exiting a movie theater parking lot. Another concern is line-of-sight heading north on Elliott Road from our parking area. The terrain is hilly in that direction and caution is needed when vehicles exit the residences on both sides of the street. We have attempted to improve line-of-sight by clearing brush in front of our property and adding a 3-rail, white vinyl fence with brick pillars and lights around the driveways to clearly mark the entrance and exit locations. We believe these measures will alert oncoming drivers to recognize the presence of the entrance and exit driveways and take appropriate measures to slow down.
- Dust and fumes from cars. Neighbors are concerned about the presence of dust and fumes from cars in the parking areas that are being created to support our proposed use. We intend to use a permeable paving surface for these parking areas called a CORE grid that allows soil and grass to be integrated into the paving surface. Information on this material was provided to the County with our Use Permit Application and should be located within our project file for your reference. This alternative paving product is LEED compliant, ADA compliant, suitable for fire service access, and is dust-free. We have an electric vehicle charging station on the property to encourage the use of electric vehicles. Gas-powered vehicles will still create fumes, although not appreciably more than what is generated by the traffic on Hwy 88 and Elliott Road.

- Lack of privacy. Our neighbors have expressed concerns regarding a lack of privacy from the possible addition of more people and more activities on the property. We have already installed a wood privacy fence along both shared property lines to address the immediate concerns for privacy. In addition, we will add landscaping along these fence lines to create an additional buffer of both height and depth. We do have one neighbor whose property sits further down the bluff and is therefore below the grade of our property. The bluff is steep in this area as it drops toward the bottomland and the elevation change provides visual access into a portion of our neighbor's field. This is a natural consequence of the terrain but is not a feature of our property that we exploit. We understand that our neighbors value their privacy and they might be surprised to discover that we value our privacy as well.
- Noise. Neighbors are concerned about noise levels if our proposed use for community assembly is granted. We obtained a noise study and the results of the study should be in your project file for review. We understand that a decibel meter will help ensure that any noise generated from events on our property is below the required threshold. We will also voluntarily require outdoor events to end at 9:00pm (an hour earlier than the County standard) to mitigate any noise impact on the neighbors. At the moment, we are only allowed to have outdoor events because the barn is not permitted for occupancy. If our proposed use of the barn is granted, then the walls of the building will naturally mitigate the noise from indoor events, which may include amplified sound.
- Decline in property value. At least one neighbor is concerned that our proposed use of the barn will cause a decline in the property value of their home. We researched this concern by gathering data from Realtor.com (publicly available data from their website) regarding home values for properties located across the street from, next to, or directly behind local event spaces (Wine & Roses, Hutchins Street Square, the Lockeford Community Center, and The Inn at Locke House). This data shows an upward trend of property values regardless of their proximity to an event space (see Exhibit C, attached). Despite the fact that our neighborhood is next to a busy highway and our downtown is full of vacant buildings (both negative indicators for property value), property values in Lockeford continue to rise due largely to a lack of housing in the Bay Area. Based on our research (which shows no decline in value for properties next to event venues) and the obvious negative factors in our neighborhood which are yet being overcome by the demand for housing, we do not believe our proposed use would cause a decline in property value for our neighbors.
- Confusion over operating hours, guest count and vehicle count. Unfortunately, confusion over the details of operation of the proposed use has caused much anxiety for our neighbors. Our Project Description states: "The community assembly hall will operate from 8 a.m. to 10 p.m. four (4) days per week on variable days... with a maximum of 100 customers." Our neighbors have interpreted this wording to mean that we will have 100 people on the property for 14 hours at a time for 4 days in a row. This interpretation is massively incorrect. What this language means, and how we intend to operate, is entirely different from what our neighbors understand. Events would be held up to 4 days a week out of 7 available days. These events would occur one at a time (no overlapping events) in any 4- or 6-hour block between the window

of 8 a.m. and 10 p.m., and the guest count for these events could include any number of people not to exceed 100 people. For example, a typical week of “maximum occupancy” may include a Bible study group of 15 people meeting in the barn on Wednesday, a paint party for 30 people on Friday night, a wedding for 65 people on Saturday, and a birthday party for 50 people on Sunday. There will be times, due to weather, availability, and the seasonal fluctuation of tourism, when fewer than 4 events (or no events at all) will be held in a week. Additionally, some of our neighbors have concerns about “100 cars” on the property because they do not understand the County ratio of parking spaces to people. Allowing 100 people on the property does not translate into 100 cars.

- Challenges to the Historicity of the Barn. Some neighbors have challenged the historical status of the physical building of the barn. The barn (originally referred to as a granary) was built as a two-story building, the first floor being used for storage and the second floor being used for community assembly. The back wall was made of rammed earth and the façade was made of brick. The paragraphs below are quoted from a book titled “History of Lockeford” by Margaret L. Lathrop (© 1995):

“Dr. Locke is reported as hiring Mr. Brakeman to begin the construction of a gravel wall granary on July 26, 1858. The early day granary was one of the most remarkable buildings visible through the years, being built with rammed earth (adobe), with the front façade of brick being added in 1862. Through the years, this building was the last to remain, built in such an unusual manner of construction, making it historically and architecturally important.

...

The granary was originally constructed as a large two story building, and used as a granary on the bottom floor, with the top floor used as a local community hall. The Lockeford Good Templar Society, the Congregational Church, the Ladies Home Library Association, the Dashaways and the Sons of Temperance Society held their first meetings and were actually founded in this building.”

The barn fell into disrepair through the years and the need for restoration was noted on the application for the National Register of Historic Places. Wood planks replaced the rammed earth portion of the barn, but the brick portion of the barn (and its two separate stories) remained intact. The application for placement on the National Register of Historic Places was approved on June 19, 1972. The plaque on the barn, which was received from the National Register, reads: “The Locke Barn built 1858-1862 has been placed on the National Register of Historic Places by the United States Department of the Interior and is a California Landmark.” We hope this information puts to rest any doubts about the historical status of the barn.

Final Thoughts

We, as the Applicants and owners of a small business, believe our proposed use of the barn is a mutually beneficial opportunity for ourselves, our community, and for the residents of San

Support for PA-1900036 (UP)
May 6, 2020
Page 6

Joaquin County. However, we are sensitive to the concerns of our neighbors and we are willing to negotiate the details of our proposed use if it would help offset or eliminate their concerns. These matters can be discussed at the public hearing.

We, as personal residents of Lockeford, would like to share the reason why we purchased the Locke House and Barn. My husband and I came from modest beginnings and are the only children in our respective families to go to college. We spent twenty years of our lives working in the legal and tech industries of the Bay Area and bought a home that we loved and lived in for much of that time. However, when we tried to start a family we discovered that we were unable to have children. We pursued adoption for several years afterward without a successful match. As we neared our 50's, we began to seek a lifestyle change that would provide the same kind of personal investment that raising a family would have provided. In other words, we sought to invest in a cause larger than ourselves and "pour out" in a way that creates a legacy for future generations. We found that opportunity in the Locke House. It had a history before us and it will have a history that continues long after we have passed away. Being able to steward that history, make it available to others, and improve the property for future generations is the closest thing we will ever have to raising a "family." The Locke House needs to be profitable but we did not purchase it to make a profit. We purchased it to leave a legacy, and we hope you will consider that perspective when you make a decision on our proposed use.

Best regards,
Dean and Connie Thayer
Applicants for PA-1900036 and
Owners of The Inn at Locke House

EXHIBIT A

Event Requests Received in 2019 for The Inn at Locke House (Through the website Eventective)

Eventective is an event planning website which contains business listings of locations that hold events. The Inn at Locke House has a complementary (free) listing on this website which members of the public can use to contact us. This information is being provided in support of our proposed use of community assembly to illustrate both the desire of the community for an event space and also to show the wide range of events that we have been asked to host. Many of these events required an indoor space which we could not provide.

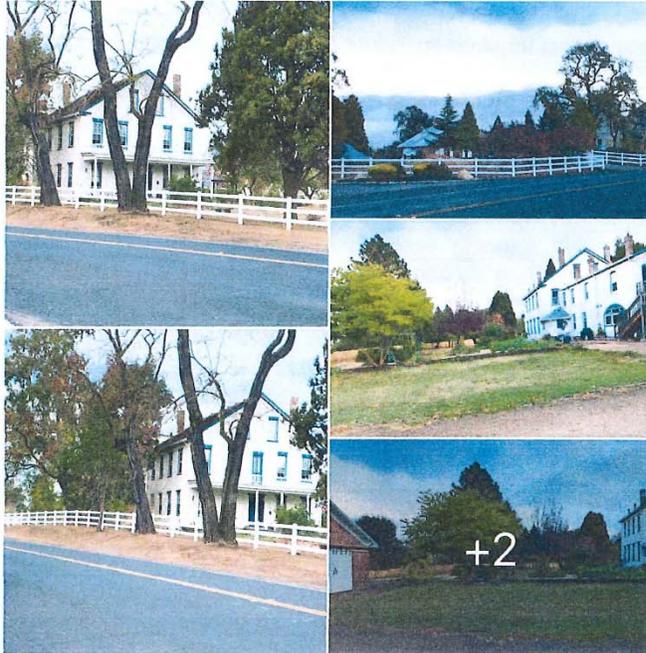
Date Request was Received	Contact Name	Type of Event	Guest Count	Event Date
12/27/19	Janet B.	Baby shower	30 people	02/08/20
12/10/19	Beverly G.	Wedding	50 people	04/11/20
12/06/19	Jeremiah R.	Wedding reception	40 people	12/29/19
12/02/19	Elise C.	Birthday party	30 people	01/25/20
11/28/19	David S.	Family reunion	30 people	01/01/20
11/02/19	Tristine Z.	Reception	40 people	12/30/19
10/15/19	Susan L.	Baby shower	40 people	11/16/19
10/10/19	Tina B.	Baby shower	30 people	11/02/19
09/09/19	Marisela A.	60 th Birthday party	100 people	02/22/20
09/04/19	Lateisha	Birthday party	30 people	09/28/19
08/30/19	Tasha B.	Wedding	100 people	09/05/20
08/28/19	Laura C.	Baby shower	50 people	10/05/19
07/27/19	Elizabeth J.	Wedding	125 people	09/19/20
07/26/19	Erin J.	Bridal shower	30 people	10/12/19
07/09/19	Sandy B.	High school reunion	100 people	07/18/20
06/30/19	Celia	Bridal shower	50 people	08/24/19
06/10/19	Erika	Reception	50 people	07/14/19
05/22/19	Roque F.	Birthday party	30 people	06/02/19
05/08/19	Wendy H.	Women's retreat	24 people	07/12/19
04/04/19	Amy	Bridal shower	30 people	05/18/19
03/25/19	Betty	Wedding reception	25 people	05/26/19
03/12/19	Janet C.	Birthday party	30 people	07/20/19
03/08/19	Hannah C.	Wedding	50 people	07/27/19
02/25/19	Alma M.	Birthday party	50 people	07/27/19
02/10/19	Rose M.	Wedding	50 people	06/20/20
01/05/19	Maria B.	Baby shower	40 people	01/12/19
01/04/19	Michelle C.	Birthday party	25 people	01/26/19
01/03/19	Yvonne B.	90 th Birthday party	40 people	02/02/19
01/02/19	Kristina M.	Wedding	150 people	09/28/19

Exhibit B



Janet Moreno
November 27, 2019

I just want to say what an AMAZING job Dean and Connie [Dean Thayer](#) have done to bring this Old House back to life!! I have watched them for well over a year, from sunup to sun down busting their butts. These pictures don't even do justice compared to up close!! They truly are an asset to this community! Let them know what an awesome job they have done



Dean Thayer, Tawney Elise Davis and 149 others 29 Comments

Like

Comment



Jane E. Henderson Woo hoo! Looks great!

Like Reply 22w



Lois Lunsford I have noticed as well, driving by all the time and it looks amazing. Thank you!!!

Like Reply 22w



Susan McGrath Aguirre Agreed!!!! Just beautiful.

Like Reply 22w



Denise Pettit It looks really good

- Like Reply 22w 
-  **AI Manrique** Beautiful 

Like Reply 22w 
-  **Nina Chandler** Dean and Connie at a wonderful addition to our little town! Good job!

Like Reply 22w 
-  **Michael Toon** Great job Dean and Connie! I don't think you ever take a day off!

Like Reply 22w 
-  **Donna Cagle** Love it! It is so nice to be able to see the beautiful home with shrubbery gone. Love the fence too!

Like Reply 22w 
-  **Elizabeth Jenner** Gorgeous!!

Like Reply 22w 
-  **Christi Molina** Thank you Dean & Connie. Wishing you great success with your venture!

Like Reply 22w 
-  **Louis Artis** Looking great

Like Reply 22w 
-  **Larry Cooper**  This is The Locke House... is it still a Bed and Breakfast?

Like Reply 22w
-  **Dean Thayer** **Larry Cooper** yes it is. It's just getting some better curb appeal. 

Like Reply 22w 
-  Write a reply...    
-  **Patti Stetson** They have worked tirelessly since they arrived in town and are great people! Love the fence.

Like Reply 22w 
-  **Dean Thayer** Thank you so much for the kind praise, Janet! I wish we could have made these changes sooner, but it all takes much more time than I estimated when we first took ownership of the Inn. I am really liking the new fence. It's been long overdue. We are hoping, as much as practical, to restore some of the original look of the landscaping as shown in this historic drawing.





Like Reply 22w

Janet Moreno Dean Thayer it takes time! I have no doubt you will accomplish what you set out to do! It obviously is a labor of love!! I've enjoyed watching the transformation of you bringing her back to life. I hope you don't mind my posting the pictures.....I just wanted everybody to see! Have an awesome Thanksgiving!!

Like Reply 22w

2



Write a reply...



Maria Tapia Looks great! Good job



Like Reply 22w



Krista Liden Haas It's looking beautiful

Like Reply 22w

1



Noel Stetson Just outstanding! You are indeed a great credit to this community.

Like Reply 22w

1



Cheryl Stankewitz Very nice!

Like Reply 22w

1



Lori Blackwell Beautiful

Like Reply 22w

1



Danielle Espedal Beautiful place and very nice couple..

Like Reply 22w

1



Colleen Ward Nunes This is a beautiful historical home! I have always loved it! I pass by it everyday and always admire it! Thank You for giving it some love...

Like Reply 22w

2



Yvonne Clark Aren't they fixing it up nicely

Like Reply 22w

1



Lorri Ritchie Breath taking! I'm in awe!

Like Reply 22w

1

 **Sherry Gibbs** Beautiful
Like Reply 22w 

 **Ashley Fulton** I agree 200 percent!! I pass it everyday since I live near and man, I can't stop looking. It's beautiful and I can't wait to see what else they plan on doing!
Like Reply 22w 

 **Terri L Minnick** Beautiful 
Like Reply 22w

 Write a comment...    

EXHIBIT C

**Data Sample of Residential Home Values Located next to Event Venues
in the Lodi/Lockeford Area
(Publicly Available Data from Realtor.com)**

These homes are located directly across the street from, next to, or directly behind the event venues named below. According to this data, homes located in proximity to an event venue continue to increase in value. Home values across the street from, and next to, The Inn at Locke House are also shown for reference.

Event Center Name	Addr of Residence Next to Event Center	Percent Increase in Value According to Realtor.com
Wine & Roses	1108 Waterford Way	In the last 7 years, this home has increased its value by 23%.
	1114 Waterford Way	In the last 7 years, this home has increased its value by 34%.
	1120 Waterford Way	In the last 7 years, this home has increased its value by 20%.
	1126 Waterford Way	In the last 9 years, this home has increased its value by 39%.
	1132 Waterford Way	In the last 10 years, this home has increased its value by 46%.
	1144 Waterford Way	In the last 7 years, this home has increased its value by 42%.
Hutchins Street Square	201 S. Hutchins St.	In the last 7 years, this home has increased its value by 92%.
	529 W. Oak St.	In the last 9 years, this home has increased its value by 76%.
	531 W. Oak St.	In the last 7 years, this home has increased its value by 115%.
	609 W. Oak St.	In the last 8 years, this home has increased its value by 90%.
	105 S. Rose St.	In the last 10 years, this home has increased its value by 85%.
	123 S. Rose St.	In the last 9 years, this home has increased its value by 114%.
Lockeford Community Center	19289 Lambert Way	In the last 10 years, this home has increased its value by 114%.
	19298 Lambert Way	In the last 10 years, this home has increased its value by 150%.
	19261 N. Jack Tone Rd	In the last 9 years, this home has increased its value by 124%.
	19243 N. Jack Tone Rd	In the last 9 years, this home has increased its value by 87%.
	19225 N. Jack Tone Rd	In the last 9 years, this home has increased its value by 121%.
	19311 N. Jack Tone Rd	In the last 9 years, this home has increased its value by 107%.
The Inn at Locke House	13423 Laird St.	In the last 7 years, this home has increased its value by 67%.
	19930 Elliott Rd.	In the last 5 years, this home has increased its value by 14%.
	19951 Elliott Rd.	In the last 10 years, this home has increased its value by 92%.
	19959 Elliott Rd.	In the last 7 years, this home has increased its value by 89%.
	19969 Elliott Rd.	In the last 7 years, this home has increased its value by 52%.
	19975 Elliott Rd.	In the last 7 years, this home has increased its value by 58%.
	19970 Elliott Rd.	In the last 10 years, this home has increased its value by 100%.

Mike Smith Engineering, Inc.

P.O. Box 611, Lodi, CA 95241
(209) 334-2332

December 17, 2019

San Joaquin County
Community Development Department
ATTN: Frank Girardi

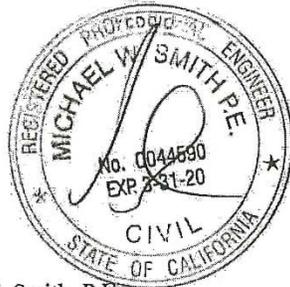
Re: Use Permit Application PA-1900036 (UP) for the property located at:
19960 Elliott Road, Lockeford, CA

The following is a request to modify the conditions for the above referenced project. We request to use pervious pavement instead of concrete or asphalt pavement for the parking spaces on the proposed site plan. Pervious pavement is a grid system which can be filled with soil, grass, sand, and/or gravel. Examples of this type of pavement can be found on the website of CORE Landscape Products (<https://www.coregravel.ca>).

Due to the size of the parcel, and the useable space for parking and storm water retention, it will be necessary to use alternate surfacing to satisfy the county policies for parking and storm water management. Pervious pavement is becoming a popular construction alternative and should be included in the paving options required during the entitlement process.

Please consider this modification, for it solves many problems and provides a superior final product. This modification would also preserve the rural appearance of the project through the use of natural materials instead of asphalt.

Sincerely,



Michael W. Smith, P.E.
R.C.E. 44590
Mike Smith Engineering, Inc.

Page 1 of 1

CORE LANDSCAPE PRODUCTS

GREEN LANDSCAPING ALTERNATIVES FOR A SUSTAINABLE FUTURE

BASIC INSTALLATION FOR CORE Gravel 60-40 (Commercial Grade)

COREgravel - Honeycomb Gravel Stabilizer Panels:

Panels area $\pm 45" \times \pm 39" \times 1 \frac{3}{5}"$ (1.15 m x 1.0 m x 40 mm) (MEDIUM) (JUMBO panels also available = 2X medium panel) heavy duty black injection-molded polypropylene panel having a factory applied geotextile fabric fused to the bottom and are capable of supporting wheelchairs and occasional light truck traffic. Compressive strength is tested under ASTM D 1621-04a and is 1016 kg/0.0175 m². Loading capacity is > 300 tons/m², > 380 psi, when filled with gravel over the specified base.

CORE GRAVEL HONEYCOMB CELL INFILL MATERIALS

Specifier Notes:

A. For a permeable system, fill cells with clean, angular or round stones, gravel or decorative stones.

B. Infill gravel sizes ranges between 1/8" to 1/2", but the ideal size is 3/8", and can be either clear or pre-washed of all fines before delivering to the site. No gravel less than 1/8" nor more than 1/2" is recommended.

D. Install infill gravel by back-dumping into the cells from buckets mounted on rubber-tired tractors. Avoid sharp turns of the tractor, driving only on gravel-filled cells. Spread gravel laterally from the pile using power brooms, blades, flat bottomed shovels and/or wide asphalt rakes to fill the cells. Depending on the size of the project, you can compact the gravel with a vibrating plate compactor. If using pea gravel, no plate compaction is necessary.

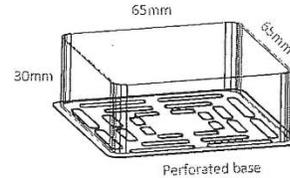
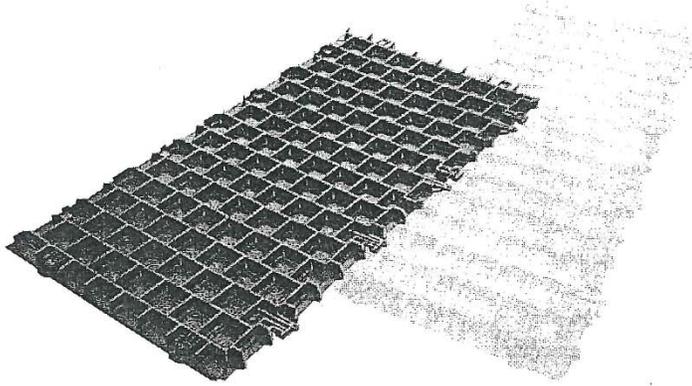
INSTALLATION

1. Excavate area allowing for unit thickness and top layer. Leave 50 mm (2.0 inches) for COREgravel® 60-40 (40 mm) and top layer (10 mm) to meet final grade.
2. Excavate and shape foundation soils to grades, elevations, and dimensions as necessary for your site, or as per drawings. Be sure water will flow away from any structures.
3. If site requires a structural base, fill with $\frac{3}{4}"$ road crush as necessary. A typically homeowner driveway will require a minimum of 2" of road crush, but site specific conditions may call for a deeper subbase. Maximum base layer: 6" (i.e. parking lot).
4. Compact your base layer with a vibratory plate, compactor, or roller.

5. Place the panels. Position the panels on the prepared subgrade with geotextile face down. Cut to shape with skill saw with fine-toothed blade (in reverse position). Use protective gloves to avoid abrasions. Top of cell panels should be 1 cm (10 mm) below adjacent hard surfaced pavements or final grade.
6. All hard surfaces abutting areas to receive Gravel Surfacing shall be in place prior to commencing work. Finished gravel work should be no more than 1/2" below adjacent hard surfaces.
7. Place first row of panels against a stationary edge if possible. The panels have interlocking connectors. You can install panels 'side by side' or in a 'herring bone' pattern; either method works. No anchors are needed for gravel stabilizer panels installed on slopes less than 20 degrees.
8. Fill cells with chosen infill. Maximum particle size of granular infill material should not exceed 1/2". Minimum particle size can be 1/8" to allow porosity. Cell walls must be sufficiently covered with infill to prevent any equipment or load bearing vehicular traffic from damaging the grid.
9. Install edge restraint if desired. Standard metal, plastic, concrete edge restraints or concrete curbing may be used.
10. You can: Water stones thoroughly for an immediate finished look!

Post-Placement

- A. Reserve a few 5 g. buckets of infill stones on site to top dress as necessary over the next year. Once the area is fully packed, top dressing is no longer necessary.
- B. Snow plowing – Use shovels or blades with plastic blades. If using a metal blade, set blade 2" above gravel surface, leaving a layer of snow. This system is free draining during freeze/thaw events.
- C. Use of salt for de-icing is allowed.



TECHNICAL SPECIFICATIONS

Material	HDPE (High Density Polyethylene)
Colour	Black or White (on Request)
Grid Dimension (in)	46.5" x 23.6" x 1.2" (1180mm x 600mm x 30mm)
Grid Weight (lbs)	8.8 lbs/m ² (4 kg/m ²)
Cell Shape	Square
Cell Dimension(in)	2.55" x 1.18" x 0.13" (65mm x 30mm x 3.2mm)
Cell Wall Thickness	0.13" (3.2mm)
Crush Resistance (unfilled)	> 30 700 lbs/sq.ft. (150 tons/m ²)
Load Bearing Capacity (filled)	> 65 100 lbs/sq.ft. (Over 350 tons/m ²)
Temperature Range	-52°C to +90°C
Chemical Resistance	Excellent
UV Resistance	Excellent
Suggested Aggregate Size (in)	0.2"-0.6"(5-15mm)

CERTIFICATES/COMPLIANT

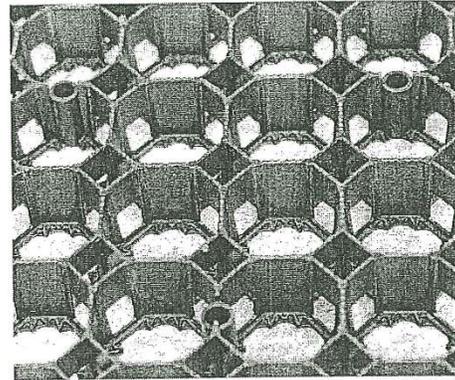
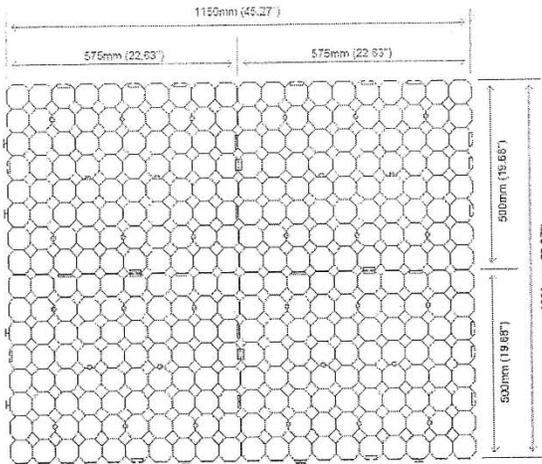
DIN 14090 Approved (Fire Service Access)
 LEED: Used in SUDS and LEED compliant porous paving BMPs for ideal draining and minimal environmental impact.
 ADA Compliant: Used in ADA disability compliant surfaces for pedestrians, bicycles, & wheelchair traffic.
 Environmentally Approved: Maryland Department of the Environment, Montgomery County, and City of Victoria, British Columbia.

SUITABLE FOR

Residential parking, Commercial Parking, RV parking/Access Lanes, Public Pedestrian Applications, Bicycle Trails, and Fire Service Access



Web: coregravel.ca
 Email: info@coregravel.ca
 Phone: 1 855 777 2673 (CORE)



TECHNICAL SPECIFICATIONS

Material	100% Recycled polypropylene (PP)
Colour	Black
Grid Dimension	45.3" x 39.4" x 1.6" (1150mm x 1000mm)
Grid Weight	7.7lbs/m ² (3.5kg/m ²)
Cell Shape	Modified octagon with lateral drainage
Cell Dimension	2.4in x 1.6in x 0.1mm (60mm x 40mm x 2.5mm)
Cell Wall Thickness	0.1" (2.5mm)
Crush Resistance (unfilled)	> 41 000 lbs/sq.ft. (200 tons/m ²)
Load Bearing Capacity (filled)	> 62 000 lbs/sq.ft. (Over 300 tons/m ²)
Temperature Range	-52°C to +90°C
Chemical Resistance	Excellent
UV Resistance	Excellent

CERTIFICATES/COMPLIANT

- AFNOR: NF EN ISO 344:2009 (determination of compressive properties).
- SGS: ASTM D162 I-04A (compressive test standard).
- LEED: Used in SUDS and LEED compliant porous paving BMPs for ideal draining and minimal environmental impact.
- ADA Compliant: Used in ADA disability compliant surfaces for pedestrians, bicycles, & wheelchair traffic.
- Environmentally Approved: Maryland Department of the Environment, Montgomery County, and City of Victoria, British Columbia.

SUITABLE FOR

Commercial parking lots, sloped driveways, fire access lanes, loading ramps, construction entry/exit routes, slope stabilization, green roofs, roundabouts, soft shoulders, etc.

Showcasing the strength of our grid:
[youtube.com/watch?v=PBdXBgpj0g](https://www.youtube.com/watch?v=PBdXBgpj0g)



Web: coregravel.ca
Email: info@coregravel.ca
Phone: 1 855 777 2673 (CORE)

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SAN JOAQUIN
— COUNTY —
Greatness grows here.

Community Development Department

Planning · Building · Neighborhood Preservation

Attachment C **Historical Resource Information**

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United States Department of the Interior
National Park Service

RECEIVED

**National Register of Historic Places
Continuation Sheet**

FEB 22 1994

NATIONAL
REGISTER

Section number _____ Page _____

AMENDMENT to the Locke Home and Barn National Register Nomination
Lockford, San Joaquin County, California

Recent research has uncovered the following information:

The Locke Home was built in two periods: the front house was built in 1862 and the two story addition was built in 1882. The water tower was built in 1881. The first barn was built in 1858.

The first barn was built of rammed earth and fired brick.

The source for this additional information is the collection of diaries of Delia Hammond Locke, wife of Dr. Dean J. Locke, which are being preserved at the University of the Pacific, Holt-Atherton Library.

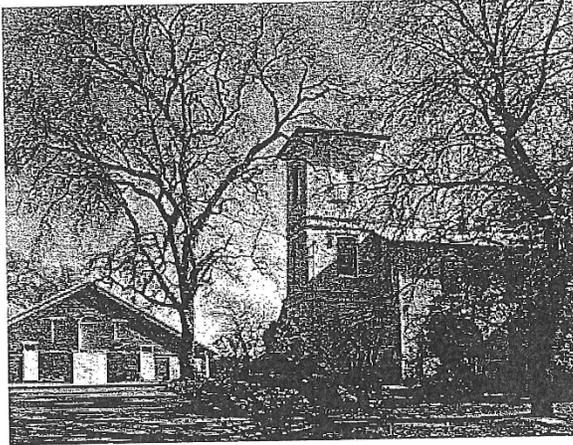
Cheryl E. Wideell

Cheryl E. Wideell
State Historic Preservation Officer

February 15, 1994

Date

National Register of Historic Places in San Joaquin County



17 February 2007
(Click Photo to Zoom)

National Register #72000252
Locke House and Barn
19960 North Elliott Road
Lockeford
Barn Built 1852
House Built 1858
Water Tower Built 1887

The Locke property consists mainly of a large three story brick home and an adobe barn having a brick facade.

Dean Jewett Locke, its owner and builder was born in 1820, and came to California as part of the Boston-Newton Stock Company in 1849. Although a Harvard graduate and medical doctor by profession, Locke became extremely influential as a farmer-rancher. Returning to Massachusetts, he married Delia Hammond bringing her west via the Isthmus of Panama.

During the early days of his arrival, Locke and a brother, Elmer, engaged in selling garden varieties to miners in the Mother Lode. Subsequently, Locke served as the local doctor as well as a rancher until his death in 1887. His family consisted of thirteen sons and daughters - the property ultimately being deeded to the 13th child.

The barn was used as an armory by the Mokelumne Light Brigade, a local militia, called to active duty during the Civil War. It was also a meeting hall for the Sons of Temperance and the Congregationalist Church.

The town of Lockeford was laid out on the Locke ranch and named after the founding family in 1859. The settlement was envisioned as the head of navigation on the Mokelumne River. After 1865, however, river traffic to the mines diminished, and the railroads soon after put an end to river navigation on the Mokelumne.

Adapted from the NRHP nomination.



The property is now a bed and breakfast inn located in the Lodi wine appellation.



Historic Adobe Buildings

Alvarado Adobe in Monterey

Alvarado Adobe in San Pablo

Anza House in San Juan Bautista

Boronda Adobe in Salinas

Branciforte Adobe in Santa Cruz

Caledonia Adobe in San Miguel

Casa Amesti in Monterey

Casa Covarrubias in Santa Barbara

Casa de la Guerra in Santa Barbara

Casa de la Torre in Monterey

Casa del Oro in Monterey

Castro Adobe near Watsonville

Castro Adobe Site in El Cerrito

Castro House in San Juan Bautista

Chew Kee Store in Fiddletown

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

PH0076201

STATE: California	
COUNTY: San Joaquin	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
JUN 19 1977	

1. NAME

COMMON:
Locke Home and Barn

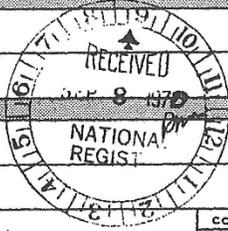
AND/OR HISTORIC:
Locke Home and Barn

2. LOCATION

STREET AND NUMBER:
19960 W. Elliott Road

CITY OR TOWN:
Lockeford

STATE California	CODE 06	COUNTY: San Joaquin	CODE 077
---------------------	------------	------------------------	-------------



3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	PUBLIC ACQUISITION	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object	<input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Private <input type="checkbox"/> Both	<input type="checkbox"/> Public <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious		
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME:
Mr. and Mrs. John Thorp

STREET AND NUMBER:
909 East Magnolia Boulevard

CITY OR TOWN:
Burbank

STATE: California	CODE 06
----------------------	------------

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
County Administration Building

STREET AND NUMBER:
222 East Weber

CITY OR TOWN:
Stockton

STATE: California	CODE 06
----------------------	------------

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
National Register - State Inventory

DATE OF SURVEY: July 3, 1970 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Department of Parks and Recreation

STREET AND NUMBER:
1416 - 9th Street

CITY OR TOWN:
Sacramento

STATE: California	CODE 06
----------------------	------------

SEE INSTRUCTIONS

STATE: California	COUNTY: San Joaquin	ENTRY NUMBER: JUN 19 1977	DATE: JUN 19 1977
----------------------	------------------------	------------------------------	----------------------

FOR NPS USE ONLY

SEE INSTRUCTIONS

SIGNIFICANCE			
PERIOD (Check One or More as Appropriate)			
<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	
SPECIFIC DATE(S) (If Applicable and Known) 1858 - 1887 - 1852			
AREAS OF SIGNIFICANCE (Check One or More as Appropriate)			
<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input type="checkbox"/> Other (Specify) _____
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Science	_____
<input checked="" type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	_____
<input type="checkbox"/> Architecture	<input type="checkbox"/> Landscape	<input type="checkbox"/> Social/Humanitarian	_____
<input type="checkbox"/> Art	<input type="checkbox"/> Architecture	<input type="checkbox"/> Theater	_____
<input type="checkbox"/> Commerce	<input type="checkbox"/> Literature	<input type="checkbox"/> Transportation	_____
<input type="checkbox"/> Communications	<input checked="" type="checkbox"/> Military		
<input type="checkbox"/> Conservation	<input type="checkbox"/> Music		
STATEMENT OF SIGNIFICANCE			
<p>The Locke property, in San Joaquin County, consists mainly of a large three story brick home and an adobe barn having a brick facade.</p> <p>Dean Jewett Locke, its owner and builder was born in 1820, and came to California as part of the Boston-Newton Stock Company in 1849. He was an M.D. by profession, though became extremely influential as a farmer-rancher. Returning to Massachusetts, he married Delia Hammond bringing her west via the Isthmus of Panama.</p> <p>During the early days of his arrival, Locke and a brother, Elmer, engaged in selling garden varieties to miners in the Mother Lode. Subsequently, the town of Lockeford was establishing nearby and Dr. Locke served as a Lockeford M.D. as well as a rancher from thence until his death. His family consisted of 13 sons and daughters--the property ultimately being deeded to the 13th child. The present owner, John W. Thorp of Burbank, Southern California acquired the property from his mother, last of the Locke family to have been born to Dean and Delia Locke.</p> <p>The barn associated with the property was used as an armory by the Mokelumne Light Brigade, a local militia, called to active duty during the Civil War.</p> <p>A company of Third Brigade of California Militia, National Guard, was organized September 5, 1863, meeting at C. J. Locke's adobe granary in Lockeford, with C. J. Locke serving as chairman of the organizational meeting. G. C. Holman was elected Captain. D. J. Locke himself is not listed among the 55 men on the company's initial roster. They selected the name Mokelumne Light Brigade. Other than more or less regular meetings, drills and participation in parades, musical programs and other local functions, there is no record of active Civil War service as a cavalry company. The Mokelumne Light Dragoons continued to meet at the Locke adobe granary until officially disbanded, August 31, 1867.</p> <p>The town of Lockeford (State Registered Landmark Number 365) was laid out on the D. J. Locke ranch and named after the founding family in 1859. The settlement was envisioned as the head of navigation on the Mokelumne River. After 1865, however, river traffic to the mines →</p>			
(continued)			



9. MAJOR BIBLIOGRAPHICAL REFERENCES

Historic Spots in California - Rensch and Hoover

History of San Joaquin County - Thompson and West

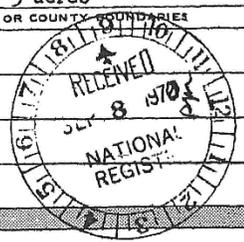
10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE	LATITUDE		LONGITUDE
	Degrees Minutes Seconds	Degrees Minutes Seconds	Degrees	Minutes	Seconds
NW	° ' "	° ' "	38	09	53
NE	° ' "	° ' "	121	08	59
SE	° ' "	° ' "			
SW	° ' "	° ' "			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: Approximately 5 acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE



11. FORM PREPARED BY

NAME AND TITLE: Allen W. Welts

ORGANIZATION: Department of Parks and Recreation DATE: July 6, 1970

STREET AND NUMBER: 1416 - 9th Street

CITY OR TOWN: Sacramento STATE: California CODE: 06

12. STATE LIAISON OFFICER CERTIFICATION	NATIONAL REGISTER VERIFICATION
<p>As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:</p> <p>National <input type="checkbox"/> State <input type="checkbox"/> Local <input checked="" type="checkbox"/></p> <p>Name: <u>[Signature]</u></p> <p>Title: <u>State Liaison Officer</u></p> <p>Date: <u>August 3, 1970</u></p>	<p>I hereby certify that this property is included in the National Register.</p> <p><u>[Signature]</u> Chief, Office of Archeology and Historic Preservation</p> <p>Date: <u>6/19/72</u></p> <p>ATTEST: <u>[Signature]</u> Keeper of the National Register</p> <p>Date: _____</p>

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE California	
COUNTY San Joaquin	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	JUN 19 1972

(Number all entries)

8. Significance

diminished, and the railroads soon after put an end to river navigation on the Mokelumne.

Dr. Locke, a graduate of Harvard Medical College in Boston, practiced medicine in Lockeford for some thirty years, in addition to ranching and business interests. He participated actively as an influential member of the Lockeford community. On the second floor of the adobe granary or barn, he fitted up a hall for public gatherings, and here the local Sons of Temperance were organized. In the early 1860's the Congregationalists held services in the building. Dean J. Locke was especially active in organizing schools, churches and temperance societies, and in these areas influenced the community during its early decades. D. J. Locke died, May 4, 1887.





SAN JOAQUIN
— COUNTY —
Greatness grows here.

Community Development Department

Planning · Building · Neighborhood Preservation

Attachment D Environmental Review

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MITIGATED 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-1900036 (UP)

PROJECT LOCATION: The project site is located on the north side of North Elliott Road, 140 feet north of East Laird Street, Lockeford, San Joaquin County. (APN/Address: 051-210-13 & -70/19960 North Elliott Road, Lockeford) (Supervisory District: 4)

PROJECT DESCRIPTION: A Use Permit application for a change in use of a Historical Resource pursuant to Development Title Section 9-1053.5 in two (2) phases over three (3) years. Phase 1 to include a conversion of an existing 2,937 square foot storage building into a community assembly hall. This building is listed as a National Registered Historical Place building and was originally used as an assembly hall. Phase 1 also includes the construction of a 600 square foot covered patio and grading to provide thirty-five (35) parking spaces as required by the Development Title. Phase 2 includes grading for seven (7) additional parking spaces for the community assembly hall which exceeds the Development Title standards and is not a requirement for the project. The community assembly hall will operate from 8 a.m. to 10 p.m. four (4) days per week on variable days with two (2) employees with a maximum of 100 customers. The community assembly hall proposed to have twenty-five (25) indoor and outdoor events per year with amplified music and sound on Friday, Saturday, or Sunday during the hours of 11 a.m. to 9 p.m. for the outdoor events, and 11 a.m. to 10 p.m. for the indoor events. The outdoor events will be located adjacent to the community center building to the south east in an opened lawn area. The community assembly hall also proposes 100 events per year that will not include amplified music or sound on variable days during the week from 9 a.m. to 9 p.m. An existing bed and breakfast inn is located onsite in the historic Locke House building. The parcel will be served by public sewer and water by the Lockeford Community Service District. A private well exists on-site for irrigation uses. Stormwater drainage will be retained on-site. Access to the parcel will be off of North Elliott Road.

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and R-L (Low Density Residential), and the General Plan designation is R/L (Low Density Residential).

PROPONENT: Dean and Connie Thayer / Mike Smith Engineering, Inc.

This is a Notice of Intent to adopt a Mitigated Negative Declaration for this project as described. San Joaquin County has determined that through the Initial Study that contains proposed mitigation measures all potentially significant effects on the environment can be reduced to a less than significant level. The Mitigated Negative Declaration and Initial Study can be viewed on the Community Development Department website at www.sjgov.org/commdev under Active Planning Applications.

Date: March 30, 2020

Contact Person:
 Frank Girardi Phone: (209) 468-8469 FAX: (209) 468-3163 Email: fgirardi@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: Mike Smith Engineering, Inc

PROJECT TITLE/FILE NUMBER(S): PA-1800036 (UP)

PROJECT DESCRIPTION: A Use Permit application for a change in use of a Historical Resource pursuant to Development Title Section 9-1053.5 in two (2) phases in over three (3) years. Phase 1 to include a conversion of an existing 2,937 square foot storage building into a community assembly hall. This building is listed as a National Registered Historical Places building and was originally used as an assembly hall. Phase 1 also includes the construction of a 600 square foot covered patio and grading to provide thirty-five (35) parking spaces as required by the Development Title. Phase 2 includes grading for seven (7) additional parking spaces for the community assembly hall which exceeds the Development Title standards and is not a requirement for the project. The community assembly hall will operate 8 a.m. to 10 p.m. four (4) days per week on variable days with two (2) employees with a maximum of 100 customers. The community assembly hall proposes to have twenty-five (25) indoor and outdoor events per year with amplified music and sound on Friday, Saturday, or Sunday during the hours of 11 am to 9 pm for the outdoor events, and 11 am to 10 pm for the indoor events. The outdoor events will be located adjacent to the community center building to the south east in an opened lawn area. The community assembly hall also proposes 100 events per year that will not include amplified music or sound on variable days during the week from 9 am to 9 pm. An existing bed and breakfast inn is located onsite in the historic Locke House building. The parcel will be served by public sewer and water by the Lockeford Community Service District. A private well exists on-site for irrigation uses. Stormwater drainage will be retained on-site. Access to the parcel will be off of N. Elliott Road.

The project site is located on the north side of N. Elliott Road, 140 feet north of East Laird Street, Lockeford.

ASSESSORS PARCEL NO(S): 051-210-13, -70

ACRES: 2.14-acres

GENERAL PLAN: R/L (Low Density Residential)

ZONING: AG-40 (General Agriculture 40-acre minimum; R-L (Low Density Residential)

POTENTIAL POPULATION, NUMBER OF DWELLING UNITS, OR SQUARE FOOTAGE OF USE(S):
A bed and breakfast facility and accessory structures

SURROUNDING LAND USES:

NORTH: Agriculture with scattered residences

SOUTH: Residential, unincorporated Urban Community of Lockeford, Elliot Road (Scenic Route)

EAST: Residential, unincorporated Urban Community of Lockeford

WEST: Agriculture with scattered residences

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 (Environmental Noise Study dated August 19, 2019 by Saxelby Acoustics.). Copies of these reports can be found by contacting the Community Development Department.

PA-1800036 (UP) – Initial Study

1

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.?

Yes.

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: Enter city name(s).

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.

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 checked="" 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 *A. M. ...*

Date 3/30/20

ISSUES:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<u>I. AESTHETICS.</u>					
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings with in 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 point). 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:

The proposed project is for a change in use of an existing storage building to a community assembly hall. The proposed project site is a relatively flat parcel with an existing bed and breakfast facility and storage building. The surrounding land uses include agriculture and one residential unit to the north, residential development and N. Elliot Road which is designated as a scenic route (in accordance with General Plan 2035 Background Report Figure NRC-1 State and Local Scenic Routes) to the south, agriculture and one residential unit to the east, and residential development to the west. The project will not obstruct the scenic route or view. The proposed structures and improvements will be required to meet the San Joaquin County Development Title requirements including setbacks away from property lines. This project will require a minimum of ten (10) feet for landscaping along the N. Elliot Road. Therefore, the impact of the project on the existing visual character or the quality of the site and its surroundings will be less than significant.

The proposed project will be subject to the regulations outlined in the Development Title Section 9-1015.5(g) that pertain to lighting for commercial development which states that lighting for parking areas shall be designed to confine direct rays to the premises. No spillover beyond the property line shall be permitted. As a result, the effects of light and glare for daytime and nighttime view in the 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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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 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:

The proposed project is for a change in use of an existing storage building to a community assembly hall. The current zoning for the property is a combination of AG-40 (General Agriculture 40-acre minimum; and R-L (Low Density Residential). The proposed project is located within the urban Community of Lockeford. The proposed project site is not used for farming and will not effect any agricultural uses, nor will it affect existing Williamson Act contracts. Therefore, the proposed application will have no impact on agriculture and forestry resources.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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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:

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:

The primary source of air pollutants generated by the project would involve dust from onsite traffic. To mitigate this potential impact, the parking and circulation areas for the project will be surfaced with chip seal and pervious cement which will prevent the generation of dust. The San Joaquin Valley Unified Air Pollution Control District (SJVAPCD) has been established by the State in an effort to control and minimize air pollution. The applicant will be required to meet the existing requirements for emissions and dust control as established by the SJVAPCD. The project was referred to the SJVAPCD for review. At the time of future development, the applicant will be required to meet the requirements for emissions and dust control as established by SJVAPCD. As a result, any impacts to air quality 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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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 checked="" type="checkbox"/>	<input 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: The project parcel is relatively flat and is currently developed with a bed and breakfast facility and storage building. The Natural Diversity Database lists the following rare, endangered, or threatened species as potentially occurring in or near the project area: the *Desmocerus californicus dimorphus* (valley elderberry longhorn beetle); *Ambystoma californiense* (California tiger salamander); *Dendroica petechial brewsteri* (Yellow warbler); and *Agelaius tricolor* (tricolored black bird). The San Joaquin Council of Governments (SJCOG) has reviewed the underlying project and determined that the proposed development is subject to the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Participation in the SJMSCP satisfies requirements of both state and federal endangered species acts, and ensures that the impacts are mitigated below a level of significance in compliance with CEQA. The applicant has confirmed participation in the SJMSCP and therefore, with this mitigation there will be a less than significant effect on biological resources. The fee, as identified by SJCOG will be required prior to issuance of any building permit and prior to disturbance of any ground.

There are native oak trees located on the property for the project. However, any development or ground disturbance is located away from the trees and no trees will be removed. Any construction around the existing oak trees shall be consistent with the County's Tree Preservation Ordinance (Development Title Section 9-1505.5) which states that no grade changes shall occur within six (6) feet of the trunk of the tree.

V. CULTURAL RESOURCES.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in The Prior EIR
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

The project site is developed with an existing bed and breakfast facility and a storage building. No cultural resources were encountered during the development of the bed and breakfast facility. The project was referred to the California Native Heritage Commission, the North Valley Yokuts Tribe, and the United Auburn Indian Commission. A letter dated September 5, 2019 was received from the United Auburn Indian Commission stating that the site does not show any records of recorded resources but that the project site may be located in a sensitive area. As a result, on September 13, 2019 the Community Development Department required a records search through the Central California Information Center (CCIC). In a letter dated September 20, 2019, the CCIC concluded that there are no known cultural resources located within the project vicinity. In order to mitigate any potential impacts on cultural resources that could potentially be discovered during construction to a less than significant level, the following mitigation measures will be implemented in accordance with the request of the UAIC:

- A construction worker tribal cultural resources awareness brochure shall be distributed by the project manager to the construction workers before construction activities begin on the project site. The brochure will include relevant information regarding sensitive tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The brochure also provides appropriate avoidance and minimization measures for resources that have the potential to be located on the project site and outlines what to do and whom to contact if any potential archaeological resources or artifacts are encountered. The brochure will also underscore the requirement for confidentiality and culturally-appropriate treatment of any find of significance to Native Americans and behaviors, consistent with Native American Tribal values.
- If potential tribal cultural resources (TCRs), archaeological resources, or human remains are discovered by project personnel during construction activities, work will cease within 100 feet of the find.
- The on-site project/construction manager will immediately be informed of the possible find and contact a county coroner and a qualified archeologist or tribal monitor to assess the significance of the find and make recommendations for further evaluation and treatment as necessary.
- If adverse impacts to tribal cultural resources, unique archeology, or other cultural resources occurs, then consultation with UAIC and other traditionally and culturally affiliated Native American Tribes regarding mitigation contained in the Public Resources Code sections 21084.3(a) and (b) and CEQA Guidelines section 15370 shall occur, in order to coordinate for compensation for the impact by replacing or providing substitute resources or environments.

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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion:

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. These standards are updated periodically by the California Energy Commission. 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. This requirement will be enforced at time of issuance of building permits.

VII. GEOLOGY AND SOILS.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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:

The geology of San Joaquin County is composed of high organic alluvium, which is susceptible to earthquake movement. The project will have to comply with the California Building Code (CBC) which includes provisions for soils reports for grading and foundations as well as design criteria for seismic loading and other geologic hazards based on fault and seismic hazard mapping. All recommendations from a soils report must be incorporated into the construction plans. Therefore, impacts to seismic-related (or other) landslide hazards will be less than significant.

The project will not result in substantial soil erosion or the loss of topsoil because the project site will be minimally paved to provide adequate parking and maneuvering area and landscaped with natural vegetation and no topsoil will be removed from the site. Therefore, impacts to soil erosion or loss of topsoil will be less than significant.

The project site is relatively flat terrain where landslides have not historically been an issue. A soils report will be required for grading and foundations and all recommendations from a soils report must be incorporated into the construction plans. Therefore, any risks resulting from being located on an unstable unit will be reduced to less than significant.

The project will be served by the Lockeford Community Service District for public water supply and sewer service in accordance with will serve letters dated February 15, 2019 from the Lockeford Community Service District.

VIII. GREENHOUSE GAS EMISSIONS.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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:

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.

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

The project site is not included on the California Department of Toxic Substances Control EnviroStor database map, compiled pursuant to Government Code 65962.5 and, therefore, will have no impact on the safety of the public or the environment.

The project site is not located in an airport zone. The project site is located approximately 4.0 miles away from the Airport Influence Area Zone 8 (AIA) of the comprehensive Airport Land Use Plan boundaries for the Lodi Airport. The project site is located approximately 6.0 miles southeast of the nearest runway. Due to the distance between the airport and the project site, impacts to people in the project area are expected to be less than significant.

The scope of the proposed project indicates that no additional emergency services will be required to provide for safe evacuation and adequate access to emergency equipment. The San Joaquin County Fire Prevention Division will require construction of Fire Apparatus Access Roads for the project. The Mokelumne Rural Fire Department is located 1.22 miles south of the project site. As such, the project will not impair implementation of, or interfere with, County-adopted emergency response plans.

The project will have no impact on wildland fires as the project is located outside of a wildfire area. A referral was sent to the Mokelumne Fire District on June 10, 2019. The project will be required to comply with the Mokelumne Rural Fire Department requirements.

X. HYDROLOGY AND WATER QUALITY.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

The project will be served by the Lockeford Community Service District for public water and sewer service. There will be no discharge of waste water onsite. Therefore, the proposed project's impact on these resources will be less than significant.

The proposed project's impact on ground and surface water will be mitigated with the required Water Supply Facilities Impact Mitigation Fee. This fee is required to help reduce any impact the project has on ground and surface water to less than a significant level.

The proposed project does not propose any substantial alteration to a drainage pattern, stream or river. All necessary onsite drainage improvements will be reviewed prior to issuance of any building permit and is required to remain onsite. The project will not result in substantial soil erosion because the site will be paved and landscaped. A geotechnical soil study will be conducted prior to issuance of a building permit.

The proposed project plans call for storm water to be retained in an on-site retention pond. The Department of Public Works requires that drainage facilities be provided in accordance with the San Joaquin County Development Standards and the Department will determine the design requirements of the proposed retention pond. With the oversight of the Department of Public Works, any storm water related impacts will be reduced to a less than significant level.

The proposed project site is not in a tsunami or seiche zone. The project site is located in the Flood Zone X, which is defined as areas determined to be outside the 0.2 % annual chance of the 500-year flood plain.

	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:

The project site is located along the northern edge of the urban community boundary of Lockeford. The project site is zoned AG-40 (General Agriculture 40-acre minimum) and R-L (Low Density Residential), the General Plan designation is R/L (Low Density Residential). The project will not divide an established community but rather provide a place to have a community assembly.

The Community Assembly use type is not a permitted use in the the AG-40 (General Agriculture 40-acre minimum) and R/L (Low Density Residential) zone. However, this use type would be allowed through a Use Permit application process in accordance with the Development title Chapter 9-1053, Historic Resource Preservation, to preserve its original use as a community assembly as described in the National Registered Historical Resources.

XII. MINERAL RESOURCES.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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:

The project will not result in the loss of availability of a known mineral resource of 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 Linden has been classified as MRZ-1. The 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." Therefore, the project will have less than a significant impact on the availability 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
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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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

The project site is surrounded by residences, except to the northeast which is actively used for farming. The nearest residences are located on the neighboring parcels located to the southeast, northwest, and southwest across N. Elliot Road at approximate distances of 140 feet, 230 feet, and 240 feet from the outdoor activity area; and 218 feet, 140 feet, and 235 feet from the indoor area, respectively. Development Title Section 9-1025.9 lists the Residential use type as a noise sensitive land use. Development Title Section Table 9-1025.9 Part II states that the maximum sound level for stationary noise sources during the daytime is 70 dB and 65dB for nighttime. This applies to outdoor activity areas of the receiving use, or applies at the lot line if no activity area is known. The proposed project would be subject to these Development Title standards.

Indoor and outdoor amplified sound is being proposed as part of the community assembly use which will operate 7 a.m. to 10 p.m. four (4) days per week on variable days. Because of the project's close proximity to residences, a noise study was required to determine any potentially significant noise impacts and to identify possible mitigation measures that would reduce any potentially significant amplified noise impacts to a less than a significant level. A noise study report dated August 19, 2019 was prepared by Saxelby Acoustics (attached) which concluded that the use of amplified sound will comply with the County of San Joaquin daytime noise level standard (7 a.m. to 10 p.m.) if that the following mitigation measures are implemented:

- 1) Reducing average (Leq) noise levels to 65 dB at the Outdoor Control location (50 feet from sound system or live band) and 80 dB at the Indoor Control location (center of barn interior) as shown in in Figure 1 of the report.
- 2) The outdoor speakers shall be located in the approximate area shown on Figure 1 of the report and oriented facing towards the northwest (away from the closest neighboring residence to the south east).
- 3) The venue staff should be trained to use a sound level meter for periodic monitoring during events and limit noise levels to no more than 65 dB Leq for outdoor events and 80 dB Leq for indoor events, at their respective control points as shown in Figure 1 of the report.
- 4) The events are required to terminate by 10:00 p.m. to meet the County's daytime exterior noise standards.

These mitigation measures will be incorporated into the Conditions of Approval if the project is approved.

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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion:

The project will not induce substantial population growth in the area either directly or indirectly as it does not create a significant number of new jobs. The proposed project would not displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere because the project will not result in or remove any residential housing units. Therefore, the project will have no impact on population and housing will 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:

The scope of the project does not suggest there will be a need for a substantial change to public services. The San Joaquin County Fire Division states that the California Fire Code (CFC) will be applicable to the proposed project. No additional schools or parks as a result of this project will be required. Therefore, the project will have a less than a significant impact on public services.

XVI. RECREATION.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

This project 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 impacts to parks generated by the employees of this project will be minimal. This project does not include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment, because the type of project proposed will not result in an increased demand for recreational facilities.

XVII. TRANSPORTATION.

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 a program plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:

The proposed project will not conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadways, etc., because there is no transit, roadway, or bicycle plan in the project vicinity. The proposed community assembly facility is located on the east side of N. Elliot Road, and will operate with two employees per shift and a maximum of 100 attendees at each event. The hours of operation for these events will be from 7 a.m. to 10 p.m., four days (4) days per week. It is anticipated that the customer, vendor, and employee trip count will be approximately 33 trips per day, which is below the threshold of requiring a traffic study by the Department of Public Works. A referral was sent to the San Joaquin County Department of Public Works on May 16, 2019 in which a response letters was received on June 6, 2019. The letter stated that the project will not degrade the level of service along adjacent roadways and/or intersections to an unacceptable level.

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

The project site is developed with an existing bed and breakfast facility and a storage building. No tribal cultural resources were encountered during the development of the bed and breakfast facility. The project was referred to the California Native Heritage Commission, the North Valley Yokuts Tribe, and the United Auburn Indian Commission. A letter dated September 5, 2019 was received from the United Auburn Indian Commission stating that the site does not show any records of recorded resources but that the project site may be located in a sensitive area. As a result, on September 13, 2019 the Community Development Department required a records search through the Central California Information Center (CCIC). In a letter dated September 20, 2019, the CCIC concluded that there are no known cultural resources located within the project vicinity. In order to mitigate any potential impacts on cultural resources that could potentially be discovered during construction to a less than significant level. The following mitigation measures will be implemented in accordance with the request of the UAIC:

A construction worker tribal cultural resources awareness brochure shall be distributed by the project manager to the construction workers before construction activities begin on the project site. The brochure will include relevant information regarding sensitive tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The brochure also provides appropriate avoidance and minimization measures for resources that have the potential to be located on the project site and outlines what to do and whom to contact if any potential archaeological resources or artifacts are encountered. The brochure will also underscore the requirement for confidentiality and culturally-appropriate treatment of any find of significance to Native Americans and behaviors, consistent with Native American Tribal values.

If potential tribal cultural resources (TCRs), archaeological resources, or human remains are discovered by project personnel during construction activities, work will cease within 100 feet of the find.

The on-site project/construction manager will immediately be informed of the possible find and contact a county coroner and a qualified archeologist or tribal monitor to assess the significance of the find and make recommendations for further evaluation and treatment as necessary.

If adverse impacts to tribal cultural resources, unique archeology, or other cultural resources occurs, then consultation with UAIC and other traditionally and culturally affiliated Native American Tribes regarding mitigation contained in the Public Resources Code sections 21084.3(a) and (b) and CEQA Guidelines section 15370 should occur, in order to coordinate for compensation for the impact by replacing or providing substitute resources or environments.

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XIX. UTILITIES AND SERVICE SYSTEMS.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

The project will be served by the Lockeford Community Service District for sewer and water service. Lockeford Community Service District has submitted a "will-serve" letter dated February 15, 2019 stating that Lockeford Community Service District will provide potable water and sewer service for the project. The applicant is proposing an onsite stormwater basin. The Department of Public Works will determine the size of the onsite stormwater basin prior to issuance of building permit. Therefore, the impact on public services is expected to be less than significant.

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:

The project is located outside of high fire hazard severity zones and is not expected to be impacted by wildfires. In addition, public water is served by the Lockeford Community Service District and the project site is located 1.22 miles from the Mokelumne Rural Fire Department.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XXI. MANDATORY FINDINGS OF SIGNIFICANCE.

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

The proposed project does not appear to have the potential to significantly degrade the overall quality of the region's environment, or 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, 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. Participation in the SJMSCP will mitigate impacts to wildlife and habitat. There are no identified prehistoric resources identified on this site. No archaeological or paleontological resources have been identified in the project area.

The project is not expected to have cumulatively considerable impacts. Less than significant impacts to air quality, biological resources, traffic, and hydrology have been identified. Any impacts will be adequately addressed through identified mitigation measures and ordinance requirements.

The project does not have environmental effects which will cause substantial adverse effects on human beings.

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; Eureka Citizens for Responsible Govt. v. City of Eureka (2007) 147 Cal.App.4th 357; Protect the Historic Amador Waterways v. Amador Water Agency (2004) 116 Cal.App.4th at 1109; San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal.App.4th 656.

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Community Development Department

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Attachment E **Noise Study**

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Environmental Noise Study

Locke House Event Center

San Joaquin County, California

August 19, 2019

Project # 190704

Prepared for:

The Inn at Locke House

Dean Thayer

19960 Elliot Road

Lockeford, CA 95237

Prepared by:

Saxelby Acoustics, LLC

Luke Saxelby, INCE Bd. Cert.

Principal Consultant

Board Certified, Institute of Noise Control Engineering (INCE)

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915 Highland Pointe Drive, Suite 250
Roseville, CA 95678



August 19, 2019

Dean Thayer
The Inn at Locke House
19960 Elliott Rd
Lockeford, CA 95237
deantthayer@gmail.com

Subject: Locke House Event Center Noise Monitoring Results and Recommendations

Dear Mr. Thayer:

At your request, the acoustical consulting company of Saxelby Acoustics has conducted noise measurements of a staged music event at the Locke House outdoor event area as well as the future site of the Locke House Event Center. The intent of the noise measurements was to determine the ability of future events to comply with the San Joaquin County General Noise Plan Criteria, and if needed, recommend implementation of noise control measures.

Based upon our discussions, the indoor and outdoor music would consist of various types of bands or amplified music. Amplified sound during events would occur between the hours of 10 a.m. to 9 p.m. Therefore, the intent of this analysis is to determine the sound level limits necessary to ensure compliance with the County's exterior noise level standards.

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Roseville, CA 95678

APPLICABLE CRITERIA

The San Joaquin County Development Regulations, Section 9-1025.9(b) establishes land use noise level standards for new non-transportation or “stationary” noise sources, as outlined below that would be applicable to the Event Center operations under the new permit.

9-1025.9(b) Stationary Noise Sources.

Proposed projects that will create new stationary noise sources shall be required to mitigate the noise levels from these stationary noise sources so as not to exceed the noise level standards specified in **Table 9-1025.9(b), Part II.**

PART II STATIONARY NOISE SOURCES		
	Outdoor Activity Areas¹ Daytime² (7 a.m. to 10 p.m.)	Outdoor Activity Areas¹ Nighttime² (10 p.m. to 7 a.m.)
Hourly Equivalent Sound Level (Leq), dB	50	45
Maximum Sound Level (Lmax), dB	70	65

¹ Where the location of outdoor activity areas is unknown or is not applicable, the noise standard shall be applied at the property line of the receiving land use. When determining the effectiveness of noise mitigation measures, the standards shall be applied on the receiving side of noise barriers or other property line noise mitigation measures.

² Each of the noise level standards specified shall be reduced by 5 dB for impulsive noise, single tone noise, or noise consisting primarily of speech or music.

(Ord. 3675; Ord. 4036 § 2(part), 1999)

The proposed music events will occur during daytime and evening hours. Therefore, the project will be required to comply with the daytime (7 a.m. to 10 p.m.) noise level standards shown in **Table 9-1025.9(b), Part II.** The noise level standard of 45 dB(A) Leq and 65 dB(A) Lmax (corrected for noise consisting primarily of music) would apply immediately within the nearest property line of lands designated for noise sensitive uses as described in as described in **Table 9-1025.9(b), Part II** of the Development Regulations.

MUSIC VENUE CONFIGURATION AND AFFECTED NEARBY USES

The outdoor music venue is located at the grass area northeast of The Inn at Locke House and the indoor venue will be located in the existing barn north of The Inn at Locke House. The outdoor venue would include amplified sound using speakers directed toward the existing barn as well as seating area for guests during outdoor events. The indoor venue would include speakers for amplified music and an outdoor patio area which will be open during use for some events.

The closest noise sensitive receptor property lines are located approximately 140 feet southeast of the outdoor event area at 19930 Elliott Road and approximately 230 feet northwest of the outdoor event area at 19970 Elliott Road.



ENVIRONMENTAL SETTING

BACKGROUND INFORMATION ON NOISE

Fundamentals of Acoustics

Acoustics is the science of sound. Sound may be thought of as mechanical energy of a vibrating object transmitted by pressure waves through a medium to human (or animal) ears. If the pressure variations occur frequently enough (at least 20 times per second), then they can be heard and are called sound. The number of pressure variations per second is called the frequency of sound and is expressed as cycles per second or Hertz (Hz).

Noise is a subjective reaction to different types of sounds. Noise is typically defined as (airborne) sound that is loud, unpleasant, unexpected or undesired, and may therefore be classified as a more specific group of sounds. Perceptions of sound and noise are highly subjective from person to person.

Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale uses the hearing threshold (20 micropascals), as a point of reference, defined as 0 dB. Other sound pressures are then compared to this reference pressure, and the logarithm is taken to keep the numbers in a practical range. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB, and changes in levels (dB) correspond closely to human perception of relative loudness.

The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by A-weighted sound levels. There is a strong correlation between A-weighted sound levels (expressed as dBA) and the way the human ear perceives sound. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment. All noise levels reported in this section are in terms of A-weighted levels, but are expressed as dB, unless otherwise noted.

The decibel scale is logarithmic, not linear. In other words, two sound levels 10-dB apart differ in acoustic energy by a factor of 10. When the standard logarithmic decibel is A-weighted, an increase of 10-dBA is generally perceived as a doubling in loudness. For example, a 70-dBA sound is half as loud as an 80-dBA sound, and twice as loud as a 60 dBA sound.

Community noise is commonly described in terms of the ambient noise level, which is defined as the all-encompassing noise level associated with a given environment. A common statistical tool is the average, or equivalent, sound level (L_{eq}), which corresponds to a steady-state A weighted sound level containing the same total energy as a time varying signal over a given time period (usually one hour). The L_{eq} is the foundation of the composite noise descriptor, L_{dn} , and shows very good correlation with community response to noise.

The day/night average level (L_{dn}) is based upon the average noise level over a 24-hour day, with a +10-decibel weighting applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because L_{dn} represents a 24-hour average, it tends to disguise short-term variations in the noise environment.

Table 1 lists several examples of the noise levels associated with common situations. Appendix A provides a summary of acoustical terms used in this report.

TABLE 1: TYPICAL NOISE LEVELS

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	-110-	Rock Band
Jet Fly-over at 300 m (1,000 ft.)	-100-	
Gas Lawn Mower at 1 m (3 ft.)	-90-	
Diesel Truck at 15 m (50 ft.), at 80 km/hr. (50 mph)	-80-	Food Blender at 1 m (3 ft.) Garbage Disposal at 1 m (3 ft.)
Noisy Urban Area, Daytime Gas Lawn Mower, 30 m (100 ft.)	-70-	Vacuum Cleaner at 3 m (10 ft.)
Commercial Area Heavy Traffic at 90 m (300 ft.)	-60-	Normal Speech at 1 m (3 ft.)
Quiet Urban Daytime	-50-	Large Business Office Dishwasher in Next Room
Quiet Urban Nighttime	-40-	Theater, Large Conference Room (Background)
Quiet Suburban Nighttime	-30-	Library
Quiet Rural Nighttime	-20-	Bedroom at Night, Concert Hall (Background)
	-10-	Broadcast/Recording Studio
Lowest Threshold of Human Hearing	-0-	Lowest Threshold of Human Hearing

Source: Caltrans, Technical Noise Supplement, Traffic Noise Analysis Protocol, September, 2013.

Effects of Noise on People

The effects of noise on people can be placed in three categories:

- Subjective effects of annoyance, nuisance, and dissatisfaction
- Interference with activities such as speech, sleep, and learning
- Physiological effects such as hearing loss or sudden startling

Environmental noise typically produces effects in the first two categories. Workers in industrial plants can experience noise in the last category. There is no completely satisfactory way to measure the subjective effects of noise or the corresponding reactions of annoyance and dissatisfaction. A wide variation in individual thresholds of annoyance exists and different tolerances to noise tend to develop based on an individual's past experiences with noise.

Thus, an important way of predicting a human reaction to a new noise environment is the way it compares to the existing environment to which one has adapted: the so-called ambient noise level. In general, the more a new noise exceeds the previously existing ambient noise level, the less acceptable the new noise will be judged by those hearing it.

With regard to increases in A-weighted noise level, the following relationships occur:

- Except in carefully controlled laboratory experiments, a change of 1-dBA cannot be perceived;
- Outside of the laboratory, a 3-dBA change is considered a just-perceivable difference;
- A change in level of at least 5-dBA is required before any noticeable change in human response would be expected; and
- A 10-dBA change is subjectively heard as approximately a doubling in loudness, and can cause an adverse response.

Stationary point sources of noise – including stationary mobile sources such as idling vehicles – attenuate (lessen) at a rate of approximately 6-dB per doubling of distance from the source, depending on environmental conditions (i.e. atmospheric conditions and either vegetative or manufactured noise barriers, etc.). Widely distributed noises, such as a large industrial facility spread over many acres, or a street with moving vehicles, would typically attenuate at a lower rate.

NOISE MONITORING RESULTS

AMBIENT NOISE LEVELS

Saxelby Acoustics conducted three long-term, ambient noise level measurements adjacent to the nearest sensitive receptors to quantify the existing noise environment. The data provides a baseline for comparison between the existing ambient noise environment and the County of San Joaquin noise level standards for stationary noise sources.

Field observations indicate that the existing ambient noise environment is dominated by traffic on Elliott Road. **Table 2** shows the results of the ambient noise measurements. **Figure 1** shows the ambient noise measurement locations.

TABLE 2: SUMMARY OF EXISTING AMBIENT NOISE MEASUREMENT DATA

Site	Date	Average Measured Hourly Noise Levels, dBA						
		CNEL/L _{dn}	Daytime (7:00 am - 10:00 pm)			Nighttime (10:00 pm - 7:00 am)		
			L _{eq}	L ₅₀	L _{max}	L _{eq}	L ₅₀	L _{max}
LT-1	07/18/19-07/19/19	54	50	46	62	46	41	57
LT-2	07/15/19-07/16/19	59	56	51	75	51	41	68
LT-3	07/15/19-07/16/19	48	47	38	64	N/A	16	24

Source: Saxelby Acoustics – 2019

The sound level meters were programmed to record the maximum (L_{max}), median (L_{50}), and average (L_{eq}) noise levels at each site during the survey. The maximum value, denoted L_{max} , represents the highest noise level measured. The average value, denoted L_{eq} , represents the energy average of all of the noise received by the sound level meter microphone during the monitoring period. The median value, denoted L_{50} , represents the sound level exceeded 50 percent of the time during the monitoring period.

Larson Davis Laboratories (LDL) Model 812 and Model 820 precision integrating sound level meters were used for the noise level measurement survey. The meters were calibrated before and after use with a B&K Model 4230 acoustical calibrator to ensure the accuracy of the measurements. The equipment used meets all pertinent specifications of the American National Standards Institute for Type 1 sound level meters (ANSI S1.4).

OUTDOOR EVENT NOISE LEVELS

On Monday, July 15th, 2019, Saxelby Acoustics conducted noise measurements for a staged concert to determine the ability of the Locke House Event Center to comply with the County of San Joaquin noise level standards for stationary noise sources.

Saxelby Acoustics provided a sound system for the staged concert, which consisted of two JBL powered speakers and a portable audio device. The JBL speakers were set approximately 15-feet apart facing northwest from the outdoor speakers toward the existing barn. The music selection consisted of music in varying genres, such as country and pop. The speakers played music for approximately one hour at sound levels that are generally typical of outdoor events.

Locke House Event Center
City of Lockeford, CA

August 19, 2019
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Job #190704

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Noise level measurements were conducted at three locations while music was playing. One of the sound level meters was located at approximately 50-feet from the speakers, at the center of the outdoor grass area. This is labeled "Outdoor Control." The other three sound level meters were used to conduct noise measurements adjacent to the noise sensitive receptors noted in **Table 2**, and used for determining compliance with the County of San Joaquin standards. The noise measurements were conducted in 10-minute intervals. **Table 3** shows the results of the event noise measurements. **Figure 1** shows the event noise measurement locations.

It should be noted that the location of Site 2 subjected the meter to higher levels of noise due to traffic on Elliott Road. The property line at measurement Site 1 is partially shielded from the speakers by the barn.

TABLE 3: SUMMARY OF STAGED OUTDOOR CONCERT NOISE MEASUREMENT DATA

Location	Time	Sound Level, dB			Notes
		L _{eq}	L ₅₀	L _{max}	
Outdoor Control 50 ft. to speakers	11:30 a.m.	68	67	75	Sound system is primary noise source.
	11:40 a.m.	70	69	78	
	11:50 a.m.	69	69	74	
Site 1 ±230 ft. to speakers	11:30 a.m.	50	46	65	Traffic on Elliott Road is primary noise source. Music during low traffic periods reached 42-45 dBA.
	11:40 a.m.	50	47	63	
	11:50 a.m.	64	50	76	
Site 2 ±140 ft. to speakers	11:30 a.m.	56	48	74	Traffic on Elliott Road is primary noise source. Music during low traffic periods reached 46-49 dBA.
	11:40 a.m.	54	50	68	
	11:50 a.m.	53	50	64	
Site 3 ±135 ft. to speakers	11:30 a.m.	41	40	50	Sound system is primary noise source.
	11:40 a.m.	43	41	61	
	11:50 a.m.	42	41	50	

Source: Saxelby Acoustics, 2019.

INDOOR EVENT NOISE LEVELS

Saxelby Acoustics also conducted noise measurements for a staged concert inside the existing barn to determine compliance with San Joaquin County noise level standards. The speakers and music selection consisted of an identical setup to the outdoor staged concert. To simulate a proposed open deck area, the windows of the barn were opened to allow sound to exit the northern side of the barn.

One meter was placed at the center of the barn; this meter is labeled "Indoor Control." The other three noise level measurements were taken at the same locations as the outdoor staged concert. The noise measurements were conducted in 10-minute intervals. **Table 4** shows the results of the event noise measurements.

TABLE 4: SUMMARY OF STAGED INDOOR CONCERT NOISE MEASUREMENT DATA

Location	Time	Sound Level, dB			Notes
		L_{eq}	L_{50}	L_{max}	
Indoor Control	12:10 p.m.	83	81	93	Sound system is primary noise source.
	12:20 p.m.	79	79	84	
	12:30 p.m.	79	78	85	
Site 1 150 ft. to Barn	12:10 p.m.	50	47	68	Traffic on Elliott Road is primary source.
	12:20 p.m.	48	45	61	
	12:30 p.m.	49	45	62	
Site 2 170 ft. to Barn	12:10 p.m.	52	45	67	Traffic on Elliott Road is primary source. Music during low traffic periods reached 39-42 dBA.
	12:20 p.m.	52	44	67	
	12:30 p.m.	50	43	60	
Site 3 145 ft. to Barn	12:10 p.m.	42	40	55	Sound System is primary source.
	12:20 p.m.	43	40	63	
	12:30 p.m.	41	38	59	

Source: Saxelby Acoustics, 2019.

The sound level meters were programmed to record the maximum (L_{max}), median (L_{50}), and average (L_{eq}) noise levels at each site during the survey. The maximum value, denoted L_{max} , represents the highest noise level measured. The average value, denoted L_{eq} , represents the energy average of all of the noise received by the sound level meter microphone during the monitoring period. The median value, denoted L_{50} , represents the sound level exceeded 50 percent of the time during the monitoring period.

Larson Davis Laboratories (LDL) Model 812 and Model 820 precision integrating sound level meters were used for the noise level measurement survey. The meters were calibrated before and after use with a B&K Model 4230 acoustical calibrator to ensure the accuracy of the measurements. The equipment used meets all pertinent specifications of the American National Standards Institute for Type 1 sound level meters (ANSI S1.4).

REVIEW OF NOISE LEVELS

The data in **Table 2** indicate that existing ambient noise levels at Sites 1 and 2 are dominated by traffic on Elliott Road.

Field observations indicate that traffic on Elliott Road was a main contributor to the noise levels at Sites 1 and 2. During periods of lower background noise, music at Site 2 was audible and measured 46-49 dB L_{eq} and music at Site 1 measured 42-45 dB L_{eq} . Therefore, Locke House Event Center outdoor events will need to reduce noise levels by 4 dB L_{eq} to achieve compliance with the County of San Joaquin stationary noise level standards of 45 dB L_{eq} for noise consisting primarily of music or speech at Site 2.

During the simulated indoor event, measured noise levels were comprised primarily of traffic noise from Elliott Road. During periods of low traffic noise, music at Site 2 was audible and measured 39-42 dB L_{eq} which meets San Joaquin County 45 dBA L_{eq} exterior noise level standard.

Using the data in **Table 3** and **Table 4**, Sixelby Acoustics determined that outdoor event noise levels will comply with the County of San Joaquin noise level standards after reducing average noise levels at the Outdoor Control to 65 dB L_{eq} and maintaining noise levels at the Indoor Control at 80 dB L_{eq} .

Therefore, it is recommended that the venue operator conduct periodic noise measurements during outdoor events at the Outdoor Control, and limit noise levels to no more than 65 dB L_{eq} . Similarly, the venue operator should conduct noise measurements at the Indoor Control and limit noise levels to no more than 80 dB L_{eq} . This includes any announcements associated with events. It is recommended that venue staff are trained to use the sound level meter, the sound level meter complies with an ANSI Type 1 or Type 2 certification, and that the meter is on the proper settings to determine compliance with the noise level criteria.

CONCLUSIONS

Based upon the data in **Table 3** and **Table 4**, live or amplified music can comply with the County of San Joaquin daytime noise level standard (7 a.m. to 10 p.m.) after reducing average (L_{eq}) noise levels to 65 dB at the Outdoor Control (50 feet from sound system or live band) and 80 dB at the Indoor Control (center of barn interior). This analysis assumes that the outdoor speakers would be located in the approximate area shown on **Figure 1** and oriented facing towards the northwest.

Venue staff should be trained to use a sound level meter for periodic monitoring during events and limit noise levels to no more than 65 dB L_{eq} for outdoor events and 80 dB L_{eq} for indoor events, at their respective control points. The events are required to terminate by 10:00 p.m. to meet the County's daytime exterior noise standards.

Please let me know if you have any questions or comments on our analysis.

Sincerely,

Saxelby Acoustics, LLC



Luke Saxelby, INCE Bd. Cert.
Principal Consultant
Board Certified, Institute of Noise Control Engineering

Appendix A: Acoustical Terminology

Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
ASTC	Apparent Sound Transmission Class. Similar to STC but includes sound from flanking paths and correct for room reverberation. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by +5 dBA and nighttime hours weighted by +10 dBA.
DNL	See definition of Ldn.
IIC	Impact Insulation Class. An integer-number rating of how well a building floor attenuates impact sounds, such as footsteps. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz (Hz).
Ldn	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
Leq	Equivalent or energy-averaged sound level.
Lmax	The highest root-mean-square (RMS) sound level measured over a given period of time.
L(n)	The sound level exceeded a described percentile over a measurement period. For instance, an hourly L50 is the sound level exceeded 50% of the time during the one-hour period.
Loudness	A subjective term for the sensation of the magnitude of sound.
NIC	Noise Isolation Class. A rating of the noise reduction between two spaces. Similar to STC but includes sound from flanking paths and no correction for room reverberation.
NNIC	Normalized Noise Isolation Class. Similar to NIC but includes a correction for room reverberation.
Noise	Unwanted sound.
NRC	Noise Reduction Coefficient. NRC is a single-number rating of the sound-absorption of a material equal to the arithmetic mean of the sound-absorption coefficients in the 250, 500, 1000, and 2,000 Hz octave frequency bands rounded to the nearest multiple of 0.05. It is a representation of the amount of sound energy absorbed upon striking a particular surface. An NRC of 0 indicates perfect reflection; an NRC of 1 indicates perfect absorption.
RT60	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
Sabin	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 Sabin.
SEL	Sound Exposure Level. SEL is a rating, in decibels, of a discrete event, such as an aircraft flyover or train pass by, that compresses the total sound energy into a one-second event.
SPC	Speech Privacy Class. SPC is a method of rating speech privacy in buildings. It is designed to measure the degree of speech privacy provided by a closed room, indicating the degree to which conversations occurring within are kept private from listeners outside the room.
STC	Sound Transmission Class. STC is an integer rating of how well a building partition attenuates airborne sound. It is widely used to rate interior partitions, ceilings/floors, doors, windows and exterior wall configurations. The STC rating is typically used to rate the sound transmission of a specific building element when tested in laboratory conditions where flanking paths around the assembly don't exist. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Threshold of Hearing	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
Threshold of Pain	Approximately 120 dB above the threshold of hearing.
Impulsive	Sound of short duration, usually less than one second, with an abrupt onset and rapid decay.
Simple Tone	Any sound which can be judged as audible as a single pitch or set of single pitches.

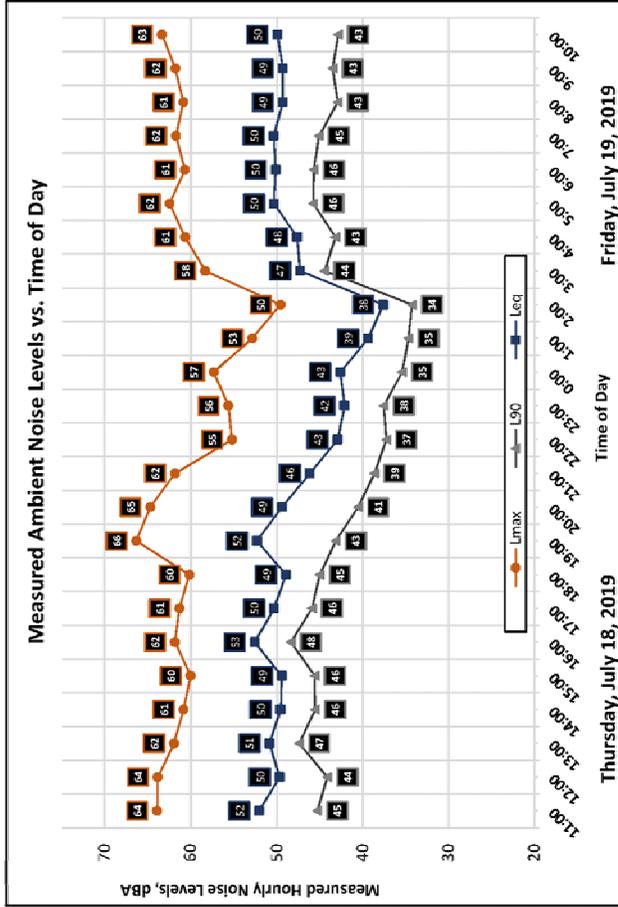


Appendix B1: Continuous Noise Monitoring Results

Date	Time	Measured Level, dBA		
		L _{eq}	L _{max}	L ₅₀
Thursday, July 18, 2019	11:00	52	64	47
Thursday, July 18, 2019	12:00	50	64	46
Thursday, July 18, 2019	13:00	51	62	49
Thursday, July 18, 2019	14:00	50	61	47
Thursday, July 18, 2019	15:00	49	60	47
Thursday, July 18, 2019	16:00	53	62	50
Thursday, July 18, 2019	17:00	50	61	48
Thursday, July 18, 2019	18:00	49	60	47
Thursday, July 18, 2019	19:00	52	66	45
Friday, July 19, 2019	20:00	49	65	43
Friday, July 19, 2019	21:00	46	62	41
Friday, July 19, 2019	22:00	43	55	39
Friday, July 19, 2019	23:00	42	56	39
Friday, July 19, 2019	0:00	43	57	37
Friday, July 19, 2019	1:00	39	53	36
Friday, July 19, 2019	2:00	38	50	35
Friday, July 19, 2019	3:00	47	58	44
Friday, July 19, 2019	4:00	48	61	44
Friday, July 19, 2019	5:00	50	62	47
Friday, July 19, 2019	6:00	50	61	47
Friday, July 19, 2019	7:00	50	62	47
Friday, July 19, 2019	8:00	49	61	45
Friday, July 19, 2019	9:00	49	62	46
Friday, July 19, 2019	10:00	50	63	45

Statistics	Leq	Lmax	L50	L90
Day Average	50	62	46	44
Night Average	46	57	41	40
Day Low	46	60	41	39
Day High	53	66	50	48
Night Low	38	50	35	34
Night High	50	62	47	46
Ldn	54	80	Day %	80
CNEL	54	Night %	20	

Site: LT-1
 Project: Locke House Event Center
 Location: Northern Boundary
 Coordinates: 38.165828°, -121.152482°
 Meter: LDL 820-2
 Calibrator: CAL200

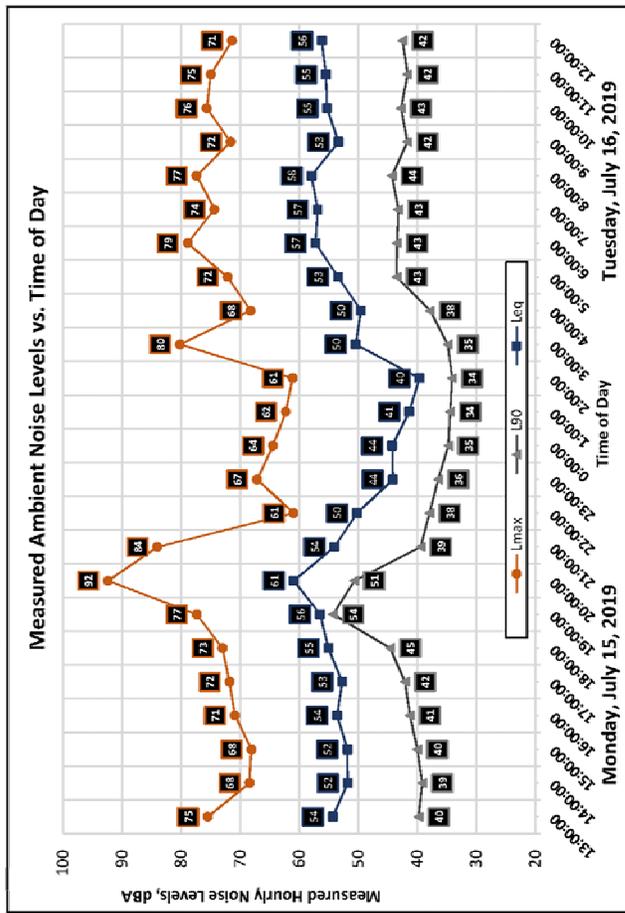


Appendix B2: Continuous Noise Monitoring Results

Date	Time	Measured Level, dBA		
		L _{eq}	L _{max}	L ₅₀
Monday, July 15, 2019	13:00:00	54	75	47
Monday, July 15, 2019	14:00:00	52	68	45
Monday, July 15, 2019	15:00:00	52	68	40
Monday, July 15, 2019	16:00:00	54	71	47
Monday, July 15, 2019	17:00:00	53	72	47
Monday, July 15, 2019	18:00:00	55	73	55
Monday, July 15, 2019	19:00:00	56	77	55
Monday, July 15, 2019	20:00:00	61	92	55
Monday, July 15, 2019	21:00:00	54	84	47
Monday, July 15, 2019	22:00:00	50	61	41
Monday, July 15, 2019	23:00:00	44	67	39
Tuesday, July 16, 2019	0:00:00	44	64	38
Tuesday, July 16, 2019	1:00:00	41	62	37
Tuesday, July 16, 2019	2:00:00	40	61	36
Tuesday, July 16, 2019	3:00:00	50	80	38
Tuesday, July 16, 2019	4:00:00	50	68	43
Tuesday, July 16, 2019	5:00:00	53	72	47
Tuesday, July 16, 2019	6:00:00	57	79	47
Tuesday, July 16, 2019	7:00:00	57	74	51
Tuesday, July 16, 2019	8:00:00	58	77	55
Tuesday, July 16, 2019	9:00:00	53	72	49
Tuesday, July 16, 2019	10:00:00	55	76	52
Tuesday, July 16, 2019	11:00:00	55	75	54
Tuesday, July 16, 2019	12:00:00	56	71	55

Statistics	Leq	Lmax	L50	L90
Day Average	56	75	51	43
Night Average	51	68	41	37
Day Low	52	68	45	39
Day High	61	92	55	54
Night Low	40	61	36	34
Night High	57	80	47	43
Ldn	59	Day %	83	
CNEL	59	Night %	17	

Site: LT-2
 Project: Locke House Event Center
 Location: Southern Boundary
 Coordinates: 38.165167°, -121.151806°
 Meter: LDL 812-1
 Calibrator: CAL200





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Attachment F

Findings for Use Permit and Additional Findings for Historical Resources

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FINDINGS FOR USE PERMIT AND HISTORICAL RESOURCE PRESERVATION

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 conversion of a historic resource building previously used for assembly into a community assembly establishment (Use Types-Community Assembly) may be conditionally permitted in the AG-40 (General Agriculture, 40-acre min) zone with an approved Use Permit application in accordance with the Development title Chapter 9-1053, Historic Resource Preservation. The proposed community assembly use 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 adequate utilities, access roads, sanitation, drainage and other necessary facilities have been provided and the proposed improvements are properly related to existing streets and highways. The project will be served by a public water system and public sewer system through the Lockeford Community Services District. Storm water drainage will be retained on-site. The parking and circulation areas will be surfaced with pervious pavement that is designed with a permeable surface to accommodate stormwater drainage. The Public Works Department is requiring the developer to provide drainage facilities and meet the requirements of San Joaquin County Development Standards to prevent the increased runoff release rate of storm water from discharging onto other properties and to prevent offsite sediment transport.**
3. The site is physically suitable for the type of development and for the intensity of development.
 - **This finding can be made because the 2.15-acre parcel is of adequate size and shape to accommodate the proposed construction of buildings and all yards, building coverage, setbacks, parking areas, and other requirements of the Development Title. The Site Plan shows that there is sufficient area for parking and circulation in compliance with the standards of the Development Title. Additionally, the solid wood fence will provide adequate screening from the residences located along the northern and southern property lines.**
4. Issuance of the permit will not be significantly detrimental to the public health, safety, or welfare, or be injurious to the property or improvements of adjacent properties.
 - **This finding can be made because the Initial Study prepared for this project found no potentially significant environmental impacts that could not be reduced to a less than significant level.**

5. The use is compatible with adjoining land uses.
 - **This finding can be made because the proposed use will not interfere with nor alter the current land uses on adjacent properties. The adjacent parcels are primarily residential and an existing bed and breakfast. The proposed use to preserve the historical resource may be conditionally permitted in the AG-40 zone subject to an approved Use Permit application.**

ADDITIONAL FINDINGS FOR HISTORICAL RESOURCES

6. Such historical resource has been identified as being significant by a recognized historical or architectural organization, or the historical value of the resource can be established by historical or architectural literature, publications, or official documents which discuss the resource and its place in history.
 - **This finding can be made because the Locke Barn is identified in the National Register of Historic Places established by the United States Department of the Interior National Park Service.**
7. The proposed use of such historical resource shall not detract from, or otherwise impair, it as an historical resource, but instead, the proposed use shall complement, enhance, and be compatible with the historical resource.
 - **This finding can be made because there are no improvements or alterations to the front facade of the Locke Barn. Any modifications, including changes to the inside of the building, which include a new restroom, and the addition of the covered patio to the south side exterior of the building will be consistent with the Historical Building Code. The proposed Community Assembly use type will be consistent with the historical use of the building as described by the National Register of Historic Places.**



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Attachment G **Conditions of Approval**

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CONDITIONS OF APPROVAL

PA-1900036 (UP)

MIKE SMITH ENGINEERING, INC. / INNJOY THE JOURNEY, LLC

Use Permit application No. PA-1900036 was approved by the Planning Commission on . The effective date of approval is . This approval will expire on , which is 18 months from the effective date of approval, unless (1) all Conditions of Approval have been complied with, (2) all necessary building permits have been issued and remain in force, and (3) all necessary permits from other agencies have been issued and remain in force.

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

1. COMMUNITY DEVELOPMENT DEPARTMENT (Contact: [209] 468-3121)
 - a. **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). A fee is required for the Site Plan review. (Development Title Section 9-884)
 - b. **APPROVED USE:** This approval is for a change in use of a Historical Resource pursuant to Development Title Section 9-1053.5 to include a conversion of an existing 2,937-square-foot storage building into a community assembly hall, the construction of a 600-square-foot covered patio as shown on the Revised Site Plan dated May 22, 2020. (Use Type: Community Assembly)
 - c. **PERMITTED EVENTS:** Permitted events shall comply with the following:
 1. All events shall end by 10 p.m.
 2. A maximum of 12 events with outdoor amplified sound are permitted annually.
 - A. All outdoor amplified sound shall end by 9 p.m.
 - B. Outdoor amplified sound shall be permitted a maximum 1 time per month.
 - d. **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)
 - e. **PARKING:** Off-street parking shall be provided and comply with the following:
 1. All parking spaces, driveways, and maneuvering areas shall be surfaced and permanently maintained with base material of appropriate depth and pervious concrete to provide a durable, dust free surface as shown on Revised Site Plan dated May 22, 2020. Bumper guards shall be provided when necessary to protect adjacent structures or properties (Development Title Section 9-1015.9).

2. A minimum of 35 parking spaces, in addition to the 7 previously required parking spaces (SA-97-0012), shall be provided, including three accessible spaces, 1 of which shall be van accessible. Accessible spaces shall be located as close as possible to the primary entrance (C.C.R., Title 24).(Community Assembly use type) 0.67 parking spaces are required for every 1,000 square feet of building area and 0.33 parking spaces are required per seat.)(Development Title Section 9-1015.3)
 3. Each parking stall shall be an unobstructed rectangle, minimum 9 feet wide and 20 feet long. (Development Title Section 9-1015.5[b])
 4. Parking spaces for persons with disability shall be provided as required by Chapters 11A and 11B of the California Building Code.
- f. **ACCESS AND CIRCULATION:** The following requirements apply and shall be shown on the Site Plan:
1. Access driveways shall have a width of no less than 25 feet for two-way aisles and 16 feet for one-way aisles, except that in no case shall driveways designated as fire department access be less than 20 feet wide. (Development Title Section 9-1015.5[h][1])
- g. **LIGHTING:** Lighting shall be provided and comply with the following:
1. If the parking area is to be used at night, parking lot and security lighting shall be installed. (Development Title Section 9-1015.5[g])
 2. Any lighting shall be designed to confine direct rays to the premises. No spillover beyond the property lines shall be permitted except onto public thoroughfares, provided, however, that such light shall not cause a hazard to motorists. (Development Title Section 9-1015.5[g][4])
- h. **LANDSCAPING:** Landscaping shall be provided and comply with the following:
1. This project will be required to comply with the Model Water Efficient Landscape Ordinance Requirement per California Code of Regulations, Title 23, Division 2, Chapter 2.7.
 2. The existing vegetation design is permitted and shall be incorporated into the site plan review. This satisfies the landscaping requirement. (Development Title Section 9-1020.10)
 3. Areas of the property which are not part of the project shall be barricaded from traffic and kept mowed and dust free.
- i. **SCREENING:** Screening shall be provided and comply with the following:
1. The existing 6 foot solid wood fence along the southern property line of APN# 019-090-72, and the solid wood fence in conjunction with planted vegetation along the northern property line of APN# 051-210-53 adjacent to proposed development and parking areas shall be required. (Development Title Section 1022.6)
 2. All project storage materials and related activities, including storage areas for trash, shall be screened so as not to be visible from adjacent properties and public right-of-ways. Screening shall be 6 to 7 feet in height. Outside storage is not permitted in front yards, street side yards, or in front of main buildings. (Development Title Section 1022.4[d][2])

- j. **SIGNS:** Sign details shall be consistent with Chapter 9-1710 of the Development Title and be included on the Site Plan. All portions of any sign shall be set back a minimum of 5 feet from any future right-of-way line, including any corner cut-off (snipe). (Development Title Section 9-1710.2[g])

- k. **TREE PRESERVATION:** Future development on the parcel(s) shall be consistent with the requirements of the County's Tree Preservation Ordinance. (Development Title Section 9-1505.2).

- l. **NOISE:** The following noise mitigation measures shall apply pursuant to the noise study prepared by Saxelby Acoustics dated August 19, 2019:
 - 1. Reducing average (Leq) noise levels to 65 dB at the Outdoor Control location (50 feet from sound system or live band) and 80 dB at the Indoor Control location (center of barn interior) as shown in in Figure 1 of the report.
 - 2. The outdoor speakers shall be located in the approximate area shown on Figure 1 of the report and oriented facing towards the northwest (away from the closest neighboring residence to the south east).
 - 3. The venue staff should be trained to use a sound level meter for periodic monitoring during events and limit noise levels to no more than 65 dB Leq for outdoor events and 80 dB Leq for indoor events, at their respective control points as shown in Figure 1 of the report.
 - 4. A maximum of 12 outdoor amplified sound events per year are allowed. The events are required to terminate by 9 p.m. to meet the County's daytime exterior noise standards.
 - 5. Stationary noise sources shall be consistent with Chapter 9-1025.9 of the Development Title. The maximum sound level is 50 dB Hourly Equivalent Sound Level daytime, 45 dB Hourly Equivalent Sound Level nighttime, 70 dB maximum sound daytime, 65 dB maximum sound nighttime. This applies to outdoor activity area of receiving use, or applies at lot line if no activity area is known. (Development Title Table 9-1025.9 Part II)

- m. **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, Historical Building Code (when applicable), 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 Section 1803 for foundations and CBC appendix Section J104 for grading of the CBC. All recommendations of the Soils Report shall be incorporated into the construction drawings.
5. For each proposed building, provide the following information on the plans:
 - A. Description of proposed use
 - B. Existing and proposed Occupancy Groups
 - C. Type of construction
 - D. Sprinklers (Yes or No)
 - E. Number of stories
 - F. Building height
 - G. Allowable floor area
 - H. Proposed floor area
 - I. Occupant load based on the CBC
 - J. Occupant load based on the CPC
6. For each existing building that is proposed to be converted to a different use, the change in use will constitute a change of occupancy. A change of occupancy will require a code analysis report and necessary plans prepared by an architect or engineer in accordance with the California Existing Building Code. The report and plans shall identify existing conditions, propose alterations necessary to bring the building in compliance with the current code and include the following:
 - A. Description of proposed use
 - B. Existing and proposed Occupancy Groups
 - C. Type of construction
 - D. Sprinklers (Yes or No)
 - E. Number of stories
 - F. Building height
 - G. Allowable floor area
 - H. Proposed floor area
 - I. Occupant load based on the CBC for the new use
 - J. Occupant load based on the CPC for the new use
 - K. Risk Category analysis. (Agricultural Buildings are allowed to be constructed to Risk Category I, whereas other occupancies require Risk Category II or II.)

Modifications to existing buildings are required to include upgrades related to disability access pursuant to the California Existing Building Code. Plans showing these upgrades must be prepared by a registered engineer or licensed architect and shall be submitted for.

7. Accessible routes shall be provided per CBC § 11B-206. At least 1 accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than 1 route is provided, all routes must be accessible. §11B-206.2.4
 8. At least 1 accessible route shall connect accessible buildings, accessible facilities, accessible elements and accessible spaces that are on the same site. §11B-206.2.2
 9. At least 1 accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility, including mezzanines, which are otherwise connected by a circulation path. §11B-206.2.4
 10. Parking spaces will be required to accommodate persons with disabilities in compliance with Chapter 11B of the California Building Code. Note that accessible parking spaces are required for each phase of the project. These parking space(s) shall be located as close as possible to the primary entrance to the building.
 11. Adequate sanitary facilities shall be provided for the facility, per the requirements of Chapter 4 of the California Plumbing Code.
 12. This project will be required to comply with the Model Water Efficiency Landscape Ordinance requirements of the California Code of regulations, Title 22, Division 2, Chapter 2.7.
- n. **CALIFORNIA FIRE CODE:** The following California Fire Code (CFC) requirements will be applicable to the proposed project. The following conditions shall be addressed prior to submittal of a building permit application to the Building Inspection Division.
1. The Fire Prevention Division has reviewed this application and there does not appear to be any major problems associated with the proposed project as submitted.
 2. CFC 507 Fire Protection Water Supply - Fire flow and hydrants shall be provided for the proposed project by the use of: CFC Appendix B.
 3. If Fire Protection Systems are required they shall be installed according to the CFC, Chapter 9 and the appropriate standards and guides adopted in Chapter 35 of the California Building Code and the California Electrical Code.
 4. CFC, Section 503 Fire Apparatus Access Roads - Shall be provided as required by this section. 503.1.2 - A secondary access may be required.
 5. CFC, Section 906 Portable Fire Extinguishers – Provide portable fire extinguishers as required by this section.
 6. CFC, Section 506 Key Box - A Knox® Box shall be installed according to the local fire department's instructions. Make application for the key box at the fire district having jurisdiction of this project. If there is an electronically controlled access gate at this site a Knox® key switch will also be required.
 7. CFC, Section 5001.3.3.1 Properties of Hazardous Materials – A complete list of hazardous materials used and or stored at this site shall be provided.
 8. A complete review, at building permit submittal, will require compliance with applicable

codes and ordinances.

9. CFC, Section 105 Permits: Operational Permit(s) may be required prior to occupancy.

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

- a. The developer shall provide drainage facilities in accordance with the San Joaquin County Development Standards. Retention basins shall be fenced with 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).
- b. A copy of the Final Site Plan shall be submitted prior to release of building permit.
- c. All new construction and the substantial improvement of any structure, including conversion of existing structures, in the area of special flood hazard shall be elevated or flood proofed in accordance to San Joaquin County Ordinance Code Section 9-1605.12(a), (b), and (c).
- d. The owner shall execute an Irrevocable Offer to Dedicate Road to result in a 42 foot wide right-of-way from the centerline of Elliott 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)

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

- a. The conditions requiring a will-serve letter from Lockeford CSD for public water and sewage has been satisfied. The will-serve letter was provided.
- b. Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-1115.3 and 9-1115.6).

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) and is located within the unmapped land use area. This can be up to a 90-day process prior to issuance of building permits 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.

5. UNITED AUBURN INDIAN COMMUNITY (Contact: [530] 883-2390)

- a. A United Auburn Indian Community (UAIC) construction worker tribal cultural resources awareness brochure shall be distributed by the project manager to the construction workers before any construction activities begin on the project site. This brochure will be provided by the Community Development Staff at time of issuance of Building Permits.