August 24, 2020

MEMORANDUM

TO: Planning Commission
FROM: John Funderburg, Principal Planner
SUBJECT: Master Plan Amendment No. PA-2000063, Specific Plan 1 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.
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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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

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**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).
Attachment A
Site Plans
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SPECIFIC PLAN FOR WILCOX ROAD

PROPOSED AMENDMENT
SPECIFIC PLAN
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Attachment B
Response Letters
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 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 § 1903 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
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 5061.3.1 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  
(Contact person)

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

Date: 7/16/2020

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.

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,

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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.
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
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.
February 24, 2010

MEMORANDUM

TO: Community Development Department
CONTACT PERSON: Alex Coutart

FROM: Alex Chetley, Engineering Services Manager
Development Services Division

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. (Supervisorsial 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 Zones AH and X. The 100-Year Flood Elevation will be approximately 32-feet NAVD 1988.

The site is within the Phase I 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.
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)
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/operating 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).
May 19, 2020

MEMORANDUM

TO: Community Development Department
CONTACT PERSON: Alisa Goulart

FROM: Alex Cheley, Engineering Services Manager
Development Services Division

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.
(Supervisors District 4)

PROPERTY OWNER: LBJ2, LLC.
ADDRESS: 4124 E. Cherokee Road, Stockton

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 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
July 22, 2020

MEMORANDUM

TO: Community Development Department
CONTACT PERSON: Alisa Goulart

FROM: Alex Chetley, Interim Deputy Director Development
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 89, Stockton. (Supervisory District 4)

PROPERTY OWNER: LB2 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.
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)
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 outlined 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).
January 10, 2020

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 sales 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,

TOM DUMAS, CHIEF
OFFICE OF METROPOLITAN PLANNING
June 11, 2020

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,

TOM DUMAS, CHIEF
OFFICE OF METROPOLITAN PLANNING

"Caltrans improves mobility across California"
10 January 2020

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

Central Valley Regional Water Quality Control Board

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

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:

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:

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.
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) (Supervisory 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
• 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.shtml.

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
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,

[Signature]

Fire Chief
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.
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/ISRFomsAndApplications.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 work sites 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
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.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. 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 circumstances 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 in 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.
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. 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 circumstances 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 fee 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 #: 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.
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: 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 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 and 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.sjcog.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.
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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
   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.

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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.
SJCOG, Inc.
San Joaquin County Multi-Species Habitat Conservation & Open Space Plan
555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0600 • FAX (209) 235-0438

SJMSCP HOLD

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

FROM: Laurel Boyd, SJCOG, Inc.

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

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

1) SJMSCP Incidental Take Minimization Measures and mitigation requirement:

   1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. 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-2000077 (SP)

Landowner: LBJ2, LLC

Assessor Parcel #: 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.
SJ COG, Inc.

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-6100 • FAX (209) 235-0218
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

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

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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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4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
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Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called. Please 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.
SJCOG, Inc.
San Joaquin County Multi-Species Habitat Conservation & Open Space Plan

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

SJMSCP HOLD

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

FROM: Laurel Boyd, SJCOG, Inc.

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

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

1) SJMSCP Incidental Take Minimization Measures and mitigation requirement:

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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 #: 087-100-73
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
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° +/- 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/G095/go_95_startup_page.htm) 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.
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](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

PG&E Gas and Electric Facilities
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 \((90° +/- 15°)\). 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 footprint 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.

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Response Letters

Co mmun ity D eve lop men t D epart men t
Attn; Ms. Ali sa Goulart
1810 H azelton Ave
Stockton, CA 95205
Re; Ap p lica t ion# P A-2000077 (S P)

David N. Rajkovich
4290 Cherokee Rd
Stockton, CA 95215 June 22, 2020

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 northeast 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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Attachment C
Environmental Review
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) (Supervisoral 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).

PROPOONENT: 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
Lead Agency:  
San Joaquin County Community  
1810 East Hazelton Ave  
Stockton CA 95205  

DOCUMENT TITLE  

INITIAL STUDY/NEGATIVE DECLARATION
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 99 (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 EI'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
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? 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 [X] 
   Nature of concern(s): Enter concern(s) 

2. Will the project require approval or permits by agencies other than the County?
   - Yes [ ] No [X] 
   Agency name(s): Enter agency name(s).

3. Is the project within the Sphere of Influence, or within two miles, of any city?
   - Yes [X] 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.

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology
- Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Population / Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities / Service Systems
- Wildfire
- 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: [Signature]
Date: 7-10-2020
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.
I. AESTHETICS.

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

a) Have a substantial adverse effect on a scenic vista?

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

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?

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

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.
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 non-agricultural use?

- b} Conflict with existing zoning for agricultural use, or a Williamson Act contract?

- 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))?

- d} Result in the loss of forest land or conversion of forest land to non-forest use?

- 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?

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.
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?

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?

c) Expose sensitive receptors to substantial pollutant concentrations?

d) Result in substantial emissions (such as those leading to odors) adversely affecting a substantial number of people?

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.
### IV. BIOLOGICAL RESOURCES

Would the project:

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<td>a)</td>
<td>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?</td>
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<td>b)</td>
<td>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 U.S. Fish and Wildlife Service?</td>
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<td>c)</td>
<td>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?</td>
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<td>d)</td>
<td>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?</td>
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<td>e)</td>
<td>Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</td>
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<td>f)</td>
<td>Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?</td>
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**Impact Discussion:**

- 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.

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*PA-1900286 and PA-2000077-- Initial Study*
V. CULTURAL RESOURCES.

Would the project:

a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

c) Disturb any human remains, including those interred outside of dedicated cemeteries?

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 overlap 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.
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?

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b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

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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.
VII. GEOLOGY AND SOILS.

Would the project:

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

   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.
   
   ii) Strong seismic ground shaking?
   
   iii) Seismic-related ground failure, including liquefaction?
   
   iv) Landslides?

b) Result in substantial soil erosion or the loss of topsoil?

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?

d) Be located on expansive soil and create direct or indirect risks to life or property?

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?

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

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.

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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:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?  

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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

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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. 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.

IX. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

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?

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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?

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?

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

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?

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.
X. HYDROLOGY AND WATER QUALITY.

Would the project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

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:

   i) result in substantial erosion or siltation on- or off-site;

   ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

   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

   iv) impede or redirect flood flows?

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

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.
XI. LAND USE AND PLANNING.

Would the project:

a) Physically divide an established community?

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?

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:

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?

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?

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.
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?

b) Generation of excessive groundborne vibration or groundborne noise levels?

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?

Impact Discussion:

a) The project site is located 1,200 feet east of State Route 99 and is adjacent to commercially, industrially, and residually 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.
**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)?

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b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

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.
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?
- Police protection?
- Schools?
- Parks?
- Other public facilities?

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 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.

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?

- Potentially Significant Impact
- Less Than Significant with Mitigation Incorporated
- Less Than Significant Impact
- No Impact
- Analyzed in the Prior EIR

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?

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:

a) Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities?
   - Potentially Significant Impact
   - Significantly Mitigated
   - Less Than Significant Impact
   - No Impact
   - Impact Incorporated
   - Impact Prior EIR

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?
   - Potentially Significant Impact
   - Significantly Mitigated
   - Less Than Significant Impact
   - No Impact
   - Impact Incorporated
   - Impact Prior EIR

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
   - Potentially Significant Impact
   - Significantly Mitigated
   - Less Than Significant Impact
   - No Impact
   - Impact Incorporated
   - Impact Prior EIR

d) Result in inadequate emergency access?
   - Potentially Significant Impact
   - Significantly Mitigated
   - Less Than Significant Impact
   - No Impact
   - Impact Incorporated
   - Impact Prior EIR

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.
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

[Table with options: Potentially Significant Impact, Less Than Significant Impact with Mitigation Incorporated, Less Than Significant Impact, No Impact, Analyzed in the Prior EIR]

- [ ] Potentially Significant Impact
- [ ] Less Than Significant Impact with Mitigation Incorporated
- [ ] Less Than Significant Impact
- [X] No Impact
- [ ] Analyzed in the Prior EIR

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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

[Table with options: Potentially Significant Impact, Less Than Significant Impact with Mitigation Incorporated, Less Than Significant Impact, No Impact, Analyzed in the Prior EIR]

- [ ] Potentially Significant Impact
- [ ] Less Than Significant Impact with Mitigation Incorporated
- [X] Less Than Significant Impact
- [ ] No Impact
- [ ] Analyzed in the Prior EIR

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 Yookuts 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:

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?

   | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact | Analyzed In The Prior EIR |
---|-----------------------------|-----------------------------------------------|------------------------------|-----------|-------------------------|
   | □                           | □                                             | □                           |           | □                       |

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

   □                           □                                             □                           □

   □                           □                                             □                           □

   □                           □                                             □                           □

   □                           □                                             □                           □

   □                           □                                             □                           □

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?

   □                           □                                             □                           □

   □                           □                                             □                           □

   □                           □                                             □                           □

   □                           □                                             □                           □

   □                           □                                             □                           □

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?

   □                           □                                             □                           □

   □                           □                                             □                           □

   □                           □                                             □                           □

   □                           □                                             □                           □

   □                           □                                             □                           □

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

   □                           □                                             □                           □

   □                           □                                             □                           □

   □                           □                                             □                           □

   □                           □                                             □                           □

   □                           □                                             □                           □

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:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

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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?

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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?

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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?

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**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.

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?  

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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)?

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c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

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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.
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.
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.)


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.
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.
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

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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 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 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.
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)
Attachment A
Tentative Map
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Attachment B
Response Letters
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July 31, 2020

MEMORANDUM

TO: Community Development Department
CONTACT PERSON: David Kwong

FROM: Jayna Rutz, Interim Engineering Services Manager
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. (Supervisory 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.
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 notifies 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 9-1100.3)

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 3305, 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 000-400-14. (Development Title Section 9-1150.5(b))
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 roll 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" (SWQCPCP) 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 SWQCPCP. The system design shall follow standards as outlined in the 2009 SWQCPCP 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 SWQCPCP and CASQA handbooks.

c) All Priority New Development and Significant Redevelopment Projects must meet the volume reduction requirement outlined in the County’s SWQCPCP 2009 available at http://sju/cleanwater.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 SWQCPCP. 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.

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 (209-982-4876) 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.

(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.
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 (SSNLL) 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 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 Parcels 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
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 Incident 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: https://www.sjmscp.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. 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 SJCOG, Inc.

- Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project area being covered (the bond should be valid for no longer than a 4-month period);
- Pay the appropriate SJMSCP fee for the entirety of the project area being covered;
- Dedicate land in lieu of fees, either as conservation easements or fee title;
- 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 agencies prior to grading the project site.

If you have any questions, please call (209) 235-0600.
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 or the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:

      a. Pay the appropriate SJMSCP fee 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

Assessor Parcel #: 086-480-14

Applicant: Dillon & Murphy

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  
   [X] County Clerk, County of San Joaquin

FROM: San Joaquin County  
       Community Development Department  
       1516 East Hazelton Avenue  
       Stockton, California 95205

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) (Supervisory 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 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 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, 21132, 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 1-5 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 mesovalensis), 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 (SJCOC) 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.
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(jj))

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.