



**Planning Commission Staff Report  
Item # 1, August 15, 2024  
Conditional Use Permit No. PA-2300274  
Prepared by: Sol Jobrack**

**PROJECT SUMMARY**

**Applicant Information**

**Property Owner:** Sri Mathrudrudevi Vishwashanthi Ashram Trust  
**Project Applicant:** Vinjay Mamidi

**Project Site Information**

**Project Address:** 6001 Stanley Road, Stockton, CA 95215  
**Project Location:** On the west side of South Stanley Road, 350 feet south of South Mobley Road, Stockton.

<b>Parcel Number (APN):</b>	187-060-29	<b>Water Supply:</b>	Private (Well)
<b>General Plan Designation:</b>	A/G	<b>Sewage Disposal:</b>	Private (Septic)
<b>Zoning Designation:</b>	AG-40	<b>Storm Drainage:</b>	Private (Natural or Retention Pond)
<b>Project Size:</b>	1.50 acres	<b>100-Year Flood:</b>	No
<b>Parcel Size:</b>	2.83 acres	<b>Williamson Act:</b>	No
<b>Community:</b>	None	<b>Supervisory District:</b>	4

**Environmental Review Information**

**CEQA Determination:** Notice of Exemption pursuant to Section 15303 Class 3 (Attachment D)

**Project Description**

This project is a Conditional Use Permit to establish a 1,936 square-foot religious assembly facility for a maximum of 49 attendees. (Use Type: Assembly- Religious) The project proposal includes:

- Conversion of a 1,776-square-foot detached garage into a prayer hall for prayer and meditation.
- Construction of a 240-square-foot accessible restroom building.
- Construction of a 400-square foot patio.

**Recommendation**

1. Adopt the Findings for Conditional Use Permit No. 2300274 (Attachment E); and
2. Approve Conditional Use Permit No. PA-2300274 with the attached recommended Conditions of Approval (Attachment F)

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## NOTIFICATION & RESPONSES

(See Attachment B, Agency Response Letters)

### Public Hearing Notices

Legal ad for the public hearing published in the Stockton Record: July 8, 2024.

Number of Public Hearing notices: 2

Date of Public Hearing notice mailing: July 5, 2024.

### Referrals and Responses

- **Early Referral Date:** January 29, 2024
- **Project Referral with Environmental Determination Date:** May 23, 2024
- **Negative Declaration Posting Date:** N/A
- **OPR State Clearinghouse #:** N/A

Agency Referrals	Early Consultation	Public Hearing
<b>County Departments</b>		
Ag Commissioner		
Assessor		
Community Development		
Building Division		
Fire Prevention Bureau		
Public Works	2/28/2024	
Environmental Health	2/20/2024	
Sheriff's Office		
Supervisor: District 4		
<b>State Agencies</b>		
Fish & Wildlife, Division: 2		
Native American Heritage Commission		
<b>Federal Agencies</b>		
FAA		
<b>Local Agencies</b>		
Farmington Fire District		
Mosquito & Vector Control		
S.J.C.O.G.	1/30/2024	5/23/2024
Escalon School District		
San Joaquin Air Pollution Control District	10/11/2023	

Agency Referrals	Early Consultation	Public Hearing
<b>Miscellaneous</b>		
CSJWCD		
Reclamation District		
Haley Flying Service		
P.G.&E.	1/29/2023 & 2/23/2024	
Precissi Flying Service		
Sierra Club		
CA Tribal TANF Partnership		
United Auburn Indian Community	1/31/2024	5/23/2024
CA Valley Miwok Tribe		
CA North Valley Yokuts Tribe		
Buena Vista Tribe Rancheria		
Builders Exchange		
Building Industry Association		
Farm Bureau		
PG&E		

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## ANALYSIS

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### **Background**

The project site is developed with an existing single-family residence, a detached garage, a metal storage building, a pool, and an agricultural barn.

### **Operations**

The religious assembly is proposed to operate 7 days per week from 8:00 a.m. to 12:00 p.m. and 5:00 p.m. to 9:00 p.m. The project is for a maximum of 49 attendees on site at any given time; however, the applicant proposes services for no more than 20 attendees.

### **Public Response**

The Community Development Department received 6 letters of support and 3 letters of opposition from neighbors and members of the community regarding the proposed project (Attachment C). The letters listed concerns related to increased traffic, zoning, future use, number of driveways, and parking. These concerns are discussed below.

**Traffic:** The letters stated the proposed project would result in increased traffic which would disrupt the neighborhood and put the safety of children and animals at risk. The project was referred to the Department of Public Works for review and it was determined that the number of proposed trips generated did not warrant any additional safety or roadway improvements. Additionally, the number of proposed trips generated by the project did not meet the threshold for a Vehicle Miles Traveled analysis.

**Zoning and Future Use:** A letter stated that there was concern a zoning deviation would allow potential further expansion of the site or a different use to be established. The proposed project site is zoned AG-40 (General Agriculture, 40 acre minimum), and the proposed Assembly – Religious use may be conditionally permitted in the AG-40 zone with a Conditional Use Permit. No zone change is required if the project is approved. Future expansions that are 25% or greater in size or proposals to change the use will require a new land use permit.

**Driveways:** The letters stated that the southern driveway depicted on the site plan as existing was not at the site or could not be seen and requested a separate public access to proposed religious assembly. The site plan depicts 2 existing driveways. The existing southern driveway depicted on the site plan is not proposed to be used as access for the religious assembly. Pursuant to Development Title Section 9-406.060 (n)(1), access driveways shall have a width of no less than 25 feet for two-way aisles and sixteen feet for one-way aisles. The existing driveway at the north end of the project is proposed to provide access to the religious assembly and is being widened to accommodate the Development Title requirements and is included in the recommended Conditions of Approval. There are no additional driveways being proposed as a part of the project.

**Parking:** The opposition requested that the number of parking stalls be reduced. The site plan depicts 36 parking spaces, 20 feet in length by 9 feet in width. Pursuant to Development Title Table 9-406.040, the Assembly – Religious use type requires 1 parking space per 4 fixed seats or 1 parking space per 50 square feet of area used for assembly. As no fixed seating is proposed, a minimum of 36 parking spaces are required for the proposed 1,800s square foot religious assembly based on square footage. The 36 parking spaces depicted on the Site Plan meet this requirements and are included in the recommended Conditions of Approval.

### **CEQA Exemption**

This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303. Class 3 Categorical Exemptions includes a list of classes of projects that have been determined not to have a significant effect on the environment and that are, therefore, exempt from the provisions of CEQA. Section 15303 lists Class 3 projects, which include “the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure.” The proposed religious

assembly will be converted from an existing residence with a minor addition to add accessible restrooms, and existing accessory buildings. This project is not expected to have a significant effect on the environment. Therefore, the project is exempt from CEQA.

## RECOMMENDATION

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It is recommended that the Planning Commission:

1. Adopt the Findings for Conditional Use Permit (Attachment E); and
2. Approve Conditional Use Permit No. PA-2300274 with the attached Conditions of Approval (Attachment F)

### **Attachments:**

Attachment A – Site Plan  
Attachment B – Agency Response Letters  
Attachment C – Public Response Letters  
Attachment D – Environmental Review  
Attachment E – Findings for Conditional Use Permit  
Attachment F – Conditions of Approval

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## Community Development Department

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### **Attachment A** **Site Plan**

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WMB  
ARCHITECTS

6387 Pacific Avenue  
Stockton, CA 95207  
2000 L Street  
Suite 105  
Stockton, CA 95211  
1-209-911-1110  
www.wmbarchitects.com

#### LEGEND

- REVISION SCHEDULE
- THIS SHEET
- GENERAL NOTES
- RELANDSCAPING AND VEGETATION
- RELANDSCAPING AND VEGETATION

#### GENERAL NOTES

- POSTING SHALL BE IN ACCORDANCE WITH THE CITY OF STOCKTON, CALIFORNIA, AND THE CALIFORNIA VEHICLE CODE.
- ALL POSTING SHALL BE IN ACCORDANCE WITH THE CITY OF STOCKTON, CALIFORNIA, AND THE CALIFORNIA VEHICLE CODE.
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#### KEYNOTES

- 32.18 PROJECT TO BE IN ACCORDANCE WITH THE CITY OF STOCKTON, CALIFORNIA, AND THE CALIFORNIA VEHICLE CODE.
- 32.19 PROJECT TO BE IN ACCORDANCE WITH THE CITY OF STOCKTON, CALIFORNIA, AND THE CALIFORNIA VEHICLE CODE.
- 32.20 PROJECT TO BE IN ACCORDANCE WITH THE CITY OF STOCKTON, CALIFORNIA, AND THE CALIFORNIA VEHICLE CODE.
- 32.21 PROJECT TO BE IN ACCORDANCE WITH THE CITY OF STOCKTON, CALIFORNIA, AND THE CALIFORNIA VEHICLE CODE.
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- 32.25 PROJECT TO BE IN ACCORDANCE WITH THE CITY OF STOCKTON, CALIFORNIA, AND THE CALIFORNIA VEHICLE CODE.
- 32.26 PROJECT TO BE IN ACCORDANCE WITH THE CITY OF STOCKTON, CALIFORNIA, AND THE CALIFORNIA VEHICLE CODE.
- 32.27 PROJECT TO BE IN ACCORDANCE WITH THE CITY OF STOCKTON, CALIFORNIA, AND THE CALIFORNIA VEHICLE CODE.
- 32.28 PROJECT TO BE IN ACCORDANCE WITH THE CITY OF STOCKTON, CALIFORNIA, AND THE CALIFORNIA VEHICLE CODE.
- 32.29 PROJECT TO BE IN ACCORDANCE WITH THE CITY OF STOCKTON, CALIFORNIA, AND THE CALIFORNIA VEHICLE CODE.
- 32.30 PROJECT TO BE IN ACCORDANCE WITH THE CITY OF STOCKTON, CALIFORNIA, AND THE CALIFORNIA VEHICLE CODE.
- 32.31 PROJECT TO BE IN ACCORDANCE WITH THE CITY OF STOCKTON, CALIFORNIA, AND THE CALIFORNIA VEHICLE CODE.
- 32.32 PROJECT TO BE IN ACCORDANCE WITH THE CITY OF STOCKTON, CALIFORNIA, AND THE CALIFORNIA VEHICLE CODE.
- 32.33 PROJECT TO BE IN ACCORDANCE WITH THE CITY OF STOCKTON, CALIFORNIA, AND THE CALIFORNIA VEHICLE CODE.
- 32.34 PROJECT TO BE IN ACCORDANCE WITH THE CITY OF STOCKTON, CALIFORNIA, AND THE CALIFORNIA VEHICLE CODE.

STANLEY RD.  
RELANDSCAPING  
PERMIT

#### PARKING SCHEDULE

PRIMARY ASSEMBLY	RATIO	PARKING PROVIDED	ACCESSIBLE PARKING PROVIDED	ACCESSIBLE PARKING PROVIDED
1000 SF	1:50	30	3	3

#### BUILDING SCHEDULE

LABEL	TYPOLGY	PRE-APPL. USE	PROPOSED USE	CONSTRUCTION	AREA	STORES
1	EXISTING	SINGLE-FAMILY RES.	PRE-EXISTING	3000 SF	1000 SF	1
2	EXISTING	DETACHED GARAGE	DETACHED GARAGE	3000 SF	1000 SF	1
3	EXISTING	DETACHED GARAGE	DETACHED GARAGE	3000 SF	1000 SF	1
4	EXISTING	DETACHED GARAGE	DETACHED GARAGE	3000 SF	1000 SF	1
5	EXISTING	DETACHED GARAGE	DETACHED GARAGE	3000 SF	1000 SF	1
6	EXISTING	DETACHED GARAGE	DETACHED GARAGE	3000 SF	1000 SF	1

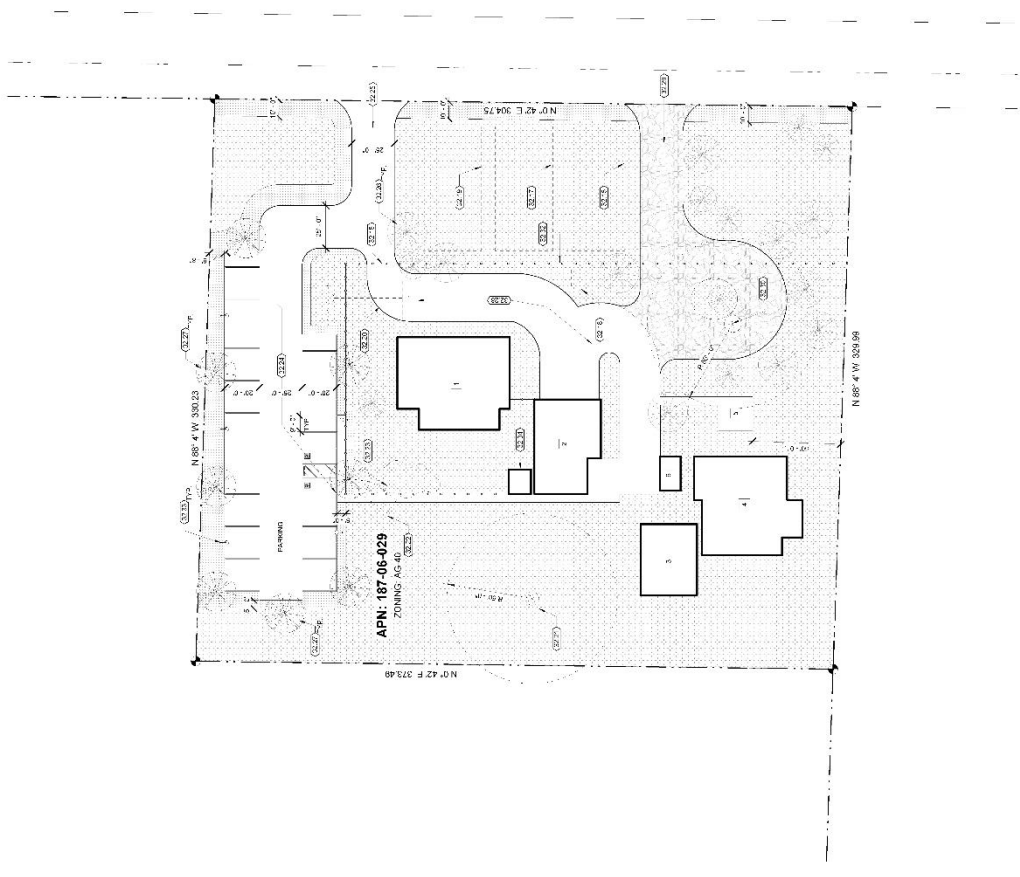
#### VICINITY MAP



PROJECT LOCATION:  
STANLEY RD. STOCKTON, CA 95211  
APN: 007-00-000  
1:10,000

#### SITE PLAN- USE PERMIT

1"=30'0"



#### UP.1

USE PERMIT

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## Community Development Department

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### **Attachment B** **Agency Response Letters**

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February 28, 2024

**M E M O R A N D U M**

**TO:** Community Development Department  
CONTACT PERSON: Sol Jobrack

**FROM:** Christopher Heylin, Development Services Engineer *CH*  
Development Services Division

**SUBJECT:** PA-2300274 (C); A Conditional Use Permit application to establish a new religious assembly. The project includes the conversion of an existing 1,776-square-foot detached garage and residence to a religious assembly for a maximum of (49) individuals for prayer and meditation. The existing second unit dwelling will be used as a residence and the existing accessory, and agricultural buildings will remain onsite. The project also includes the construction of a 240-square-foot restroom building and a 400-square-foot patio cover; located west of Stanley Road, approximately 336 feet south of Mobley Road, Stockton. (Supervisory District 4)

**OWNER:** SMVA Trust

**APPLICANT:** Tulasi C. Tummala

**ADDRESS:** 6001 S. Stanley Road, Stockton

**APN:** 187-060-29

**INFORMATION:**

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

Stanley Road has an existing and planned right-of-way width of 50 feet.

**RECOMMENDATIONS:**

- 1) An encroachment permit shall be required for all work within road right-of-way. (Note: Driveway encroachment permits are for flatwork only – all vertical features, including but not limited to fences, walls, private light standards, rocks, landscaping and cobbles are not allowed in the right-of-way.) (Development Title Sections 9-607.020 and 9-607.040)
- 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-17. (Development Title Section 9-607.040)

PA-2300274 (C)

- 3) 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)
- 4) 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)
- 5) 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 9-803.020 and Resolutions R-91-327, R-94-185 and R-97-5)
- 6) A copy of the Final Site Plan shall be submitted prior to release of building permit.
- 7) 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 9-606).

Informational Notes:

- (i.) Wastewater shall not be allowed into the storm drainage system.
- (ii.) The project will enact appropriate source control BMPs to prevent the discharge of trash offsite.

CH:GM





## Environmental Health Department

**Jasjit Kang, REHS, Director**

Muniappa Naidu, REHS, Assistant Director

**PROGRAM COORDINATORS**

Jeff Carruesco, REHS, RDI

Willy Ng, REHS


Steven Shih, REHS

Elena Manzo, REHS

Natalia Subbotnikova, REHS

June 3, 2024

To: San Joaquin County Community Development Department  
Attention: Sol Jobrack

From: Rena' LeRoy; (209) 616-3021   
Environmental Health Specialist

RE: **PA-2300274 (C), Referral, SU0015957**  
**6001 S. Stanley Rd., Stockton**

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

1. A soil suitability and nitrate loading study incorporating proposed staff and customer use shall be submitted to the Environmental Health Department, indicating that the area is suitable for septic system usage. The studies must be approved by the Environmental Health Department prior to issuance of building permit(s). (San Joaquin County Development Title, Section 9-604.010(d)). The fee will be based on the current schedule at the time of payment.

The sewage disposal system shall comply with the onsite wastewater treatment systems standards of San Joaquin County prior to approval. A percolation test conducted in accordance with the E.P.A. Design Manual - Onsite Wastewater and Disposal Systems is required for each parcel. The fee will be based on the current schedule at the time of payment.

2. 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 9-605.010).
3. Prior to issuance of building permit, submit to the Environmental Health Department revised site plans showing the location and configuration of any existing and proposed sewage disposal systems, along with the area required to be reserved for future sewage disposal repair/replacement (area for 100% sewage disposal replacement). The plans shall include the design calculations, including the maximum number of persons the sewage disposal system is proposed to serve.

In addition, show on revised plans that the disposal field area will be barricaded so it cannot be driven over, parked on, or used as a storage area. This disposal field area must be used for that specific purpose only, and it cannot contain any underground utility lines (San Joaquin County Development Title, Section 9-605.010(c)(3)(5)).

4. Applicant shall contact Natalia Subbotnikova, Program Coordinator, Small Public Water System Program, at (209) 468-0338, to determine if the existing well can be permitted as a public water system prior to issuance of building permits. If a public water system is required, applicant shall submit a Small Public Water System preliminary technical report to the California State Water Resources Control Board, Division of Drinking Water (Water Board) at least six months before

initiating construction of any water related improvement, as defined. The issuance of a permit to operate a small public water system by the local primacy agency (EHD) is prohibited without the concurrence of the Water Board. Please contact Gena Farley with the SWRCB Division of Drinking Water at [Gena.Farley@waterboards.ca.gov](mailto:Gena.Farley@waterboards.ca.gov) or 209-948-7488, concerning the requirements for preliminary technical report submittal prior to issuance of building permits.

If the Water Board determines that an onsite well shall be used as the potable water source, a permit application to operate Small Public Water System shall be submitted to the EHD for approval prior to issuance of building permits. To issue a permit to operate, concurrence from the Water Board is required. A yearly permit to operate a public water system will be required by the EHD prior to sign off of the certificate of final occupancy (San Joaquin County Development Title, Section 9-602.010 and 9-601.030.).

The supplier must possess adequate financial, managerial, and technical capability to assure delivery of pure, wholesome, and potable drinking water in accordance with San Joaquin County Development Title, Sections 9-602.010 and 9-601.030 and C.C.R., Title 22, and Health and Safety Code, Section 116525 116570.

5. The existing private water wells shall be tested for the chemical Dibromochloropropane (DBCP) and nitrates with the results submitted to the Environmental Health Department prior to issuance of building permit(s). Samples are to be taken and analyzed by a State-approved laboratory (San Joaquin County Development Title, Section 9-601.020(j)).
6. Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-601.010(b) and 9-601.020(i)).



**S J C O G, Inc.**

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

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

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

**To:** Sol Jobrack, San Joaquin County, Community Development Department

**From:** Laurel Boyd, SJCOG, Inc.

Phone: (209) 235-0574

Email: [boyd@sjcog.org](mailto:boyd@sjcog.org)

**Date:** May 23, 2024

**Local Jurisdiction Project Title:** PA-2300274 (C)

**Assessor Parcel Number(s):** 187-060-29

**Local Jurisdiction Project Number:** PA-2300274 (C)

**Total Acres to be converted from Open Space Use:** Unknown

**Habitat Types to be Disturbed:** Multi-Purpose Open Space Habitat Land

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

Dear Mr. Jobrack:

SJCOG, Inc. has reviewed the application referral for PA-2300274 (C). This project consists of a Conditional Use Permit application to establish a new religious assembly. The project includes the conversion of an existing 1,776 square foot detached garage and residence to a religious assembly for a maximum of 49 individuals for prayer and meditation. The existing second unit dwelling will be used as a residence and the existing accessory, and agricultural buildings will remain onsite. The project also includes the construction of a 240-square foot restroom building and a 400 square foot patio cover. The project site has direct access off of S. Stanley Road and will be served by onsite service for sewer, water and storm drainage. The project site is west of Stanley Road, approximately 336 feet south of Mobley Road, Stockton (APN/Address: 187-060-29 / 6001 S. Stanley 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*** and is located within the unmapped land use area. Per requirements of the SJMSCP, unmapped projects are subject to case-by-case review. This can be a 90 day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. <http://www.sjcog.org>

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

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

4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
  - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
  - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
  - c. Purchase approved mitigation bank credits.

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

- Receive your Certificate of Payment and release the required permit

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

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



## 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. 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.
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    - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
    - d. Purchase approved mitigation bank credits.
  4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
    - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
    - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
    - c. Purchase approved mitigation bank credits.

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

Project Title: PA-2300274 (C)

Landowner: SMVA Trust

Applicant: Vinay Mamidi

Assessor Parcel #s: 187-060-29

T \_\_\_\_\_, R \_\_\_\_\_, Section(s): \_\_\_\_\_

Local Jurisdiction Contact: Sol Jobrack

**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.**





October 11, 2023

Doug Davis  
WMB Architects  
5757 Pacific Ave #226  
Stockton, CA 95207

**Subject: Applicability of Indirect Source Review (ISR) Rule 9510: Not Subject**  
**Project Name: Religious Assembly**  
**ISR Determination Project No.: C20230363**

Dear Mr. Davis:

The San Joaquin Valley Air Pollution Control District (District) is in receipt of your correspondence dated September 26, 2023 requesting determination of the applicability of District Rule 9510 Indirect Source Review (Rule) to the above referenced project proposed by WMB Architects. The project consists of the retrofitting of an existing 3,000 square foot building into a religious meeting hall and the construction of a 900 square foot open air covered patio (Project). The Project is located at 6001 Stanley Road, in Stockton, CA.

The District has reviewed the information provided and has determined the Project size is below the District Rule 9510, section 2.1 applicability threshold of 9,000 square feet for an educational type development. Therefore, District Rule 9510 requirements and related fees do not apply to the Project.

Please be aware that changes to the Project, i.e., change in land use type or increase in use intensity may exceed an applicability threshold, resulting in the Project being subject to District Rule 9510.

Also, enclosed is a document with answers to frequently asked questions regarding Indirect Source Review (ISR). This may be used as a reference to better understand ISR and how the District processes applications. Should the Project become subject to Rule 9510, an Air Impact Assessment (AIA) application must be submitted to the District, consistent with Section 5.0 of District Rule 9510. The AIA application can be downloaded from the District's website at <http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>.

**Samir Sheikh**  
Executive Director/Air Pollution Control Officer

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

**Central Region (Main Office)**  
1990 E. Gettysburg Avenue  
Fresno, CA 93726-0244  
Tel: (559) 230-6000 FAX: (559) 230-6061  
[www.valleyair.org](http://www.valleyair.org) [www.healthyliving.com](http://www.healthyliving.com)

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

Printed on recycled paper.

Please pay close attention to the following additional information:

- District Rule 2010 (Permits Required). You may be required to obtain a District Authority to Construct prior to installation of equipment that controls or may emit air contaminants, including but not limited to emergency internal combustion engines, boilers, and baghouses. Information on how to comply with District Rule 4002 can be found online at: <http://www.valleyair.org/busind/pto/ptoforms/1ptoformidx.htm>.
- Dust Control Plan. Please be aware that you may be required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in District Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities*. Information on how to comply with Regulation VIII can be found online at: [http://www.valleyair.org/busind/comply/PM10/compliance\\_PM10.htm](http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm).
- Asbestos Requirements for Demolitions. In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002. This rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. Information on how to comply with District Rule 4002 can be found online at: <http://www.valleyair.org/busind/comply/asbestosbuln.htm>.

To identify other District rules or regulations that apply to this Project or to obtain information about District rules and permit requirements, the applicant is strongly encouraged to visit [www.valleyair.org](http://www.valleyair.org) or contact the District Small Business Assistance office at:

Fresno office: (559) 230-5888  
Modesto office: (209) 557-6446  
Bakersfield office: (661) 392-5665

Thank you for your cooperation in this matter. If you have any questions, please contact Matt Crow by telephone at (559) 230-5931 or by email at [Matt.Crow@valleyair.org](mailto:Matt.Crow@valleyair.org).

Sincerely,

Brian Clements  
Director of Permit Services



For Mark Montelongo  
Program Manager

Enclosure: Frequently Asked Questions – Rule 9510 Indirect Source Review (ISR)



January 29, 2024

Sol Jobrack  
County of San Joaquin  
1810 E Hazelton Ave  
Stockton, CA 95205

Ref: Gas and Electric Transmission and Distribution

Dear Sol Jobrack,

Thank you for submitting the PA-2300274 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](https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page).
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

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

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

Sincerely,

Plan Review Team  
Land Management



### Attachment 1 – Gas Facilities

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

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

3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

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

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

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

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 24 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 24 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ( $90^\circ \pm 15^\circ$ ). All utility lines crossing the gas pipeline must have a minimum of 24 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 10 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](http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html)) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

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

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



February 23, 2024

Sol Jobrack  
County of San Joaquin  
1810 E Hazelton Ave  
Stockton, CA 95205

Re: PA-2300274  
6001 S Stanley Road

Dear Sol Jobrack,

Thank you for providing PG&E the opportunity to review the proposed plans PA-2300274 dated 1/29/2024. Our review indicates the proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to the design, we ask that you resubmit the plans to the email address listed below.

If the project requires PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at [pgeplanreview@pge.com](mailto:pgeplanreview@pge.com).

Sincerely,

PG&E Plan Review Team  
Land Management

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Public



## **Attachment C**

### **Public Response Letters**

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June 14, 2024

To: Community Development Department  
Re: Application Number 2300274 (C)

To Whom It May Concern

This letter is to express our opposition to this project applied for. This area is zoned AG40. We oppose any deviation from this.

We have lived here for over 30 years and are very happy with the country lifestyle this zoning affords. We do not want to see increased traffic on this quiet dead end road, jeopardizing the safety of our grandchildren and animals. We are concerned that allowing this project to go forward will change the dynamics of our neighborhood and quality of life.

They are currently asking for a maximum of 49 people, but we're sure no one will be here counting people to insure compliance. We are concerned that if this zoning deviation is allowed, it will set precedence for further expansion on the property, creating even more impact on the neighboring residents, i.e. more traffic, more parking, etc.

Please do not allow this to happen.

Respectfully,

A handwritten signature in black ink, appearing to be "Mark and Sue Thompson", written over a horizontal line.

Mark and Sue Thompson

Dear Community Development Department,

Thank you for the information regarding the property at 6001 Stanley Road and application PA-2300274(C). We appreciate knowing what is going on as we live right across the road at 6066 Stanley. We purchased our property 20 months ago because it was out in the country, surrounded by agriculture and on a dead-end road.

One question about 6001 is how it is zoned AG-40 and by your letter that is a 40-acre minimum? The parcel is not 40 acres.

Our main concern is traffic in and out of the property and if there are any plans to expand or improve the #32.29 dirt gravel driveway at the southern end of the property? It is directly across from us, and until we saw your site map, we didn't even realize it was there. If there was an access/driveway to the parking lot from the north off of Mobley, it would not bring as much traffic on Stanley and not affect any existing homes.

Thank you for your time.

Sincerely,

Sally and Dave Mantooth

June 12, 2024

Recommendations and Comments for 6001 Stanley Rd., Stockton  
Application # PA-2300274 (C)  
(APN/Address: 187-060-29)

From: Cindy Bartolomei Moreno  
6507 Bartolomei Rd.  
Stockton, CA 95215

Thank you for the information on the above project application. The property has been in a state of decline for several years. It will be nice to see improvements made and the property taken care of. I have a few questions, recommendations, and comments that I hope you will consider for this project.

What is a conditional use permit, a religious use permit, and what does it mean when a property is zoned AG-40?

Would there be assurance that the two parcels in this property be used solely for religious assembly as stated, and not for something else or a business of some kind in the future?

Driveways: Unless I am mistaken, item #32.29, listed as an existing gravel driveway, isn't there or can't be seen. I can understand how the driveways need to be used for a resident; but, would it be possible to have another access to the property for the public, so the neighbors across the street wouldn't be exposed to an added volume?

Parking Lot and Overflow Parking: The twenty-four space parking lot and overflow parking lot seems like a lot of parking, probably to correlate with the maximum number of forty-nine individuals for assembly seats. Is there a way the amount of parking spaces could be reduced? Are the forty-nine assembly seats for prayer and meditation negotiable?

Respectfully submitted,

*Cindy Bartolomei Moreno*

**Jobrack, Sol [CDD]**

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**From:** Raman Singh <ramansingh108@gmail.com>  
**Sent:** Monday, August 5, 2024 4:37 PM  
**To:** Jobrack, Sol [CDD]  
**Subject:** HRIM support letter

Dear Mr. Sol Jobrack,

We are very happy to learn that a Meditation and worship facility is coming to the Stockton area. We moved to the area several years ago and really enjoy all the facilities afforded to us by the city. The planned SMVA Trust Meditation and religious place on 6001, Stanely Road will fulfill a much required need of the growing Hindu community in Stockton and surrounding area.

We sincerely request San Joaquin County officials and governing bodies to provide all the support needed for this project and help our community. We have also taken comfort in the fact that religious facilities of other faiths have been approved and established in similar zones. This temple will definitely make living in Stockton and surrounding areas a more holistic experience for families in our community.

Sincerely,

Raman Singh  
681 Arastradero RD  
Palo Alto, CA 94306

26<sup>th</sup> July, 2024,  
Stockton, CA

Dear Mr. Sol Jobrack,

We are writing in support of the proposed Meditation center and Hindu temple project in Stockton at 6001 Stanley Road. This temple will be of great help to the Hindu families in the area as a much-needed local place for spiritual congregation.

Typically, there is very small attendance during normal weekdays to our Temples. There will be an increase in traffic during weekends while the occasional special religious festivals will see greater traffic. The center seems to have planned for adequate parking within the facility to accommodate all peak traffic and not to have any offsite parking.

We thank San Joaquin County and the City of Stockton for their inclusive policies to support multiple communities and faiths that call the Stockton area their home.

Sincerely,

m.srinivasarao  
(Srinivasarao Mummareddy)  
(3118 Tinsley street, Manteca, 95337)

To Whom It May Concern

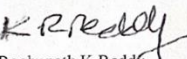
August 1, 2024

I am pleased to know that SMVA Trust is planning a Meditation and Religious assembly at 6001 S.Stanley Road, Stockton. This will help serve the spiritual, cultural and community needs of the Hindu Indian diaspora of Stockton, and Central valley. We believe and propagate the concept of " VASUDHIAVA KUTUMBAKAM " ( All Humanity is one family ). I and family and friends had the pleasure and good fortune of participating in several events and charitable activities done by SMVA Trust and know that they comply with all local rules and regulations and strive to be a great asset to the community at large. We see the SMVA Trust's new center as a welcome addition to the central valley as a positive and long-lasting influence to promote peace and harmony.

I am available to answer any questions please feel free to call me at 209 603 4512,

Thank You,

Sincerely

  
Dr.Raghunath K Reddy

8th August, 2024,  
Mountain House, CA

Dear Mr. Sol Jobrack,

We are writing in support of the SMVA Trust's proposed Meditation and minor religious assembly on Stanley Road in Stockton.

The SMVA Trust is a national organization serving communities in multiple locations. We have attended some meditation, religious and community events by SMVA Trust and they are a very responsible organization and a good citizen that supports local jurisdictions where their religious congregation centers are located.

We are confident that the Center will abide by all local regulations related to traffic, land development while being supportive of all agricultural activities in the vicinity.

Welcoming such a reputed not-for-profit service organization to the Stockton area will establish the local jurisdictions as forward-looking organizations that address the needs of its citizens.

Sincerely,

Ravina Rao  
268 East Natasha Avenue  
Mountain House  
95391  
CA

8<sup>th</sup> August, 2024,  
Stockton, CA

Dear Mr. Sol Jobrack,

We are very happy to know about the proposed religious facility at 6001 Stanley Rd, Stockton, CA and we wholeheartedly support the project. Right now, we do not have such a meditation and religious facility in the Stockton area and have to travel some distance for worship.

We are greatly thankful to both San Joaquin County and the city of Stockton for approving religious centers for multiple faiths in the area. We sincerely request San Joaquin County and city of Stockton to provide all required support to the project and bring us the much needed Meditation center and Hindu temple in the area.

SMVA Trust has undertaken several community service activities like providing food & blankets to various homeless shelters in the South Bay area. We have also attended several events and charitable activities organized by the SMVA Trust and noted that it complies with all local regulations and is a good neighbor.

Sincerely,

Nethra Thalanki Venkatesh  
2356 Abbott Court Tracy CA 95377



8<sup>th</sup> August, 2024,  
Stockton, CA

Dear Mr. Sol Jobrack,

We are very happy to know about the proposed religious facility at 6001 Stanley Rd, Stockton, CA and we wholeheartedly support the project. Right now, we do not have such a meditation and religious facility in the Stockton area and have to travel some distance for worship.

We are greatly thankful to both San Joaquin County and the city of Stockton for approving religious centers for multiple faiths in the area. We sincerely request San Joaquin County and city of Stockton to provide all required support to the project and bring us the much needed Meditation center and Hindu temple in the area.

SMVA Trust has undertaken several community service activities like providing food & blankets to various homeless shelters in the South Bay area. We have also attended several events and charitable activities organized by the SMVA Trust and noted that it complies with all local regulations and is a good neighbor.

Sincerely,

Ravindra Kotha Balasainath  
2356 Abbott Court Tracy CA 95377

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**SAN JOAQUIN**  
—COUNTY—

*Greatness grows here.*

## Community Development Department

Planning · Building · Code Enforcement · Fire Prevention · GIS

# **Attachment D**

## **Environmental Review**

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Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

**NOTICE OF EXEMPTION**

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

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

☒ County Clerk, County of San Joaquin

**Project Title:** Conditional Use Permit No. PA-2300274

**Project Location - Specific:** The project site is west of Stanley Rd., approximately 336 feet south of Mobley Rd., Stockton. (APN/Address: 187-060-29 / 6001 S. Stanley Rd., Stockton) (Supervisory District: 4)

**Project Location - City:** Stockton

**Project Location - County:** San Joaquin County

**Project Description:** Conditional Use Permit application to establish a new religious assembly. The project includes the conversion of an existing 1,776-square-foot detached garage and residence to a religious assembly for a maximum of 49 individuals for prayer and meditation. The existing second unit dwelling will be used as a residence and the existing accessory, and agricultural buildings will remain onsite. The project also includes the construction of a 240-square-foot restroom building and a 400-square-foot patio cover. The project site has direct access off of S. Stanley Rd. and will be served by onsite service for sewer, water, and storm drainage. This parcel is not under Williamson Act.

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

**Project Proponent(s):** SMVA Trust / Vinay Mamidi

**Name of Public Agency Approving Project:** San Joaquin County Planning Commission

**Name of Person or Agency Carrying Out Project:** Sol Jobrack, Associate Planner  
San Joaquin County Community Development Department

**Exemption Status:**  
Categorical Exemption. (Section 15303 Class 3)

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

This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303. Class 3 Categorical Exemptions includes a list of classes of projects that have been determined not to have a significant effect on the environment and that are, therefore, exempt from the provisions of CEQA. Section 15303 lists Class 3 projects, which include "construction and location of limited numbers of new, small facilities or structures: installation of small new equipment and facilities in small structure." The proposed religious assembly is a small facility with no expected significant effect on the environment and, therefore, the project is not subject to CEQA.

**Lead Agency Contact Person:**  
Sol Jobrack Phone: (209) 468-8477 Fax: (209) 468-3163 Email: shjobrack@sjgov.org

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Name: Allen Asio  
Signed by Lead Agency

Title: Deputy County Clerk

Date Received for filing at OPR: \_\_\_\_\_

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**SAN JOAQUIN**  
—COUNTY—  
*Greatness grows here.*

## Community Development Department

Planning · Building · Code Enforcement · Fire Prevention · GIS

# **Attachment E**

## **Findings for Conditional Use Permit**

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## FINDINGS FOR CONDITIONAL USE PERMIT

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PA-2300274 (C)

SRI MATHRUDEVI VISHWASHANTHI ASHRAM TRUST / VINJAY MAMIDI

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 use type Assembly – Religious may be conditionally permitted in the AG-40 (General Agriculture, 40 acre minimum) zone with an approved Conditional Use Permit application. The project site has a General Plan designation of A/G (General Agriculture), and the AG-40 zone is an implementing zone for this designation. There are no Master Plans, Specific Plans, or Special Purpose Plans in the vicinity.**
2. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, and the proposed improvements are properly related to existing and proposed roadways.
  - **This finding can be made because adequate utilities, access roads, sanitation, drainage, and other necessary facilities are proposed or have been provided and the proposed improvements are properly related to existing and proposed streets and highways. The project site is already served by on-site well, wastewater treatment system. The existing well and septic system must be maintained and be consistent with the rules and regulations of the San Joaquin County Environmental Health Department. The applicant will be required to keep all storm drainage on site and follow all San Joaquin County Public Works rules and requirements pertaining to storm drainage, which has been included in the recommended Conditions of Approval.**
3. The site is physically suitable for the type of development and for the intensity of development.
  - **This finding can be made because the 2.83-acre parcel is of adequate size and shape to accommodate the proposed and existing uses along with all yard requirements, building coverage, setbacks, parking areas and other requirements of the Development Title. The site is of adequate size to accommodate the 2 proposed additional structures and proposed 36 parking stalls which meet the 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 the project has been conditioned to meet San Joaquin County Development Title regulations that protect public health, safety, and welfare and ensure the project is not injurious to adjacent properties. The proposed project is located approximately 250 feet west of a residential use. Residential uses are considered a sensitive receptor and as a condition of approval the proposed project is subject to the provisions of the San Joaquin County noise ordinance (Development Title Section 9-404.030) and will have to comply with sound level limitations and prevent noise levels from exceeding the standards specified in Development Title Table 9-404.040.**
5. The use is compatible with adjoining land uses.
  - **This finding can be made because the proposed use will not result in the need to rezone the project site, nor will it interfere with surrounding agricultural uses and scattered residences. The subject property is zoned AG-40 (General Agriculture, 40-acre minimum), as is the surrounding area. The proposed religious assembly is primarily a conversion of existing structures and may be conditionally permitted in the AG-40 zone with an approved Conditional Use Permit. There is a residence located on APN: 187-070-23 directly south of the project parcel. A patio cover is proposed as part of the religious assembly facility and**

is within 50 feet of the southern property line. Pursuant to Development Title section 9-400.040 [d][3][ii], screening is required where the proposed use is within 50 feet of a property that has a residential use. As a result, screening along the southern property line abutting APN: 187-070-23 will be required as a condition of approval. This requirement and the other recommended Conditions of Approval will ensure that the use is compatible with adjoining land uses.



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### **Attachment F** **Conditions of Approval**

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## CONDITIONS OF APPROVAL

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### PA-2300274 (C) SRI MATHRUDEVI VISHWASHANTHI ASHRAM TRUST / VINJAY MAMIDI

Conditional Use Permit Application No. PA-2300274 was approved by the Planning Commission on . The effective date of approval is . This approval will expire on , which is thirty-six (36) 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] 468-8477)

- 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 9-802.110[a][2])
- b. **APPROVED USE:** This approval is for a 2,416 square-foot religious assembly with a maximum capacity of 49 attendees as shown on the revised site plan dated April 18, 2024. (Use Type: Assembly – Religious). The project proposal includes:
  - Conversion of a 1,776-square-foot detached garage into a prayer hall for prayer and meditation.
  - Construction of a 240-square-foot accessible restroom building.
  - Construction of a 400-square foot patio.
- 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 9-610.070)
- d. **PARKING:** Off-street parking shall be provided and comply with the following:
  1. All driveways and maneuvering areas shall be surfaced and permanently maintained with asphalt concrete or Portland cement to provide a durable, dust free surface. Bumper guards shall be provided when necessary to protect adjacent structures or properties. (Development Title Section 9-406.060 [i])
  2. A minimum of 36 parking spaces measuring 9 feet by 20 feet shall be provided. (1 parking space per 4 fixed seats) (Development Title Section 9-406.040)
- 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 9-406.060 [n][1])

2. Vehicle access gates shall be recessed from the property line a minimum of 10 feet unless there are at least 16 feet between the property line and the edge of the travelled roadway, in which case the setback is waived. (Development Title Section 9-400.040 [a][4])

f. **LIGHTING:** Lighting shall be provided and comply with the following:

1. The equivalent of one foot of candle illumination shall be provided throughout the parking area. (Development Title Section 9-9-406.060 [m][1])
2. All lighting shall be on a time clock or photo-sensor so as to be turned off during daylight hours and during any hours when the parking area is not in use. This requirement does not apply to security lighting. ((Development Title Section 9-406.0609[m][2])

All lighting shall be designed to confine direct rays to the premises. No spillover beyond the property lines shall be permitted, except onto public roads, provided, however, that such light shall not cause a hazard to motorists. (Development Title Section 9-406.0609[m][3])

- g. **SIGNS:** Sign details shall be consistent with Chapter 9-408 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 9-408.070.3 [p])

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. 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 9-607.020 and 9-607.040)
- 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-17. (Development Title Section 9-607.040)
- c. 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)
- d. 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)
- e. 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 9-803.020 and Resolutions R-91-327, R-94-185 and R-97-5)
- f. A copy of the Final Site Plan shall be submitted prior to release of building permit.

- g. 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 9-606).

Informational Notes:

- i. Wastewater shall not be allowed into the storm drainage system.
- ii. The project will enact appropriate source control BMPs to prevent the discharge of trash offsite.

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

- a. A soil suitability and nitrate loading study incorporating proposed staff and customer use shall be submitted to the Environmental Health Department, indicating that the area is suitable for septic system usage. The studies must be approved by the Environmental Health Department prior to issuance of building permit(s). (San Joaquin County Development Title, Section 9-604.010(d)). The fee will be based on the current schedule at the time of payment.

The sewage disposal system shall comply with the onsite wastewater treatment systems standards of San Joaquin County prior to approval. A percolation test conducted in accordance with the E.P.A. Design Manual - Onsite Wastewater and Disposal Systems is required for each parcel. The fee will be based on the current schedule at the time of payment.

- b. 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 9-605.010).
- c. Prior to issuance of building permit, submit to the Environmental Health Department revised site plans showing the location and configuration of any existing and proposed sewage disposal systems, along with the area required to be reserved for future sewage disposal repair/replacement (area for 100% sewage disposal replacement). The plans shall include the design calculations, including the maximum number of persons the sewage disposal system is proposed to serve.

In addition, show on revised plans that the disposal field area will be barricaded so it cannot be driven over, parked on, or used as a storage area. This disposal field area must be used for that specific purpose only, and it cannot contain any underground utility lines (San Joaquin County Development Title, Section 9-605.010(c)(3)(5)).

- d. Applicant shall contact Natalia Subbotnikova, Program Coordinator, Small Public Water System Program, at (209) 468-0338, to determine if the existing well can be permitted as a public water system prior to issuance of building permits. If a public water system is required, applicant shall submit a Small Public Water System preliminary technical report to the California State Water Resources Control Board, Division of Drinking Water (Water Board) at least six months before initiating construction of any water related improvement, as defined. The issuance of a permit to operate a small public water system by the local primacy agency (EHD) is prohibited without the concurrence of the Water Board. Please contact Gena Farley with the SWRCB Division of Drinking Water at Gena.Farley@waterboards.ca.gov or 209-948-7488, concerning the requirements for preliminary technical report submittal prior to issuance of building permits.

If the Water Board determines that an onsite well shall be used as the potable water source, a permit application to operate Small Public Water System shall be submitted to the EHD for approval prior to issuance of building permits. To issue a permit to operate, concurrence from the Water Board is required. A yearly permit to operate a public water system will be required by the EHD

prior to sign off of the certificate of final occupancy (San Joaquin County Development Title, Section 9-602.010 and 9-601.030.)

The supplier must possess adequate financial, managerial, and technical capability to assure delivery of pure, wholesome, and potable drinking water in accordance with San Joaquin County Development Title, Sections 9-602.010 and 9-601.030 and C.C.R., Title 22, and Health and Safety Code, Section 116525 116570.

- e. The existing private water wells shall be tested for the chemical Dibromochloropropane (DBCP) and nitrates with the results submitted to the Environmental Health Department prior to issuance of building permit(s). Samples are to be taken and analyzed by a State-approved laboratory (San Joaquin County Development Title, Section 9-601.020(j)).
- f. Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-601.010(b) and 9-601.020(i)).

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.

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**Planning Commission Staff Report  
Item # 3, August 15, 2024  
Development Title Text Amendment No. PA-2400269  
Prepared by: Megan Aguirre**

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**PROJECT SUMMARY**

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**Applicant Information**

**Project Applicant:** San Joaquin County

**Project Site Information**

**Project Location:** Countywide

**Environmental Review Information**

**CEQA Determination:** Notice of Exemption (Attachment B; Environmental Document)

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**Project Description**

This project is a Development Title Text Amendment to add Section 9-400.090 Design Guidelines with design criteria for new commercial and industrial development related to:

- Site Design
- Building Location/Orientation
- Building Design

The proposed text amendment would primarily impact new development 10,000 square feet or larger in size, with limited applicability to smaller or existing developments.

**Recommendation**

1. Forward Findings for Development Title Text Amendment (Attachment C) to the Board of Supervisors with a recommendation to adopt, and
2. Forward Development Title Text Amendment No. PA-2400269 (Attachment A) to the Board of Supervisors with a recommendation to approve.

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## NOTIFICATION & RESPONSES

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### Public Hearing Notices

Legal ad for the public hearing published in the **Stockton Record**: August 5, 2024

Date of Public Hearing notice mailing: August 5, 2024.

### Referrals and Responses

- **Project Referral with Environmental Determination Date:** July 30, 2024

Agency Referrals	Response Date – Environmental Determination
<b>County Departments</b>	
Assessor	
Community Development	
Building Division	
Fire Prevention Bureau	
Code Enforcement	
County Counsel	
General Services	
Public Works	
Environmental Health	
Stockton Metropolitan Airport	
<b>State Agencies</b>	
Air Resources Board	
Department of Business, Transportation, and Housing Agency	
Department of Real Estate	

Agency Referrals	Response Date – Environmental Determination
<b>Federal Agencies</b>	
<b>Local Agencies</b>	
All Municipal Advisory Councils	
Airport Land Use Commission	
S.J.C.O.G.	
<b>Miscellaneous</b>	
Builders Exchange of Stockton	
Building Industry Association of the Delta	
Carpenters Union	
Morada Area Association	
Port of Stockton	
University of the Pacific	

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## ANALYSIS

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### **Background**

On February 1, 2024, the Planning Commission considered the topic of creating design guidelines for industrial projects in San Joaquin County. A resident and member of the Municipal Advisory Council (MAC) for the Community of Thornton spoke in favor of creating design guidelines that would also be applicable to existing commercial sites, including a building where a new business had recently been established in that community with a business license and no exterior improvements to the site. The MAC member stated concerns related to lack of signage identifying the new use, use of the building without updating a dilapidated façade, and utilizing a building painted in a non-neutral color. The Planning Commission discussed the potential for creating industrial design guidelines, as well as commercial development in the Community of Thornton. Ultimately, the Planning Commission decided not to forward this item to the Board of Supervisors but asked CDD staff to separately address the concerns of the Community of Thornton. After this item was discussed at the Planning Commission, CDD staff was requested by a Board member to still schedule the topic as a discussion for the Board of Supervisors.

On May 14, 2024, the Board of Supervisors considered the potential creation of design guidelines for industrial and commercial developments pertaining to site design, building location/orientation, and building design. After discussion of the topic, the Board of Supervisors directed staff to process a Development Title Text Amendment to include design guidelines for industrial and commercial developments.

### **Text Amendment**

#### *Elements*

Based on discussions with the Planning Commission and the Board of Supervisors, staff drafted design guidelines that address the following topics:

- **Site Design:** Structures on the same site or development area would be consistent and compatible with each other, accommodate pedestrians, include public spaces, and provide landscaping.
- **Building Location/Orientation:** Buildings would be oriented towards roadways, allow for outdoor public spaces, and main entries would open onto these public spaces or courtyards.
- **Building Design:** Building design would consider scale, and include articulation, façade treatments, complementary and consistent colors, combinations of material and finished, and roof design that considers variation, scale, and heat reduction.

#### *Applicability*

The Planning Commission and Board of Supervisors both discussed concerns regarding when design criteria might apply. As such, the design criteria is proposed to apply as discussed below:

- **Existing Development:** The Site Design criteria would apply when constructing new structures or additions greater than 25% of the total floor area. All other criteria should be considered with any updates to a site but are not required.
- **New Development:** All design criteria would apply to new construction resulting in 10,000 square feet or more of floor area. New construction is considered to be for a new use and/or vacant site that results in new structures. Site Design criteria would apply to all new development regardless of size.

In order to allow flexibility and accommodate a variety of projects, staff also included Section 9-400.040 (e) Modification of Requirements, which allows the Zoning Administrator to modify any of the requirements in the design guidelines that are insufficient or excessive for a particular project.

### **Public Input**

On July 22, 2024, the Community Development Department held a meeting with interested parties. During the meeting staff summarized the amendments and requested questions and comments from those in attendance. Of the approximately 200 agencies and individuals invited, five people attended the meeting, and only a few had questions or comments. Questions primarily pertained to infrastructure, which is not addressed in the proposed text amendment. Staff clarified that the proposed text amendment addresses site design and buildings, not infrastructure. Staff also noted that the Zoning Administrator could consider any modification requests if a project applicant requested a review of specific requirements within the design guidelines.

Aside from the public meeting, staff also heard separately from the same constituent representing the Thornton MAC that had spoken at the Planning Commission. They were concerned that the proposed design guidelines would not apply to the smaller existing structures in the Community of Thornton. On July 24, 2024, staff met with the constituent and a representative from the Board of Supervisors' office regarding this matter and provided steps for potentially creating community-specific guidelines that would consider the uniqueness of the Community of Thornton.

### **Findings**

To approve a Development Title Text Amendment, the Planning Commission and Board of Supervisors shall determine that the proposed amendments are consistent with the General Plan and any applicable plans; necessary for public health, safety, and general welfare or will be of benefit to the public; and has been reviewed in compliance with the California Environmental Quality Act (CEQA). Staff is recommending that these findings can be made in the affirmative, as discussed in Attachment C, Findings.

### **Notice of Exemption**

California Environmental Quality Act (CEQA) Section 15061(b)(3) states that a project is exempt from CEQA if the local agency determines that the activity has no 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 cause a significant effect on the environment, the activity is not subject to CEQA and, therefore, exempt from CEQA. The Community Development Department has determined that the proposed Development Title Text Amendment has no potential for causing a significant effect on the environment because the proposed design guidelines would be applied to projects during review processes already in place, and therefore, the proposed Text Amendment is not subject to CEQA.

## RECOMMENDATION

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It is recommended that the Planning Commission:

1. Forward Findings for Development Title Text Amendment (Attachment C) to the Board of Supervisors with a recommendation to adopt, and
2. Forward Development Title Text Amendment No. PA-2400269 (Attachment A) to the Board of Supervisors with a recommendation to approve.

**Attachments:**

Attachment A – Draft Ordinance

Attachment B – Notice of Exemption

Attachment C – Findings

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### **Attachment A** **Draft Ordinance**

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BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN JOAQUIN,  
STATE OF CALIFORNIA

ORDINANCE NO.  
[ORDINANCE TITLE]

The Board of Supervisors of the County of San Joaquin ordains as follows:

**Section 1.** Section 9-400.090, Chapter 9-400, Series 400, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

**9-400.090 DESIGN GUIDELINES**

This Section establishes standards for commercial and industrial design.

(a) **Applicability.** The following standards apply to all commercial zones, industrial zones, and the Public Facilities zone or when commercial, industrial, or public facilities uses are constructed within the Mixed-Use Zone, as designated below:

(1) **Existing Development.**

- (A) Section 9-400.090(b) Site Design applies when constructing:
  - (i) New structures.
  - (ii) Additions totaling greater than 25% of the existing floor area.
- (B) The remaining design standards should be considered when updating existing development but are not required.

(2) **New Development.** New development is considered to be for a new use and/or vacant site that results in new structures.

- (A) All design guidelines apply when constructing:
  - (i) 10,000 square feet or more in floor area, cumulatively.
- (B) Section 9-400.090(b) Site Design applies when constructing:
  - (i) Less than 10,000 square feet in floor area.
- (C) Sections 9-400.090(c) and (d) may be applied to smaller developments at the discretion of the Zoning Administrator.

(b) **Site Design.**

- (1) **Consistency.** All structures on the same site shall be designed to be compatible with each other and, when feasible and reasonable, with adjacent sites. Site design should consider scale and incorporate similar landscaping and building materials or paint colors.
- (2) **Pedestrian Access.** Awnings and similar coverings shall be designed to accommodate and encourage pedestrian access between buildings on the same site and between adjacent sites. Connections to existing sidewalks in the public right-of-way are encouraged for commercial uses.
- (3) **Public Spaces.** Site design shall allow for the inclusion of inviting public spaces with features like water fountains, well-lit walkways, and outdoor seating.

- (4) **Landscaping.** Site landscaping shall conform to Chapter 9-402, Landscaping, unless otherwise specified, and details shall be provided during project review.
- (c) **Building Location/Orientation.**
- (1) **Orientation.** Buildings shall be oriented towards roadways and include sufficient setbacks for useable outdoor public spaces where appropriate.
- (2) **Entries.** Main building entries shall open onto courtyards or public spaces when feasible.
- (d) **Building Design.**
- (1) **Scale.** Building design shall include using similar scale structures within a single development complex, as well as the incorporation of intentional roof design and building articulation for visual interest.
- (2) **Building Articulation.** Building facades shall be articulated, and may include:
- (A) Changes in wall directions
  - (B) Stepping back upper floors
  - (C) The number and size of windows
  - (D) Projecting trellises, canopies, or awnings
  - (E) Recessed entrances
  - (F) Other unique design features at building entrances and corners
- (3) **Façades.** Building design shall include façade treatments, such as canopies over walkways along commercial storefronts.
- (4) **Colors.** Contrasting, but complementary colors are encouraged for specific design elements, such as window trim. However, color choices shall be limited for consistency among buildings within a community or complex.
- (5) **Materials/Finishes.** Building design shall include the use of multiple types of materials and finishes such as a combination of wood and stone.
- (6) **Roof Design.**
- (A) Roof designs that use a combination of pitched and flat articulation are encouraged.
  - (B) Roof overhangs shall be appropriately proportioned to the overall frame of the building.
  - (C) Roofing shall be of light color and incorporate other design elements to reduce heat.
- (e) **Modification of Requirements.** The requirements of this Chapter may be modified by the Zoning Administrator in cases in which, due to the unusual nature of the proposed use(s), specific location, or the site plan submitted, the requirements set forth in this Chapter are judged insufficient or excessive. Decisions of the Zoning Administrator pursuant to this Section may be appealed to the Planning Commission under Chapter 9- 802, Common Procedures.

**Section 2.** This Ordinance shall take effect and be in force thirty (30) days after its adoption, and prior to the expiration of fifteen (15) days from the passage thereof, shall be

published once (1) in the Stockton Record, a newspaper of general circulation published in the County of San Joaquin, State of California, with the names of the members of the Board of Supervisors voting for and against the same.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of San Joaquin, State of California, on this \_of \_\_\_\_ to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
MIGUEL A. VILLAPUDUA  
Chairman, Board of Supervisors  
County of San Joaquin  
State of California

ATTEST: RACHÉL DeBORD  
Clerk of the Board of Supervisors  
County of San Joaquin  
State of California

By: \_\_\_\_\_  
Deputy Clerk





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### **Attachment B** **Notice of Exemption**

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**NOTICE OF EXEMPTION**

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

☒ County Clerk, County of San Joaquin

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

**Project Title:** Text Amendment No. PA-2400269

**Project Location - Specific:** The project site is Countywide. (Supervisory District: All)

**Project Location – County:** San Joaquin County

**Project Description:** Text Amendment application to This project is a Development Title Text Amendment to add Section 9-400.090 Design Guidelines with design criteria for new commercial and industrial development related to:

- Site Design
- Building Location/Orientation
- Building Design

The proposed text amendment would primarily impact new development 10,000 square feet or larger in size, with limited applicability to smaller or existing developments.

**Project Proponent(s):** San Joaquin County

**Name of Public Agency Approving Project:** San Joaquin County Board of Supervisors

**Name of Person or Agency Carrying Out Project:** Megan Aguirre, Principal Planner  
San Joaquin County Community Development Department

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

**Exemption Reason:**

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." This project is a minor Text Amendment to add design guidelines for industrial and commercial development projects. The Text Amendment will not have a significant effect on the environment and, therefore, the project is not subject to CEQA.

**Lead Agency Contact Person:**  
Megan Aguirre Phone: (209) 468-3144 FAX: (209) 468-3163 Email: meaguirre@sigov.org

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Name: Lorraine Gonzalez

Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: \_\_\_\_\_



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### **Attachment C** **Findings**

## Findings for Development Title Text Amendment

### PA-2400269

1. The proposed amendment is consistent with the General Plan and any applicable Master Plan.
  - **This Finding can be made because the proposed changes to add design guidelines for commercial and industrial development, which can be modified if insufficient or excessive, is consistent with the General Plan and any applicable Master Plans. Specifically, the proposed changes are consistent with the following Land Use Goals, which discuss architectural design, site design, and pedestrian facilities:**
    - **Land Use Goals LU-5.4 Commercial Conflicts and Visual Impact:**

The County shall require new commercial development to address potential land use conflicts and visual impacts through site specific performance standards related to landscaping, screening, lighting, access, signage, setbacks, and architectural design.
    - **Land Use Goal LU-5.11 Freeway Commercial Development**

The County shall require that Freeway Service developments are designed in an attractive manner that creates a favorable impression of the County by considering the relationship to adjacent uses, site design and scale of development, building architecture, landscaping, signage, and circulation and parking.
    - **Land Use Goal LU-5.11 Mixed-Use Development:**

The County shall require new mixed-use developments to be developed under a single plan that details the full buildout of the development and any associated phasing for construction and includes specific design guidelines and standards that address the overall site design, scale of development, relationship to adjacent uses, circulation and parking, architecture, infrastructure, and landscaping.
    - **Land Use Goal LU-6.7 Industrial Development:**

The County shall require new industrial development provide adequate access, parking, landscaping, loading and storage areas, and buffers. The County shall ensure that industrial uses and employment center developments include appropriate transit, bicycle, and pedestrian facilities.
2. The proposed amendment is necessary for public health, safety, and general welfare or will be of benefit to the public.
  - **This Finding can be made because the proposed design guidelines would benefit the public by promoting pedestrian access and consideration of aesthetics in development projects.**
3. The proposed amendment has been reviewed in compliance with the requirements of the California Environmental Quality Act (CEQA).
  - **Pursuant to CEQA Guidelines Section 15061(b)(3), this project is not subject to CEQA because the proposed Development Title Text Amendment would not have a significant effect on the environment. The proposed design guidelines would be applied to projects during review processes already in place, which would include environmental review of projects on an individual basis.**