



**Planning Commission Staff Report
Item # 5, December 15, 2022
Time Extension No. PA-0900179
Prepared by: Alisa Goulart**

PROJECT SUMMARY

Applicant Information

Property Owner:

Our Lady of Fatima Society of Thornton, California, Inc.

Project Applicant:

Our Lady of Fatima Society of Thornton, California, Inc.

Project Site Information

Project Address:

26590 North Sacramento Boulevard, Thornton

Project Location:

On the east side of North Sacramento Boulevard, 645 feet north of West Oak Street, Thornton

Parcel Number (APN):

001-220-22 & -32

General Plan Designation:

R/L, R/M

Zoning Designation:

R-L, R-M

Project Size:

10.33 acres

Parcel Size:

10.33 acres

Community:

Thornton

Water Supply:

Public (CSA12)

Sewage Disposal:

Private

Storm Drainage:

Public (CSA12)

100-Year Flood:

Yes

Williamson Act:

No

Supervisory District:

4

Environmental Review Information

CEQA Determination:

Notice of Exemption (Attachment C; Environmental Document)

Project Description

This project is a Time Extension for a previously approved Use Permit application to establish a community assembly facility to include the conversion of an existing 12,000-square-foot building into a community assembly hall. The project site also contains a special outdoor event arena that is permitted to have a maximum of 8 Special Outdoor Events annually. These special events are permitted to utilize the existing 12,000-square-foot building as an accessory use to the arena. Establishing the community assembly use would permit utilizing the existing 12,000-square-foot building for events that are separate from the 8 permitted special outdoor events held in the arena. There are no changes to the arena and its related permits with this application. (Use Type: Community Assembly)

On October 18, 2022, the Board of Supervisors granted an automatic 2-year Time Extension for all planning applications that are in approved status, with the exception of minor subdivisions, major subdivisions, and quarry operations. This project applied for a Time Extension prior to its expiration date, which kept it in active status; therefore, it has been granted a 2-year Time Extension.

Recommendation

1. Adopt the Findings for Use Permit (Attachment D, Findings); and
2. Approve the Time Extension for Use Permit No. PA-0900179 with the attached updated Conditions of Approval (Attachment E, Updated Conditions of Approval)

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NOTIFICATION & RESPONSES

(See Attachment B, Response Letters)

Public Hearing Notices

Legal ad for the public hearing published in the Stockton Record: December 5, 2022.

Number of Public Hearing notices: 144

Date of Public Hearing notice mailing: December 2, 2022.

Referrals and Responses

- **Project Referral with Environmental Determination Date:** September 19, 2022
- **Negative Declaration Posting Date:** n/a
- **OPR State Clearinghouse #:** 2020060570

Agency Referrals	Referral with Environmental Determination
County Departments	
Assessor	
Community Development	
Building Division	
Fire Prevention Bureau	
Public Works	9/21/2022
Environmental Health	9/21/2022
Sheriff's Office	
Supervisor: District 4	
State Agencies	
Fish & Wildlife, Division: 2	
Native American Heritage Commission	
Federal Agencies	
F.E.M.A.	
US Fish and Wildlife	

Agency Referrals	Referral with Environmental Determination
Local Agencies	
Thornton Fire District	
Mosquito & Vector Control	
S.J.C.O.G.	9/19/2022
Air Pollution Control District	
County Service Area 12	
348 New Hope Reclamation District	
New Hope Elementary School District	
Galt Joint Union School District	
Miscellaneous	
Delta Commission	
Haley Flying Service	
P.G.&E.	9/23/2022, 10/11/2022
Union Pacific Railroad	
Precissi Flying Service	
Sierra Club	
Delta Stewardship Council	
CA Tribal TANF Partnership	
United Auburn Indian Community	
CA Valley Miwok Tribe	
CA North Valley Yokuts Tribe	
Buena Vista Tribe Rancheria	
Thornton Municipal Advisory Council	

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ANALYSIS

Background

On July 30, 2009, the applicant submitted this application to permit the use of the existing 12,000-square-foot building as a separate primary use for community assembly events independent from the annual 8 events permitted at the outdoor arena. The project was delayed while a traffic study was performed and the Site Plan was revised. The traffic study was completed in 2014 and a revised Site Plan was submitted in 2017. Because the existing 12,000-square-foot building is adjacent to several residences, an acoustical analysis to address noise issues related to the proposed community assembly use was also required. The acoustical analysis was completed in 2019. The Initial Study was posted in June 2020.

On March 4, 2021, the Planning Commission approved Use Permit No. PA-0900179 to add the Community Assembly use type to a site presently developed with a 12,000 square foot building and an arena. The original approval includes conversion of the existing 12,000 square foot building to allow for public and community events.

As of this date, the approved use has not been established. To establish the use, the building must be upgraded with noise mitigation improvements, after which a change of occupancy from the Building Department is required.

The expiration date for the project was September 13, 2022, and this Time Extension was submitted on August 25, 2022. However, on October 13, 2022, the Board of Supervisors granted an automatic 2-year time extension for all planning applications that are in approved status, excluding minor subdivisions, major subdivisions, and quarry operations. This project, a time extension for PA-0900179 (UP), applied for a time extension prior to its expiration date, therefore it has been granted a 2-year time extension with the new expiration date to be September 13, 2024.

CEQA Exemption

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

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RECOMMENDATION

It is recommended that the Planning Commission:

1. Adopt the Findings for Use Permit (Attachment D, Findings); and
2. Approve the Time Extension for Use Permit No. PA-0900179 with the attached updated Conditions of Approval (Attachment E, Conditions of Approval).

Attachments:

Attachment A – Site Plan

Attachment B – Response Letters

Attachment C – Environmental Document

Attachment D – Findings for Use Permit

Attachment E – Updated Conditions of Approval

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Community Development Department

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Attachment A Site Plan

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Attachment B **Response Letters**

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Department of Public Works

Fritz Buchman, Director

Alex Chetley, Deputy Director - Development

David Tolliver, Deputy Director - Operations

Najee Zarif, Deputy Director - Engineering

Kristi Rhea, Business Administrator

September 21, 2022

M E M O R A N D U M

TO: Community Development Department
CONTACT PERSON: Alisa Goulart

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

SUBJECT: PA-0900179; A One (1) Year Time Extension application for a previously approved Use Permit for public and community assembly events within a 12,000 square-foot multi-purpose assembly hall; located on the north side of Oak Street, approximately 275 feet east of Sacramento Boulevard, Thornton. (Supervisorial District 4)

PROPERTY OWNER: Our Lady of Fatima of Thornton,
California, Inc.

APPLICANT: Same

ADDRESS: 26590 N. Sacramento Boulevard, Thornton

APN: 001-220-32 & -22

INFORMATION:

The site is currently located within a Federal Emergency Management Agency Designated Flood Hazard Area designated as Zone AE. The 100-year Flood Elevation will be approximately 12 feet NAVD 1988.

Sacramento Boulevard has an existing and planned right-of-way width of 75 feet.

Walnut Grove Road (Oak Street) has an existing and planned right-of-width of 50 feet.

RECOMMENDATIONS:

- 1) None. All previous conditions apply.

CH:DS

1810 East Hazelton Avenue | Stockton, California 95205 | T 209 468 3000 | F 209 468 2999



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Environmental Health Department

Jasjit Kang, REHS, Director

Muniappa Naidu, REHS, Assistant Director

PROGRAM COORDINATORS

Robert McClellon, REHS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS


Steven Shih, REHS

Michelle Henry, REHS

Elena Manzo, REHS

September 21, 2022

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

From: Naseem Ahmed; (209-616-3018) 
Senior Registered Environmental Health Specialist

RE: **PA-0900179 (UP, TE) Referral, SU0013456**
26590 North Sacramento Boulevard, Thornton

The San Joaquin County Development Title Requirements listed below have been identified as pertinent to this project. Other requirements may also apply. These requirements cannot be modified:

- A. Applicant shall obtain a permit to operate under the Environmental Health Department's Food Program for the Special Events. A permit shall be obtained for each separate special events. The fee for a special or temporary event is \$156.00.
- B. Repair the existing septic system under a sanitation permit and inspection by the Environmental Health Department (San Joaquin County Development Title, Section 9-1110.3 and 9-1110.4).

Note: The existing septic system (79-641) was paved over and under existing parking lot

- C. Destroy the abandoned well(s) under permit and inspection by the Environmental Health Department as required by San Joaquin County Development Title, Section 9-1115.5(e).

Note: The Out of service will permit 90-298 was expired on November 9, 1995.

- D. 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 9-1110.4(c)(5)).

1868 E. Hazelton Avenue | Stockton, California 95205 | T 209 468-3420 | F 209 464-0138 | www.sjcehd.com



S J C O G, Inc.

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

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

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

To: Alisa Goulart, San Joaquin County, Community Development Department
From: Laurel Boyd, SJCOG, Inc. Phone: (209) 235-0574 Email: boyd@sjcog.org
Date: September 19, 2022
Local Jurisdiction Project Title: PA-0900179 (UP, TE)
Assessor Parcel Number(s): 001-2220-32, -22
Local Jurisdiction Project Number: PA-0900179 (UP, TE)
Total Acres to be converted from Open Space Use: Unknown
Habitat Types to be Disturbed: Urban Habitat Land
Species Impact Findings: Findings to be determined by SJMSCP biologist.

Dear Ms. Goulart:

SJCOG, Inc. has reviewed the application referral for PA-0900179 (UP, TE). This project consist of a 1-year Time Extension application for a previously approved Use Permit for public and community assembly events within a 12,000 square foot, multi-purpose assembly hall. Access to the site is from N. Sacramento Boulevard. The project site is located on the north side of W. Oak Street, 275 feet east of N. Sacramento Boulevard, Thornton (APN/Address: 001-220-32, -22/26590 N. Sacramento Boulevard, Thornton).

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 not subject to participate at this time due to structure and ground disturbance already existing. Any future structures that require ground disturbance on this or subsequent divided parcels will be subject to participate in the SJMSCP and should be resubmitted to this agency.

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.

September 23, 2022

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

Ref: Gas and Electric Transmission and Distribution

Dear Alisa Goulart,

Thank you for submitting the PA-0900179 plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

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

Below is additional information for your review:

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

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

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

Sincerely,

Plan Review Team
Land Management

Attachment 1 – Gas Facilities

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Attachment 2 – Electric Facilities

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

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



October 11, 2022

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

Re: PA-0900179
26590 N Sacramento Blvd

Dear Alisa Goulart,

Thank you for providing PG&E the opportunity to review the proposed plans for PA-0900179 dated 9/19/2022. 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.

Sincerely,

PG&E Plan Review Team
Land Management

Public



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—COUNTY—
Greatness grows here.

Community Development Department

Planning · Building · Code Enforcement · Fire Prevention · GIS

Attachment C **Environmental Document**

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**DRAFT
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: Time Extension for previously approved Use Permit No. PA-0900179

Project Location - Specific: The project site is located On the east side of North Sacramento Boulevard, 645 feet north of West Oak Street, Thornton. (APN/Address: 001-220-22 & -32 / 26590 N. Sacramento Blvd., Thornton) (Supervisory District: 4)

Project Location – City: Thornton

Project Location – County: San Joaquin County

Project Description: Time Extension for a previously approved Use Permit application to establish a community assembly facility to include the conversion of an existing 12,000 square foot building into an assembly hall. The project site also contains a special outdoor event arena that is permitted to have a maximum of 8 Special Outdoor Events annually. These special events include use of the existing community assembly building. Establishing the community assembly use would permit utilizing the existing 12,000 square foot community assembly building for events that are separate from the 8 Special outdoor events. (Use Type: Community Assembly)

On October 18, 2022, the Board of Supervisors granted an automatic 2-year Time Extension for all planning applications that are in approved status, with the exception of minor subdivisions, major subdivisions, and quarry operations. This project applied for a Time Extension prior to its expiration date, which kept it in active status; therefore, it has been granted a 2-year Time Extension.

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

Project Proponent(s): Our Lady of Fatima Society of Thornton, California, Inc.

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

Name of Person or Agency Carrying Out Project: Alisa Goulart, Associate Planner
San Joaquin County Community Development Department

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

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

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

Lead Agency Contact Person:

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

Signature: _____ Date: _____

Name: Domenique Martorella Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____

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

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Attachment D **Findings for Use Permit**

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FINDINGS FOR USE PERMIT

PA-0900179 (TE, UP)

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 Community Assembly may be conditionally permitted in the R-L (Low Density Residential) and R-M (Medium Density Residential) zones with an approved Use Permit application. The project site has General Plan designations R/L (Low Density Residential) and R/M (Medium Density Residential), and the R-L and R-M zones are implementing zones for these designations. There are no Master Plans, Specific Plans, or Special Purpose Plans in the vicinity.**
2. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, and the proposed improvements are properly related to existing and proposed roadways.
 - **This finding can be made because adequate utilities, access roads, sanitation, drainage, and other necessary facilities have been provided and the proposed improvements are properly related to existing and proposed streets and highways. The project site is already served by an on-site septic system. Water and storm water drainage is provided by County Service Area 12 (CSA12), a public utility.**
3. The site is physically suitable for the type of development and for the intensity of development.
 - **This finding can be made because the parcels are of adequate size and shape to accommodate the proposed, and existing, use, and all yards, building coverage, setbacks, parking areas and other requirements of the Development Title. Adequate parking is depicted on the Site Plan.**
4. Issuance of the permit will not be significantly detrimental to the public health, safety, or welfare, or be injurious to the property or improvements of adjacent properties.
 - **This finding can be made because the Initial Study originally prepared for this project found no potentially significant environmental impacts.**
5. The use is compatible with adjoining land uses.
 - **This finding can be made because the proposed use will not interfere with nor alter the current land uses on adjacent properties.**

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Attachment E

Updated Conditions of Approval

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UPDATED CONDITIONS OF APPROVAL

PA-0900179

Our Lady of Fatima Society of Thornton, California, Inc.

A Time Extension for previously-approved Use Permit Application No. PA-0900179 was approved by the Planning Commission on December 15, 2022 March 4, 2024. The effective date of approval is December 25, 2022 March 15, 2024. This approval will expire on September 13, 2024 September 13, 2022, which is 42 eighteen (18) months from the effective date of approval, unless (1) all Conditions of Approval have been complied with, (2) all necessary building permits have been issued and remain in force, and (3) all necessary permits from other agencies have been issued and remain in force.

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

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

- a. **BUILDING PERMIT:** Submit an "APPLICATION-COMMERCIAL BUILDING PERMIT". The Site Plan required as a part of the building permit must be prepared by a registered civil engineer or licensed architect. This Plan must show drainage, driveway access details including gates, on-site parking, landscaping, signs, existing and proposed utility services, and grading (refer to the "SITE PLAN CHECK LIST" for details). A fee is required for the Site Plan review. (Development Title Section 9-884)
- b. **APPROVED USE:** This approval is for the Community Assembly use type to allow public and community assembly events within an existing 12,000 square-foot, multi-purpose assembly hall, as depicted on the site plan dated February 3, 2017. (Use Type: Community Assembly)
- c. **CAPITAL FACILITY FEE:** This project may be subject to the Capital Facility Fee. If the Capital Facility Fee is applicable, the County shall collect the fees before the issuance of any building permits. (Development Title Section 9-1245.2)
- d. **PARKING:** Off-street parking shall be provided and comply with the following:
 1. All permanent parking spaces, driveways and maneuvering areas shall be surfaced and permanently maintained with asphalt concrete or Portland cement to provide a durable, dust free surface. Bumper guards shall be provided when necessary to protect adjacent structures or properties. Overflow parking areas may be surfaced with aggregate base. (Development Title Section 9-1015.5[e] and 9-1015.9)
 2. A minimum of 230 parking spaces shall be provided. (0.67 spaces per 1,000 square-feet and 0.33 spaces per seating capacity: maximum 672 people)
 3. Each parking space shall be an unobstructed rectangle, minimum 9 feet wide and 20 feet long. (Development Title Section 9-1015.5[b])
- e. **ACCESS AND CIRCULATION:** The following requirements apply and shall be shown on the Site Plan:
 1. Access driveways shall have a width of no less than 25 feet for two-way aisles and 16 feet for one-way aisles, except that in no case shall driveways designated as fire department access be less than 20 feet wide. (Development Title Section 9-1015.5[h][1])

- f. **LIGHTING:** Lighting shall be provided and comply with the following:
1. If the parking area is to be used at night, parking lot lighting shall be installed. (Development Title Section 9-1015.5[g])
 2. Any lighting shall be designed to confine direct rays to the premises. No spillover beyond the property lines shall be permitted except onto public thoroughfares, provided, however, that such light shall not cause a hazard to motorists. (Development Title Section 9-1015.5[g][4])
- g. **SCREENING:** Screening shall be provided and comply with the following:
1. All project storage materials and related activities, including storage areas for trash, shall be enclosed by a screen 6 to 7 feet in height. Outside storage is not permitted in front yards, street side yards, or in front of main buildings. (Development Title Section 9-1022.4[d][2])
- h. **REQUIRED BUILDING IMPROVEMENTS:** The following structural changes are required to be performed with approved building permits prior to finalization of any occupancy permits:
1. Wall Assemblies:
 - A. Retain existing exterior siding. The siding shall be reinstalled with factory tech screws and fitted with rubber gaskets;
 - B. 1 inch gap supported by metal girt and attached to 2 foot by 6 foot wood stud wall;
 - C. R19 insulation in the stud cavities;
 - D. 2 layers of 5/8th inch gypsum board mounted on resilient channels on the interior. The north, south, and west facades should include mounting the 2 layers of gypsum board using PAC International RSIC clips;
 - E. No windows shall be installed on the north, south, and west facades;
 - F. All exterior doors on the north, south, and west facades shall include: Overly Door Company Model No. 4812035 (Rated STC 48), or similar, which has a 30 dB insertion loss at the 125 Hz 1/3 octave band center frequency.
 2. Ceiling Assemblies:
 - A. 4-inch insulated roof panel (such as Kingspan);
 - B. New metal roof
 - C. An additional layer of ½ inch plywood adhered to the bottom or top of the insulated roof panel;
 - D. Roof panels shall have a minimum of a 26-gauge thickness.
- i. **INTERIOR AND EXTERIOR NOISE LEVEL REQUIREMENTS:**
1. Interior music noise levels shall be limited to a maximum of 86 dBA at a distance of 40-feet from the music stage to comply with the daytime noise level standards. Interior music noise levels shall be limited to a maximum of 81 dBA at a distance of 40-feet from the music stage to comply with the nighttime noise level standards. This will require staff, or a qualified individual with a Type 1 or 2 sound level meter.
 2. Exterior noise levels shall not exceed the County daytime standards. If music occurs after 10:00 p.m., the exterior noise levels will be required to comply with the county nighttime standards.
 3. Initial monitoring shall be conducted by a qualified acoustical consultant.
 4. The applicant shall contact a consultant to install a system that will notify staff, and alert the music operator of potential exceedances of the interior noise level limits. It also must time-stamp each exceedance during each event.
- j. **BUILDING CODE:** The following California Building Code (CBC) and San Joaquin County Ordinance requirements will be applicable to the proposed project. The following conditions shall be addressed prior to submittal of a building permit application to the Building Inspection Division:

1. A building permit for each separate structure or building is required. Submit plans, Specifications and supporting calculations, prepared by a Registered Design Professional (architect or engineer) for each structure or building, showing compliance with The 2019 California Building, Existing Building, Mechanical, Plumbing, Electrical, Energy and Fire codes as may be applicable. Plans for the different buildings or structures may be combined into a single set of construction documents.
2. The required plans must be complete at the time of submittal for a building permit. Plans must address building design and construction, fire and life safety requirements, accessibility and show compliance with the current California codes and San Joaquin County ordinances. A complete set of plans must include fire sprinkler plans, truss design submittals, metal building shop drawings, structural plans and calculations, plumbing, electrical and mechanical drawings and energy report.
3. As noted in the project description, the conversion of the existing 12,000 sf building into an assembly hall and utilization of an existing special event arena may constitute a change of occupancy. A change of occupancy will require a code analysis report and necessary plans prepared by an architect or engineer in accordance with the California Existing Building Code. The report and plans shall identify existing conditions propose alterations necessary to bring the building in compliance with the current code and include the following:
 - A. Description of proposed use
 - B. Existing and proposed occupancy Groups
 - C. Type of construction
 - D. Sprinklers (Yes or No)
 - E. Number of stories
 - F. Building height
 - G. Allowable floor area
 - H. Proposed floor area
 - I. Occupant load based on the CBC for the new use
 - J. Occupant load based on the CPC for the new use
 - K. Risk Category analysis. (Agricultural Buildings are allowed to be constructed to Risk Category I, whereas other occupancies require Risk Category II or III.) Modifications to existing buildings are required to include upgrades related to disability access pursuant to the California Existing Building Code. Plans showing these upgrades must be prepared by a registered engineer or licensed architect and shall be submitted for review and approval prior to issuance of a building permit.
4. Accessible routes shall be provided per CBC § 11B-206. At least 1 accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than 1 route is provided, all routes must be accessible. §11B-206.2.4
5. At least 1 accessible route shall connect accessible buildings, accessible facilities, accessible elements and accessible spaces that are on the same site. §11B-206.2.2
6. At least 1 accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility, including mezzanines, which are otherwise connected by a circulation path. §11B-206.2.4
7. Parking spaces will be required to accommodate persons with disabilities in compliance with Chapter 11B of the California Building Code. Note that accessible parking spaces are required for each phase of the project. These parking space(s) shall be located as close as possible to the primary entrance to the building.
8. Adequate sanitary facilities shall be provided for the facility, per the requirements of Chapter 4 of the California Plumbing Code.

9. Pursuant to Section 422.4 of the California Plumbing Code, toilet facilities shall be accessible to employees at all times, should not be more than 500 feet from where employees are regularly employed and accessible by not more than one flight of stairs. The plans shall indicate the location of the toilet facilities and the travel distance from work areas.
10. If new landscaping is installed it will be required to comply with the Model Water Efficient Landscape Ordinance requirements of the California Code of Regulations, Title 22, Division 2, Chapter 2.7.
- k. **FIRE PREVENTION BUREAU:** The following California Fire Code (CFC) requirements will be applicable to the proposed project. The following conditions shall be addressed prior to submittal of a building permit application to the Building Inspection Division.
 1. CFC 507 Fire Protection Water Supply - Fire flow and hydrants shall be provided for the proposed project by the use of: CFC Appendix B.
 2. If Fire Protection Systems are required, they shall be installed according to the CFC, Chapter 9 and the appropriate standards and guides adopted in Chapter 35 of the California Building Code and the California Electrical Code.
 3. CFC, Section 503 Fire Apparatus Access Roads - Shall be provided as required by this section. 503.1.2-A secondary access may be required.
 4. CFC, Section 906 Portable Fire Extinguishers – Provide portable fire extinguishers as required by this section.
 5. CFC, Section 506 Key Box - A Knox® Box shall be installed according to the local fire department's instructions. Make application for the key box at the fire district having jurisdiction of this project. If there is an electronically controlled access gate at this site a Knox® key switch will also be required.
 6. CFC, Section 5001.3.3.1 Properties of Hazardous Materials – A complete list of hazardous materials used, stored, or planned for use/storage at this site shall be provided.
 7. CFC, Section 105 Permits: Operational Permit(s) may be required prior to occupancy.
2. DEPARTMENT OF PUBLIC WORKS (Contact: [209] 468-3000)
 - a. An encroachment permit shall be required for all work within road right-of-way. (Note: Driveway encroachment permits are for flatwork only – all vertical features, including but not limited to fences, walls, private light standards, rocks, landscaping and cobbles are not allowed in the right-of-way.) (Development Title Section 9-1145.4 and 9-1145.5)
 - b. The driveway approaches on Sacramento Boulevard and Walnut Grove Road (Oak Street) shall be improved in conformance with the requirements of San Joaquin County Standards R-17 prior to issuance of the occupancy permit. (Development Title Section 9-1145.5)
 - c. All vehicular parking related to applicant's events shall be onsite at all times. Parking in the County right-of-way for all related events shall be prohibited. It is the responsibility of applicant to monitor Sacramento Boulevard and Walnut Grove Road (Oak Street) to ensure compliance with this requirement.
 - d. The Traffic Impact Mitigation Fee shall be required for this application. The fee, based on the current schedule, is due and payable at the time of building permit application. (Resolutions R-00-433)
 - e. The Regional Transportation Impact Fee shall be required for this development. The fee, based on the current schedule, is due and payable at the time of building permit application. (Resolution R-06-38)

- f. A copy of the Final Site Plan shall be submitted prior to release of building permit.

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

- a. Applicant shall obtain a permit to operate under the Environmental Health Department's Food Program for the Special Events. A permit shall be obtained for each separate special event. The fee for a special or temporary event is \$139.00.
- b. Repair the existing septic system under a sanitation permit and inspection by the Environmental Health Department (San Joaquin County Development Title, Section 9-1110.3 and 9-1110.4).
- c. Submit to the Environmental Health Department revised site plans showing the maximum number of employees and customers the sewage disposal system is being designed for. In addition, show on revised plans that the leach field area will be barricaded so it cannot be driven over, parked on, or used as a storage area. This leach field area must be used for that specific purpose only, and it cannot contain any underground utility lines (San Joaquin County Development Title, Section 9-1110.4[5]).
 - 1. In addition, the revised site plan shall incorporate the 100% designed sewage disposal replacement area.
- d. Should the number of non-resident individuals exceed 24 for at least 60 days per year, or the number of service connections exceed four, a yearly permit to operate a public water system will be required by the Environmental Health Department (San Joaquin County Development Title, Section 9-1120.2 and 9-1115.9).
 - 1. 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 9-1120.2 and 9-1115.9 and C.C.R., Title 22, and Health and Safety Code, Section 116525 through 116570.
 - 2. Note: Applicant shall contact Robert McClellon, Program Coordinator, Small Public Water System Program, at (209) 468-0332, to determine if the existing well can be permitted as a public water system prior to final approval of the Use Permit.

4. SAN JOAQUIN COUNTY SHERIFF (Contact: [209] 468-4150)

- a. All events must be restricted to the inside of the building area. The doors must be closed during amplified music/announcements.
- b. The outdoor asphalt area cannot be used for overflow event viewing or listening.
- c. No loudspeaker or sound equipment shall be used for the amplification of sound to a level audible beyond the walls of the building in which the business is located. (Development Title 9-1085.12)
- d. All patron/employee parking must be contained in the established business parking lot.
- e. Live events, including but not limited to D.J., band, karaoke, shall ensure a minimum of 3 employees who shall be hired for the sole purpose of providing security, one of which will be responsible at the entrance to check identifications for deterrence of underage drinking. These designated employees must wear clothing/uniform that identifies them as security.

5. DEPARTMENT OF TRANSPORTATION (Contact: [209] 941-1921)

- a. The applicant is to pay fair share fees for future improvement of I-5/Walnut Grove Road interchange.