



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

## Community Development Department

Planning · Building · Neighborhood Preservation

April 8, 2020

Amritpal Singh & Surinder Kaur Tiwana  
5500 Quashnick Road  
Stockton, CA 95212

Dear Owners:

Re: Site Approval No. PA-1900178 of Amritpal Singh & Surinder Kaur Tiwana (c/o Mike Smith Engineering) (APN[s]/Address: 101-180-18/ 4170 East State Route 88 Highway, Stockton)

**ACTION:** On April 8, 2020, the San Joaquin County Community Development Department approved PA-1900178 subject to the enclosed Conditions of Approval.

**APPEAL PERIOD:** This action can be appealed to the Planning Commission by any interested party. Appeals must be filed with this Department within ten (10) days of the action with an appeal fee of \$353.00. The ten-day appeal period ends at 4:30 p.m. on April 18, 2020. If this date falls on a weekend or holiday, the appeal period will expire on the next regular business day at 4:30 p.m.

**EXPIRATION:** This action requires you to comply with all Conditions of Approval within the next eighteen (18) months (by October 18, 2021). If you have not complied with the Conditions of Approval by that date, this approval will expire, and the project cannot proceed.

**NEXT STEP:** Before your use can be established, you must comply with all Conditions of Approval; including the securing of building permits and any other permits specified in the Conditions of Approval. It is recommended that you contact the responsible agencies for assistance in fulfilling the Conditions of Approval.

Please contact me if you have questions regarding the Community Development Department Conditions (Phone: [209] 468-8908, Email: [jjolley@sjgov.org](mailto:jjolley@sjgov.org)).

Sincerely,

A blue ink signature of Jennifer Jolley.

Jennifer Jolley  
Principal Planner

JJ:dm

Enclosure(s): Conditions, Site Plan, Informational Letters, Public Comments, Findings

c: Mike Smith Engineering  
San Joaquin County Building Inspection Division  
San Joaquin County Environmental Health  
San Joaquin County GIS  
San Joaquin County Public Works



**CONDITIONS OF APPROVAL**  
**PA-1900178**  
**AMRITPAL SINGH & SURINDER KAUR TIWANA/MIKE SMITH ENGINEERING**

Site Approval No. PA-1900178 was approved by the Community Development Department on April 8, 2020. The effective date of approval is April 18, 2020. This approval will expire on October 18, 2021, which is eighteen (18) months from the effective date of approval, unless (1) all Conditions of Approval have been complied with, (2) all necessary building permits have been issued and remain in force, and (3) all necessary permits from other agencies have been issued and remain in force.

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

1. COMMUNITY DEVELOPMENT DEPARTMENT (Contact: [209] 468-3121)
  - a. **BUILDING PERMIT:** Submit an "APPLICATION-COMMERCIAL BUILDING PERMIT". The Site Plan required as a part of the building permit must be prepared by a registered civil engineer or licensed architect. This Plan must show drainage, driveway access details including gates, on-site parking, landscaping, signs, existing and proposed utility services, and grading (refer to the "SITE PLAN CHECK LIST" for details). A fee is required for the Site Plan review. (Development Title Section 9-884)
  - b. **APPROVED USE:** This approval is for the construction of a 2,700 square foot building for a restaurant and retail space; as shown on the revised site plan dated February 18, 2020. 1,500 square feet will be used for a fast food restaurant and 1,200 square feet will be used for retail sales (Use Types: Eating Establishment: Convenience and Retail Sales & Services-Primary).
  - c. **CAPITAL FACILITY FEE:** This project may be subject to the Capital Facility Fee. If the Capital Facility Fee is applicable, the County shall collect the fees before the issuance of any building permits. (Development Title Section 9-1245.2)
  - d. **PARKING:** Off-street parking shall be provided and comply with the following:
    1. All parking spaces, driveways, and maneuvering areas shall be surfaced and permanently maintained with asphalt concrete or Portland cement concrete to provide a durable, dust free surface. Bumper guards shall be provided when necessary to protect adjacent structures or properties. (Development Title Section 9-1015.5[e])
    2. A minimum of ten (10) parking spaces shall be provided for the eating establishment and a minimum of six (6) parking spaces shall be provided for the retail sales establishment. (Development Title Table 9-1015.3[b])
    3. Each parking stall shall be an unobstructed rectangle, minimum nine (9) feet wide and twenty (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 twenty-five (25) feet for two-way aisles and sixteen (16) feet for one-way aisles, except that in no case shall driveways designated as fire department access be less than twenty (20) feet wide. (Development Title Section 9-1015.5[h][1])



- f. **LIGHTING:** Lighting shall be provided and comply with the following:
1. Parking lot and security lighting shall be installed. (Development Title Section 9-1015.5[g])
  2. Any lighting shall be designed to confine direct rays to the premises. No spillover beyond the property lines shall be permitted except onto public thoroughfares, provided, however, that such light shall not cause a hazard to motorists. (Development Title Section 9- 1015.5[g][4])
- g. **LANDSCAPING:** Landscaping shall be provided and comply with the following:
1. A minimum ten (10) foot wide landscaped strip, respecting the ultimate right-of-way width of North Piccoli Lane, shall be installed across the frontage of the project site. (Development Title Section 9-1020.5[c])
  2. Areas of the property which are not part of the project shall be barricaded from traffic and kept mowed and dust free. (Development Title Section 9-1020.7)
- h. **SIGNS:** Sign details shall be consistent with Chapter 9-1710 of the Development Title and be included on the Site Plan. All portions of any sign shall be set back a minimum of five (5) feet from any future right-of-way line, including any corner cut-off (snipe). (Development Title Section 9-1710.2[g])
- i. **BUILDING CODE REQUIREMENTS:** The following California Building Code (CBC) and San Joaquin County Ordinance requirements will be applicable to the proposed project. The following conditions shall be addressed prior to submittal of a building permit application to the Building Inspection Division:
1. A building permit for each separate structure or building is required. Submit plans, Specifications and supporting calculations, prepared by a Registered Design Professional (architect or engineer) for each structure or building, showing compliance with The 2019 California Building, Existing Building, Mechanical, Plumbing, Electrical, Energy and Fire Codes as may be applicable. Plans for the different buildings or structures may be combined into a single set of construction documents.
  2. A grading permit will be required for this project. Submit plans and grading calculations, including a statement of the estimated quantities of excavation and fill, prepared by a Registered Design Professional. The grading plan shall show the existing grade and finished grade in contour intervals of sufficient clarity to indicate the nature and extent of the work and show in detail that it complies with the requirements of the code. The plans shall show the existing grade on adjoining properties in sufficient detail to identify how grade changes will conform to the requirements of the code.
  3. The plans must be complete at the time of submittal for a building permit. .. Plans must address building design and construction, fire and life safety requirements, accessibility and show compliance with the current California codes and San Joaquin County ordinances. A complete set of plans must include fire sprinkler plans, truss design submittals, metal building shop drawings, structural plans and calculations, plumbing, electrical and mechanical drawings and energy report.
  4. A soils report is required pursuant to CBC § 1803 for foundations and CBC appendix § J104 for grading. All recommendations of the Soils Report shall be incorporated into the construction drawings.



5. For each proposed new building, provide the following information on the plans:
  - A. Description of proposed use
  - B. Existing and proposed occupancy groups
  - C. Type of Construction
  - D. Sprinklers (Yes or No)
  - E. Number of stories
  - F. Building height
  - G. Allowable floor area
  - H. Proposed floor area
  - I. Occupant load based on the CBC
  - J. Occupant load based on the CPC
6. Accessible routes shall be provided per CBC§ 11B-206. At least one (1) accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided, all routes must be accessible. § 11B-206.2.1
7. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements and accessible spaces that are on the same site § 11B-206.2.2
8. At least one (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
9. Parking spaces will be required to accommodate persons with disabilities in compliance with Chapter 11B of the California Building Code. Note that these 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.
10. Adequate sanitary facilities shall be provided for employees and customers, per the requirements of Chapter 4 of the California Plumbing Code.
11. Landscaping shall 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
- j. **FIRE CODE REQUIREMENTS:** The following California Fire Code (CFC) requirements will be applicable to the proposed project. The following conditions shall be addressed prior to submittal of a building permit application to the Building Inspection Division.
  1. CFC 507 Fire Protection Water Supply - Fire flow and hydrants shall be provided for the proposed project by the use of: CFC Appendix B.
  2. If Fire Protection Systems are required they shall be installed according to the CFC, Chapter 9 and the appropriate standards and guides adopted in Chapter 35 of the California Building Code and the California Electrical Code.
  3. CFC, Section 503 Fire Apparatus Access Roads - Shall be provided as required by this section. 503.1.2 - A secondary access may be required.
  4. CFC, Section 906 Portable Fire Extinguishers - Provide portable fire extinguishers as required by this section.
  5. CFC Section 506 Key Box - A Knox Box shall be installed according to the local fire department's instructions. Make application for the key box at the fire district having jurisdiction

of this project. If there is an electronically controlled access gate at this site a Knox key switch will also be required.

6. CFC, Section 5001.3.3.1 Properties of Hazardous Materials - A complete list of hazardous materials used and or stored at this site shall be provided.
  7. A complete review, at building permit submittal, will require compliance with applicable codes and ordinances.
  8. CFC, Section 105 Permits: Operational Permit(s) may be required prior to occupancy.
2. DEPARTMENT OF PUBLIC WORKS (Contact: [209] 468-3000, see memo dated February 20, 2020.)
  3. ENVIRONMENTAL HEALTH DEPARTMENT (Contact: [209] 468-3420, see memo dated March 19, 2020.)
  4. SAN JOAQUIN COUNCIL OF GOVERNMENTS (Contact: [209] 235-0600, see memo dated September 12, 2019.)
  5. SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT (Contact: [559] 230-6000, see memo dated December 2, 2019.)

\* \* \*

**NOTES AND INFORMATION ONLY:**

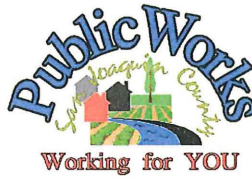
See the Central Valley Regional Water Quality Control Board letter dated September 19, 2019.

See the Pacific Gas and Electric letter dated September 12, 2019.

See the California Department of Transportation letter dated September 25, 2019.



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**Department of Public Works**

Kris Balaji, Director of Public Works

Fritz Buchman, Deputy Director/Development

Jim Stone, Deputy Director/Operations

Najee Zarif, Interim Deputy Director/Engineering

Kristi Rhea, Manager of Strategic Initiatives

February 20, 2020

MEMORANDUM

TO: Community Development Department  
CONTACT PERSON: Rick Griffin

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

SUBJECT: PA-1900178; A Site Approval application for the construction of a 2,700 square foot building for a combination of uses; 1,500 square feet will be used for a fast food restaurant and 1,200 square feet will be used for retail sales; located on the southwest corner of East State Route 88 and North Piccoli Road, Stockton. (Supervisory District 4)

PROPERTY OWNER: Amritpal Singh & Surinder Tiwana

APPLICANT: Mike Smith Engineering

ADDRESS: 4170 E. State Route 88 Highway, Stockton

APN: 101-180-18

**INFORMATION:**

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

Piccolo Road has an existing and planned right-of-way of 60 feet.

State Route 88 has an existing and planned right-of-way per Caltrans.

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

**RECOMMENDATIONS:**

1. An encroachment permit shall be required for all work within road right-of-way. (Note: Driveway encroachment permits are for flatwork only – all vertical features, including but not limited to fences, walls, private light standards, rocks, landscaping and cobbles are not allowed in the right-of-way.) (Development Title Sections 9-1145.4 and 9-1145.5)
2. Prior to issuance of the occupancy permit, the driveway approach on Piccoli Road shall be improved in accordance with the requirements of San Joaquin County Improvement Standards Drawing No. R-14 [return radii for truck-trailer egress shall be designed to prevent encroachment onto opposing lanes of traffic]- (Development Title Section 9-1145.5)
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

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FEB 25 2020

San Joaquin County  
Community Development



Community Development Department  
PA-1900178 (SA)

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 9-818.4 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 9-1135)
8. The frontage improvements for Piccolo Road shall be constructed in conformance with the standards for one-half of a 60-foot wide right-of-way Local Industrial road. The improvements shall be in conformance with the current Improvement Standards of the County of San Joaquin. Improvement plans, specifications and engineer's estimate prepared by a registered civil engineer shall be submitted for review and are subject to plan check, field inspection fees and must be approved by the County of San Joaquin Department of Public Works prior to issuance of the building permit. (Development Title Section 9-240, Section 9-910, Section 9-1100 and R-92-814)
9. This project falls within the definition of a Regulated Project as defined in either the County Post-Construction Standards Manual or the County Phase I National Pollutant Discharge Elimination System (NPDES) permit and shall comply with the following conditions:
  - a. A registered professional engineer shall design a system or combination of systems to treat, filter or infiltrate the 85th percentile storm as defined in the County's Post-Construction 2009 SWQCCP. The system design shall follow standards as outlined in the 2009 Storm Water Quality Control Criteria Plan and comply with the conditions of the County Phase I NPDES permit. Plans and/or calculations of the proposed system shall be submitted to the County for review and approval prior to clearance for plan check.
  - b. All Priority New Development and Significant Redevelopment Projects must meet the volume reduction requirement outlined in the County's SWQCCP.
  - c. Applicant shall submit a "Storm Water Pollution Prevention Plan" (SWPPP) to Public Works for review. A SWPPP preparation guide is available at the Department of Public Works. A copy of the approved SWPPP and all required records, updates, test results and inspection

Community Development Department  
PA-1900178 (SA)

reports shall be maintained on the construction site and be available for review upon request. The post construction chapter of the SWPPP must identify expected pollutants and how they will be prevented from entering the storm system. The chapter shall also contain a maintenance plan, a spill plan, and a training plan for all employees on proper use, handling and disposal of potential pollutants.

- d. Owner shall be responsible for providing the County with an annual report of operation and maintenance of any system. The property owner shall also be responsible for the payment to the County of an annual system inspection fee established by Resolution of the Board of Supervisors.
- e. A Maintenance Plan shall be submitted and the execution of a Maintenance Agreement with San Joaquin County will be required for the owner/operator of stormwater controls prior to the release of the building permit.
- f. Standard Best Management Practices, for the type of development proposed, shall be incorporated into the site design.
- g. Wastewater shall NOT be allowed into the storm drainage system.
- h. All new construction and the substantial improvement of any structure in the area of special flood hazard shall be elevated or floodproofed in accordance to San Joaquin County Ordinance Code Section 9-1605.12 (a) b, (b) and (c).

AC:CH



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## Environmental Health Department

**Linda Turkatte, REHS, Director**

**Kasey Foley, REHS, Assistant Director**

**PROGRAM COORDINATORS**

Robert McClellon, REHS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS

Muniappa Naidu, REHS

Michael Kith, REHS

March 19, 2020

To: San Joaquin County Community Development Department  
Attention: Rick Griffin

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

RE: **PA-1900178 (SA), SU0012523**  
**4170 E. ST RT 88 Hwy, 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. Written Confirmation is required from the Public Works Department that improvements have been constructed or financial arrangements have been made for any improvements for public sewer required by the agency. In addition, written confirmation from the Public Works Department that the agency has or will have the sewer capacity to serve the development is also required (San Joaquin County Development Title, Section 9-1100.3).
2. The applicant shall provide written confirmation from the water providers that improvements have been constructed or financial arrangements have been made for any improvements required by the agency and that the agency has or will have the capacity to serve the proposed development. Said written confirmation shall be submitted prior to the issuance of a building permit (San Joaquin County Development Title, Section 9-1120.2).
3. Submit two (2) hardcopy sets, or one (1) electronic version, of food facility plans to the Environmental Health Department for review and approval prior to issuance of building permit(s) (California Retail Food Code, Article 1, 114380). The fee will be based on the current schedule at the time of payment.
4. Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-1115.3 and 9-1115.6).
5. Before any hazardous materials/waste can be stored or used onsite, the owner/operator must report the use or storage of these hazardous materials to the California Environmental Reporting System (CERS) at [cers.calepa.ca.gov/](http://cers.calepa.ca.gov/) and comply with the laws and regulations for the programs listed below (based on quantity of hazardous material in some cases). The applicant may contact Muniappa Naidu, CUPA Program Coordinator, at 209-468-3439 for more information.



- a. Any amount but not limited to the following hazardous waste; hazardous material spills, used oil, used oil filters, used oil-contaminated absorbent/debris, waste antifreeze, used batteries or other universal waste, etc. – Hazardous Waste Program (Health & Safety Code (HSC) Sections 25404 & 25180 et sec.)
- b. Onsite treatment of hazardous waste – Hazardous Waste Treatment Tiered Permitting Program (HSC Sections 25404 & 25200 et sec. & California Code of Regulations (CCR), Title 22, Section 67450.1 et sec.)
- c. Reportable quantities of hazardous materials-reportable quantities are 55 gallons or more of liquids, 500 pounds for solids, or 200 cubic feet for compressed gases, with some exceptions. Carbon dioxide is a regulated substance and is required to be reported as a hazardous material if storing 1,200 cubic feet (137 pounds) or more onsite in San Joaquin County – Hazardous Materials Business Plan Program (HSC Sections 25508 & 25500 et sec.)
- d. Any amount of hazardous material stored in an Underground Storage Tank – Underground Storage Tank Program (HSC Sections 25286 & 25280 et sec.)
  - i. If an underground storage tank (UST) system will be installed, a permit is required to be submitted to, and approved by, the San Joaquin County Environmental Health Department (EHD) before any UST installation work can begin.
  - ii. Additionally, an EHD UST permit to operate is required once the approved UST system is installed.
- e. Storage of at least 1,320 gallons of petroleum aboveground or any amount of petroleum stored below grade in a vault – Aboveground Petroleum Storage Program (HSC Sections 25270.6 & 25270 et sec.)
  - i. Spill Prevention, Countermeasures and Control (SPCC) Plan requirement
- f. Threshold quantities of regulated substances stored onsite - California Accidental Release Prevention (CalARP) Program (Title 19, Section 2735.4 & HSC Section 25531 et sec.)
  - i. Risk Management Plan requirement for covered processes



## SJCOG, Inc.

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

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

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

**To:** Rick Griffin, San Joaquin County, Community Development Department

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

**Date:** September 12, 2019

**-Local Jurisdiction Project Title:** PA-1900178 (SA)

**Assessor Parcel Number(s):** 101-180-18

**Local Jurisdiction Project Number:** PA-1900178 (SA)

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

**Habitat Types to be Disturbed:** Urban Habitat Land

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

Dear Mr. Griffin:

SJCOG, Inc. has reviewed the project referral for PA-1900178 (SA). This project consists of a Site Approval application for the construction of uses; 1,500 square feet will be used for a fast food restaurant and 1,200 square feet will be used for retail sales (Use Types: Eating Establishment: Convenience and Retail Sales & Services-Primary). The applicant is requesting a landscaping modification. The restaurant will be open 24-hours a day with six (6) employees at any given time. The project site is on the southwest corner of East State Route 88 and North Picolo Road, Stockton (APN/Address: 101-180-18/4170 East State Route 88 Highway, Stockton).

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

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

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

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

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

- b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
- c. Purchase approved mitigation bank credits.

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

- Receive your Certificate of Payment and release the required permit

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

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





## S J C O G , I n c .

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

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

### **SJMSCP HOLD**

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

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

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

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

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

Project Title: PA-1900178 (SA)

Landowner: Amriptal Singh & Surinder Tiwana

Applicant: Mike Smith Engineering

Assessor Parcel #s: 101-180-18

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

Local Jurisdiction Contact: Rick Griffin

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



# San Joaquin Valley

AIR POLLUTION CONTROL DISTRICT

DEC - 2 2019

Planning Department  
County Of San Joaquin  
1810 East Hazelton Avenue  
Stockton, CA 95205



HEALTHY AIR LIVING™

RECEIVED

DEC 06 2019

San Joaquin County  
Community Development

**Re: Air Impact Assessment (AIA) Application Approval**  
**ISR Project Number: C-20190441**  
**Land Use Agency: County of San Joaquin**  
**Land Use Agency ID Number: Unknown**

To Whom It May Concern:

The San Joaquin Valley Air Pollution Control District (District) has approved the Air Impact Assessment (AIA) application for the Commercial Center project, located at 4170 E Waterloo Rd in Stockton, California. The District has determined that the mitigated baseline emissions for construction and operation will be less than two tons NOx per year and two tons PM10 per year. Pursuant to District Rule 9510 Section 4.3, this project is exempt from the requirements of Section 6.0 (General Mitigation Requirements) and Section 7.0 (Off-site Emission Reduction Fee Calculations and Fee Schedules) of the rule. As such, the District has determined that this project complies with the emission reduction requirements of District Rule 9510 and is not subject to payment of off-site fees.

Pursuant to District Rule 9510, Section 8.4, the District is providing you with the following information:

- A notification of AIA approval (this letter)
- A statement of tentative rule compliance (this letter)
- An approved Monitoring and Reporting Schedule
- A copy of the Air Impact Assessment Application

Certain emission mitigation measures proposed by the applicant may be subject to approval or enforcement by the County of San Joaquin. No provision of District Rule 9510 requires action on the part of the County of San Joaquin, however, please review the enclosed list of mitigation measures and notify the District if the proposed mitigation measures are inconsistent with your agency's requirements for this project. The District can provide the detailed emissions analysis upon request.

**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

**Southern Region**

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

Page 2

If you have any questions, please contact Mr. Kyle J Melching at (559) 230-5894.

Sincerely,

Arnaud Marjollet  
Director of Permit Services



Robert Gilles  
Program Manager

AM: km

Enclosures



# Indirect Source Review Complete Project Summary Sheet & Monitoring and Reporting Schedule

Project Name:	COMMERCIAL CENTER
Applicant Name:	PAUL TIWANA (AMRITPAL TIWANA)
Project Location:	4170 E WATERLOO RD PICCOLI RD APN(s): 101-180-18
Project Description:	LAND USE: Commercial/Retail - 2700 Square Feet - Fast Food Restaurant without Drive Through Commercial/Retail - 2700 Square Feet - Fast Food Restaurant without Drive Through ACREAGE: .5
ISR Project ID Number:	C-20190441
Applicant ID Number:	C-303195
Permitting Public Agency:	COUNTY OF SAN JOAQUIN
Public Agency Permit No.	UNKNOWN

## Existing Emission Reduction Measures

Enforcing Agency	Measure	Quantification	Notes
There are no Existing Measures for this project.			

## Non-District Enforced Emission Reduction Measures

Enforcing Agency	Measure	Specific Implementation	Source Of Requirements
SJVAPCD	Install Electric Vehicle (EV) Chargers	Install electric vehicle chargers with 1 outlets total	

Number of Non-District Enforced Measures: 1

## District Enforced Emission Reduction Measures

Enforcing Agency	Measure	Specific Implementation	Measure For Compliance	District Review
SJVAPCD	Construction and Operation - Exempt from Off-site Fee	For each project phase, within 30-days of issuance of the first certificate of occupancy, if applicable, submit to the District a summary report of the construction start, and end dates, and the date of issuance of the first certificate of occupancy. Otherwise, submit to the District a summary report of the construction start and end dates within 30-days of the end of each phase of construction.	(Compliance Dept. Review)	Ongoing

# Indirect Source Review Complete Project Summary Sheet & Monitoring and Reporting Schedule

(District Enforced Emission Reduction Measures Continued)

Enforcing Agency	Measure	Specific Implementation	Measure For Compliance	District Review
SJVAPCD	Construction and Operation - Recordkeeping	For each project phase, all records shall be maintained on site during construction and for a period of ten years following either the end of construction or the issuance of the first certificate of occupancy, whichever is later. Records shall be made available for District inspection upon request.	(Compliance Dept. Review)	Ongoing
SJVAPCD	Construction and Operational Dates	For each project phase, maintain records of (1) the construction start and end dates and (2) the date of issuance of the first certificate of occupancy, if applicable.	(Compliance Dept. Review)	Ongoing
SJVAPCD	Increase Diversity	Project located in various land uses	(Compliance Dept. Review)	When operational
SJVAPCD	Improve Destination Accessibility	0.1 miles (distance to downtown or job center)	(Compliance Dept. Review)	When operational
SJVAPCD	Increase Transit Accessibility	1/2 mile or less distance to transit station	(Compliance Dept. Review)	When operational
SJVAPCD	Improve Pedestrian Network	Within Project Site and Connecting Off-Site	(Compliance Dept. Review)	When operational

Number of District Enforced Measures: 7





# San Joaquin Valley Air Pollution Control District

## Indirect Source Review (ISR) - Air Impact Assessment (AIA)

### Residential/Non-Residential/Mixed-Use Application Form



<b>A. Applicant Information</b>			
Applicant/Business Name: <u>PAUL TIWANA (AMRITPAL TIWANA)</u>			
Mailing Address: <u>5500 QUASHNICK RD.</u>		City: <u>STOCKTON</u>	State: <u>CA</u> Zip: <u>95215</u>
Contact: <u>PAUL TIWANA</u>		Title: <u>OWNER</u>	
Is the Applicant a licensed state contractor? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, please provide State License number: _____			
Phone: <u>209 481-2580</u>		Fax: _____	Email: <u>TIWANASUBS@GMAIL.COM</u>
<b>B. Agent Information (if applicable):</b> If an Agent is signing the Air Impact Assessment Application on behalf of the Applicant, a signed letter from the Applicant giving the Agent authorization is required.			
Agent/Business Name: _____			
Mailing Address: _____		City: _____	State: _____ Zip: _____
Contact: _____		Title: _____	
Phone: _____		Fax: _____	Email: _____
<b>C. Project Information</b>			
Project Name: <u>COMMERCIAL CENTER</u>		Tract Number(s) (if known): _____	
Project Location	Street: <u>4170 E. WATERLOO RD.</u>	City: <u>STOCKTON</u>	Zip: <u>95215</u>
Cross Streets: <u>PICCOLI RD.</u>		County: <u>SAN JOAQUIN</u>	
Permitting Agency: <u>SAN JOAQUIN COUNTY</u>		Planner: _____	
Mailing Address: <u>1810 E. HAZELTON AVE.</u>		City: <u>STOCKTON</u>	State: <u>CA</u> Zip: <u>95205</u>
Permit Type and Number (if known): _____	Subject to Project-Level Discretionary Approval? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
	Last Project-Level Discretionary Approval Date: _____		
	Last Project-Level Ministerial Approval Date: _____		
<b>D. Project Description</b>			
Please briefly describe the project (e.g.: 300 multi family residential units apartments and 35,000 square feet of commercial uses): <u>2700 SF COMMERCIAL BUILDING FOR TWO TENANTS. OWNER TO OPERATE "SUBWAY"</u>			
Please check the box next to each applicable land use below:			Select land use setting below:
<input checked="" type="checkbox"/> Commercial / Retail	<input type="checkbox"/> Educational	<input type="checkbox"/> Office	<input type="checkbox"/> Warehouse
<input type="checkbox"/> Residential	<input type="checkbox"/> Government	<input type="checkbox"/> Industrial	<input type="checkbox"/> Distribution Center
<input type="checkbox"/> Recreational (e.g. park)	<input type="checkbox"/> Medical	<input type="checkbox"/> Manufacturing	<input type="checkbox"/> Other: _____
			<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural
<b>E. Notice of Violation</b>		<b>F. Voluntary Emission Reduction Agreement</b>	
Is this application being submitted as a result of receiving a Notice of Violation (NOV) from the District?		Is this project part of a larger project for which there is a Voluntary Emission Reduction Agreement (VERA) with the District?	
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, NOV # _____		<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, VERA # _____	
<b>G. Optional Section</b>			
Do you want to receive information about the Healthy Air Living Business Partners Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
<b>FOR APCD USE ONLY</b>			
Filing Fee: <u>\$841.00</u>	Check # <u>1218</u>	Date Stamp: Finance <b>RECEIVED</b> SEP 26 2019	Date Stamp: Permit
Received: <u>9.26.2019</u>	Project # <u>C-20190441</u>		
Date Paid: <u>9.26.2019</u>			
Applicant #: <u>C-203195</u>			



H. Parcel and Land Owner Information			
	APN (000-000-00 Format)	Gross Acres	Land Owner
1.	101-180-18	0.50	PAUL TIWANA
2.			
3.			
4.			

Additional sheets for listing APN numbers can be found on the District's website at [www.valleyair.org](http://www.valleyair.org).

I. Project Development and Operation		
Will the project require demolition of existing structures?	<input type="checkbox"/> Yes, complete I-1	<input checked="" type="checkbox"/> No, complete I-2

I-1. Demolition	
Total square feet of building(s) footprint to be demolished:	Number of Building Stories:
Demolition Start Date (Month/Year):	Number of Days for Demolition:

I-2. Timing	
Expected number of work days per week during construction? <input checked="" type="checkbox"/> 5 days <input type="checkbox"/> 6 days <input type="checkbox"/> 7 days	Will the project be developed in multiple phases? <input type="checkbox"/> Yes, complete I-3 <input checked="" type="checkbox"/> No, complete I-4

I-3. Phased Site Development and Building Construction		
In addition to the information below the applicant may submit a phase specific activity timeline. The phase specific activity timeline form can be found on the District's website at <a href="http://www.valleyair.org">www.valleyair.org</a> .		
1	Start of Construction (Month/Year):	Gross Acres:
	End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
	First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
	Building Square Footage:	Number of Dwelling Units:
2	Start of Construction (Month/Year):	Gross Acres:
	End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
	First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
	Building Square Footage:	Number of Dwelling Units:
3	Start of Construction (Month/Year):	Gross Acres:
	End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
	First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
	Building Square Footage:	Number of Dwelling Units:
4	Start of Construction (Month/Year):	Gross Acres:
	End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
	First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
	Building Square Footage:	Number of Dwelling Units:

Additional sheets for phasing information can be found on the District's website at [www.valleyair.org](http://www.valleyair.org).

**I-4. Single Phase Development**

Start of Construction (Month/Year): 4/20	Gross Acres: 0.50 Ac
End of Construction (Month/Year): 6/20	Net Acres (area devoted to buildings/structures): 0.50
First Date of Occupation (Month/Year): 10/20	Paved Parking Area (# of Spaces): 16
Building Square Footage: 2700 sf	Number of Dwelling Units: 0

**J. On-Site Air Pollution Reductions (Mitigation Measures)**

Listed below are categories of possible mitigation measures that will reduce a project's impact on air quality. If a category is applicable to the project, check "Yes", and please complete the corresponding page to identify specific mitigation measures within that category. If a category is not applicable to the project, check "No".

1. Construction Clean Fleet (making a commitment to using a construction fleet that will achieve the emission reductions required by District Rule 9510)

☐ Yes, please complete mitigation measure 1

☒ No

2. Land Use/Location (e.g. increased density, improve walkability design, increase transit, etc.)

☒ Yes, please complete applicable mitigation measures 2a through 2f

☒ No

3. Neighborhood/Site Enhancements (e.g. improve pedestrian network, traffic calming measures, NEV network, etc.)

☐ Yes, please complete applicable mitigation measures 3a through 3c

☒ No

4. Parking Policy/Pricing (e.g. parking cost, on-street market pricing, limit parking supply, etc.)

☐ Yes, please complete applicable mitigation measure 4a through 4e

☒ No

5. Commute Trip Reduction Programs (e.g. workplace parking charge, employee vanpool/shuttle, ride sharing program, etc.)

☐ Yes, please complete applicable mitigation measures 5a through 5f

☒ No

6. Building Design (e.g. woodstoves or fireplaces)

☐ Yes, please complete mitigation measure 6

☒ No

7. Building Energy (e.g. exceed title 24, electrical maintenance equipment)

☐ Yes, please complete applicable mitigation measures 7a through 7b

☒ No

8. Solar Panels (e.g. incorporate solar panels in the project)

☐ Yes, please complete applicable mitigation measure 8

☒ No

9. Electric Vehicle (EV) Charger (e.g. incorporate EV charger(s) in the project)

☒ Yes, please complete applicable mitigation measure 9

☐ No

**K. Review Period**

You may request a five (5) day period to review a draft of the District's analysis of your project before it is finalized. However, if you choose this option, it will delay the project's finalization by five (5) business days.

☐ I request to review a draft of the District's analysis.



#### L. Fee Deferral Schedule

If the project's on-site air pollution reductions (mitigation measure) insufficiently reduced air pollution as outlined in Rule 9510, an off-site fee is assessed based on the excess air pollution. The money collected from this fee will be used by the District to reduce air pollution emissions 'off-site' on behalf of the project.

An Applicant may request a deferral of all or part of the 'off-site' fees up to, but not to exceed, the start date of construction. The start of construction is any of the following, whichever occurs first: start of grading, start of demolition, or any other site development activities not mentioned above.

☐ I request a Fee Deferral Schedule, and have enclosed the Fee Deferral Schedule Application.

The Fee Deferral Schedule Application, can be found on the District's website at [www.valleyair.org](http://www.valleyair.org).

#### M. Change of Project Developer

The Applicant assumes all responsibility for ISR compliance for this project. If the project developer changes, the Applicant must notify the Buyer, and both Buyer and Applicant must file a 'Change of Project Developer' form with the District. If there is a change of project developer, and a 'Change of Project Developer' form is not filed with the District, the Applicant will remain liable for ISR compliance.

The Change of Project Developer form can be found on the District's website at [www.valleyair.org](http://www.valleyair.org).

#### N. Attachments

##### Required:

- ☒ Tract Map or Project Design Map
- ☒ Vicinity Map
- ☒ Application Filing Fee  
(\$841.00 for mixed use and non-residential projects OR  
\$562.00 for residential projects only)

##### If applicable:

- ☐ Letter from Applicant granting Agent authorization
- ☐ Fee Deferral Schedule Application
- ☐ Monitoring & Reporting Schedule
- ☐ Supporting documentation for selected Mitigation Measures

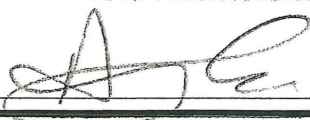
#### O. Certification Statement

I certify that I have reviewed and completed the entire application and hereby attest that the information relayed within is true and correct to the best of my knowledge. I commit to implementation of those on-site mitigation measures that I have selected above. I am responsible for notifying the District if I will be unable to implement these mitigation measures. If a committed mitigation measure is not implemented, the project may be re-assessed for air quality impacts.

(An authorized Agent may sign the form in lieu of the Applicant if an authorization letter signed by the Applicant is provided).

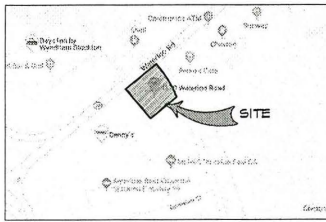
Name (printed): AMRITPAL TIWANA

Title: OWNER

Signature: 

Date: 9-26-2019





VICINITY MAP



PROJECT DATA:

PROJECT OWNER: PAUL TIWANA  
4170 E. WATERLOO RD.  
STOCKTON, CA 95215

PROJECT LOCATION: 4170 E. WATERLOO RD.  
STOCKTON, CA 95215

APN: 101-180-18

PROJECT DESCRIPTION: PROPOSED COMMERCIAL BUILDING

BUILDING AREA: 2,700 S.F.

FIRE SPRINKLERS: NO

OCCUPANCY: M

CONSTRUCTION TYPE: VB

STORIES: ONE

UTILITIES:

WATER: CSAIS

SEWER: CSAIS

STORM DRAIN: CSAIS

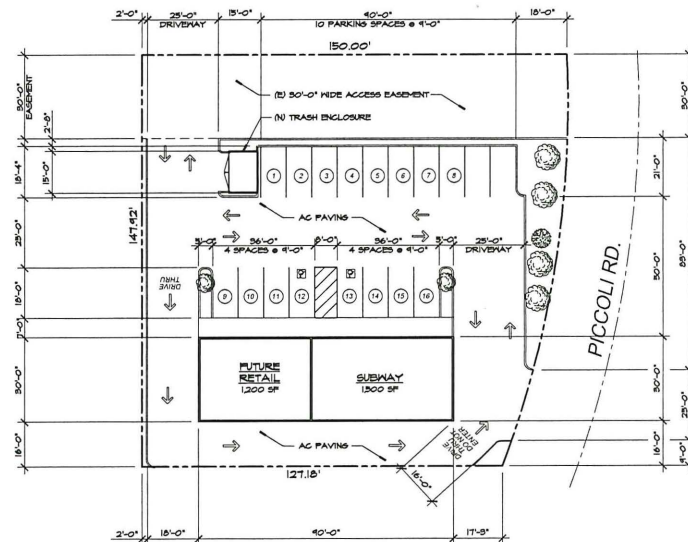
CODE COMPLIANCE

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

- 2016 CALIFORNIA BUILDING CODE (CBC)
- 2016 CALIFORNIA ELECTRICAL CODE (CEC)
- 2016 CALIFORNIA GREEN BUILDING CODE (CSBC)
- 2016 CALIFORNIA MECHANICAL CODE (CMC)
- 2016 CALIFORNIA PLUMBING CODE (CPC)
- 2016 CALIFORNIA ENERGY CODE (CEC)
- 2016 CALIFORNIA FIRE CODE (CFC)
- 2016 CALIFORNIA HISTORICAL BUILDING CODE
- 2016 CALIFORNIA EXISTING BUILDING CODE
- 2016 CALIFORNIA REFERENCED STANDARDS CODE

PROPOSED COMMERCIAL BUILDING FOR:  
**PAUL TIWANA**  
4170 E. WATERLOO RD.  
STOCKTON, CA 95215

STATE ROUTE 88/ WATERLOO RD.



SITE PLAN



MIKE SMITH  
ENGINEERING, INC.  
4 NORTH MAIN STREET  
LODI, CALIFORNIA 95240  
PHONE (209) 334-2332



TITLE:  
COVER SHEET  
PROJECT DATA  
SITE PLAN  
VICINITY MAP

PROJECT:  
PROPOSED COMMERCIAL BUILDING FOR:  
PAUL TIWANA  
PROJECT LOCATION:  
4170 E. WATERLOO RD.  
STOCKTON, CA 95215



THESE PLANS ARE PRELIMINARY  
AND NOT FOR CONSTRUCTION  
UNLESS THERE IS A WET SIGNED  
SIGNATURE UPON STAMP

DRAWN BY: RSM  
CHECKED BY: HS  
DATE: 7/2/14  
SCALE: AS NOTED  
JOB NO. 11014  
SHEET: SITE APPROVAL  
1 OF 2 SHEETS







GAVIN NEWSOM  
GOVERNOR

JARED BLUMENFELD  
SECRETARY FOR  
ENVIRONMENTAL PROTECTION

## Central Valley Regional Water Quality Control Board

19 September 2019

Rick Griffin  
San Joaquin County  
Community Development Department  
1810 East Hazelton Avenue  
Stockton, CA 95205

**CERTIFIED MAIL**  
7019 0700 0002 0112 0132

### **COMMENTS TO REQUEST FOR REVIEW FOR THE EARLY CONSULTATION, PA-1900178 (SA) PROJECT, SAN JOAQUIN COUNTY**

Pursuant to the San Joaquin County Community Development Department's 30 August 2019 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Early Consultation* for the PA-1900178 (SA) Project, located in San Joaquin County.

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

#### **I. Regulatory Setting**

##### **Basin Plan**

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

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

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



Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues. For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:  
[http://www.waterboards.ca.gov/centralvalley/water\\_issues/basin\\_plans/](http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/)

### **Antidegradation Considerations**

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

[https://www.waterboards.ca.gov/centralvalley/water\\_issues/basin\\_plans/sacsjr\\_201805.pdf](https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_201805.pdf)

In part it states:

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

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

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

## **II. Permitting Requirements**

### **Construction Storm Water General Permit**

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

[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/constpermits.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml)

### **Phase I and II Municipal Separate Storm Sewer System (MS4) Permits<sup>1</sup>**

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

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

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/storm\\_water/municipal\\_permits/](http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/)

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

[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/phase\\_ii\\_municipal.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml)

### **Industrial Storm Water General Permit**

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

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/storm\\_water/industrial\\_general\\_permits/index.shtml](http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml)

### **Clean Water Act Section 404 Permit**

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements. If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

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



**Clean Water Act Section 401 Permit – Water Quality Certification**

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

[https://www.waterboards.ca.gov/centralvalley/water\\_issues/water\\_quality/certification/](https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality/certification/)

**Waste Discharge Requirements – Discharges to Waters of the State**

If USACE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation. For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at: [https://www.waterboards.ca.gov/centralvalley/water\\_issues/waste\\_to\\_surface\\_water/](https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/)

Projects involving excavation or fill activities impacting less than 0.2 acre or 400 linear feet of non-jurisdictional waters of the state and projects involving dredging activities impacting less than 50 cubic yards of non-jurisdictional waters of the state may be eligible for coverage under the State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ (General Order 2004-0004). For more information on the General Order 2004-0004, visit the State Water Resources Control Board website at:

[https://www.waterboards.ca.gov/board\\_decisions/adopted\\_orders/water\\_quality/2004/wqo/wqo2004-0004.pdf](https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf)

**Dewatering Permit**

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

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:



[http://www.waterboards.ca.gov/board\\_decisions/adopted\\_orders/water\\_quality/2003/wqo/wqo2003-0003.pdf](http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf)

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/waivers/r5-2013-0145\\_res.pdf](http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf)

### **Regulatory Compliance for Commercially Irrigated Agriculture**

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

There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: [https://www.waterboards.ca.gov/centralvalley/water\\_issues/irrigated\\_lands/regulatory\\_information/for\\_growers/coalition\\_groups/](https://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/regulatory_information/for_growers/coalition_groups/) or contact water board staff at (916) 464-4611 or via email at [IrrLands@waterboards.ca.gov](mailto:IrrLands@waterboards.ca.gov).
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 11-100 acres are currently \$1,277 + \$8.53/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at [IrrLands@waterboards.ca.gov](mailto:IrrLands@waterboards.ca.gov).

### **Limited Threat General NPDES Permit**

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

the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

[https://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/general\\_orders/r5-2016-0076-01.pdf](https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf)

**NPDES Permit**

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

<https://www.waterboards.ca.gov/centralvalley/help/permit/>

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



Jordan Hensley  
Environmental Scientist





September 12, 2019

Rick Griffin  
San Joaquin County  
1810 E. Hazelton Ave.  
Stockton, CA 95205

Ref: Gas and Electric Transmission and Distribution

Dear Mr. Griffin,

Thank you for submitting 4170 East State Route 88 - PA-1900178 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: <http://usanorth811.org/wp-content/uploads/2017/05/CA-LAW-English.pdf>

1.     Standby Inspection: A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.

2.     Access: At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

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

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

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

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

4.     Grading: PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.

5.     Excavating: Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [ $24/2 + 24 + 36/2 = 54$ ] away, or be entirely dug by hand.)

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

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

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

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

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

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

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

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

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

11. Cathodic Protection: PG&E pipelines are protected from corrosion with an "Impressed Current" cathodic protection system. Any proposed facilities, such as metal conduit, pipes,





service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

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

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



## Attachment 2 – Electric Facilities

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

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.
8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for



proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 ([http://www.cpuc.ca.gov/gos/GO95/go\\_95\\_startup\\_page.html](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.



SA

## DEPARTMENT OF TRANSPORTATION

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



*Making Conservation  
a California Way of Life.*

September 25, 2019

10-SJ-88-PM 000.211

PA-1900178 (SA)

Subway Restaurant & Retail  
Amritpal Singh & Surinder Tiwana

Rick Griffin  
San Joaquin County  
Community Development Department  
1810 E. Hazelton Avenue  
Stockton, CA 95205

Dear Mr. Griffin:

The California Department of Transportation appreciates the opportunity to review the proposed 2700 sf building with a 24-hour Subway restaurant and retail space. The project is located at 4170 East State Route 88, Stockton. The restaurant will have 6 employees at any given time. There will be 17 parking spaces. The Department has the following comments:

- Caltrans will not allow driveways onto State Route 88. Access to the site should be granted only on Piccoli Road.
- Access to the existing thirty-foot wide easement must not be allowed at the proposed point nearest to Piccoli Road. Access to the easement can be granted at the point furthest from Piccoli Road (near the trash enclosure).
- Please submit to Caltrans for review and comment a hydrology and hydraulic report. This is required to determine if grading would divert drainage from this proposed project and cause an increase in runoff to existing State facilities. This will not be allowed. The report must include hydraulic calculations for both existing and proposed conditions, using 25-year storm events at the project site location. The calculations should identify the affected drainage inlets, the amount of flow being intercepted, and spread width calculations.

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

Sincerely,

FOR

TOM DUMAS, CHIEF  
OFFICE OF METROPOLITAN PLANNING

*"Caltrans improves mobility across California"*



**Griffin, Rick [CDD]**

---

**From:** Gulinder Gill <gulinder@yahoo.com>  
**Sent:** Thursday, March 12, 2020 10:46 AM  
**To:** Griffin, Rick [CDD]  
**Subject:** Application PA-1900178 [SA]

Hello Rick Griffin

I am the next door owner of the property. I am objected to change the use of this site. We would like there to be Gas station as this site is marked for. Please consider my comments.

Gulinder Gill  
gulinder@yahoo.com

PA 1900178



**Mike Smith Engineering, Inc.**

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

7-25-19

San Joaquin County  
Community Development Dept.  
1810 E. Hazelton Ave.  
Stockton, CA 95205

**Re: Modification to Landscape Requirements For:**  
**New Commercial Building**  
**4170 E. Waterloo Rd.**  
**Stockton, Ca**

We are requesting a modification to the landscape requirements for this project due to the following:

- a) This is a small parcel that has a 30'-0" wide access easement across the Waterloo Road frontage. This easement further reduces the usable area on an already small parcel.
- b) This parcel is on a corner which results in two frontages, further reducing usable area.

We propose a reasonable amount of landscaping, to satisfy tree requirements and to break up the paving areas. The 10'-0" landscaping requirement will result in an extreme hardship to make this project feasible.

Sincerely,



Michael W. Smith, P.E.  
R.C.E. No. 44590  
Mike Smith Engineering, Inc.

**Sent:** Monday, September 9, 2019 2:40:03 PM  
**Subject:** FW: PA-1900178(SA) Review Comments

Afternoon Rick,

Please see CIE's response regarding will-serve for water service for PA-1900178. Please let me know if you have any questions.

Thank you,

Christopher RM Heylin, E.I.T.  
Development Services Engineer  
San Joaquin County Public Works  
(209) 953-7150



**From:** Cao, Chang <[ccao@sjgov.org](mailto:ccao@sjgov.org)>  
**Sent:** Monday, September 09, 2019 1:44 PM  
**To:** Heylin, Christopher <[chevlin@sjgov.org](mailto:chevlin@sjgov.org)>  
**Cc:** Rutz, Jayna <[jutz@sjgov.org](mailto:jutz@sjgov.org)>  
**Subject:** PA-1900178(SA) Review Comments

Hi Chris,

Calwater is the water purveyor for APN 101-180-18 instead of CSA 15 as shown on the application.

Thank you for your time and consideration. Please feel free to contact me, if you have any questions or comments.

Chang Cao, P.E.  
Community Infrastructure Engineer  
County of San Joaquin, Public Works Department  
1810 E. Hazelton Avenue  
Stockton, CA 95205  
(209) 468-3062

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**Griffin, Rick [CDD]**

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**From:** Gulinder Gill <gulinder@yahoo.com>  
**Sent:** Thursday, March 12, 2020 11:02 AM  
**To:** Griffin, Rick [CDD]  
**Subject:** Re: Application PA-1900178 [SA] 4170 E Waterloo rd. Stockton Ca 95215

Gulinder Gill  
gulinder@yahoo.com

On Thursday, March 12, 2020, 10:46:05 AM PDT, Gulinder Gill <gulinder@yahoo.com> wrote:

Hello Rick Griffin

I am the next door owner of the property. I am objected to change the use of this site. We would like there to be Gas station as this site is marked for. Please consider my comments.

Gulinder Gill  
gulinder@yahoo.com



**FINDINGS FOR SITE APPROVAL**  
**PA-1900178**  
**AMRITPAL SINGH & SURINDER KAUR TIWANA/MIKE SMITH ENGINEERING**

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.
  - **The finding can be made because the Eating Establishment-Convenience and Retail Sales-Primary use types may be conditionally permitted in the Freeway Service Commercial (C-FS) zone with an approved Site Approval application. The C-FS zone implements the Freeway Service Commercial (C/FS) General Plan designation. The subject parcel has a C/FS General Plan designation and is zoned C-FS. Therefore, the uses are consistent with the goals, policies, standards, and maps of the General Plan. There are no Master Plans, Specific Plans, and/or Special Purpose Plans in the project 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 of the 0.48-acre project site is of adequate size and shape to accommodate the proposed use. The site plan shows that there is sufficient area for the project improvements, in compliance with Standards of the Development Title.**
3. The site is physically suitable for the type of development and for the intensity of development.
  - **This finding can be made because the parcel is of adequate size and shape to accommodate the proposed use and the requirements of the Development Title. The site plan shows that there is sufficient area for the project improvements, in compliance with Standards 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 Initial study 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 uses will not interfere with nor alter the current land uses on adjacent properties. Surrounding properties are mainly commercial and industrial. The nearest conforming residence is 1,500 feet north of the project site. The proposed uses may be conditionally permitted in the C-FS zone subject to an approved Site Approval application.**