



Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

Jeff Niemeier, Deputy Director of Building Inspection

January 29, 2025

Dave & Donna Christy  
P.O. Box 121  
Woodbridge, CA 95258

Dear Owners:

Re: Administrative Use Permit No. PA-2100079 of Dave & Donna Christy (c/o Bradley Christy)  
(APN[s]/Address: 013-220-32, -34 / 19351 N. State Route 99 W. Frontage Rd., Acampo)

**ACTION:** On January 29, 2025, the San Joaquin County Community Development Department approved Administrative Use Permit No. PA-2100079 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 10 days of the action with an appeal fee of \$782.91. The 10-day appeal period ends at 4:30 p.m. on February 9, 2025. 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 3 years (by February 9, 2028). If you have not complied with the Conditions of Approval by that date, this approval will expire, and the project cannot proceed.

**NEXT STEP:** Prior to the expiration date, you must comply with all Conditions of Approval, including the securing of building permits and any other permits specified in the Conditions of Approval.

Please contact me if you have questions regarding the Community Development Department Conditions (Phone: [209] 468-0222 or via email at [alisa.goulart@sjgov.org](mailto:alisa.goulart@sjgov.org)).

Sincerely,

Alisa Goulart  
Associate Planner

AG/ga

Enclosure(s): Conditions, Mitigation Monitoring and Reporting Program, Site Plan, Informational Letters, Findings

- c: Bradley Christy  
San Joaquin County Assessor  
San Joaquin County Building Inspection Division  
San Joaquin County Environmental Health  
San Joaquin County GIS  
San Joaquin County Public Works  
San Joaquin County Treasurer-Tax Collector

# CONDITIONS OF APPROVAL

PA-2100079

DAVE & DONNA CHRISTY / BRADLEY CHRISTY

Administrative Use Permit No. PA-2100079 was approved by the Community Development Department on January 29, 2025. The effective date of approval is February 9, 2025. This approval will expire on February 49 2028, which is thirty-six (36) months from the effective date of approval, unless (1) all Conditions of Approval have been complied with, (2) all necessary building permits have been issued and remain in force, and (3) all necessary permits from other agencies have been issued and remain in force.

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

1. COMMUNITY DEVELOPMENT DEPARTMENT (Contact: [209] 468-0222)
  - a. **BUILDING PERMIT:** Submit an "APPLICATION-COMMERCIAL BUILDING PERMIT". The Site Plan required as a part of the building permit must be prepared by a registered civil engineer or licensed architect. This Plan must show drainage, driveway access details including gates, on-site parking, landscaping, signs, existing and proposed utility services, and grading (refer to the "SITE PLAN CHECK LIST" for details). Foundation and soils investigation shall be conducted in conformance with Chapter 18 of the California Building Code at the time of permit application. A fee is required for the Site Plan review. (Development Title Section 9-802.020)
  - b. **APPROVED USE:** This approval is for a truck/trailer and farm equipment sales facility to be constructed in 2 phases over 5 years to include the following, as shown on the site plan dated May 21, 2024. (Use Type: Truck Services – Sales and Rentals; Equipment Sales, Repair, and Storage – Farm Machinery, Sales):
    - Phase 1
      - Development of both parcels with grading and surfacing for sales inventory storage and site maneuvering.
      - Construction of 288 square foot office on APN: 013-220-32.
    - Phase 2
      - Construction of a 5,000 square foot shop on APN: 013-220-32.
  - c. **MITIGATION MONITORING AND REPORTING PROGRAM:** The project shall comply with all required mitigations included in the MMRP dated January 2025.
  - d. **CAPITAL FACILITY FEE:** This project may be subject to the Capital Facility Fee. If the Capital Facility Fee is applicable, the County shall collect the fees before the issuance of any building permits. (Development Title Section 9-610.070)
  - e. **VEHICLE PARKING:** Off-street parking shall be provided and comply with the following:
    1. All permanent parking lots shall be surfaced and permanently maintained with asphalt concrete or Portland cement concrete. Bumper guards and/or wheel stops shall be provided when necessary to protect adjacent structures or properties. (Development Title Section 9-406.060[i])
    2. A minimum of 1 permanent off-street vehicle parking space shall be provided with Phase 1. An additional 5 spaces are required for Phase 2 for a total of 6 spaces at full buildout (1 space per 1,000 square feet). (Development Title Section 9-406.040).

3. Each vehicle parking stall shall be an unobstructed rectangle, minimum 9 feet wide and 20 feet long. (Development Title Section 9-406.060)
- f. **ACCESS AND CIRCULATION:** The following requirements apply and shall be shown on the Site Plan:
1. Access driveways shall have a width of no less than 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 9-406.060[n][1])
  2. The first 20 feet of the project driveway shall be surfaced with asphalt concrete or Portland cement concrete to ensure public roadways will be free from debris. (Development Title Section 9-203-030[e][10][G])
  3. All maneuvering areas shall be surfaced with all-weather material, as defined and approved by the San Joaquin County Fire Chief's Association. Storage areas for trucks, trailers, and equipment may be surfaced with gravel or a higher classification surfacing material. (Development Title Section 9-203-030[e][10][F])
  4. Access gates shall be recessed 20 feet from the property line to allow sufficient distance to allow at least one vehicle to queue on-site in front of the gate without extending into the right-of-way. (Development Title Section 9-607-040[d])
- g. **SCREENING:** Screening shall be provided and comply with the following:
1. All storage materials and related activities, including storage areas for trash, shall be screened so as not to be visible from adjacent properties and public rights-of-ways. This screening shall be between 6 and 8 feet in height. Items stored within 100 feet of a public street, or a Residential zone shall not be stacked higher than 2 feet above the adjacent screen. Exceptions can be approved by the Zoning Administrator. (Development Title Section 9-400.040[c][3][C][i])
  2. All exterior electrical cage enclosures and storage tanks shall be screened from view from adjacent public streets and Residential zones. (Development Title Section 9-400.040[c][3][C][ii])
- h. **LIGHTING:** Lighting shall be provided and comply with the following:
1. All lighting shall be designed to confine direct rays to the premises. No spillover beyond the property lines shall be permitted, except onto public roads, provided, however, that such light shall not cause a hazard to motorists. (Development Title Section 9-406.060[m][3])
  2. All lighting shall be on a time clock or photo-sensor system so as to be turned off during daylight hours and during any hours when the parking area is not in use. This requirement does not apply to security lighting. (Development Title Section 9-406.060[m][2])
- i. **SIGNS:** Sign details shall be consistent with Chapter 9-408 of the Development Title and be included on the Site Plan. All portions of any sign shall be set back a minimum of 5 feet from existing and future right-of-way lines and shall not block pedestrian or vehicle rights-of-way or obstruct drivers' visibility. (Development Title Section 9-408.070[p])
- j. **FIRE PREVENTION:** The following California Fire Code (CFC) requirements will be applicable to the proposed project. The following conditions shall be addressed prior to submittal of a building permit application to the Building Inspection Division:
1. CFC 507 Fire Protection Water Supply - Fire flow and hydrants shall be provided for the proposed project by the use of: CFC Appendix B.

2. If Fire Protection Systems are required, they shall be installed according to the CFC, Chapter 9 and the appropriate standards and guides adopted in Chapter 35 of the California Building Code and the California Electrical Code.
  3. CFC, Section 503 Fire Apparatus Access Roads - Shall be provided as required by this section. 503.1.2-A secondary access may be required.
  4. CFC, Section 906 Portable Fire Extinguishers – Provide portable fire extinguishers as required by this section.
  5. CFC, Section 506 Key Box - A Knox® Box shall be installed according to the local fire department's instructions. Make application for the key box at the fire district having jurisdiction of this project. If there is an electronically controlled access gate at this site a Knox® key switch will also be required.
  6. CFC, Section 5001.3.3.1 Properties of Hazardous Materials – A complete list of hazardous materials used, stored, or planned for use/storage at this site shall be provided.
  7. A complete review at building permit submittal will require compliance with applicable codes and ordinances.
  8. CFC, Section 105 Permits: Operational Permit(s) may be required prior to occupancy.
2. SAN JOAQUIN COUNTY PUBLIC WORKS DEPARTMENT (Contact: [209] 468-3000. See memo dated December 26, 2024.)
  3. SAN JOAQUIN COUNTY ENVIRONMENTAL HEALTH DEPARTMENT (Contact: [209] 468-3420. See memo dated June 18, 2024.)
  4. SAN JOAQUIN COUNCIL OF GOVERNMENTS (Contact: [209] 235-0600. See memo dated December 2, 2024.)
  5. CALIFORNIA DEPARTMENT OF TRANSPORTATION (Contact: [209] 483-2582. See memos dated June 27, 2024 and December 23, 2024.)
  6. PACIFIC GAS AND ELECTRIC COMPANY (Contact: [925] 375-4558. See memo dated January 14, 2025.)

**NOTES AND INFORMATION ONLY:**

See San Joaquin County Mosquito & Vector Control District response dated June 17, 2024.

See Pacific Gas and Electric Company response dated December 2, 2024.



**To: Development Services:**

Alisa Goulart

Date: 6/18/21

(Contact person)

**From: Fire Prevention:**

Steve Butler

(Contact person)

**209-468-3166**

**Subject:**

PA-2100079(SA)

(Planning application referral number)

**Project Summary:** A Site Approval application to establish farm equipment sales facility, in 2 phases over 5 years. The project site encompasses 2 APNs comprised of 1 legal lot, which is divided by N. State Route 99 W. Frontage Rd. Phase 1 includes construction of a 4,800-square-foot building for storage and office, and 60 outdoor inventory stalls. Phase 2, with permits to be issued within 5 years, includes expanding outdoor sales area to include an additional 25 inventory stalls. Access to the project site is proposed via 2 driveways off of N. State Route 99 W. Frontage Rd. to the west side parcel and 1 driveway off of N. State Route 99 W. Frontage Rd. to the east side parcel. Water will be supplied from an onsite well and sanitary sewer will be provided from an onsite septic system. An onsite retention basin will be constructed for storm water drainage. These properties are not under Williamson Act contract.

**PROJECT LOCATION:** The project site is on the southwest corner of N. State Route 99 W. Frontage Rd., and E. Woodbridge Rd., and on the east side of N. State Route 99 W. Frontage Rd., 900 feet south of E. Woodbridge Rd., Acampo. (APN/Address: 013-220-32,-34 / 19351 N State Route 99 W Frontage Rd., Acampo) (Supervisory District: 4)

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

1. CFC 507 Fire Protection Water Supply - Fire flow and hydrants shall be provided for the proposed project by the use of: CFC Appendix B. Static Water will be required, NFPA 22 and NFPA 1142
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.



December 26, 2024

MEMORANDUM

**TO:** Community Development Department  
CONTACT PERSON: Alisa Goulart

**FROM:** Shayan Rehman, Engineering Services Manager <sup>SR</sup>  
Development Services Division

**SUBJECT:** PA-2100079; An Administrative Use Permit for a truck and farm equipment sales facility in 2 phases over 5 years. The project spans a single, legal lot that is comprised of APNs 013-220-32 and 013-220-34 and is divided by N. State Route 99 W. Frontage Road. Phase 1 to include development of APN: 013-220-32 with grading for parking of sales inventory and construction of a 288 square foot office. APN: 013-220-34 will continue to be utilized for parking of sales inventory. Phase 2 to include construction of a 5,000 square foot shop on APN 013 220 32. The project will utilize an existing access driveway along the east side of N. State Route 99 W. Frontage Road, and a second driveway is proposed to be constructed along the west side of N. State Route 99 W. Frontage Road. The new driveway will be aligned with the existing driveway. An onsite well, septic system, and retention basin are proposed to be located on APN 013 220 32. Use Types: Truck Services - Sales and Rentals; Equipment Sales, Repair, and Storage - Farm Machinery, Sales; located on the southwest corner of N. State Route 99 W. Frontage Road, and E. Woodbridge Road, and on the east side of N. State Route 99 W. Frontage Road, 900 feet south of E. Woodbridge Road, Acampo. (Supervisory District 4)

**OWNER:** Dave & Donna Christy **APPLICANT:** Bradly Christy

**ADDRESS:** 19351 N. SR 99 W. Frontage Road, Acampo **APN:** 013-220-32 & -34

**INFORMATION:**

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

North State Route 99 West Frontage Road has an existing and planned right-of-way width of variable width.

**REQUIREMENTS:**

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

- 1) ~~The site plan depicts two access driveways within the on-ramp and off-ramp intersection functional boundaries on 99 Frontage Road. Access driveways within the on-ramp and off-ramp intersection functional boundaries are not allowed. A single access point at the southern end of the parcel is recommended. A revised site plan showing all roadway striping and distances of proposed driveways from the on-ramp and off-ramp intersection curb returns shall be submitted to and approved by Caltrans.~~
- 2) ~~The site plan depicts a road that provides access to the adjacent parcel to the west. Any access point shall serve the project site only. A revised site plan showing all roadway striping and distances of proposed driveways from the on-ramp and off-ramp intersection curb returns shall be submitted to and approved by Caltrans.~~
- 3) ~~Applicant shall provide an operational analysis for truck and vehicle movements to Caltrans for their review and approval. The analysis shall include ingress and egress using the largest proposed vehicle, truck or trailer and include movements through the site to and from the trailer parking area.~~
- 4) ~~Applicant shall submit for review and approval, turning templates prepared by a registered civil engineer or traffic engineer showing the proposed project driveways are sufficient to allow truck and trailer ingress and egress without extending beyond the nearest lane of traffic. (Development Title Section 9-607.040)~~

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

**RECOMMENDATIONS:**

- 1) An encroachment permit shall be required for all work within road right-of-way. (Note: Driveway encroachment permits are for flatwork only – all vertical features, including but not limited to fences, walls, private light standards, rocks, landscaping and cobbles are not allowed in the right-of-way.) (Development Title Sections 9-607.020 and 9-607.040)
- 2) Prior to issuance of the occupancy permit, the driveway approaches in the County right-of-way shall be improved in accordance with the requirements of San Joaquin County Improvement Standards Drawing No. R-17 [return radii for truck-trailer egress shall be designed to prevent encroachment onto opposing lanes of traffic]. (Development Title Section 9-607.040)
- 3) A Caltrans encroachment permit shall be required for all work within Caltrans right-of-way. A copy of the permit shall be provided to Public Works for the file.
- 4) The Traffic Impact Mitigation Fee shall be required for this application. The fee is due and payable at the time of building permit application. The fee shall be automatically adjusted July 1 of each year by the Engineering Construction Cost Index as published by the Engineering News Record. (Resolution R-00-433)

- 5) 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)
- 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 and ensure excess flows follow historic drainage patterns. Retention basins shall be fenced with six (6) foot high chain link fence or equal when the maximum design depth is 18 inches or more. Required retention basin capacity shall be calculated and submitted along with a drainage plan for review and approval, prior to release of building permit. (Development Title Section 9-606)
- 8) This project is subject to the NPDES Region-Wide Permit requirements and shall comply with the following conditions. Prior to release of the building permit, plans and calculations shall be submitted and approved by the Public Works Department – Water Resources Division (209-468-9360):
  - a) Treatment: A registered professional engineer shall design the site to treat the 85th percentile storm as defined in the County’s 2023 Storm Water Quality Control Criteria Plan (SWQCCP).
  - b) Hydromodification: A registered professional engineer shall design the site to comply with the volume reduction requirement outlined in the County’s 2023 SWQCCP
  - c) Trash: A registered professional engineer shall design the site to comply with the trash control requirement outlined in the County’s 2023 SWQCCP.
- 9) Prior to release of the building permit, the owner shall enter into an agreement with San Joaquin County for post-construction maintenance of stormwater quality facilities.
- 10) Prior to release of the building permit the applicant shall submit a Storm Water Quality Control Plan (SWQCP) to Public Works that complies with all requirements of the 2023 SWQCCP
- 11) Prior to release of the building permit the applicant shall submit the Storm Water Pollution Prevention Plan (SWPPP) to Public Works. A copy of the approved SWPPP and all required records, updates, test results and inspection reports shall be maintained on the construction site and be available for review upon request.
- 12) Applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and comply with the State “General Permit for Storm Water Discharges Associated with Construction Activity”. The Waste Discharge Identification Number (WDID), issued by SWRCB, shall be submitted to Public Works prior to release of the building permit. Contact the SWRCB at 1-866-563-3107 for further information.

SR:GM



## Environmental Health Department

**Jasjit Kang, REHS, Director**  
*Muniappa Naidu, REHS, Assistant Director*  
**PROGRAM COORDINATORS**  
Jeff Carruesco, REHS, RDI  
Willy Ng, REHS  
Steven Shih, REHS  
Elena Manzo, REHS  
Natalia Subbotnikova, REHS

June 18, 2024

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

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

RE: **PA-2100079 (A), Referral (Revised Site-Plan) (Revised Site-Plan), SU0014237**  
**19351 N. State Route 99 W. Frontage Road, Acampo**

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

1. A soil suitability and nitrate loading study incorporating proposed staff and customer use shall be submitted to the Environmental Health Department, indicating that the area is suitable for septic system usage. The studies must be approved by the Environmental Health Department prior to issuance of building permit(s). (San Joaquin County Development Title, Section 9-1105.2(d)). The fee will be based on the current schedule at the time of payment.

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

**NOTE:** Environmental Health Department has received and approved a soil suitability nitrate loading study service request (SR0083625) dated April 27, 2021.

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

In addition, show on revised plans that the disposal field area will be barricaded so it cannot be driven over, parked on, or used as a storage area. This disposal field area must be used for that specific purpose only, and it cannot contain any underground utility lines (San Joaquin County Development Title, Section 9-1110.4(c)(5)).

3. Construction of an individual sewage disposal system(s) under permit and inspection by the Environmental Health Department is required at the time of development based on the **Soil Suitability/ Nitrate Loading Study findings** (San Joaquin County Development Title, Section 9-1110.3 & 9-1110.4).
4. The existing private water wells shall be tested for the chemical Dibromochloropropane (DBCP) and nitrates with the results submitted to the Environmental Health Department prior to issuance of

building permit(s). Samples are to be taken and analyzed by a State-approved laboratory (San Joaquin County Development Title, Section 9-1115.7).

5. Prior to issuance of building permit, the out of service well (SR0062041) shall be put back in service under permit and inspection by the Environmental Health Department as required by San Joaquin County Development Title, Section 9-1115.5(e).
6. Any geotechnical drilling shall be conducted under permit and inspection by The EHD (San Joaquin County Development Title, Section 9-1115.3 and 9-1115.6).
7. 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/](https://cers.calepa.ca.gov/) and comply with the laws and regulations for the programs listed below (based on quantity of hazardous material in some cases). The applicant may contact the Program Coordinator of the CUPA program, Elena Manzo (209) 953-7699, with any questions.
  - 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.)
    1. Any amount of hazardous material stored in an Underground Storage Tank – **Underground Storage Tank Program** (HSC Sections 25286 & 25280 et sec.)
    2. 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.
    3. Additionally, an EHD UST permit to operate is required once the approved UST system is installed.
  - D. 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.)
    1. **Spill Prevention, Countermeasures and Control (SPCC) Plan requirement**
  - E. Threshold quantities of regulated substances stored onsite - **California Accidental Release Prevention (CalARP) Program** (Title 19, Section 2735.4 & HSC Section 25531 et sec.)
    1. **Risk Management Plan requirement for covered processes**



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

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

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

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

**To:** Alisa Goulart, San Joaquin County, Community Development Department

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

**Date:** December 2, 2024

**Local Jurisdiction Project Title:** PA-2100079 (A)

**Assessor Parcel Number(s):** 013-220-32

**Local Jurisdiction Project Number:** PA-2100079 (A)

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

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

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

Dear Ms. Goulart:

SJCOG, Inc. has reviewed the application referral for PA-2100079 (A). This project consists of an Administrative Use Permit application for a truck and farm equipment sales facility in 2 phases over 5 years. The project spans a single, legal lot that is comprised of APNs 013-220-32 and -34 which are divided by N. State Route 99 W. Frontage Road. Phase 1 includes development of both parcels with grading for parking sales inventory and construction of a 288 square foot office on APN: 013-220-32. Phase 2 includes the construction of a 5,000 square foot shop on APN 013-220-32. The project will utilize driveways off of N. State Route 99 W. Frontage Road, one driveway to each parcel that are opposite of another. An onsite well, septic system, and retention basin are proposed to be located on APN: 013-220-32 (Use Types: Truck Services – Sales and Rentals; Equipment Sales, Repair, and Storage – Farm Machinery, Sales). The project site is on the southwest corner of N. State Route 99 W. Frontage Road and E. Woodbridge Road and on the east side of N. State Route 99 W. Frontage Road, 900 feet south of E. Woodbridge Road, Acampo (APN/Address: 013-220-32, -34/19351 N. State Route 99 W. Frontage Road, Acampo).

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

***This project is subject to the SJMSCP*** and is located within the unmapped land use area. Per requirements of the SJMSCP, unmapped projects are subject to case-by-case review. This can be a 90 day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. <http://www.sjco.org>

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

- Schedule a SJMSCP Biologist to perform a pre-construction survey **prior to any ground disturbance**
- SJMSCP Incidental take Minimization Measures and mitigation requirement:
  1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
  2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
  3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:

- a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
  - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
  - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
  - d. Purchase approved mitigation bank credits.
4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
- a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
  - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
  - c. Purchase approved mitigation bank credits.

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

- Receive your Certificate of Payment and release the required permit

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

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



**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, SJCOC, 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, SJCOC, 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-2100079 (A)

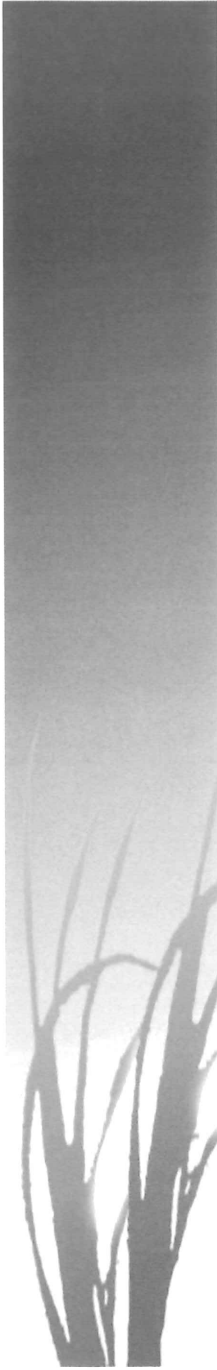
Landowner: Dave & Donna Christy Applicant: Bradly Christy

Assessor Parcel #s: 013-220-32

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

Local Jurisdiction Contact: Alisa Goulart

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



## Goulart, Alisa [CDD]

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**From:** Brad Christy <woodbridgetruck@gmail.com>  
**Sent:** Wednesday, July 10, 2024 3:52 PM  
**To:** Goulart, Alisa [CDD]  
**Subject:** Re: Participation in the habitat plan

Good afternoon Alisa,  
I had a phone conversation with Jeff and he did advise me that we should agree to participate in the habitat plan so yes we will let me know what you need from me.

Thank You,  
Brad Christy  
Office: 209-333-0143 Cell: 209-337-5343  
Email: woodbridgetruck@gmail.Com  
Website: woodbridgetruckandequipment.com

On Jul 10, 2024, at 2:03 PM, Brad Christy <woodbridgetruck@gmail.com> wrote:

Good Afternoon Alisa,  
If this is a requirement that I'm sure we are going to participate. I just want to get with Jeff and talk about some of the previous emails with Caltrans, etc.. More than likely our meeting will be next week and I will get back to you.

Thank You,  
Brad Christy  
Office: 209-333-0143 Cell: 209-337-5343  
Email: woodbridgetruck@gmail.Com  
Website: woodbridgetruckandequipment.com

On Jul 10, 2024, at 10:19 AM, Goulart, Alisa [CDD] <alisa.goulart@sjgov.org> wrote:

Good morning Brad,

I need confirmation from you that you will participate in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (see attached comment letter from SJCOG). Because your project will result in development of undeveloped land, you will have to mitigate for any possible loss of habitat. Participation in the Plan meets the requirements of CEQA.

Please confirm your intention to participate or contact me if you have any questions.

Thank you.

## California Department of Transportation

OFFICE OF THE DISTRICT 10 DIRECTOR  
P.O. BOX 2048 | STOCKTON, CA 95201  
(209) 948-7943 | FAX (209) 948-7179 TTY 711  
[www.dot.ca.gov](http://www.dot.ca.gov)



June 27, 2024

10-SJ-99-PM 032.446  
PA-2100079  
Dave and Donna Christy  
Bradly Christy

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

Dear Ms. Goulart:

The California Department of Transportation appreciates the opportunity to review PA-2100079, a Site Approval application to establish farm equipment sales facility, in 2 phases over 5 years. The project site encompasses 2 APNs comprised of 1 legal lot, which is divided by N. State Route 99 W. Frontage Rd. The eastern parcel is the current site of Woodbridge Truck and Equipment. The Department has the following comments:

**New comments:**

1. Please provide a revised site plan to Caltrans for review and comment prior to project approval. The provided site plan shows one driveway access on frontage road. Please relocate the proposed driveway further south to the end of parcel line as and show the largest design vehicle simultaneous off-tracking analysis this facility uses at the proposed driveway and intersection on/off ramps.

**Comments from previous letter dated 12/15/2021 that are still applicable:**

2. Please provide the proposed driveways' Sight Distance on the revised site plan.
3. The truck turning templates submitted on October 26, 2021 need be revised and submitted back to Caltrans for review and comment.
  - a. The revised truck templates need to show roadway striping including the edge of travel way and the centerline of Frontage Road as trucks ingress/egress from the parcel's driveways.
  - b. The revised truck turning templates need to show a smooth turn movement for all truck turning movements into and out of the parcels. The templates should not show any kinks in truck turning movements.
  - c. Truck turning templates should also show all wheel paths or turning envelopes of all turning movements on the same drawing. The proposed off tracking needs to meet the Highway Design Manual (HDM) design standards. This will help identify overlapping paths or turning conflicts.

4. As this lot could impact the State Highway during storms, Caltrans would like to review the pre and post construction stormwater runoff calculations for two (2) 10-year/24-hour storm event and drainage plans showing the flow patterns. Please submit this to Caltrans for review and comment prior to project approval.
  - a. The developer needs to ensure that the existing State drainage facilities will not be significantly impacted by the project. The existing topography of partially developed parcel (APN 013-220-34, AG 40 Zone) has indicated that the stormwater runoff drains away from the State right-of-way into an existing culvert located to the southwest of the parcel before discharging into an open field across the frontage road. The runoff pattern at this location may continue to do so with the conditions that peak flows may not be increased from the pre-construction quantity and the site runoff be treated to meet present storm water quality standards. If historical undeveloped topography shows drainage from this site does not flow into the State Right-of-Way, then it will not be allowed to flow into the State Right-of-Way at this time.
  - b. The Site Plan shows a proposed retention basin to store stormwater runoff for the project. Caltrans would like to review the basin storage calculations and the drainage plans showing details of the basin size, culvert type and diameter, and drainage swale intercepting and conveying the runoff from the parcel across the frontage road to the basin. Please submit this to Caltrans for review and comment prior to project approval.
5. All lighting (including reflected sunlight) within this project should be placed and/or shielded so as not to be hazardous to vehicles traveling on SR 99.
6. All signs visible to traffic on State facilities need to be constructed in compliance with local government and State regulations. Information regarding the Department's regulation of outdoor advertising may be found online at <https://dot.ca.gov/programs/traffic-operations/oda> .

If you have any questions, please contact me at 209-483-2582 or Nicholas Fung at (209) 986-1552.

Sincerely,



FOR

Tom Dumas  
Chief, Office of Metropolitan Planning

## California Department of Transportation

OFFICE OF THE DISTRICT 10 DIRECTOR  
P.O. BOX 2048 | STOCKTON, CA 95201  
(209) 948-7943 | FAX (209) 948-7179 TTY 711  
[www.dot.ca.gov](http://www.dot.ca.gov)



December 23, 2024

**10-SJ-99-PM 032.446**  
**PA-2100079**  
**Dave and Donna Christy**  
**Bradly Christy**

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

Dear Ms. Goulart:

The California Department of Transportation appreciates the opportunity to review PA-2100079, a Site Approval application to establish farm equipment sales facility, in 2 phases over 5 years. The project site encompasses 2 APNs comprised of 1 legal lot, which is divided by N. State Route 99 W. Frontage Rd. The eastern parcel is the current site of Woodbridge Truck and Equipment. The Department has the following comments:

1. As described in the preceding impact discussions, the proposed Project would alter the existing drainage pattern of the site in several ways, most notably by adding impervious surface full buildout. Each aspect of this significance criterion, with respect to both construction, operation and final, needs to be evaluated to not exacerbate the historical flooding is taken place in this part of the county.
2. Given the severity of the flooding issues in this low-lying area and the proposed 30-acre change in land use to the west (PA-2200213 PA-2200214 PA-2300130 PA-2300133 TDT Farms, Gotelli, Swanson Truck and leisure vehicle parking), it is critical to address the additional flow that will be generated from the property that partially will be coming into Caltrans right-of-way (R/W). To avoid exacerbating Caltrans facilities, we are requesting additional information. This measure is crucial to prevent future disruptions, particularly considering the area's history of severe flooding and its impact on infrastructure and the community. Caltrans will require additional documents as project development plans are prepared, including but not limited to Drainage Plans, Proposed Basin

Locations, Grading Plans, and Drainage Calculations. Supporting documents that include the following items will also be needed along with the plans:

- a. The proposed project on the above-mentioned parcels has indicated an increase in the impervious (paved/gravel) and pervious (unpaved) stormwater runoff area. If historical undeveloped topography shows drainage from this site flowed into the State right-of-way (R/W), it may continue to do so with the conditions that peak flows may not be increased from the pre-construction quantity. Any increase in runoff generated by the proposed development should be stored/mitigated onsite.
  - b. There are three (3) existing State cross culverts within the proposed project vicinity (See attachment). Caltrans would not allow additional runoff draining into the State R/W nor significantly impacting these existing drainage facilities or flow patterns. Systems 290996003251, 290996003246 and 290995203186.
  - c. Caltrans would like to review the pre and post construction stormwater runoff calculations for two (2) 10-year/24-hour storm event and Drainage and Grading Plans showing the flow patterns. The applicant needs to ensure that the existing State drainage facilities will not be significantly impacted by the project. Additional review will be required once the project development plans, including but not limited to, Drainage and Grading Plans and drainage calculations are submitted.
  - d. The Site Plan shows a proposed retention basin to store stormwater runoff for the project. Caltrans would like to review the basin storage calculations and the drainage plans showing details of the basin size, culvert type and diameter, and drainage swale intercepting and conveying the runoff from the parcel across the frontage road to the basin. Please submit this to Caltrans for review and comment prior to project approval.
3. Please provide a revised site plan to Caltrans for review and comment prior to project approval. The provided site plan shows one driveway access on frontage road. Please relocate the proposed driveway further south to the end of parcel line and show the largest design vehicle simultaneous off-tracking analysis this facility uses at the proposed driveway and intersection on/off ramps.
  4. Please provide the proposed driveways' Sight Distance on the revised site plan.
  5. The truck turning templates submitted on October 26, 2021 need be revised and submitted back to Caltrans for review and comment.

- a. The revised truck templates need to show roadway striping including the edge of travel way and the centerline of Frontage Road as trucks ingress/egress from the parcel's driveways.
  - b. The revised truck turning templates need to show a smooth turn movement for all truck turning movements into and out of the parcels. The templates should not show any kinks in truck turning movements.
  - c. Truck turning templates should also show all wheel paths or turning envelopes of all turning movements on the same drawing. The proposed off tracking needs to meet the Highway Design Manual (HDM) design standards. This will help identify overlapping paths or turning conflicts.
6. All lighting (including reflected sunlight) within this project should be placed and/or shielded so as not to be hazardous to vehicles traveling on SR 99.
  7. All signs visible to traffic on State facilities need to be constructed in compliance with local government and State regulations. Information regarding the Department's regulation of outdoor advertising may be found online at <https://dot.ca.gov/programs/traffic-operations/oda>.

If you have any questions, please contact me at 209-483-2582 or Nicholas Fung at (209) 986-1552.

Sincerely,



FOR

Tom Dumas  
Chief, Office of Metropolitan Planning

January 14, 2025

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

Re: PA-2100079  
19351 N State Route 99 W Frontage Road, APN 013-220-032, San Joaquin County

Dear Ms. Goulart:

Thank you for providing PG&E the opportunity to review the proposed PA-2100079 plan through email dated January 6, 2025. Our review indicates the drainage swale and retention basin are located within area of active facilities, and the following is required to proceed with the project:

- There will be no excavation within 15-ft of the electric distribution poles. The retention basin must not be less than 10-ft from the 5-ft easement.

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

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

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

If you have any questions regarding our response, please contact me at (925) 375-4558 or [Leslie.leavitt@pge.com](mailto:Leslie.leavitt@pge.com).

Sincerely,



Land Management

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June 17, 2024

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

OMARKHWEISS  
MANAGER

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CITY OF TRACY

LEGAL ADVISOR  
CHRISTOPHER K. ELEY

**Re: PA-2100079**

San Joaquin County Mosquito and Vector Control District has reviewed the listed application referral(s) and provides the following comment(s):

1. PA-2100079

- Applicant must incorporate mosquito prevention best management practices for the design, construction, operations and maintenance of the proposed stormwater retention basin (copy of mosquito prevention/stormwater management guidelines attached).

Do not hesitate to contact me if you have any questions or need additional information.

Sincerely,

John Fritz  
Assistant Manager

## **General Stormwater Management Mosquito Control BMPs**

- Ensure Mosquito Control Agencies have access to infrastructure to inspect or make appropriate treatments when necessary.
- Manage sprinkler and irrigation systems to minimize runoff entering stormwater infrastructure.
- Avoid intentionally running water into stormwater systems by not washing sidewalks and driveways, washing cars on streets or driveways, etc.
- Inspect facilities weekly during warm weather for the presence of standing water or immature mosquitoes.
- Remove emergent vegetation and debris from gutters and channels that accumulate water.
- Consider mosquito production during the design, construction, and maintenance of stormwater infrastructure.
- Design and maintain systems to fully discharge captured water in 96 hours or less.
- Include access for maintenance in system design.
- Design systems with permanent water sources such as wetlands, ponds, sumps, and basins to minimize mosquito habitat and plan for routine larval mosquito inspection and control activities with the assistance of a local mosquito control program.

## **Stormwater Treatment Ponds and Constructed Treatment Wetlands**

- Whenever possible, stock stormwater ponds and constructed wetlands with mosquito-eating fish available from local mosquito control programs.
- Design and maintain accessible shorelines to allow for periodic maintenance and/or control of emergent and shoreline vegetation, and routine monitoring and control of mosquitoes. Emergent plant density should be routinely managed so mosquito predators can move throughout the vegetated areas and are not excluded from pond edges.
- Whenever possible, design and maintain deep zones in excess of four feet (1.2 m) to limit the spread of invasive emergent vegetation such as cattails. The edges below the water surface should be as steep as practicable and uniform to discourage dense plant growth that may provide immature mosquitoes with refuge from predators and increased nutrient availability.
- Use concrete or liners in shallow areas to discourage plant growth where vegetation is not necessary.
- Whenever possible, provide a means for easy dewatering if needed.
- Manage the spread and density of floating and submerged vegetation that encourages mosquito production (i.e., water hyacinth, water primrose, parrot's feather, duckweed, and filamentous algal mats).
- If possible, compartmentalize managed treatment wetlands so the maximum width of ponds does not exceed two times the effective distance (40 feet [12 m]) of land-based application technologies for mosquito control agents

### **Reference:**

**Best Management Practices for Mosquito Control in California (July 2012)**  
**Vector-Borne Disease Section**  
**California Department of Public Health**  
<http://www.westnile.ca.gov/resources.php>



December 2, 2024

Alisa Goulart  
County of San Joaquin

Ref: Gas and Electric Transmission and Distribution

Dear Alisa Goulart,

Thank you for submitting the PA-2100079 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/account/service-requests/building-and-renovation.html>.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

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

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

Sincerely,

Plan Review Team  
Land Management



## **Attachment 1 – Gas Facilities**

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

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

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

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

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

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

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

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

5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 24 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch



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

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

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

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

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 24 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible (90° +/- 15°). All utility lines crossing the gas pipeline must have a minimum of 24 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

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

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

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

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



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

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

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



## Attachment 2 – Electric Facilities

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

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



8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

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

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

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

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 ([http://www.cpuc.ca.gov/gos/GO95/go\\_95\\_startup\\_page.html](http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html)) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

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

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

PA-2100079 (AUP)  
 MITIGATION MONITORING AND REPORTING PLAN  
 January 2025

Impact	Mitigation Measure/Condition	Type of Review		Agency for Monitoring and Reporting Compliance	Action Indicating Compliance or Review	Verification of Compliance or Annual Review of Conditions	
		Monitoring	Reporting			By	Date
IV. Biological Resources	Participation in the SJMSCP		X	San Joaquin Council of Governments	Certificate of Payment and Signed ITMM		

## FINDINGS FOR ADMINISTRATIVE USE PERMIT

PA-2100079

DAVE & DONNA CHRISTY / BRADLEY CHRISTY

1. Consistency. The proposed use is consistent with the goals, policies, standards, and maps of the General Plan; any applicable Master Plan, Special Purpose Plan, Specific Plan, and Planned Development zone; and any other applicable plan adopted by the County.
  - **This finding can be made because the use types, 1) Truck Services – Sales and Rentals and 2) Equipment Sales, Repair, and Storage – Farm Machinery, Sales, may be conditionally permitted in the AI (Agricultural Industry) zone with an approved Administrative Use Permit. The project site is zoned AI and has a General Plan designation of AI (Agriculture Industrial), the implementing zone for which is AI. Therefore, the parcel meets the requirements for the AI General Plan designation and the project will meet the Development Title regulations for the approved uses. There are no Master Plans, Specific Plans, or Special Purpose Plans in the vicinity.**
2. Improvements. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, and the proposed improvements are properly related to existing and proposed roadways.
  - **This finding can be made because adequate utilities, access roads, sanitation, drainage, and other necessary facilities are proposed or have been provided and the proposed improvements are properly related to existing and proposed streets and highways. The project site will be accessed by one driveway, the placement of which will be determined by both the San Joaquin County Public Works Department and the California Department of Transportation so as to connect seamlessly with the current road network. The project site will be served by an on-site well and wastewater treatment system. These private on-site utilities will not affect the public roadway. All stormwater is required to be kept on site, therefore, an on-site retention pond will be constructed for stormwater drainage. This will prevent stormwater from the project site from possibly flooding adjacent roadways.**
3. Site Suitability. The site is physically suitable for the type of development and for the intensity of development.
  - **This finding can be made because the 2 parcels total 4.0 acres which is of adequate size and shape to accommodate the proposed and existing uses along with all yard requirements, building coverage, setbacks, parking areas and other requirements of the Development Title. The site is zoned AI (Agricultural Industry), a zone that specifically allows for truck and trailer sales, and farm equipment sales. The AI zone is applied to parcels that meet locational criteria that includes being close to a freeway interchange or highway as this has been determined to be a suitable location for the permitted uses. The project site is located adjacent to State Route 99 and the interchange at Woodbridge Road in Acampo. The site has been determined to be suitable for such uses.**
4. Land Use Compatibility. The location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.
  - **This finding can be made because the project has been conditioned to meet San Joaquin County Development Title regulations that protect public health, safety, and welfare and ensure the project is not injurious to adjacent properties. The proposed project is located adjacent to a lot that is approved for parking 225 trucks, trailers, and recreation vehicles. Directly across the road from the project site is a trucking company and, across Woodbridge Road are more trucking uses. The nearest residence is located 750 feet northwest of the**

project site. Residential uses are considered a sensitive receptor and as a condition of approval the proposed project is subject to the provisions of the San Joaquin County noise ordinance (Development Title Section 9-404.030) and will have to comply with sound level limitations and prevent noise levels from exceeding the standards specified in Development Title Table 9-404.040.

5. No Nuisance Created. The proposed use will not create any nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding ambient conditions.

**This finding can be made because an Initial Study was performed that reviewed project components that may create odor, dust, gas, noise, vibration, smoke, heat, and glare and any other conditions that may create a nuisance and concluded that the project's impacts could be mitigated to a level that is less than significant. The development will be subject to the rules and regulations of the Air Pollution Control District for both the development phase and the operating phase of the project the purpose of which is to reduce impacts on air quality. The project is also subject to the San Joaquin County Noise Ordinance which establishes standards for maximum noise limits and procedures for enforcing them to ensure that the General Plan limits on noise exposure and land use compatibility policies are achieved and maintained.**

6. Adequate Public Services and Facilities. The site of the proposed use is adequately served by highways, streets, water, sewer, storm drainage, and other public facilities and services.

**This finding can be made because the project is adequately served by public facilities and services as well as streets and highways. The project site is located on a public road that has direct access to State Route 99 by way of the interchange at East Woodbridge Road. Additionally, a connection to public services is not required in the AI zone. The applicant is proposing on-site services for water, wastewater and storm drainage which meet the General Plan service requirements. All on site wells, wastewater facilities and storm drainage facilities are reviewed by the Department of Public Works and Environmental Health to ensure they are consistent with County Standards.**

7. Conformance with Development Title. The proposed use complies with all applicable provisions of this Title.
  - **This finding can be made because the proposed use will not result in the need to rezone the project site, nor will it interfere with surrounding uses. The subject property is zoned AI (Agricultural Industry), a zone that permits the proposed use types, 1) Truck Services – Sales and Rentals and 2) Equipment Sales, Repair, and Storage – Farm Machinery, Sales, with an approved Administrative Use Permit. The issued Conditions of Approval will ensure that the project complies with all applicable provisions of the Development Title.**