



September 25, 2025

MEMORANDUM

TO: Development Committee

FROM: Megan Aguirre, Principal Planner *MEA*

SUBJECT: ZONE RECLASSIFICATION NO. PA-2500175 AND CONDITIONAL USE PERMIT NO. PA-2500180 OF JACK TONE 120 INC. (c/o HARVINDER GILL) (APN: 203-070-31) (ADDRESS: 17766 S. JACK TONE ROAD, RIPON).

This project proposes to change the zoning of a 44.52-acre parcel from AG-40 (General Agriculture, 40-acre minimum) to C-X (Crossroads Commercial) and establish a 24,762-square-foot commercial shopping center. The project includes the construction of a new 5,052-square-foot convenience store and quick serve restaurant building with 10 fueling dispensers fuel under a canopy, a 2,296-square-foot quick serve restaurant with a drive-thru, a 2,194 square foot quick serve restaurant with a drive-thru, a 4,420-square-foot quick serve restaurant with a drive-thru, and a 10,800-square-foot restaurant and market building. (Use Types: Retail Sales & Services – Convenience Store; Fuel Sales – Automotive; Eating & Drinking Establishment – Restaurant, Limited Service; Eating & Drinking Establishment – Restaurant, Full Service; Retail Sales & Services – Market)

The project site is located on the northeast corner of the intersection of S. Jack Tone Road and E. State Route 120 Highway, Ripon.

The project site has a zoning designation of AG-40 (General Agriculture, 40-acre minimum), and a General Plan designation of A/G (General Agriculture).

The Community Development Department has reviewed the applications and has the following comments:

Background

The project site has been historically farmed and remains in agricultural use. On August 14, 1996, the Community Development Department approved Lot Line Adjustment No. LA-96-0031 to adjust the boundaries between four legal, nonconforming parcels containing almond orchards. The resultant parcels were two nonconforming parcels (2.73 and 3.56 acres in size) and two conforming parcels (43.69 and 44.52 acres in size). The largest parcel is the subject of this application.

Zone Reclassification

This project proposes to change the zoning from AG-40 to C-X. The C-X zone is intended to provide for a limited variety of retail and service uses and agriculturally related uses at specific intersections to serve rural residents living outside of designated urban and rural communities. This zone is appropriate for small commercial areas within an agricultural land use designation of the General Plan, in accordance with General Plan policies. Pursuant to the General Plan/Zoning Consistency Matrix (2035 General Plan, Chapter 3.2, page 4-2.1), the C-X zone is generally consistent with the underlying A/G General Plan designation, although the specific General Plan policies must also be reviewed for consistency.

Infrastructure Requirements

The County shall require water, wastewater, and stormwater improvements at the time of a Zone Reclassification (2035 General Plan, Infrastructure and Services Goals IS-5.2, IS-6.4, and IS-7.2). However, since the General Plan designation will remain A/G, which falls under "Agricultural Areas" on the applicable tables (2035 General Plan, Tables IS-1, IS-2, and IS-3), there is no change to the requirements. The site may continue to be developed with an on-site well for water, an individual or commercial on-site wastewater treatment system for wastewater, and on-site drainage for stormwater as long as these systems meet the standards of the Environmental Health Department and the Department of Public Works. These requirements will be included as Conditions of Approval for the underlying project.

Agricultural Mitigation

Pursuant to Development Title Section 9-701.040 (a), agricultural mitigation is required for a General Plan Map Amendment or Zone Reclassification that changes the designation or zoning of any land from an agricultural to a non-agricultural use. Agricultural mitigation is satisfied by granting a farmland conservation easement or other farmland conservation mechanism. The number of acres of agricultural mitigation land shall be at least equal to the number of acres that will be changed to a nonagricultural use (a 1:1 ratio) (Development Title Section 9-701.040 [c]). Pursuant to Development Title Section 9-701.040(f), submission of the required legal instrument or payment of the in-lieu fee shall occur prior to issuance of any grading or building permits for the site.

Findings

In order to approve a Zone Reclassification, the Board of Supervisors must make several findings in the affirmative. These findings are discussed below:

1. The proposed amendment is consistent with the General Plan and any applicable Master Plan.

As noted above, the C-X zone is compatible with the existing A/G General Plan designation if all other General Plan policies are met. There are no applicable Master Plans. In regards to specific General Plan policies applicable to the site, the following apply:

Agricultural Preservation Mechanisms

- o LU-7.10 Agricultural Mitigation Program: The County shall continue to require agricultural mitigation for projects that convert agricultural lands to urban uses.
- o LU-7.11 Agricultural Land Preservation Mechanisms: The County shall support regulatory, incentive-based, and financial mechanisms for the preservation of agricultural land.
- o LU-7.12 Agricultural Land Conversion Mitigation: The County shall maintain and implement the Agricultural Mitigation Ordinance to permanently protect agricultural land within the County.

Pursuant to Development Title Section 9-701.040, which implements these General Plan Land Use Goals, the underlying project will be conditioned to provide agricultural mitigation prior to issuance of any grading or building permits.

Crossroads Commercial

- o LU-5.7 Crossroads Commercial Uses in Agricultural Areas: The County shall allow crossroads commercial uses, with appropriate commercial zoning, in areas designated Limited Agriculture and General Agriculture, provided such uses are:
 - Located at an intersection on a Minor Arterial or roadway of higher classification; and

The project site is located at the northeast corner of the intersection of S. Jack Tone Road and E. State Route 120. According to the Department of Public Works, S. Jack Tone Road is a "Major Collector" in this area and does not meet the minimum criteria. However, E. State Route 120 is listed as "Other Principal Arterial" by the California Department of Transportation and does meet the minimum criteria.

- Located at least two miles from the nearest area serving a crossroads commercial function or a planned neighborhood or community commercial area; and

A referral was sent to the cities of Manteca and Ripon on August 6, 2025. The City of Manteca provided comments regarding the site's location in regards to the City's plans, but a response has not been received from the City of Ripon.

According to City of Manteca staff, the site is approximately two miles east of existing City limits and the boundaries for water and sewer services, but only ½ mile east of the Sphere of Influence. The City of Manteca's 2040 General Plan depicts an area identified as Commercial (C) approximately 1.75 miles from the project site. In order to determine that this does not represent an area already serving a crossroads commercial function or planned neighborhood or community commercial development, additional information is required from City of Manteca staff.

According to the City of Ripon's 2040 General Plan, there is a planned Regional Commercial area approximately 2 miles from the project site, but all planned neighborhood and community commercial areas appear to be located more than 2 miles from the project. Additional information is required from City of Ripon staff regarding existing and planned uses within 2 miles of the project site.

There is a pending Zoning Compliance Review (PA-2400481) for a convenience store, fueling station, café, and truck dispatching office at the intersection of Comconex and State Route 120, which is approximately 1.5 miles from the proposed project. In addition to information from the cities, information regarding all existing/proposed potentially similar uses within 2 miles is required prior to staff making a recommendation whether this finding can be made in the affirmative.

- Able to function safely with a septic system and individual water well.

To ensure that the site can safely function with a septic system and individual water well, the underlying project will be conditioned to meet the minimum standards required by the Environmental Health Department, including all necessary studies and permitting.

2. The proposed amendment is necessary for public health, safety, and general welfare or will be of benefit to the public.

If there are no nearby areas serving or planned to serve a similar function, it can be recommended that this finding can be made in the affirmative because the project will benefit the public by providing services that are not otherwise located in the area. However, as noted above, additional information is required to make this determination.

3. The proposed amendment has been reviewed in compliance with the requirements of the California Environmental Quality Act.

This project has not yet been reviewed in compliance with the requirements of the California Environmental Quality Act (CEQA). Once all requested information has been provided, all site plan revisions made, and all studies performed, the project will be reviewed under CEQA for compliance.

4. For a change to the Zoning Maps, that the subject property is suitable for the uses permitted in the proposed zone in terms of access, size of parcel, relationship to similar or related uses, and other relevant considerations, and that the proposed change of zone is not detrimental to the use of adjacent properties.

The subject property has access to two roadways, one of which is State Route 120. The site also is large enough to accommodate all proposed and required improvements. However, until the site is reviewed for compliance with CEQA and more information is provided regarding nearby similar/related uses, it cannot be determined if the site is suitable for the proposed zoning designation.

Conditional Use Permit

Project Description

According to the project application, the underlying project is a commercial shopping center with seven stated uses: a convenience store, canopy with fueling dispensers, four quick serve restaurants, a market, and a restaurant. These uses fall under the following use types:

- Retail Sales & Services – Convenience Store
- Fuel Sales - Automotive
- Eating & Drinking Establishment – Restaurant, Limited Service
- Eating & Drinking Establishment – Restaurant, Full Service
- Retail Sales & Services – Market

Each of the listed use types requires either a Zoning Compliance Review or an Administrative Use Permit in the proposed C-X zone. However, a Conditional Use Permit was applied for. The application also states that STAA trucks are anticipated with the underlying project operations, but none of the proposed uses clearly include trucks. Additional information is required from the applicant to determine if trucks are simply providing deliveries to the site, or if any truck uses are proposed on-site (ex; Fuel Sales – Trucks). Information is also required to determine if the Conditional Use Permit is the appropriate application for the underlying project. The application must be updated to clarify all proposed uses on-site, including the number of such uses prior to moving forward with the project.

Site Plan

The site plan depicts 5 structures, including:

- 3 quick-service restaurants (4,420 square feet, 2,194 square feet, and 2,296 square feet)
- A market and restaurant (10,800 square feet)
- A convenience store and quick service restaurant (5,052 square feet)

Although the site plan depicts the total size of each building, specific square footages for each use are not provided for the multi-unit buildings. Additionally, although the descriptions indicate that there are two uses per multi-unit building, the actual floor plans depict three lease spaces within the convenience store and quick service restaurant building and nine lease spaces within the market and restaurant building. The applicant must provide details regarding the proposed use for each unit in the multi-use buildings on a revised site plan, which must also match the updated project description.

Facility Operations

The project description does not provide details regarding the proposed site operations, such as:

- Days of operation
- Hours of operation
- Number of shifts per day

- Average number of deliveries/shipments per shift
- Average number of customers per shift
- Average number of employees per shift

The applicant must provide an updated project description with these details for all proposed uses prior to moving forward with the project.

Parking

The site plan depicts 186 parking stalls. Each stall is noted to be 9 feet wide by 18 feet deep. As noted above, specific sizes of each use have not been provided. At the time of submittal of a revised site plan, parking requirements will be reviewed to determine the number of required stalls. Additionally, pursuant to Development Title Table 9-406.060-A, 90° parking stall shall be a minimum of 9 feet wide and 19 feet deep. The proposed parking stalls do not meet this requirement. The required parking stall dimensions meeting the minimum Development Title standards must be shown on a revised site plan.

Fencing and Screening

The illustrative landscape plan indicates that there is pilasters and rail fence located within the project site. Pursuant to Development Title Section 9-400.040(b)(2), fence materials may include wood, chain link, fence pickets or panels, wire mesh, and other similar materials. In commercial zones, fencing within front and street side yards may be up to 4 feet in height if closed, and 8 feet in height if open. Fences set back at least 10 feet from the front property line may be 7 feet in height. Fencing within interior side and rear yards may be up to 8 feet open or closed, and all other fencing outside of required yards may not exceed the maximum building height for the zone. Any fencing proposed on the revised site plan must meet these requirements.

The site plan depicts trash enclosures in various locations, most of which appear to be closer to the front property line than the structure they serve. The plans submitted also indicate that the trash enclosures will be screened with CMU walls five feet to six feet, 4 inches in height. Pursuant to Development Title Section 9-400.040 (d)(3)(B), 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-way. Additionally, screening shall be between six and eight feet in height, and no outside storage is permitted in front yards, street side yards, or in front of main buildings. Exceptions can be approved by the Zoning Administrator. The site plan must be revised to depict trash enclosures meeting the screening and related locational requirements or a Zoning Administrator's Determination form must be submitted prior to moving forward with the project.

Landscaping

The project plans depict proposed landscaping buffers and trees, but do not provide dimensions for the buffers or calculations for the number of trees. Pursuant to Development Title Section 9-402.050, on-site trees are calculated based on one tree for every 2,000-square-foot of lot area in commercial zones, and street trees are calculated based on providing at least one street tree for each 60 linear foot of street frontage or a minimum of one per lot frontage unless the Zoning Administrator determines that a different number of trees is warranted because of existing conditions and/or the number of street trees in the vicinity. For corner lots, street trees shall be required on both street frontages. Trees shall be located a minimum of ten feet from driveways and four feet to ten feet outside of the road right-of-way. The types of trees shall be well suited to the climate of the region and as approved by the County. Pursuant to Development Title Section 9-402.030(c), parking areas shall be landscaped with one tree for each five parking stalls, or portion thereof, and evenly spaced throughout the parking lot. A ten-foot-wide landscaped strip is also required between parking areas and adjacent public streets. Planters abutting parking stalls shall be a minimum of five-feet-wide with a minimum 18-inch-wide paved strip to allow access to and from vehicles in adjacent parking stalls. Landscaping details meeting these requirements must be depicted on a revised site plan.

The project plans also indicate that existing trees and structures will be demolished. Although most trees appear to be part of the existing orchard, it is unclear if any other type of tree will be removed. Pursuant to

Development Title Section 9-400.080, all development projects requiring discretionary approval that have Native Oak Trees, Heritage Oak Trees, or Historical Trees on the property are subject to requirements regarding removal and replacement of trees. Any oak trees on-site need to be identified on a revised site plan, and if removal is proposed, information about tree replacement will be required.

Signs

Limited information is provided on the site plan and related plans regarding proposed signs. Sign guidelines can be found in Development Title Chapter 9-408 Signs. Pursuant to Development Title Section 9-408.170, the requirements of this chapter may be modified if they are judged to be insufficient or excessive pertaining to height, square footage, and the number of signs. All proposed signs will need to meet the requirements of this chapter or the applicant will need to submit a Zoning Administrator's Determination form to request any modifications. Any sign modifications requested separately from review of the project will require an Administrative Use Permit.

Design Guidelines

Pursuant to Development Title Section 9-400.090, new commercial development projects that are 10,000 square feet or larger are subject to design guidelines pertaining to site design, building location/orientation, and building design. These requirements may be modified in cases where they are judged to be insufficient or excessive due to the unusual nature of the proposed uses, the specific location, or the site plan. Although the plans submitted appear to meet most of these requirements, additional information would be required to confirm if all guidelines are met or if an approved modification request would be required. It is recommended that the applicant review the design guidelines to confirm that they are addressed on the site plan. If any modifications will be requested, the applicant can submit a Zoning Administrator's Determination form for review prior to moving forward with the project.

Findings

In order to approve a Conditional or Administrative Use Permit, the Board of Supervisors must make the following findings in the affirmative:

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;

As previously stated, the C-X zone is compatible with the existing A/G General Plan designation if all other General Plan policies are met. There are no applicable Master Plans. If the findings for the Zone Reclassification can be made in the affirmative in regards to meeting the applicable General Plan policies and goals, then staff can recommend that this finding be made in the affirmative.

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;

The project will be subject to Conditions of Approval to ensure that all improvements have been provided and property related to the existing and proposed roadways. These requirements will be reviewed and approved by the Department of Public Works and the Environmental Health Department prior to issuance of any permits if the project is approved.

3. Site Suitability. The site is physically suitable for the type of development and for the intensity of development;

The proposed site plan depicts the development within the southern portion of the project site and there is a large undeveloped area to remain. As a result, it appears that the site is large enough to accommodate the proposed development.

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;

As discussed above, additional information about the design and operations of the proposed project is needed for staff to complete review of the project. Therefore, staff cannot recommend that this finding can be made in the affirmative until additional information is received.

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;

While it is anticipated that potential nuisances will be addressed by the required Conditions of Approval placed on the project, such as Building Code requirements and screening of storage and trash areas, studies may be required to confirm that impacts to air quality will not create a nuisance. Staff's recommendation will be determined after completion of the environmental review and referral process.

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 and

Compliance with the Conditions of Approval required by the Department of Public Works and Environmental Health Department are anticipated to ensure that adequate public services and facilities are provided. Staff's recommendation will be determined after completion of the environmental review and referral process.

7. Conformance with Development Title. The proposed use complies with all applicable provisions of this Title.

Compliance with the Conditions of Approval, including any approved modifications to typical standards, will ensure that the underlying project conforms with the Development Title.

San Joaquin Council of Governments

On September 7, 2025, the Community Development Department received a response letter from the San Joaquin Council of Governments (SJCOG) stating that the proposed project is eligible to participate in the San Joaquin Multi-Species Conservation Plan (SJMSCP) and is located within an unmapped area. San Joaquin County is a signatory to the SJMSCP. The applicant must confirm participation in the SJMSCP or provide information regarding planned alternative mitigation prior to completion of the environmental review. Because this site is located in an unmapped area, this process may take up to 90 days. It is recommended that the applicant contact SJCOG as soon as possible for more information.

California Department of Transportation

The California Department of Transportation (Caltrans) sent a response dated September 2, 2025, requesting revisions to the proposed driveways and providing specific requirements for roadway improvements. The letter also states that a Traffic Impact Study may be necessary to determine impacts on State Route 120, and an off-tracking template provided depicting turns into and out of the site at the driveways. The letter also requests additional information regarding the stormwater retention basin to ensure that the basin does not impact state facilities adjacent to State Route 120. The letter further states that an Encroachment Permit will be required for work done within the Department's right of way. This comment letter has been provided to the Department of Public Works for review.

San Joaquin Valley Air Pollution Control District

The San Joaquin Valley Air Pollution Control District (SJVAPCD) submitted a response letter dated August 15, 2025, stating that a Health Risk Assessment (HRA), Ambient Air Quality Analysis (AAQA), and Air

Impact Assessment (AIA) may be required. APCD's letter also discusses permits that may be required. The applicant must work with APCD to complete required project air analyses and confirm which permits will be required. Any required studies must be prepared prior to completion of the environmental review document.

Environmental Review and Public Hearings

Upon submittal of a revised site plan, an updated project description, any project modification requests, and completion of the necessary studies and analyses, the project will be reviewed pursuant to the California Environmental Quality Act. The environmental document must be posted with the Office of Planning and Research for a minimum of 30 days, and the project will simultaneously be referred to neighbors and agencies with the environmental determination. After this posting period closes, the Community Development Department will schedule the project for a Planning Commission hearing. The Planning Commission will decide if the project will then be forwarded to the Board of Supervisors for review.

MEA/ga
PA-2500175, -180 (ZR, C)

Attachments

c:
Jack Tone 120 Inc.
Harvinder Gill
Marshall Swift
Jag Singh
Michael Hakeem



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— COUNTY —
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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

August 27, 2025

To: San Joaquin County Community Development Department
Attention: Rajnee Johal

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

RE: **PA-2500175, -180 (ZR, C), Early Consultation, SU-2500708, -710**
17766 S. Jack Tone Rd., Ripon APN: 203-070-31

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

- 1) 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.
- 2) A valid permit from EHD is required prior to operating food facility (California Retail Food Code, Chapter 13, Article 1, Section 14381).
- 3) Submit Water Provision Declaration form to the Environmental Health Department for review. If the EHD determines that the facility classifies as a Small Public Water System (SPWS), the applicant shall submit a Preliminary Technical Report to the California State Water Resources Control Board, Division of Drinking Water (Water Board) prior to issuance of building permits and at least six months before initiating construction of any water related improvement, as defined. The issuance of a permit to operate a small public water system by the local primacy agency, EHD, is prohibited without the concurrence of the Water Board. Please contact Gena Farley at Gena.Farley@waterboards.ca.gov or 209-948-7488 with the SWRCB Division of Drinking Water concerning the requirements for preliminary technical report submittal prior to issuance of building permits.

If the Water Board determines that the applicant has met the requirements of Senate Bill 1263 and Health and Safety Code section 11652, a permit application to operate Small Public Water System shall be submitted to the EHD for approval prior to issuance of building permits. To issue a permit to operate, concurrence from the Water Board is required. An annual permit to operate a public water system will be required by the Environmental Health Department prior to sign off of the certificate of final occupancy (San Joaquin County Development Title, Section 9-602.010 and 9-601.030). An onsite well shall meet all public well construction and quality standards to serve the potable water supply.

- 4) A soil suitability 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 a building permit. (San Joaquin County Development Title, Section 9-604.010(d)). The fee will be based on the current schedule at the time of payment.

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

- 5) Construction of an individual sewage disposal system(s) under permit and inspection by the Environmental Health Department is required at the time of development based on the Soil Suitability/ Nitrate Loading Study findings (San Joaquin County Development Title, Section 9-605.010).
- 6) All Onsite Wastewater Treatment Systems (OWTS) must comply with San Joaquin County Local Agency Management Program (LAMP) and current OWTS standards.
- 7) Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-601.010(b) and 9-601.020(i)).
- 8) Before any hazardous materials/waste can be stored or used onsite, the owner/operator must report the use or storage of these hazardous materials to the California Environmental Reporting System (CERS) at cers.calepa.ca.gov/ and comply with the laws and regulations for the programs listed below (based on quantity of hazardous material in some cases). The applicant may contact the Program Coordinator of the CUPA program, 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.)
 - 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**



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Department of Public Works

Fritz Buchman, Director

Alex Chetley, Deputy Director - Development
 Kristi Rhea, Deputy Director - Administration
 David Tolliver, Deputy Director - Operations
 Najee Zarif, Deputy Director - Engineering

September 24, 2025

M E M O R A N D U M

TO: Community Development Department
 CONTACT PERSON: Rajnee Johal

FROM: Shayan Rehman, Engineering Services Manager
 Development Services Division

SUBJECT: PA-2500175, -180 (ZR, C); A Zone Reclassification and Conditional Use Permit application comprised of two components: A Zone Reclassification No. PA-2500175 proposes to change the zoning of a 44.52 acre parcel from AG-40 (General Agriculture, 40-acre minimum) to C-X (Crossroads Commercial) which is an implementing zone of the parcels A/G (General Agriculture) General Plan map designation. The underlying project is PA-2500180 to establish a multibuilding commercial shopping center. The project includes the construction of a new 5,052 square foot convenience store with a 10 dispenser fuel canopy and an attached quick service restaurant with a drive thru, a 2,296 square foot quick service restaurant with a drive thru, a 2,194 square foot quick service restaurant with a drive thru, a 4,420 square foot quick service restaurant with a drive thru, and a 10,800 square foot market/restaurant combination. The proposed access for this project is from South Jack Tone Road and East State Route 120. This project will utilize onsite well and septic. A 30,000 square foot retention basin will be used for storm drainage. This parcel is not under a Williamson Act Contract; located on the northeast corner of East State Route 120 and South Jack Tone Road, Ripon.
 (Supervisory District 4)

OWNER: Robert M & Kathleen K Bianchi **APPLICANT:** Jack Tone 120 Inc

ADDRESS: 17766 S. Jack Tone Road, Ripon **APN:** 203-070-31

INFORMATION:

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

Highway 120 has an existing and planned right-of-way width per Caltrans

Jack Tone Road has an existing and planned right-of-way width of 80 feet.

PA-2500175, -180 (ZR, C)

SITE PLAN REVISIONS:

The following revisions shall be made on the site plan and resubmitted to CDD before Public Works can start the traffic study requirement shown below:

- 1) The southern driveway on Jack Tone Road shall be removed.
- 2) The site plan shall reflect Caltrans comments and requirements. The applicant shall work with Public Works to obtain preliminary approval from Caltrans for the driveway locations and access restrictions. A copy of the approval shall be submitted to Public Works for the file.

Upon satisfaction of the above revisions, the requirements below shall apply. Additional and/or revised Requirements and Conditions of Approval may be necessary upon the findings above.

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) A traffic study shall be required to determine the impacts and mitigation of the proposed project. The developer shall deposit funds with the County for all costs, as estimated by the Department of Public Works Transportation Engineering Division, prior of Department of Public Works preparing or contracting for the required study. (Development Title Section 9-608.050)

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) A Caltrans encroachment permit shall be required for all work within Caltrans right-of-way. A copy of the permit shall be submitted to Public Works for the file.
- 3) Prior to issuance of the occupancy permit, the driveway approaches in the Caltrans right-of-way shall be improved in accordance with Caltrans requirements.

PA-2500175, -180 (ZR, C)

- 4) The driveway approach on Jack Tone Road shall be improved in accordance with the requirements of San Joaquin County Improvement Standards Drawing No. 17 [return radii for truck-trailer egress shall be designed to prevent encroachment onto opposing lanes of traffic] prior to issuance of the occupancy permit. (Development Title Section 9-607.040)
- 5) If the applicant intends to utilize STAA trucks with this project approval, then applicant shall obtain from the Department of Public Works and Caltrans a STAA terminal and STAA route designations for the proposed facility. Contact the Transportation Engineering Division of the Department of Public Works (209-468-3707) for designation process.
- 6) The frontage (roadway) improvements for Jack Tone Road shall be constructed in conformance with the standards for one-half of a (an) 60-72 foot wide right-of-way Major Collector. Caltrans' Corrugated Steel culvert crossing from the northeast to northwest corner of the Jack Tone Road and Highway 120 intersection may need to be replaced in kind to facilitate these improvements or if damaged during construction. The improvements shall be in conformance with the current Improvement Standards of the County of San Joaquin and per Caltrans standards. 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 occupancy permit. (Development Title Section 9-505, Section 9-600, Section 9-608.010[c] and R-92-814)
- 7) The Traffic Impact Mitigation Fee shall be required for any incremental traffic resulting from 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. The fee shall be automatically adjusted July 1 of each year by the Engineering Construction Cost Index as published by the Engineering News Record. (Resolutions R-00-433)
- 8) The Regional Transportation Impact Fee shall be required for any incremental traffic resulting from 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)
- 9) 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)
- 10) A copy of the Final Site Plan shall be submitted prior to release of building permit.
- 11) 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).

PA-2500175, -180 (ZR, C)

- 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.
- 12) 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.
 - 13) 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
 - 14) 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.
 - 15) 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:GG



To: Development Services: Rajinee Johal Date: 8/6/25

(Contact person)

From: Fire Prevention: Steve Butler

(Contact person)

209-468-3166

Subject: PA-2500175, PA-2500180

(Planning application referral number)

Project Summary: PROJECT DESCRIPTION: A Zone Reclassification and Conditional Use Permit application comprised of two components: A Zone Reclassification No. PA-2500175 proposes to change the zoning of a 44.52 acre parcel from AG-40 (General Agriculture, 40-acre minimum) to C-X (Crossroads Commercial) which is an implementing zone of the parcels A/G (General Agriculture) General Plan map designation. The underlying project is PA-2500180 to establish a multibuilding commercial shopping center. The project includes the construction of a new 5,052 square foot convenience store with a 10 dispenser fuel canopy and an attached quick service restaurant with a drive thru, a 2,296 square foot quick service restaurant with a drive thru, a 2,194 square foot quick service restaurant with a drive thru, a 4,420 square foot quick service restaurant with a drive thru, and a 10,800 square foot market/restaurant combination. The proposed access for this project is from South Jack Tone Road and East State Route 120. This project will utilize onsite well and septic. A 30,000 square foot retention basin will be used for storm drainage. This parcel is not under a Williamson Act Contract.

PROJECT LOCATION: The project site is on the northeast corner of East State Route 120 and South Jack Tone Road, Ripon. (APN/Address: 203-070-31 / 17766 S. Jack Tone Road, Ripon) (Supervisorial District: 4)

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.

- | | |
|--|---|
| <ol style="list-style-type: none"> 1. The Fire Prevention Division has reviewed this application and there does not appear to be any major problems associated with the proposed project as submitted. 2. CFC 507 Fire Protection Water Supply - Fire flow and hydrants shall be provided for the proposed project by the use of: CFC Appendix B. 3. If Fire Protection Systems are required they shall be installed according to the CFC, Chapter 9 and the appropriate standards and guides adopted | <p>in Chapter 35 of the California Building Code and the California Electrical Code.</p> <ol style="list-style-type: none"> 4. CFC, Section 503 Fire Apparatus Access Roads - Shall be provided as required by this section. 503.1.2 - A secondary access may be required. 5. CFC, Section 906 Portable Fire Extinguishers – Provide portable fire extinguishers as required by this section. 6. 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.

7. 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.
8. A complete review, at building permit submittal, will require compliance with applicable codes and ordinances.
9. CFC, Section 105 Permits: Operational Permit(s) may be required prior to occupancy.
10. CFC, Section 510 Emergency Responder Radio Coverage-New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the Jurisdiction.



S J C O G , I n c .

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: Rajnee Johal, San Joaquin County, Community Development Department
From: Laurel Boyd, SJCOG, Inc. Phone: (209) 235-0574 Email: boyd@sjcog.org
Date: August 7, 2025
Local Jurisdiction Project Title: PA-2500175 (ZR), PA-2500180 (C)
Assessor Parcel Number(s): 203-070-31
Local Jurisdiction Project Number: PA-2500175 (ZR), PA-2500180 (C)
Total Acres to be converted from Open Space Use: Unknown
Habitat Types to be Disturbed: Multi-Purpose Open Space Habitat Land
Species Impact Findings: Findings to be determined by SJMSCP biologist.

Dear Rajnee Johal:

SJCOG, Inc. has reviewed the application referral for PA-2500175 (ZR), PA-2500180 (C). This project consists of two components:

- A Zone Reclassification No. PA-2500175 proposes to change the zoning of a 44.52 acre parcel from AG-40 (General Agriculture, 40-acre minimum) to C-X (Crossroads Commercial) which is an implementing zone of the parcel A/G (General Agriculture) General Plan map designation.
- The underlying project is PA-2500180 to establish a multibuilding commercial shopping center. The project includes the construction of a new 5,052 square foot convenience store with a 10 dispenser fuel canopy and an attached quick service restaurant with a drive thru, a 2,296 square foot quick service restaurant with a drive thru, a 2,194 square foot quick service restaurant with drive thru, a 4,420 square foot quick service restaurant with a drive thru, and a 10,800 square foot market/restaurant combination. The proposed access for this project is from South Jake Tone Road and East State Route 120. The project will utilize onsite well and septic. A 30,000 square foot retention basin will be used for storm drainage.

The project site is located on the northeast corner of East State Route 120 and South Jack Tone Road, Ripon (APN/Address: 203-070-31 / 17766 S. Jack Tone Road, Ripon).

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

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

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

- Schedule a SJMSCP Biologist to perform a pre-construction survey ***prior to any ground disturbance***
- SJMSCP Incidental take Minimization Measures and mitigation requirement:

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

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

- Receive your Certificate of Payment and release the required permit

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

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



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-2500175 (ZR), PA-2500180 (C)

Landowner: Robert M & Kathleen K Bianchi

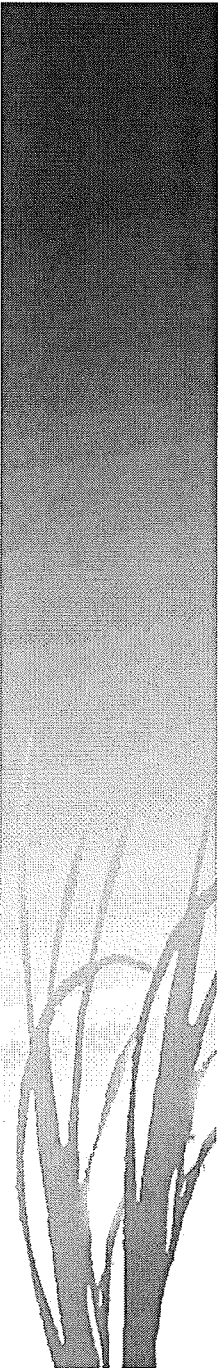
Applicant: Jack Tone 120, Inc.

Assessor Parcel #s: 203-070-31

T _____, R _____, Section(s): _____

Local Jurisdiction Contact: Rajnee Johal

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.





August 15, 2025

Rajnee Johal
County of San Joaquin
Community Development Department
1810 E. Hazelton Avenue
Stockton, CA, 95205

Project: Zoning Reclassification PA-2500175 (ZR) and Conditional Use Permit PA-2500180 (C) – Jack Tone 120 Inc.

District CEQA Reference No: 20250909

Dear Rajnee Johal:

The San Joaquin Valley Air Pollution Control District (District) has reviewed the Zoning Reclassification and Conditional Use Permit (ZR/CUP) from the County of San Joaquin (County) for the Jack Tone 120 Inc project. Per the ZR/CUP, the project consists of 5,052 square foot convenience store with a 10-dispenser fuel canopy and an attached quick service restaurant with a drive thru, a 2,296 square foot quick service restaurant with a drive thru, a 2,194 square foot quick service restaurant with a drive thru, a 4,420 square foot quick service restaurant with a drive thru, a 10,800 square foot market/restaurant combination and a 30,000 square foot retention basin (Project). The Project is located at 17766 S. Jack Tone Road, in Ripon, CA.

The District offers the following comments at this time regarding the Project:

1) Project Related Emissions

At the federal level under the National Ambient Air Quality Standards (NAAQS), the District is designated as extreme nonattainment for the 8-hour ozone standards and serious nonattainment for the particulate matter less than 2.5 microns in size (PM2.5) standards. At the state level under California Ambient Air Quality Standards (CAAQS), the District is designated as nonattainment for the 8-hour ozone, PM10, and PM2.5 standards.

The District's initial review of the Project concludes that emissions resulting from construction and/or operation of the Project may exceed any of the following significance thresholds as identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts: <https://ww2.valleyair.org/media/g4nl3p0g/gamaqi.pdf>.

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

The District recommends that a more detailed preliminary review of the Project be conducted for the Project's construction and operational emissions.

1a) Construction Emissions

The District recommends, to reduce impacts from construction-related diesel exhaust emissions, the Project should utilize the cleanest available off-road construction equipment.

1b) Operational Emissions

Operational (ongoing) air emissions from mobile sources and stationary sources should be analyzed separately. For reference, the District's significance thresholds are identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts:

<https://ww2.valleyair.org/media/g4nl3p0g/gamaqi.pdf>.

Recommended Mitigation Measure: At a minimum, project related impacts on air quality should be reduced to levels below the District's significance thresholds through incorporation of design elements such as the use of cleaner Heavy Heavy-Duty (HHD) trucks and vehicles, measures that reduce Vehicle Miles Traveled (VMTs), and measures that increase energy efficiency. More information on transportation mitigation measures can be found at: <https://ww2.valleyair.org/media/ob0pweru/clean-air-measures.pdf>

1c) Recommended Model for Quantifying Air Emissions

Project-related criteria pollutant emissions from construction and operational sources should be identified and quantified. Emissions analysis should be performed using the California Emission Estimator Model (CalEEMod), which uses the most recent CARB-approved version of relevant emissions models and emission factors. CalEEMod is available to the public and can be downloaded from the CalEEMod website at: www.caleemod.com.

2) Health Risk Screening/Assessment

The County should evaluate the risk associated with the Project for sensitive receptors (residences, businesses, hospitals, day-care facilities, health care facilities, etc.) in the area and mitigate any potentially significant risk to help limit exposure of sensitive receptors to emissions.

To determine potential health impacts on surrounding receptors (residences, businesses, hospitals, day-care facilities, health care facilities, etc.) a Prioritization and/or a Health Risk Assessment (HRA) should be performed for the Project. These health risk determinations should quantify and characterize potential Toxic Air

Contaminants (TACs) identified by the Office of Environmental Health Hazard Assessment/California Air Resources Board (OEHHA/CARB) that pose a present or potential hazard to human health.

Health risk analyses should include all potential air emissions from the project, which include emissions from construction of the project, including multi-year construction, as well as ongoing operational activities of the project. Note, two common sources of TACs can be attributed to diesel exhaust emitted from heavy-duty off-road earth moving equipment during construction, and from ongoing operation of heavy-duty on-road trucks.

Prioritization (Screening Health Risk Assessment):

A "Prioritization" is the recommended method for a conservative screening-level health risk assessment. The Prioritization should be performed using the California Air Pollution Control Officers Association's (CAPCOA) methodology. Please contact the District for assistance with performing a Prioritization analysis.

The District recommends that a more refined analysis, in the form of an HRA, be performed for any project resulting in a Prioritization score of 10 or greater. This is because the prioritization results are a conservative health risk representation, while the detailed HRA provides a more accurate health risk evaluation.

Health Risk Assessment:

Prior to performing an HRA, it is strongly recommended that land use agencies/project proponents develop and submit for District review a health risk modeling protocol that outlines the sources and methodologies that will be used to perform the HRA.

A development project would be considered to have a potentially significant health risk if the HRA demonstrates that the health impacts would exceed the District's established risk thresholds, which can be found here:

<https://ww2.valleyair.org/permitting/ceqa/>.

A project with a significant health risk would trigger all feasible mitigation measures. The District strongly recommends that development projects that result in a significant health risk not be approved by the land use agency.

The District is available to review HRA protocols and analyses. For HRA submittals please provide the following information electronically to the District for review:

- HRA (AERMOD) modeling files
- HARP2 files
- Summary of emissions source locations, emissions rates, and emission factor calculations and methodologies.

For assistance, please contact the District's Technical Services Department by:

- E-Mailing inquiries to: hramodeler@valleyair.org
- Calling (559) 230-5900

Recommended Measure: Development projects resulting in TAC emissions should be located an adequate distance from residential areas and other sensitive receptors to prevent the creation of a significant health risk in accordance to CARB's Air Quality and Land Use Handbook: A Community Health Perspective located at <https://ww2.arb.ca.gov/our-work/programs/resource-center/strategy-development/land-use-resources>.

3) **Ambient Air Quality Analysis**

An Ambient Air Quality Analysis (AAQA) uses air dispersion modeling to determine if emissions increases from a project will cause or contribute to a violation of State or National Ambient Air Quality Standards. The District recommends an AAQA be performed for the Project if emissions exceed 100 pounds per day of any pollutant.

An AAQA uses air dispersion modeling to determine if emission increase from a project will cause or contribute to a violation of State or National Ambient Air Quality Standards. An acceptable analysis would include emissions from both project-specific permitted and non-permitted equipment and activities. The District recommends consultation with District staff to determine the appropriate model and input data to use in the analysis.

Specific information for assessing significance, including screening tools and modeling guidance, is available online at the District's website: <https://ww2.valleyair.org/permitting/ceqa/>.

4) **Voluntary Emission Reduction Agreement**

Criteria pollutant emissions may result in emissions exceeding the District's significance thresholds, potentially resulting in a significant impact on air quality. When a project is expected to have a significant impact, the District recommends the environmental review also include a discussion on the feasibility of implementing a Voluntary Emission Reduction Agreement (VERA) for this Project.

A VERA is a mitigation measure by which the project proponent provides pound-for-pound mitigation of emissions increases through a process that develops, funds, and implements emission reduction projects, with the District serving a role of administrator of the emissions reduction projects and verifier of the successful mitigation effort. To implement a VERA, the project proponent and the District enter into a contractual agreement in which the project proponent agrees to mitigate project specific emissions by providing funds for the District's incentives programs.

The funds are disbursed by the District in the form of grants for projects that achieve emission reductions. Thus, project-related impacts on air quality can be mitigated. Types of emission reduction projects that have been funded in the past include electrification of stationary internal combustion engines (such as agricultural irrigation pumps), replacing old heavy-duty trucks with new, cleaner, more efficient heavy-duty trucks, and replacement of agricultural equipment with the latest generation technologies.

In implementing a VERA, the District verifies the actual emission reductions that have been achieved as a result of completed grant contracts, monitors the emission reduction projects, and ensures the enforceability of achieved reductions. After the project is mitigated, the District certifies to the Lead Agency that the mitigation is completed, providing the Lead Agency with an enforceable mitigation measure demonstrating that project-related emissions have been mitigated. To assist the Lead Agency and project proponent in ensuring that the environmental document is compliant with CEQA, the District recommends the environmental document includes an assessment of the feasibility of implementing a VERA.

5) Under-fired Charbroilers

The Project may have restaurants with under-fired charbroilers. Such charbroilers may pose the potential for immediate health risk, particularly when located in densely populated areas or near sensitive receptors.

Since the cooking of meat can release carcinogenic PM_{2.5} species, such as polycyclic aromatic hydrocarbons, controlling emissions from new under-fired charbroilers will have a substantial positive impact on public health. The air quality impacts on neighborhoods near restaurants with under-fired charbroilers can be significant on days when meteorological conditions are stable, when dispersion is limited and emissions are trapped near the surface within the surrounding neighborhoods. This potential for neighborhood-level concentration of emissions during evening or multi-day stagnation events raises air quality concerns.

Furthermore, reducing commercial charbroiling emissions is essential to achieving attainment of multiple federal PM_{2.5} standards. Therefore, the District recommends that the County include a measure requiring the assessment and potential installation, as technologically feasible, of particulate matter emission control systems for new large restaurants operating under-fired charbroilers.

The District is available to assist the County and project proponents with this assessment. Additionally, the District is currently offering substantial incentive funding that covers the full cost of purchasing, installing, and maintaining the system during a demonstration period covering two years of operation. Please contact the District at (559) 230-5800 or technology@valleyair.org for more information, or visit: <https://ww2.valleyair.org/grants/restaurant-charbroiler-technology-partnership/>

6) Vegetative Barriers and Urban Greening

There are residential units located surrounding the Project. The District suggests the County consider the feasibility of incorporating vegetative barriers and urban greening as a measure to further reduce air pollution exposure on sensitive receptors (e.g., residential units).

While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, vegetative barriers have been shown to be an additional measure to potentially reduce a population's exposure to air pollution through the interception of airborne particles and the uptake of gaseous pollutants. Examples of vegetative barriers include, but are not limited to the following: trees, bushes, shrubs, or a mix of these. Generally, a higher and thicker vegetative barrier with full coverage will result in greater reductions in downwind pollutant concentrations. In the same manner, urban greening is also a way to help improve air quality and public health in addition to enhancing the overall beautification of a community with drought tolerant, low-maintenance greenery.

7) Clean Lawn and Garden Equipment in the Community

Since the Project consists of commercial development, gas-powered commercial lawn and garden equipment have the potential to result in an increase of NOx and PM2.5 emissions. Utilizing electric lawn care equipment can provide residents with immediate economic, environmental, and health benefits. The District recommends the Project proponent consider the District's Clean Green Yard Machines (CGYM) program which provides incentive funding for replacement of existing gas powered lawn and garden equipment. More information on the District CGYM program and funding can be found at: <https://ww2.valleyair.org/grants/zero-emission-landscaping-equipment-voucher-program/>.

8) On-Site Solar Deployment

It is the policy of the State of California that renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers by December 31, 2045. While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, the production of solar energy is contributing to improving air quality and public health. The District suggests that the County consider incorporating solar power systems as an emission reduction strategy for the Project.

9) Electric Infrastructure

To support and accelerate the installation of electric vehicle charging equipment and development of required infrastructure, the District offers incentives to public agencies, businesses, and property owners of multi-unit dwellings to install electric

charging infrastructure (Level 2 and 3 chargers). The purpose of the District's Charge Up! Incentive program is to promote clean air alternative-fuel technologies and the use of low or zero-emission vehicles. The District recommends that the County and project proponents install electric vehicle chargers at project sites, and at strategic locations.

Please visit <https://ww2.valleyair.org/grants/charge-up> for more information.

10) District Rules and Regulations

The District issues permits for many types of air pollution sources, and regulates some activities that do not require permits. A project subject to District rules and regulations would reduce its impacts on air quality through compliance with the District's regulatory framework. In general, a regulation is a collection of individual rules, each of which deals with a specific topic. As an example, Regulation II (Permits) includes District Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), Rule 2520 (Federally Mandated Operating Permits), and several other rules pertaining to District permitting requirements and processes.

The list of rules below is neither exhaustive nor exclusive. Current District rules can be found online at: <https://ww2.valleyair.org/rules-and-planning/current-district-rules-and-regulations>. To identify other District rules or regulations that apply to future projects, or to obtain information about District permit requirements, the project proponents are strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (209) 557-6446.

10a) District Rules 2010 and 2201 - Air Quality Permitting for Stationary Sources

Stationary Source emissions include any building, structure, facility, or installation which emits or may emit any affected pollutant directly or as a fugitive emission. District Rule 2010 (Permits Required) requires operators of emission sources to obtain an Authority to Construct (ATC) and Permit to Operate (PTO) from the District. District Rule 2201 (New and Modified Stationary Source Review) requires that new and modified stationary sources of emissions mitigate their emissions using Best Available Control Technology (BACT).

This Project may be subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and may require District permits. Prior to construction, the Project proponent should submit to the District an application for an ATC. For further information or assistance, the project proponent may contact the District's SBA Office at (209) 557-6446.

10b) District Rule 9510 - Indirect Source Review (ISR)

The Project is subject to District Rule 9510 because it will receive a project-level discretionary approval from a public agency and will equal or exceed 9,000 square feet of space.

The purpose of District Rule 9510 is to reduce the growth in both NOx and PM emissions associated with development and transportation projects from mobile and area sources; specifically, the emissions associated with the construction and subsequent operation of development projects. The ISR Rule requires developers to mitigate their NOx and PM emissions by incorporating clean air design elements into their projects. Should the proposed development project clean air design elements be insufficient to meet the required emission reductions, developers must pay a fee that ultimately funds incentive projects to achieve off-site emissions reductions.

Per Section 5.0 of the ISR Rule, an Air Impact Assessment (AIA) application is required to be submitted no later than applying for project-level approval from a public agency. As of the date of this letter, the District has not received an AIA application for this Project. Please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510 so that proper mitigation and clean air design under ISR can be incorporated into the Project's design. One AIA application should be submitted for the entire Project.

Information about how to comply with District Rule 9510 can be found online at: <https://ww2.valleyair.org/permitting/indirect-source-review-rule-overview>

The AIA application form can be found online at: <https://ww2.valleyair.org/permitting/indirect-source-review-rule-overview/forms-and-applications/>

District staff is available to provide assistance, and can be reached by phone at (559) 230-5900 or by email at ISR@valleyair.org.

10c) District Rule 9410 (Employer Based Trip Reduction)

The Project may be subject to District Rule 9410 (Employer Based Trip Reduction) if the project would result in employment of 100 or more "eligible" employees. District Rule 9410 requires employers with 100 or more "eligible" employees at a worksite to establish an Employer Trip Reduction Implementation Plan (eTRIP) that encourages employees to reduce single-occupancy vehicle trips, thus reducing pollutant emissions associated with work commutes. Under an eTRIP plan, employers have the flexibility to select the options that work best for their worksites and their employees.

Information about District Rule 9410 can be found online at:
<https://ww2.valleyair.org/compliance/rule-9410-employer-based-trip-reduction/>.

For additional information, you can contact the District by phone at 559-230-6000 or by e-mail at etrip@valleyair.org

10d) District Rule 4002 (National Emissions Standards for Hazardous Air Pollutants)

In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002. This rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. Information on how to comply with District Rule 4002 can be found online at: <https://ww2.valleyair.org/compliance/demolition-renovation/>

10e) District Rule 4601 (Architectural Coatings)

The Project will be subject to District Rule 4601 since it is expected to utilize architectural coatings. Architectural coatings are paints, varnishes, sealers, or stains that are applied to structures, portable buildings, pavements or curbs. The purpose of this rule is to limit VOC emissions from architectural coatings. In addition, this rule specifies architectural coatings storage, cleanup and labeling requirements. Additional information on how to comply with District Rule 4601 requirements can be found online at:
<https://ww2.valleyair.org/media/tkgjeusd/rule-4601.pdf>

10f) District Regulation VIII (Fugitive PM10 Prohibitions)

The project proponent may be required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in Regulation VIII, specifically Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities*.

Should the project result in at least 1-acre in size, the project proponent shall provide written notification to the District at least 48 hours prior to the project proponents intent to commence any earthmoving activities pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). Also, should the project result in the disturbance of 5-acres or more, or will include moving, depositing, or relocating more than 2,500 cubic yards per day of bulk materials, the project proponent shall submit to the District a Dust Control Plan pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). For

additional information regarding the written notification or Dust Control Plan requirements, please contact District Compliance staff at (559) 230-5950.

The application for both the Construction Notification and Dust Control Plan can be found online at: <https://ww2.valleyair.org/media/fm3jrbsq/dcp-form.docx>

Information about District Regulation VIII can be found online at:
<https://ww2.valleyair.org/dustcontrol>

10g) Other District Rules and Regulations

The Project may also be subject to the following District rules: Rule 4102 (Nuisance) and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).

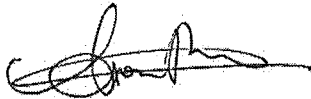
11) District Comment Letter

The District recommends that a copy of the District's comments be provided to the Project proponent.

If you have any questions or require further information, please contact Eric McLaughlin by e-mail at eric.mclaughlin@valleyair.org or by phone at (559) 230-5808.

Sincerely,

Mark Montelongo
Director of Policy and Government Affairs



For: Daniel Martinez
Program Manager

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



September 2, 2025

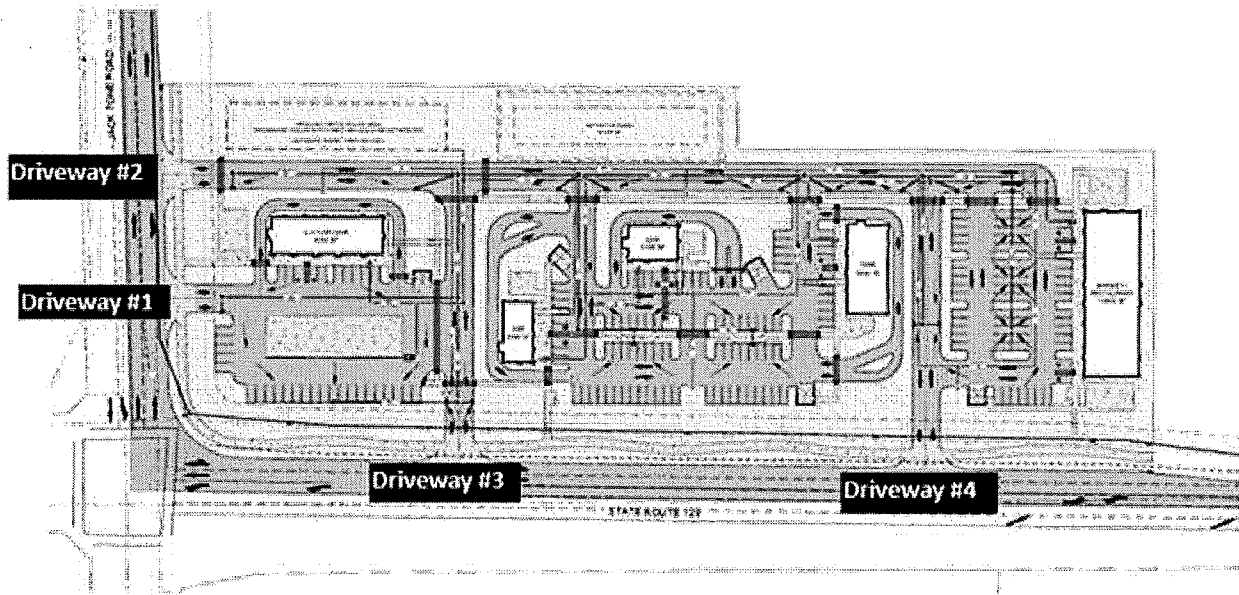
10-SJ-120-PM 08.942
PA-2500175, PA-2500180
Robert and Kathleen Bianchi
Jack Tone 120 Inc

Rajnee Johal
San Joaquin County
Community Development Department
1810 E. Hazelton Ave.
Stockton, CA 95205

Dear Rajnee:

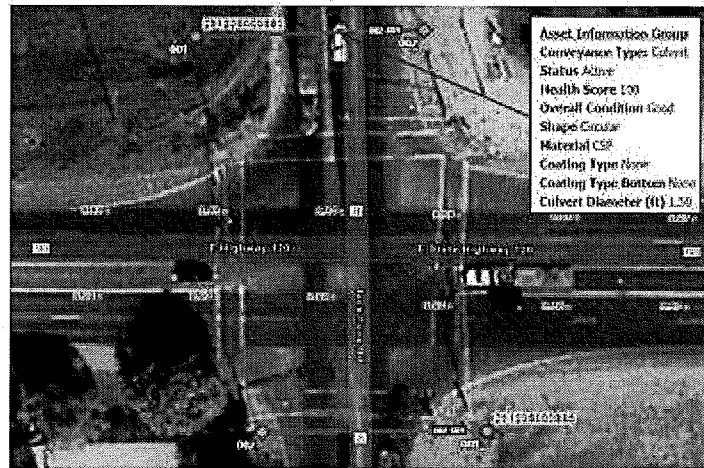
The California Department of Transportation appreciates the opportunity to review the proposed gas station and commercial area at 17766 S. Jack Tone Road, Ripon. The project will include a 10-dispenser gas station, a convenience store, three quick-service restaurants with drive-thrus, and a 10800 square foot market/restaurant combination. There will be 187 parking spaces. The Department has the following comments:

1. Please submit the following items to Caltrans for review and comment prior to project approval.
2. The following proposed driveways fall within the functional boundary of the intersection of SR 120/Jack Tone Road. Caltrans recommends the following revisions to ensure that these driveways will not impact future improvements of the intersection of SR 120/Jack Tone Road. Please submit a site plan with these revisions.
 - a. Jack Tone Road/Proposed Driveway (Hereafter referred to as **Driveway #1**) located approximately 140 ft to the north of the intersection of SR 120/Jack Tone Road. Caltrans recommends this driveway be removed.
 - b. Jack Tone Road/Proposed Driveway (**Driveway #2**) located approximately 275 ft to the north of the intersection of SR 120/Jack Tone Road. Caltrans recommends this driveway be right-in-right-out only.
 - c. SR 120/Proposed Driveway (**Driveway #3**) located approximately 310 ft to the east of the intersection of SR 120/Jack Tone Road. Caltrans recommends that this driveway be right-in-right-out only.



3. The existing left turn pocket for westbound SR 120 will need to be extended approximately another 190 ft to prevent eastbound traffic on SR 120 from making a left turn into Driveway #3.
4. The design of the proposed driveways of Driveways #2 and #3 will need to include a raised pork-chop barrier with properly signage to prevent left turn entry and exit.
5. Please provide an off-tracking template for the largest proposed vehicle that these developments will be using for deliveries going in and out of the Project Site and their circulation within the Project Site.
6. A Traffic Impact Study (TIS) is required to determine how the State Highway System may be impacted by the proposed projects, particularly as it relates to the safety of the traveling public. The TIS should include multi-modal conflict impacts to reduce risks to all road users and traffic queue analyses at the following intersections:
 - a. SR 120/Jack Tone Road
 - b. SR 120/Proposed Driveway #3 (right-in right-out only)
 - c. SR 120/Proposed Driveway #4
 - d. Jack Tone Road/Proposed Driveway #2 (right-in right-out only)
7. The TIS needs to provide proposed project's trip generations and distributions per Trip Generation Manual, Institute of Transportation Engineers (ITE), as well as the traffic volumes at the above-mentioned studied intersections for the queue analysis.
8. The following study scenario conditions need to be included in the TIS:
 - a. Existing Year

- b. Existing Year Plus Proposed Project
 - c. Existing Year Plus Proposed Project Plus Any Approved/Pending Projects (Please contact the City of Los Banos for any approved/pending projects near this project location)
 - d. Cumulative Conditions
 - e. Cumulative Conditions Plus Proposed Project
9. For the Existing Year condition analyses for the intersection of SR 120/Jack Tone Road, please contact the Caltrans District 10 Signal and Ramp Metering Operations for the current signal timing.
10. The TIS's queue analysis results should be shown in SimTraffic instead of Synchro to measure the full impact of queueing and blocking. SimTraffic should include 10-minute seed time and 60-minute record time of 15-minute interval, and the model should be recorded with 5 to 10 simulation runs. Please use Synchro/SimTraffic V12 for the analysis.
11. All the analysis results such as Synchro/SimTraffic outputs, existing traffic count data, and related analysis results need to be included in the appendix of the TIS. The electronic Synchro/Simtraffic file should also be submitted to Caltrans for review.
12. Caltrans would like to review the pre and post construction stormwater runoff calculations for two (2) 10-year/24-hour storm event, to ensure the basin's storage adequacy and whether the development will or will not adversely impact the existing State's drainage system or alter the drainage flow patterns. The proposed development will generate a significant increase in impervious pavement runoff area which is ultimately to discharge to a 30,000 square foot retention basin toward the back of the parcel.
13. There is an existing Caltrans 18" Corrugated Steel Pipe (CSP) cross culvert intercepting and discharging roadway runoff from the northeast to northwest corner of the intersection, see Figure below. 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 and mitigated onsite. Caltrans would not allow additional runoff draining into the State R/W nor significantly impacting the existing drainage facilities.



14. The proposed development will also generate a net new impervious (NNI) stormwater runoff area greater than 10,000 square feet. Construction Treatment Best Management Practices (TBMPs) should be implemented to treat water quality volume runoff from the development. Please see Caltrans' approved TBMP design guidance for stormwater management and consult with Caltrans-Environmental Engineering, Stormwater Quality Branch, and Landscape Architecture Branch for detailed guidance and information.
15. An Encroachment Permit will be required for work done within the Department's right of way. This work is subject to the California Environmental Quality Act. Therefore, environmental studies may be required as part of the encroachment permits application. A qualified professional must conduct any such studies undertaken to satisfy the Department's environmental review responsibilities. Ground disturbing activities to the site prior to completion and/or approval of required environmental documents may affect the Department's ability to issue a permit for the project. Furthermore, if engineering plans or drawings will be part of your permit application, they should be prepared in standard units.

If you have any questions or would like to discuss our comments in more detail, please contact Nicholas Fung at (209) 986-1552 or myself at (209) 483-2582.

Sincerely,

FOR

TOM DUMAS, CHIEF
OFFICE OF METROPOLITAN PLANNING



August 8, 2025

**Sean Cardenas
Office Assistant Specialist
San Joaquin County
(209) 468-3229**

Ref: Gas and Electric Transmission and Distribution

Dear Sean Cardenas,

Thank you for submitting the **PA-2500175, -180 (ZR, C)** project 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,



***Pacific Gas and
Electric Company***

Plan Review Team
Land Management



Attachment 1 – Gas Facilities

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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



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

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

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



Attachment 2 – Electric Facilities

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

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



Thank you for consulting with the UAIC

Please complete one form for each notification.

How to submit a consultation notification or project update:

1. One form must be completed for each project.
2. Forms cannot be saved and completed at a later time.
3. Include all relevant project information.
4. Upload file attachments. Multiple files can be attached.
5. Submit form.
6. You will receive a submission receipt via email when submission is complete. UAIC prefers our online submission form over certified or hard copy letters.

Contact the Tribal Office at (530) 883-2390 for questions or concerns. Ask for Tribal Historic Preservation or use the contact form located on our website.

Contact Information

Consulting on Behalf of* San Joaquin County Community Development Department
Lead Agency, Consulting Firm, Tribe

Mailing Address Street Address
1810 E Hazelton Avenue
Address Line 2
City State / Province / Region
Stockton CA
Postal / Zip Code
95205

Point of Contact for Consultation * Rajnee Johal
Primary Contact Name

Point of Contact Email * rjohal@sjgov.org

Second Point of Contact Yes
Is there more than one point of contact for this project?

Regulatory

Consulting Under* This project fall under the following regulatory requirements:
 Federal State of California Federal and State
 Other
San Joaquin County

Project Notification Information

Project Name * PA-2500175, -180 (ZR, C)
Please include Name and Reference Number (if applicable)

This is a *

- New Project
 Notice of Preparation (NOP)
 Public Hearing
 Notice of Availability (NOA)
 Request for Information
 Other

Project Description

A Zone Reclassification and Conditional Use Permit application comprised of two components:

A Zone Reclassification No. PA-2500175 proposes to change the zoning of a 44.52 acre parcel from AG-40 (General Agriculture, 40-acre minimum) to C-X (Crossroads Commercial) which is an implementing zone of the parcels A/G (General Agriculture) General Plan map designation.

The underlying project is PA-2500180 to establish a multibuilding commercial shopping center. The project includes the construction of a new 5,052 square foot convenience store with a 10 dispenser fuel canopy and an attached quick service restaurant with a drive thru, a 2,296 square foot quick service restaurant with a drive thru, a 2,194 square foot quick service restaurant with a drive thru, a 4,420 square foot quick service restaurant with a drive thru, and a 10,800 square foot market/restaurant combination. The proposed access for this project is from South Jack Tone Road and East State Route 120. This project will utilize onsite well and septic. A 30,000 square foot retention basin will be used for storm drainage. This parcel is not under a Williamson Act Contract.

Please include a brief project description

Project/Construction

Unknown

Year *

Please select the year your project will initiate

Project/Construction

Please select the season your project will initiate (if applicable)

Season**Environmental**

Please share when your final environmental document is planned for public review

Document Timeline**Location**

Please include county, city, and address (if available)

Project Documents

Documents uploaded to this form are secure and only accessible by the Tribal Historic Preservation team

Notification *

Attach notification letters or announcement

PA-2500175, -180 (ZR, C) Agency Referral.pdf 138.55KB

50mb maximum upload size (per file)

Reports

Attach project reports, project descriptions, or supporting documents. Please add the following if available: Cultural, Biology, Arborist

50mb maximum upload size (per file)

Location Map

Attach maps and location files. Shape files are preferred

PA-2500175, -180 (ZR, C) Site Plan.pdf 9.45MB

File extensions allowed: pdf, jpg, png, kmz, lpk, dbf, prj, shp, abn, sbx, xml, shx, cpg, .zip.

NOTE: 50mb maximum upload size (per file).

Send Submission Receipt To

Primary Contact
 Secondary Contact
 Different Email

***This form submission page is offered for the convenience of consulting agencies, developers, and their respective consultants. UAIC reviews all submissions received, but makes no guarantee that submission via this online form satisfies any particular consultation or notice requirement that exists under state or federal law.