To: County Clerk		From: (Public Agency):		City of Stockton Community Development Department			
County of: San Joaquin		345 North El Dorado		Street			
44 N. San Joaquin Street, Second Flo	oor, Suite 260	Stockton, CA 95202					
Stockton, CA 95202			(Addres	s)			
Project Title: 3616 S. B.	St. Site Plan Applica	ition #P24-0271	Filed [ Tue Aug Page: 1 Steve J San Joac			052025-230 PDT 2025 \$50.00 S	
Project Applicant: Seefric	es	By Deputy: kmchugh					
Project Location - Specific:				HV M		CNTO PERMITE 🚟	
3616 S. B. St., Stock							
Project Location - City:	Stockton	Project Location -	County:	San J	loaquin		
Description of Nature, Purp	ose and Beneficiaries						
Construction of two (2) w the IG (Industrial, General beneficiary of this project	al) zoning district with	a General Plan Desigr	a 25.5 ac	cre site Industr	located rial. The	within	
Name of Public Agency Ap	proving Project: City	of Stockton	· · · · · · · · · · · · · · · · · · ·				
Name of Person or Agency	Carrying Out Project:	Seefried Industrial Pro	perties				
Exempt Status: (check on	e):						
Ministerial (Sec. 2							
☐ Declared Emerger							
☐ Emergency Project							
•	7.	ection number:					
☐ Statutory Exemption		ər:	····				
Reasons why project is exe Site Plan Review and Design (A) and §16.120.050(D)(1)(a) Act (CEQA), pursuant to CEG projects are not subject to Sto	Review for by-right uses ; therefore, this Project is A Guidelines §15268 (M	Categorically Exempt from inisterial Projects). Similarly	the Califor , Site Plan	rnia Env Review	ironmenta	al Quality	
Lead Agency Contact Person: Adrina (	Cholula	Area Code/Teleph	one/Exte	nsion:	(209) 9	937-5608	
If filed by applicant:  1. Attach certified docu 2. Has a Notice of Exe	•	ne public agency approvi		-		-No	
Signature:	In c	Date: 7/29/2025	Title: <u>S</u>	enior	Vee P	resident	
Signed by Lea	nd Agency Signed b	y Applicant					

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



# COMMUNITY DEVELOPMENT DEPARTMENT

345 North El Dorado Street • Stockton, CA 95202-1997 • (209) 937-8266 • Fax (209) 937-8893

June 4, 2025

HPA, Inc Allen He 600 Grand Ave, Ste 302 Oakland, CA 94610 Allen.he@hparchs.com

Delivered via email

RE: Site Plan Review and Design Review Application #P24-0271 (3616 S0 B St; APN 177-140-26)

This letter provides the City of Stockton's approval of the Site Plan Review and Design Review Application No. P24-0271 to allow the construction of two (2) warehouse buildings at 3616 South B Street, a 25.5 acre site located within the IG (Industrial, General) zoning district with a General Plan Designation of Industrial, herein referred to as the "Project". Associated addresses with the site are 3708 S B St, 2017 Zephyr St, 2133 Zephyr St, 2020 Carpenter Rd, and 2130 Carpenter Rd. This approval is subject to the findings and Project-specific requirements as provided below.

## **Analysis**

The site was annexed into the City of Stockton in 2001. In 2015, a Site Plan Review was completed to allow pipe storage yard (land use: storage yards) followed by a Building permit to install a prefabricated metal building, which exists today; however a majority of the site remains undeveloped. The project, as shown in Exhibit 1, includes the development of the entire site; Building 1 will encompass 277,457 square feet (SF) and Building 2 will encompass 253,589 SF. Each speculative warehouse building includes accessory office spaces and ample passenger vehicle and truck trailer parking located throughout the site. Loading docks are proposed and are required to be screened according to the standards provided in SMC Section 16.36.100 (Screening and buffering). Trash enclosures and lighting shall be provided at time of building permit submittal according to the standards provided in SMC Section 16.36.120 (Solid waste/recyclable materials storage) and SMC Section 16.32.070 (Light and glare), included as Exhibit 2. The applicant has agreed to maintain the entrance located at the northwest portion of the site as an Emergency Vehicle Access (EVA) only. A wall shall be provided along the east property line adjacent to the residential use (single-family dwelling) and an additional wall shall be provided where the loading docks are visible from the public right-of-way for screening purposes. A minimum 20' landscaped buffer is provided along all perimeters of the Project and required trees have been supplemented in this area pursuant to SMC Section 16.64.080(F)(7)(Interior Parking Lot Landscaping) which states,

Trees shall be evenly spaced throughout the interior parking area at a rate of one tree for every five parking spaces. The required number of trees shall not include required street trees.

The proposed uses for the site are warehouse and wholesaling and distribution as defined by

SMC Chapter 16.240 (Definitions/Glossary),

Warehouses (Land Use). Facilities for the storage of farm products, furniture, household goods, or other commercial goods of any nature. Includes cold storage. Does not include warehouse, storage or mini-storage facilities offered for rent or lease to the general public ("Personal storage facility—Mini-storage"); warehouse facilities in which the primary purpose of storage is for wholesaling and distribution ("Wholesaling and distribution"); or terminal facilities for handling freight ("Vehicle and freight terminals").

Wholesaling and Distribution (Land Use). Establishments engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm, or professional business users; or to other wholesalers. Sales may be conducted by auction. Also establishments acting as agents or brokers in buying merchandise for, or selling merchandise to, such persons or companies.

The Project is consistent with all applicable standards in Title 16 of the Stockton Municipal Code (SMC).

## Site Plan Review Committee

On June 3, 2025, and in conformance with SMC §16.152.010, the Site Plan Review Committee (SPRC) reviewed the application and made a recommendation to the Director that the project complies with the requirements of SMC §16.152.010, pending minor corrections provided below and approval should be granted. The Director concurs with the SPRC recommendation and hereby issues approval, subject to the project-specific requirements indicated below and corrections shown in Exhibit 1.

## Architectural Review Committee

On January 14, 2025, in conformance with SMC §16.120.050(D)(1)(a), the Architectural Review Committee (ARC) reviewed the application and provided no comments on the plans for the proposed structure. Pursuant to Section 16.120.050(D)(1) of the Stockton Municipal Code (SMC), the Project has been reviewed by Staff for compliance with the Citywide Design Guidelines, Industrial Design Guidelines, and the Development Code standards and found to meet the required findings cited in SMC Section §16.120.060; and therefore, staff recommends approval of this Project. The Director confirms the staff's recommendation based on the findings and Project specific conditions of approval requirements.

### **Findings**

## **Design Review Findings**

- 1. The proposed development is consistent with all applicable provisions of this Development Code and other applicable City ordinances. (SMC §16.120.060(A))
- 2. The general design considerations, including the character, quality, and scale of design are consistent with the purpose/intent of this chapter and the Guidelines and other design guidelines that may be adopted by the City. (SMC §16.120.060(B))
- 3. The architectural design of structures and their materials and colors are visually compatible with surrounding development. Design elements (e.g., awnings, exterior lighting, screening of equipment, signs, etc.) have been incorporated into the Project to further ensure its compatibility with the character and uses of adjacent development, and/or between the

different types of uses in a mixed-use development. (SMC §16.120.060(C))

- 4. The location and configuration of structures are compatible with their sites and with surrounding sites and structures and do not unnecessarily block views from other structures or dominate their surroundings. (SMC §16.120.060(D))
- 5. The general landscape design, including the color, coverage, location, size, texture, and type of plant materials, provisions for irrigation, planned maintenance, and protection of landscape elements have been considered to ensure visual relief, to complement structures, and to provide an attractive environment. (SMC §16.120.060(E))
- 6. The design and layout of the proposed Project will not interfere with the use and enjoyment of neighboring, existing or future development and will not result in vehicular or pedestrian hazard. (SMC §16.120.060(F))
- 7. The building design and related site plans, including on-site parking and loading, has been designed and integrated to ensure the intended use will best serve the potential users or patrons of the site. (SMC §16.120.060(G))
- 8. Special requirements or standards have been adequately incorporated, when applicable, into the building and/or site design (e.g., American Disabilities Act regulations, historic preservation, mitigation measures, open space, utilities, etc.). (SMC §16.120.060(H))

#### California Environmental Quality Act

Site Plan Review and Design Review for by-right uses are ministerial actions per SMC §16.120.040(A) and §16.120.050(D)(1)(a); therefore, this Project is Categorically Exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines §15268 (Ministerial Projects). Similarly, Site Plan Review and Design Review projects are not subject to SMC §16.88.040 (Environmental Determination).

## **Project-Specific requirements**

### Planning

- The Project approved by this action shall conform to the plan and comments included as Exhibit 1 and shall be addressed during building permit plan check review.
- 2. No portion of any structure shall encroach into a public or private easement, inclusive of architectural projections such as eaves and awnings.
- 3. Exterior lighting shall be shielded so that light does not spill onto adjacent properties or right of way. Lighting plans shall be required at time of building permit submittal in compliance with SMC Section 16.32.070 (Light and glare).
- 4. Trash enclosure shall be provided in compliance with Section 16.36.130 (Solid waste/recyclable materials storage), see attached PDF.
- 5. A wall shall be required around all perimeters of the Project site in which the loading docks are visible to the public right-of-way pursuant to SMC Section 16.36.100 (Screening and buffering) which states,

Outside storage areas shall be screened with a solid, sight-obscuring <u>wall</u> not less than six feet nor more than eight feet in height of a type and design approved by the Director. The wall shall include sight-obscuring gates. The wall and gate(s) shall be continuously maintained in good repair

Walls shall be of solid decorative masonry construction, designed and built so as to control graffiti in compliance with Section 16.32.060(Graffiti), and subject to approval of the Director.

- 6. Vinyl coated chain linked fencing located at least 10 feet from the front and street side property lines shall be allowed in industrial zoning districts. Other types of chain link fencing or similar materials (chicken wire, hog fencing, etc.) are prohibited within the 10-foot front and street side yard areas. Chain link fencing is allowed along the interior and rear property lines provided it is not within 10 feet of the front or street side property lines. pursuant to SMC Section 16.48.100 (Prohibited fence materials).
- 7. Parking spaces, driveways, maneuvering aisles and turnaround areas shall be paved with a permanent surface, consisting of concrete, asphalt or other similar material authorized by the City's Standard Specifications. Compacted soil and/or gravel shall not be considered an acceptable surface pursuant to SMC Section 16.64.030
- 8. Off-street parking shall be provided as specified in SMC Chapter 16.64 (Off-Street Parking and Loading Standards), reference table below:

## INDUSTRY, MANUFACTURING & PROCESSING USES

#### Number of Spaces Required

Uses Uses listed under "Industry, Up to 50,000 sq. ft. —100 spaces plus 2-2, except for the following:

Gross Floor Area Space(s)/sq. ft. Other/Additional Spaces

Up to 50,000 sq. ft. —100 spaces plus 50,000 sq. ft. —100 spaces plus 1,000 for area over 50,000 sq. ft. —150 spaces plus 1,000 for area over 50,000 sq. ft. —150 spaces plus 1,000 for area over 100,000 sq. ft. —150 spaces plus 1,000 for are

#### Engineering and Traffic

- 9. EVA access shall be preserved along driveway entrances proposed along Carpenter Road.
- 10. Off-site improvement plans shall be submitted to the Engineering Division at time of building permit submittal. An Encroachment Permit will be required for any work performed in the City right-of-way or within City easements. Contact Engineering at CDDEngineering@stocktonca.gov or 209-937-8366.
- 11. Northbound truck traffic along B St shall be prohibited north of Carpenter Road.
- 12. All unused existing access shall be removed and replaced with standard frontage improvements.
- 13. The turning template as provided, shall show designed no parking areas upon building permit submittal for signage and striping.

- 14. The applicant shall install barricade at the end of Zephyr road and identify on plans at time of off-site improvement plan submittal.
- 15. The applicant shall complete process for a new Terminal Access Route with Cal Trans.

## **Building**

- 16. Building permit(s) required from the City of Stockton Building & Life Safety Division for new construction or any alterations to the existing building(s) or site, including but not limited to, new structures, changes to the layout or use of the building(s), changes to the layout or use of the site, and any changes to the building systems (mechanical, electrical, and plumbing). A Site Plan Review approval does not authorize construction or the use of the building/site until the appropriate building permits have been obtained. Please visit <a href="www.stocktonca.gov/building">www.stocktonca.gov/building</a> for additional information and submittal guidance.
- 17. Construction plans and supporting documents for the building permit submission shall be prepared by, and stamped and signed by, a California licensed architect or engineer. Stamping requirements apply to all disciplines including, but not limited to, civil, architectural, structural, mechanical, electrical, plumbing, and landscaping.
- 18. Any existing structures requiring demolition as part of the project require a separate demolition permit. Demolition permit requirements can be found on our website here: https://www.stocktonca.gov/files/BLDG\_0009.pdf.
- 19. The project shall comply with, and document on the building permit construction drawings, the applicable accessibility requirements of the current edition of the California Building Code Chapters 11A/11B, Division 4 accordingly. It is the property owner's and business owner's responsibility to comply with other federal accessibility regulations not under the jurisdiction of the City of Stockton such as the Americans with Disabilities Act (ADA) or the Fair Housing Act (FHA), as applicable. The applicant shall provide an accessible route from the public sidewalk to each main entrance and provide pedestrian gates as required per this section.
- 20. At time of building permit submittal, a complete set of landscape construction drawings shall be submitted documenting compliance with the State Mandated MWELO Program, including the requirements of water calculations for the entire project. The landscape construction drawings shall bein substantial conformance with the approved site design.

#### MUD

21. Provide a Stormwater Quality Control Plan (SWQCP) and Stormwater Pollution Prevention Plan (SWPPP) at time of building permit submittal.

#### Fire

- 22. The site shall require a private fire hydrant system. Locations of the fire hydrants will need to be reviewed and approved by the Stockton Fire Department and the civil design team.
- 23. Fire land dedication shall be provided throughout the site in areas approved by the Stockton Fire Department.

- 24. Any gated entrance shall be provided with an automatic fire sprinkler system. If ESFR design, a fire pump will be required for each building. All Gated entrances will require a fire key switch (if automated), or a KNOX box will be required on the gate if it is key operated (manually openable).
- 25. Fire sprinkler monitoring/fire alarm notification is required for each building.
- 26. Deferred Fire submittals will be required for the following:
  - a. Underground fire service line for private (on-site) fire hydrant system
  - b. Underground fire service line for each building fire sprinkler system
  - c. Overhead fire sprinkler systems
  - d. Fire sprinkler monitoring/fire alarm systems

## Standard Requirement

- 27. Changes to this approval shall be reviewed under SMC Chapter 16.04 (Changes to an Approved Project).
- 28. Plans submitted for purposes of building permit(s) shall reflect compliance with the American Disabilities Act and standards at Development Code Table 2-3, including all other aspects of Municipal Code Title 16 (Development Code), as applicable.
- 29. The use shall be carried out in compliance with all applicable Federal, State, County and City codes, regulations and adopted standards and pay all applicable fees.
- 30. Compliance with these conditions is mandatory. Failure to comply with these conditions is unlawful, constitutes a public nuisance, and is subject to the remedies and penalties identified in the Stockton Municipal Code, including but not limited to, monetary fines and revocation or modification of said approval.
- 31. This approval shall become void unless the required building permit is submitted within 12 months of the Site Plan Review being issued. An extension may be requested in accordance with SMC §16.120.080(D).
- 32. All work performed under a building permit for which drawings and plans have been approved under the procedures and requirements of SMC §16.120.010 shall conform to the approved drawings and plans. The signed and/or stamped plans shall be submitted before, or at the same time as, the building permit application.

#### Conclusion

The project is hereby approved as shown in the attached plans (Exhibit 1). The Site Plan Review aspect of this decision is effective immediately. If you have any questions, please do not hesitate to contact me at Adrina.Cholula@stocktonca.gov or (209) 937-5608.

Regards,

Oning Cholula

P24-0271 Approval Letter

Page **6** of **7** 

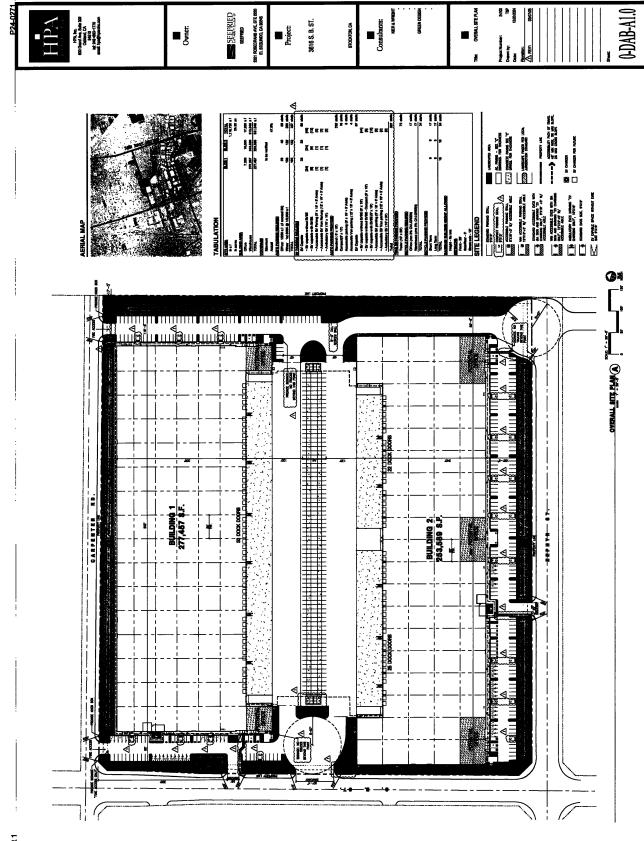
Adrina Cholula Assistant Planner, Community Development Department City of Stockton

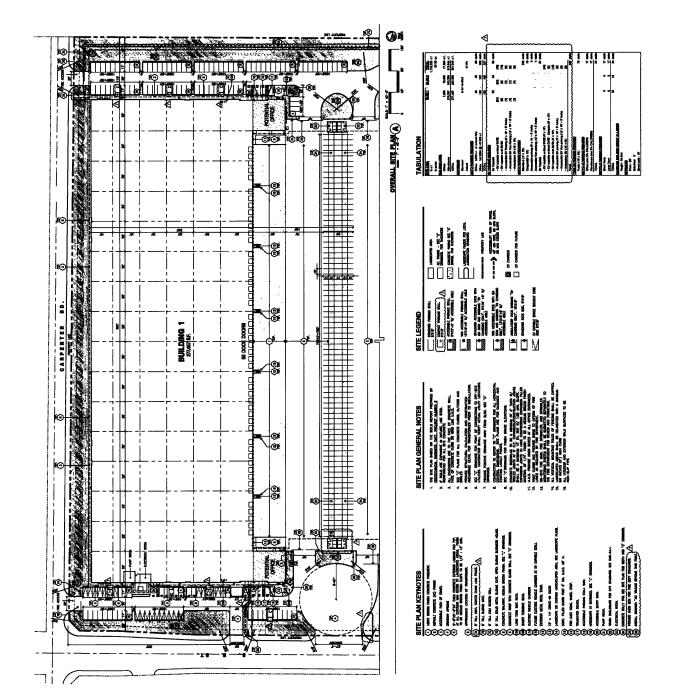
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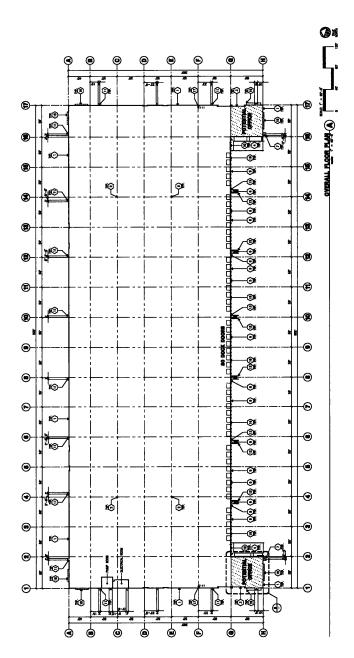
Exhibit 1 - Plans

Exhibit 2 - Trash enclosure and lighting standards,

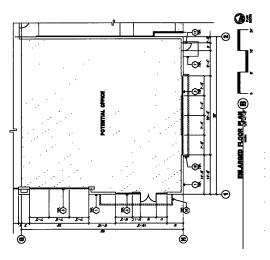


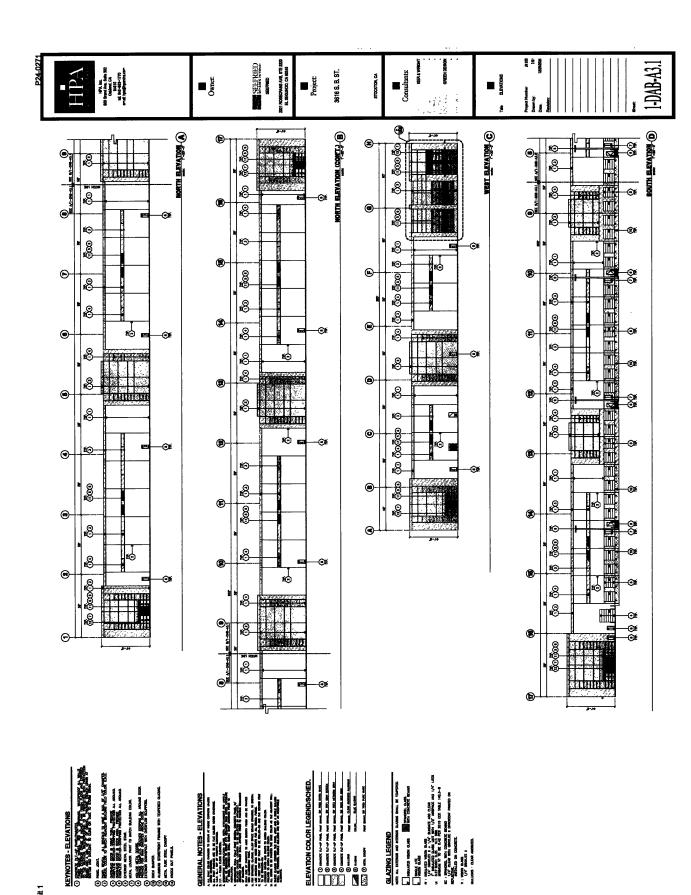














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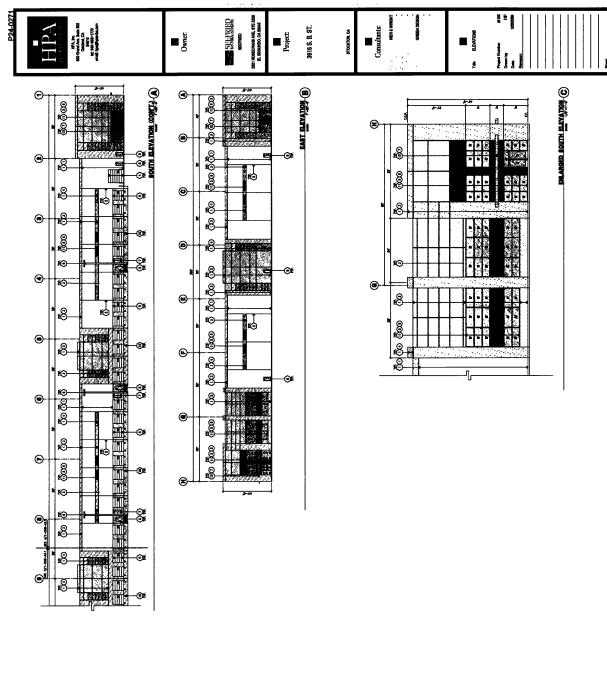
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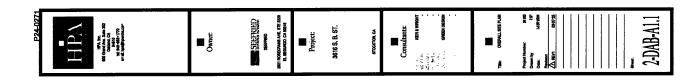
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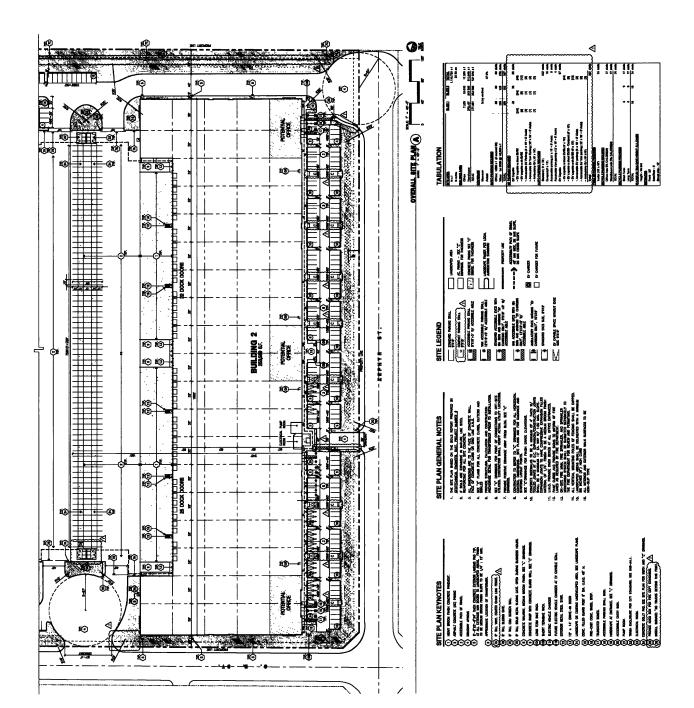
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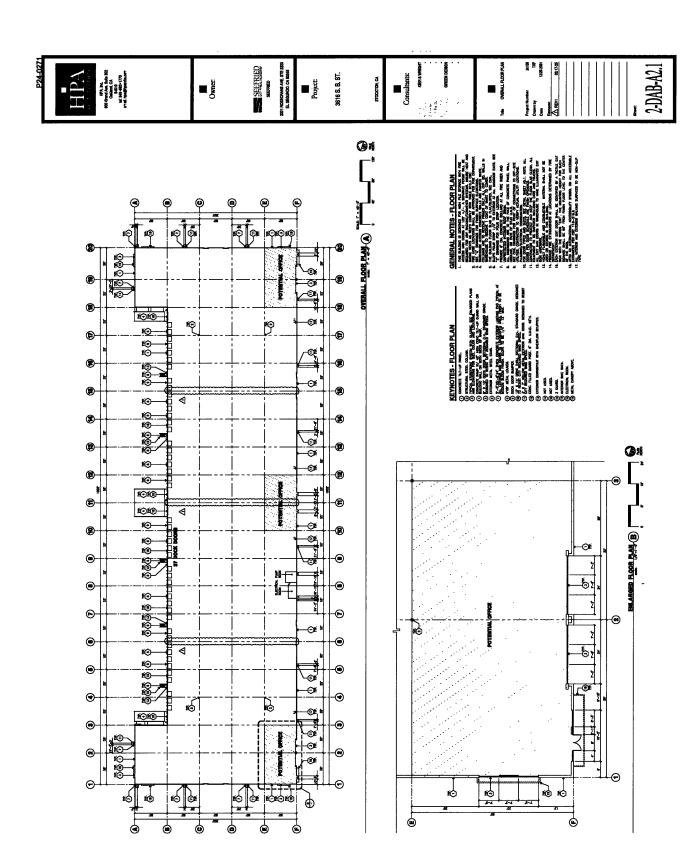
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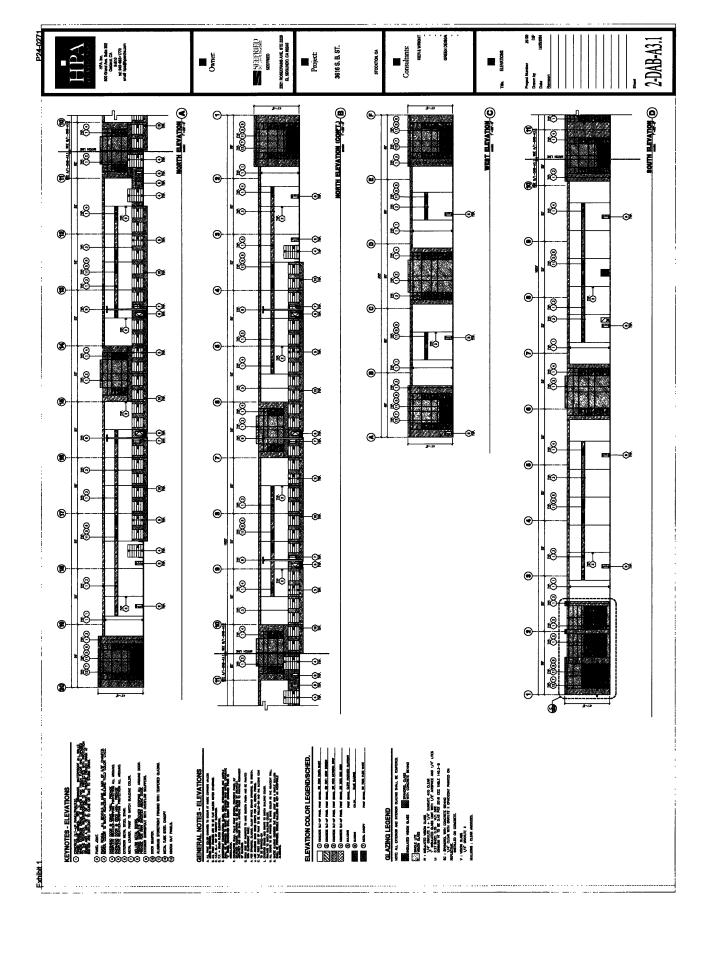
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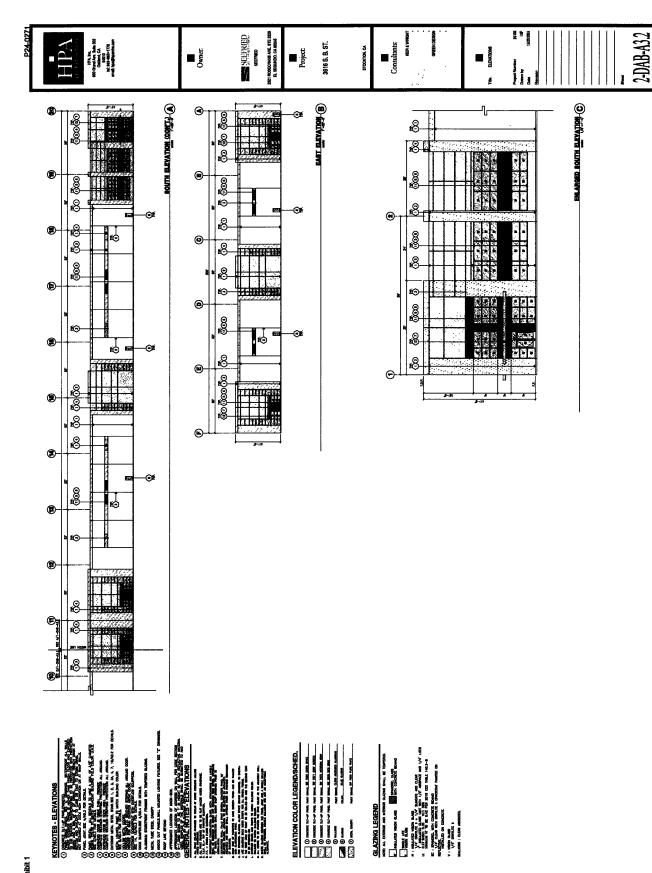
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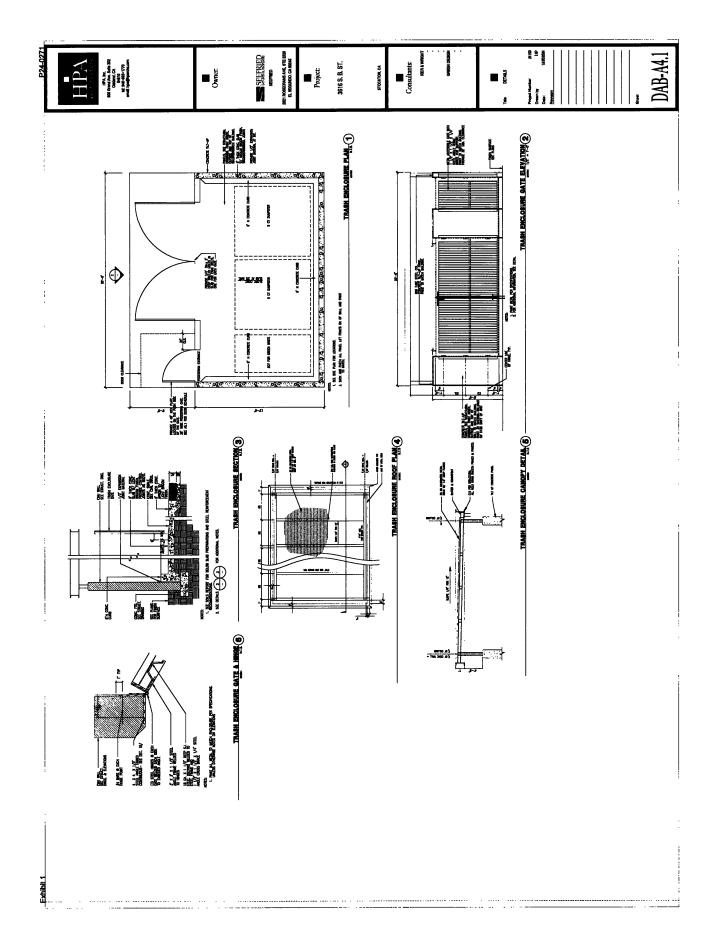


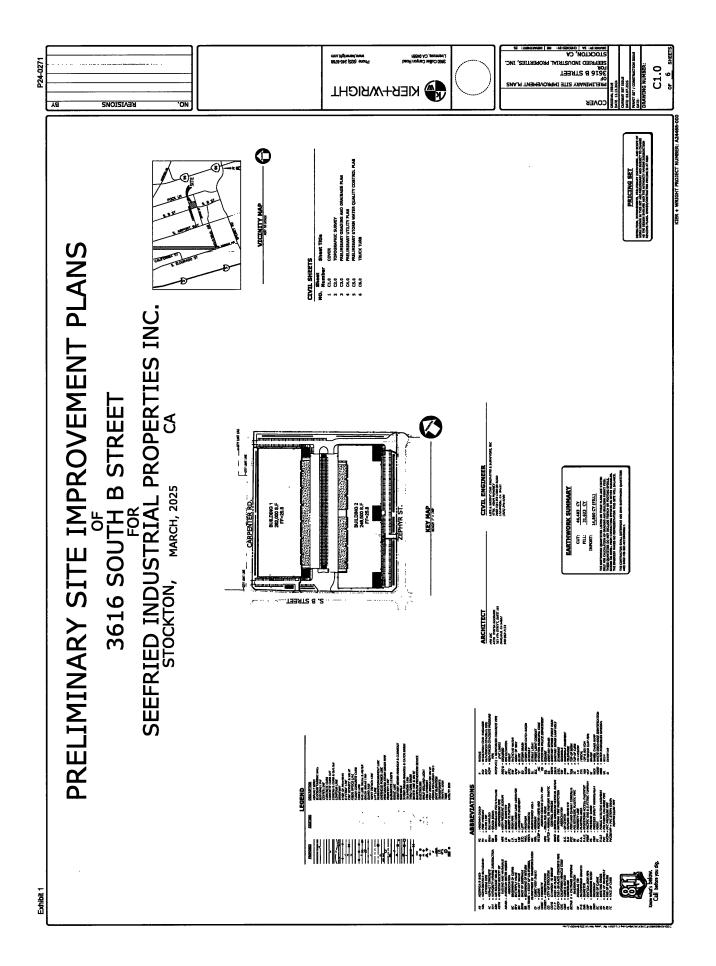


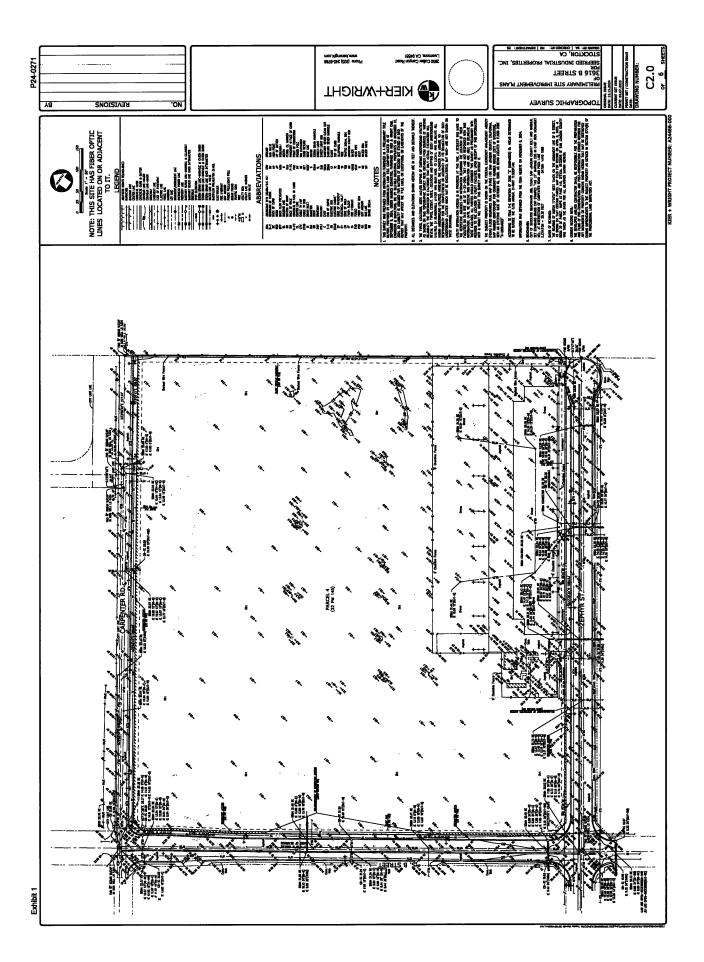


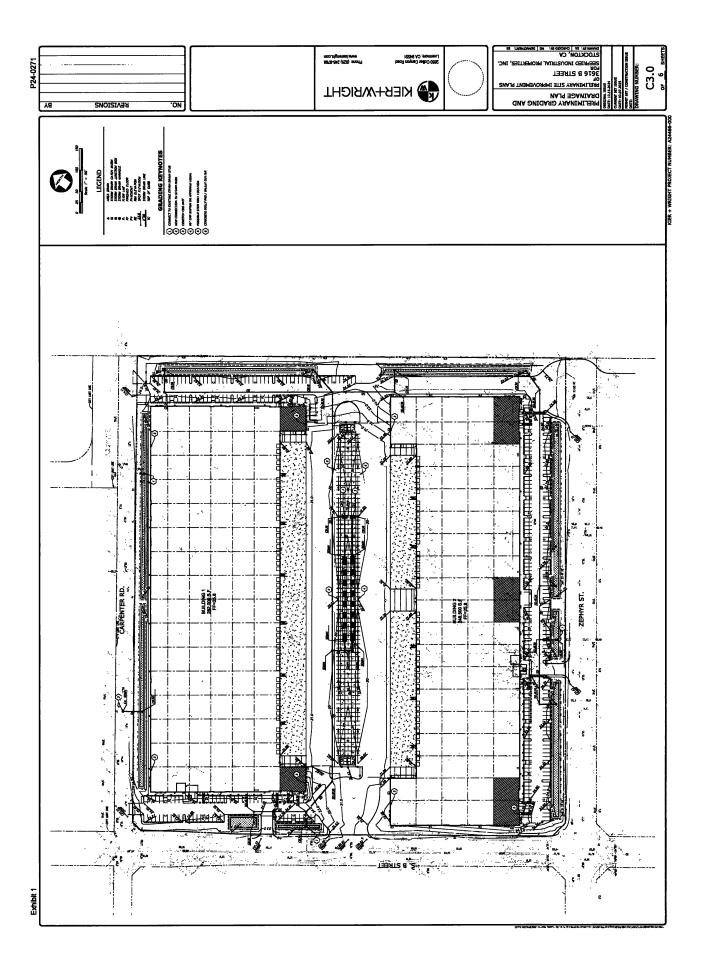


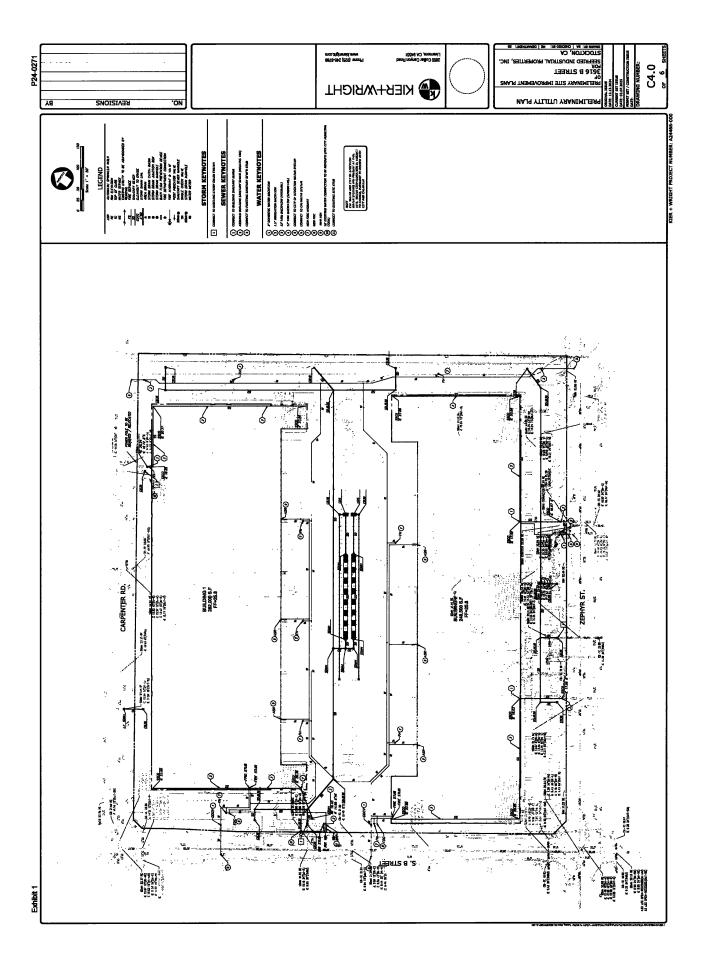


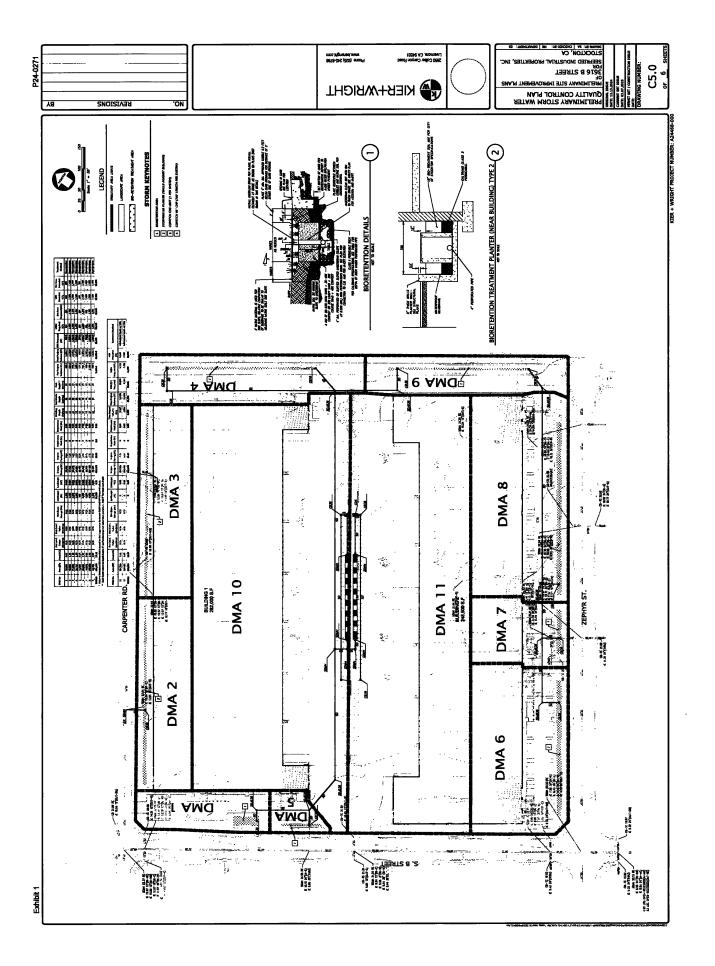




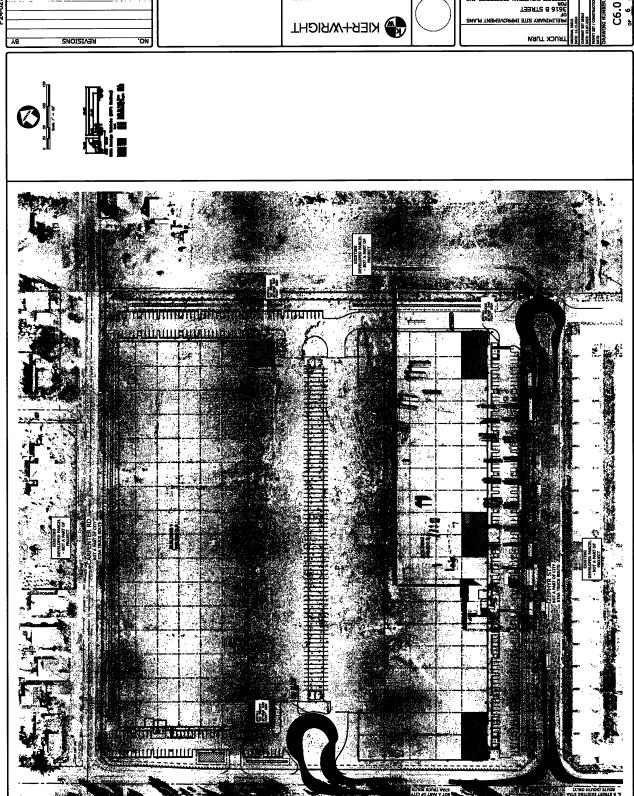


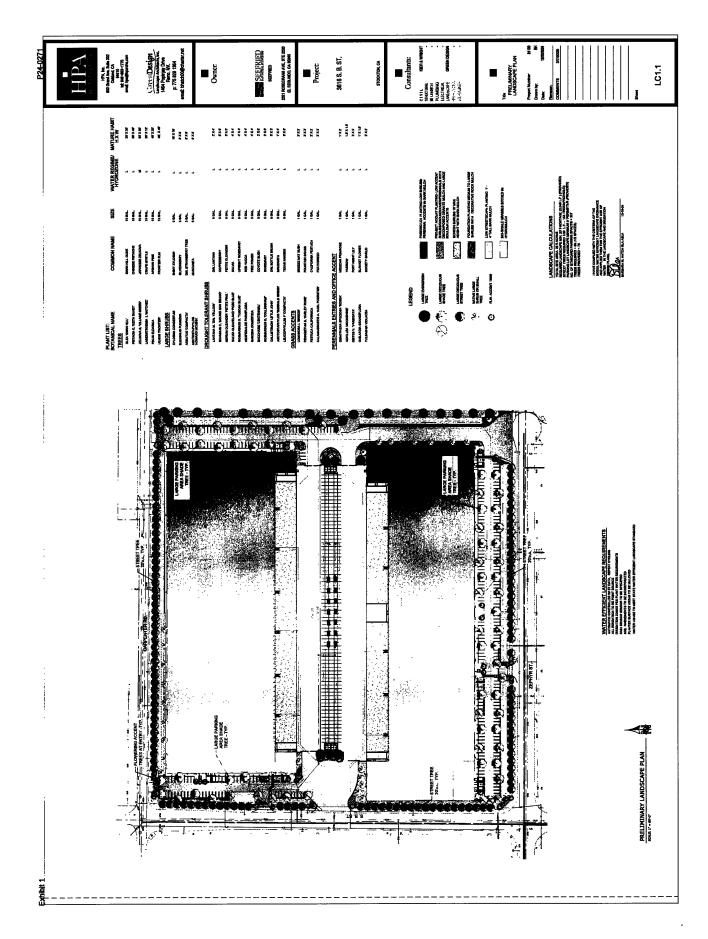










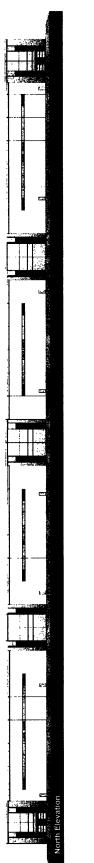


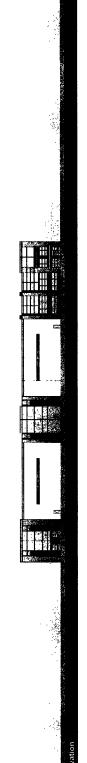




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SEEFRIED INDUSTRIAL PROPERTIES



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Building 1 West Elevation

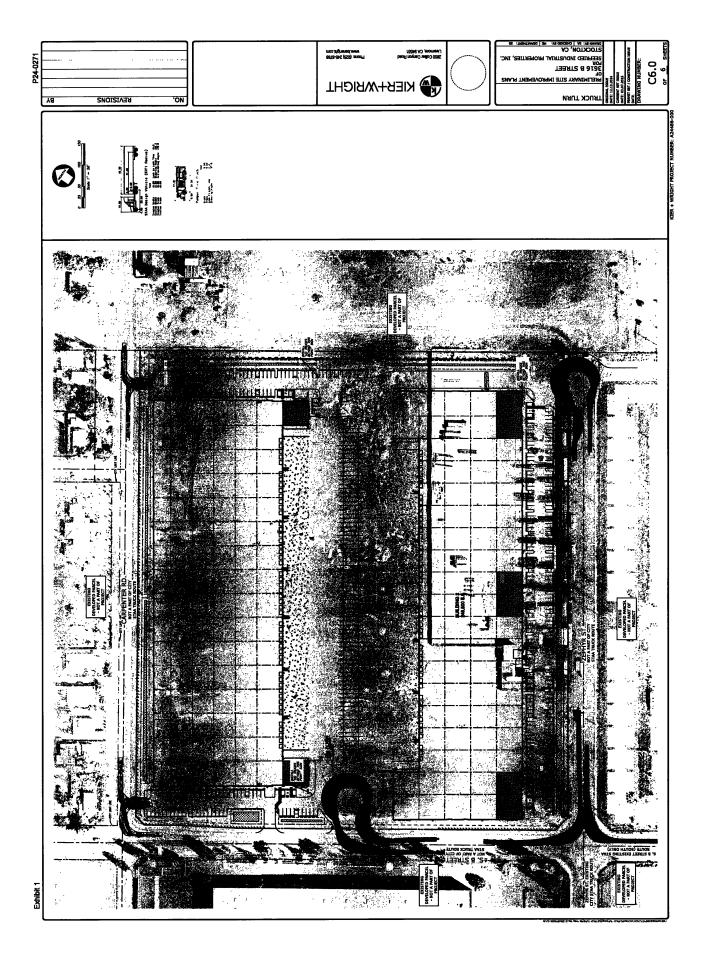


Exhibit 2 P24-0271

**Nonresidential Structures and Uses.** Nonresidential structures and uses within all zoning districts shall provide refuse and recyclable material storage areas. The following are minimum storage area requirements. These requirements apply to each individual structure. Areas are measured in square feet.

TABLE 3-2
NONRESIDENTIAL STRUCTURES MINIMUM STORAGE AREAS REQUIRED (SQ. FT)

Structure Floor Area (sq. ft.)	Refuse	Recycling	Total Area		
0-5,000	12	12	24		
5,001-10,000	24	24	48		
10,001-25,000	48	48	96		
25,001-50,000	96	96	192		
50,001-75,000	144	144	288		
75,001-100,000	192	192	384		
100,001+	Every additional 25,000 sq. ft. shall require an additional 48 sq. ft. for solid waste and 48 sq. ft. for recyclables.				

- C. Location Requirements. Refuse and recyclable materials storage areas shall be located in the following manner:
  - 1. Refuse and recyclable material storage shall be adjacent/combined with one another.
    - a. They may only be located:
      - i. Inside a specially-designated structure;
      - ii. On the outside of a structure in an approved fence/wall enclosure; or
      - iii. A designated interior court or yard area with appropriate access or in rear yards and interior side vards.
    - b. Exterior storage area(s) shall not be located in a required:
      - Front yard;
      - ii. Street side yard;
      - iii. Parking space; or
      - iv. Landscaped or open space area.
  - 2. Storage area(s) shall be accessible to residents and employees at all times. Storage areas within multifamily residential developments shall be located within 250 feet of an access doorway to the dwellings, which they are intended to serve:
  - 3. Driveways or aisles shall provide unobstructed access for collection vehicles and personnel and provide at least the minimum clearance required by the collection methods and vehicles utilized by the designated collector;
  - 4. Storage bins shall be screened in compliance with Section 16.36.100 (Screening and buffering); and
  - 5. Storage areas shall not be closer than 20 feet from doors or operable windows of adjacent structures.
- D. Design and Construction. The design and construction of the storage area(s) shall:
  - 1. Be compatible with the surrounding structures and land uses;
  - 2. Be properly secured to prevent access by unauthorized persons, while allowing authorized persons access for disposal of materials;
  - 3. Provide a concrete pad within the fenced or walled area(s) and a concrete apron, which facilitates the handling of the individual bins or containers;

- 4. Exhibit 2

  4. Exhibit 2

  Exhibit 3

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- 5. Protect the areas and the individual bins or containers provided within from adverse environmental conditions that might render the collected materials unmarketable; and
- 6. Be appropriately located and screened from view on at least three sides. Screening shall consist of solid masonry walls, metal gates, and landscaping. Overhead trellises may be required to screen views from above. The design shall be architecturally compatible with the surrounding structures and subject to the approval of the Director.

(Prior code § 16-310.130; Ord. 023-07 C.S. §§ 25, 26; Ord. 001-08 C.S. §§ 3, 4)

