



City of Stockton

Stockton Planning
Commission

Meeting Agenda - Final Planning Commission

Waqar Rizvi, Chair (District 2)
Rajan Nathaniel, Vice-Chair (District 1)
Greg Thompson, Commissioner (At-Large)
Terry Hull, Commissioner (District 3)
Anne N. Mallett, Commissioner (District 4)
Gurneel Boparai, Commissioner (District 5)
Brenda Jones, Commissioner (District 6)

Thursday, September 28, 2023

5:30 PM

Council Chamber, City Hall, 425 N. El Dorado
Street, Stockton CA

1. CALL TO ORDER/ROLL CALL
2. PLEDGE TO FLAG
3. ADOPTION OF CONSENT CALENDAR
4. PUBLIC COMMENT*
5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS
 - 5.1 [23-0896](#) REQUEST FOR A COMMISSION USE PERMIT AND DESIGN REVIEW TO ALLOW THE ESTABLISHMENT OF A CONVENIENCE STORE WITH OFF-SALE OF BEER AND WINE, GENERAL MERCHANDISE, FUELING STATION, TWO QUICK-SERVE DRIVE-THROUGH RESTAURANTS, AND A CAR WASH FACILITY, AT 461 FRENCH CAMP ROAD (P22-0534) (APN 168-190-100)

Recommended Action: RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution approving a Commission Use Permit and Design Review to allow a new convenience store with off-sale of beer and wine, general merchandise, fueling station, two (2) quick-serve drive-through restaurants, and a car wash facility, at 461 French Camp Road, based on the findings and subject to the conditions of approval shown in the proposed resolution.

Department: Community Development

Attachments: [Attachment A - Aerial Photo and Location Map](#)
[Attachment B - Site Plan, Floor Plan, and Elevations](#)
[Attachment C - Calls for Service](#)
[Proposed Resolution - Recommending Approval](#)
[Exhibit 1](#)

6. NEW BUSINESS*

7. UNFINISHED BUSINESS

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

8.1 [23-0792](#) PLANNING COMMISSION INFORMATIONAL PLANNING SESSION ON PROPOSED INDUSTRIAL WAREHOUSE DEVELOPMENT STANDARDS

Recommended Action: RECOMMENDATION
It is recommended that the Planning Commission receive a presentation and provide feedback on potential industrial warehouse development standards to be considered for inclusion in a new industrial warehouse ordinance.

Department: Community Development

Attachments: [Attachment A - Planning Commission Study Session Report and Presentation](#)
[Attachment B - California Attorney General Approved Agreement](#)
[Attachment C - Outreach and Comment Summary.pdf](#)
[Attachment D - Draft Zoning Standards.pdf](#)

9. COMMISSIONERS COMMENTS

10. ADJOURNMENT

CERTIFICATE OF POSTING

I declare, under penalty of perjury, that I am employed by the City of Stockton and that I caused this agenda to be posted in the City Hall notice case on September 21, 2023, in compliance with the Brown Act.

**Eliza R. Garza, CMC
City Clerk**

By: _____

Deputy

A. *The meeting will be conducted in accordance with Rosenberg's Rules of Order.*

B. *Each person wishing to address the Planning Commission is encouraged to fill out a speaker card located at the podium. Each speaker will then be called forward to the podium to speak in the order in which their speaker card was received. Speakers are encouraged but not required to provide their name and address when speaking before the Commission.*

The City of Stockton invites public comments in multiple forms. You provide your comments by using one of these methods:

- 1. e-Comment - follow the e-comment link on the City's agenda page stockton.granicusideas.com/meetings*
- 2. Email - you may email your comments to city.clerk@stocktonca.gov*
- 3. Voicemail - you can leave a voice message by dialing (209) 937-8459.*
- 4. In-Person Comments - a) Speakers must submit "request to speak cards" to the Clerk prior to the Public Comment portion of the agenda. No speaker cards will be accepted after the close of Public Comment. Please redirect any inquiries to City.Clerk@stocktonca.gov. b) Address only issues over which the meeting body has jurisdiction. c) Each speaker will be limited to one 2-minute comment opportunity. Donating time is not authorized. d) Your time will be displayed on the speaker podium for convenience.*

**All written and voicemail public comments received by the Clerk's Office 90 minutes prior to the meeting start time will be forwarded to the meeting body members as correspondence and attached the minutes. All comments received after that time will be forwarded as correspondence the following business day.*

C. *All questions from members of the audience to the Planning Commission and/or city staff members shall be directed to the Chairperson of the Planning Commission.*

All questions from Planning Commission members to staff shall be addressed directly to staff from the member asking the question.

No personal comments and/or exchanges will be permitted between members of the audience and individual staff or Commission members. Rather, direction shall be given to staff to follow-up on any issues brought before the Commission. This rule applies to communications outside of the public hearing process.

D. *Information presented to the Commission shall only pertain directly to the item under consideration. Character assassinations, personal feuds, irrelevant data or repetitions of matters already presented shall not be permitted.*

E. *All rules of Decorum pursuant to Council Policy 4.07- Rules for Conduct of City Council Meetings apply equally to this Commission.*

Agendas, staff reports and minutes can be viewed on the City of Stockton web

site <http://www.stocktongov.com/government/Meetings/boardComMeetings.html>

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS:

State legislation requires disclosure of campaign contributions of \$250 or more, made to any Planning Commissioner, by any person who actively supports or opposes any application pending before the Planning Commission, and such person has a financial interest in the decision. Active support or opposition includes lobbying a Commissioner and/or testifying for or against such an application. Any person having made a \$250 or larger contribution within the preceding 12 months must disclose that fact during the public hearing or on said application.

The official City Planning Commission policy is that applications pending before this Commission should not be discussed with the Commission members outside of a public hearing. If any representations are made privately, they must be identified and placed in the public record at the time of the hearing.

If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else

raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

NOTE: All proceedings before this meeting body are conducted in English. The City of Stockton does not furnish language interpreters and, if one is needed, it shall be the responsibility of the person needing one.

In accordance with the Americans With Disabilities Act and California Law, it is the policy of the City of Stockton to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are a person with a disability and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the Office of the City Clerk located at 425 North El Dorado Street, Stockton, California 95202 during normal business hours or by calling (209) 937-8458, at least 5 days in advance of the hearing/meeting. Advance notification within this guideline will enable the City/Agency to make reasonable arrangements to ensure accessibility.

CONSENT ITEMS: Information concerning the consent items has been forwarded to the Planning Commission prior to the meeting. Unless a Commissioner or member of the audience has questions concerning a particular item and asks that it be removed from the Consent Calendar, the items are approved at one time by a roll call vote. Anyone wishing to speak on a consent item or public hearing item, please complete a "Request to Speak Card" and submit it to the Recording Secretary prior to the meeting.



City of Stockton

Legislation Text

File #: 23-0896, Version: 1

REQUEST FOR A COMMISSION USE PERMIT AND DESIGN REVIEW TO ALLOW THE ESTABLISHMENT OF A CONVENIENCE STORE WITH OFF-SALE OF BEER AND WINE, GENERAL MERCHANDISE, FUELING STATION, TWO QUICK-SERVE DRIVE-THROUGH RESTAURANTS, AND A CAR WASH FACILITY, AT 461 FRENCH CAMP ROAD (P22-0534) (APN 168-190-100)

RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution approving a Commission Use Permit and Design Review to allow a new convenience store with off-sale of beer and wine, general merchandise, fueling station, two (2) quick-serve drive-through restaurants, and a car wash facility, at 461 French Camp Road, based on the findings and subject to the conditions of approval shown in the proposed resolution.

Summary

The applicant, Mike Boparai, is proposing to develop a new convenience store with off-sale of beer and wine, fueling station, two (2) quick-serve drive-through restaurants, and a car wash facility on a 3.23-acre site at the above-noted location, which is currently undeveloped, and herein known as the "Project."

On September 14, Planning Commission approved a motion to continue consideration of the Project to the regularly scheduled Planning Commission meeting date of September 28, 2023, due to a lack of a quorum of the Planning Commission to take any action. No substantive revisions to the Project or this report and associated attachments were made.

The Project will consist of the construction of 4,450 square foot (SF) convenience store, 4,200 SF fueling canopy with eight (8) fueling stations and 16 parking stalls under an overhead canopy, two (2) 2,500 SF quick-serve drive-through restaurants, and a 3,336 SF car wash facility. The site will also have off-street parking spaces, and on-site landscaping and site improvements.

In accordance with Stockton Municipal Code (SMC) §16.20.020, Table 2-2, "Allowable Land Uses and Permit Requirements," a Commission Use Permit is required for a convenience store which is defined as: "Easy access retail stores selling a combination of alcohol, gasoline, and a range of merchandise to provide a variety of items primarily for the motoring public."

Convenience stores are required to comply with the alcoholic beverage sales (off-sale, SMC §16.80.040) and for Problem Uses (SMC §16.80.270). The off-sale establishment complies with all location restrictions under SMC §16.80.040, and all findings required under §16.168.050, "Problem Uses" can be made.

Staff has determined this project is in compliance with the SMC and recommends the Planning

Commission approve the requested Commission Use Permit and Design Review.

DISCUSSION

Background

The proposed Project is located at the northwest corner of French Camp Road and Interstate 5 and is undeveloped. This site is zoned CL (Commercial, Large-Scale) and is bounded to the:

- North by undeveloped lands zoned CL.
- South by undeveloped lands within the County of San Joaquin.
- East by Interstate 5.
- West by undeveloped lands zoned CL.

Present Situation

In order for the applicant to construct and operate the proposed Convenience Store with off-sale beer and wine, the Planning Commission must consider approving a Commission Use Permit for the alcohol use and Design Review for the building.

The subject business is proposed to operate at 461 French Camp Road, which is a Commercial, Large Scale (CL)-zoned parcel (Attachment A - Aerial Photo and Location Map). The Project will be located within an undeveloped area adjacent to Interstate 5.

SMC §16.120.020(A)(2) requires Design Review for all new commercial development throughout the City. Design Review requests are evaluated for conformance with the Citywide Design Guidelines. For this project, Citywide Design Guidelines §4.02.060 (Special Commercial Use - Drive-Through Businesses) provides criteria for the achievement of quality development, compatibility with surrounding uses, functional site arrangement, safe / convenient parking and circulation, and architectural character.

The Project will consist of 4,450 square foot (SF) convenience store, 4,200 SF fueling canopy with eight (8) fueling stations and 16 parking stalls under an overhead canopy, two (2) 2,500 SF quick-serve drive-through restaurants, and a 3,336 SF car wash facility. The site will also have off-street parking spaces, and on-site landscaping and site improvements. (Attachment B - Site Plan, Floor Plan and Elevations).

In accordance with SMC §16.80.320, the Project complies with all applicable Development Code standards for fueling stations and drive-through restaurants, including the number of driveways and off-street parking spaces, queuing space, landscaping requirements, and minimum separations from pump islands to structures, property lines, and other pump islands. Typically, car washes require the approval of an Administrative Use Permit per SMC 16.20.020. However, because the site is located within 1,000 feet of Interstate 5, per SMC 16.20.020(F)(1), they are considered a "Freeway and Highway Oriented Use" and permitted by right.

Convenience stores with off-sale beer and wine sales are allowed in the CL (Commercial, Large-

Scale) zoning districts, subject to securing a Commission Use Permit per SMC §16.20.020, Table 2-2. SMC §16.80.040 defines Alcoholic Beverage Sales Activity, which includes convenience stores, as businesses having less than 20 percent of their gross floor area devoted to the sale, display, and/or storage of alcohol. The applicant has advised staff that the convenience store will not have more than 20 percent of its gross floor area devoted to the sale, display, and/or storage of alcohol, thereby avoiding classification as a “liquor store.” The proposed hours of operation for the convenience store and gasoline sales will be 24 hours per day, seven (7) days a week. The sale of alcoholic beverages will comply with Alcoholic Beverage Control (ABC) regulations and only be offered between 6:00 a.m. to 2:00 a.m., seven days a week. While the City has the authority to regulate and permit the use, the sale of alcohol is regulated by ABC.

Staff Analysis

When evaluating applications for new alcoholic beverage sales establishments, the proposed Commission Use Permit must be evaluated against the location restrictions identified in SMC §16.80.040 as referenced below.

Location Requirements

SMC §16.80.040(D)(2)(a)

Per SMC §16.80.040(D)(2)(a), new alcoholic beverage sales activities or establishments shall not be located within 500 feet of a public or private kindergarten through grade 12 academic school, nursery school, preschool, daycare facility, public park, playground, recreational area or youth facility. Staff thoroughly researched and evaluated the surrounding area in relation to the proposed site and concluded the proposed location is in compliance with this section. All of the land within 500’ of the proposed use is vacant and undeveloped or is Interstate 5. The subject use complies with the noted minimum required separation.

Crime Reporting District - SMC §16.80.040(D)(2)(d)(ii)(A)

Per SMC §16.80.040(D)(2)(d)(i)(a), the establishment shall not be in a crime reporting district, where the average number of crimes in that district exceeds the average number of crimes for all reporting districts citywide by more than 20 percent.

The subject site is located within Crime Report District 0441. Data provided by the Stockton Police Department (PD) from August 23, 2020, to August 23, 2022, shows the citywide average for all reporting districts is 2,894 calls for service. At 447 calls for service, crime reporting district 0441 is below the city-wide average number of crimes at approximately 15 percent. Stockton PD also provided data for site-specific calls for service that shows a total of one (1) call for service between August 23, 2020, and August 23, 2022, that is likely due to the site being currently vacant. This call was related to “malicious mischief” and was addressed by Stockton PD (Attachment C - Calls for Service). The subject use complies with the separation requirements for off-sale alcohol establishments.

Existing Off-sale Licenses - SMC §16.80.040(D)(2)(ii)(B)

The establishment shall not be located in an area within 500 feet of an existing off-sale alcoholic

beverage establishment or any location that will lead to the grouping of more than four (4) off-sale alcoholic beverage establishments within a 1,000-foot radius. Based on ABC records, there are no existing off-sale ABC licenses 1,000 feet of the Project. The subject use complies with the separation requirements for off-sale alcohol establishments.

Required Findings

To approve the Commission Use Permit, the Planning Commission must make all findings under SMC §16.168.050(A) (General Findings), §16.168.050(B) (Problem Uses), and §16.168.050(C) (Alcoholic Beverages). As indicated in the staff report's Proposed Resolution, the subject use is allowed in the CL zone with an approved Commission Use Permit and complies with applicable provisions of the Development Code. When considering the Commission Use Permit to allow off-sale of beer and wine, the Commission action is guided by the following criteria:

Use Permit: General Findings, Problem Uses and Alcoholic Beverages

General Findings.

There are seven required General Findings in SMC §16.168.050(A). They require (1) compliance with all applicable provisions in the SMC; (2) maintaining the integrity and character of the applicable zoning district; (3) consistency with applicable General Plan objectives and policies; (4) physical suitability of the site for the proposed use; (5) not endangering or jeopardizing the public health, safety, peace, or general welfare of the public; (6) compatibility with surrounding uses; and, (7) consistency with the California Environmental Quality Act (CEQA).

Staff recommends that all required General Findings can be made to support the project, as evidenced in the attached resolution. The use is allowed in the CL zoning district, it will provide for additional neighborhood-service retail and convenience services to the local neighborhood; it is consistent with the goals, objectives and policies in the General Plan; the site is physically suitable for the development; the use will be subject to the conditions of approval requiring security upgrades to the site; the retail use of the store is compatible with other land uses on-site and in the vicinity; and, the project is Categorical Exempt from CEQA.

Problem Uses.

In addition to the General Findings, SMC §16.168.050(B) contains the following three specific Findings for Problem Uses; (1) the proposed use is not likely to interfere with the comfortable enjoyment of life or property in the area; (2) the proposed use will not increase or encourage the deterioration or blight of the area; and, (3) the proposed use will not be contrary to any program of neighborhood conservation, improvement, or redevelopment, either residential or nonresidential.

As it pertains to problem uses, staff recommends that: (1) the proposed use will provide an opportunity for nearby residents to purchase convenience items and will not interfere with the comfortable enjoyment of life or property in the area; (2) the proposed convenience store will

develop a vacant site; and, (3) the use is going on a vacant site and will provide additional services to the neighborhood.

Alcoholic Beverages.

In addition to the General Findings and Problem Use Findings, the following findings shall be made for all uses which incorporate “alcoholic beverage sales activity” as defined in SMC §16.80.040. SMC §16.168.050(C) contains the four (4) specific Findings for Alcoholic Beverages. The Findings address the project’s potential to result in nuisance activities on and in proximity to the subject. The completion of a training course in Licensee Education on Alcohol and Drugs, compliance with all provisions of local, state and federal laws, rules, and regulations and required criteria for a Public Convenience or Necessity Finding, if required.

As conditioned: (1) the convenience store will endeavor to limit potential nuisance and criminal activity, littering, graffiti, and excessive loitering and the Applicant has agreed to comply with all conditions of approval; and, (2) will complete the approved course for responsible beverages sales; and, (3) will comply will all provisions of local, state and federal laws, regulations, rules, policies or orders enforced by the City of Stockton and ABC. This location does not require a Public Convenience and Necessity determination as there are only two (2) existing license within the census tract.

The establishment of this convenience store will allow for development of a vacant site, and its operation will contribute to the enjoyment of the neighborhood by providing convenient access to fuel and other merchandise for residents nearby.

Design Review

On July 26, 2023, the City’s Architectural Review Committee (ARC) reviewed the proposed Project site plan, elevations, and colors, and found them to be substantially in compliance with the applicable provisions in the City’s Design Review Guidelines (Attachment B - Site Plan, Floor Plan and Elevations). Following the ARC’s review of the plans, the Director has provided ARC-supported findings in the Resolution and recommends approval by the Planning Commission.

Public Comments

Notice for this item was published in the Record on September 4, 2023, and a notice has been sent to all property owners within a 300-foot radius of 461 French Camp Road on September 1, 2023. On September 14, 2023, due to lack of a quorum, the Planning Commission approved a motion to continue the Project consideration to the regularly scheduled Planning Commission meeting date of September 28, 2023. An additional public hearing notice and mailed noticing of the September 28th meeting was not required because the Planning Commission’s action to continue this item informed the public. Staff has not received any comment from the public on this project.

Environmental Clearance

The proposed project is Categorical Exempt from CEQA under CEQA Guidelines, in accordance with the provisions of §15332 (In-Fill Development Projects) as the Project is: a) consistent with the

applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) The proposed development occurs within City limits on a project site of no more than five (5) acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare, or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and, (e) The site can be adequately served by all required utilities and public services.

Attachment A - Aerial Photo and Location Map

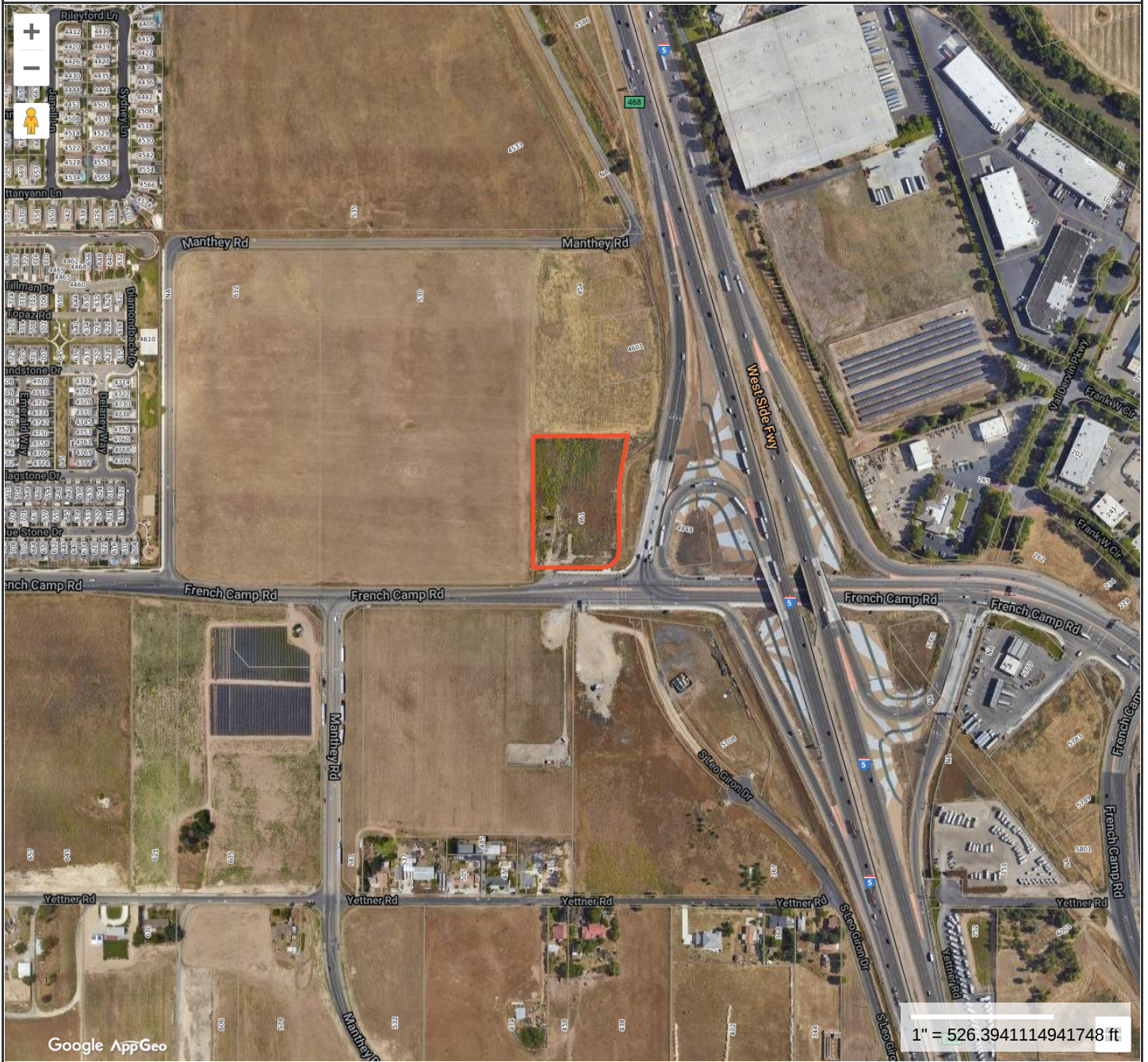
Attachment B - Site Plan, Floor Plan and Elevations

Attachment C - Calls for Service

This staff report was prepared by Nicole D. Moore, Contract Planner. She may be contacted at Nicole.Moore.CTR@stocktonca.gov.

Aerial Photo

August 10, 2023



Property Information

Property ID 16819010-78975
Location 461 FRENCH CAMP RD
Owner BOPARAI, MALKIT



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

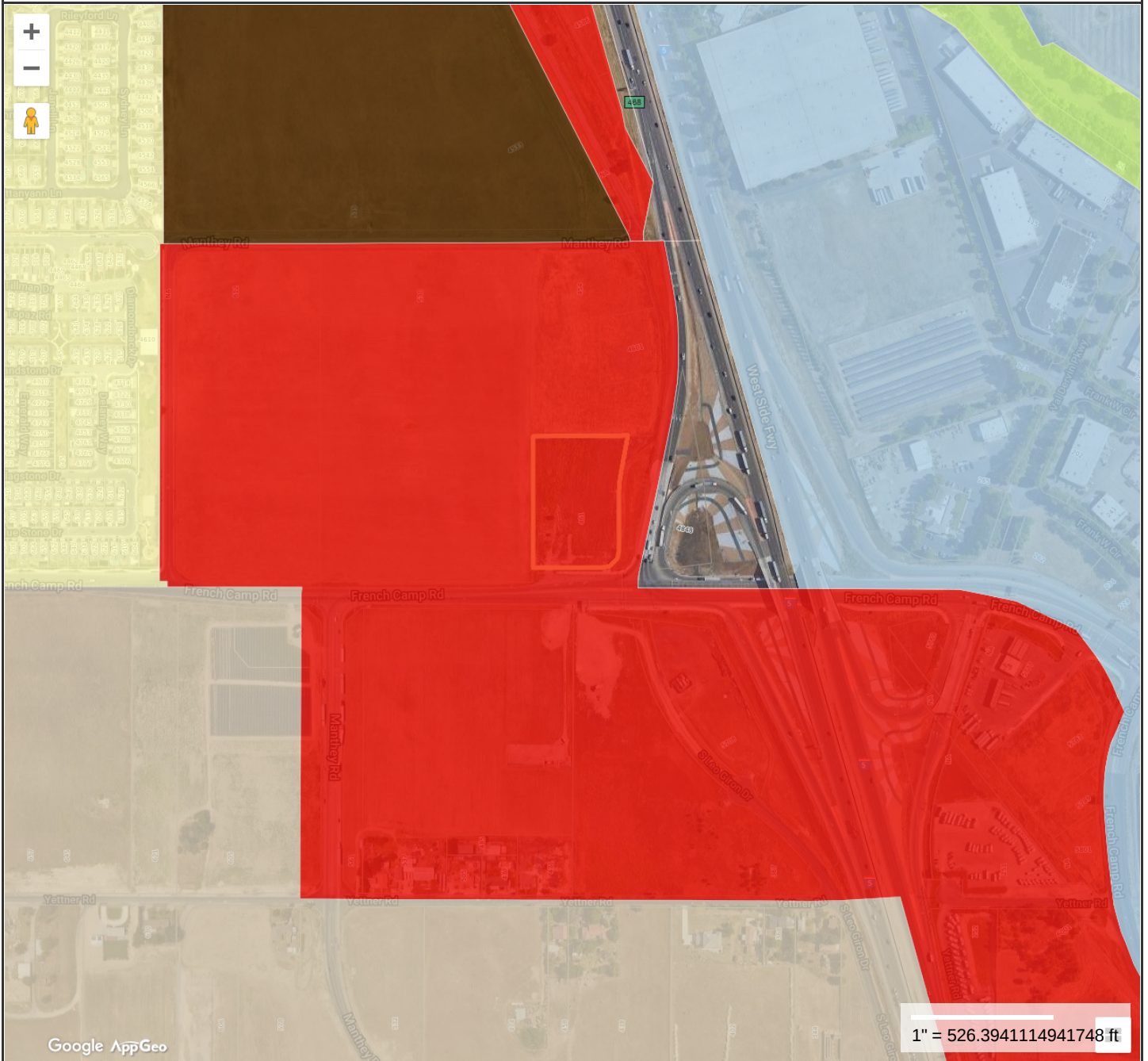
City of Stockton, CA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 05/03/2023
 Data updated 05/01/2023

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

General Plan Map

August 10, 2023



Property Information

Property ID 16819010-78975
Location 461 FRENCH CAMP RD
Owner BOPARAI, MALKIT



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**














City of Stockton, CA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 05/03/2023
 Data updated 05/01/2023

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

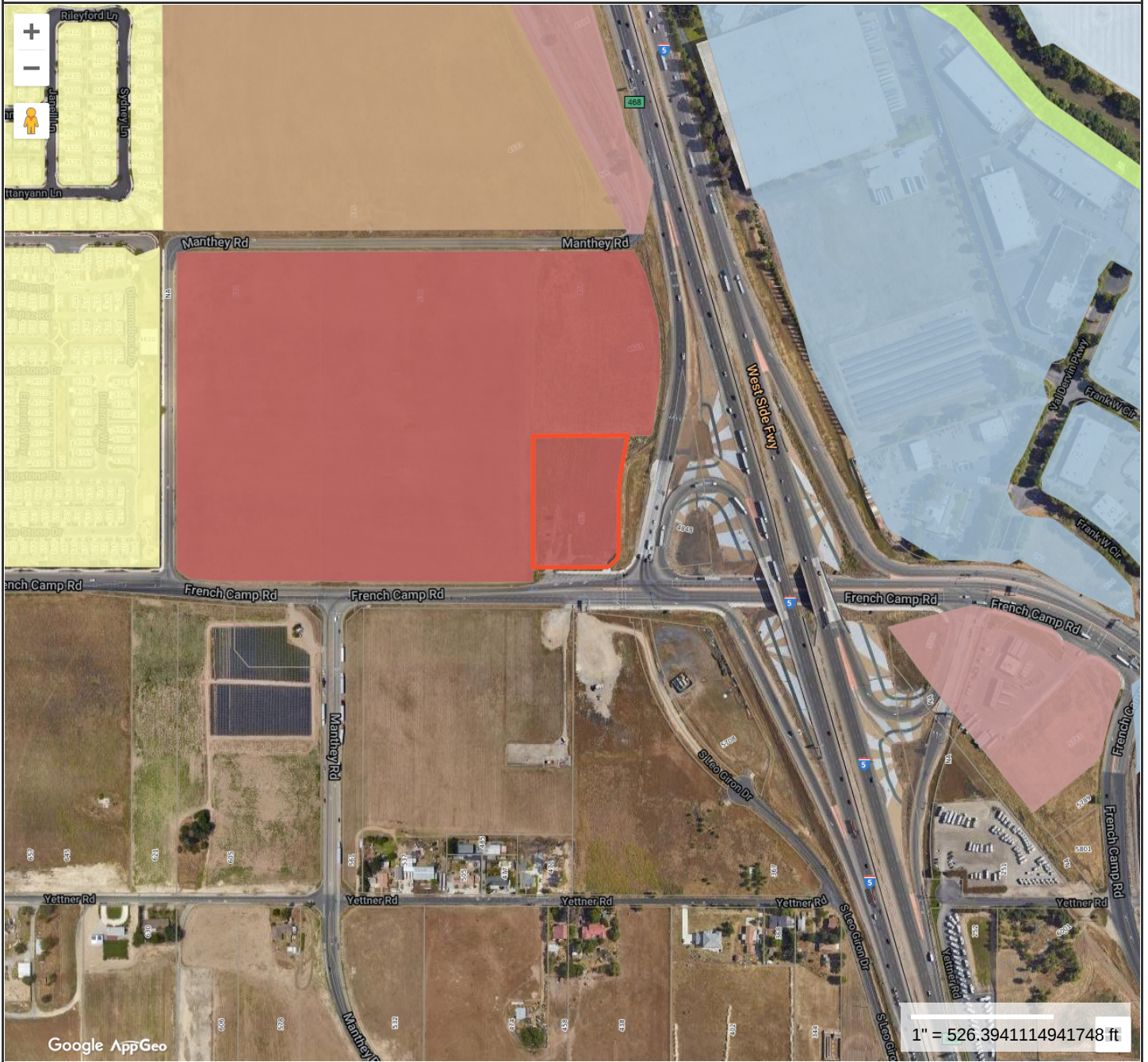
Map Theme Legends

General Plan Map

-  ECONOMIC AND EDUCATION ENTERPRISE
-  RESIDENTIAL ESTATE
-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  ADMINISTRATIVE-PROFESSIONAL
-  COMMERCIAL
-  INDUSTRIAL
-  INSTITUTIONAL
-  OPEN SPACE/ AGRICULTURE
-  PARKS AND RECREATION
-  MIXED USE
-  RIGHT OF WAY

City of Stockton GIS data

Zoning Map



Property Information

Property ID 16819010-78975
 Location 461 FRENCH CAMP RD
 Owner BOPARAI, MALKIT



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**


















City of Stockton, CA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 05/03/2023
 Data updated 05/01/2023

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Map Theme Legends

Zoning

-  COMMERCIAL AUTO DISTRICT (CA)
-  DOWNTOWN COMMERCIAL (CD)
-  GENERAL COMMERCIAL (CG)
-  LARGE SCALE COMMERCIAL (CL)
-  NEIGHBORHOOD COMMERCIAL (CN)
-  OFFICE COMMERCIAL(CO)
-  GENERAL INDUSTRIAL(IG)
-  LIMITED INDUSTRIAL (IL)
-  PORT (PT)
-  LOW DENSITY RESIDENTIAL (RL/P)
-  MEDIUM DENSITY RESIDENTIAL (RM/P)
-  HIGH DENSITY RESIDENTIAL (RH/P)
-  MIXED USE (MX)
-  OPEN SPACE (OS)
-  PUBLIC FACILITIES (PF)
-  UNIVERSITY/COLLEGE (UC)
-  RIGHT OF WAY (ROW)

City of Stockton, CA Zoning Data



K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827
PH:(916) 455-6500 FAX:(916) 455-8100

FRENCH CAMP DEVELOPMENT

461 FRENCH CAMP ROAD
FRENCH CAMP, CALIFORNIA 95206

GENERAL NOTES

- Scope: Provide all items, articles, materials and operations including labor, materials, equipment and incidentals necessary for a complete job.
- Materials and equipment shall be installed, applied, or erected in accordance with manufacturers recommendations or requirements, unless the drawings exceed those requirements or recommendations.
- By executing the contract, the General Contractor affirms he has visited the site and is familiar with the conditions under which the work is to be performed.
- Responsible supervision shall be at the site during all phases of construction.
- Contractor to verify all conditions and dimensions at the site. All inconsistencies shall be brought to the attention of the Architect before proceeding with the work.
- Conform to the current edition of all adopted building codes and ordinances.
- DO NOT SCALE DRAWINGS, VERIFY AT SITE.**
- Details not specifically shown shall be similar to adjacent details.
- The Contractor shall coordinate the work of all trades and verify all dimensions.
- No structural work shall be cut, notched or otherwise penetrated, unless approved in writing by the Architect in advance, unless detailed on the drawings.
- The Contractor shall be responsible for the safety of the building and the occupants during construction, and shall provide adequate protection. Shoring and bridging shall be adequate for the construction. The Contractor shall comply with applicable safety requirements and codes.
- Contractor shall provide debris box and keep premises clean daily.
- Provide construction dust barriers as required by governing authority.
- Provide adequate blocking for all fixtures.
- Prior to excavation, determine and verify location of utility services in all areas to be excavated.
- Contractor shall comply with all pertinent laws, codes, regulations, C.B.C., governing agencies and manufacturers specifications, unless greater requirements are indicated, and/or are necessary for the safety of the project.
- The owner shall pay for all standard permits required for the construction documents.
- The General Contractor shall provide owner with a construction schedule prior to starting the work, and shall provide a qualified superintendent throughout the work.
- Unless stated otherwise in the scope of work summary, the General Contractor shall install all other procedures, testing and materials.
- Local jurisdiction business licenses are/may be required for all Contractors and Subcontractors providing work on the building or site.
- The General Contractor shall provide barricades and safety signs per O.S.H.A. requirements, and provide testing of the petroleum system and controls (including a systems Petrolite test), and of all new and modified air, water and electrical systems.
- Construction activities shall be limited to the following hours of operations (failure to comply with following hours of operations would result in withholding of inspection):
6:00 a.m. to 7:00 p.m. Monday thru Friday
9:00 a.m. to 6:00 p.m. Saturday
No construction on Sunday
- Mitigate impacts that could be triggered from construction. The Contractor will shield unwanted glare from machines or temporary use of equipment.
- The prime Contractor awarded the construction work will be required to have State Hazardous Substance Removal Certification in addition to their State Contractor's license.
- Any excavated material that is of a suspicious nature will be stockpiled on-site; samples will be taken by the consultant and tested for the presence of contaminants. Any excavated material that does not meet the requirements of the responsible regulatory agencies will be hauled off-site to an approved landfill. Any material that meets the requirements of the regulatory agencies will be placed back in the work area and/or disposed off-site to a normal disposal/recycling facility.
- Any stockpiled material will be placed on plastic sheeting and covered with plastic sheeting to prevent spreading and mixing of the material.
- Utility companies responsible for the relocation of facilities as part of the construction work in accordance with franchise agreements with the local jurisdiction will be required to provide their own monitoring program for the presence of hazardous materials during construction in accordance with all regulatory agencies.
- If necessary, a technical report will be prepared by the local jurisdiction approved environmental consultant documenting conditions witnessed during the excavation work and any other tasks performed.
- Particularly loud noises shall not occur before 8:00 a.m. on weekdays and not at all on weekends. The Assistant local jurisdiction Manager upon a determination that unusually loud construction activities are significantly impacting the neighbors may modify the hours of construction. Failure to comply with the above-described hours of operation may result in withholding inspections and possible construction prohibitions, subject to the review and approval of the Engineer.
- Sidewalks, parking lots and other paved areas must be swept regularly to prevent the accumulation of litter and debris. If pressure washed, debris must be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged to the storm drain.
- Landscaping shall be properly maintained and shall be designed with efficient irrigation practices to reduce runoff, promote surface filtration and minimize the use of fertilizers and pesticides, which can contribute to runoff pollution. Dead and dying plants shall be replaced.
- All new building, canopy and site signage requires separate sign permits. Contact the planning department for submittal requirements.
- Provide a continuous 6" high, 6" wide concrete curbing shall be provided around all planter areas within or adjacent to the parking lot and driveways.

CONSULTANTS

CIVIL:
DILLON & MURPHY ENGINEERING
847 N. Cluff Ave, Suite A-2
Lodi, ca 95240
P: (209) 334-6613
Contact: Joe Murphy

STRUCTURAL:

MECHANICAL, PLUMBING & ELECTRICAL:

LANDSCAPING:
Perry Design
Landscape Architecture Irrigation Design
6281 Bluestone Lane
Placerville, CA 95667
P: (530) 823-2621
Contact: Carol Perry Brown

PROJECT DATA

ASSESSOR'S PARCEL NUMBER(S): 168-019-10

GENERAL PLAN DESIGNATION: COMMERCIAL
ZONING: CL

PROJECT SITE AREA (GROSS): (±3.23 ACRES) ±139,027 S.F.

BUILDING DATA:

STRUCTURE	CBC OCCUP.	TYPE OF CONST.	AREA
RETAIL FACILITY BUILDING AREA(S):			
CONVENIENCE STORE	M	V B	4,400S.F.
CAR WASH TUNNEL	B	II B	3,336 S.F.
FUELING CANOPY	M	II B	4,200 S.F.
QSR	M	II B	2,500 S.F.
QSR	M	II B	2,500 S.F.

FLOOR TO AREA RATIO:

TOTAL AREA OF SITE:	139,027 S.F.
TOTAL AREA OF BLDGS: (W/O CANOPY)	(9%) 12,736 S.F.
TOTAL AREA OF BLDGS: (W/ CANOPY)	(12%) 16,936 S.F.

LANDSCAPING DATA:

TOTAL AREA OF LANDSCAPING:	35,294.16 S.F.
PERCENTAGE OF SITE LANDSCAPED:	25.40 %

PARKING DATA:

BUILDING AREA	PARKING RATIO	REQ'D.
CONVENIENCE STORE	4,400 SF (1:150gross)	= 30
QSR 01	2,500 SF (1:200 gross)	= 13
QSR 02	2,500 SF (1:200 gross)	= 13
CAR WASH	FULL SERVICE: 3/WASH LANE	= 6
		TOTAL REQ'D PARKING = 62

PARKING PROVIDED

REGULAR SPACES	= 99
ACCESSIBLE SPACES	= 5
FUELING POSITIONS	= 16
TOTAL	104 + 16 FUELING POSITIONS

CLEAN AIR PARKING

CLEAN AIR PARKING	= 18
ELECTRIC VEHICLE CHARGERS	= 13
AIR/WATER STATION	= 1

DRAWING INDEX

ARCHITECTURAL

A001 PROJECT COVER SHEET

A101 OVERALL SITE PLAN
A102 TRASH ENCLOSURE DETAILS
A103 AUTO TURN SITE PLAN
A104 TRUCK TURN SITE PLAN

A201 C STORE FLOOR PLAN
A202 GSR FLOOR PLAN
A203 CAR WASH FLOOR PLAN

A301 C STORE EXTERIOR ELEVATIONS
A302 C STORE EXTERIOR ELEVATIONS
A303 GSR EXTERIOR ELEVATIONS
A304 GSR EXTERIOR ELEVATIONS
A305 CAR WASH EXTERIOR ELEVATIONS
A306 CAR WASH EXTERIOR ELEVATIONS
A307 VACUUM CANOPY ELEVATIONS
A308 VACUUM CANOPY ELEVATIONS

A801 FUEL CANOPY PLAN
A802 FUEL CANOPY RESELECTED CEILING PLAN
A803 FUEL CANOPY ELEVATIONS

LANDSCAPE

LP1 SOUTH PART OF SITE LANDSCAPE PLAN
LP2 NORTH PART OF SITE LANDSCAPE PLAN

CIVIL

C1 SITE GRADING PLAN
C2 UTILITIES EXTENSION EXHIBIT
C3 TRUCK TURNS

SCOPE OF WORK

THE FRENCH CAMP DEVELOPMENT CONSISTS OF AN 8-MPD ELING FACILITY WITH A CONVENIENCE STORE, 2- QUICK SERVE RESTAURANTS WITH DRIVE-THRU'S, AND AN EXPRESS CAR WASH WITH SELF-SERVE VACUUMS. IT WILL HAVE ELECTRIC VEHICLE CHARGERS AND SOLAR PANELS.

CODES

THESE DRAWINGS HAVE BEEN PREPARED USING: THE 2022 CALIFORNIA BUILDING CODE, CALIFORNIA FIRE CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ENERGY CODE, AND CALIFORNIA GREEN BUILDING STANDARDS CODE(S). ALL WORK SHALL COMPLY WITH CURRENT ACCESSIBILITY REQUIREMENTS.

VICINITY MAP



CONSULTANTS:

CONTRACTOR:

PROJECT:

FRENCH CAMP DEVELOPMENT

PARCEL # 16819010

461 FRENCH CAMP ROAD
FRENCH CAMP, CA 95206

DESIGNER:

MIKE BOPARAI
6900 DANBERG WAY
ELK GROVE CA. 95757

REVISIONS:

PROFESSIONAL SEAL:



PROJECT NUMBER: 20-040 PROJECT DATE: 5-10-2023

SHEET CONTENTS:

COVER SHEET

SHEET NUMBER:

A001



K12 Architects

K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827
PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

FRENCH CAMP DEVELOPMENT

PARCEL # 16819010
461 FRENCH CAMP ROAD
FRENCH CAMP, CA 95206

DEVELOPER:

**MIKE BOPARAI
6900 DANBERG WAY
ELK GROVE CA. 95757**

REVISIONS:

PROFESSIONAL SEALS:



PROJECT NUMBER: **20-040** | PROJECT DATE: **5-10-2023**

SHEET CONTENTS:

ENLARGED PROPOSED SITE PLAN

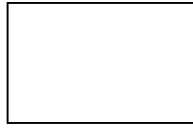
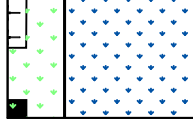

SHEET NUMBER:

A101

SITE PLAN KEYNOTES

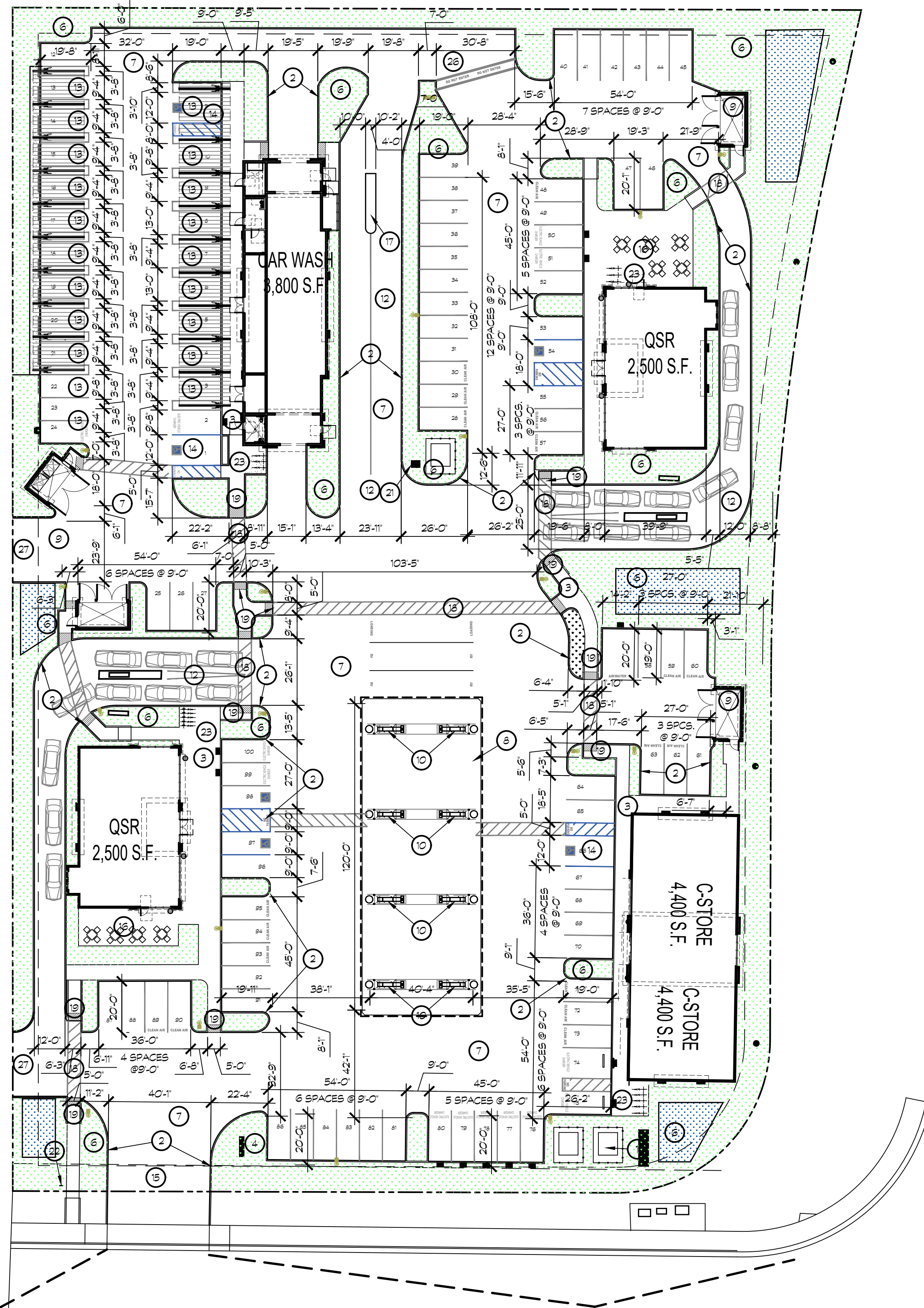
- 1 HIGHWAY TENENT MONUMENT SIGN.
- 2 CONCRETE CURB.
- 3 CONCRETE WALK.
- 4 CHEVRON / EXTRA MILE / GAS PRICE MONUMENT SIGN.
- 5 SITE AREA LIGHT, 24' HIGH
- 6 LANDSCAPING
- 7 CONCRETE PAVING, SEE CIVIL DRAWINGS.
- 8 LINE OF AUTO GAS FUELING CANOPY OVERHANG.
- 9 TRASH ENCLOSURE AND CONC. APPROACH SLAB. SEE SHEET A105 FOR DETAILS
- 10 MULTI-PRODUCT FUEL DISPENSER
- 11 UNDERGROUND FUEL STORAGE TANKS.
- 12 138'-0" LF OF VEHICLE STACKING (138 / 20' = 6.9 VEHICLES)
- 13 CAR WASH VACUUM STATION
- 14 ACCESSIBLE VAN PARKING STALL.
- 15 NEW DRIVEWAY - SEE CIVIL DWGS
- 16 CONCRETE PATIO FOR OUTDOOR SEATING AREA- SEE ENLARGED PLAN, SHEET LP-2
- 17 CAR WASH PAY STATION - BY OWNER HIRED CONSULTANT - SEE A105
- 18 60' WIDE STRIPED ACCESS WALK WAY
- 19 TRUNCATED DORIES - WIDTH OF ACCESS < 36" DEEP
- 20 PATH OF ACCESSIBLE TRAVEL SIGNAGE, SEE DETAIL 19/A105
- 21 CAR WASH ENTRY PYLON
- 22 ACCESSIBILITY SITE SIGNAGE, SEE DETAIL 5 ON SHEET A104
- 23 BIKE RACK.
- 24 ELECTRIC VEHICLE CHARGING
- 25 CLEAN AIR VEHICLE PARKING
- 26 'DO NOT ENTER' , THIS DRIVE IS FOR EMERGENCY VEHICLES ONLY.
- 27 'FUTURE ACCESS TO COMMERCIAL SITE TO THE WEST.

SITE LEGEND

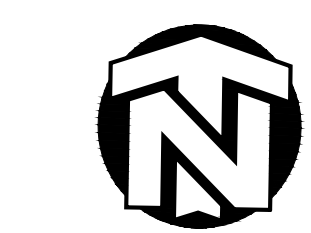
-  AC PAVING/EXISTING PUBLIC RIGHTWAY SIDEWALK
-  LANDSCAPING
-  CONCRETE AREAS, WALKS AND DRIVES

ALL WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL (1) ARE CONTINUOUSLY ACCESSIBLE, (2) HAVE A MAXIMUM 1/2" CHANGE IN ELEVATION, (3) ARE MINIMUM 48" IN WIDTH, (4) HAVE A MAXIMUM 2% CROSS SLOPE, AND (5) WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% (I.E., 1:20) SHALL HAVE RAMPS COMPLYING WITH 2019 CBC, SECTION 118-405 OR 118-406 AS APPROPRIATE WHERE A WALK CROSSES OR ADJONS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 36" WIDE, COMPLYING 2019 CBC, SECTION 118-705.1.2.5.

--- PATH OF TRAVEL



20 SITE PLAN



SCALE: 1" = 20'-0"



K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827
PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

FRENCH CAMP DEVELOPMENT

PARCEL # 16819010
461 FRENCH CAMP ROAD
FRENCH CAMP, CA 95206

DEVELOPER:
MIKE BOPARAI
6900 DANBERG WAY
ELK GROVE CA. 95757

REVISIONS:

PROFESSIONAL SEALS:



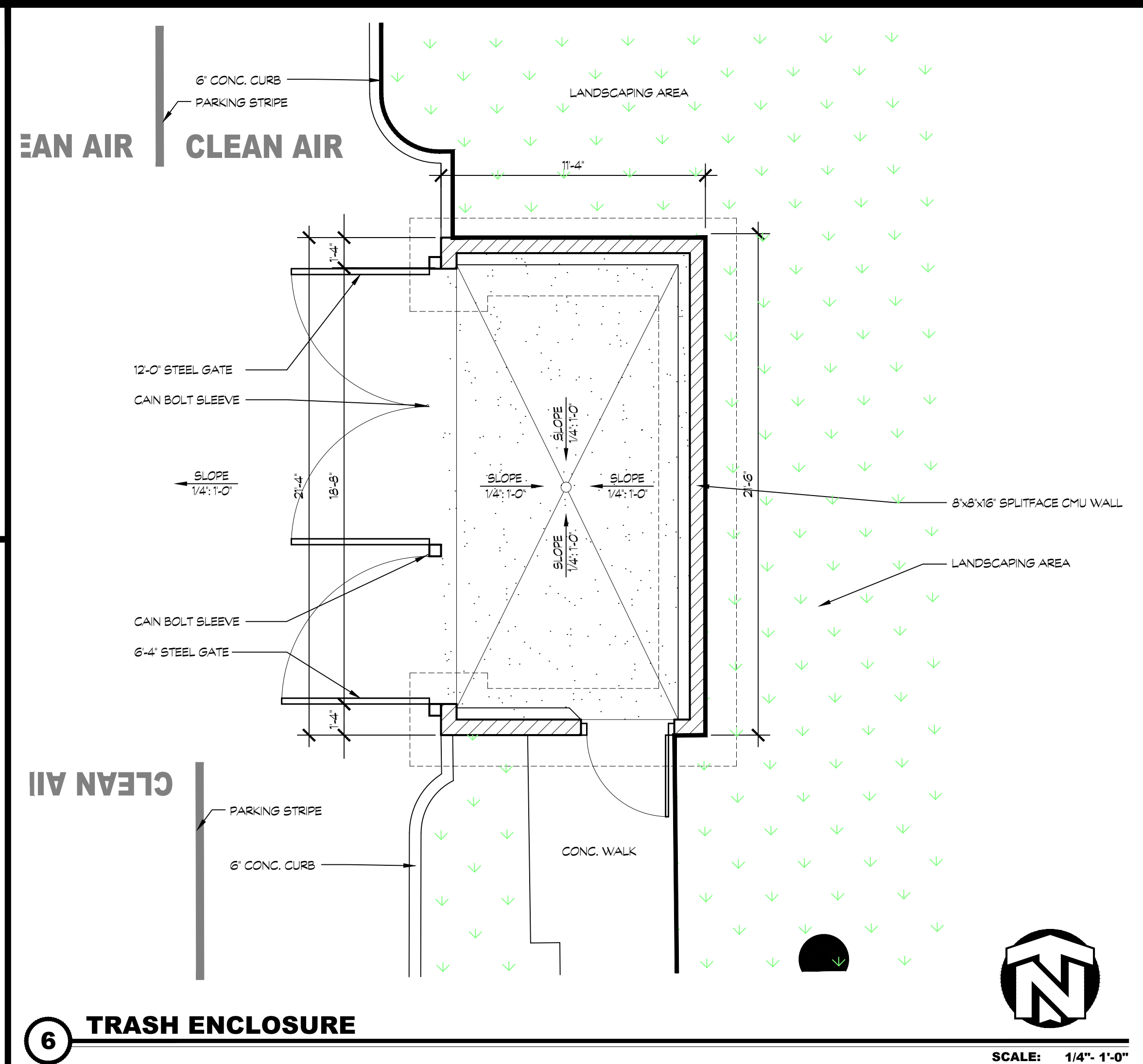
PROJECT NUMBER: **20-040** PROJECT DATE: **5-10-2023**

SHEET CONTENTS:

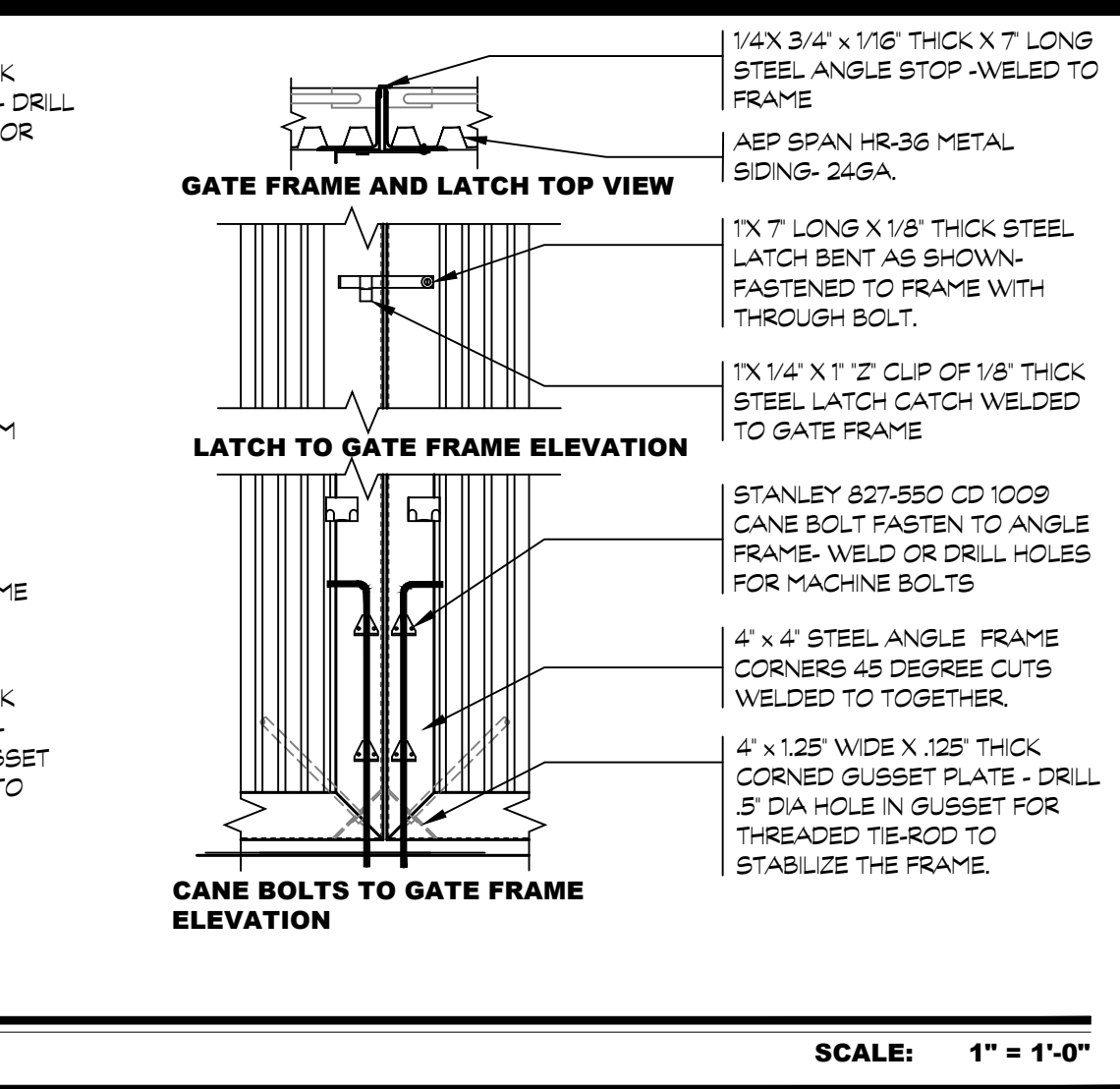
TRASH ENCLOSURE DETAILS

SHEET NUMBER:

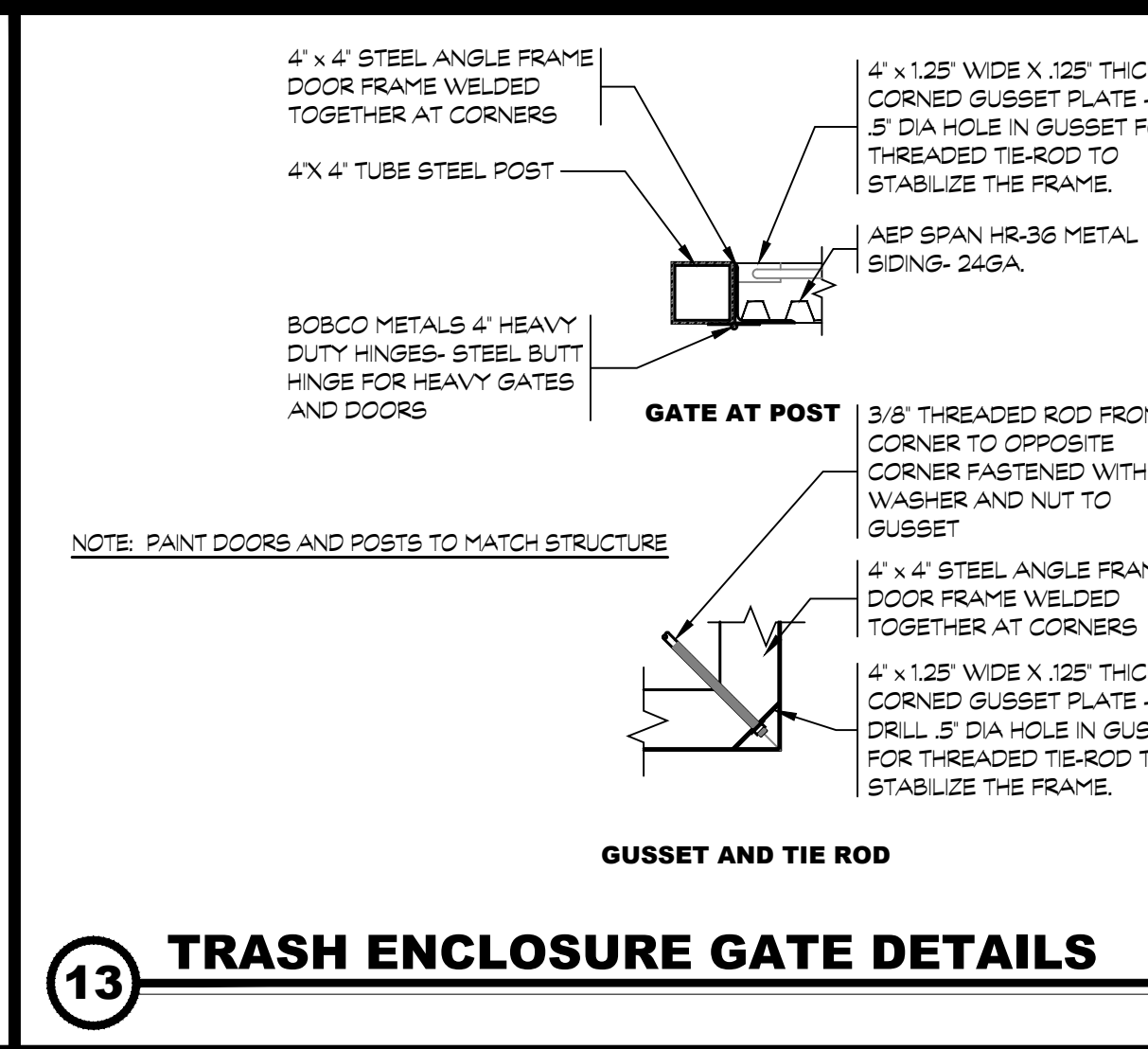
A102



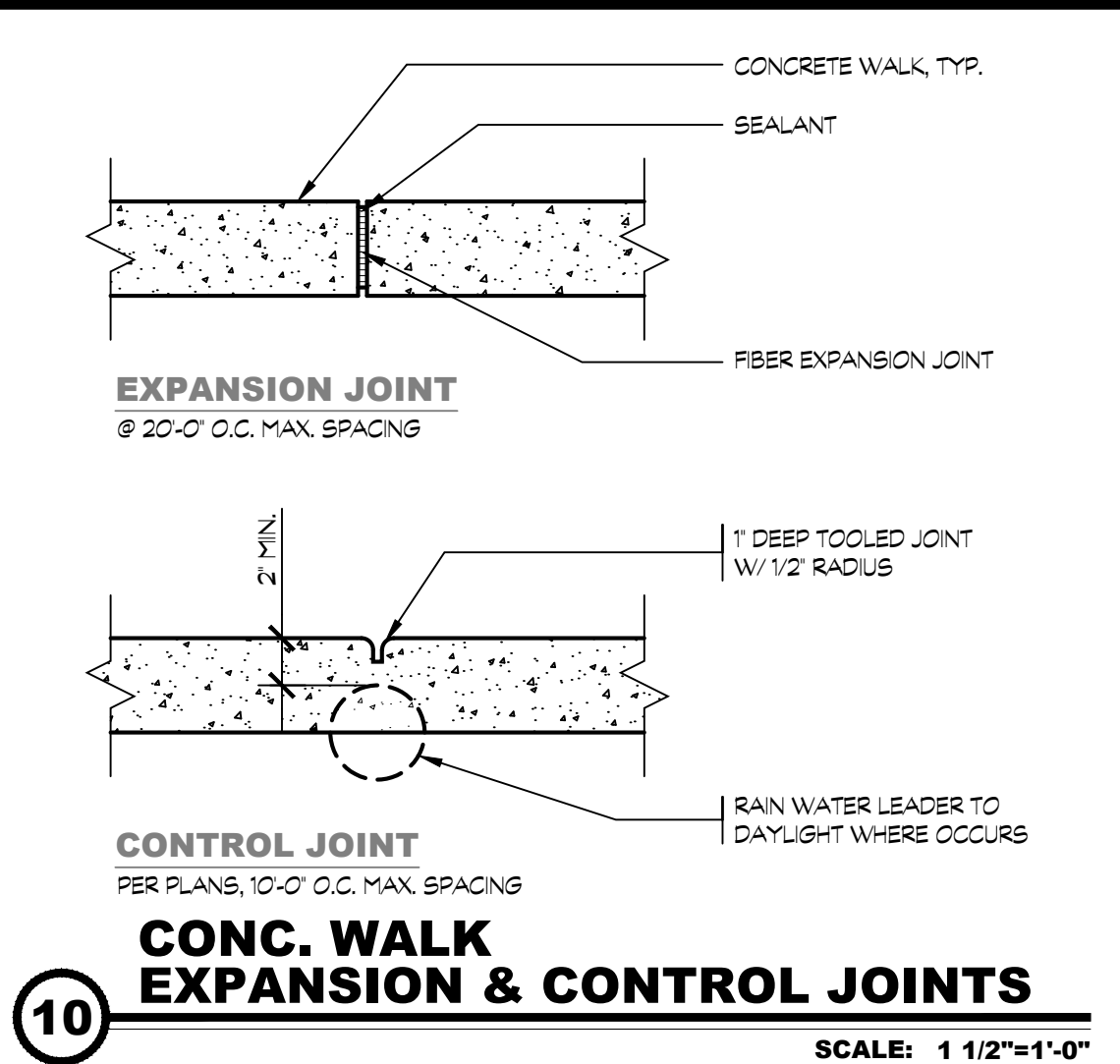
6 TRASH ENCLOSURE SCALE: 1/4" = 1'-0"



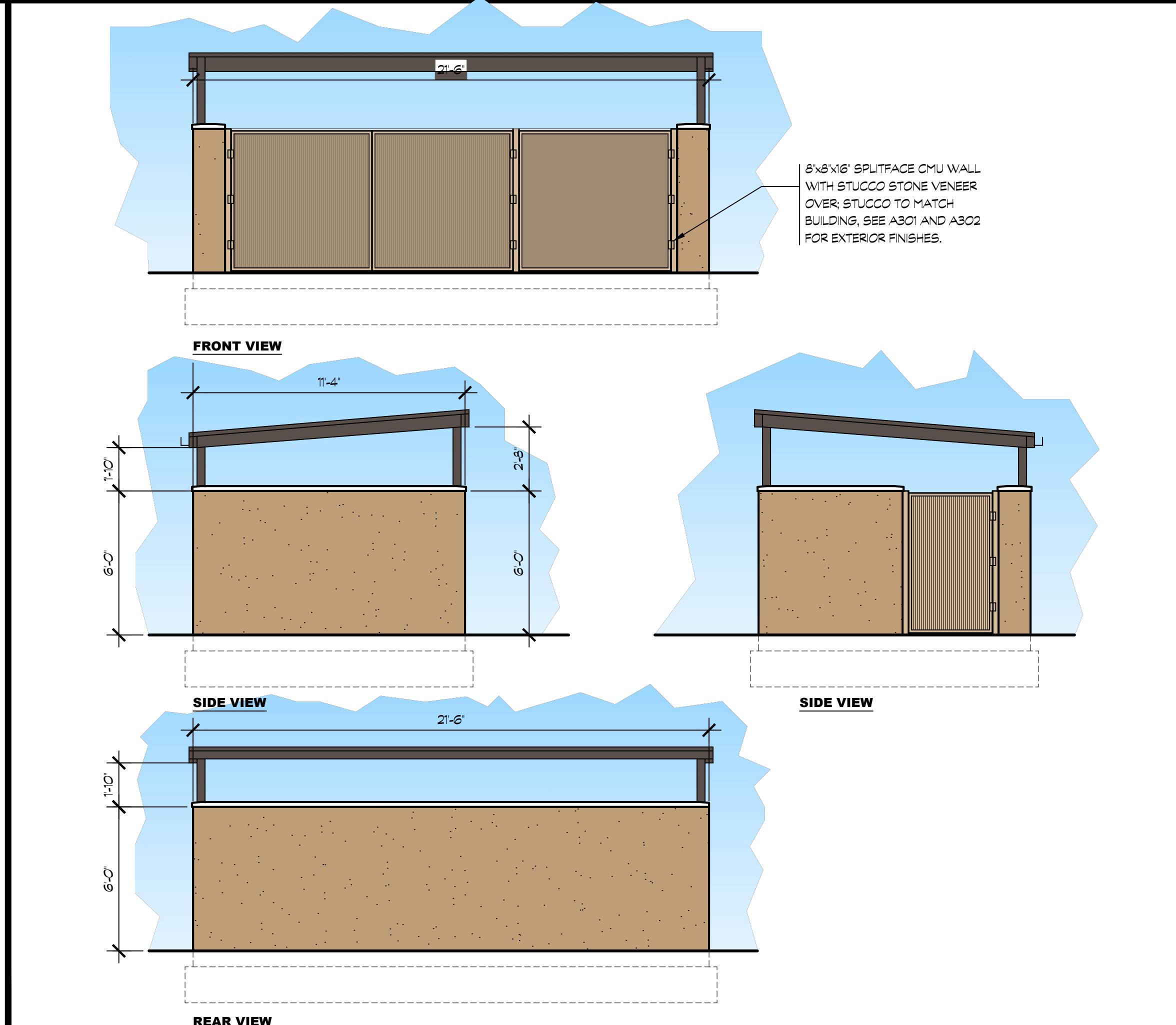
13 TRASH ENCLOSURE GATE DETAILS SCALE: 1" = 1'-0"



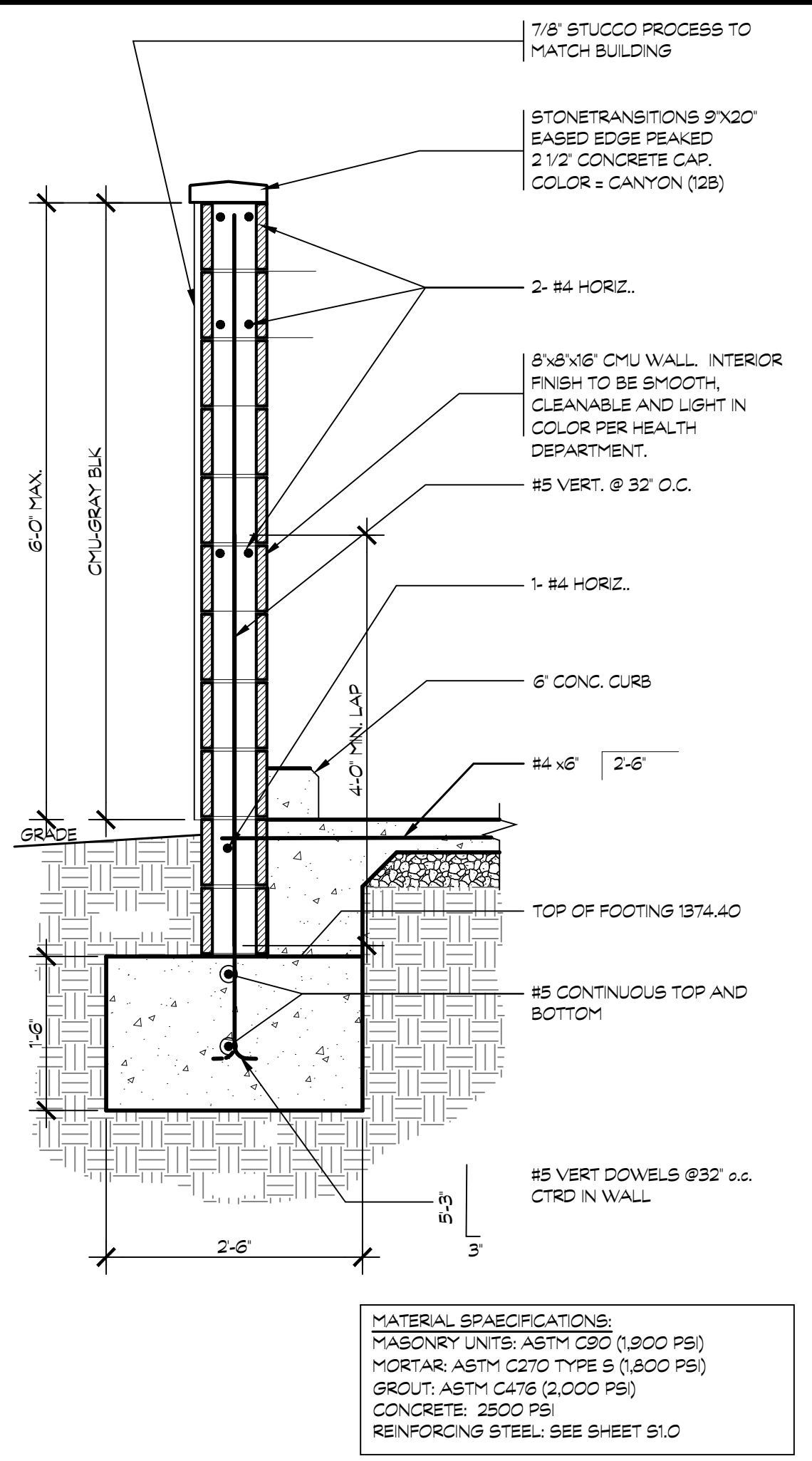
14 CONC. CURB @ LANDSCAPING SCALE: 1 1/2" = 1'-0"



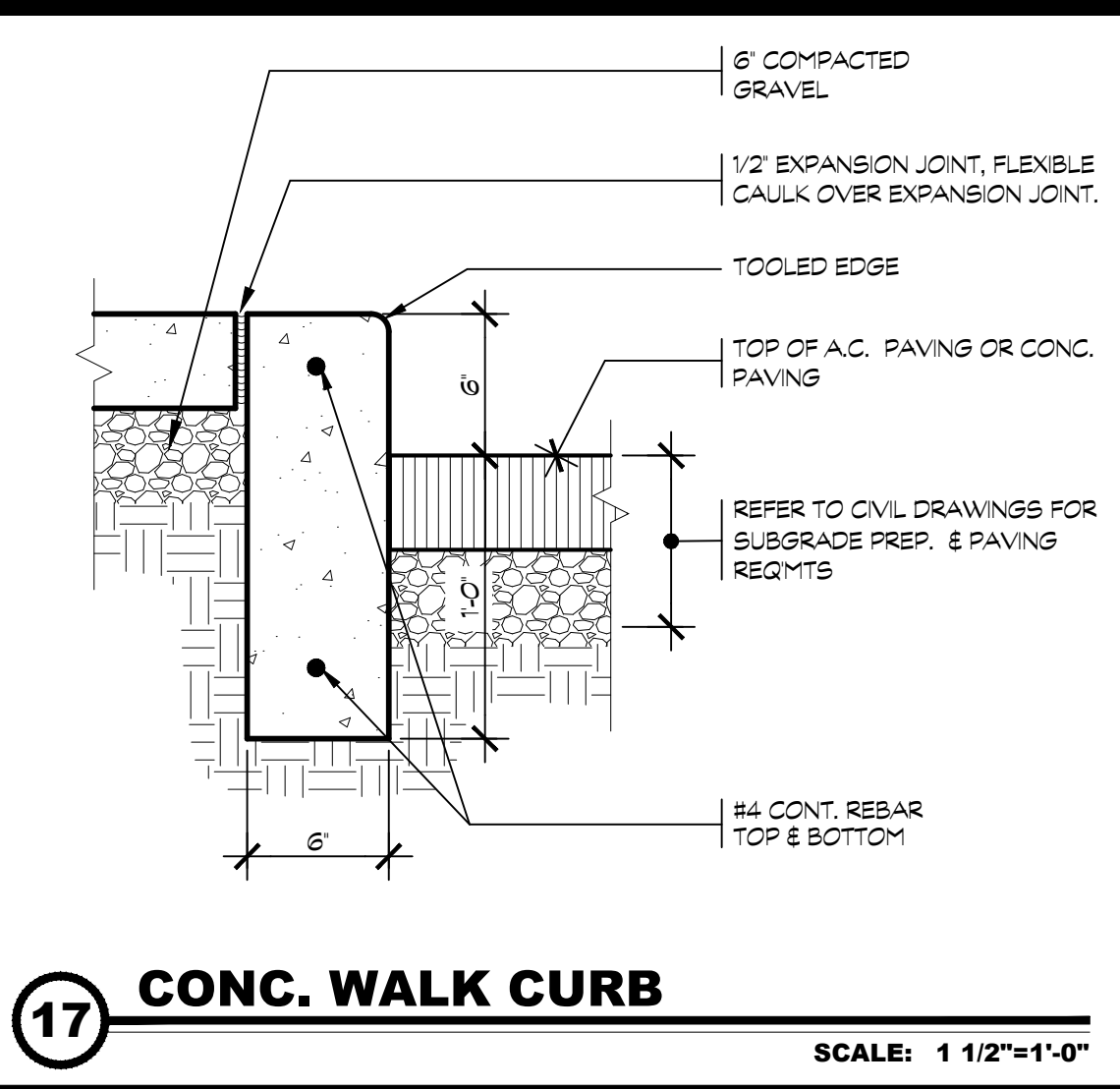
10 CONC. WALK EXPANSION & CONTROL JOINTS SCALE: 1 1/2" = 1'-0"



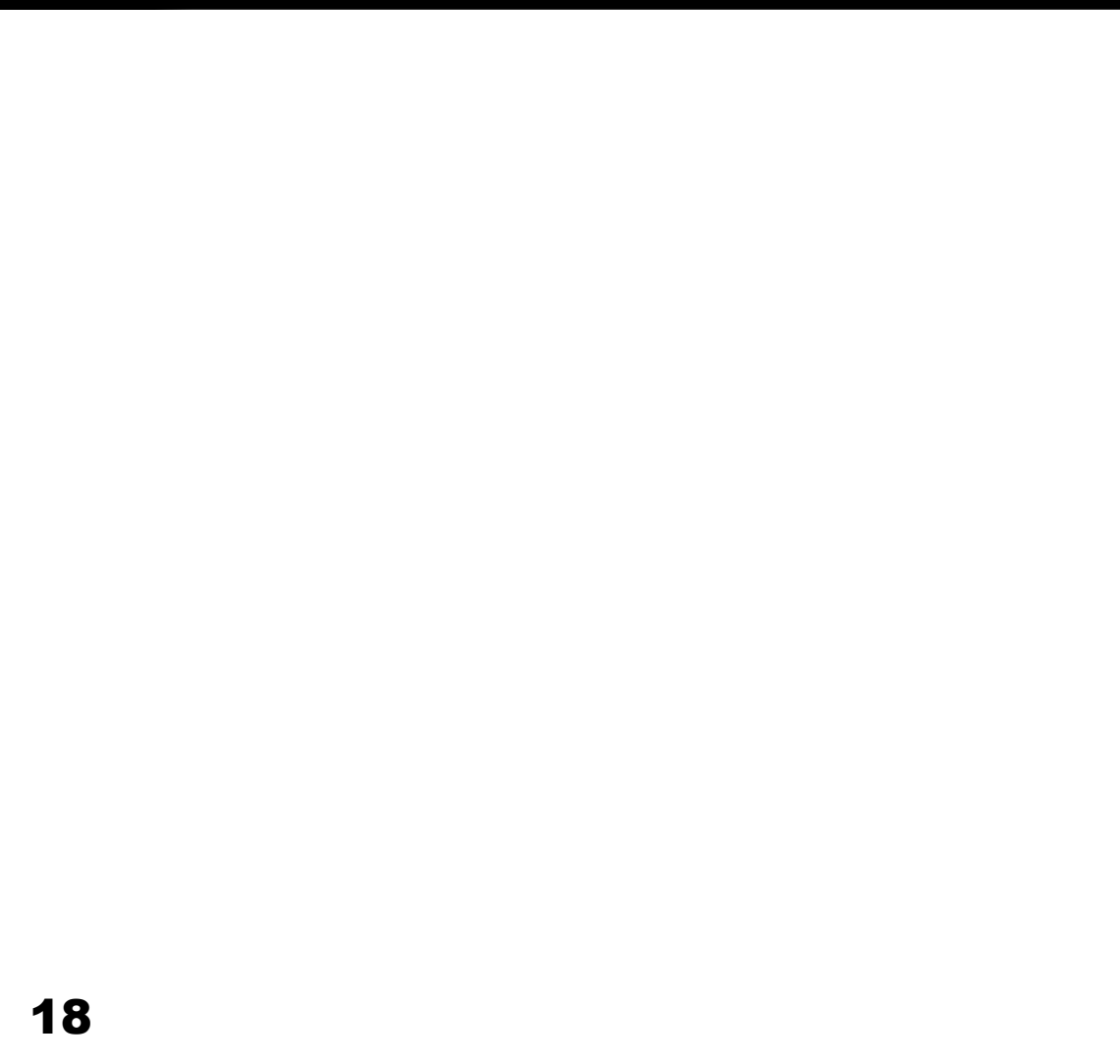
8 TRASH ENCLOSURE ELEVATIONS SCALE: 1/4" = 1'-0"



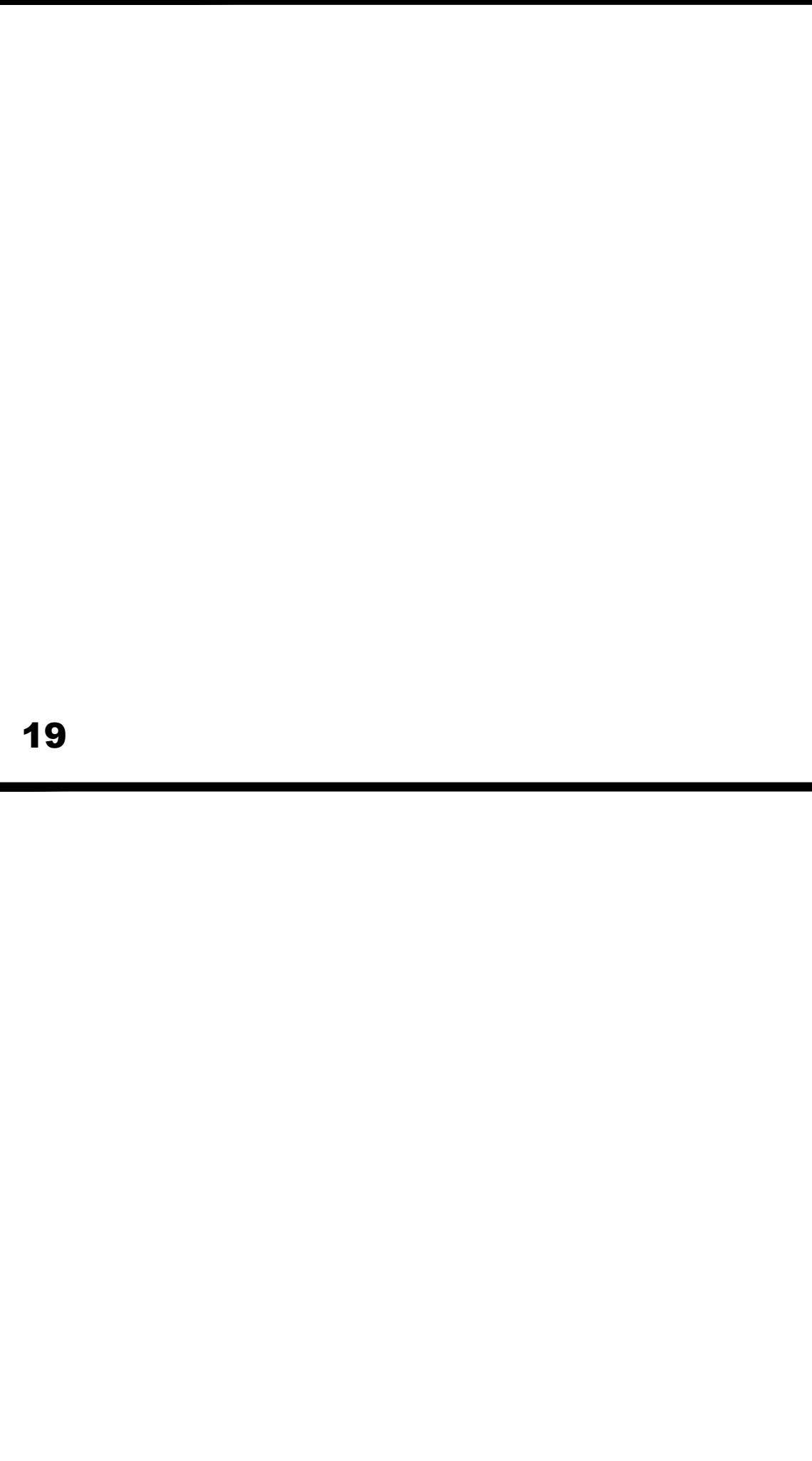
12 TRASH ENCLOSURE WALL SEC. SCALE: 3/4" = 1'-0"



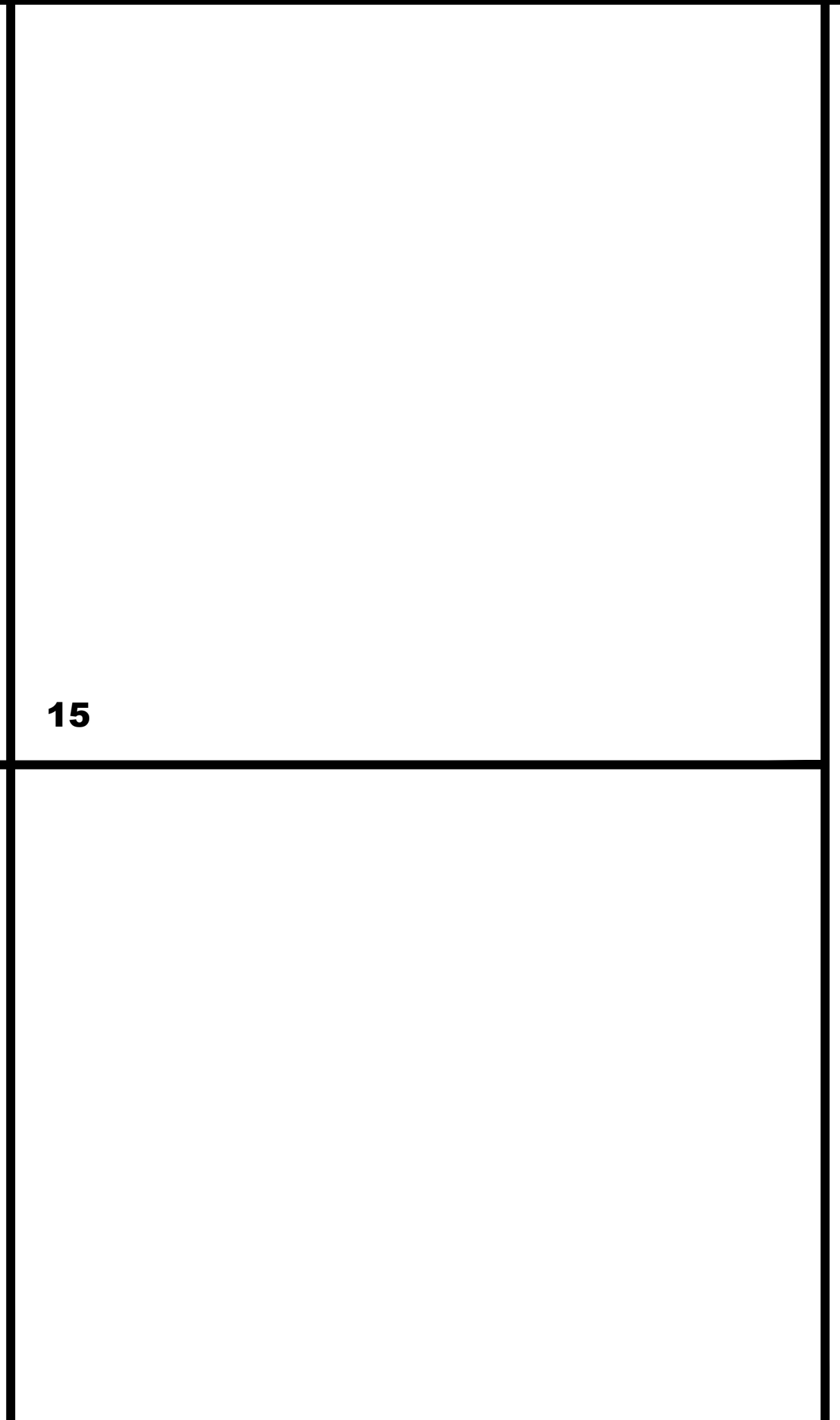
17 CONC. WALK CURB SCALE: 1 1/2" = 1'-0"



18 CONC. CURB @ LANDSCAPING SCALE: 1 1/2" = 1'-0"



20



16



K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827
PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

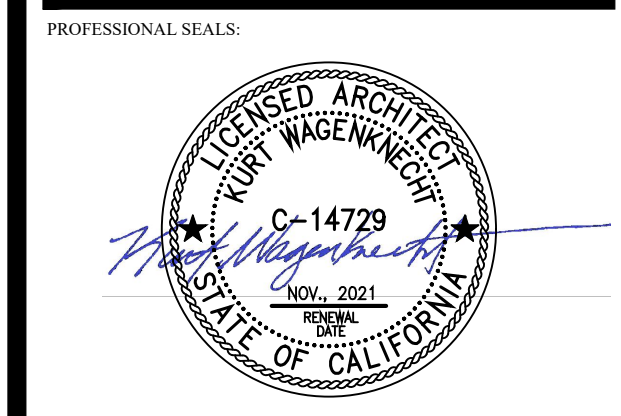
PROJECT:

FRENCH CAMP DEVELOPMENT

PARCEL # 16819010
461 FRENCH CAMP ROAD
FRENCH CAMP, CA 95206

DEVELOPER:
MIKE BOPARAI
6900 DANBERG WAY
ELK GROVE CA. 95757

REVISIONS:



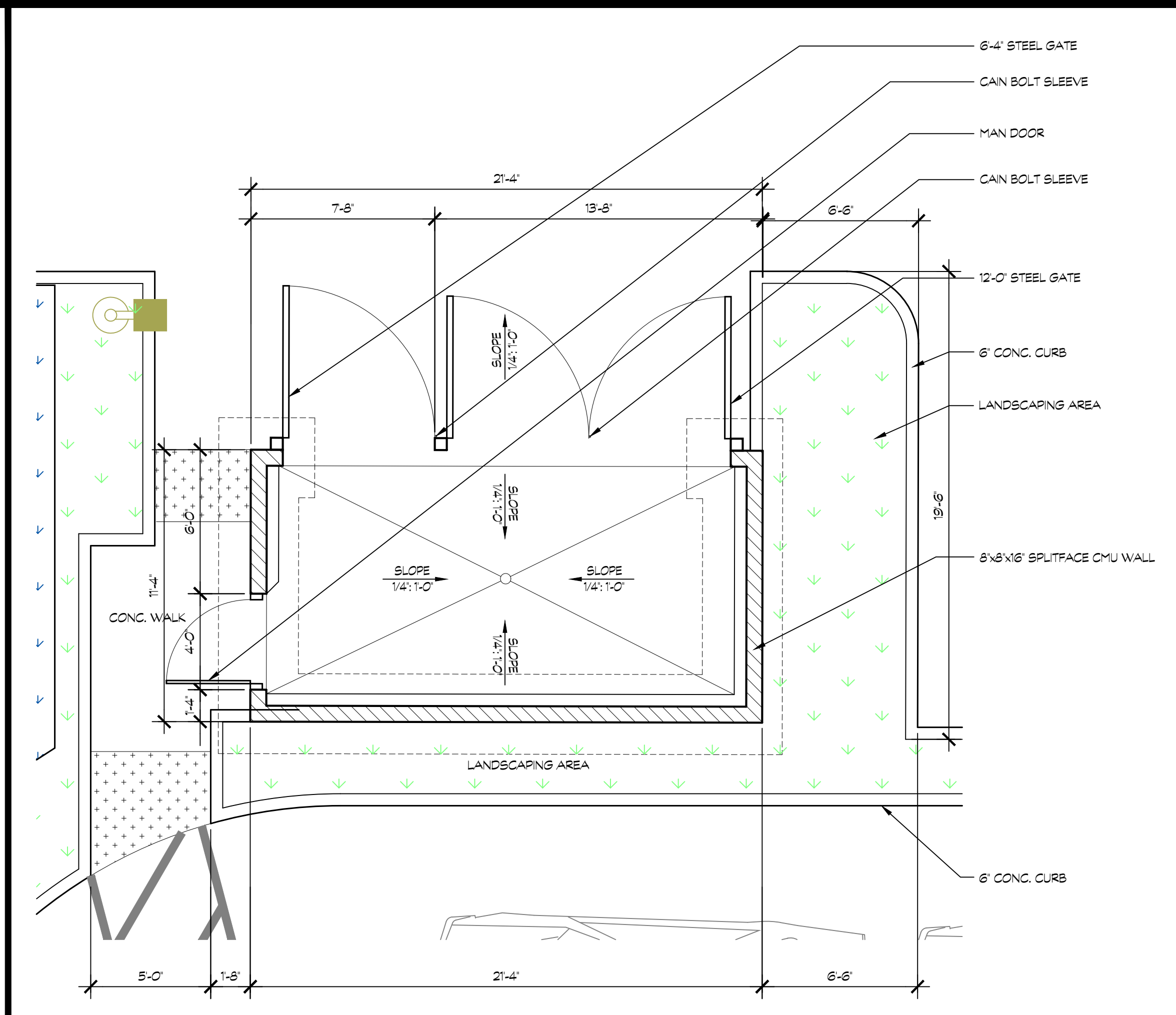
PROJECT NUMBER: 20-040 PROJECT DATE: 5-10-2023

SHEET CONTENTS:

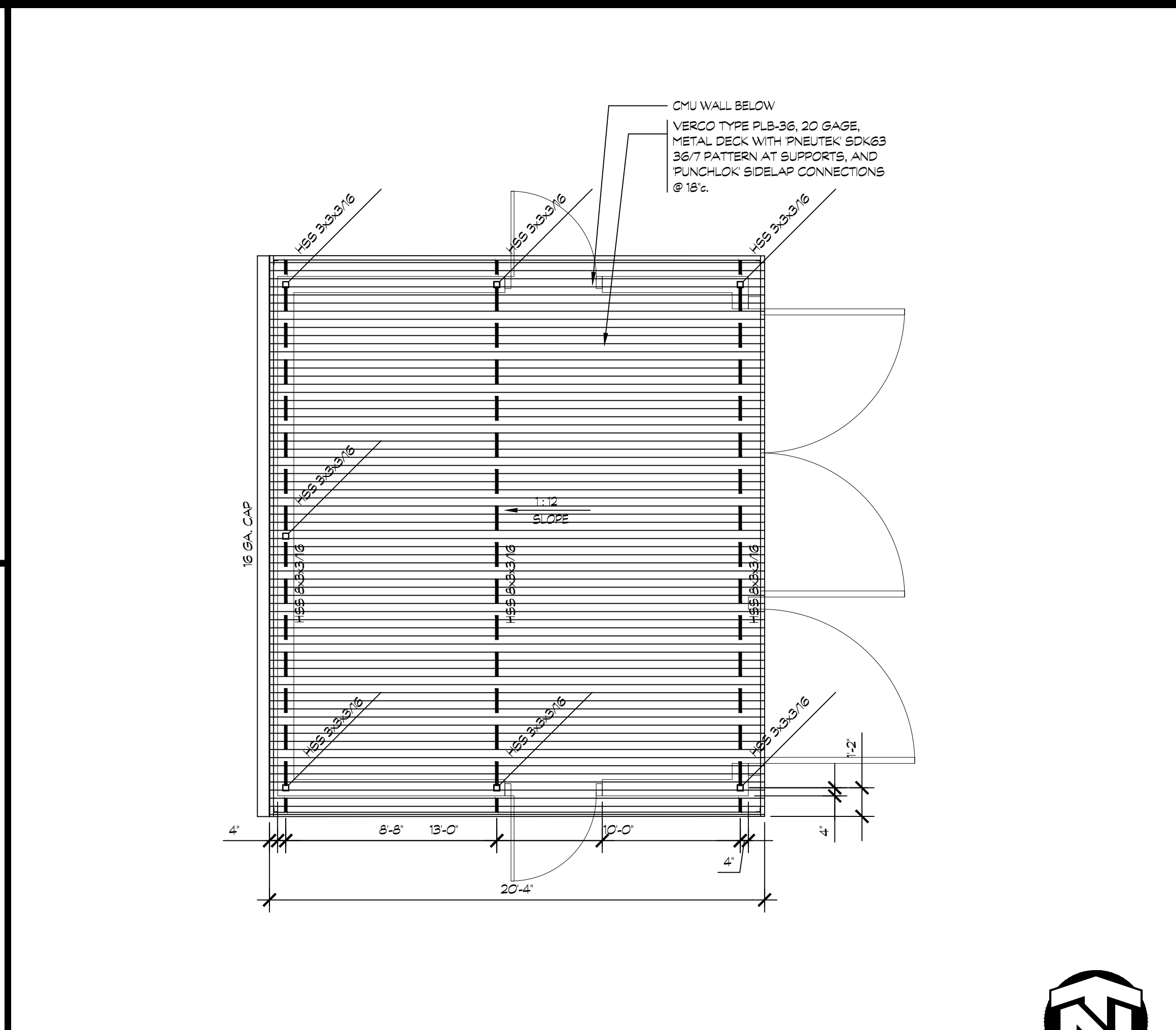
TRASH ENCLOSURE 02 DETAILS

SHEET NUMBER:

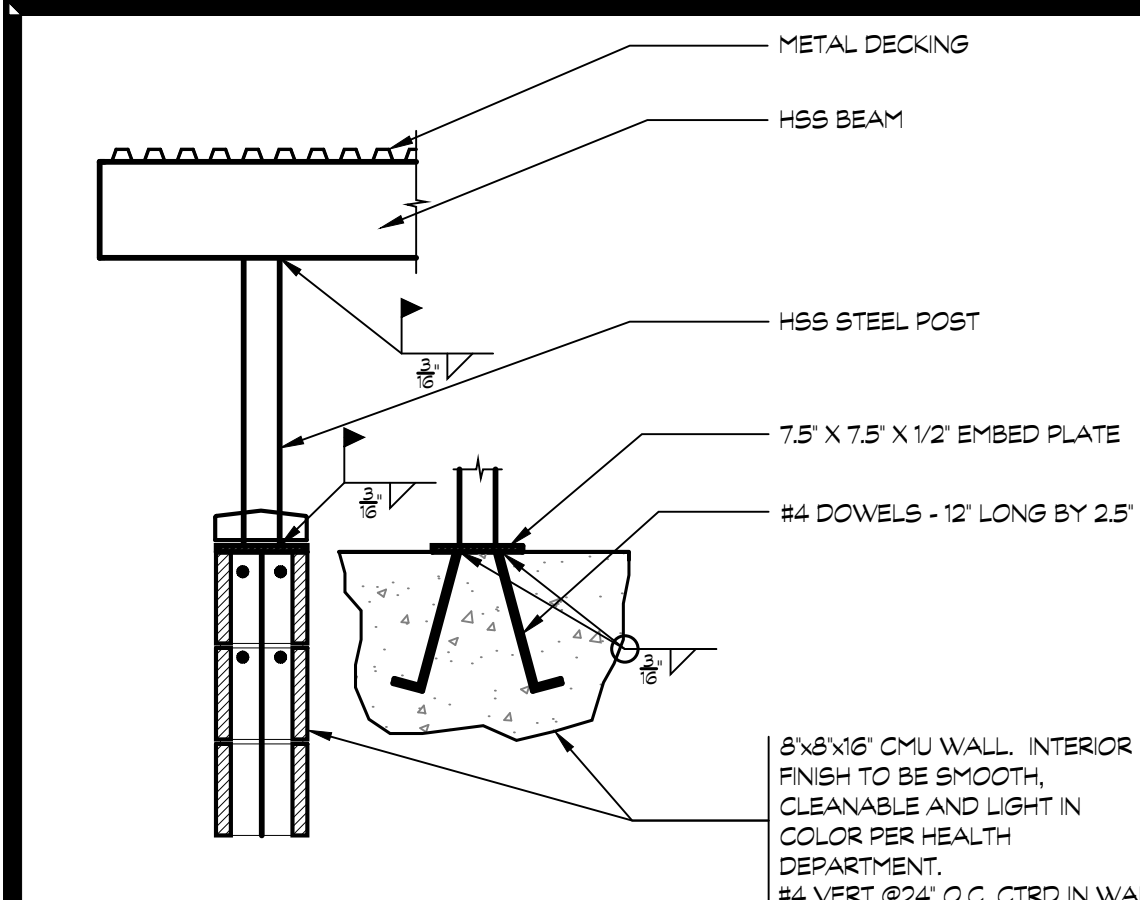
A103



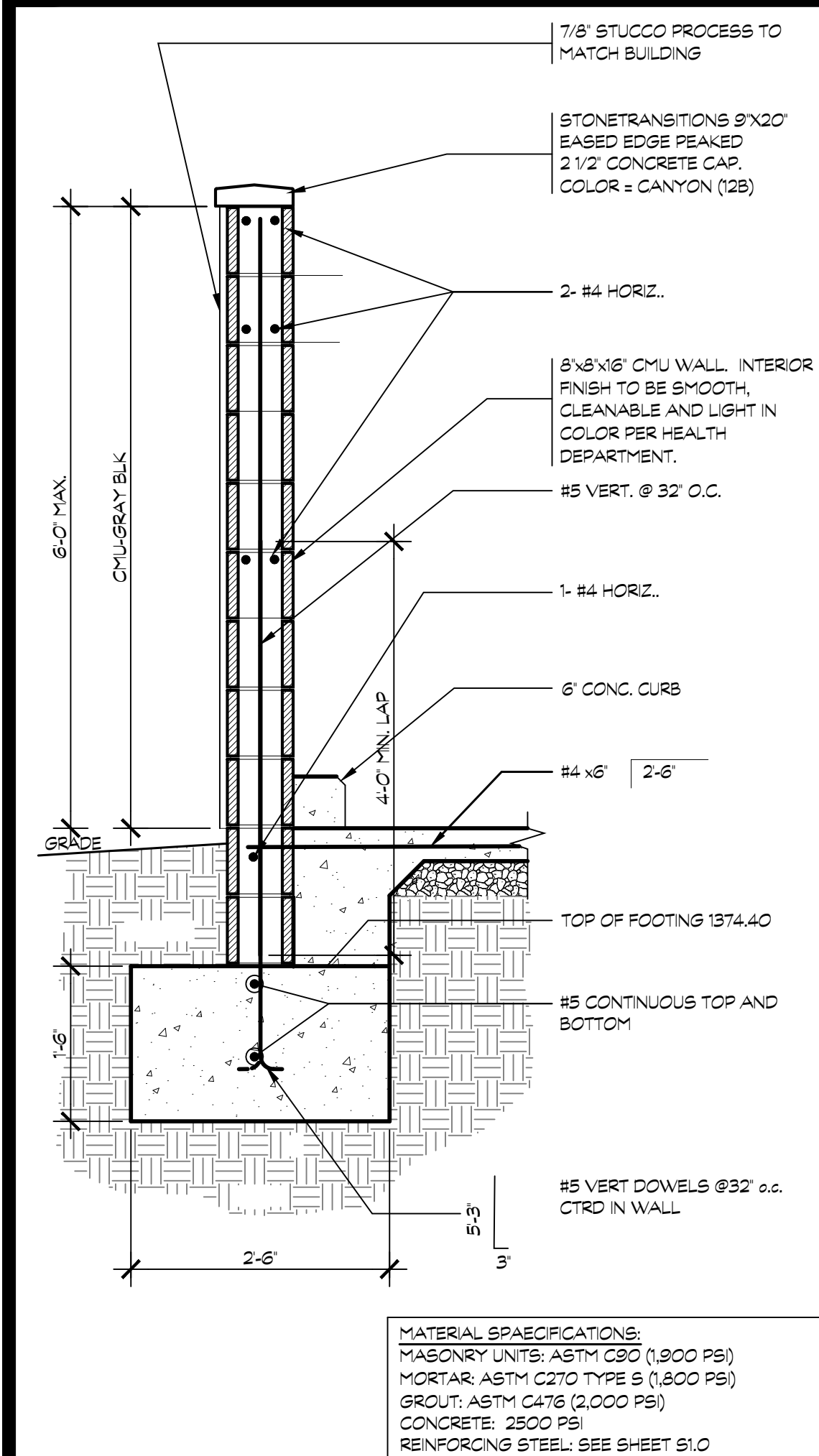
6 TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



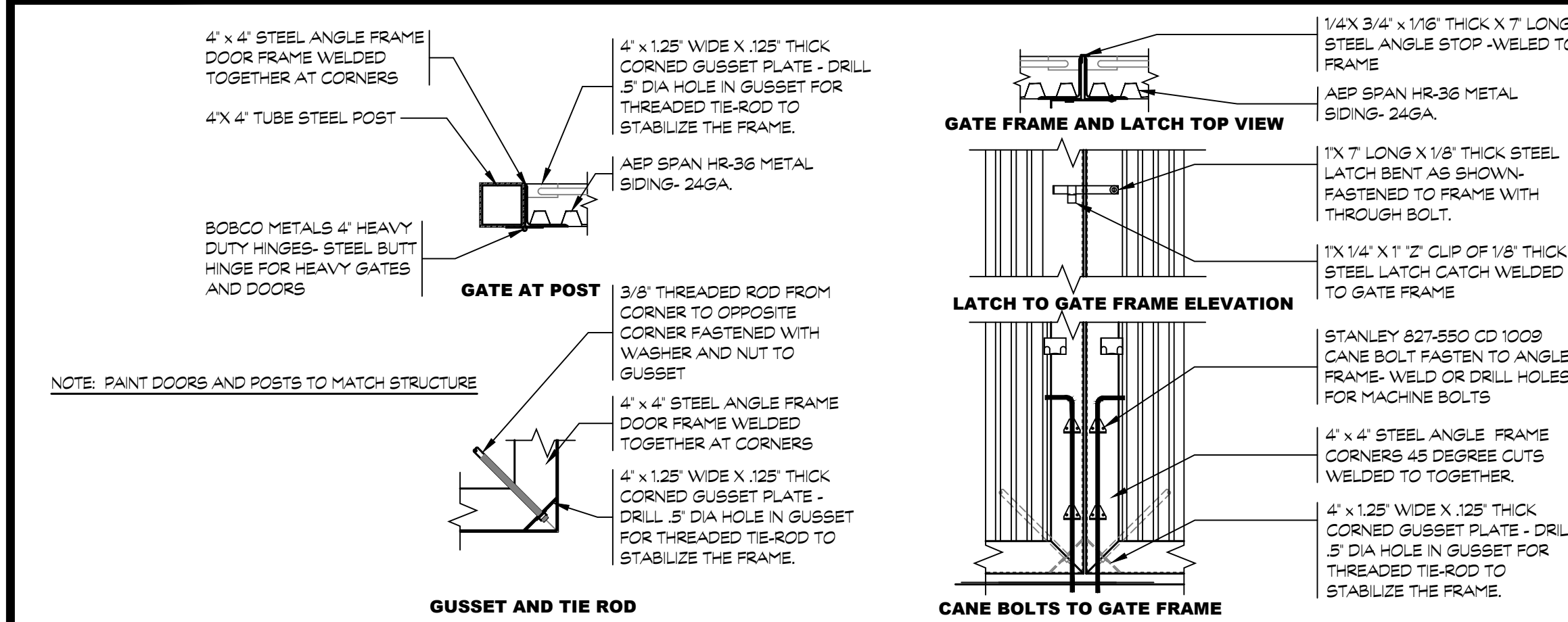
14 TRASH ENCLOSURE ROOF & FRAMING PLAN
SCALE: 1/4" = 1'-0"



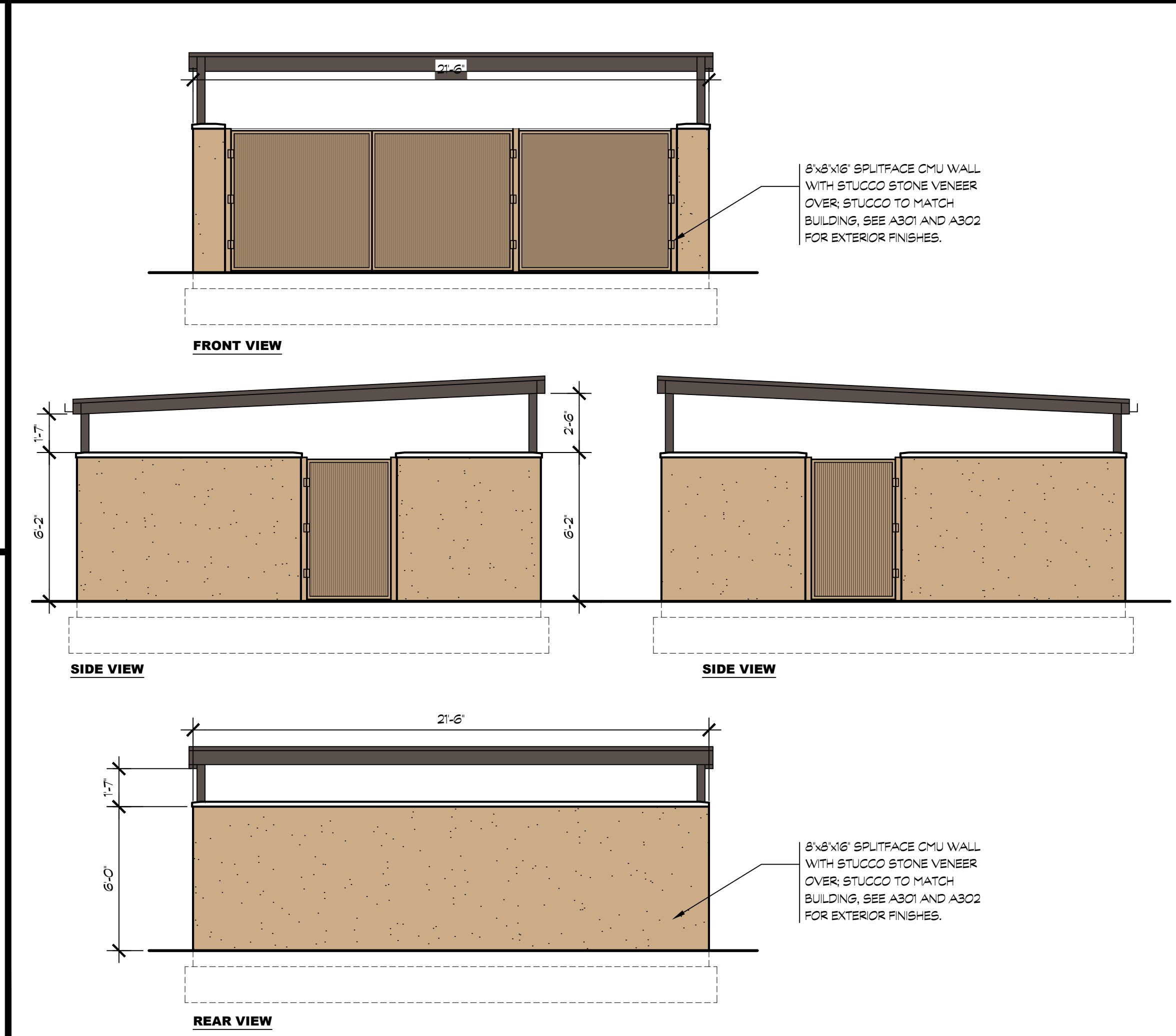
17 TRASH ENCLOSURE ROOF TO CMU WALL CONNECTION
SCALE: 3/4" = 1'-0"



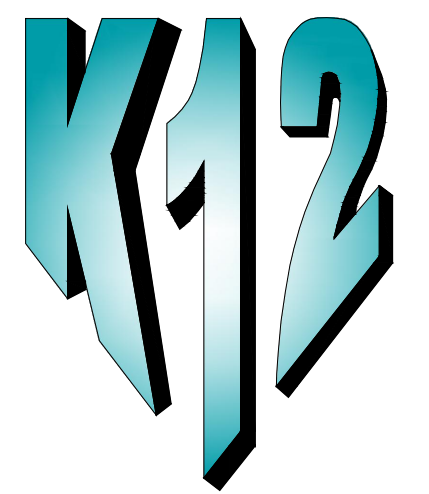
19 TRASH ENCLOSURE WALL SEC.
SCALE: 3/4" = 1'-0"



15 TRASH ENCLOSURE GATE DETAILS
SCALE: 1" = 1'-0"



8 TRASH ENCLOSURE ELEVATIONS
SCALE: 1/4" = 1'-0"



Architects

K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827

PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

**FRENCH
CAMP
DEVELOPMENT**

PARCEL # 16819010

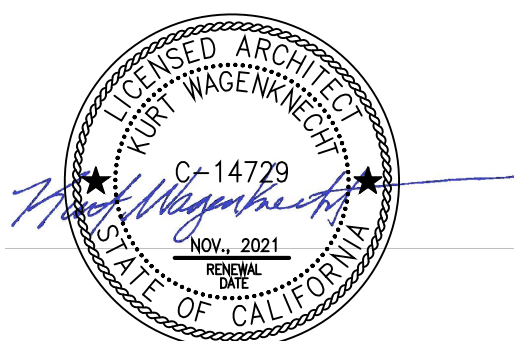
461 FRENCH CAMP ROAD
FRENCH CAMP, CA 95206

DEVELOPER:

**MIKE BOPARAI
6900 DANBERG WAY
ELK GROVE CA. 95757**

REVISIONS:

PROFESSIONAL SEALS:



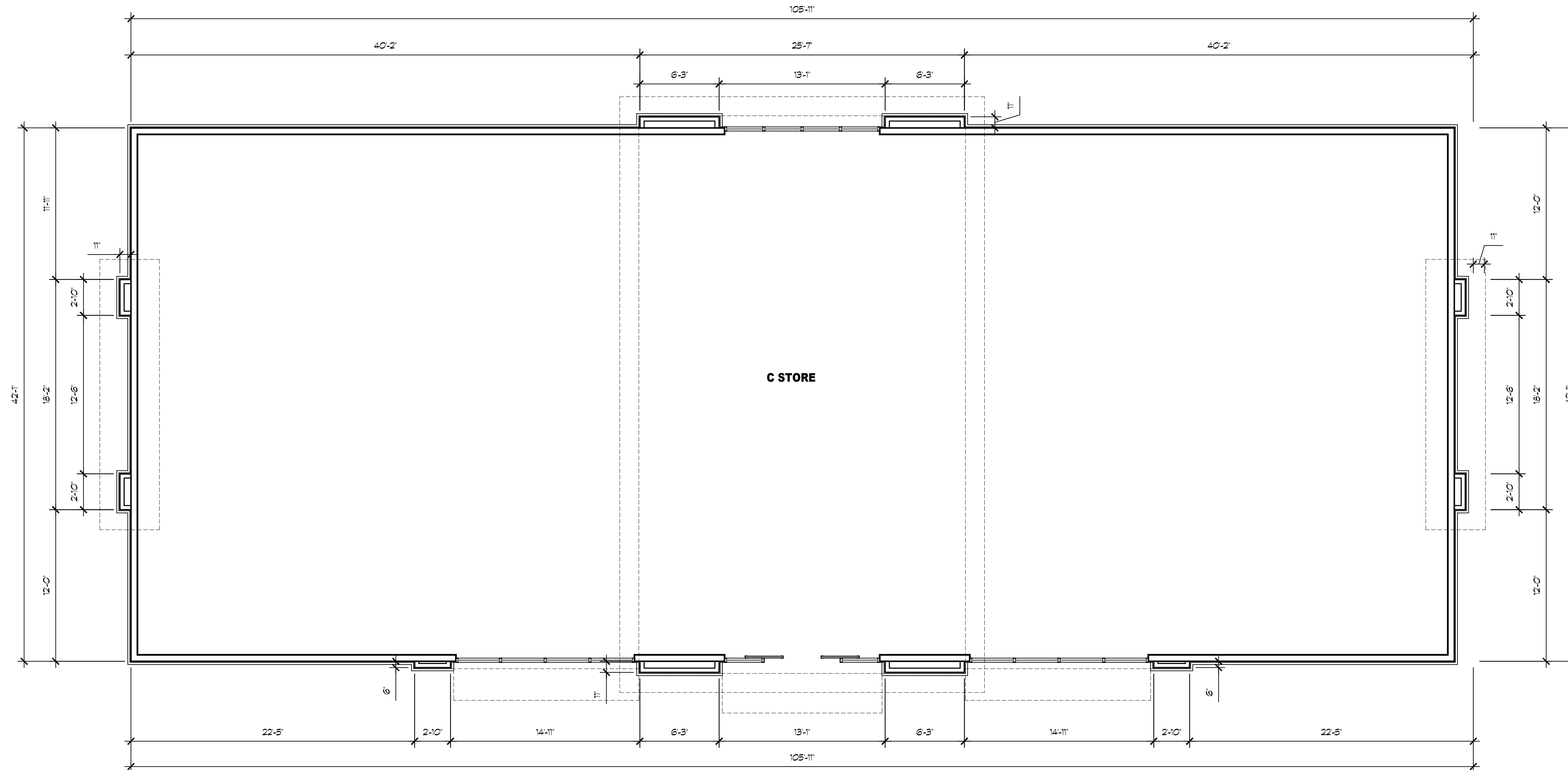
PROJECT NUMBER: **20-040** PROJECT DATE: **00-00-0000**

SHEET CONTENTS:

**C-STORE
FLOOR PLAN**

SHEET NUMBER:

A201





Architects

K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827

PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

**FRENCH
CAMP
DEVELOPMENT**

PARCEL # 16819010

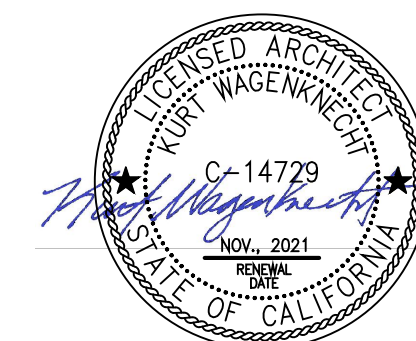
461 FRENCH CAMP ROAD
FRENCH CAMP, CA 95206

DEVELOPER:

**MIKE BOPARAI
6900 DANBERG WAY
ELK GROVE CA. 95757**

REVISIONS:

PROFESSIONAL SEALS:



PROJECT NUMBER:

20-040

PROJECT DATE:

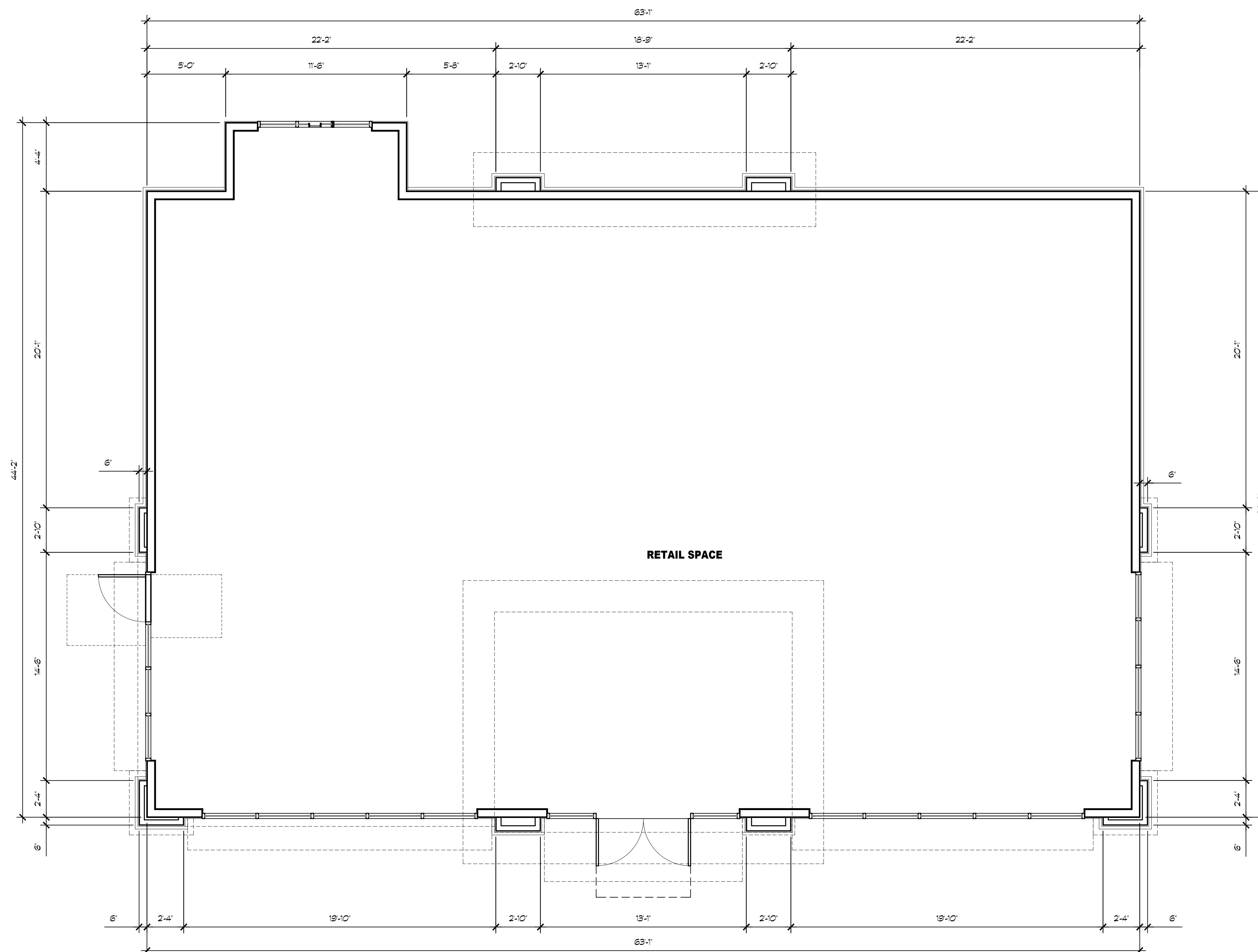
00-00-0000

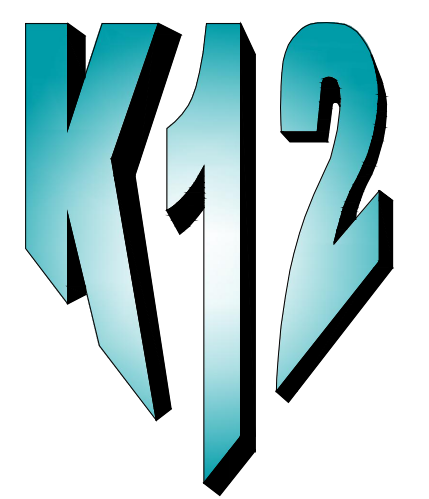
SHEET CONTENTS:

**QSR
FLOOR PLAN**

SHEET NUMBER:

A202





K12 Architects

K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827

PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

FRENCH CAMP DEVELOPMENT

PARCEL # 16819010

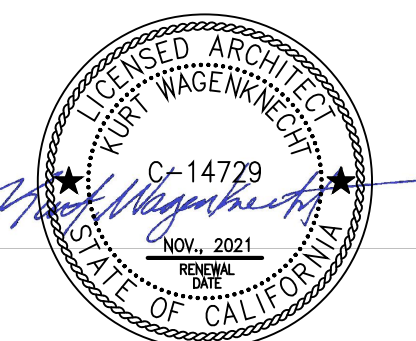
461 FRENCH CAMP ROAD
FRENCH CAMP, CA 95206

DEVELOPER:

MIKE BOPARAI
6900 DANBERG WAY
ELK GROVE CA. 95757

REVISIONS:

PROFESSIONAL SEALS:



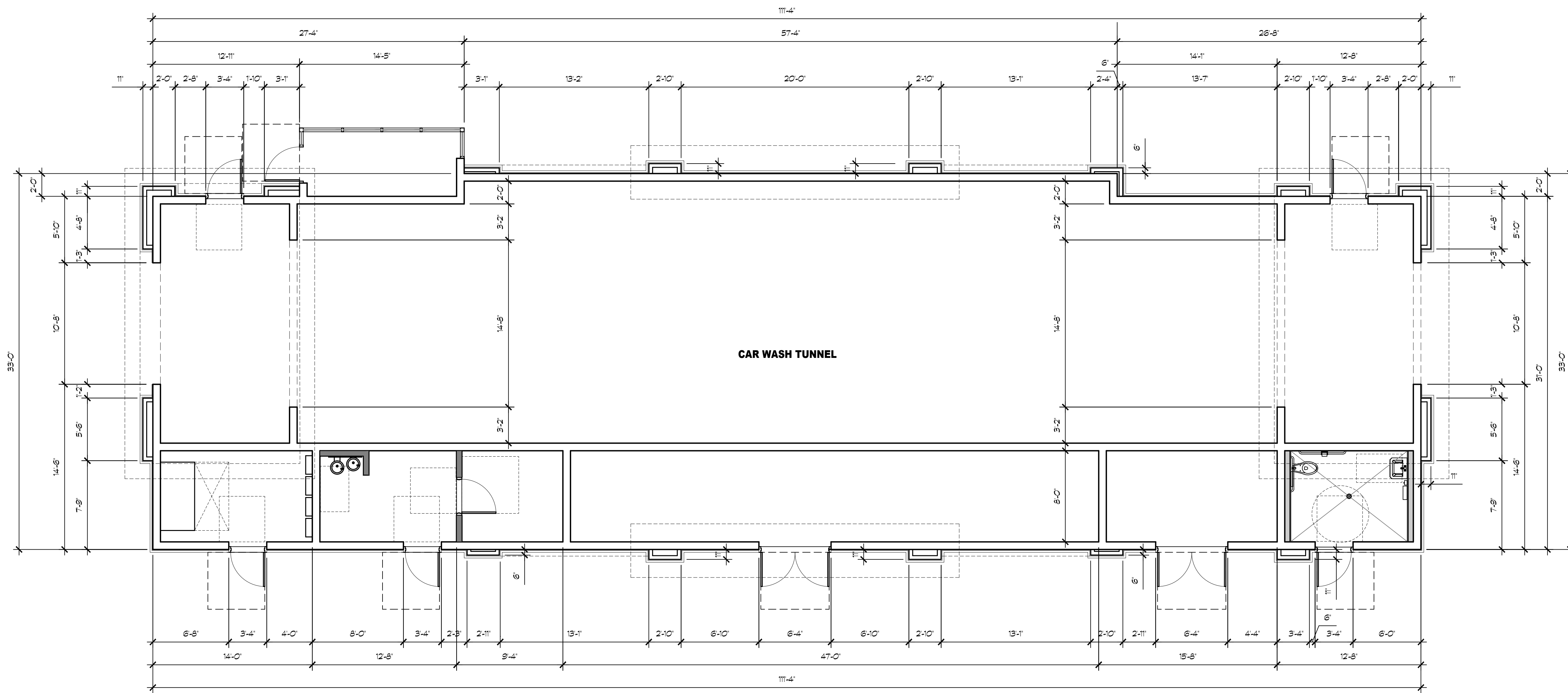
PROJECT NUMBER: **20-040** PROJECT DATE: **00-00-0000**

SHEET CONTENTS:

CAR WASH FLOOR PLAN

SHEET NUMBER:

A203



CAR WASH TUNNEL





K12 Architects

K12 Architects, Inc
3090 File Circle, #104
Sacramento, CA 95827
PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

FRENCH CAMP DEVELOPMENT

PARCEL # 16819010
461 FRENCH CAMP ROAD
FRENCH CAMP, CA 95206

DEVELOPER:

MIKE BOPARAI
6900 DANBERG WAY
ELK GROVE CA. 95757

REVISIONS:

PROFESSIONAL SEALS:



PROJECT NUMBER: **20-040** PROJECT DATE: **00-00-0000**

SHEET CONTENTS:

CONVENIENCE STORE EXTERIOR ELEVATIONS

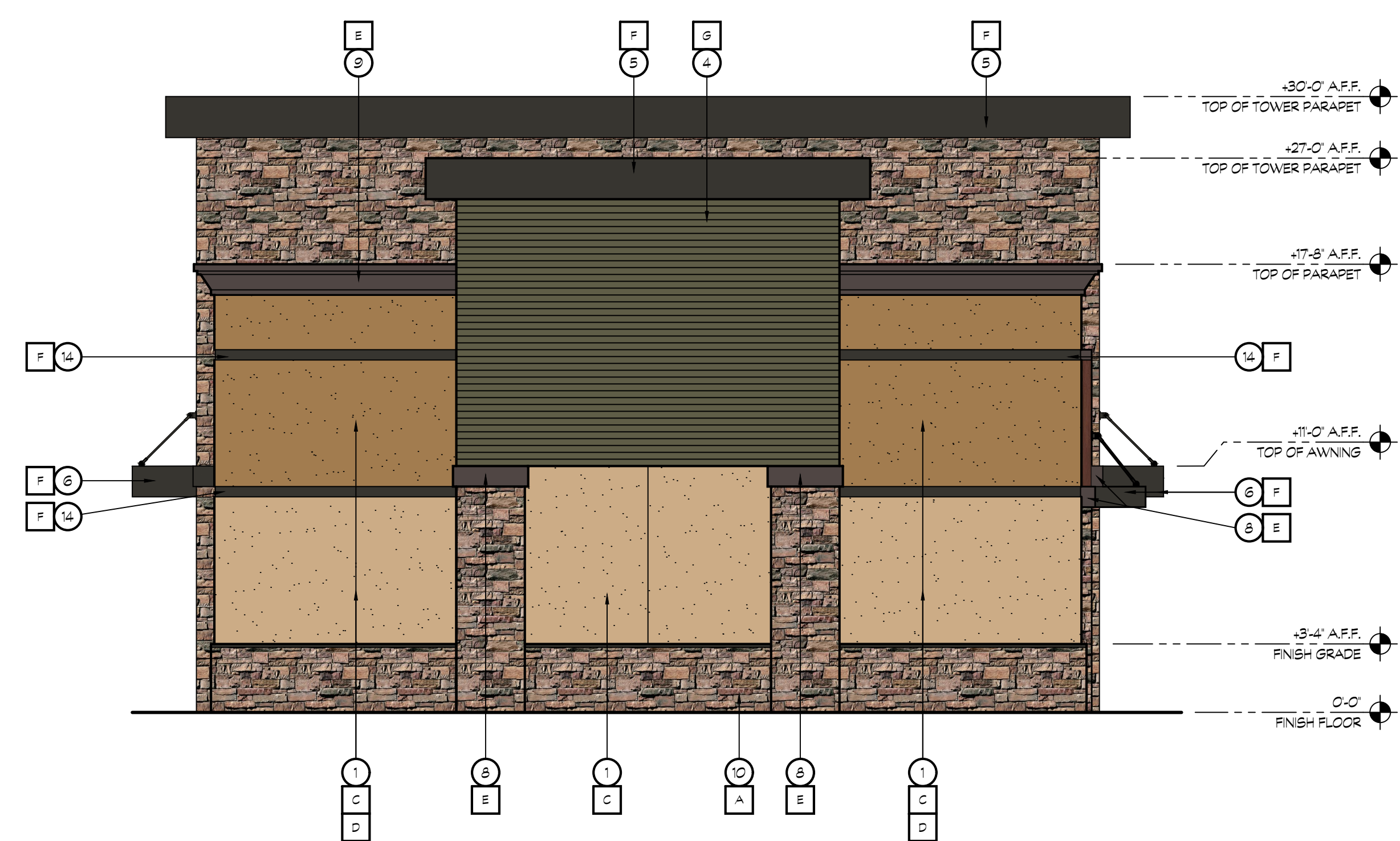
SHEET NUMBER:

A301



18 CONVENIENCE STORE EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



20 CONVENIENCE STORE EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"

KEY NOTES

- 1 7/8" THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
- 2 SIGNAGE, BY OWNER
- 3 STOREFRONT WINDOW SYSTEM; BLACK ANODIZED, 2x4.5' CENTER GLAZING SYSTEM; WITH 1' CLEAR DUAL GLAZING
- 4 METAL SIDING
- 5 STEEL CHANNEL AWNING FASCIA
- 6 METAL AWNING
- 7 METAL FLASHING- PAINTED
- 8 FOAM COLUMN CAP, PAINTED
- 9 FOAM PARAPET - PAINTED
- 10 STUCCO STONE OVER EXTERIOR CEMENT PLASTER OVER METAL LATH OVER DUPONT TYVEK DRAINWRAP
- 11 WALL LIGHT BY OWNER
- 12 ROOF LINE AND WALL BEYOND
- 13 STREET ADDRESS, 12" HIGH LETTERS, 1 1/2" STROKE, BLACK, BACKGROUND COLOR TO MATCH TRIM COLOR, WALL WASH ILLUMINATION
- 14 6" METAL REVEAL

COLOR LEGEND

- | | | |
|---|---|--|
| A | EL DORADO STONE LIMESTONE- 'OLD COUNTRY LEDGE- CHABLIS' | |
| B | DIZAL ALUMINUM SIDING '22-03- HICKORY BOURBON' | |
| C | DUNN EDWARDS PAINT DET664- 'DA VANZO BEIGE' | |
| D | DUNN EDWARDS PAINT DET684- 'CRACKLED LEATHER' | |
| E | DUNN EDWARDS PAINT DET680- 'ESPRESSO MACCHIATO' | |
| F | AEP SPAN METALS- 'MIDNIGHT BRONZE' | |
| G | DUNN EDWARDS PAINT DEAT4- 'OLIVE COURT' | |



K12 Architects

K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827
PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

FRENCH CAMP DEVELOPMENT

PARCEL # 16819010

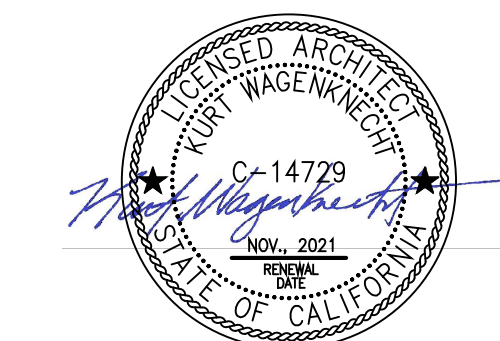
461 FRENCH CAMP ROAD
FRENCH CAMP, CA 95206

DEVELOPER:

MIKE BOPARAI
6900 DANBERG WAY
ELK GROVE CA. 95757

REVISIONS:

PROFESSIONAL SEALS:



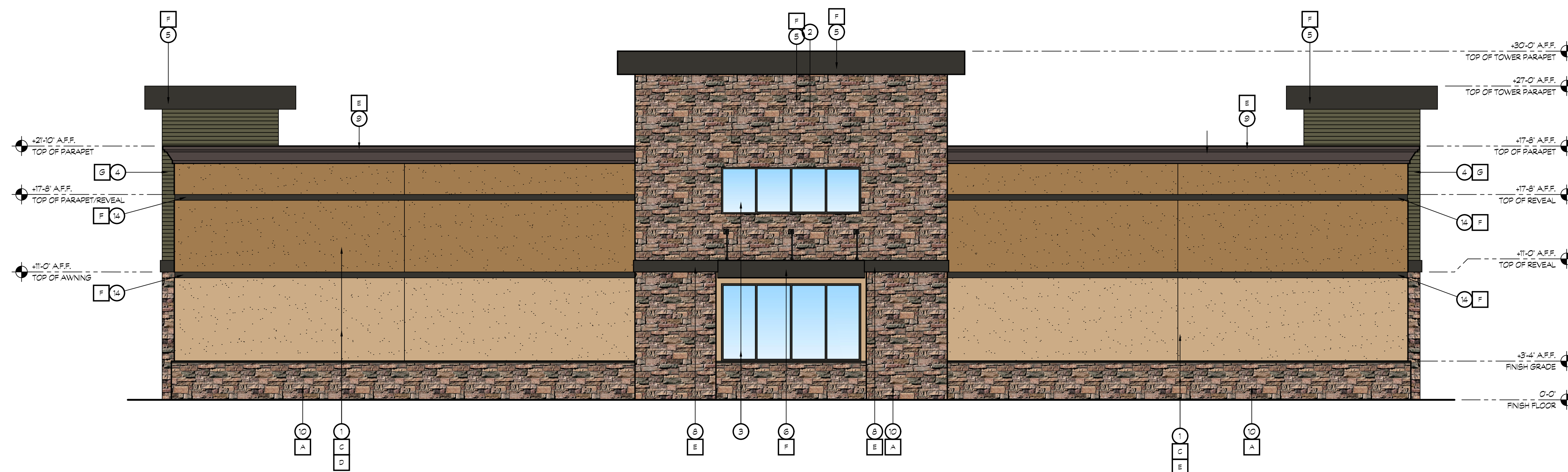
PROJECT NUMBER: **20-040** PROJECT DATE: **00-00-0000**

SHEET CONTENTS:

CONVENIENCE STORE EXTERIOR ELEVATIONS

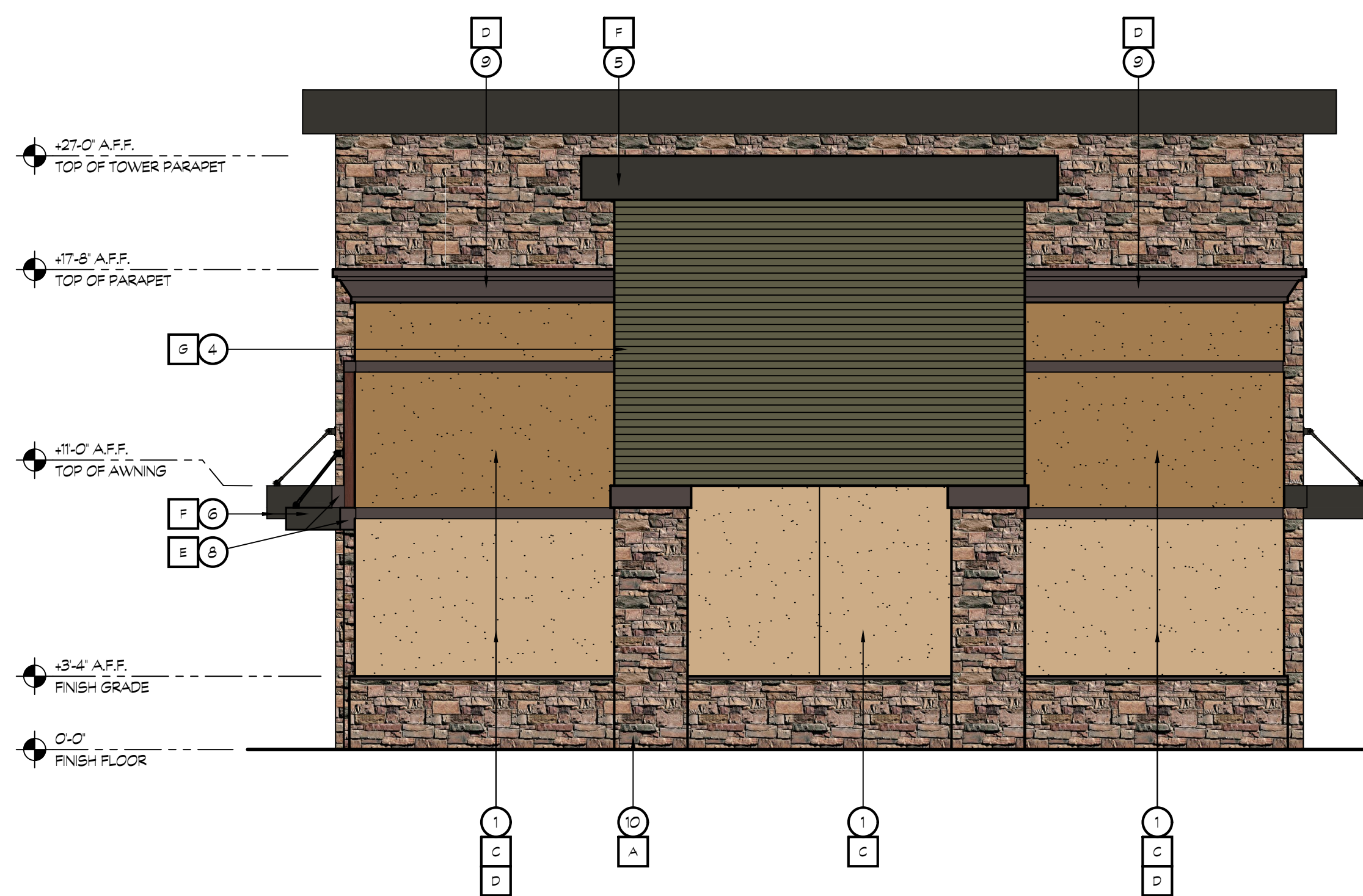
SHEET NUMBER:

A302



18 CONVENIENCE STORE EXTERIOR ELEVATION

SCALE: 1/4"= 1'-0"



20 CONVENIENCE STORE EXTERIOR ELEVATION

SCALE: 1/4"= 1'-0"

KEY NOTES

- 1 7/8" THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
- 2 SIGNAGE, BY OWNER
- 3 STOREFRONT WINDOW SYSTEM; BLACK ANODIZED, 2x4.5' CENTER GLAZING SYSTEM; WITH 1' CLEAR DUAL GLAZING
- 4 METAL SIDING
- 5 STEEL CHANNEL AWNING FASCIA
- 6 METAL AWNING
- 7 METAL FLASHING- PAINTED
- 8 FOAM COLUMN CAP- PAINTED
- 9 FOAM PARAPET - PAINTED
- 10 STUCCO STONE OVER EXTERIOR CEMENT PLASTER OVER METAL LATH OVER DUPONT TYVEK DRAINWRAP
- 11 WALL LIGHT BY OWNER
- 12 ROOF LINE AND WALL BEYOND
- 13 STREET ADDRESS, 12" HIGH LETTERS, 1 1/2" STROKE, BLACK, BACKGROUND COLOR TO MATCH TRIM COLOR, WALL WASH ILLUMINATION

COLOR LEGEND

<p>A EL DORADO STONE LIMESTONE- 'OLD COUNTRY LEDGE- CHABLIS'</p> <p>B DIZAL ALUMINUM SIDING 122-03- 'HICKORY BOURBON'</p> <p>C DUNN EDWARDS PAINT DET664- 'DA VANZO BEIGE'</p> <p>D DUNN EDWARDS PAINT DET684- 'CRACKLED LEATHER'</p> <p>E DUNN EDWARDS PAINT DET680- 'ESPRESSO MACCHIATO'</p> <p>F AEP SPAN METALS- 'MIDNIGHT BRONZE'</p> <p>G DUNN EDWARDS PAINT DEAT4- 'OLIVE COURT'</p>	
---	--



K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827
PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

FRENCH CAMP DEVELOPMENT

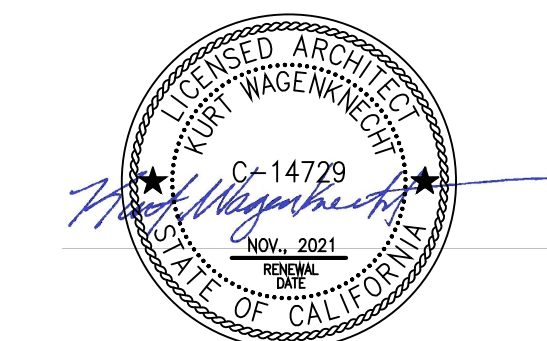
PARCEL # 16819010
461 FRENCH CAMP ROAD
FRENCH CAMP, CA 95206

DEVELOPER:

MIKE BOPARAI
6900 DANBERG WAY
ELK GROVE CA. 95757

REVISIONS:

PROFESSIONAL SEALS:



PROJECT NUMBER: **20-040** PROJECT DATE: **00-00-0000**

SHEET CONTENTS:

QSR EXTERIOR ELEVATIONS

SHEET NUMBER:

A303

KEY NOTES

- 1 7/8" THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
- 2 SIGNAGE, BY OWNER
- 3 STOREFRONT WINDOW SYSTEM; BLACK ANODIZED, 2"x4.5" CENTER GLAZING SYSTEM; WITH 1" CLEAR DUAL GLAZING
- 4 DRIVE-THRU WINDOW
- 5 STEEL CHANNEL AWNING FASCIA
- 6 METAL AWNING
- 7 METAL FLASHING, PAINTED
- 8 FOAM COLUMN CAP, PAINTED
- 9 FOAM PARAPET - PAINTED
- 10 STUCCO STONE OVER EXTERIOR CEMENT PLASTER OVER METAL LATH OVER DUPONT TYVEK DRAINWRAP
- 11 METAL SIDING
- 12 ROOF LINE AND WALL BEYOND
- 13 STREET ADDRESS, 12" HIGH LETTERS, 1 1/2" STROKE, BLACK, BACKGROUND COLOR TO MATCH TRIM COLOR, WALL WASH ILLUMINATION
- 14 6" METAL REVEAL

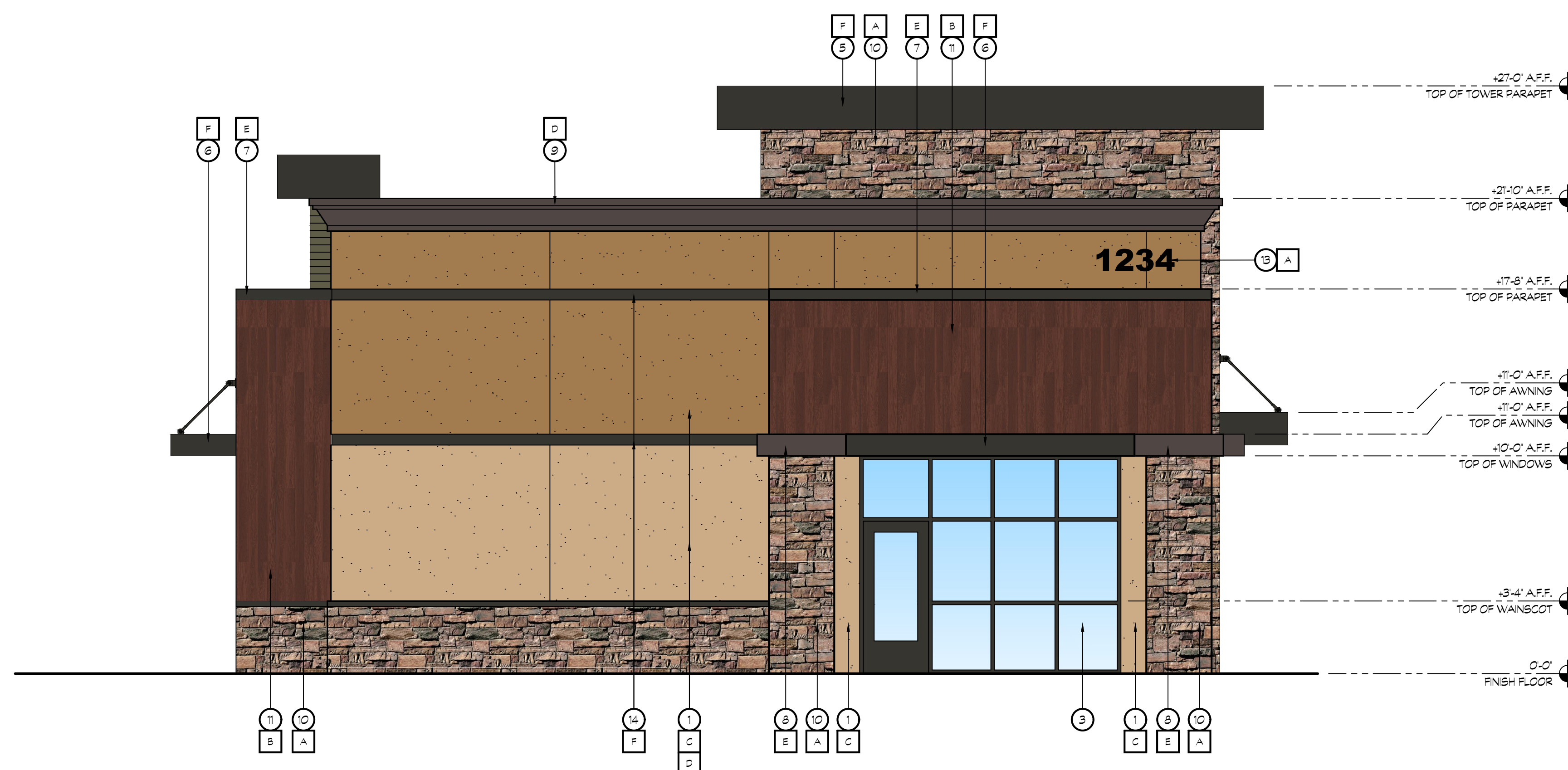
COLOR LEGEND

- | | | |
|---|---|--|
| A | EL DORADO STONE LIMESTONE- 'OLD COUNTRY LEDGE- CHABLIS' | |
| B | DIZAL ALUMINUM SIDING 122-03- 'HICKORY BOURBON' | |
| C | DUNN EDWARDS PAINT DET664- 'DA VANZO BEIGE' | |
| D | DUNN EDWARDS PAINT DET684- 'CRACKLED LEATHER' | |
| E | DUNN EDWARDS PAINT DET680- 'ESPRESSO MACCHIATO' | |
| F | AEP SPAN METALS- 'MIDNIGHT BRONZE' | |
| G | DUNN EDWARDS PAINT DEAT4- 'OLIVE COURT' | |



18 QSR EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



20 QSR EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827
PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

FRENCH CAMP DEVELOPMENT

PARCEL # 16819010
461 FRENCH CAMP ROAD
FRENCH CAMP, CA 95206

DEVELOPER:

MIKE BOPARAI
6900 DANBERG WAY
ELK GROVE CA. 95757

REVISIONS:

PROFESSIONAL SEALS:



PROJECT NUMBER: **20-040** PROJECT DATE: **00-00-0000**

SHEET CONTENTS:

QSR EXTERIOR ELEVATIONS

SHEET NUMBER:

A304

KEY NOTES

- 1 7/8" THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
- 2 SIGNANGE, BY OWNER
- 3 STOREFRONT WINDOW SYSTEM; BLACK ANODIZED, 2"x4.5" CENTER GLAZING SYSTEM; WITH 1" CLEAR DUAL GLAZING
- 4 DRIVE-THRU WINDOW
- 5 STEEL CHANNEL AWNING FASCIA
- 6 METAL AWNING
- 7 METAL FLASHING- PAINTED
- 8 FOAM COLUMN CAP- PAINTED
- 9 FOAM PARAPET - PAINTED
- 10 STUCCO STONE OVER EXTERIOR CEMENT PLASTER OVER METAL LATH OVER DUPONT TYVEK DRAINWRAP
- 11 METAL SIDING
- 12 ROOF LINE AND WALL BEYOND
- 13 STREET ADDRESS, 12" HIGH LETTERS, 1 1/2" STROKE, BLACK, BACKGROUND COLOR TO MATCH TRIM COLOR, WALL WASH ILLUMINATION
- 14 6" METAL REVEAL

COLOR LEGEND

- A EL DORADO STONE LIMESTONE- 'OLD COUNTRY LEDGE- CHABLIS'
- B DIZAL ALUMINUM SIDING 122-03- 'HICKORY BOURBON'
- C DUNN EDWARDS PAINT DET664- 'DA VANZO BEIGE'
- D DUNN EDWARDS PAINT DET684- 'CRACKLED LEATHER'
- E DUNN EDWARDS PAINT DET680- 'ESPRESSO MACCHIATO'
- F AEP SPAN METALS- 'MIDNIGHT BRONZE'
- G DUNN EDWARDS PAINT DEAT4- 'OLIVE COURT'

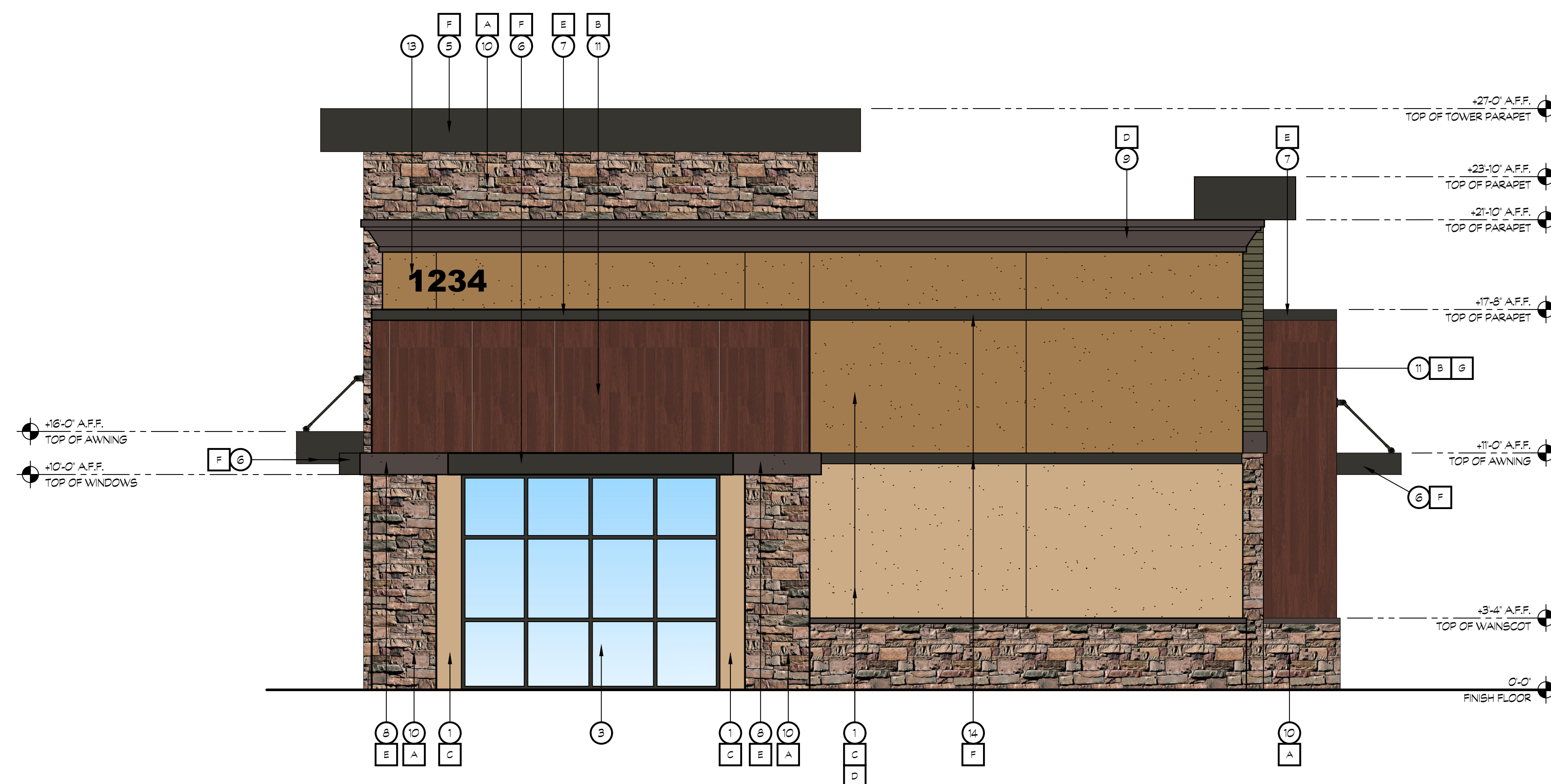
18 QSR EXTERIOR ELEVATION

SCALE: 1/4"= 1'-0"



20 QSR EXTERIOR ELEVATION

SCALE: SCALE





K12 Architects

K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827
PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

FRENCH CAMP DEVELOPMENT

PARCEL # 16819010

461 FRENCH CAMP ROAD
FRENCH CAMP, CA 95206

DEVELOPER:

MIKE BOPARAI
6900 DANBERG WAY
ELK GROVE CA. 95757

REVISIONS:

PROFESSIONAL SEALS:



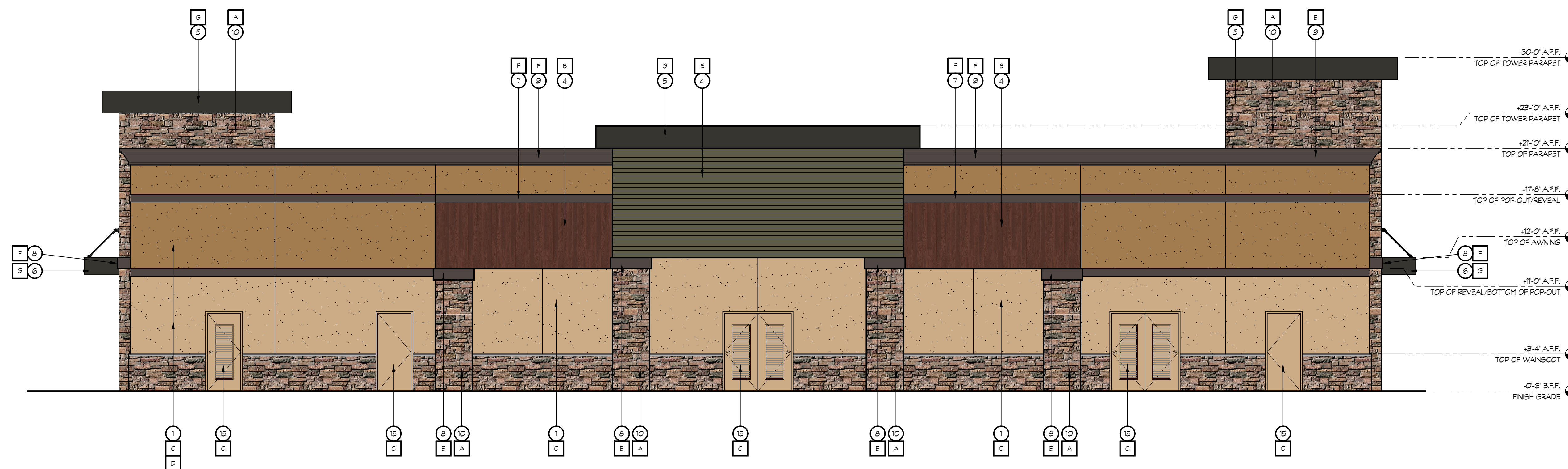
PROJECT NUMBER: **20-040** PROJECT DATE: **00-00-0000**

SHEET CONTENTS:

CAR WASH EXTERIOR ELEVATIONS

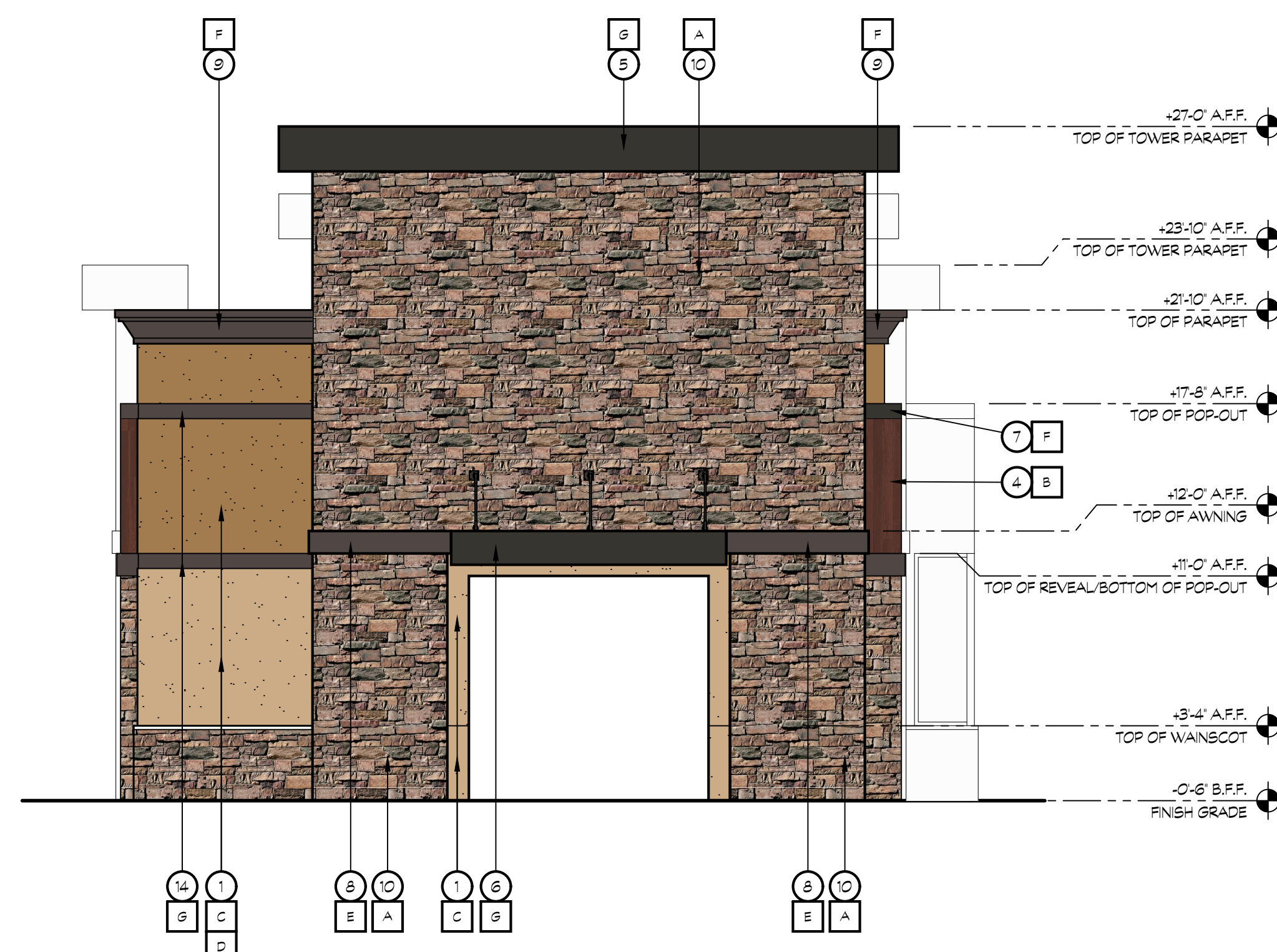
SHEET NUMBER:

A305



18 CAR WASH EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



20 CAR WASH EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"

KEY NOTES

- 1 7/8" THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
- 2 SIGNAGE, BY OWNER
- 3 STOREFRONT WINDOW SYSTEM, BLACK ANODIZED, 2x4.5' CENTER GLAZING SYSTEM, WITH 1' CLEAR DUAL GLAZING
- 4 METAL SIDING
- 5 STEEL CHANNEL AWNING FASCIA
- 6 METAL AWNING
- 7 METAL FLASHING- PAINTED
- 8 FOAM COLUMN CAP, PAINTED
- 9 FOAM PARAPET - PAINTED
- 10 STUCCO STONE OVER EXTERIOR CEMENT PLASTER OVER METAL LATH OVER DUPONT TYVEK DRAINWRAP
- 11 WALL LIGHT BY OWNER
- 12 ROOF LINE AND WALL BEYOND
- 13 STREET ADDRESS, 12" HIGH LETTERS, 1 1/2" STROKE, BLACK, BACKGROUND COLOR TO MATCH TRIM COLOR, WALL WASH ILLUMINATION
- 14 6" METAL REVEAL
- 15 HOLLOW CORE METAL DOOR

COLOR LEGEND

- A EL DORADO STONE LIMESTONE- 'OLD COUNTRY LEDGE- CHABLIS'
- B DIZAL ALUMINUM SIDING 122-03- 'HICKORY BOURBON'
- C DUNN EDWARDS PAINT DET664- 'DA VANZO BEIGE'
- D DUNN EDWARDS PAINT DET664- 'CRACKLED LEATHER'
- E DUNN EDWARDS PAINT DEAT14- 'OLIVE COURT'
- F DUNN EDWARDS PAINT DET680- 'ESPRESSO MACCHIATO'
- G AEP SPAN METALS- 'MIDNIGHT BRONZE'



K12 Architects

K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827
PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

FRENCH CAMP DEVELOPMENT

PARCEL # 16819010

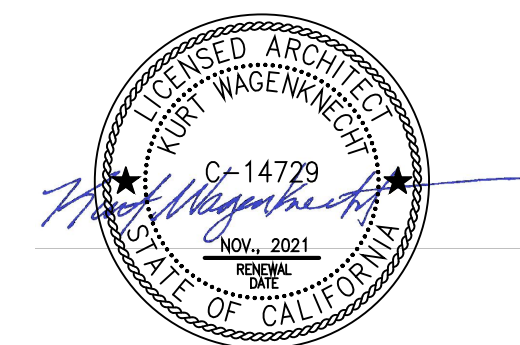
461 FRENCH CAMP ROAD
FRENCH CAMP, CA 95206

DEVELOPER:

MIKE BOPARAI
6900 DANBERG WAY
ELK GROVE CA. 95757

REVISIONS:

PROFESSIONAL SEALS:



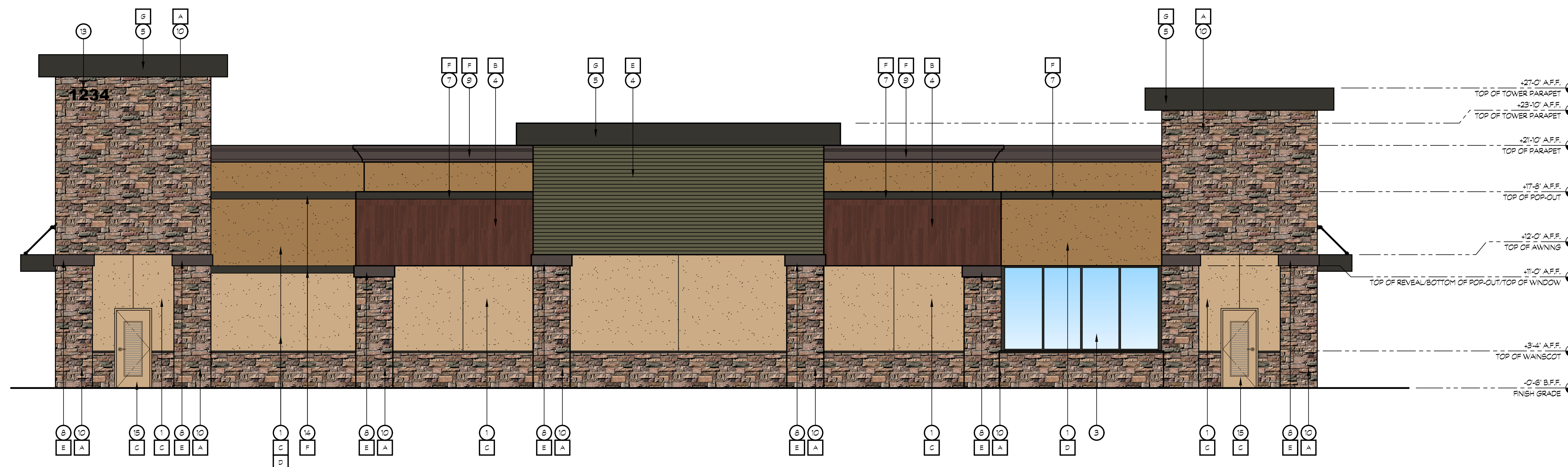
PROJECT NUMBER: **20-040** PROJECT DATE: **00-00-0000**

SHEET CONTENTS:

CAR WASH EXTERIOR ELEVATIONS

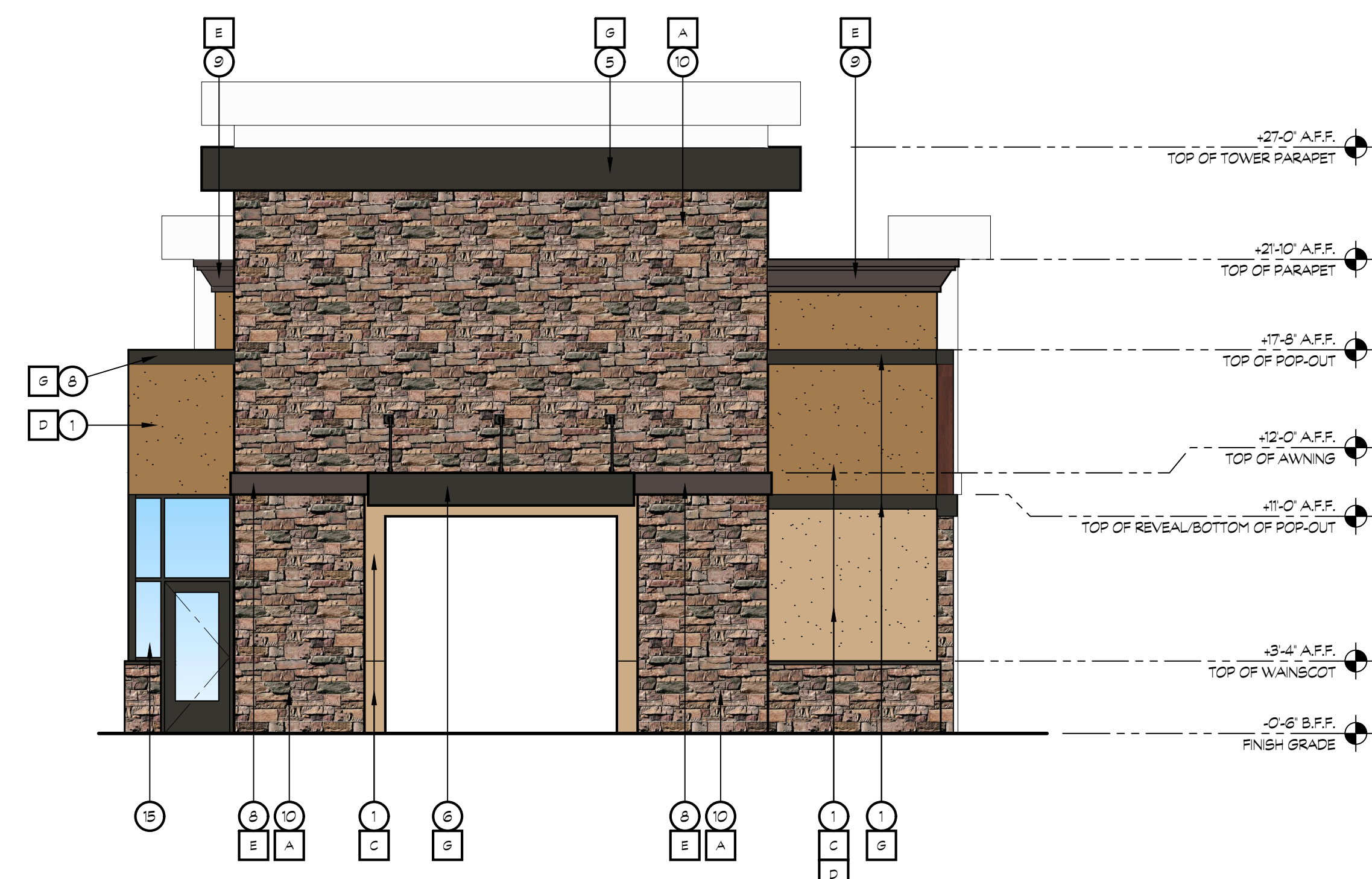
SHEET NUMBER:

A306



18 CAR WASH EXTERIOR ELEVATION

SCALE: 1/4"= 1'-0"



20 CAR WASH EXTERIOR ELEVATION

SCALE: 1/4"= 1'-0"

KEY NOTES

- 1 7/8" THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
- 2 SIGNAGE, BY OWNER
- 3 STOREFRONT WINDOW SYSTEM; BLACK ANODIZED, 2x4.5' CENTER GLAZING SYSTEM; WITH 1' CLEAR DUAL GLAZING
- 4 METAL SIDING
- 5 STEEL CHANNEL AWNING FASCIA
- 6 METAL AWNING
- 7 METAL FLASHING- PAINTED
- 8 FOAM COLUMN CAP- PAINTED
- 9 FOAM PARAPET - PAINTED
- 10 STUCCO STONE OVER EXTERIOR CEMENT PLASTER OVER METAL LATH OVER DUPONT TYVEK DRAINWRAP
- 11 WALL LIGHT BY OWNER
- 12 ROOF LINE AND WALL BEYOND
- 13 STREET ADDRESS, 12" HIGH LETTERS, 1 1/2" STROKE, BLACK, BACKGROUND COLOR TO MATCH TRIM COLOR, WALL WASH ILLUMINATION
- 14 6" METAL REVEAL
- 15 HOLLOW CORE METAL DOOR

COLOR LEGEND

A	EL DORADO STONE LIMESTONE- 'OLD COUNTRY LEDGE- CHABLIS'	
B	DIZAL ALUMINUM SIDING 122-03- 'HICKORY BOURBON'	
C	DUNN EDWARDS PAINT DET664- 'DA VANZO BEIGE'	
D	DUNN EDWARDS PAINT DET664- 'CRACKLED LEATHER'	
E	DUNN EDWARDS PAINT DEAT14- 'OLIVE COURT'	
F	DUNN EDWARDS PAINT DET680- 'ESPRESSO MACCHIATO'	
G	AEP SPAN METALS- 'MIDNIGHT BRONZE'	



K12 Architects

K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827
PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

FRENCH CAMP DEVELOPMENT

PARCEL # 16819010

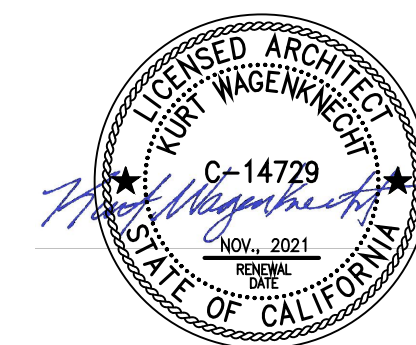
461 FRENCH CAMP ROAD
FRENCH CAMP, CA 95206

DEVELOPER:

MIKE BOPARAI
6900 DANBERG WAY
ELK GROVE CA. 95757

REVISIONS:

PROFESSIONAL SEALS:



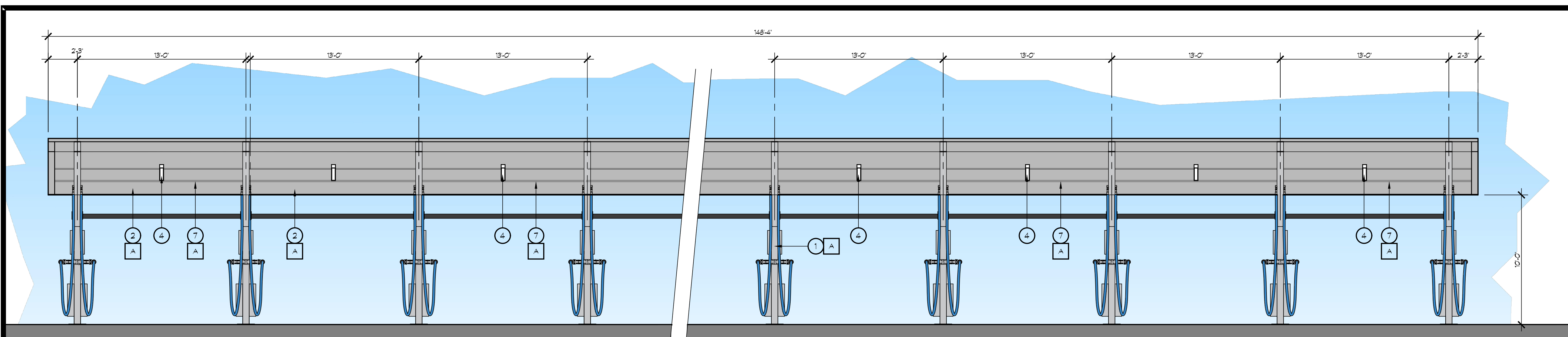
PROJECT NUMBER: **20-040** PROJECT DATE: **00-00-0000**

SHEET CONTENTS:

VACUUM CANOPY ELEVATIONS

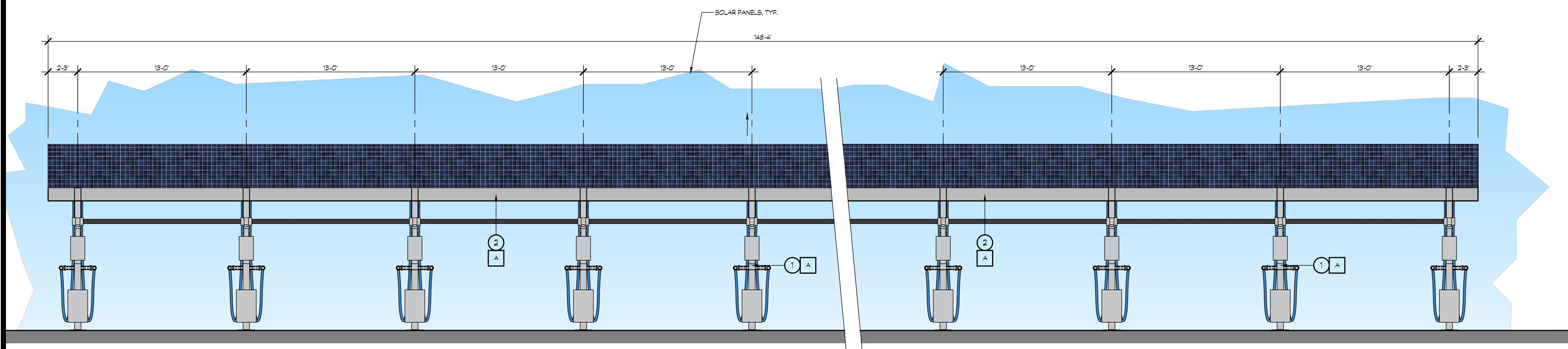
SHEET NUMBER:

A307



9 PARKING CANOPY WEST ELEVATION

SCALE: 1/4"= 1'-0"



11 PARKING CANOPY EAST ELEVATION

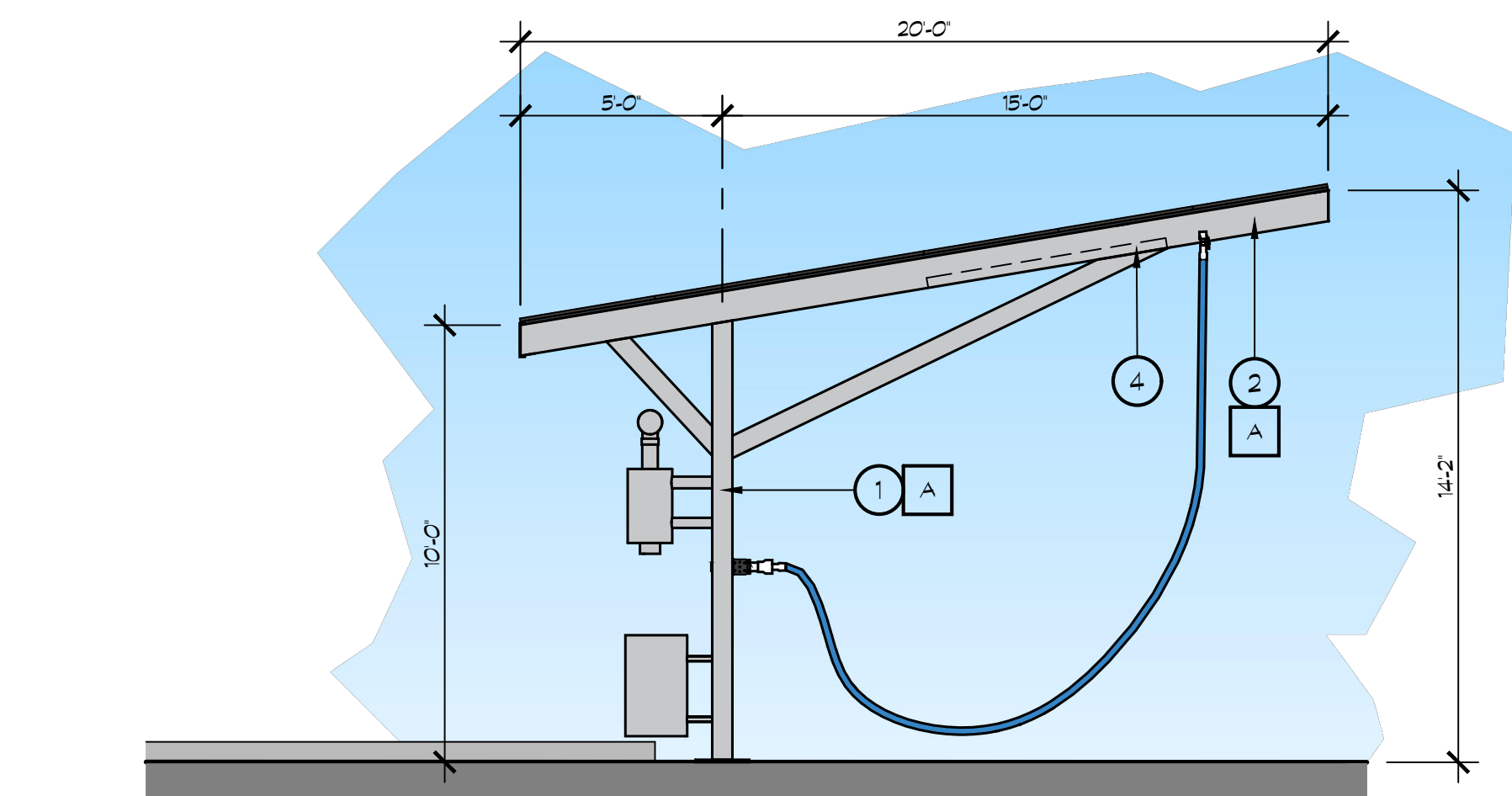
SCALE: 1/4"= 1'-0"

KEY NOTES

- 1 STEEL COLUMN
- 2 STEEL BEAM
- 3 VACUUM PIPES ETC
- 4 LED LIGHT FIXTURE, LOW PROFILE W/ SENSOR- SEE DETAIL 14/A107 FOR STYLE & DETAIL
- 5 VACUUM HOSE
- 6 FIXED METAL TRASH CAN
- 7 UNDERSIDE OF SOLAR PANELS- PAINT TO MATCH CANOPY
- 8 PAY STATION EQUIPMENT

COLOR LEGEND

A DUNN EDWARDS PAINT - DET611 - 'WINTER MORN'



8 VACUUM CANOPY SOUTH ELEVATION
NORTH ELEVATION SIMILAR

SCALE: 1/4"= 1'-0"



K12 Architects

K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827
PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

FRENCH CAMP DEVELOPMENT

PARCEL # 16819010

461 FRENCH CAMP ROAD
FRENCH CAMP, CA 95206

DEVELOPER:

MIKE BOPARAI
6900 DANBERG WAY
ELK GROVE CA. 95757

REVISIONS:

PROFESSIONAL SEALS:



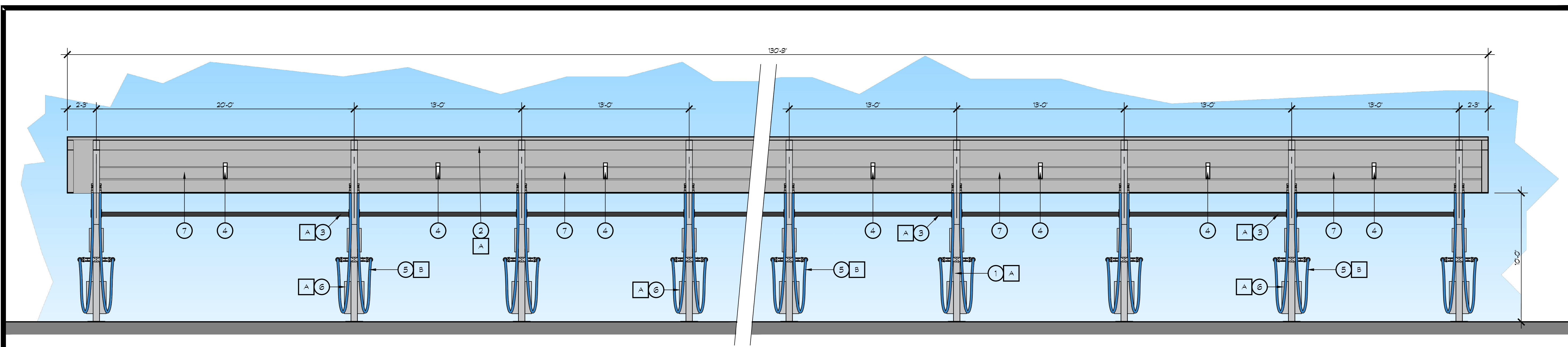
PROJECT NUMBER: **20-040** PROJECT DATE: **00-00-0000**

SHEET CONTENTS:

VACUUM CANOPY ELEVATIONS

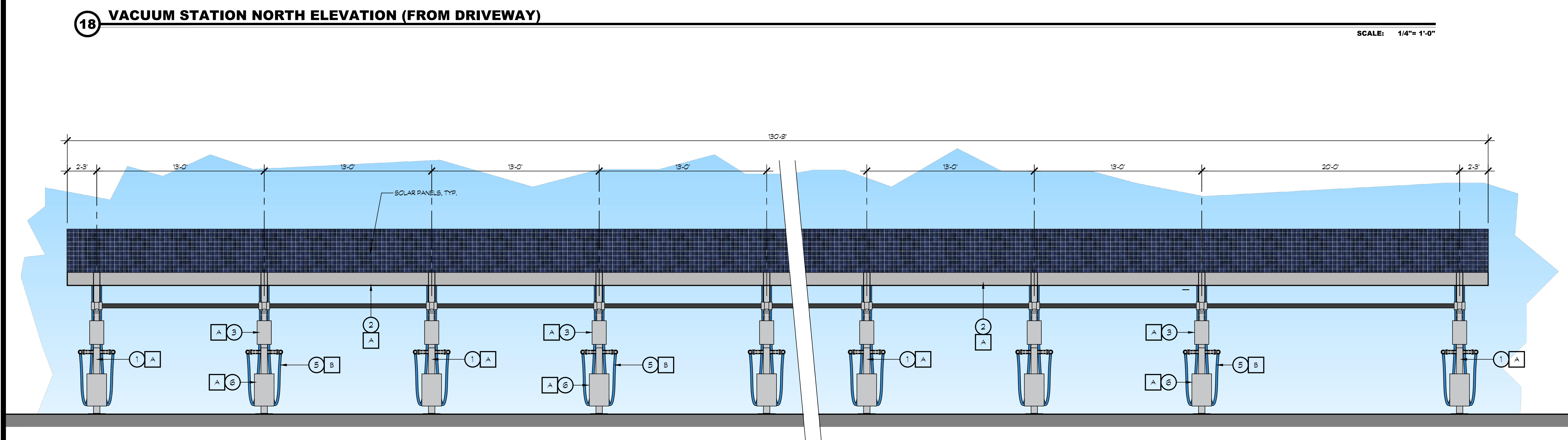
SHEET NUMBER:

A308



18 VACUUM STATION NORTH ELEVATION (FROM DRIVEWAY)

SCALE: 1/4" = 1'-0"



19 VACUUM STATION SOUTH ELEVATION (FROM BUILDING SIDE)

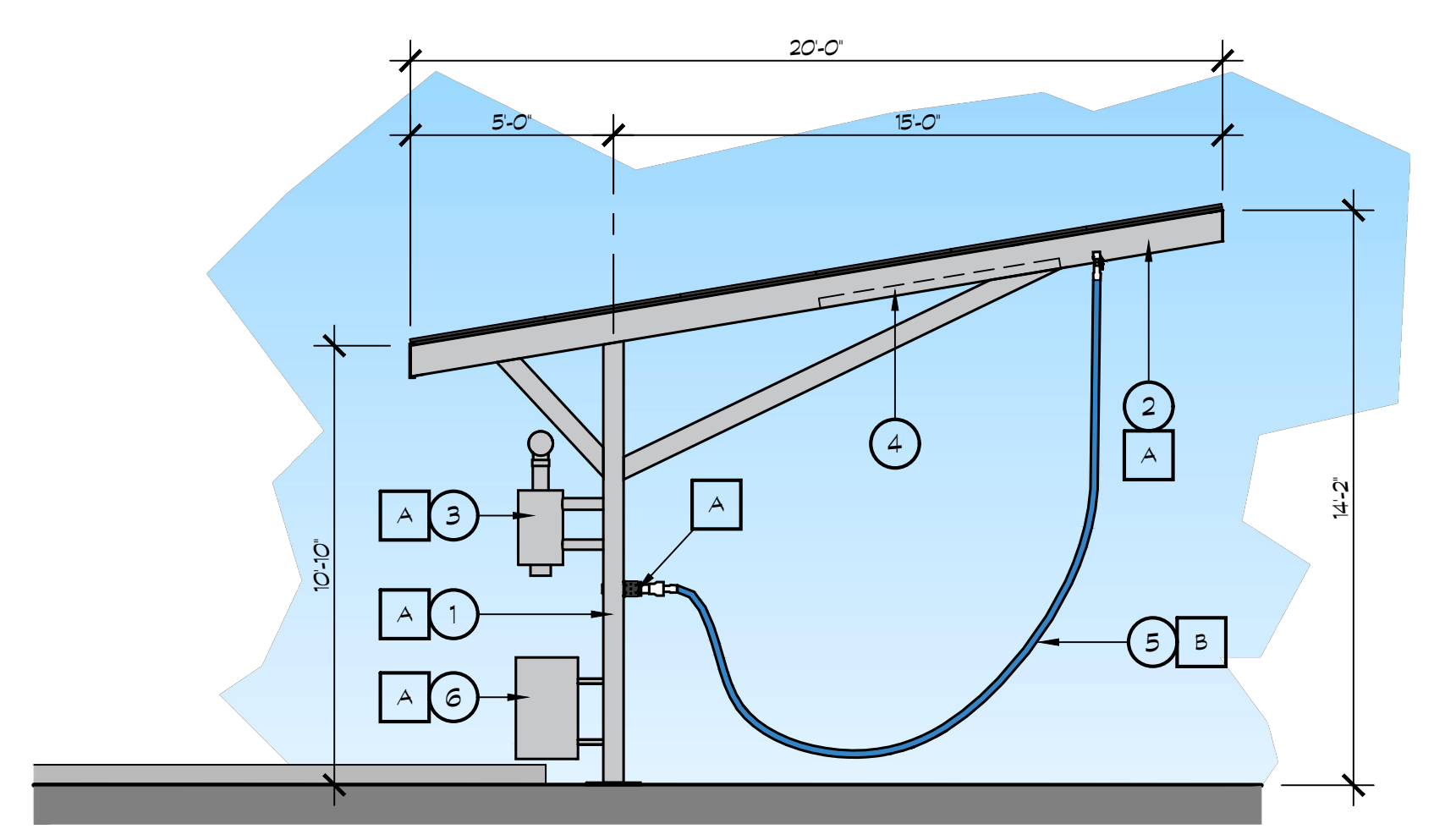
SCALE: 1/4" = 1'-0"

KEY NOTES

- 1 STEEL COLUMN
- 2 STEEL BEAM
- 3 VACUUM PIPES ETC
- 4 LED LIGHT FIXTURE, LOW PROFILE W/ SENSOR- SEE DETAIL 14/A107 FOR STYLE & DETAIL
- 5 VACUUM HOSE
- 6 FIXED METAL TRASH CAN
- 7 UNDERSIDE OF SOLAR PANELS

COLOR LEGEND

- A DUNN EDWARDS PAINT - DET617 - 'WINTER MORN'
- B VACUTECH HOSE COLOR: BLUE



4 VACUUM STATION NORTH ELEVATION
SOUTH ELEVATION SIMILAR

SCALE: 1/4" = 1'-0"



K12 Architects

K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827

PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

FRENCH CAMP DEVELOPMENT

PARCEL # 16819010

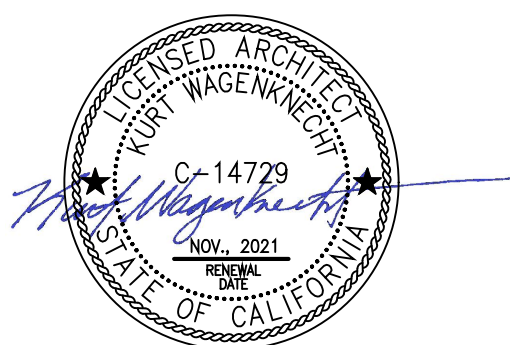
461 FRENCH CAMP ROAD
FRENCH CAMP, CA 95206

DEVELOPER:

MIKE BOPARAI
6900 DANBERG WAY
ELK GROVE CA. 95757

REVISIONS:

PROFESSIONAL SEALS:



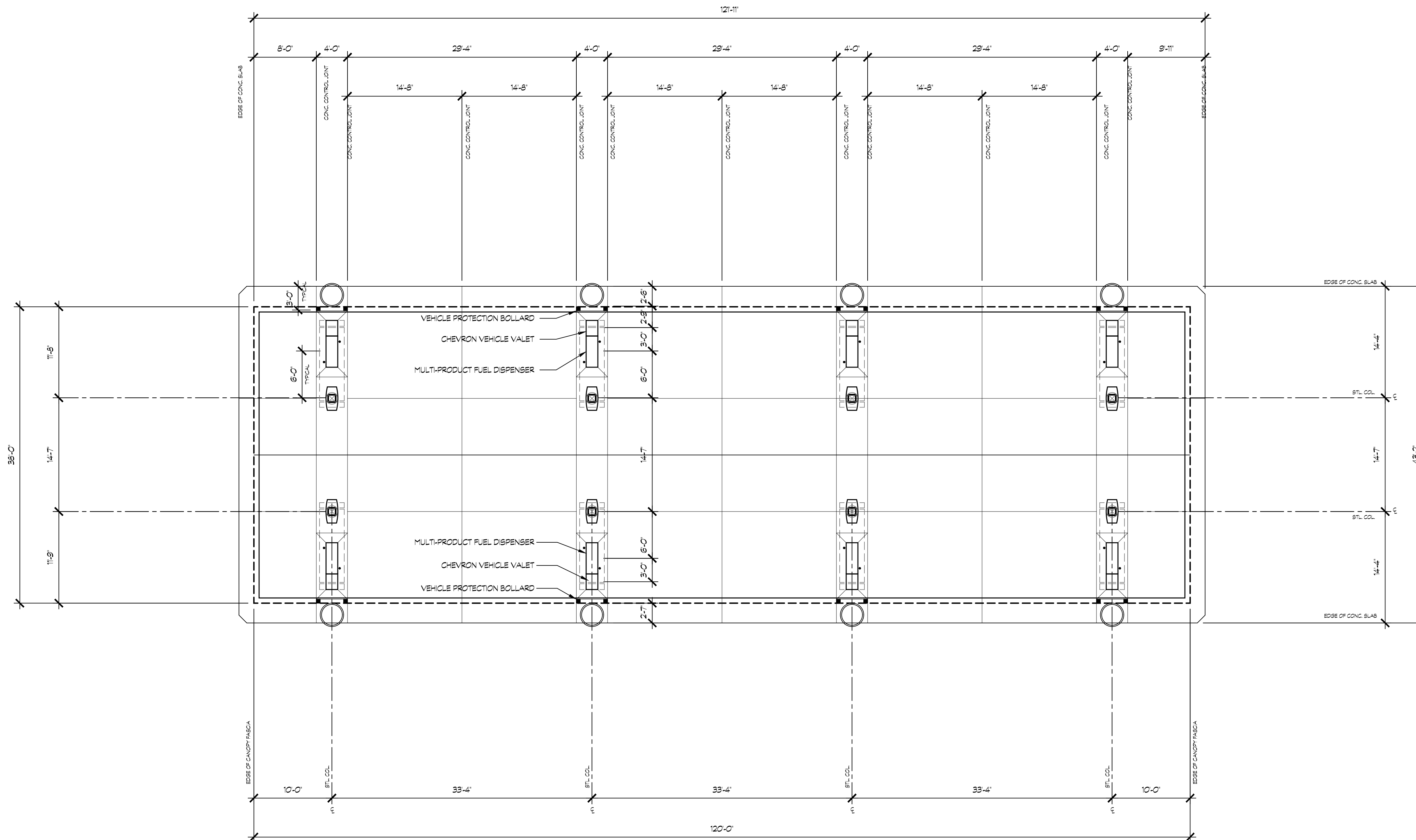
PROJECT NUMBER: **20-040** PROJECT DATE: **00-00-0000**

SHEET CONTENTS:

**AUTO FUELING CANOPY
FLOOR PLAN**

SHEET NUMBER:

A901





K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827
PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

FRENCH CAMP DEVELOPMENT

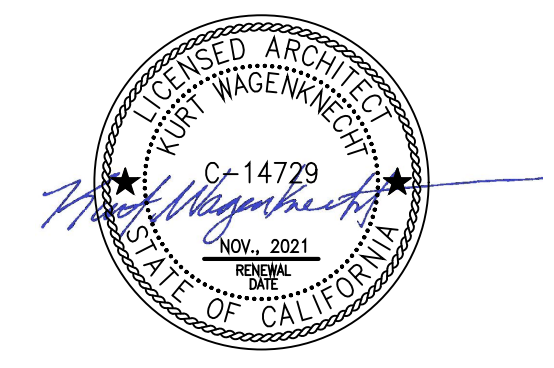
PARCEL # 16819010
461 FRENCH CAMP ROAD
FRENCH CAMP, CA 95206

DEVELOPER:

MIKE BOPARAI
6900 DANBERG WAY
ELK GROVE CA. 95757

REVISIONS:

PROFESSIONAL SEALS:



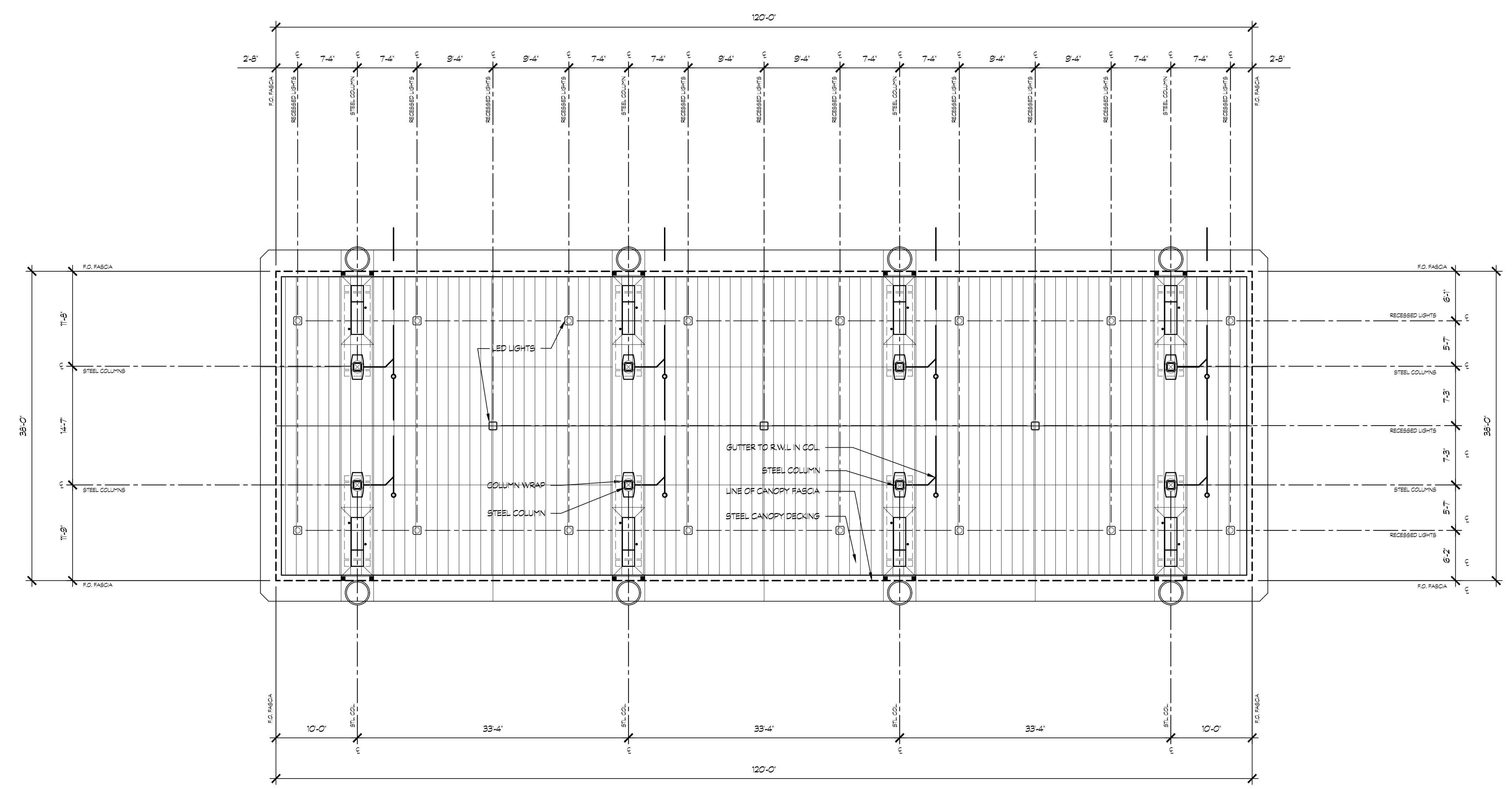
PROJECT NUMBER: **20-040** PROJECT DATE: **00-00-0000**

SHEET CONTENTS:

FUELING CANOPY REFLECTED CEILING PLAN

SHEET NUMBER:

A902





K12
Architects

K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827

PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

**FRENCH
CAMP
DEVELOPMENT**

PARCEL # 16819010

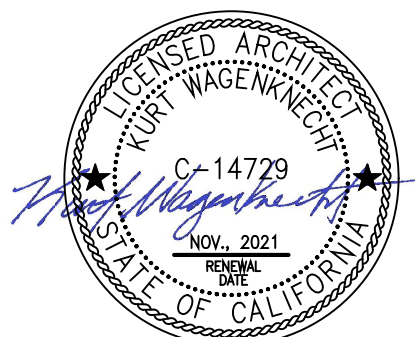
461 FRENCH CAMP ROAD
FRENCH CAMP, CA 95206

DEVELOPER:

**MIKE BOPARAI
6900 DANBERG WAY
ELK GROVE CA. 95757**

REVISIONS:

PROFESSIONAL SEALS:

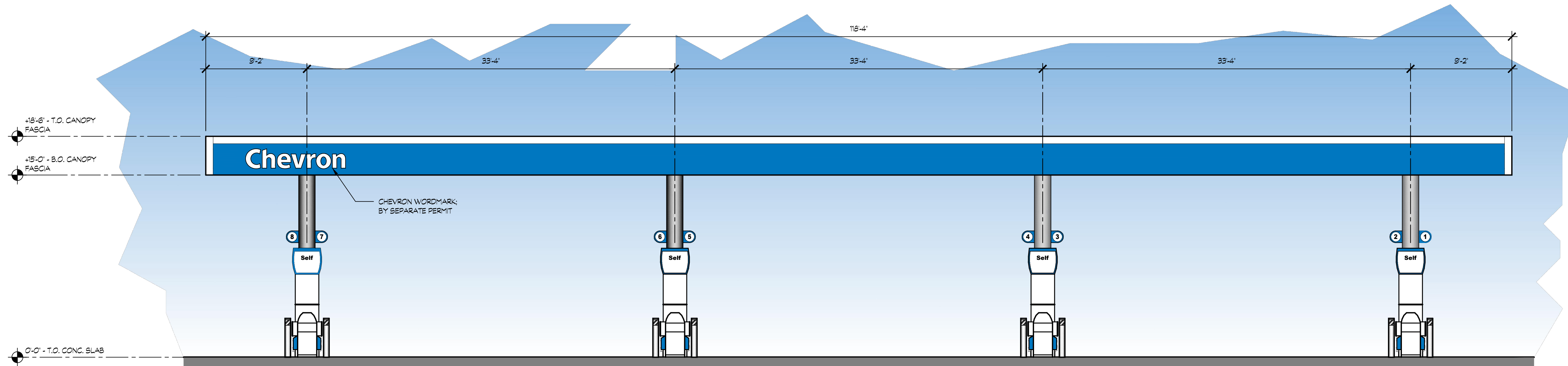


PROJECT NUMBER: **20-040** PROJECT DATE: **00-00-0000**

SHEET CONTENTS:
**AUTO FUELING
CANOPY
SCHEMATIC DESIGN
ELEVATIONS**

SHEET NUMBER:

A903



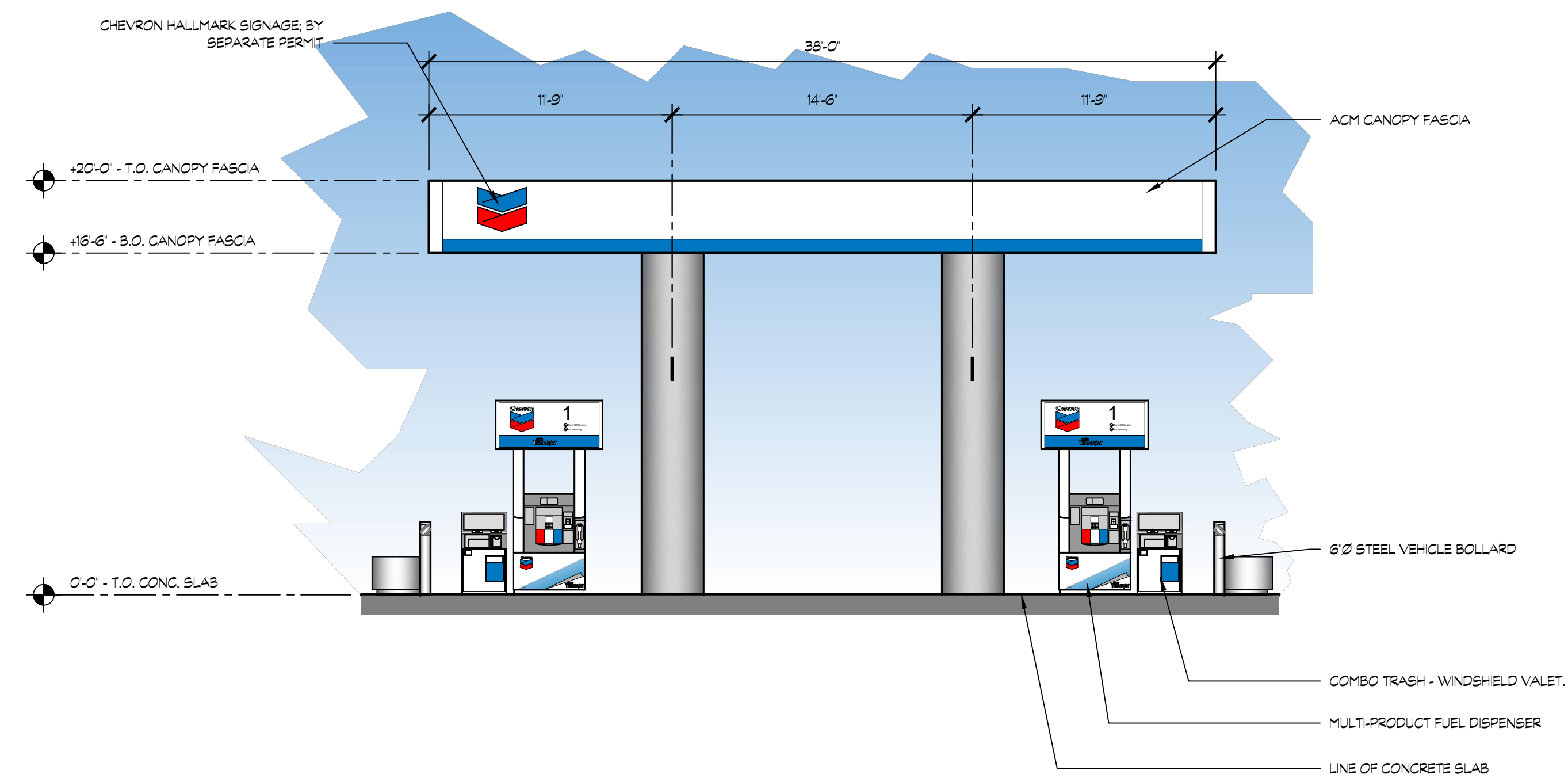
18 AUTO FUELING CANOPY - SOUTH ELEVATION

NORTH ELEVATION SIMILAR

SCALE: 3/16" = 1'-0"

19

20



12 AUTO FUELING CANOPY - WEST ELEVATION


EAST ELEVATION SIMILAR

SCALE: 3/16" = 1'-0"

REVISIONS	BY

CAROL PERRY BROWN

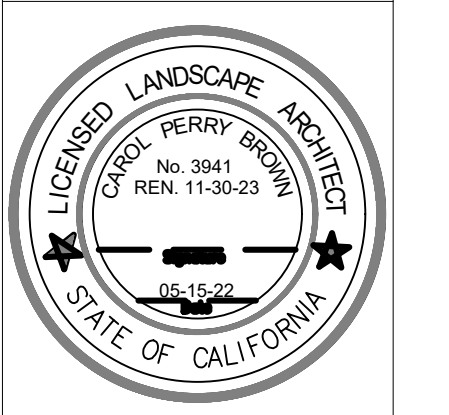
Landscape Architecture
Irrigation Design



530 823 2621
perrydesign@att.net
RLA 3941 CID 002624

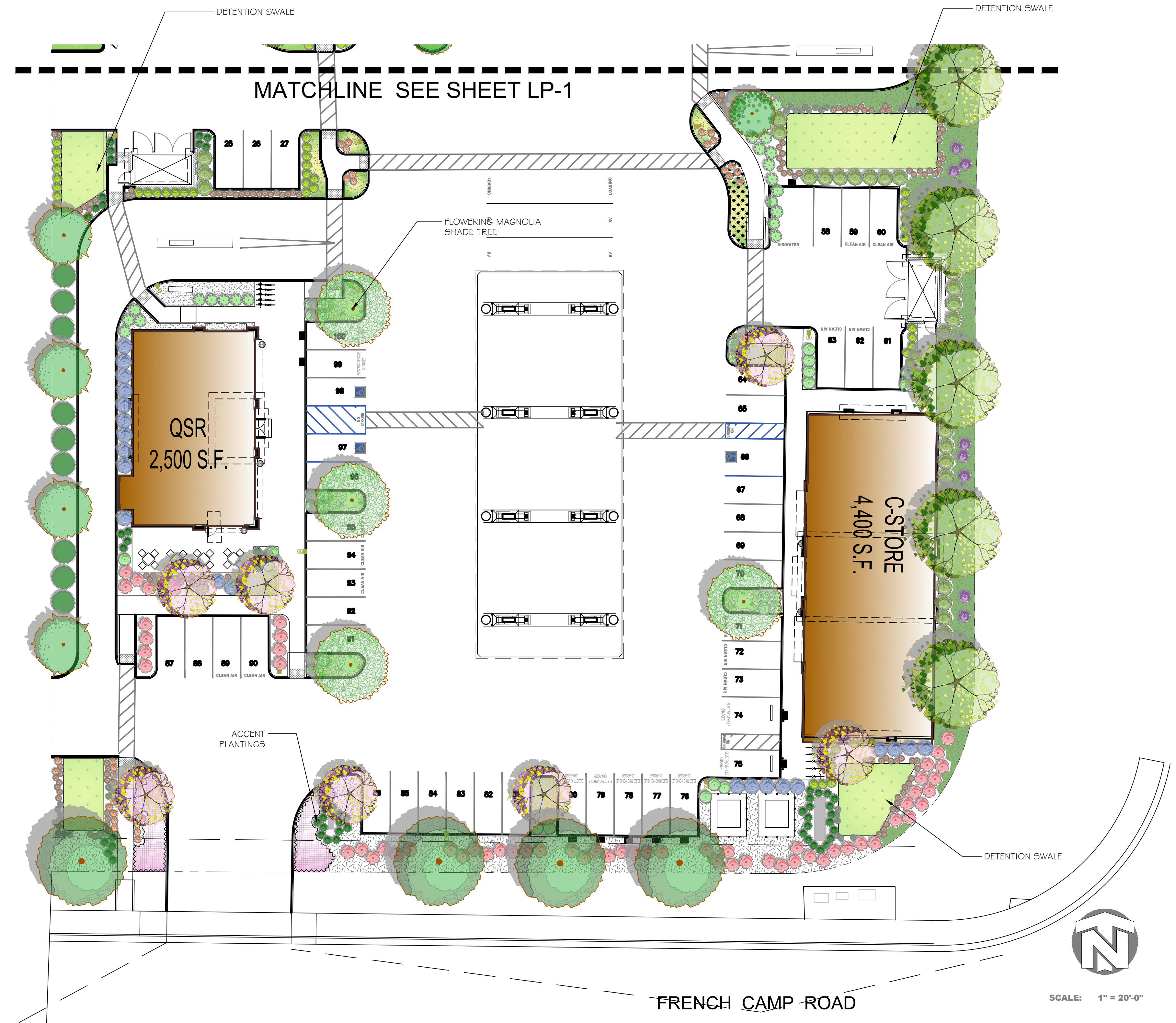
PERRY DESIGN

FRENCH CAMP DEVELOPMENT
461 French Camp Road
Stockton, CA.



PRELIMINARY PLANTING PLAN

Date	May 13, 2022
Scale	1" = 20'-0"
Drawn	Carol B.
Job	
Sheet	LP-1
Of	Sheets




PLANT SCHEDULE		
TREES	BOTANICAL / COMMON NAME	CONT
	Arbutus x 'Manna' / Arbutus Standard Low Water / WUCOLS	15 gal
	Cedrus deodara / Deodar Cedar Low Water / WUCOLS	24"box
	Cercis canadensis 'Texensis' / Oklahoma Redbud Low Water / WUCOLS	15 gal
	Fraxinus amercana 'Rosehill' / Rosehill Ash Medium Water / WUCOLS	15 gal
	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree Medium Water / WUCOLS	15 gal
	Lagerstroemia indica x faunei 'Natchez' / Natchez Crape Myrtle Low Water / WUCOLS	24"box
	Magnolia grandiflora 'Samuel Sommer' TM / Southern Magnolia Medium Water / WUCOLS	15 gal
	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden Medium Water / WUCOLS	15 gal
SHRUBS	BOTANICAL / COMMON NAME	SIZE
	Agapanthus orientalis 'BLUE' / Blue' Lily of the Nile Medium Water / WUCOLS	5 gal
	Callistemon viminalis 'Little John' / Dwarf Bottlebrush Low Water / WUCOLS	5 gal
	Cotinus coggygria 'Royal Purple' / Royal Purple Smoke Tree Low Water / WUCOLS	5 gal
	Dietsa bicolor / Fortnight Lily Low Water / WUCOLS	5 gal
	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily Medium Water / WUCOLS	5 gal
	Loropetalum chinense rubrum 'Shang-hi' TM / Purple Diamond Frnge Flower Low Water / WUCOLS	5 gal
	Muhlenbergia capillaris 'Pink Cloud' / Pink Muhly Low Water / WUCOLS	1 gal
	Myrtus communis 'Compacta' / Dwarf Myrtle Low Water / WUCOLS	5 gal
	Nandina domestica 'Compacta' / Dwarf Heavenly Bamboo Low Water / WUCOLS	5 gal
	Osmanthus fragrans / Sweet Olive Low Water / WUCOLS	5 gal
	Pennisetum setaceum 'Rubrum' / Purple Fountain Grass Low Water / WUCOLS	1 gal
	Raphiolepis indica 'Indian Princess' TM / Indian Princess Indian Hawthorne Medium Water / WUCOLS	5 gal
VINE/PALMER	BOTANICAL / COMMON NAME	SIZE
	Wistaria sinensis / Chinese Wistaria Medium Water / WUCOLS	5 gal
GROUND COVERS	BOTANICAL / COMMON NAME	CONT
	Arctostaphylos uva-ursi 'Massachusetts' / Massachusetts Manzanita Medium Water / WUCOLS	1 gal
	Delosperma cooper 'John Proffitt' TM / Table Mountain Purple Ice Plant Low Water / WUCOLS	1 gal
	Gazania x 'Moonglow' / Moonglow Gazania Medium Water / WUCOLS	1 gal
	Hypericum calycinum 'Fiesta' / St. John's Wort Low Water / WUCOLS	1 gal
	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper Low Water / WUCOLS	1 gal
	Mahonia repens / Creeping Mahonia Low Water / WUCOLS	1 gal
	Rosa Meidland series 'Red' / Red Meidland Rose Medium Water / WUCOLS	1 gal
BIOSWALE	BOTANICAL / COMMON NAME	CONT
	'Bio Filtration' Sod / By Delta Bluegrass-Phone (800-637-8873) Medium Water / WUCOLS	sod

- NOTES:**
- Landscape shall be designed per City of Stockton landscape design requirements and California MWEL0.
 - No groundcover or shrubs are to be planted within 3' of any tree trunk.
 - A landscape soils test shall be analyzed by a soils testing laboratory. Soils shall be amended per soil analysis report recommendations prior to Landscape Installation.
 - This project shall be irrigated by an automatic irrigation system consisting of subsurface drip for shrubs and groundcover, and deep watering bubblers for all trees all connected to a smart controller.
 - All planter areas shall receive a three-inch (3") mulch of red fir walk-on bark. All groundcover areas shall receive a two-inch (2") layer of bark mulch.

REVISIONS	BY

CAROL PERRY BROWN

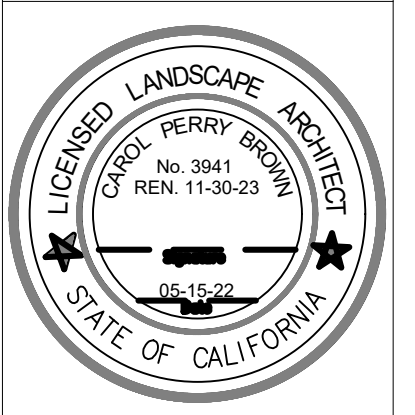
Landscape Architecture
Irrigation Design



530 823 2621
perrydesign@att.net
RLA 3941 CID 002624

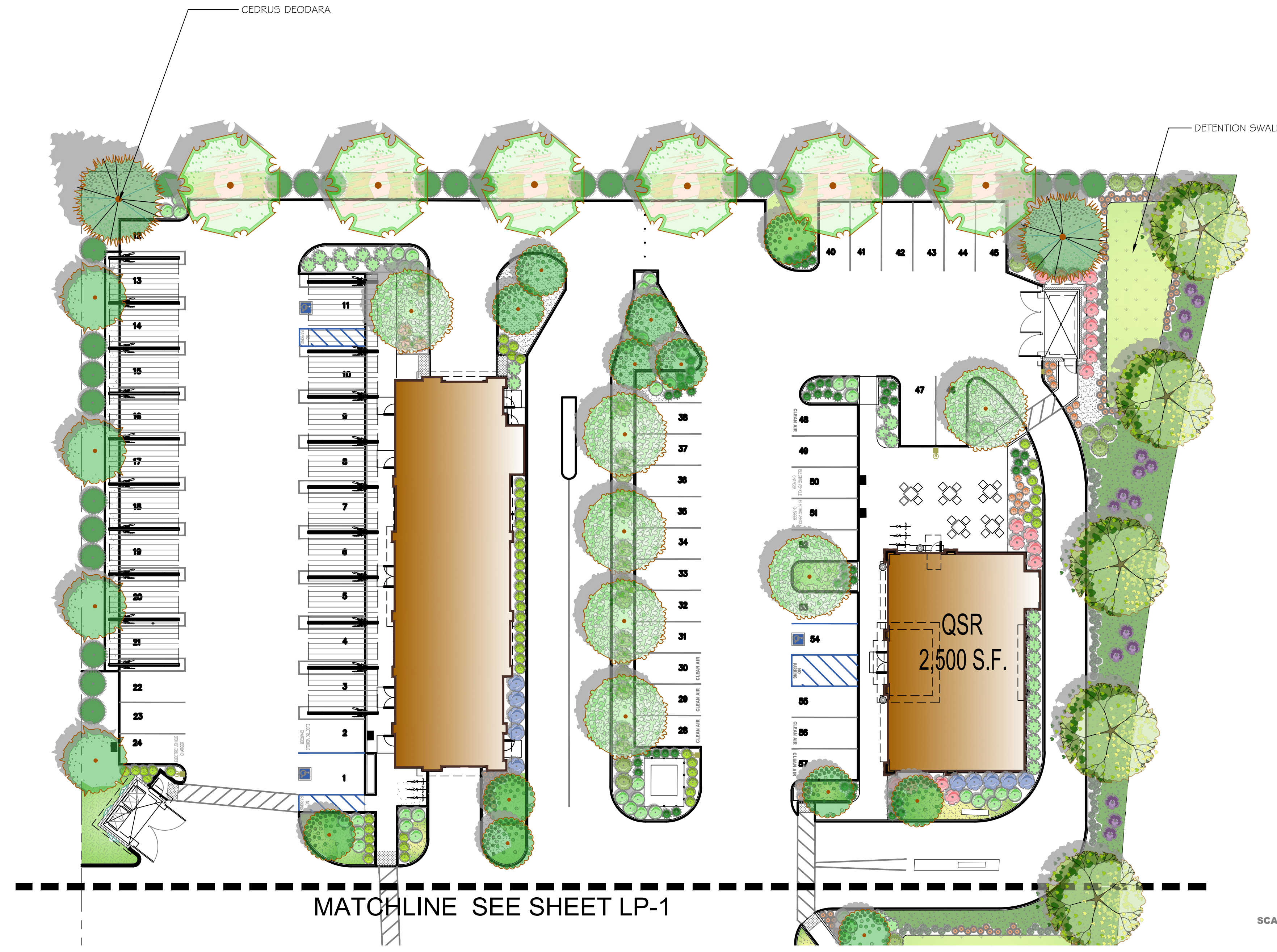
PERRY DESIGN

FRENCH CAMP DEVELOPMENT
461 French Camp Road
Stockton, CA.

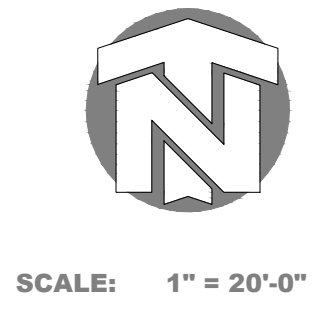


PRELIMINARY PLANTING PLAN

Date	May 13, 2022
Scale	1" = 20'-0"
Drawn	Carol B.
Job	
Sheet	
	LP-2
Of	Sheets

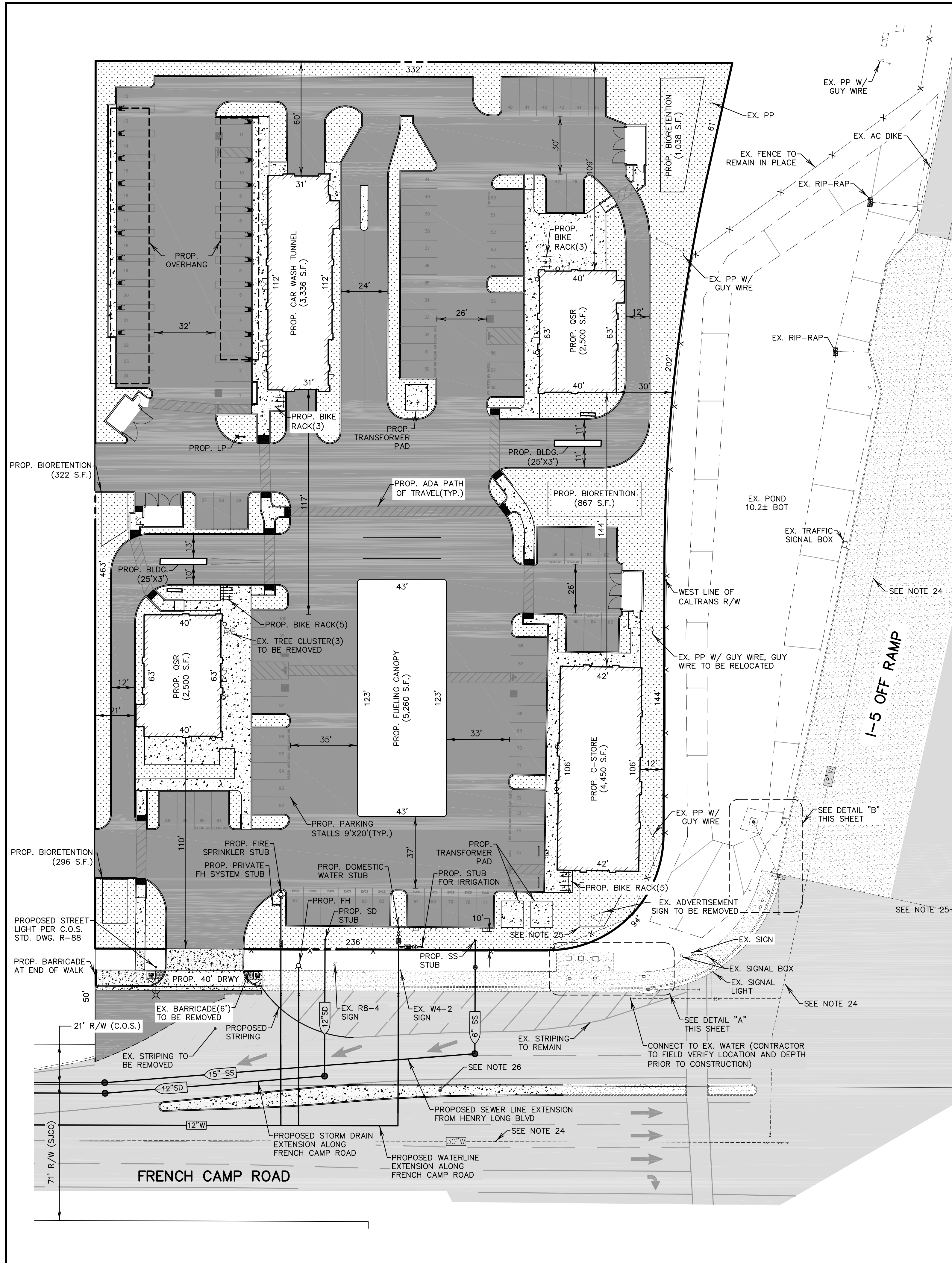


PLANT SCHEDULE		
TREES	BOTANICAL / COMMON NAME	CONT
	Arbutus x 'Manna' / Arbutus Standard Low Water / WUCOLS	15 gal
	Cedrus deodara / Deodar Cedar Low Water / WUCOLS	24"box
	Cercis canadensis 'Texensis' / Oklahoma Redbud Low Water / WUCOLS	15 gal
	Fraxinus americana 'Rosehill' / Rosehill Ash Medium Water / WUCOLS	15 gal
	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree Medium Water / WUCOLS	15 gal
	Lagerstroemia indica x faunei 'Natchez' / Natchez Crape Myrtle Low Water / WUCOLS	24"box
	Magnolia grandiflora 'Samuel Sommer' TM / Southern Magnolia Medium Water / WUCOLS	15 gal
	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden Medium Water / WUCOLS	15 gal
SHRUBS	BOTANICAL / COMMON NAME	SIZE
	Agapanthus orientalis 'Blue' / Blue Lily of the Nile Medium Water / WUCOLS	5 gal
	Callistemon viminalis 'Little John' / Dwarf Bottlebrush Low Water / WUCOLS	5 gal
	Cotinus coggygna 'Royal Purple' / Royal Purple Smoke Tree Low Water / WUCOLS	5 gal
	Diets bicolor / Fortnight Lily Low Water / WUCOLS	5 gal
	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily Medium Water / WUCOLS	5 gal
	Loropetalum chinense rubrum 'Shang-hi' TM / Purple Diamond Fringe Flower Low Water / WUCOLS	5 gal
	Muhlenbergia capillans 'Pink Cloud' / Pink Muhly Low Water / WUCOLS	1 gal
	Myrtus communis 'Compacta' / Dwarf Myrtle Low Water / WUCOLS	5 gal
	Nandina domestica 'Compacta' / Dwarf Heavenly Bamboo Low Water / WUCOLS	5 gal
	Osmanthus fragrans / Sweet Olive Low Water / WUCOLS	5 gal
	Pennisetum setaceum 'Rubrum' / Purple Fountain Grass Low Water / WUCOLS	1 gal
	Rhaplolepis indica 'Indian Princess' TM / Indian Princess Indian Hawthorne Medium Water / WUCOLS	5 gal
VINE/ESPALIER	BOTANICAL / COMMON NAME	SIZE
	Wistena sinensis / Chinese Wistena Medium Water / WUCOLS	5 gal
GROUND COVERS	BOTANICAL / COMMON NAME	CONT
	Arctostaphylos uva-ursi 'Massachusetts' / Massachusetts Manzanita Medium Water / WUCOLS	1 gal
	Delosperma cooperi John Proffitt' TM / Table Mountain Purple Ice Plant Low Water / WUCOLS	1 gal
	Gazania x 'Moonglow' / Moonglow Gazania Medium Water / WUCOLS	1 gal
	Hypercium calycinum 'Fiesta' / St. John's Wort Low Water / WUCOLS	1 gal
	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper Low Water / WUCOLS	1 gal
	Mahonia repens / Creeping Mahonia Low Water / WUCOLS	1 gal
	Rosa Meidiland series 'Red' / Red Meidiland Rose Medium Water / WUCOLS	1 gal
BIOSWALE	BOTANICAL / COMMON NAME	CONT
	'Bio Filtration' Sod / By Delta Bluegrass-Phone (800-637-8873) Medium Water / WUCOLS	sod



California Water Efficient Landscape Worksheet							
Reference Evapotranspiration (ET _c)	49.1		Project Type		Non-Residential	0.45	
Hydrozone # / Planting Description*	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
Bio Swale Grass Med	0.6	Overhead	0.75	0.80	3,028	2422	73743
			0.75	0.00			0
Med Tree, Shrub & GC	0.4	Drip	0.81	0.49	10,407	5139	156449
Low Tree, Shrub & GC	0.25	Drip	0.81	0.31	12,177	3758	114411
			0.75	0.00			0
			0.75	0.00			0
			0.75	0.00			0
			0.75	0.00			0
			0.75	0.00			0
Totals					25612	11320	344603
Special Landscape Areas							
Totals					0	0	0
ETWU Total						344603	
Maximum Allowed Water Allowance (MAWA) ^e						350856	
ETAF Calculations							
Regular Landscape Areas							
Total ETAF x Area	11320						
Total Area	25612						
Average ETAF	0.44						
All Landscape Areas							
Total ETAF x Area	11320						
Total Area	25612						
Average ETAF	0.44						

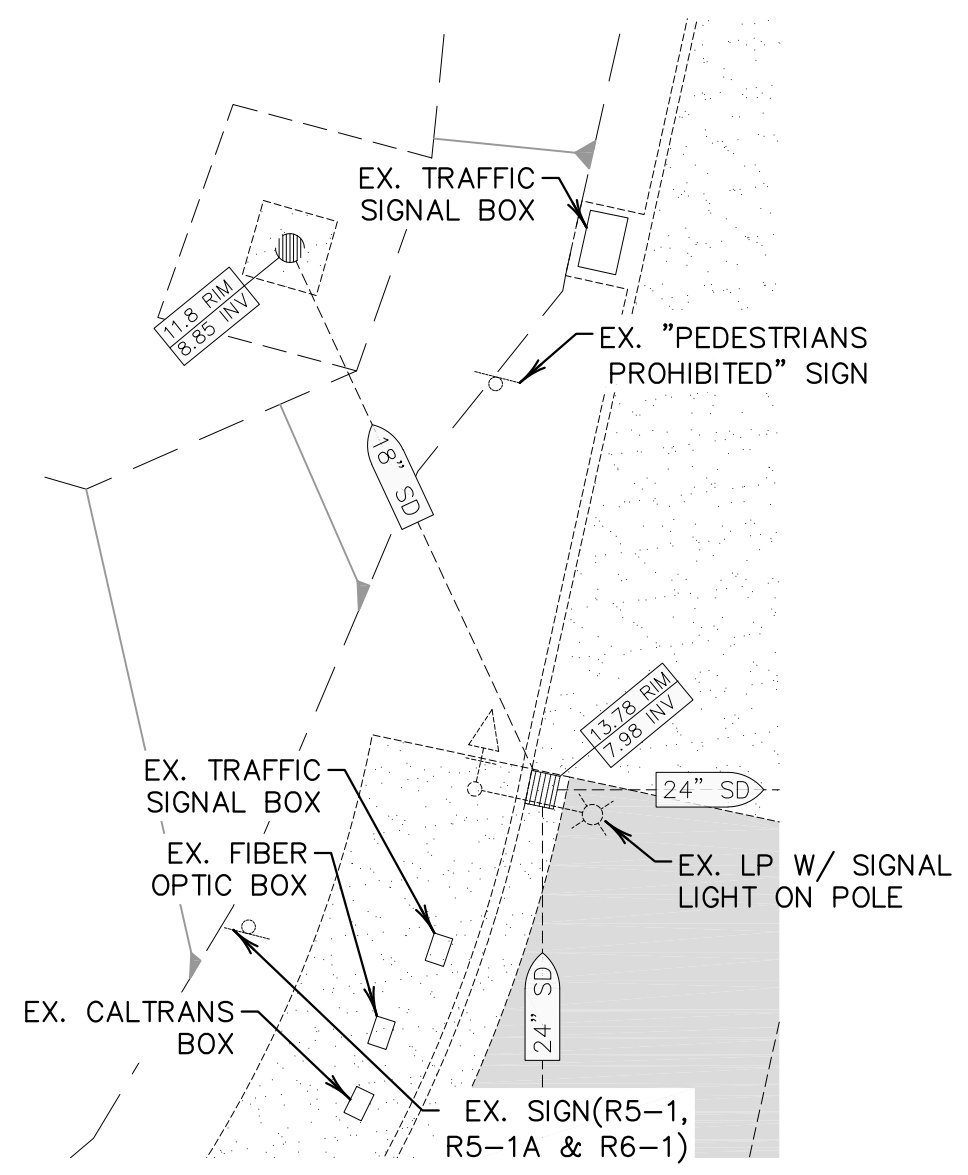
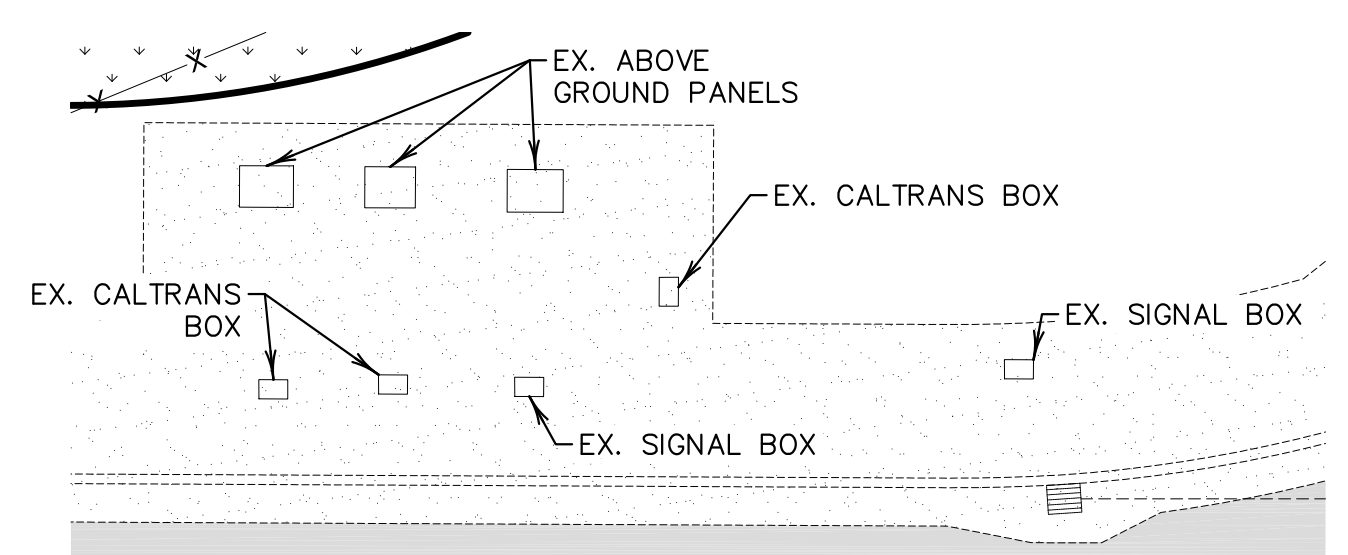
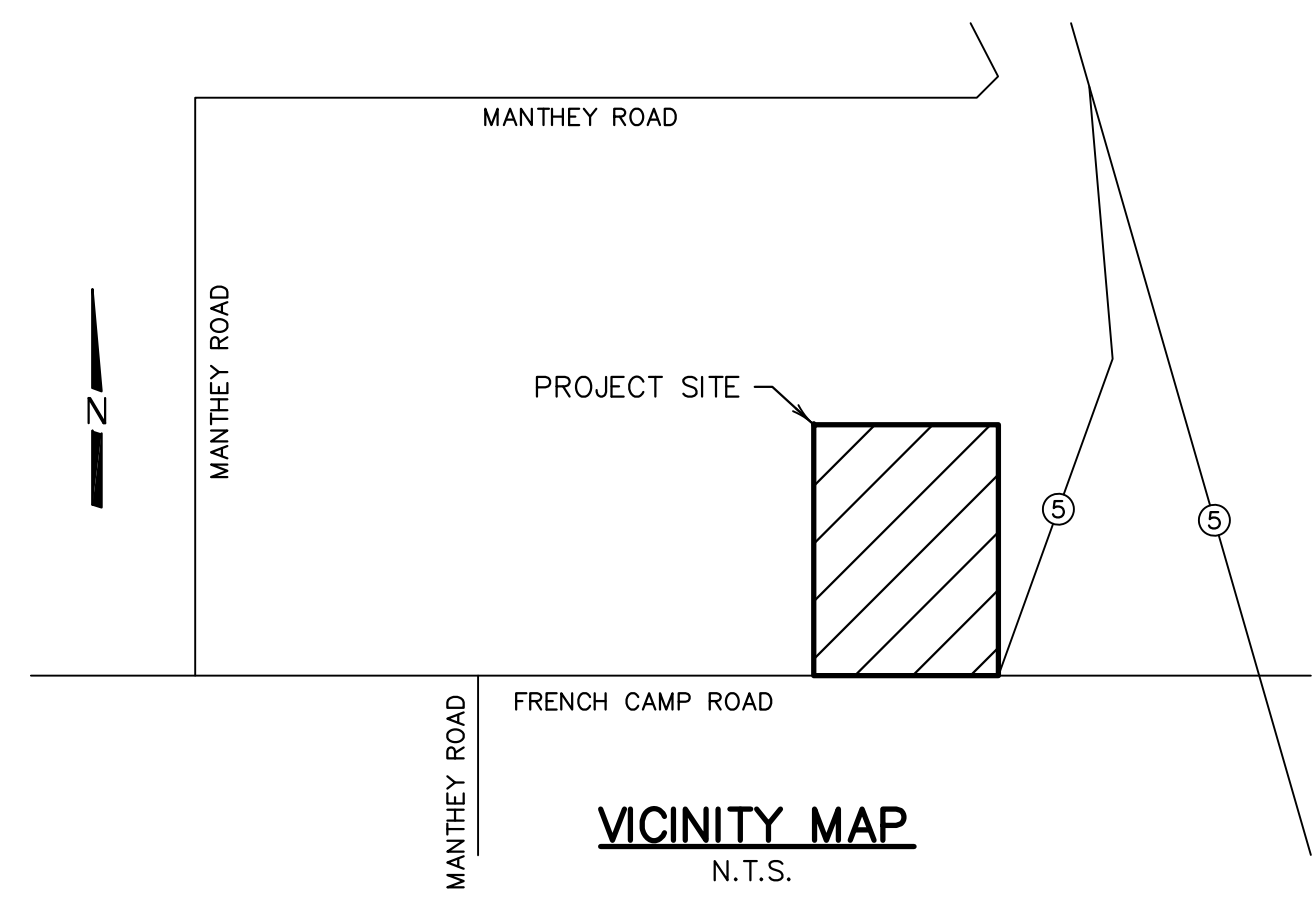
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.



- NOTES:**
1. APN: 168-190-10
 2. ADDRESS: 461 FRENCH CAMP ROAD STOCKTON, CA. 95206
 3. WATER: CITY OF STOCKTON
 4. STORM: CITY OF STOCKTON
 5. FIRE: CITY OF STOCKTON
 6. GENERAL PLAN: COMMERCIAL
 7. ZONING: CL (LARGE SCALE COMMERCIAL)
 8. LANDSCAPE SHALL CONFORM TO SMC 16.64.080.F AND 16.80.56.040
 9. PROPOSED USE WILL CONFORM WITH NOISE STANDARDS IN SMC 16.60.040.
 10. SURROUNDING PROPERTY PINS AND ALL MONUMENTS TO BE PROTECTED, ACTUAL FOUND MONUMENTS AND PINS TO BE SHOWN AND LABELED ON TOPOGRAPHIC SURVEY. SURVEY AGREEMENT WILL BE COMPLETED WITH THE CITY PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
 11. THE SITE WILL COMPLY WITH FEMA DESIGNATED SPECIAL FLOOD HAZARD REQUIREMENTS, AND REQUIREMENTS PER SMC 15.44 FOR FLOOD DAMAGE PREVENTION.
 12. STRUCTURES WILL NOT BE CONSTRUCTED ACROSS PROPERTY LINES.
 13. IF SECURITY FENCING AND GATES ARE INSTALLED, MEANS TO ALLOWING FIRE DEPARTMENT ACCESS SHALL BE MET. KNOX KEY SWITCH REQUIREMENTS ARE NECESSARY FOR MOTORIZED GATES.
 14. SITE SHALL HAVE A 12-INCH ADDRESS POSTED IN A CONSPICUOUS LOCATION AS APPROVED BY THE FIRE DEPARTMENT.
 15. ALL WATER CONNECTIONS AND INSTALLATIONS SHALL BE DONE PER CITY OF STOCKTON STANDARDS, SPECIFIC STANDARDS SHALL BE CALLED OUT ON IMPROVEMENT PLANS.
 19. SANITARY SEWER AND STORM DRAIN TO BE INSTALLED PER CITY OF STOCKTON STANDARDS, SPECIFIC STANDARDS SHALL BE CALLED OUT ON IMPROVEMENT PLANS.
 20. FUTURE CURB, GUTTER AND SIDEWALK SHALL BE INSTALLED PER OFF-SITE IMPROVEMENT PLANS.
 21. FLOOD ZONE: ZONE X, MAP NO. 06077C0470F, DATED OCTOBER 16, 2009
 22. ALL LANES WITHIN THIS DEVELOPMENT WILL BE CONSIDERED FIRE LANES. RED PAINTED CURBING AND FIRE LANE SIGNAGE SHALL BE POSTED WHERE APPLICABLE
 23. THE DEVELOPMENT WILL REQUIRE A PRIVATE FIRE HYDRANT SYSTEM. FIRE HYDRANTS WILL NEED TO BE INSTALLED IN STRATEGIC LOCATIONS WITHIN THE DEVELOPMENT.
 24. EX. WATER LOCATIONS ARE APPROXIMATE, CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONSTRUCTION.
 25. PROP. BIORETENTION(437 S.F.)
 26. PROPOSED MEDIAN EXTENSION TO RESTRICT LEFT TURN IN/LEFT TURN OUT MANEUVERS FROM THE PROJECT SITE.

LEGEND & ABBREVIATIONS

AC	ASPHALT CONCRETE	⊙	EX. FIRE HYDRANT
A.P.N	ASSESSORS PARCEL NUMBER	⊗	EX. WATER VALVE
BLDG.	BUILDING	⊗	EX. SIGN
CB	CATCH BASIN	83.2	EX. ELEVATION
CONC	CONCRETE	W	EX. WATER METER
DRWY	DRIVEWAY	G	EX. GAS METER
EX.	EXISTING	XX"SD	EX. STORM DRAIN LINE
FEN	FENCE	XX"SS	EX. SANITARY SEWER LINE
FL	FLOW LINE	XX"W	EX. WATER LINE
INV	INVERT	X-X	EX. FENCE
LP	LIGHT POLE	⊙	PROPOSED MANHOLE
MH	MANHOLE	⊙	PROPOSED SANITARY SEWER CLEANOUT
PROP.	PROPOSED	⊙	PROPOSED WATER VALVE
PP	POWER POLE	⊙	PROPOSED SIGN
SD	STORM DRAIN	⊙	PROPOSED LIGHT POLE
S.F.	SQUARE FEET	W	PROPOSED WATER METER
SS	SANITARY SEWER	G	PROPOSED GAS METER
R/W	RIGHT-OF-WAY	XX"SD	PROPOSED STORM DRAIN LINE
TE	TRASH ENCLOSURE	XX"SS	PROPOSED SANITARY SEWER LINE
VS	TYPICAL VACUUM STALL	XX"W	PROPOSED WATER LINE
W	WITH	---	PROPOSED SAWCUT LINE
		---	PROPERTY LINE
		⊙	EX. LIGHT POLE
		⊙	EX. MANHOLE
		⊙	EX. CATCH BASIN
		⊙	EX. POWER POLE



DILLON & MURPHY ENGINEERING
 847 N. CLUFF AVENUE
 SUITE A-2, LODI, CA 95240
 (209) 334-6613

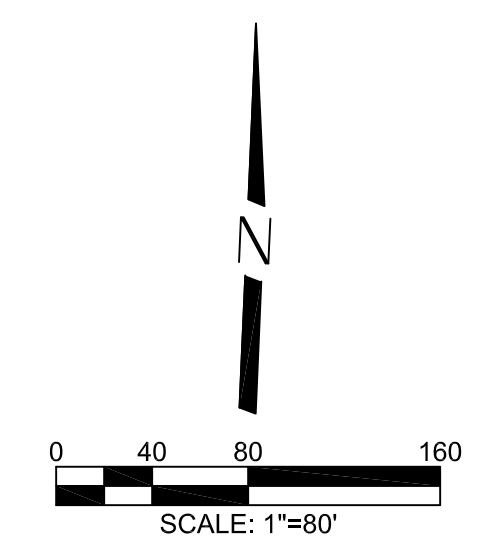
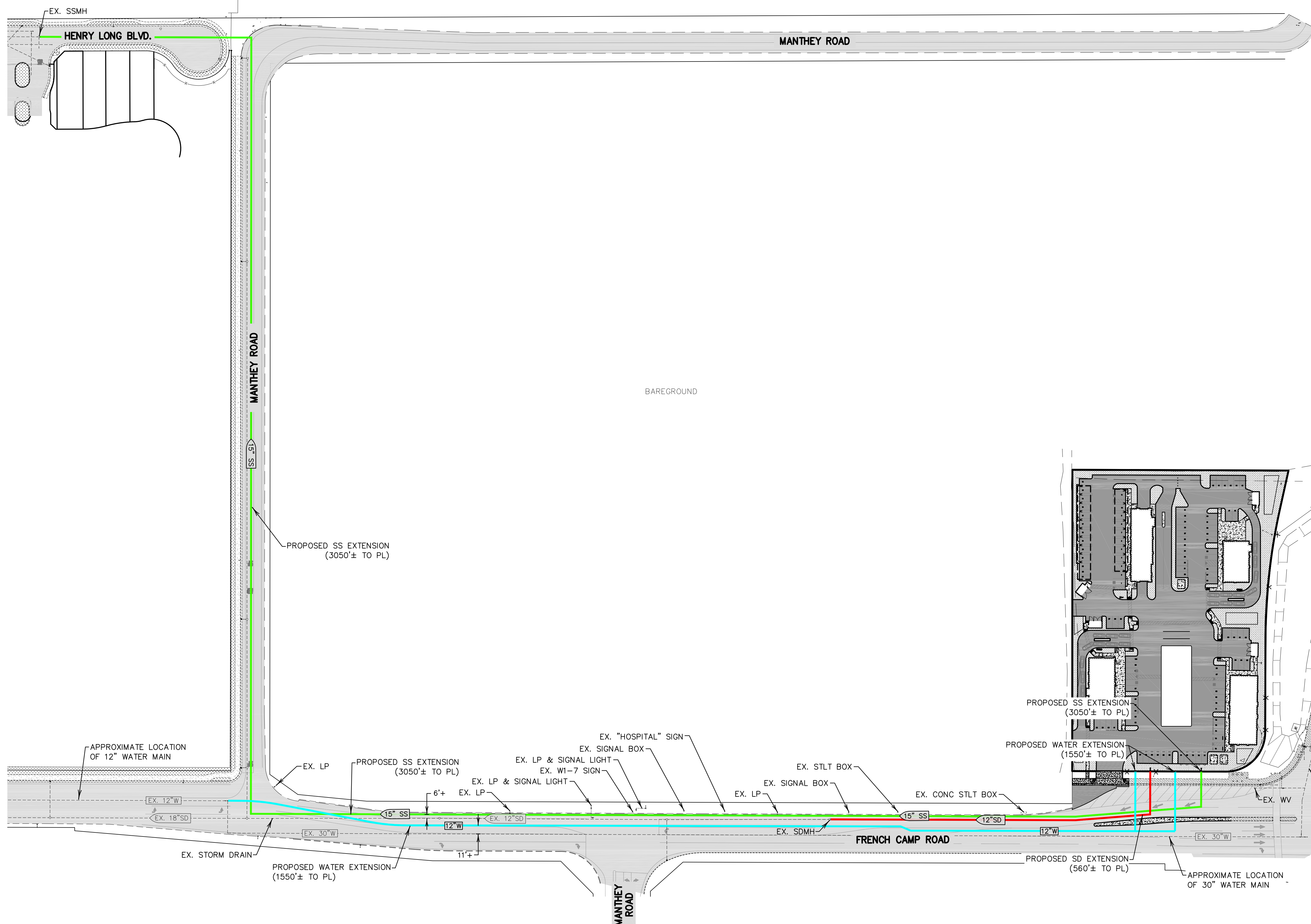
FRENCH CAMP ROAD DEVELOPMENT

SITE PLAN

STOCKTON, CALIFORNIA
 MARCH, 2022

REV. NO.	DESCRIPTION	DATE	SCALE: AS NOTED	SHEET
				1
				OF 3 SHEETS
				JOB NO. 2234

BENCHMARK INFORMATION
 N/A



LEGEND & ABBREVIATIONS

- EX. LP EXISTING LIGHT POLE
 - MH MANHOLE
 - PL PROPERTY LINE
 - PROP. PROPOSED
 - SD STORM DRAIN
 - SS SANITARY SEWER
 - STLT STREETLIGHT
 - R/W RIGHT-OF-WAY
-
- EX. ASPHALT PAVEMENT
 - EX. CONCRETE
 - PROP. ASPHALT PAVEMENT
 - PROP. SD EXTENSION
 - PROP. SS EXTENSION
 - PROP. WATER EXTENSION



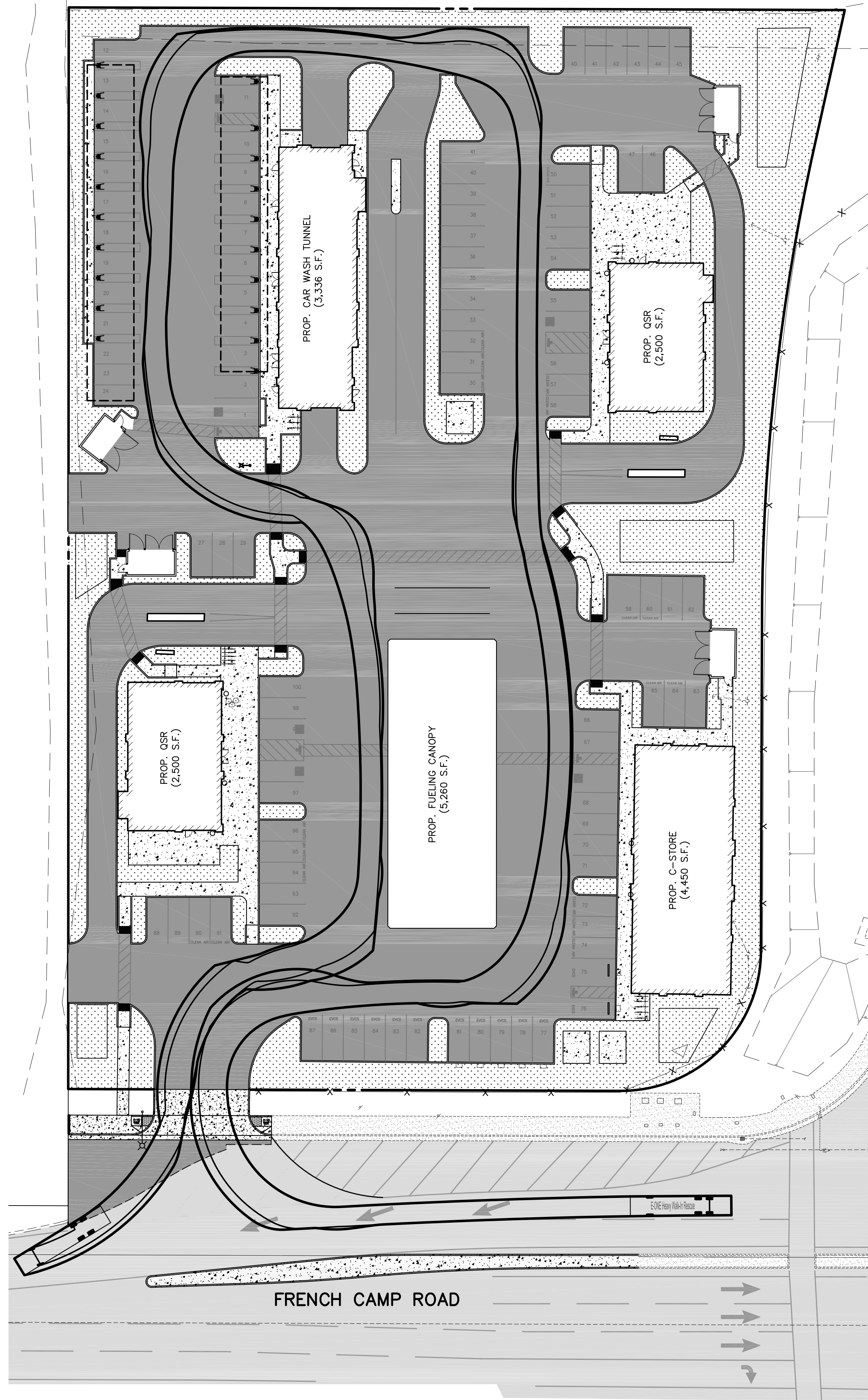
DILLON & MURPHY ENGINEERING
 847 N. CLUFF AVENUE
 SUITE A-2, LODI, CA 95240
 (209) 334-6613

FRENCH CAMP ROAD DEVELOPMENT
UTILITIES EXTENSION EXHIBIT

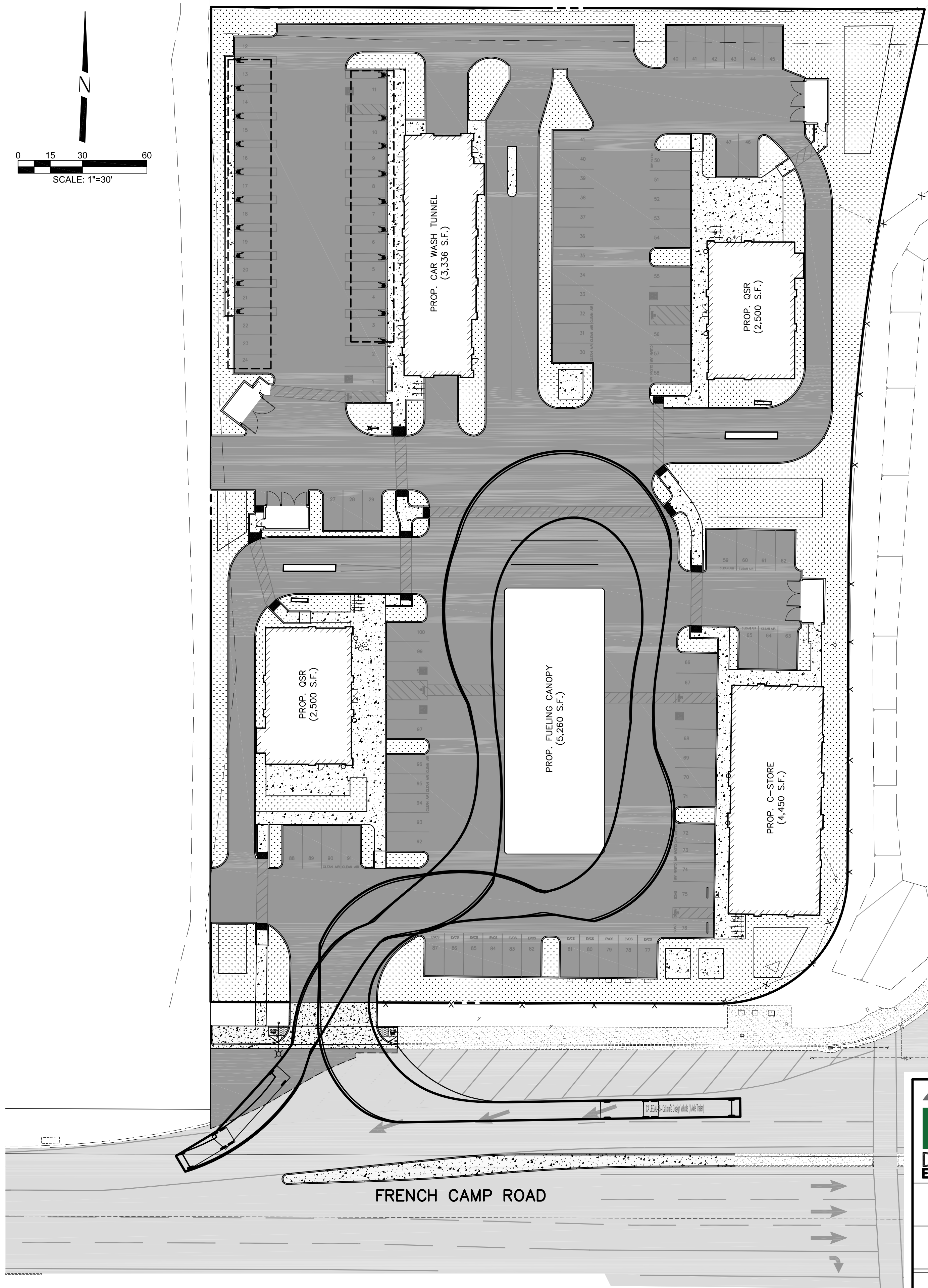
STOCKTON, CALIFORNIA
 MARCH, 2022

REV. NO.	DESCRIPTION	DATE	SCALE: 1" = 80'	BENCHMARK INFORMATION	SHEET
			DRAWN BY: JMC, JS	N/A	2
			DESIGNED BY:		OF 3 SHEETS
			CHECKED BY: JM		JOB NO.
			AS BUILT BY:		2234

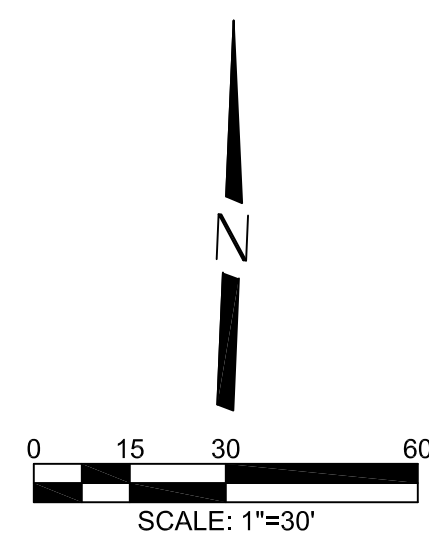
SOURCE: 2021/11/10 10:00 AM; 2021/11/10 10:00 AM; 2021/11/10 10:00 AM; 2021/11/10 10:00 AM; 2021/11/10 10:00 AM



TRUCK TURN SIMULATION – FIRE TRUCK
SCALE: 1" = 30'

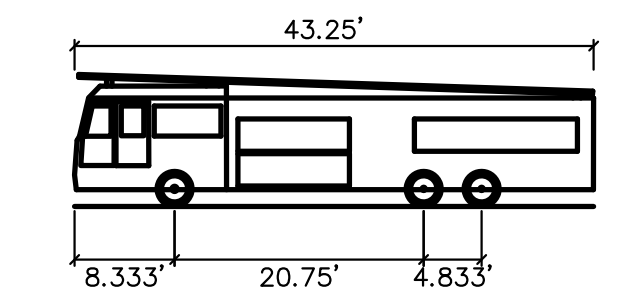


TRUCK TURN SIMULATION – CAL LEGAL
SCALE: 1" = 30'

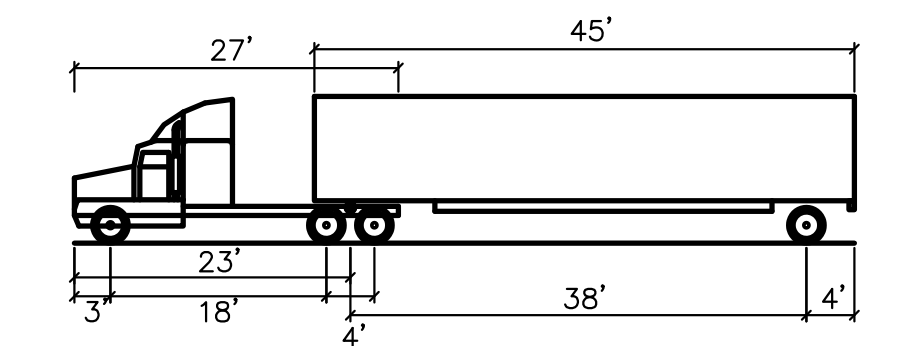


NOTE:

THE PROPOSED SITE IS NOT DESIGNED FOR STA TRUCKS



E-ONE Heavy Walk-In Rescue
Overall Length 43.250ft
Overall Width 8.333ft
Overall Body Height 20.750ft
Min Body Ground Clearance 4.633ft
Track Width 8.333ft
Lock-to-lock time 6.00s
Max Wheel Angle 45.00°



CA LEGAL-65 – California Design Vehicle
Overall Length 45.000ft
Overall Width 8.500ft
Overall Body Height 12.227ft
Min Body Ground Clearance 1.422ft
Track Width 8.500ft
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 50.000ft

DESIGN VEHICLES
NOT TO SCALE



Know what's below.
Call before you dig.

DM
DILLON & MURPHY ENGINEERING
847 N. CLUFF AVENUE
SUITE A-2, LODI, CA 95240
(209) 334-6613

FRENCH CAMP ROAD DEVELOPMENT

TRUCK TURN SIMULATIONS

STOCKTON, CALIFORNIA
MARCH, 2022

REV. NO.	DESCRIPTION	DATE	SCALE: AS NOTED	SHEET
			DRAWN BY: JMC, JS	3
			DESIGNED BY:	OF 3 SHEETS
			CHECKED BY: JM	JOB NO.
			AS BUILT BY:	2234

BENCHMARK INFORMATION
N/A

**Calls for Service - 461 French Camp Rd.
Date Range: 08/23/2020 - 08/23/2022**

Call Type	Total
594	1

Calls for Service that Resulted in a Crime Report

Call Type	Description	Date	Report No
594	Malicious Mischief	9/22/2021	210033620

Data Source: Tiburon | Crystal Report. Query Filters: CAD/CFS, Location: 461 French Camp Rd., Date Range: 08/23/2020-08/23/2022

**Calls for Service - RD 0441
Date Range: 08/23/2020 - 08/23/2022**



Call Type	Total
10851	3
10851O	1
10851R	1
12020	1
23152	1
243	3
246	1
2735	1
314	1
415	7
415C	11
415CW	4
415D	2

Call Type	Total
415HW	40
422	1
451	1
459A	2
459R	2
480	1
481	12
484	3
487	5
502	2
505	20
5150	1
594	2

Call Type	Total
415E	11
415F	7
415H	1
901A	3
901F	1
903A	9
903D	5
905	1
911	1
912	7
913A	1
920	1
920P	7
928F	1
929	27
929A	2
930	1
933	28
933990	4
933PA	3
937	19
939	5
940	5
943	1
945	16
949	24

Call Type	Total
601	6
715	15
901	23
953	1
955	1
955A	1
955C	2
955D	3
958	5
960	1
962	1
962X	2
965B	2
967	3
969B	3
970	6
970B	1
970C	3
990	1
C5	1
NARC	2
OPEN	1
OTHER	13
T	11
TRU	5
WELCK	14
Grand Total:	447

Calls for Service that Resulted in a Report - RD 0441

Call Type	Total
10851	1
10851O	1
12020	1
23152	1
243	2
246	1
2735	1
415C	2
451	1
459A	1
459R	2
480	1
481	9
484	2
487	4

Call Type	Total
5150	1
594	2
901	14
901A	2
901F	1
903D	1
905	1
929	6
937	1
939	5
949	1
960	1
T	1
TRU	3
Grand Total:	70

Data Source: Tiburon | Crystal Report. Query Filters: CAD/CFS, RD: 0441, Date Range: 08/23/2020-08/23/2022

Specific Crime Reports - RD 0441
Date Range: 08/23/2020 - 08/23/2022

Incident Type	Total
487 - GRAND THEFT	8
484 - THEFT	3
459A - BURGLARY AUTO	2
594 - MALICIOUS MISCHIEF	2
243 - BATTERY	1
23152 - DRUNK DRIVING	1
451 - ARSON	1
12020 - POSSESSION OF ILLEGAL WEAPON	1
459R - BURGLARY RESIDENTIAL	1
148 - RESISTING ARREST	1
10851 - STOLEN VEHICLE	1
243E1 - DV BATTERY FORMER/PRESENT OTHER	1
960 - TRESPASSING	1
246 - SHOOTING INTO OCCUPIED DWELLING	1
273 5 - DV INFLICT CORP INJ ON SPOUSE-CO HABIT	1
Grand Total:	26

Data Source: SAP Crystal Enterprise. Query Filters: ARS NIBRS, RD: 0441, Date Range: 08/23/2020-08/23/2022.
SPECIFIC INCIDENT TYPE ONLY: 10851, 12020, 12025, 136, 148, 1551, 166 4, 182, 187, 187A, 193, 196, 197, 207, 207A, 211, 211PS, 211R, 215, 220, 23152, 236, 236 1, 243, 243B, 243E1, 244, 245, 245R, 246, 246U, 247B, 25658, 261, 261 5, 272, 273, 273 5, 273 6, 278, 278 5, 281, 286, 288, 289, 290, 3056, 314, 337, 368, 415, 415F, 417, 422, 451, 457, 459A, 459B, 459R, 466, 470, 480, 481, 481B, 484, 484B, 484G, 487, 496, 498, 503, 529, 530, 537, 594, 597, 646, 647 6, 647A, 647B, 647F, 648, 653M, 910, 910A, 911A, 923, 928, 928A, 928B, 928C, 928F, 936W, 943, 956, 957, 957B, 958, 960, 970, L-S, NARC, SEARCH, TAGGER, TSTOP, WELCK

CFS by Reporting Districts (RDs)
Date Range: 08/23/2020 - 08/23/2022

RDs	Total CFS	% of the City Average CFS
0109	56206	1884%
0346	11210	376%
0105	10679	358%
0122	8926	299%
0164	8446	283%
0475	8380	281%
0264	8347	280%
0102	8299	278%
0251	8299	278%
0345	8177	274%
0360	8144	273%
0127	8087	271%
0326	8012	268%
0103	7725	259%
0281	7433	249%
0253	7370	247%
0216	7257	243%
0306	6885	231%
0218	6711	225%
0359	6616	222%
0282	6595	221%
0106	6529	219%
0252	6429	215%
0115	6394	214%
0344	6333	212%
0231	6241	209%
0101	5972	200%
0325	5708	191%
0339	5676	190%
0230	5525	185%
0265	5515	185%
0337	5452	183%
0121	5365	180%
0180	5361	180%
0110	5171	173%
0117	5011	168%
0332	4923	165%
0166	4867	163%
0165	4764	160%
0168	4655	156%
0129	4597	154%
0116	4499	151%
0324	4481	150%
0128	4457	149%
0278	4453	149%
0364	4359	146%
0334	4135	139%
0221	4116	138%
0250	4115	138%
0108	4110	138%
0161	3951	132%
0118	3950	132%
0147	3919	131%

RDs	Total CFS	% of the City Average CFS
0361	3876	130%
0358	3870	130%
0219	3824	128%
0126	3792	127%
0437	3790	127%
0323	3783	127%
0261	3726	125%
0104	3715	124%
0132	3699	124%
0112	3698	124%
0439	3681	123%
0263	3675	123%
0171	3548	119%
0193	3416	114%
0335	3367	113%
0362	3364	113%
0107	3296	110%
0436	3266	109%
0426	3239	109%
0348	3223	108%
0425	3154	106%
0229	3086	103%
0245	3081	103%
0322	3062	103%
0338	3061	103%
0176	3018	101%
0311	2947	99%
0114	2945	99%
0471	2907	97%
0343	2874	96%
0307	2853	96%
0367	2810	94%
0223	2803	94%
0288	2802	94%
0314	2801	94%
0269	2754	92%
0365	2741	92%
0211	2667	89%
0266	2633	88%
0283	2572	86%
0150	2568	86%
0124	2559	86%
0208	2529	85%
0172	2516	84%
0327	2494	84%
0249	2475	83%
0125	2466	83%
0136	2465	83%
0175	2461	82%
0178	2451	82%
0131	2447	82%
0260	2446	82%
0363	2419	81%

RDs	Total CFS	% of the City Average CFS
0303	2381	80%
0347	2378	80%
0111	2374	80%
0163	2371	79%
0207	2350	79%
0123	2350	79%
0262	2345	79%
0276	2329	78%
0248	2298	77%
0189	2266	76%
0202	2183	73%
0366	2174	73%
0330	2153	72%
0185	2142	72%
0309	2114	71%
0210	2103	70%
0169	2051	69%
0333	2015	68%
0173	2011	67%
0213	2003	67%
0192	1990	67%
0158	1985	67%
0181	1950	65%
0328	1944	65%
0356	1939	65%
0232	1937	65%
0226	1932	65%
0224	1932	65%
0352	1924	64%
0204	1914	64%
0137	1912	64%
0220	1899	64%
0201	1867	63%
0267	1863	62%
0140	1845	62%
0430	1842	62%
0141	1839	62%
0310	1809	61%
0336	1787	60%
0313	1690	57%
0302	1676	56%
0254	1674	56%
0119	1671	56%
0422	1660	56%
0139	1660	56%
0321	1654	55%
0215	1646	55%
0438	1628	55%
0194	1606	54%
0196	1602	54%
0203	1583	53%
0113	1573	53%
0225	1549	52%
0329	1526	51%
0191	1524	51%
0280	1517	51%
0162	1502	50%
0277	1471	49%

RDs	Total CFS	% of the City Average CFS
0177	1460	49%
0190	1455	49%
0133	1450	49%
0342	1446	48%
0209	1433	48%
0160	1399	47%
0399	1384	46%
0156	1345	45%
0157	1310	44%
0130	1249	42%
0142	1236	41%
0331	1234	41%
0152	1226	41%
0138	1221	41%
0212	1214	41%
0275	1205	40%
0279	1187	40%
0340	1178	39%
0272	1133	38%
0120	1103	37%
0400	1067	36%
0186	1064	36%
0257	1014	34%
0524	990	33%
0312	969	32%
0470	961	32%
0308	948	32%
0258	901	30%
0349	898	30%
0188	886	30%
0255	848	28%
0244	831	28%
0449	812	27%
0357	775	26%
0159	771	26%
0179	770	26%
0135	756	25%
0256	718	24%
0286	718	24%
0170	713	24%
0274	632	21%
0419	624	21%
0429	610	20%
0427	601	20%
0472	591	20%
0273	553	19%
0206	532	18%
0369	526	18%
0134	517	17%
0305	490	16%
0441	447	15%
0247	434	15%
0222	407	14%
0228	363	12%
0187	360	12%
0259	345	12%
0149	341	11%
0148	323	11%

RDs	Total CFS	% of the City Average CFS
0304	296	10%
0301	294	10%
0423	284	10%
0154	259	9%
0443	255	9%
0195	239	8%
0368	184	6%
0182	181	6%
0476	154	5%
0217	148	5%
0153	95	3%

RDs	Total CFS	% of the City Average CFS
0455	86	3%
0214	62	2%
0444	48	2%
0145	41	1%
0184	29	1%
0420	29	1%
0432	15	1%
0428	15	1%
0431	2	0%
0433	2	0%
0268	1	0%

CFS
Average: **2894**

Data Source: Tiburon | Crystal Report. Query Filters: CAD/CFS, Date Range: 08/23/2020 - 08/23/2022

To calculate % of the City Average CFS:

Total CFS/CFS Average (2894)

Resolution No.

STOCKTON PLANNING COMMISSION

RESOLUTION APPROVING A COMMISSION USE PERMIT AND DESIGN REVIEW TO ALLOW THE ESTABLISHMENT OF A CONVENIENCE STORE WITH THE OFF-SALE OF BEER, WINE, AND GENERAL MERCHANDISE, A FUELING STATION, TWO QUICK-SERVE DRIVE-THROUGH RESTAURANTS, AND A CAR WASH FACILITY, AT 461 FRENCH CAMP ROAD (P22-0534) (APN 168-190-100)

On June 20, 2022, the applicant, Mike Boparai, submitted an application to the Community Development Department for Commission Use Permit and Design Review for planning application No. P22-0534, to develop a convenience store with off-sale of beer and wine, fueling station, two (2) quick-serve drive-through restaurants, and a car wash; and

On July 26, 2023, the Architectural Review Committee (ARC) recommended approval of the Project design to the Director. The Director confirmed the Architectural Review Committee's recommendation and made a recommendation to the Planning Commission for final approval of the Project's design; and

On September 4, 2023, public notice for the subject application was published in the local newspaper in accordance with Stockton Municipal Code (SMC) section 16.88.030; and

On September 28, 2023, the Planning Commission conducted a public hearing on the application, in compliance with SMC Chapter 16.88, at which point all persons wishing to be heard were provided such opportunity; now, therefore,

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF STOCKTON, AS FOLLOWS:

A. The foregoing recitals are true and correct and incorporated herein reference.

B. Based on its review of the entire record herein, the Planning Commission makes the following findings:

Use Permit: General Findings

1. The proposed use is allowed in the Commercial, Large (CL) zoning districts, subject to approval of a Commission Use Permit by the Planning Commission and complies with all other applicable provisions of the Development Code, SMC Title 16 and the SMC. The proposed use is allowed with a Commission Use Permit in the Commercial, Large-Scale (CL) Zone. Per SMC section 16.20.020, Table 2-2, the use, as

proposed, will meet all applicable development standards in the Development Code. There are no applicable overlays or specific plans for this site.

2. The proposed use, as conditioned, will maintain or strengthen the integrity and character of the neighborhood and zoning district in which it is to be located. The proposed convenience store, fueling station, restaurants, and car wash facility will occur within a new building that was reviewed by the ARC, determined to be in compliance with the applicable provisions of the Citywide Design Guidelines. Further, it will provide additional neighborhood-service retail and convenience services to the local neighborhood.

3. The proposed use will be consistent with the general land uses, objectives, policies, and programs of the General Plan and any applicable specific plan or master development plan:

Goal CH-3: Expand opportunities for local enterprise, entrepreneurship, and gainful employment.

Land Use-4.5, Commercial Area Aesthetics – The City shall require that new commercial development incorporate landscaping and good design in accordance with Citywide Design Guidelines. The City’s ARC has reviewed and determined that the project’s proposed elevations, renderings, and materials are substantially in compliance with applicable provisions of the Citywide Design Review Guidelines.

ED—1 To maintain a thriving business community that provides a sound tax base for the City, jobs for the local workforce, and commercial shopping opportunities for residents and visitors alike. The proposed development will create jobs and provide services to an underserved area of Stockton.

4. The subject site will be physically suitable for the type and density / intensity of the use being proposed, including the provision of services (e.g., sanitation and water), public access, and the absence of physical constraints (e.g., earth movement, flooding, etc.). The proposed project and development site have been evaluated by all City Departments for consistency with the development standards in the Municipal Code will be provided with adequate services and accesses. The project site is flat and borders a developed public street and vacant lands for commercial property. As an infill development project, the proposed use will be served by the existing surrounding access and utilities, including sanitation, storm sewer, and water, located on French Camp Road. There are no known physical constraints to develop the site. For all these reasons, the proposed use is of an appropriate intensity and would be carried out on a suitable site.

5. The establishment, maintenance, or operation of the subject use, at the location proposed and for the time period(s) identified, is not expected to endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the subject use, because the use will be subject to conditions of approval that require a

security surveillance video system, installation of lighting around the premises, as well as additional conditions of approval relating to loitering and obeying all laws established by the City of Stockton and Alcoholic Beverage Control.

6. The design, location, size, and operating characteristics of the subject use are expected to be compatible with existing and future land uses on-site and in the vicinity of the subject property because the planned convenience store with the off-sale of beer and wine is classified as a retail use that is compatible with the Commercial General Plan designation on the subject site. The anticipated customer base, traffic patterns, noise levels, and general operational characteristics of the proposed convenience store with the off-sale of beer and wine are compatible with nearby commercial and industrial uses.

7. The proposed project is Categorical Exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines, in accordance with the provisions of section 15332 (In-Fill Development Projects) as the Project is: a) consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and, (e) The site can be adequately served by all required utilities and public services.

Problem Use Findings – Alcoholic Beverage Sales, Off-Sale

8. The proposed use, as conditioned, is not likely to interfere with the comfortable enjoyment of life or property in the area. The proposed use will provide an opportunity for nearby residents to purchase convenience items and will not interfere with the comfortable enjoyment of life or property in the vicinity.

9. The proposed use, as conditioned, will not increase or encourage the deterioration or blight of the area. The proposed off-sale of beer and wine will be going into a new convenience store and fueling station, on an undeveloped site. The Owners, Developers, and/or Successors in Interest are required to conform to all Conditions of Approval related to the Project, which include conditions related to loitering, as well as all laws and regulations provided by Alcoholic Beverage Control.

10. The establishment of an additional use of this type in the area will not be contrary to any program of neighborhood conservation, improvement, or redevelopment, either residential or nonresidential. The use will be going into a vacant site which will provide services to the neighborhood. There are no neighborhood conservation programs, improvement programs, or redevelopment programs in the area that the Project would be subject to.

Alcoholic Beverages Findings

11. The proposed use will not result in repeat nuisance activity on or near the premises. Nuisance activity includes, but is not limited to: disturbing the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination/defecation, theft, assaults, batteries, acts of vandalism, excessive littering, loitering, graffiti, illegal parking, excessive loud noise (especially in the late night or early morning hours), traffic violations, curfew violations, lewd conduct, or police detentions and arrests. As conditioned, the convenience store will endure to limit potential nuisance and criminal activity, littering, graffiti, and excessive loitering. The Applicant has agreed to comply with all conditions of approval.

12. The owners and all employees of the establishment will complete an approved course in Licensee Education on Alcohol and Drugs, or other “Responsible Beverage Sales” or any other California Department of Alcoholic Beverage Control Board (ABC) approved program within 60 days of hire for new employees. To satisfy this requirement, a certified program must meet the standards of the Alcohol Beverage Control Responsible Beverage Service Advisory Board, Service Advisory Board, or other certifying / licensing body designated by the State of California. As a condition of approval, the Applicant will complete the approved course for responsible beverages sales.

13. The proposed use will comply with all provisions of local, state, and federal laws, rules, regulations, policies, or orders, including, but not limited to, those promulgated and or enforced by the ABC, California Business and Professions Code sections 24200, 24200.6, and 25612.5, and any condition imposed on any valid permit(s) issued pursuant to applicable laws, regulations, or other authority. This includes compliance with annual city business license fees. The Applicant and proposed use will comply will all provisions of local, state, and federal laws, rules, regulations, policies, or orders enforced by the City of Stockton and ABC.

California Environmental Quality Act

C. The proposed project is Categorically Exempt from CEQA, in accordance with the provisions of section 15332 (In-Fill Development Projects) as the project is: a) consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) The proposed development occurs within City limits on a project site of no more than five (5) acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and, (e) The site can be adequately served by all required utilities and public services.

D. Based on its review of the entire record herein, all supporting, referenced, and incorporated documents, and all comments received, the Planning Commission hereby approves the requested Commission Use Permit and Design Review, subject to the following conditions of approval.

Conditions of Approval: Standard

1. This Commission Use Permit approval authorizes the operation of a Convenience Store with off-sale of beer and wine, Fueling Station and Car Wash in the site area and design identified in Exhibit 1, attached and incorporated by reference.
 - a. The Owners, Developers, and/or Successors in Interest shall comply with all applicable Federal, State, County, and City codes, regulations, laws, and other adopted standards and pay all applicable fees.
 - b. Compliance with these Conditions of Approval is mandatory. Failure to comply with these Conditions of Approval is unlawful and may constitute a public nuisance subject to the remedies and penalties identified in the SMC including but not limited to, monetary fines and revocation of this Permit.
 - c. This Commission Use Permit shall be maintained on site and shall be immediately made available to City personnel upon inspection of the facility.
 - d. Any future building signage shall be subject to approval by the Community Development Department.
 - e. Separate building permits will be required for alterations to the site or building at the project location.

Conditions of Approval: Project Specific

This Commission Use Permit incorporates the following conditions of approval.

2. This Commission Use Permit is limited to a Type 20 Alcoholic Beverage Control License, which limits sales to off-sale beer and wine.
3. A “complaint response community relations” program established and maintained by the establishment conducting the Alcoholic Beverage Sales Activity may be required. The program must include the following:
 - i. Posting at the entry of the establishment that provides the telephone number for the area commander of the local law enforcement substation to any requesting individual.
 - ii. Coordinating efforts with the Police Department to monitor community complaints about the establishment’s activities.
 - iii. Having a representative of the establishment meet with neighbors, or the applicable neighborhood association on a regular basis and at their request to attempt to resolve any neighborhood complaints regarding the establishment.

4. Hours of operation for the alcoholic beverage sales activity are limited to the regulations set forth by the State of California ABC.
5. The following signs are required to be prominently posted in a readily visible manner on an interior wall or fixture, and not on windows, in English, Spanish, and any other predominant language of the patrons:
 - i. "California State Law prohibits the sale of alcoholic beverages to persons under 21 years of age."
 - ii. "No Loitering or Public Drinking" signs shall be posted on the exterior of the business.
 - iii. The business shall post E.A.S.Y. (Eliminate Alcohol Sales to Youth) materials that are visible from outside the business.
 - iv. The consumption or carrying of open containers of alcoholic beverages on the premises of the off-sale alcohol establishment is not permitted. Signs advising patrons of this prohibition shall be posted adjacent to the front door on the interior of the building.
6. The establishment shall be required to operate in a manner appropriate with mitigating alcohol-related problems that negatively impact those individuals living or working in the neighborhood, including, but not limited to: sales to minors, the congregation of individuals, violence on or near the premises, drunkenness, public urination, solicitation, drug-dealing, drug use, loud noise, and litter.
7. The establishment's operators or employees shall be required to discourage loiterers on or near the premises and to ask persons loitering longer than 15 minutes to leave the area and contact local law enforcement officials for enforcement of applicable trespassing and loitering laws if persons requested to leave fail to do so.
8. Prior to the initiation of alcoholic beverage sales activity, the most current technology for a video surveillance system with at least a seven (7) day continuous recording capability shall be in place. Video recordings shall be archived for at least 30 days. The video surveillance system shall cover the entire exterior of the premises, including the parking lot and the entrances to the building.
9. Exterior vegetation shall not be planted or maintained if it could be used as a hiding place for persons on the premises. Exterior vegetation shall be planted and maintained in a manner that minimizes its use as a hiding place.
10. No more than 20 percent of windows or clear doors shall bear advertising of any sort and all advertising signage shall be placed and maintained in a manner that

ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises, including the area in which the cash registers are maintained, from the exterior public sidewalk or entrance.

11. The owners and all employees of the alcoholic beverage sales establishment who are involved in the sale of alcoholic beverages shall complete an approved course in "Responsible Beverage Sales", or any other ABC approved course, within 60 days of hire for all employees hired. To satisfy this requirement, a certified program must meet the standards of the Alcohol Beverage Control Responsible Beverage Service Advisory Board, other certifying / licensing body Service Advisory Board, or other certifying / licensing body designated by the State of California.
12. Exterior areas of the premises and adjacent parking lots shall be provided with sufficient lighting in a manner that provides adequate illumination for alcoholic beverage sales establishment patrons while not spilling onto surrounding parcels and rights-of-way. A photometric study may be required to demonstrate compliance once the use is initiated.
13. The Commission Use Permit shall be valid for the duration of the use, but if the alcohol sales license is revoked by the State of California, is transferred off-site, or if the establishment does not sell alcohol for a period of 24 months or more, the use permit may be subject to revocation following a public hearing.
14. The proposed landscaping design must comply with the State Model Water Efficient Landscape Ordinance. A landscape design package from a California licensed landscape architect will be required as part of the building permit submittal.
15. If the Convenience Store will sell prepared food, approval will be required from the San Joaquin County Environmental Health Department prior to building permit issuance.
16. Building permits required from the City of Stockton Building and Life Safety Division for the proposed onsite improvements and the construction of each building.
17. The Owners, Developers and/or Successors shall be responsible for the establishment of reciprocal utility, access, and parking easements as necessary. The noted easements shall be shown on the parcel map as reserved easements or recorded as separate instruments prior to the recordation of the parcel map.
18. Off-site improvement plans shall be submitted to the City of Stockton Community Development Department Engineering Division for review and approval by the City Engineer. These plans shall show all on-site and off-site utilities necessary

to provide water, storm, and sanitary sewer utility service. These plans shall be designed in accordance with the City's most recently adopted water, storm, and sanitary collection system master plans and the City's Public Works design standards.

19. Any on-site wells and septic tanks must be abandoned and destroyed. Standard for abandonment and destruction shall be as required by San Joaquin County Department of Environmental Health.
20. A separate sewer lateral connection to the City sewer main is required for each building.
21. The project shall construct a 15-inch sanitary sewer main in Henry Long Boulevard.
22. The project shall construct a 12-inch water main in French Camp Road.
23. The project shall construct a 15-inch storm drain main in French Camp Road.
24. Provide a Stormwater Quality Control Plan at the time of building permit submittal.
25. Provide a Water Discharge I.D. number for the State approved Stormwater Pollution Prevention Plan prior to approval of a building permit.
26. Provide a City Standard Sand / Oil separator for the carwash.
27. Provide a City Standard Grease Interceptor if a restaurant is proposed.
28. The sanitary sewer line from the east end of Henry Long Boulevard to Manthey Road shall be upsized from 10 inches to 15 inches.

PASSED, APPROVED, and ADOPTED September 28, 2023.

WAQAR RIZVI, CHAIR
City of Stockton Planning Commission

ATTEST:

MICHAEL MCDOWELL, SECRETARY
City of Stockton Planning Commission



K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827
PH:(916) 455-6500 FAX:(916) 455-8100

FRENCH CAMP DEVELOPMENT

**461 FRENCH CAMP ROAD
FRENCH CAMP, CALIFORNIA 95206**

GENERAL NOTES

- Scope: Provide all items, articles, materials and operations including labor, materials, equipment and incidentals necessary for a complete job.
- Materials and equipment shall be installed, applied, or erected in accordance with manufacturers recommendations or requirements, unless the drawings exceed those requirements or recommendations.
- By executing the contract, the General Contractor affirms he has visited the site and is familiar with the conditions under which the work is to be performed.
- Responsible supervision shall be at the site during all phases of construction.
- Contractor to verify all conditions and dimensions at the site. All inconsistencies shall be brought to the attention of the Architect before proceeding with the work.
- Conform to the current edition of all adopted building codes and ordinances.
- DO NOT SCALE DRAWINGS, VERIFY AT SITE.**
- Details not specifically shown shall be similar to adjacent details.
- The Contractor shall coordinate the work of all trades and verify all dimensions.
- No structural work shall be cut, notched or otherwise penetrated, unless approved in writing by the Architect in advance, unless detailed on the drawings.
- The Contractor shall be responsible for the safety of the building and the occupants during construction, and shall provide adequate protection. Shoring and bridging shall be adequate for the construction. The Contractor shall comply with applicable safety requirements and codes.
- Contractor shall provide debris box and keep premises clean daily.
- Provide construction dust barriers as required by governing authority.
- Provide adequate blocking for all fixtures.
- Prior to excavation, determine and verify location of utility services in all areas to be excavated.
- Contractor shall comply with all pertinent laws, codes, regulations, C.B.C., governing agencies and manufacturers specifications, unless greater requirements are indicated, and/or are necessary for the safety of the project.
- The owner shall pay for all standard permits required for the construction documents.
- The General Contractor shall provide owner with a construction schedule prior to starting the work, and shall provide a qualified superintendent throughout the work.
- Unless stated otherwise in the scope of work summary, the General Contractor shall install all other procedures, testing and materials.
- Local jurisdiction business licenses are/may be required for all Contractors and Subcontractors providing work on the building or site.
- The General Contractor shall provide barricades and safety signs per O.S.H.A. requirements, and provide testing of the petroleum system and controls (including a systems Petrolite test), and of all new and modified air, water and electrical systems.
- Construction activities shall be limited to the following hours of operations (failure to comply with following hours of operations would result in withholding of inspection):
6:00 a.m. to 7:00 p.m. Monday thru Friday
9:00 a.m. to 6:00 p.m. Saturday
No construction on Sunday
- Mitigate impacts that could be triggered from construction. The Contractor will shield unwanted glare from machines or temporary use of equipment.
- The prime Contractor awarded the construction work will be required to have State Hazardous Substance Removal Certification in addition to their State Contractor's license.
- Any excavated material that is of a suspicious nature will be stockpiled on-site; samples will be taken by the consultant and tested for the presence of contaminants. Any excavated material that does not meet the requirements of the responsible regulatory agencies will be hauled off-site to an approved landfill. Any material that meets the requirements of the regulatory agencies will be placed back in the work area and/or disposed off-site to a normal disposal/recycling facility.
- Any stockpiled material will be placed on plastic sheeting and covered with plastic sheeting to prevent spreading and mixing of the material.
- Utility companies responsible for the relocation of facilities as part of the construction work in accordance with franchise agreements with the local jurisdiction will be required to provide their own monitoring program for the presence of hazardous materials during construction in accordance with all regulatory agencies.
- If necessary, a technical report will be prepared by the local jurisdiction approved environmental consultant documenting conditions witnessed during the excavation work and any other tasks performed.
- Particularly loud noises shall not occur before 8:00 a.m. on weekdays and not at all on weekends. The Assistant local jurisdiction Manager upon a determination that unusually loud construction activities are significantly impacting the neighbors may modify the hours of construction. Failure to comply with the above-described hours of operation may result in withholding inspections and possible construction prohibitions, subject to the review and approval of the Engineer.
- Sidewalks, parking lots and other paved areas must be swept regularly to prevent the accumulation of litter and debris. If pressure washed, debris must be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged to the storm drain.
- Landscaping shall be properly maintained and shall be designed with efficient irrigation practices to reduce runoff, promote surface filtration and minimize the use of fertilizers and pesticides, which can contribute to runoff pollution. Dead and dying plants shall be replaced.
- All new building, canopy and site signage requires separate sign permits. Contact the planning department for submittal requirements.
- Provide a continuous 6" high, 6" wide concrete curbing shall be provided around all planter areas within or adjacent to the parking lot and driveways.

CONSULTANTS

CIVIL:
DILLON & MURPHY ENGINEERING
847 N. Cluff Ave, Suite A-2
Lodi, ca 95240
P: (209) 334-6613
Contact: Joe Murphy

STRUCTURAL:

MECHANICAL, PLUMBING & ELECTRICAL:

LANDSCAPING:
Perry Design
Landscape Architecture Irrigation Design
6281 Bluestone Lane
Placerville, CA 95667
P: (530) 823-2621
Contact: Carol Perry Brown

SCOPE OF WORK

THE FRENCH CAMP DEVELOPMENT CONSISTS OF AN 8-MPD ELING FACILITY WITH A CONVENIENCE STORE, 2- QUICK SERVE RESTAURANTS WITH DRIVE-THRU'S, AND AN EXPRESS CAR WASH WITH SELF-SERVE VACUUMS. IT WILL HAVE ELECTRIC VEHICLE CHARGERS AND SOLAR PANELS.

CODES

THESE DRAWINGS HAVE BEEN PREPARED USING: THE 2022 CALIFORNIA BUILDING CODE, CALIFORNIA FIRE CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ENERGY CODE, AND CALIFORNIA GREEN BUILDING STANDARDS CODE(S). ALL WORK SHALL COMPLY WITH CURRENT ACCESSIBILITY REQUIREMENTS.

PROJECT DATA

ASSESSOR'S PARCEL NUMBER(S): 168-019-10

GENERAL PLAN DESIGNATION: COMMERCIAL
ZONING: CL

PROJECT SITE AREA (GROSS): (±3.23 ACRES) ±139,027 S.F.

BUILDING DATA:

STRUCTURE	CBC OCCUP.	TYPE OF CONST.	AREA
RETAIL FACILITY BUILDING AREA(S):			
CONVENIENCE STORE	M	V B	4,400S.F.
CAR WASH TUNNEL	B	II B	3,336 S.F.
FUELING CANOPY	M	II B	4,200 S.F.
QSR	M	II B	2,500 S.F.
QSR	M	II B	2,500 S.F.

FLOOR TO AREA RATIO:

TOTAL AREA OF SITE:	139,027 S.F.
TOTAL AREA OF BLDGS: (W/O CANOPY)	(9%) 12,736 S.F.
TOTAL AREA OF BLDGS: (W/ CANOPY)	(12%) 16,936 S.F.

LANDSCAPING DATA:

TOTAL AREA OF LANDSCAPING:	35,294.16 S.F.
PERCENTAGE OF SITE LANDSCAPED:	25.40 %

PARKING DATA:

BUILDING AREA	PARKING RATIO	REQ'D.
CONVENIENCE STORE	4,400 SF (1:150gross)	= 30
QSR 01	2,500 SF (1:200 gross)	= 13
QSR 02	2,500 SF (1:200 gross)	= 13
CAR WASH	FULL SERVICE: 3/WASH LANE	= 6
		TOTAL REQ'D PARKING = 62

PARKING PROVIDED

REGULAR SPACES	= 99
ACCESSIBLE SPACES	= 5
FUELING POSITIONS	= 16
TOTAL	104 + 16 FUELING POSITIONS

CLEAN AIR PARKING = 18
ELECTRIC VEHICLE CHARGERS = 13
AIR/WATER STATION = 1

DRAWING INDEX

ARCHITECTURAL

A001 PROJECT COVER SHEET

A101 OVERALL SITE PLAN
A102 TRASH ENCLOSURE DETAILS
A103 AUTO TURN SITE PLAN
A104 TRUCK TURN SITE PLAN

A201 C STORE FLOOR PLAN
A202 GSR FLOOR PLAN
A203 CAR WASH FLOOR PLAN

A301 C STORE EXTERIOR ELEVATIONS
A302 C STORE EXTERIOR ELEVATIONS
A303 GSR EXTERIOR ELEVATIONS
A304 GSR EXTERIOR ELEVATIONS
A305 CAR WASH EXTERIOR ELEVATIONS
A306 CAR WASH EXTERIOR ELEVATIONS
A307 VACUUM CANOPY ELEVATIONS
A308 VACUUM CANOPY ELEVATIONS

A801 FUEL CANOPY PLAN
A802 FUEL CANOPY RESELECTED CEILING PLAN
A803 FUEL CANOPY ELEVATIONS

LANDSCAPE

LP1 SOUTH PART OF SITE LANDSCAPE PLAN
LP2 NORTH PART OF SITE LANDSCAPE PLAN

CIVIL

C1 SITE GRADING PLAN
C2 UTILITIES EXTENSION EXHIBIT
C3 TRUCK TURNS

VICINITY MAP



CONTRACTOR:

PROJECT:

FRENCH CAMP DEVELOPMENT

PARCEL # 16819010

461 FRENCH CAMP ROAD
FRENCH CAMP, CA 95206

DESIGNED BY:

MIKE BOPARAI
6900 DANBERG WAY
ELK GROVE CA. 95757

REVISIONS:

PROFESSIONAL SEAL:

PROJECT NUMBER: 20-040 PROJECT DATE: 5-10-2023

SHEET CONTENTS:

COVER SHEET

SHEET NUMBER: **A001**



Architects

K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827
PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

FRENCH CAMP DEVELOPMENT

PARCEL # 16819010

461 FRENCH CAMP ROAD
FRENCH CAMP, CA 95206

DEVELOPER:

MIKE BOPARAI
6900 DANBERG WAY
ELK GROVE CA. 95757

REVISIONS:

PROFESSIONAL SEALS:



PROJECT NUMBER:

20-040

PROJECT DATE:

5-10-2023

SHEET CONTENTS:

ENLARGED PROPOSED SITE PLAN

SHEET NUMBER:

A101

SITE PLAN KEYNOTES

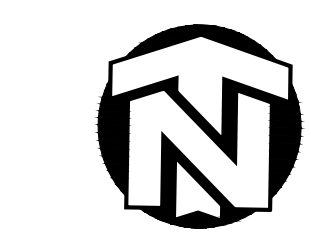
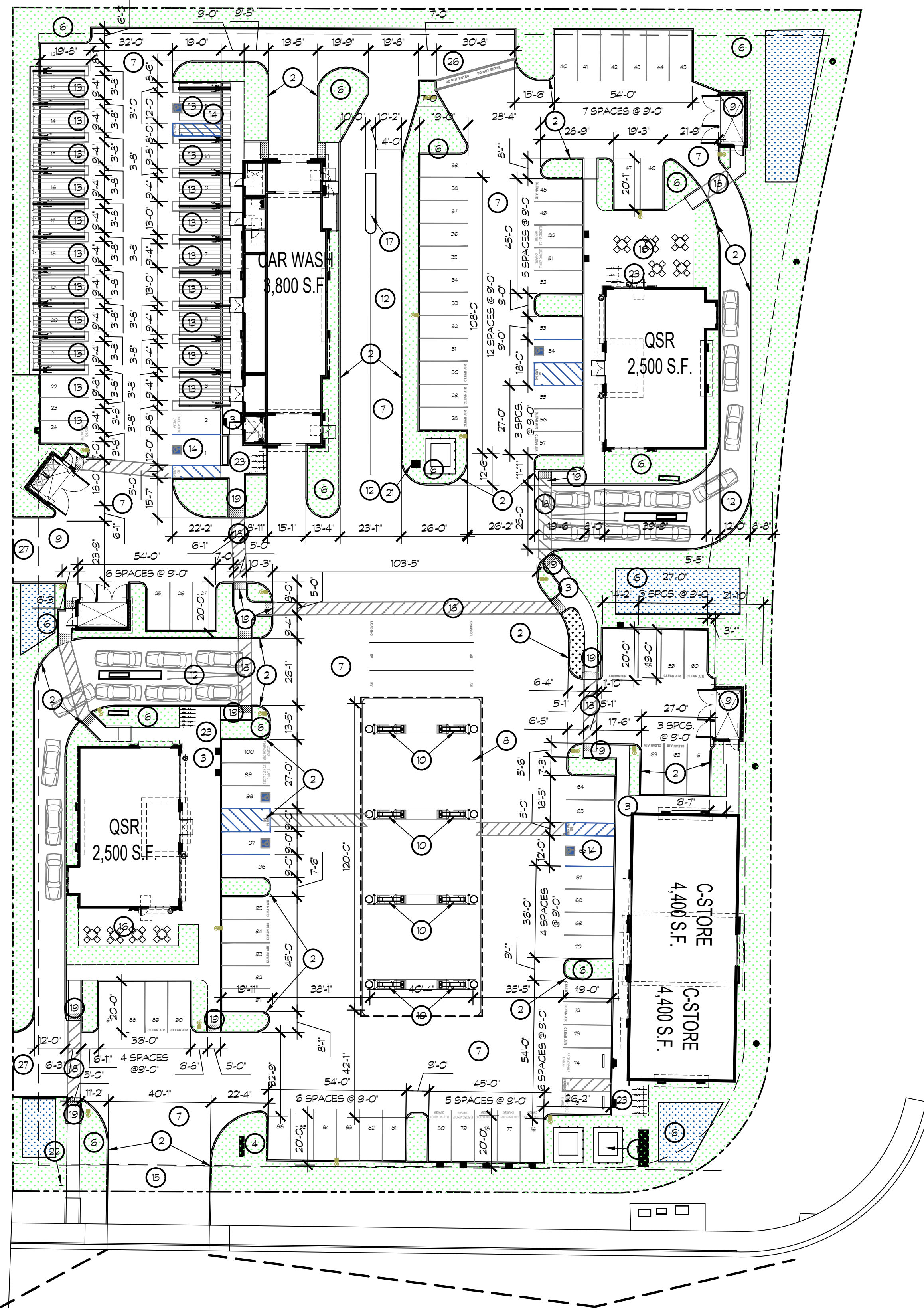
- 1 HIGHWAY TENENT MONUMENT SIGN.
- 2 CONCRETE CURB.
- 3 CONCRETE WALK.
- 4 CHEVRON / EXTRA MILE / GAS PRICE MONUMENT SIGN.
- 5 SITE AREA LIGHT, 24' HIGH
- 6 LANDSCAPING
- 7 CONCRETE PAVING, SEE CIVIL DRAWINGS.
- 8 LINE OF AUTO GAS FUELING CANOPY OVERHANG.
- 9 TRASH ENCLOSURE AND CONC. APPROACH SLAB. SEE SHEET A105 FOR DETAILS
- 10 MULTI-PRODUCT FUEL DISPENSER
- 11 UNDERGROUND FUEL STORAGE TANKS.
- 12 198'-0" LF OF VEHICLE STACKING (198 / 20' = 9.9 VEHICLES)
- 13 CAR WASH VACUUM STATION
- 14 ACCESSIBLE VAN PARKING STALL.
- 15 NEW DRIVEWAY - SEE CIVIL DWGS
- 16 CONCRETE PATIO FOR OUTDOOR SEATING AREA- SEE ENLARGED PLAN, SHEET LP-2
- 17 CAR WASH PAY STATION - BY OWNER HIRED CONSULTANT - SEE A105
- 18 60' WIDE STRIPED ACCESS WALK WAY
- 19 TRUNCATED DOMES - WIDTH OF ACCESS < 36" DEEP
- 20 PATH OF ACCESSIBLE TRAVEL SIGNAGE, SEE DETAIL 19/A105
- 21 CAR WASH ENTRY PYLON
- 22 ACCESSIBILITY SITE SIGNAGE, SEE DETAIL 5 ON SHEET A104
- 23 BIKE RACK.
- 24 ELECTRIC VEHICLE CHARGING
- 25 CLEAN AIR VEHICLE PARKING
- 26 'DO NOT ENTER' , THIS DRIVE IS FOR EMERGENCY VEHICLES ONLY.
- 27 'FUTURE ACCESS TO COMMERCIAL SITE TO THE WEST.

SITE LEGEND

- AC PAVING/EXISTING PUBLIC RIGHTWAY SIDEWALK
- LANDSCAPING
- CONCRETE AREAS, WALKS AND DRIVES

ALL WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL (1) ARE CONTINUOUSLY ACCESSIBLE, (2) HAVE A MAXIMUM 1/2" CHANGE IN ELEVATION, (3) ARE MINIMUM 48" IN WIDTH, (4) HAVE A MAXIMUM 2% CROSS SLOPE, AND (5) WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% (I.E., 1:20) SHALL HAVE RAMPS COMPLYING WITH 2019 CBC, SECTION 11B-405 OR 11B-406 AS APPROPRIATE. WHERE A WALK CROSSES OR ADJONS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 36" WIDE, COMPLYING 2019 CBC, SECTION 11B-705.1.2.5.

--- PATH OF TRAVEL





K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827
PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

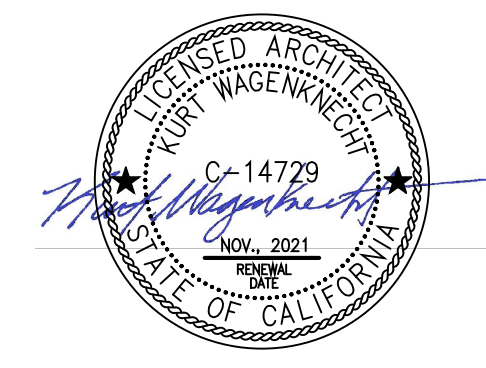
FRENCH CAMP DEVELOPMENT

PARCEL # 16819010
461 FRENCH CAMP ROAD
FRENCH CAMP, CA 95206

DEVELOPER:
MIKE BOPARAI
6900 DANBERG WAY
ELK GROVE CA. 95757

REVISIONS:

PROFESSIONAL SEALS:

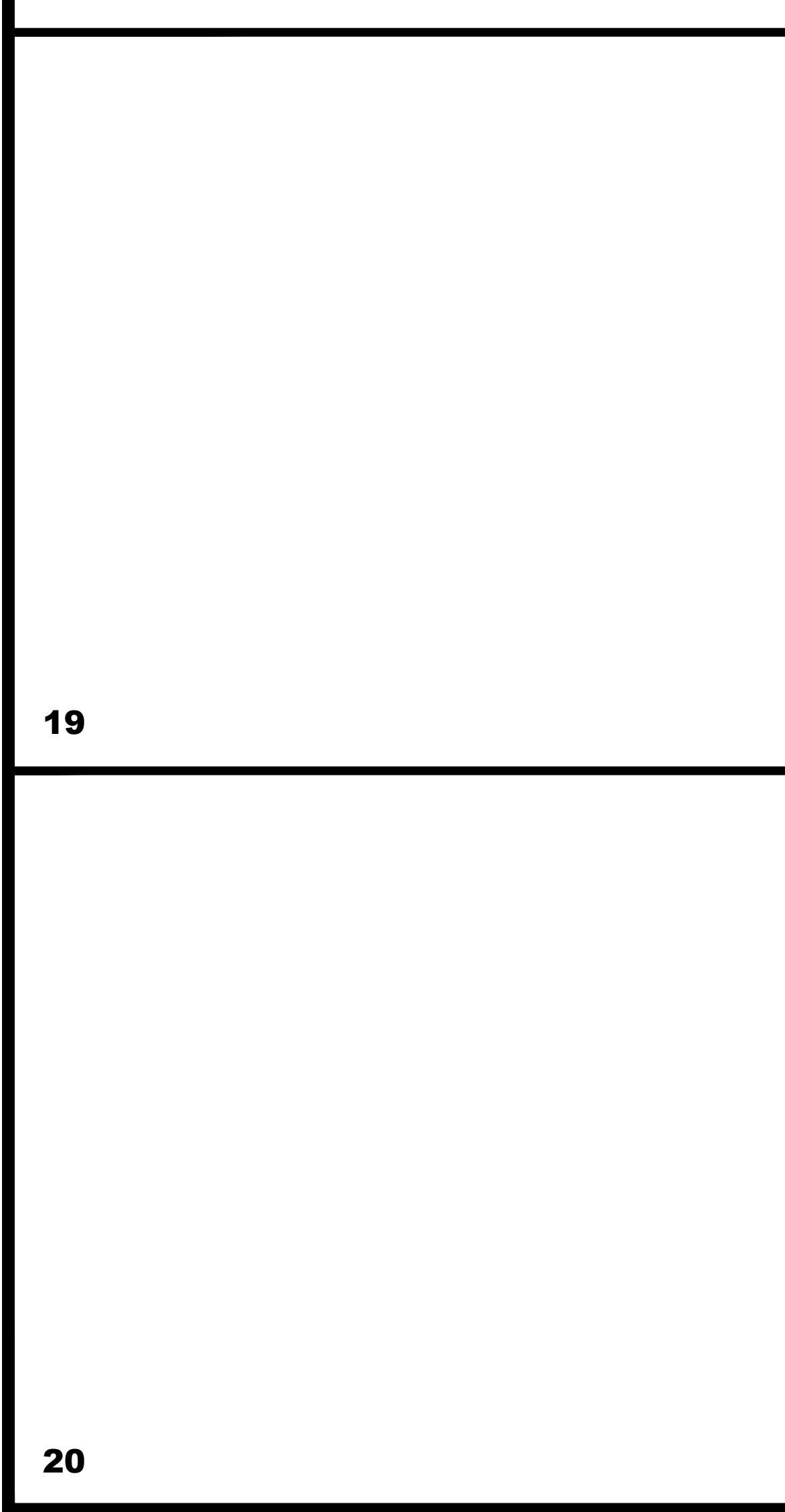
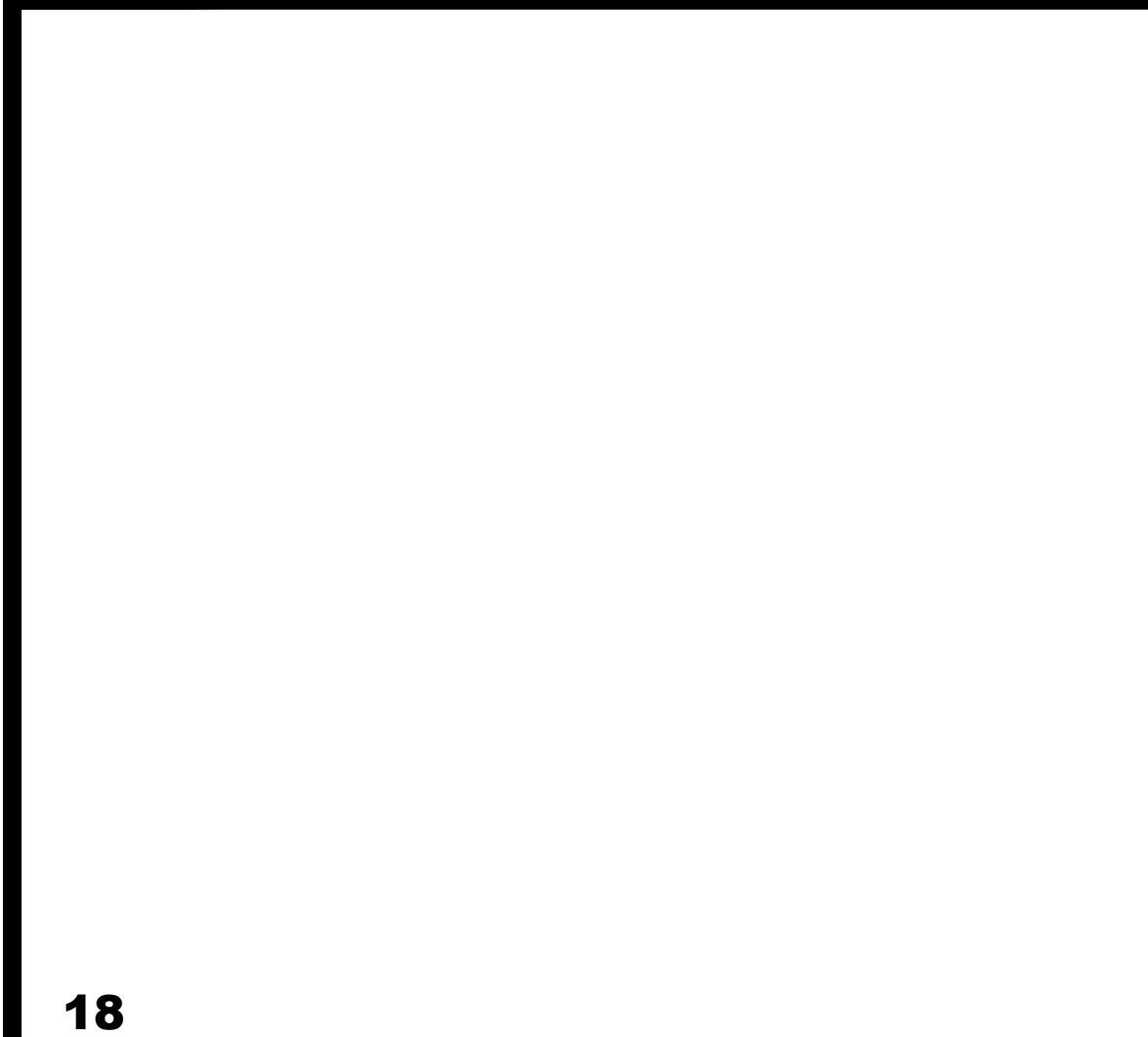
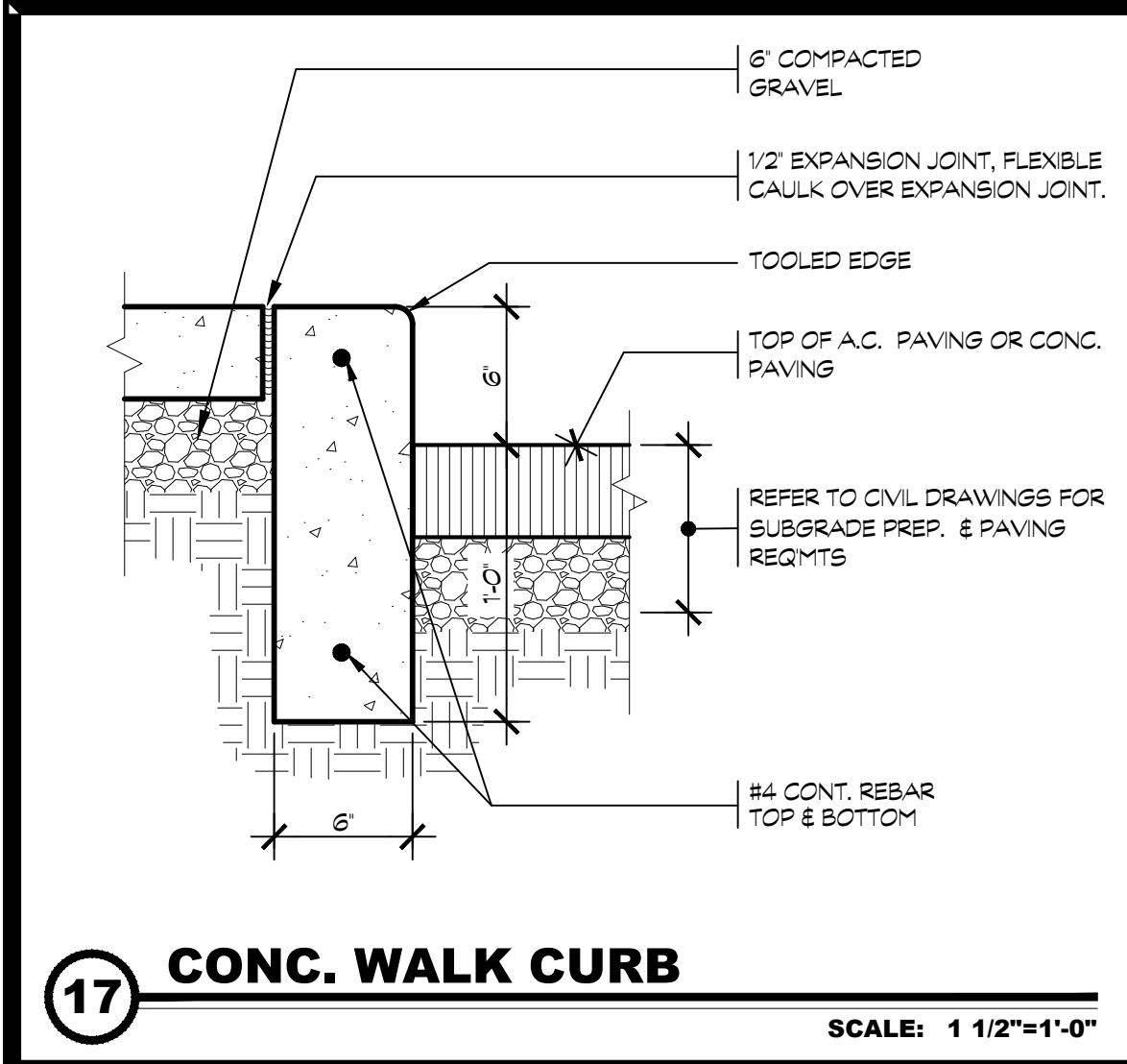
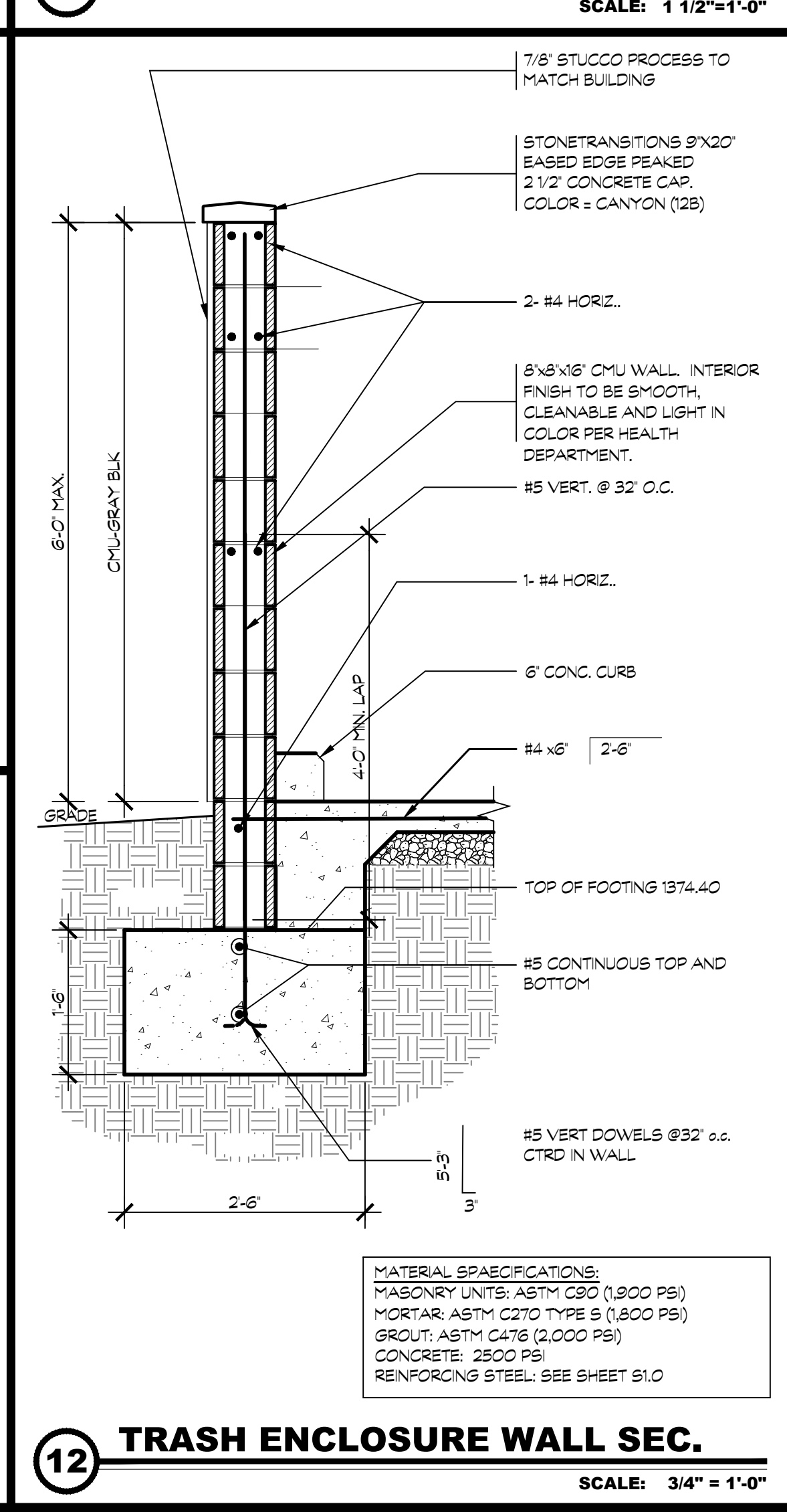
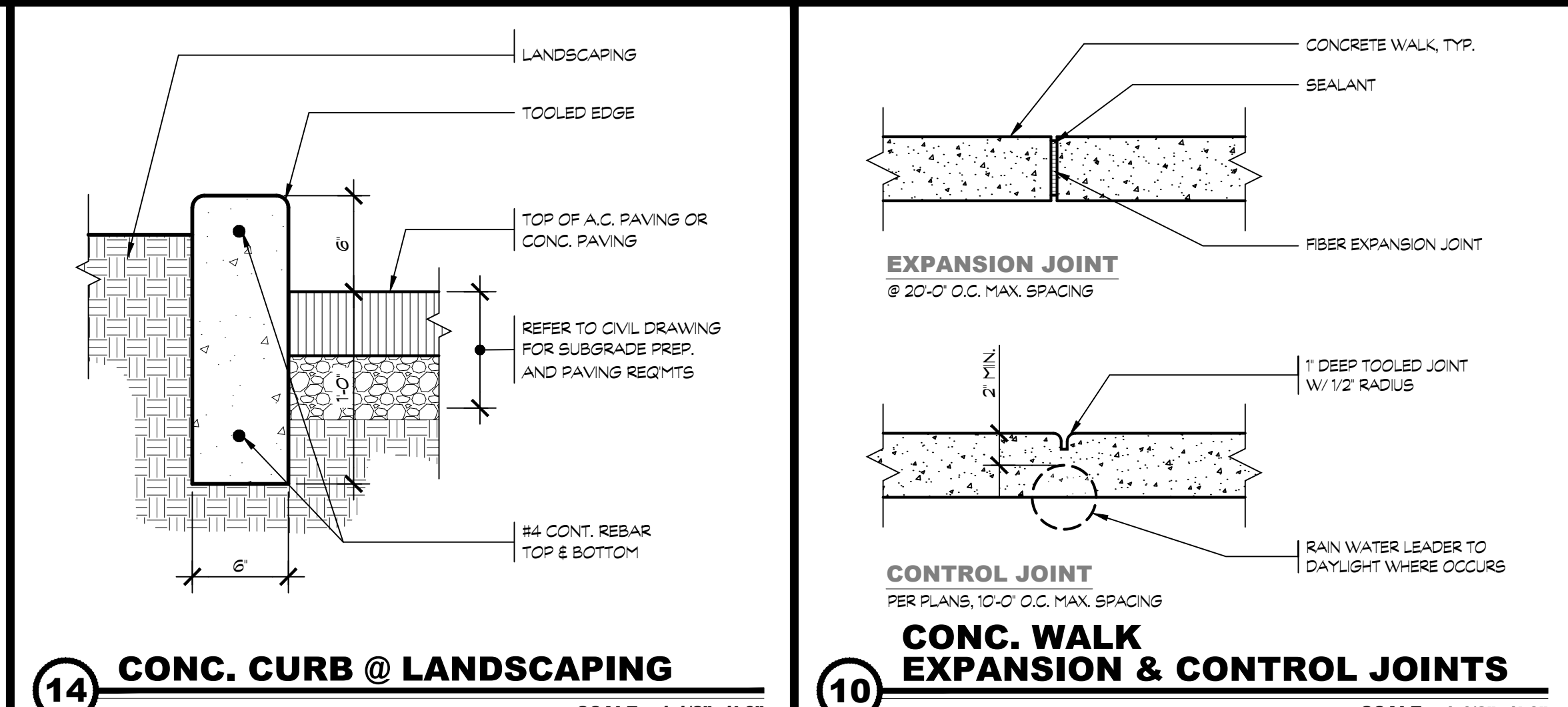
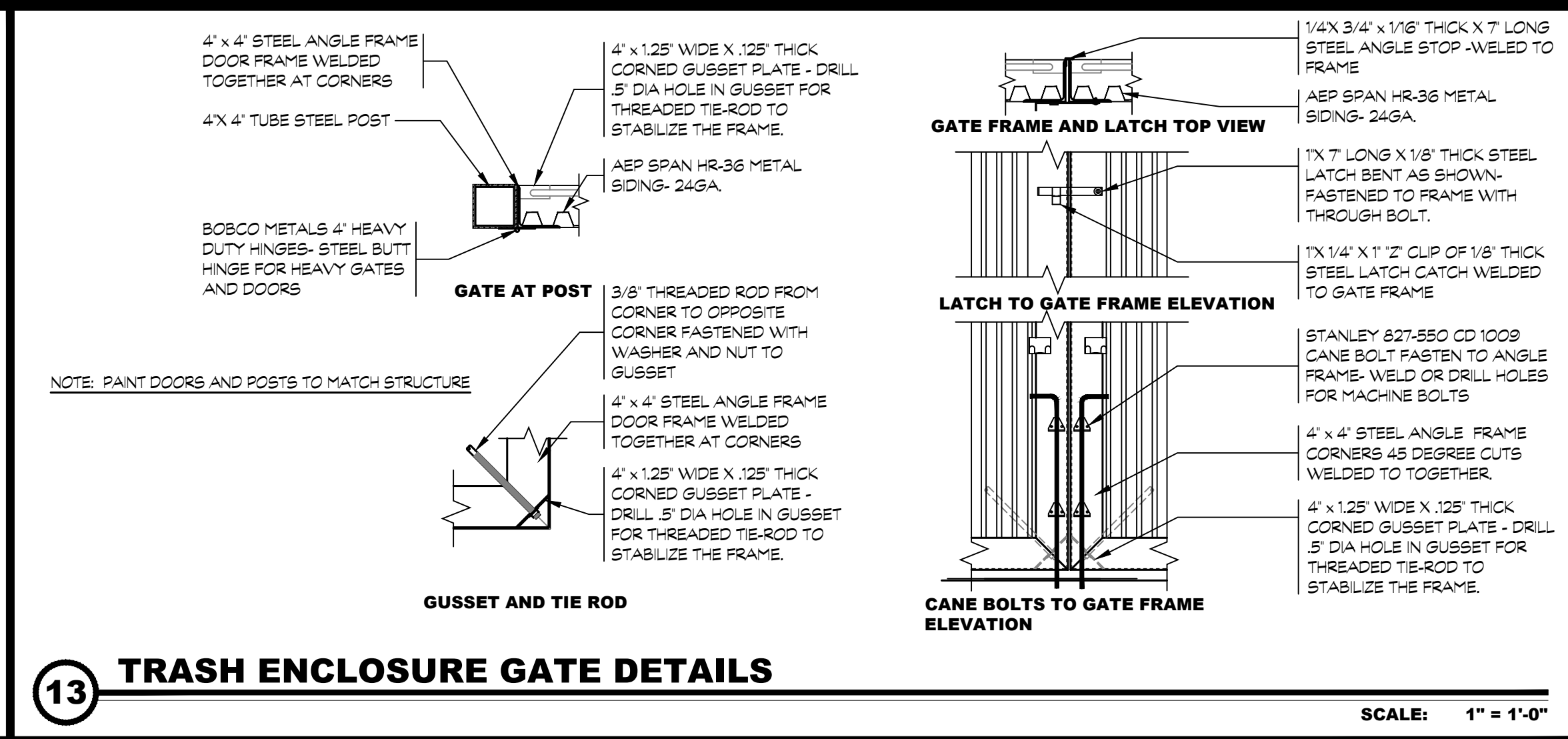
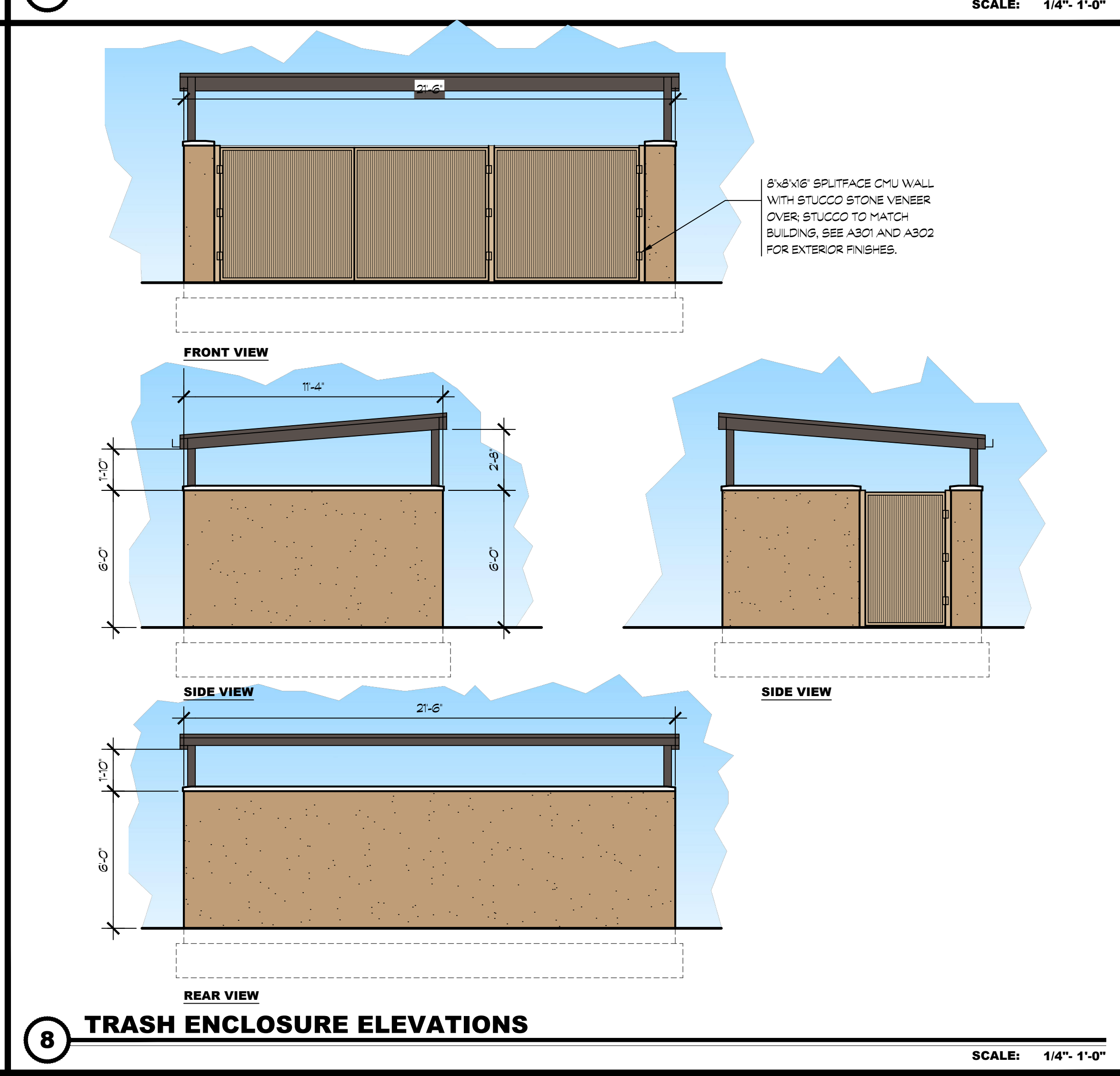
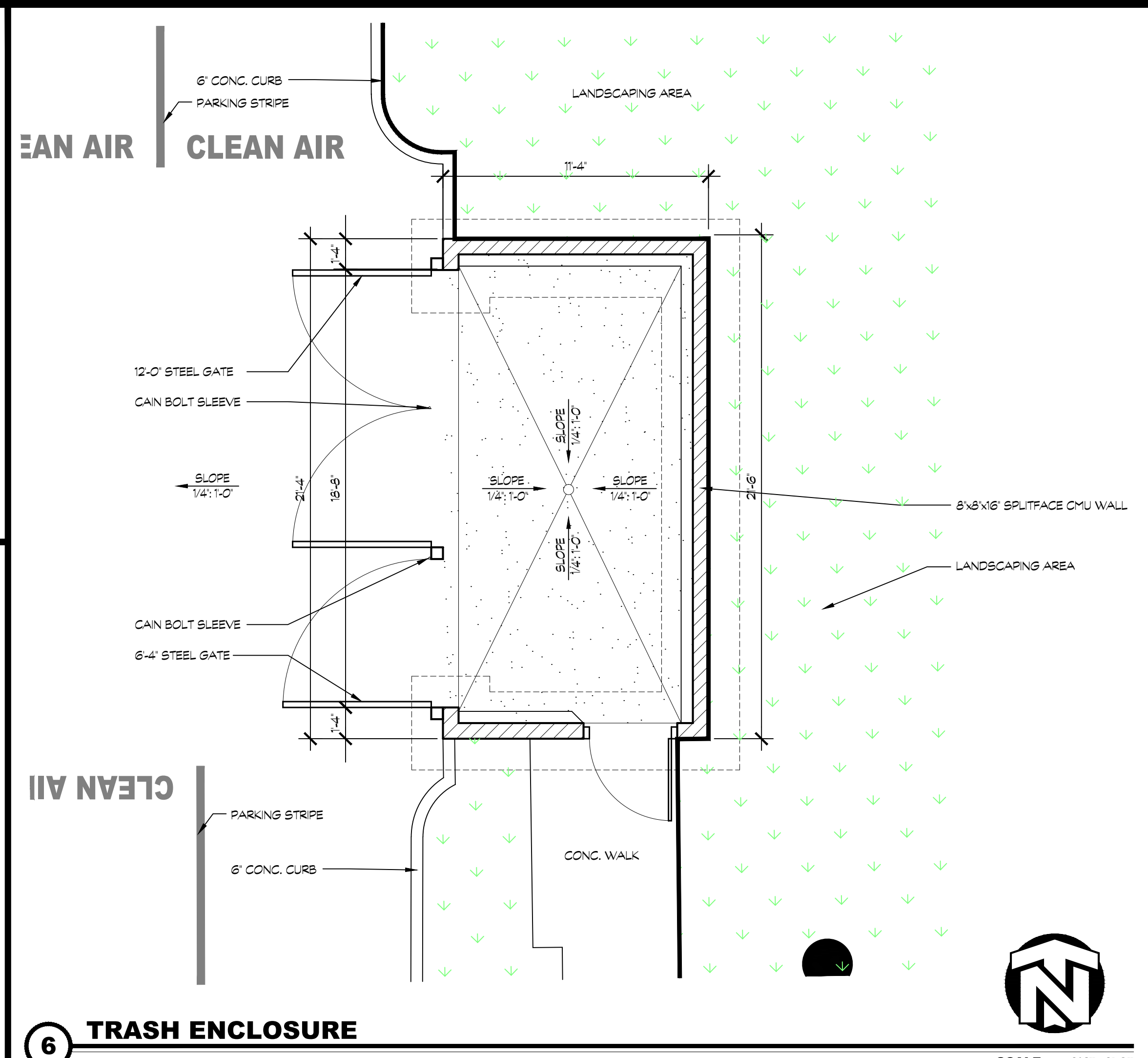


PROJECT NUMBER: **20-040** PROJECT DATE: **5-10-2023**

SHEET CONTENTS:

TRASH ENCLOSURE DETAILS

SHEET NUMBER:





K12 Architects

K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827
PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

FRENCH CAMP DEVELOPMENT

PARCEL # 16819010

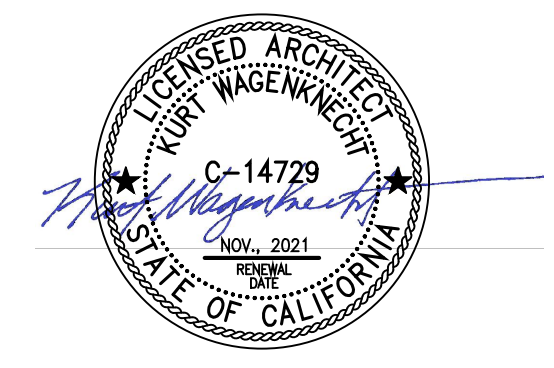
461 FRENCH CAMP ROAD
FRENCH CAMP, CA 95206

DEVELOPER:

**MIKE BOPARAI
6900 DANBERG WAY
ELK GROVE CA. 95757**

REVISIONS:

PROFESSIONAL SEALS:



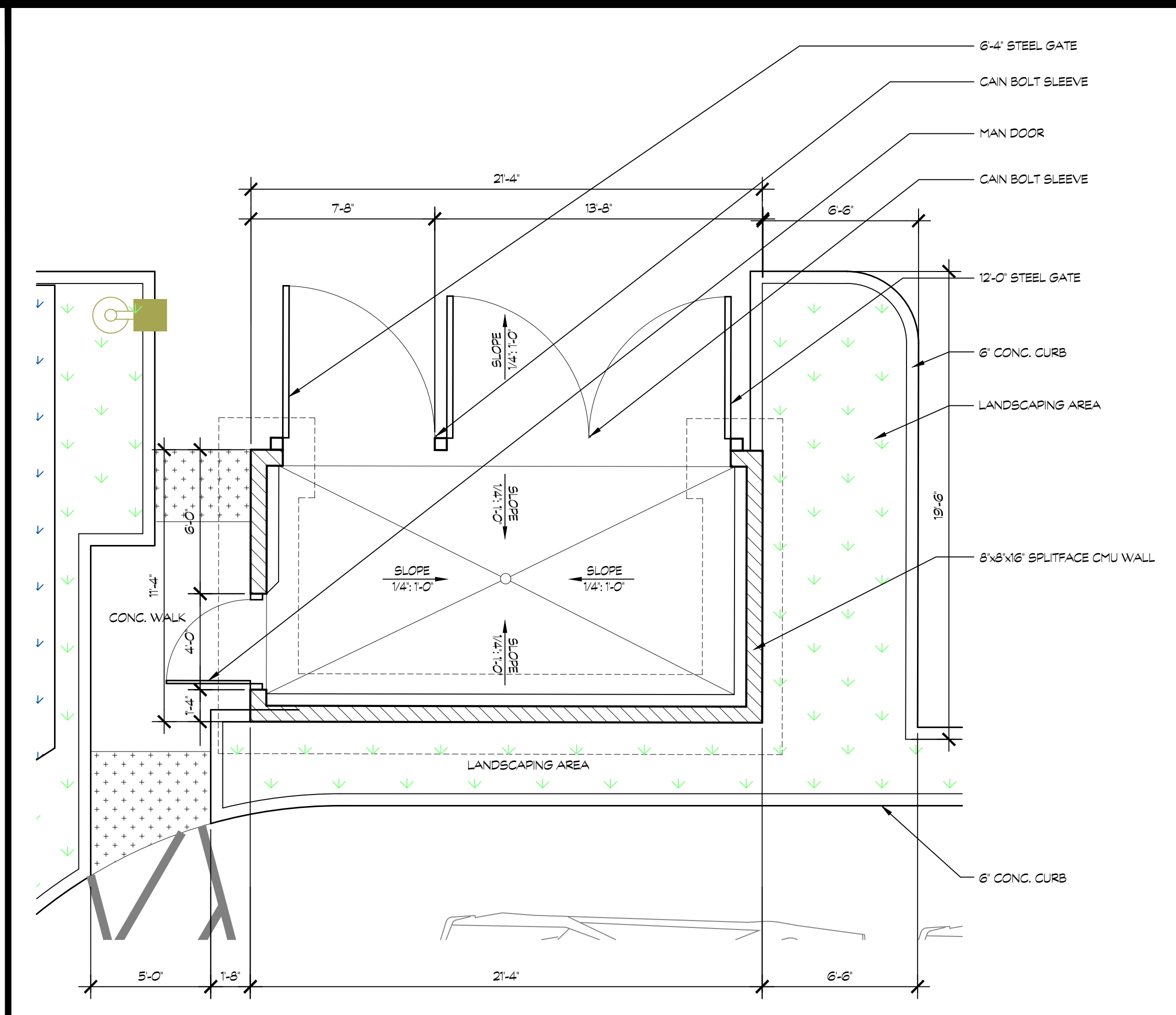
PROJECT NUMBER: **20-040** PROJECT DATE: **5-10-2023**

SHEET CONTENTS:

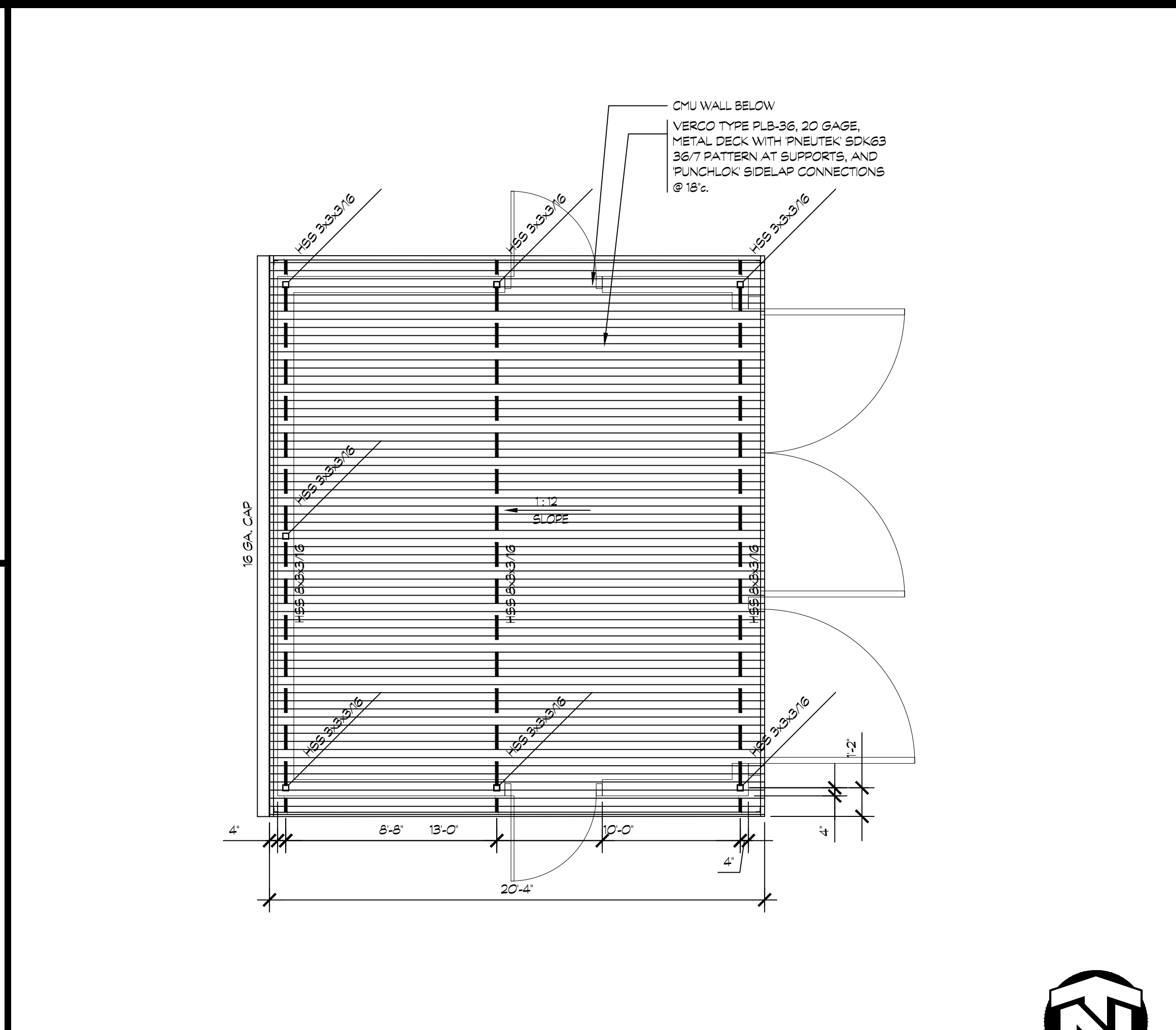
TRASH ENCLOSURE 02 DETAILS

SHEET NUMBER:

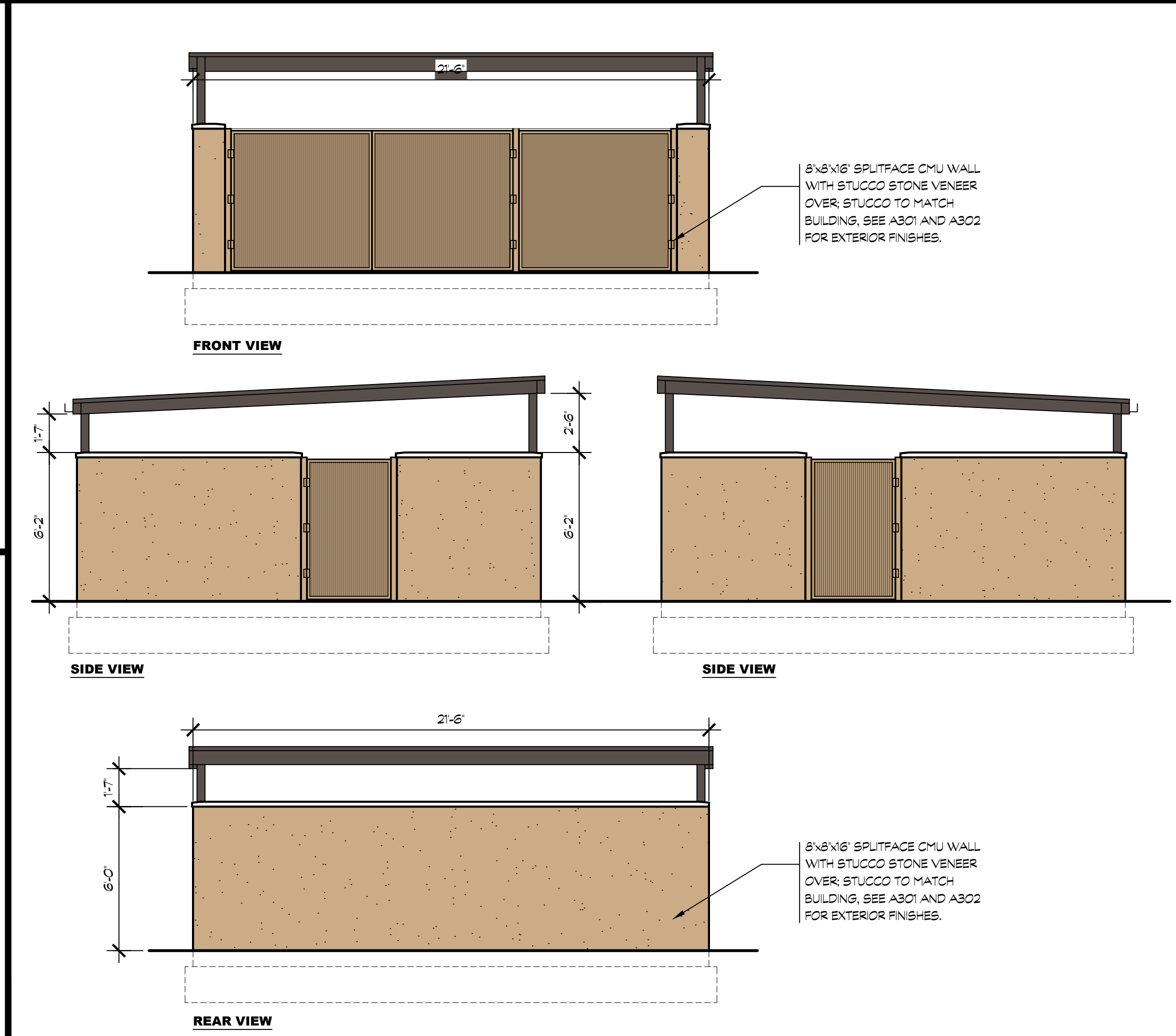
A103



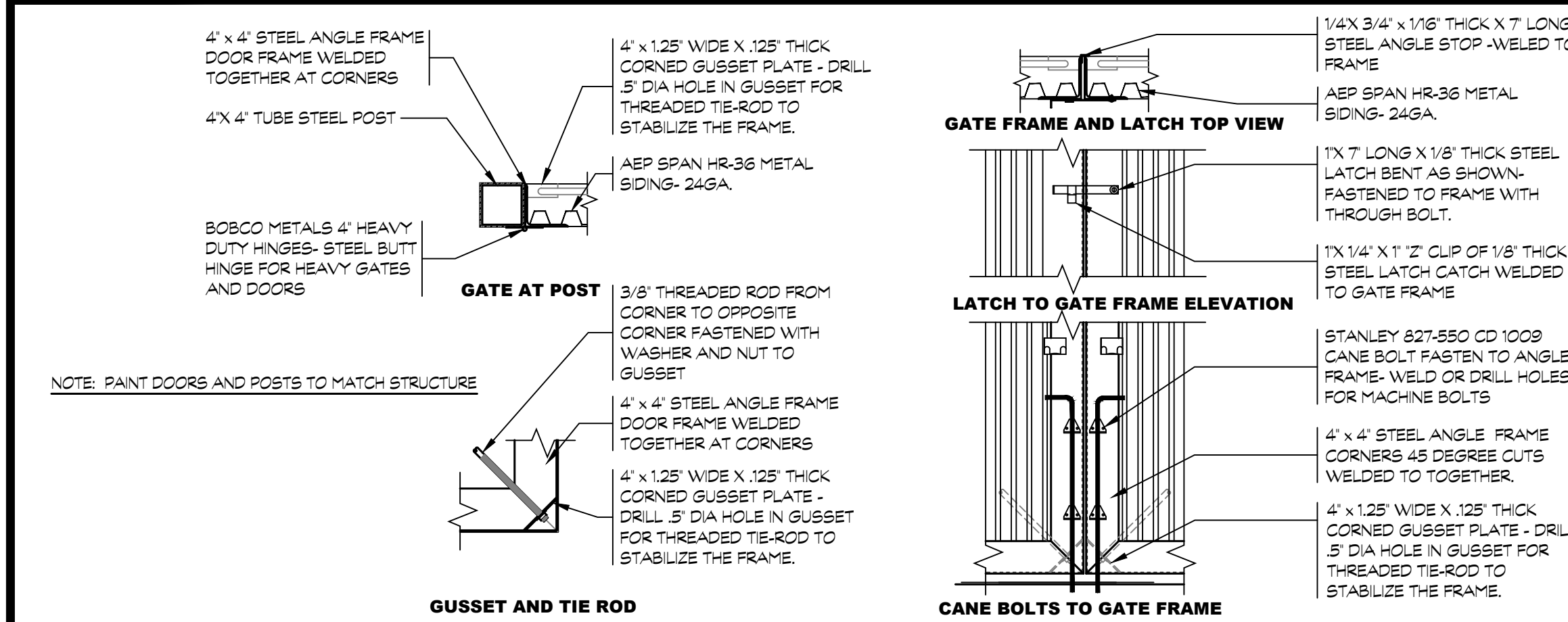
6 TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



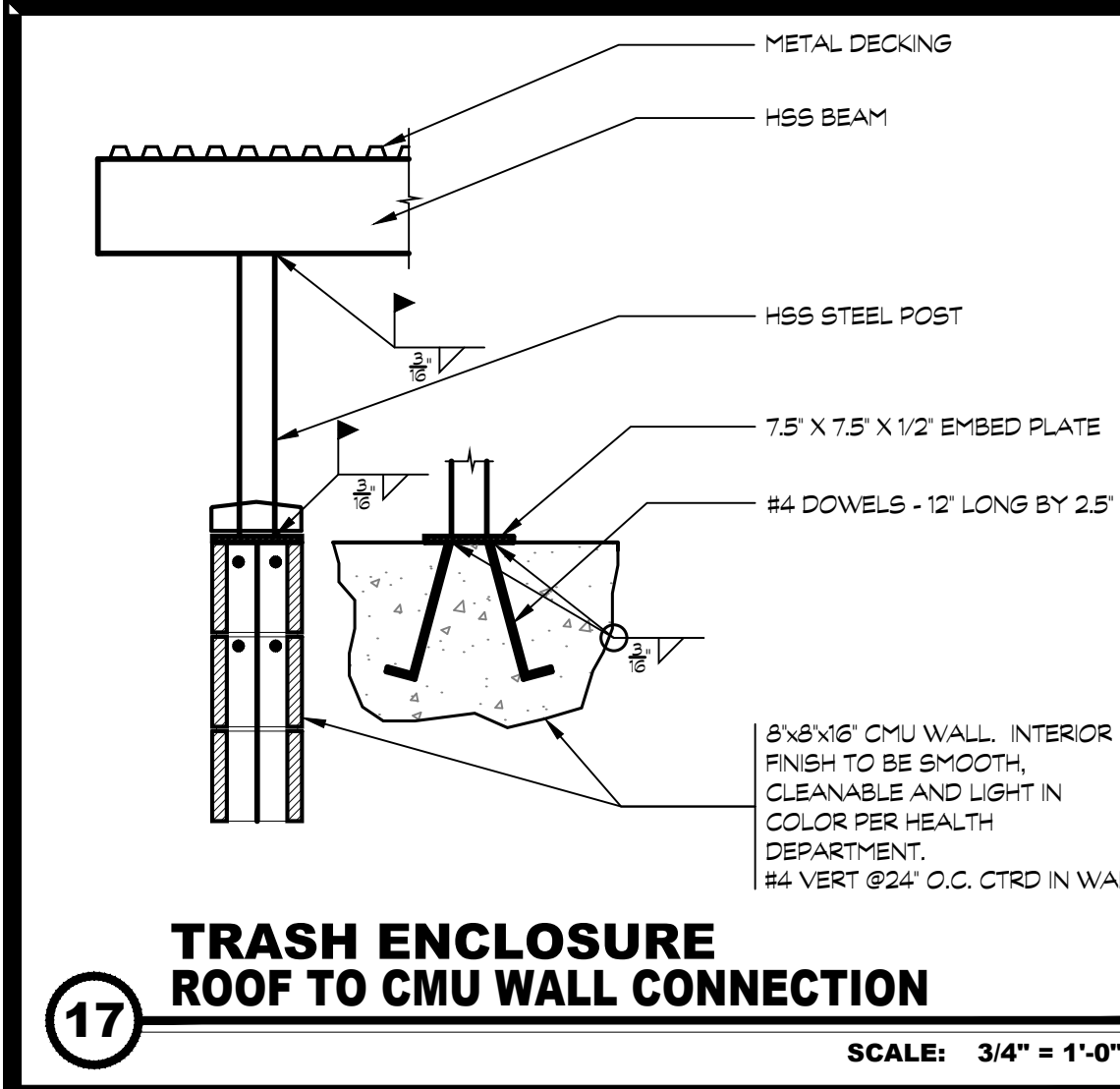
14 TRASH ENCLOSURE ROOF & FRAMING PLAN
SCALE: 1/4" = 1'-0"



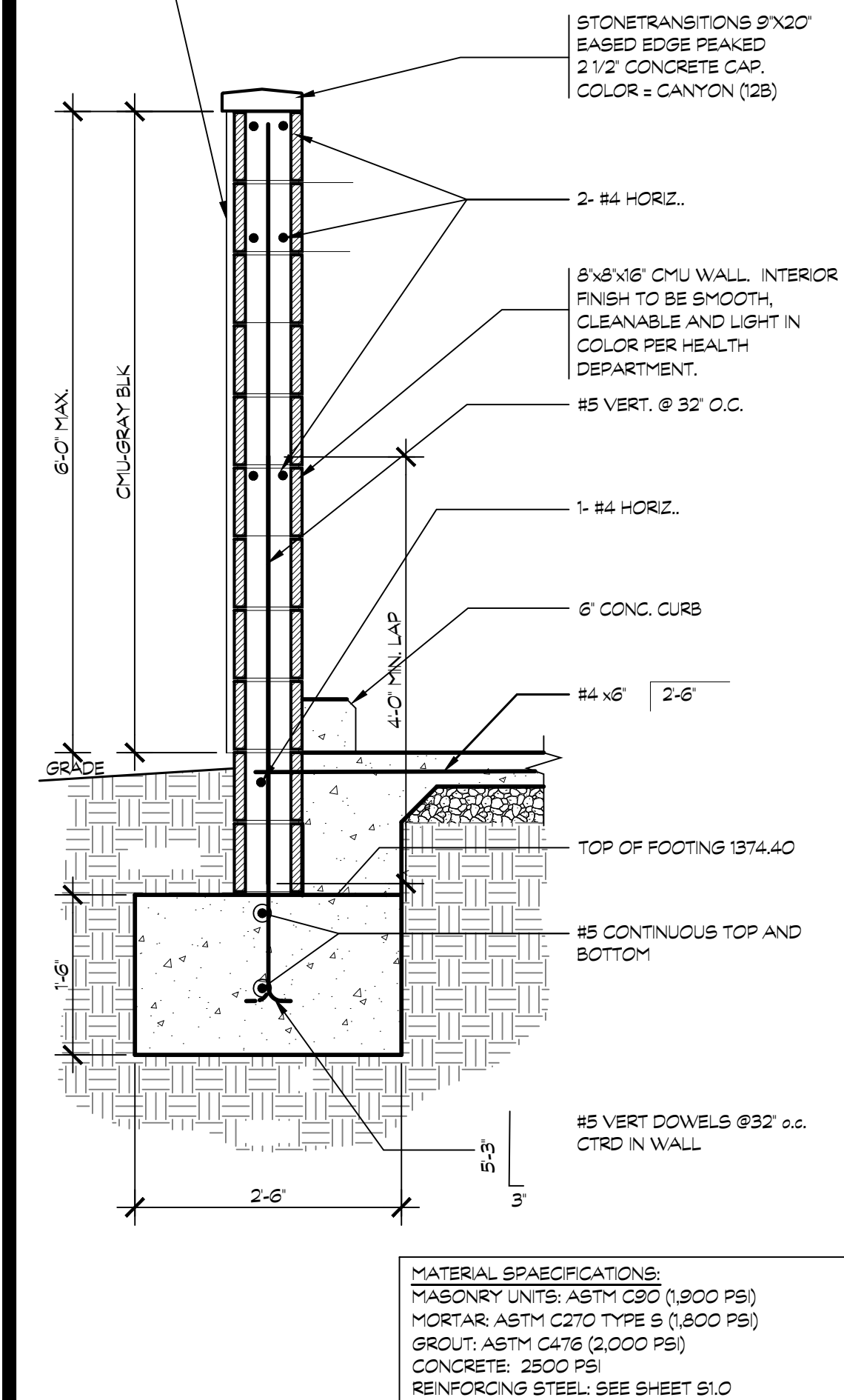
8 TRASH ENCLOSURE ELEVATIONS
SCALE: 1/4" = 1'-0"



15 TRASH ENCLOSURE GATE DETAILS
SCALE: 1" = 1'-0"



17 TRASH ENCLOSURE ROOF TO CMU WALL CONNECTION
SCALE: 3/4" = 1'-0"



19 TRASH ENCLOSURE WALL SEC.
SCALE: 3/4" = 1'-0"

20

16

12



Architects

K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827

PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

**FRENCH
CAMP
DEVELOPMENT**

PARCEL # 16819010

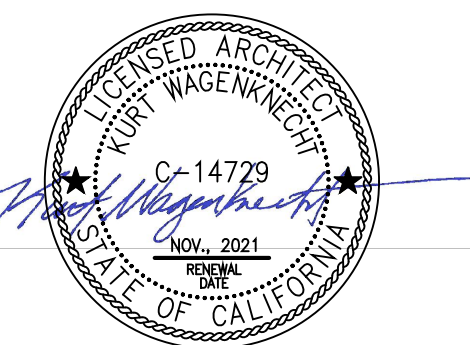
461 FRENCH CAMP ROAD
FRENCH CAMP, CA 95206

DEVELOPER:

**MIKE BOPARAI
6900 DANBERG WAY
ELK GROVE CA. 95757**

REVISIONS:

PROFESSIONAL SEALS:



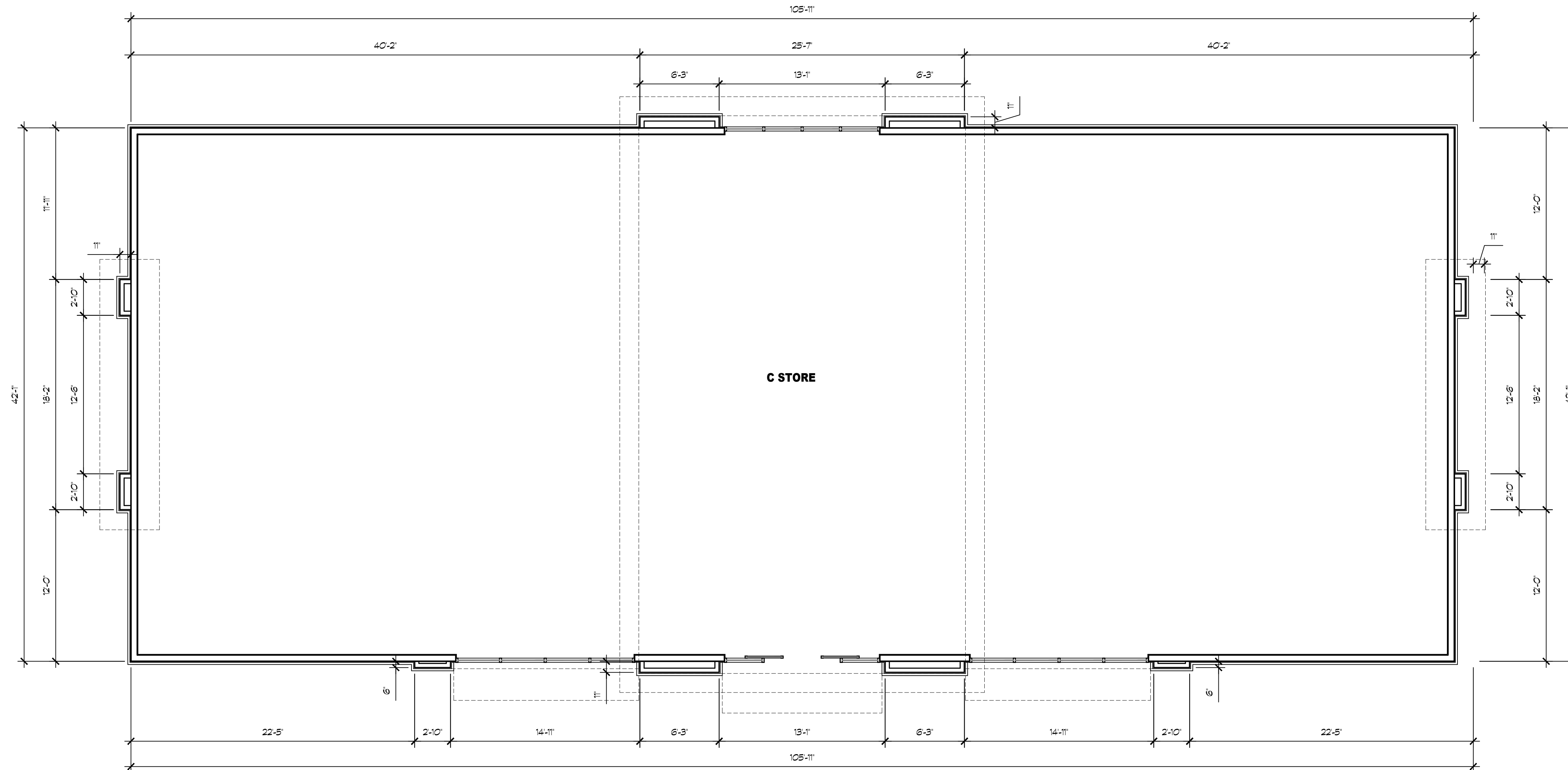
PROJECT NUMBER: **20-040** PROJECT DATE: **00-00-0000**

SHEET CONTENTS:

**C-STORE
FLOOR PLAN**

SHEET NUMBER:

A201





Architects

K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827
PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

**FRENCH
CAMP
DEVELOPMENT**

PARCEL # 16819010

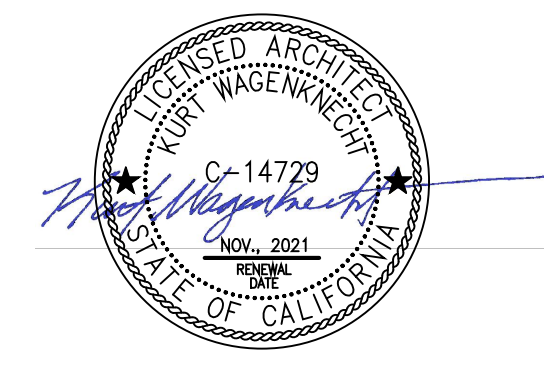
461 FRENCH CAMP ROAD
FRENCH CAMP, CA 95206

DEVELOPER:

MIKE BOPARAI
6900 DANBERG WAY
ELK GROVE CA. 95757

REVISIONS:

PROFESSIONAL SEALS:



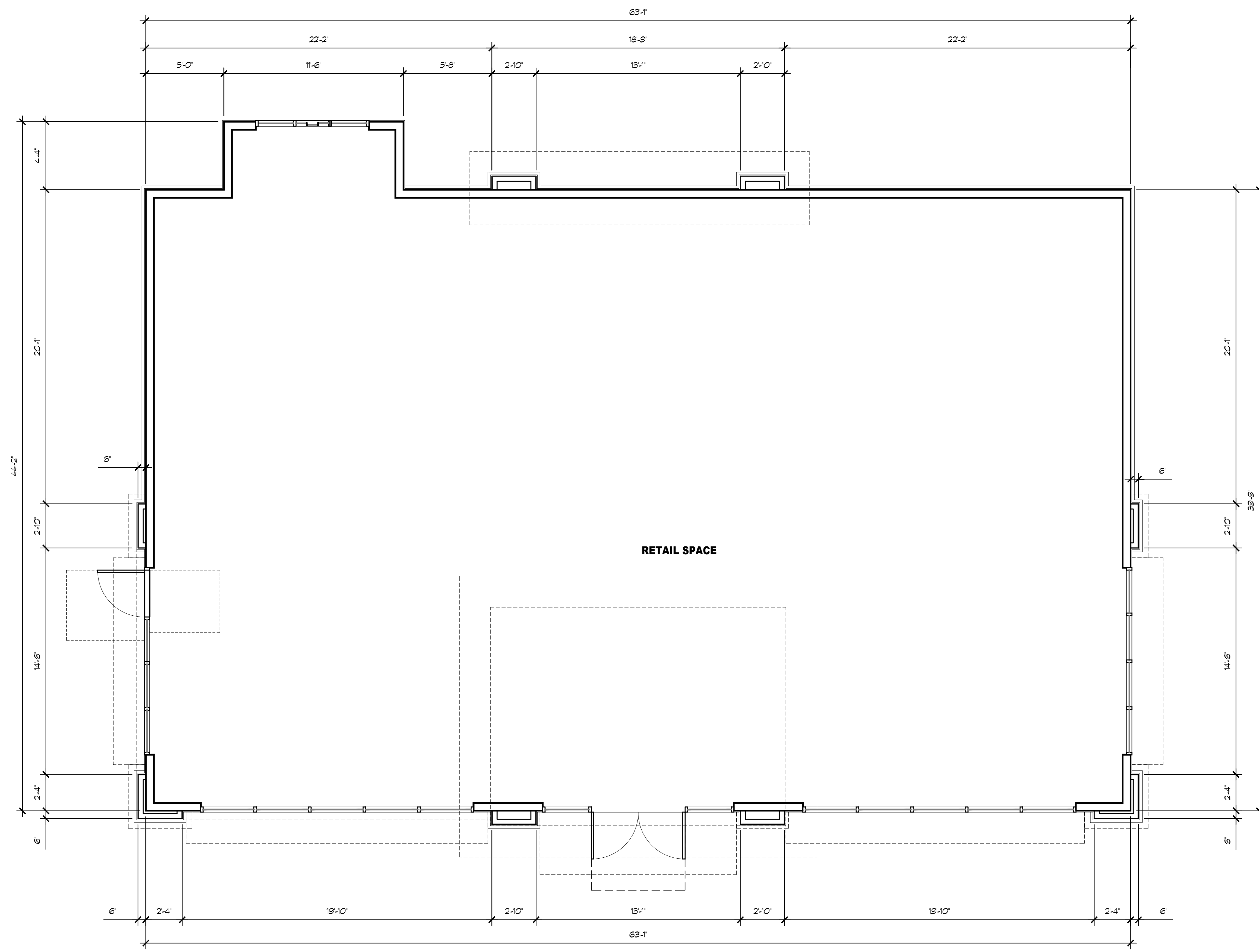
PROJECT NUMBER: **20-040** PROJECT DATE: **00-00-0000**

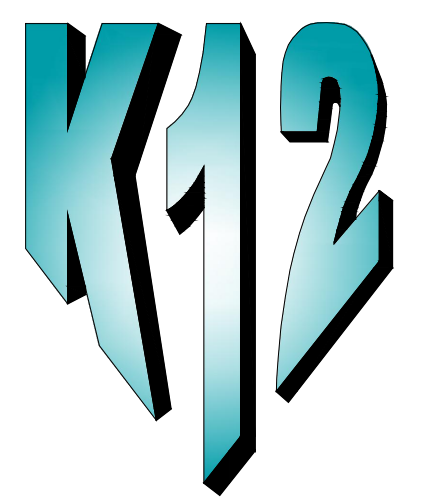
SHEET CONTENTS:

**QSR
FLOOR PLAN**

SHEET NUMBER:

A202





**K12
Architects**

K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827
PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

**FRENCH
CAMP
DEVELOPMENT**

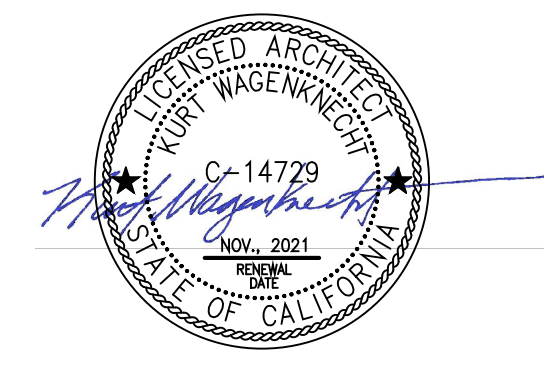
PARCEL # 16819010
461 FRENCH CAMP ROAD
FRENCH CAMP, CA 95206

DEVELOPER:

**MIKE BOPARAI
6900 DANBERG WAY
ELK GROVE CA. 95757**

REVISIONS:

PROFESSIONAL SEALS:



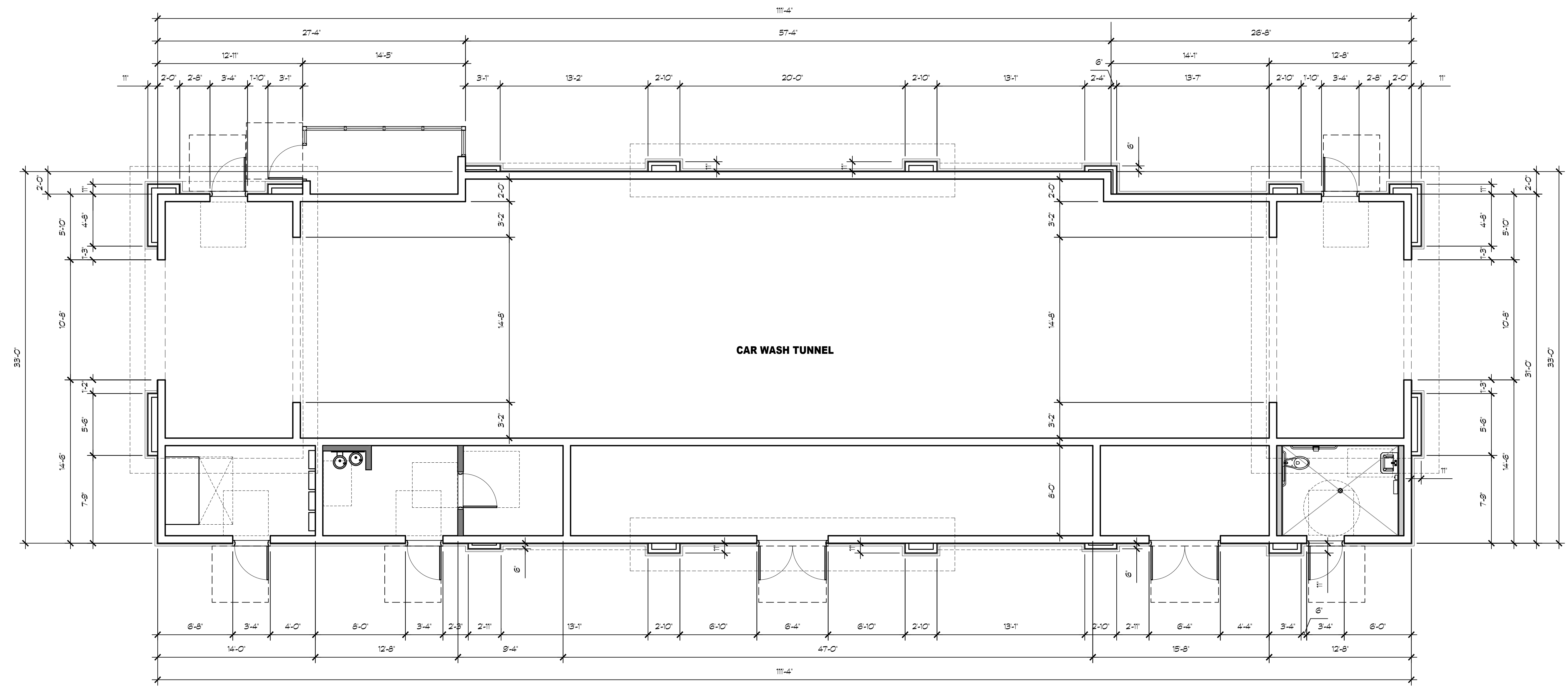
PROJECT NUMBER: **20-040** PROJECT DATE: **00-00-0000**

SHEET CONTENTS:

**CAR WASH
FLOOR PLAN**

SHEET NUMBER:

A203





K12 Architects, Inc
3090 File Circle, #104
Sacramento, CA 95827
PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

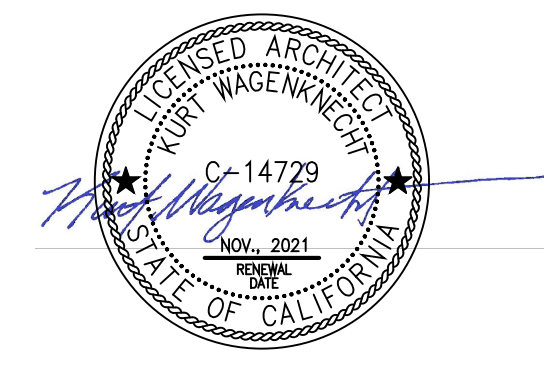
FRENCH CAMP DEVELOPMENT

PARCEL # 16819010
461 FRENCH CAMP ROAD
FRENCH CAMP, CA 95206

DEVELOPER:
MIKE BOPARAI
6900 DANBERG WAY
ELK GROVE CA. 95757

REVISIONS:

PROFESSIONAL SEALS:



PROJECT NUMBER: **20-040** PROJECT DATE: **00-00-0000**

SHEET CONTENTS:

CONVENIENCE STORE EXTERIOR ELEVATIONS

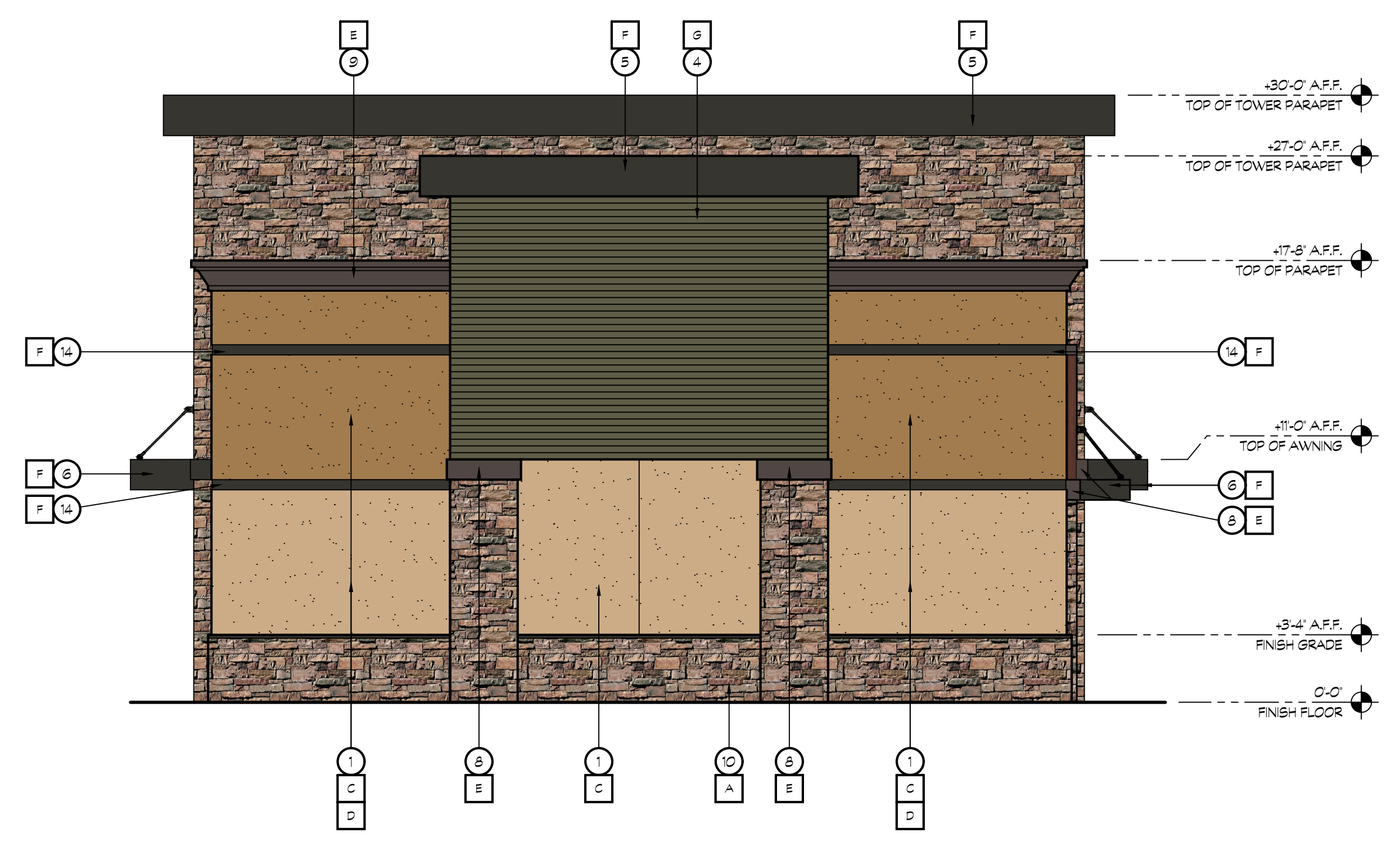
SHEET NUMBER:

A301



18 CONVENIENCE STORE EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



20 CONVENIENCE STORE EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"

KEY NOTES

- 1 7/8" THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
- 2 SIGNAGE, BY OWNER
- 3 STOREFRONT WINDOW SYSTEM; BLACK ANODIZED, 2x4.5' CENTER GLAZING SYSTEM; WITH 1' CLEAR DUAL GLAZING
- 4 METAL SIDING
- 5 STEEL CHANNEL AWNING FASCIA
- 6 METAL AWNING
- 7 METAL FLASHING- PAINTED
- 8 FOAM COLUMN CAP, PAINTED
- 9 FOAM PARAPET - PAINTED
- 10 STUCCO STONE OVER EXTERIOR CEMENT PLASTER OVER METAL LATH OVER DUPONT TYVEK DRAINWRAP
- 11 WALL LIGHT BY OWNER
- 12 ROOF LINE AND WALL BEYOND
- 13 STREET ADDRESS, 12" HIGH LETTERS, 1 1/2" STROKE, BLACK, BACKGROUND COLOR TO MATCH TRIM COLOR, WALL WASH ILLUMINATION
- 14 6" METAL REVEAL

COLOR LEGEND

A	EL DORADO STONE LIMESTONE- 'OLD COUNTRY LEDGE- CHABLIS'	
B	DIZAL ALUMINUM SIDING '22-03- HICKORY BOURBON'	
C	DUNN EDWARDS PAINT DET664- 'DA VANZO BEIGE'	
D	DUNN EDWARDS PAINT DET684- 'CRACKLED LEATHER'	
E	DUNN EDWARDS PAINT DET680- 'ESPRESSO MACCHIATO'	
F	AEP SPAN METALS- 'MIDNIGHT BRONZE'	
G	DUNN EDWARDS PAINT DEAT4- 'OLIVE COURT'	



K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827
PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

FRENCH CAMP DEVELOPMENT

PARCEL # 16819010
461 FRENCH CAMP ROAD
FRENCH CAMP, CA 95206

DEVELOPER:
MIKE BOPARAI
6900 DANBERG WAY
ELK GROVE CA. 95757

REVISIONS:



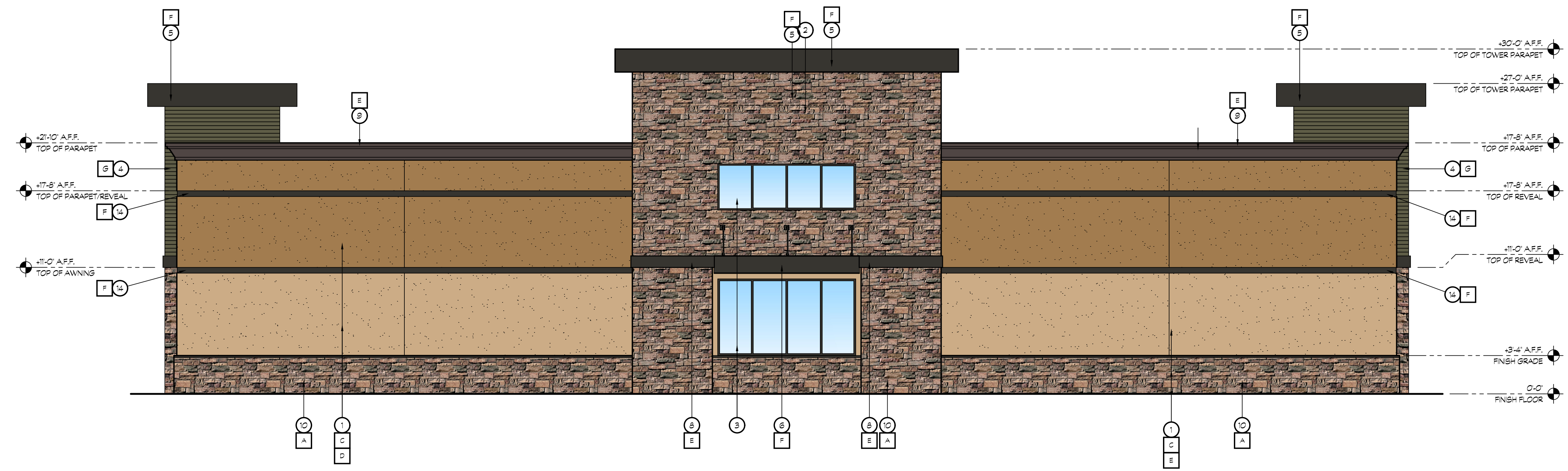
PROJECT NUMBER: **20-040** PROJECT DATE: **00-00-0000**

SHEET CONTENTS:

CONVENIENCE STORE EXTERIOR ELEVATIONS

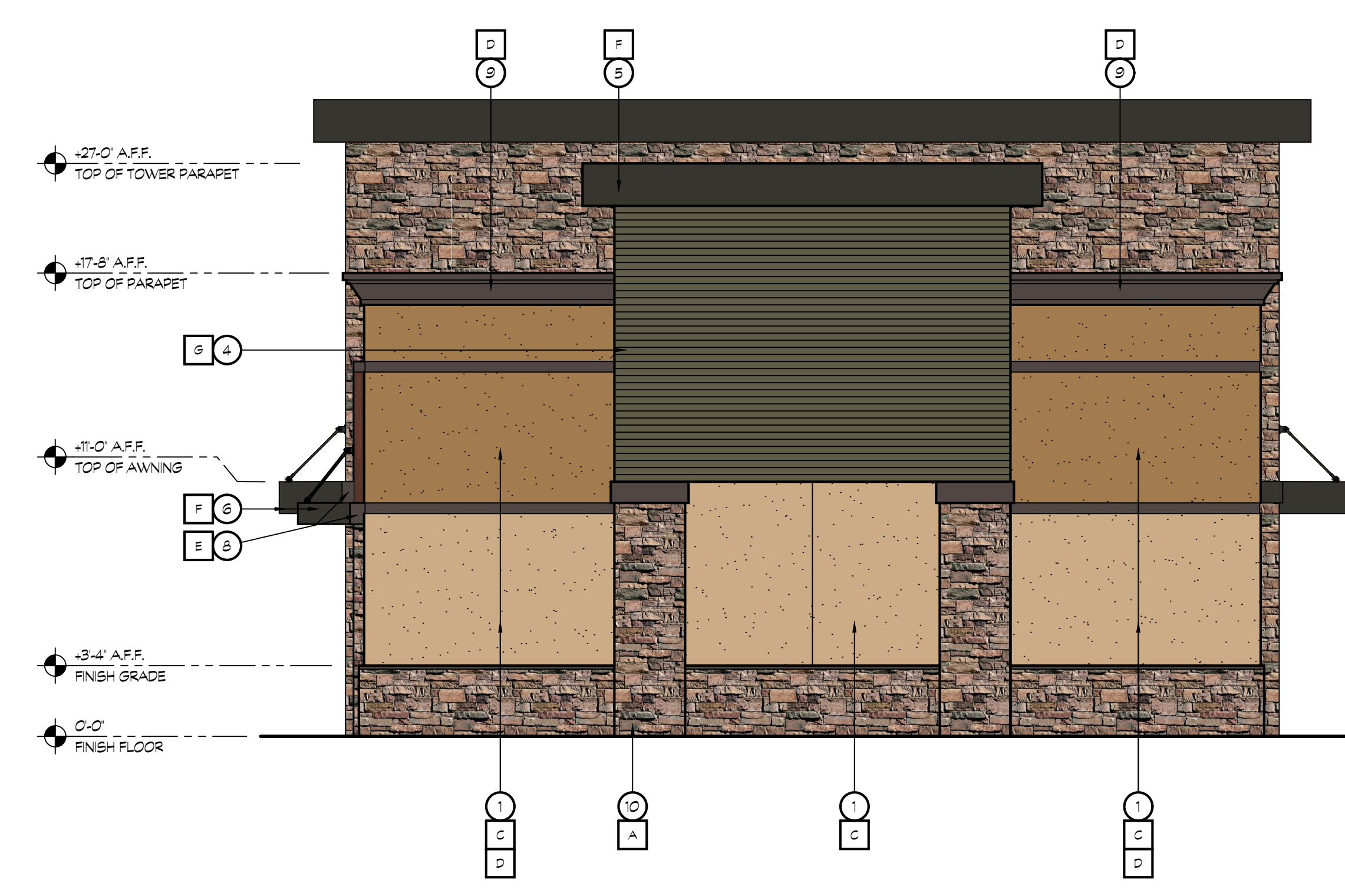
SHEET NUMBER:

A302



18 CONVENIENCE STORE EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



20 CONVENIENCE STORE EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"

KEY NOTES

- 1 7/8" THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
- 2 SIGNAGE, BY OWNER
- 3 STOREFRONT WINDOW SYSTEM; BLACK ANODIZED, 2x4.5' CENTER GLAZING SYSTEM; WITH 1' CLEAR DUAL GLAZING
- 4 METAL SIDING
- 5 STEEL CHANNEL AWNING FASCIA
- 6 METAL AWNING
- 7 METAL FLASHING- PAINTED
- 8 FOAM COLUMN CAP- PAINTED
- 9 FOAM PARAPET - PAINTED
- 10 STUCCO STONE OVER EXTERIOR CEMENT PLASTER OVER METAL LATH OVER DUPONT TYVEK DRAINWRAP
- 11 WALL LIGHT BY OWNER
- 12 ROOF LINE AND WALL BEYOND
- 13 STREET ADDRESS, 12" HIGH LETTERS, 1 1/2" STROKE, BLACK, BACKGROUND COLOR TO MATCH TRIM COLOR, WALL WASH ILLUMINATION

COLOR LEGEND

A	EL DORADO STONE LIMESTONE- 'OLD COUNTRY LEDGE- CHABLIS'	
B	DIZAL ALUMINUM SIDING 122-03- 'HICKORY BOURBON'	
C	DUNN EDWARDS PAINT DET664- 'DA VANZO BEIGE'	
D	DUNN EDWARDS PAINT DET684- 'CRACKLED LEATHER'	
E	DUNN EDWARDS PAINT DET680- 'ESPRESSO MACCHIATO'	
F	AEP SPAN METALS- 'MIDNIGHT BRONZE'	
G	DUNN EDWARDS PAINT DEAT4- 'OLIVE COURT'	



K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827
PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

FRENCH CAMP DEVELOPMENT

PARCEL # 16819010
461 FRENCH CAMP ROAD
FRENCH CAMP, CA 95206

DEVELOPER:
MIKE BOPARAI
6900 DANBERG WAY
ELK GROVE CA. 95757

REVISIONS:

PROFESSIONAL SEALS:



PROJECT NUMBER: **20-040** PROJECT DATE: **00-00-0000**

SHEET CONTENTS:

QSR EXTERIOR ELEVATIONS

SHEET NUMBER:

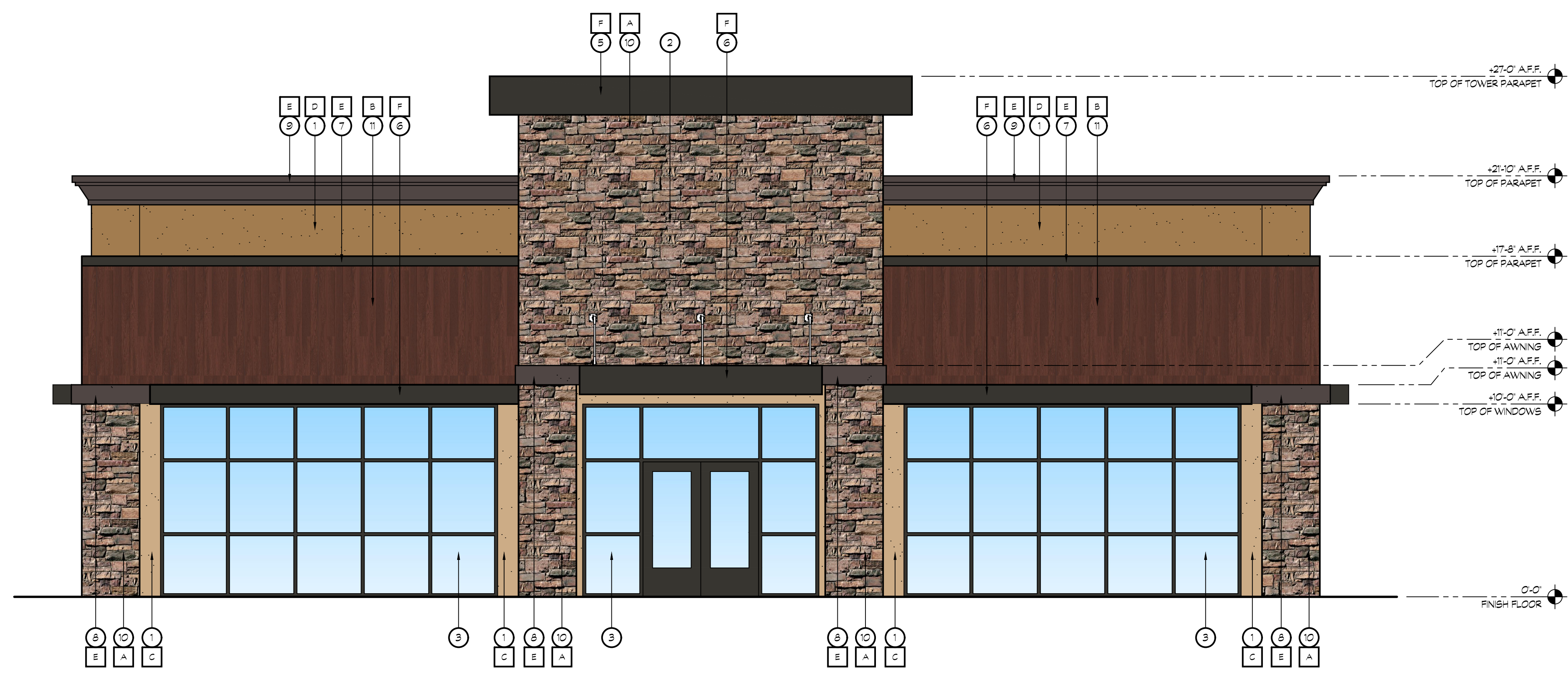
A303

KEY NOTES

- ① 7/8" THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
- ② SIGNANGE, BY OWNER
- ③ STOREFRONT WINDOW SYSTEM; BLACK ANODIZED, 2"x4.5" CENTER GLAZING SYSTEM; WITH 1" CLEAR DUAL GLAZING
- ④ DRIVE-THRU WINDOW
- ⑤ STEEL CHANNEL AWNING FASCIA
- ⑥ METAL AWNING
- ⑦ METAL FLASHING- PAINTED
- ⑧ FOAM COLUMN CAP- PAINTED
- ⑨ FOAM PARAPET - PAINTED
- ⑩ STUCCO STONE OVER EXTERIOR CEMENT PLASTER OVER METAL LATH OVER DUPONT TYVEK DRAINWRAP
- ⑪ METAL SIDING
- ⑫ ROOF LINE AND WALL BEYOND
- ⑬ STREET ADDRESS, 12" HIGH LETTERS, 1 1/2" STROKE, BLACK, BACKGROUND COLOR TO MATCH TRIM COLOR, WALL WASH ILLUMINATION
- ⑭ 6" METAL REVEAL

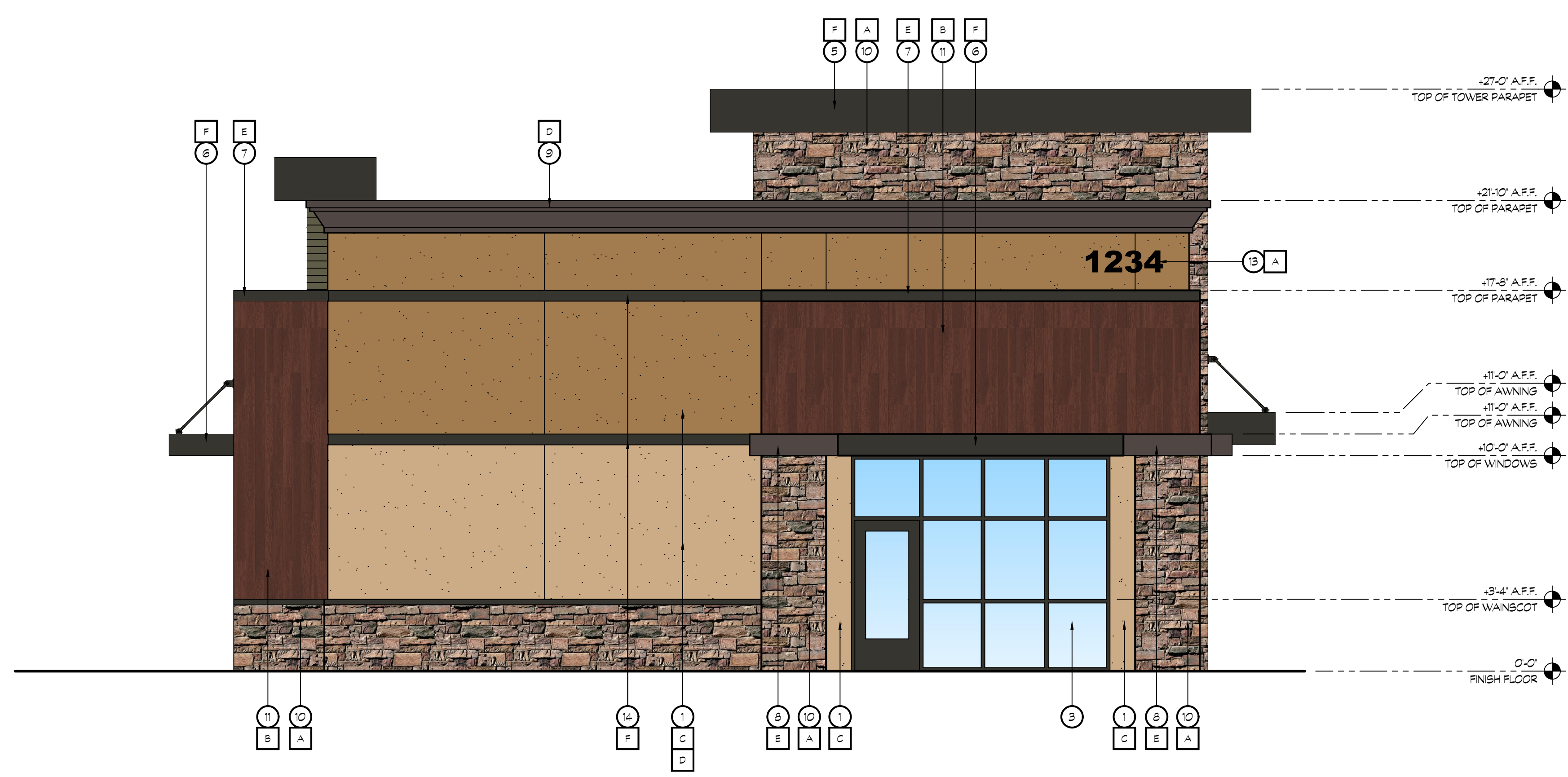
COLOR LEGEND

- A EL DORADO STONE LIMESTONE- 'OLD COUNTRY LEDGE- CHABLIS'
- B DIZAL ALUMINUM SIDING 122-03- 'HICKORY BOURBON'
- C DUNN EDWARDS PAINT DET664- 'DA VANZO BEIGE'
- D DUNN EDWARDS PAINT DET684- 'CRACKLED LEATHER'
- E DUNN EDWARDS PAINT DET680- 'ESPRESSO MACCHIATO'
- F AEP SPAN METALS- 'MIDNIGHT BRONZE'
- G DUNN EDWARDS PAINT DEAT4- 'OLIVE COURT'



18 QSR EXTERIOR ELEVATION

SCALE: 1/4"= 1'-0"



20 QSR EXTERIOR ELEVATION

SCALE: 1/4"= 1'-0"



K12 Architects, Inc
 3090 Fite Circle, #104
 Sacramento, CA 95827
 PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

FRENCH CAMP DEVELOPMENT

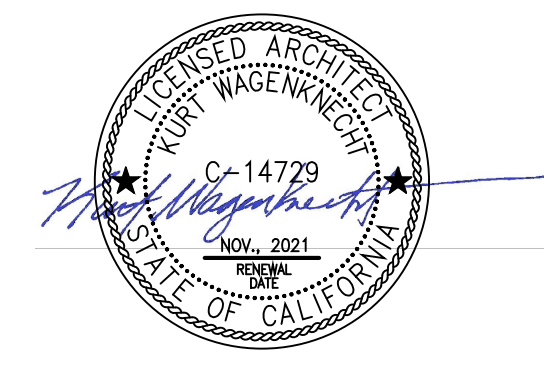
PARCEL # 16819010
 461 FRENCH CAMP ROAD
 FRENCH CAMP, CA 95206

DEVELOPER:

MIKE BOPARAI
 6900 DANBERG WAY
 ELK GROVE CA. 95757

REVISIONS:

PROFESSIONAL SEALS:



PROJECT NUMBER: **20-040** PROJECT DATE: **00-00-0000**

SHEET CONTENTS:

QSR EXTERIOR ELEVATIONS

SHEET NUMBER:

A304

KEY NOTES

- 1 7/8" THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
- 2 SIGNANGE, BY OWNER
- 3 STOREFRONT WINDOW SYSTEM; BLACK ANODIZED, 2"x4.5" CENTER GLAZING SYSTEM; WITH 1" CLEAR DUAL GLAZING
- 4 DRIVE-THRU WINDOW
- 5 STEEL CHANNEL AWNING FASCIA
- 6 METAL AWNING
- 7 METAL FLASHING- PAINTED
- 8 FOAM COLUMN CAP- PAINTED
- 9 FOAM PARAPET - PAINTED
- 10 STUCCO STONE OVER EXTERIOR CEMENT PLASTER OVER METAL LATH OVER DUPONT TYVEK DRAINWRAP
- 11 METAL SIDING
- 12 ROOF LINE AND WALL BEYOND
- 13 STREET ADDRESS, 12" HIGH LETTERS, 1 1/2" STROKE, BLACK, BACKGROUND COLOR TO MATCH TRIM COLOR, WALL WASH ILLUMINATION
- 14 6" METAL REVEAL

COLOR LEGEND

- | | | |
|---|---|--|
| A | EL DORADO STONE LIMESTONE- 'OLD COUNTRY LEDGE- CHABLIS' | |
| B | DIZAL ALUMINUM SIDING '22-03- HICKORY BOURBON' | |
| C | DUNN EDWARDS PAINT DET664- 'DA VANZO BEIGE' | |
| D | DUNN EDWARDS PAINT DET684- 'CRACKLED LEATHER' | |
| E | DUNN EDWARDS PAINT DET680- 'ESPRESSO MACCHIATO' | |
| F | AEP SPAN METALS- 'MIDNIGHT BRONZE' | |
| G | DUNN EDWARDS PAINT DEAT4- 'OLIVE COURT' | |

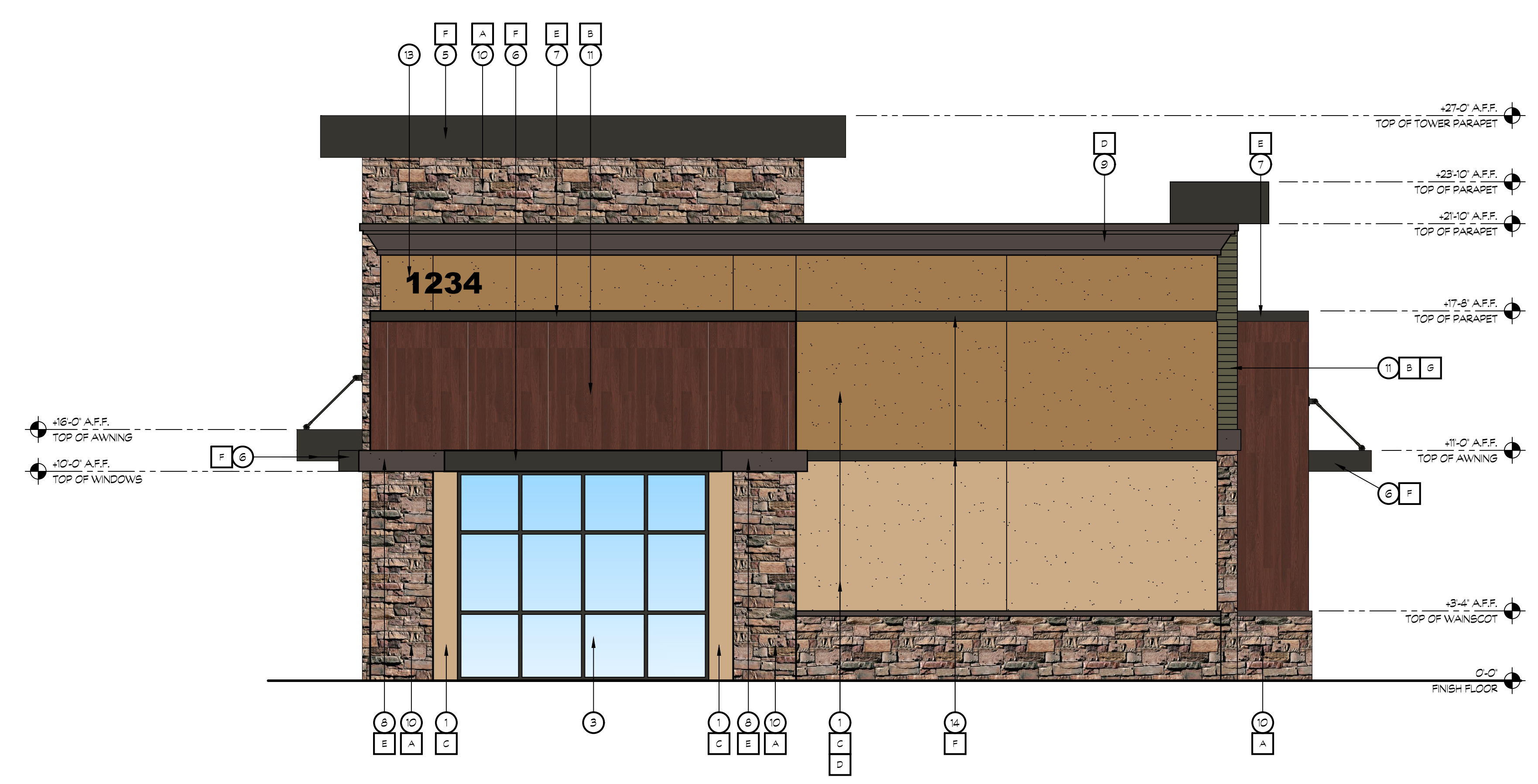
18 QSR EXTERIOR ELEVATION

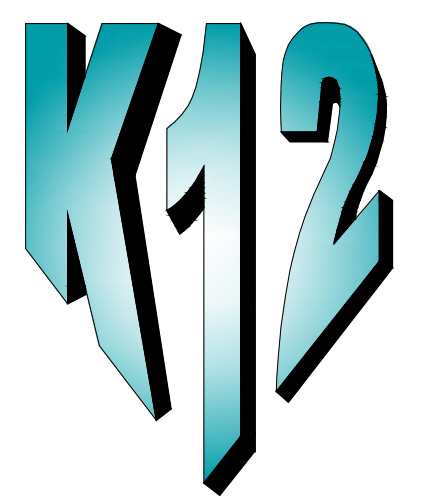
SCALE: 1/4" = 1'-0"



20 QSR EXTERIOR ELEVATION

SCALE: SCALE





K12 Architects

K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827

PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

FRENCH CAMP DEVELOPMENT

PARCEL # 16819010

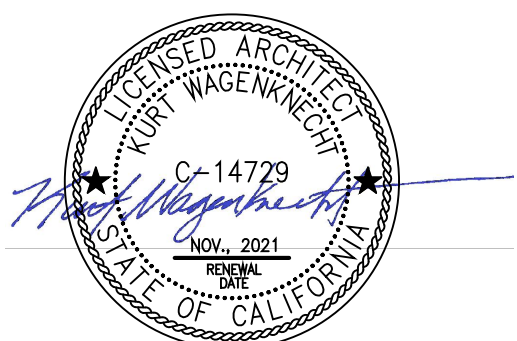
461 FRENCH CAMP ROAD
FRENCH CAMP, CA 95206

DEVELOPER:

MIKE BOPARAI
6900 DANBERG WAY
ELK GROVE CA. 95757

REVISIONS:

PROFESSIONAL SEALS:



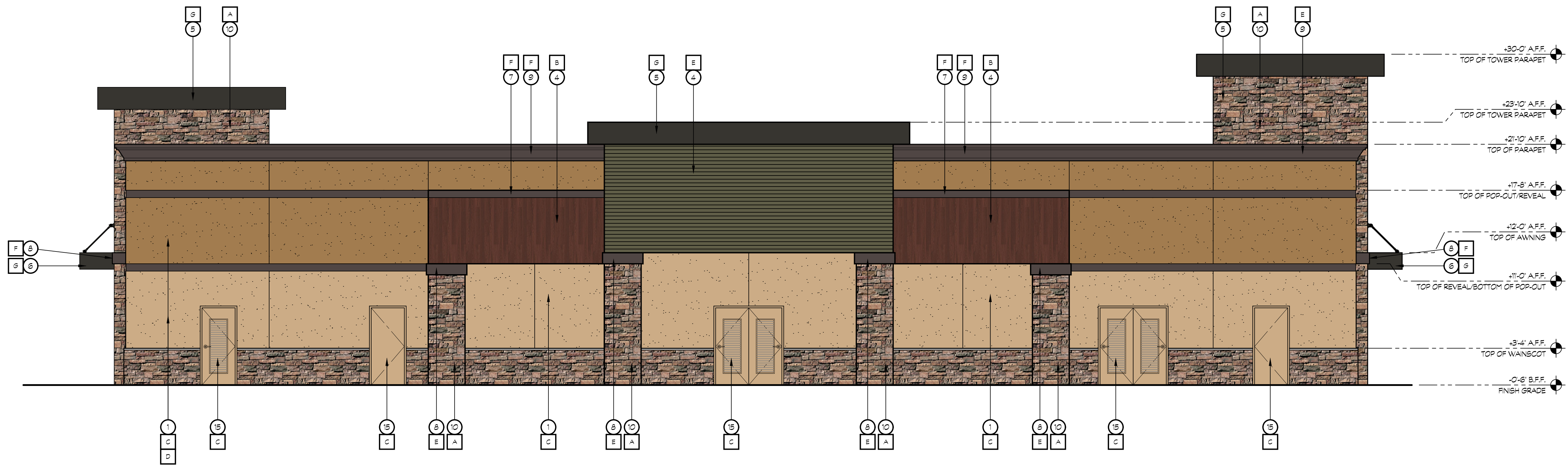
PROJECT NUMBER: **20-040** PROJECT DATE: **00-00-0000**

SHEET CONTENTS:

CAR WASH EXTERIOR ELEVATIONS

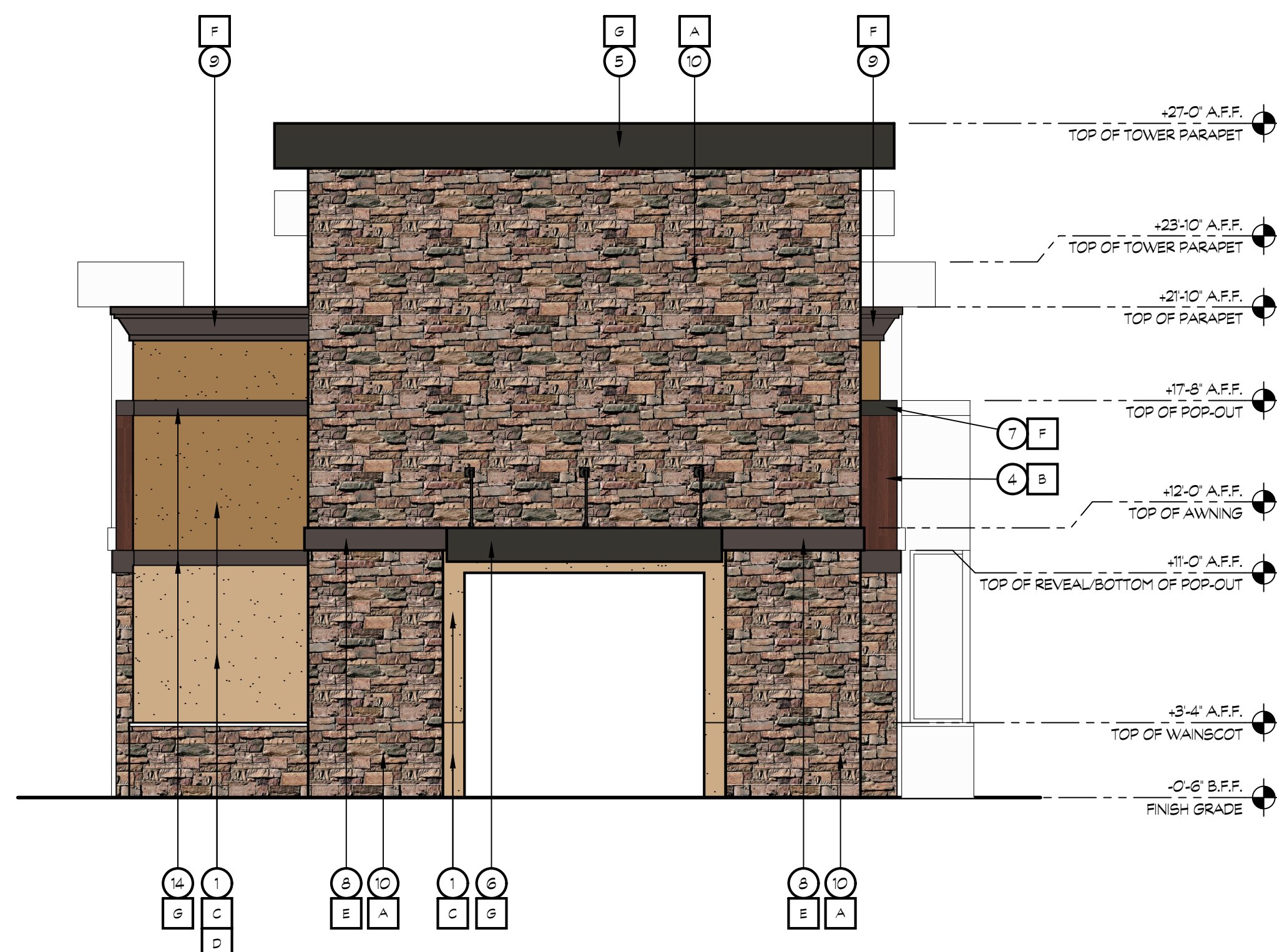
SHEET NUMBER:

A305



18 CAR WASH EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



20 CAR WASH EXTERIOR ELEVATION

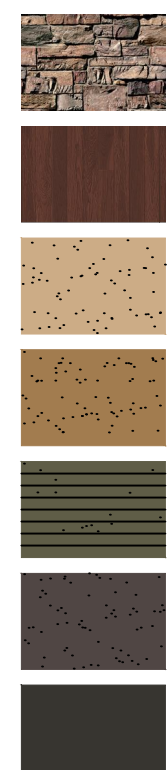
SCALE: 1/4" = 1'-0"

KEY NOTES

- 1 7/8" THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
- 2 SIGNAGE, BY OWNER
- 3 STOREFRONT WINDOW SYSTEM, BLACK ANODIZED, 2x4.5' CENTER GLAZING SYSTEM, WITH 1' CLEAR DUAL GLAZING
- 4 METAL SIDING
- 5 STEEL CHANNEL AWNING FASCIA
- 6 METAL AWNING
- 7 METAL FLASHING- PAINTED
- 8 FOAM COLUMN CAP, PAINTED
- 9 FOAM PARAPET - PAINTED
- 10 STUCCO STONE OVER EXTERIOR CEMENT PLASTER OVER METAL LATH OVER DUPONT TYVEK DRAINWRAP
- 11 WALL LIGHT BY OWNER
- 12 ROOF LINE AND WALL BEYOND
- 13 STREET ADDRESS, 12" HIGH LETTERS, 1 1/2" STROKE, BLACK, BACKGROUND COLOR TO MATCH TRIM COLOR, WALL WASH ILLUMINATION
- 14 6" METAL REVEAL
- 15 HOLLOW CORE METAL DOOR

COLOR LEGEND

- A EL DORADO STONE LIMESTONE- 'OLD COUNTRY LEDGE- CHABLIS'
- B DIZAL ALUMINUM SIDING 122-03- 'HICKORY BOURBON'
- C DUNN EDWARDS PAINT DET664- 'DA VANZO BEIGE'
- D DUNN EDWARDS PAINT DET664- 'CRACKLED LEATHER'
- E DUNN EDWARDS PAINT DEAT14- 'OLIVE COURT'
- F DUNN EDWARDS PAINT DET680- 'ESPRESSO MACCHIATO'
- G AEP SPAN METALS- 'MIDNIGHT BRONZE'





K12 Architects

K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827
PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

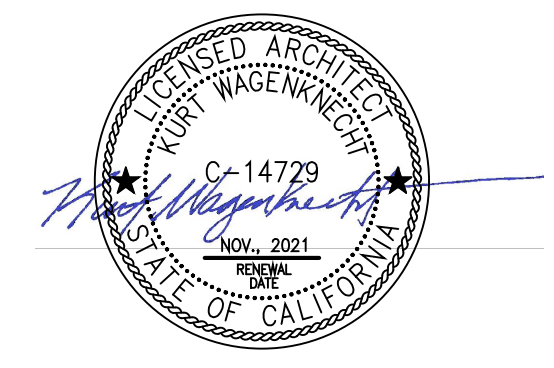
FRENCH CAMP DEVELOPMENT

PARCEL # 16819010
461 FRENCH CAMP ROAD
FRENCH CAMP, CA 95206

DEVELOPER:
MIKE BOPARAI
6900 DANBERG WAY
ELK GROVE CA. 95757

REVISIONS:

PROFESSIONAL SEALS:



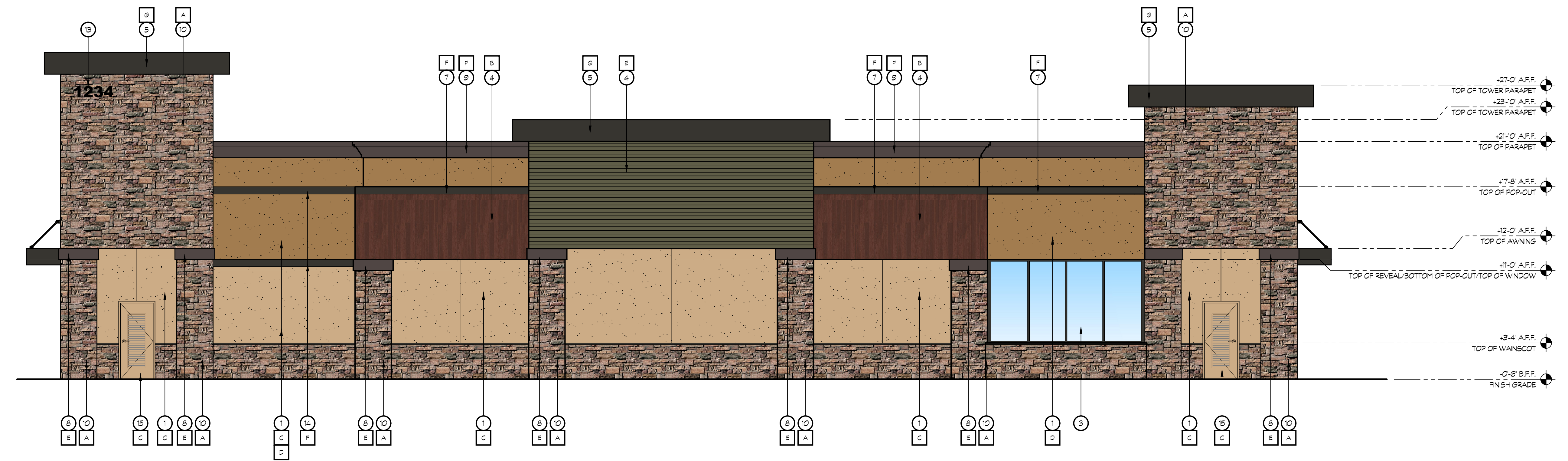
PROJECT NUMBER: **20-040** PROJECT DATE: **00-00-0000**

SHEET CONTENTS:

CAR WASH EXTERIOR ELEVATIONS

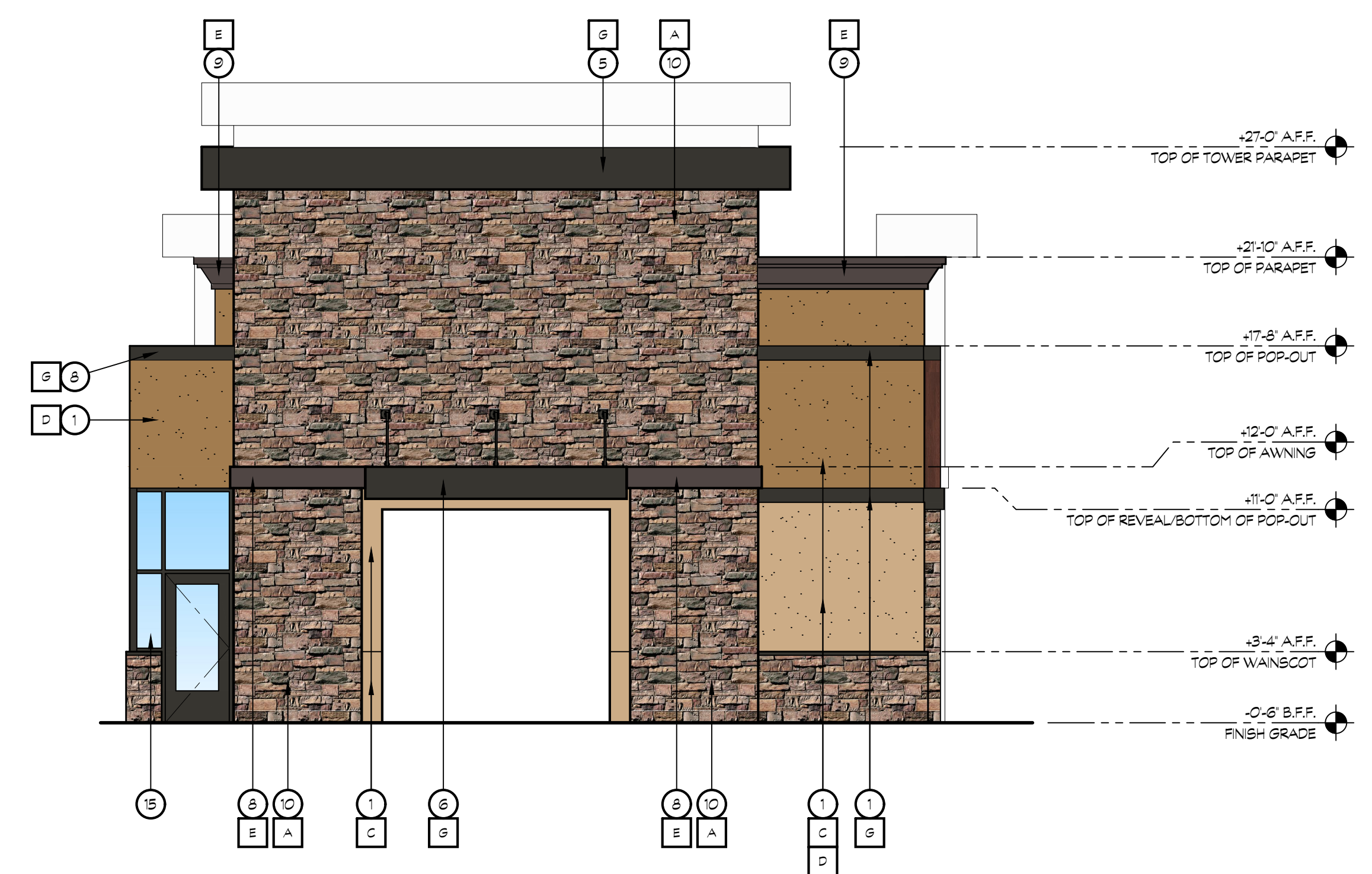
SHEET NUMBER:

A306



18 CAR WASH EXTERIOR ELEVATION

SCALE: 1/4"= 1'-0"



20 CAR WASH EXTERIOR ELEVATION

SCALE: 1/4"= 1'-0"

KEY NOTES

- 1 7/8" THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
- 2 SIGNAGE, BY OWNER
- 3 STOREFRONT WINDOW SYSTEM; BLACK ANODIZED, 2x4.5' CENTER GLAZING SYSTEM; WITH 1' CLEAR DUAL GLAZING
- 4 METAL SIDING
- 5 STEEL CHANNEL AWNING FASCIA
- 6 METAL AWNING
- 7 METAL FLASHING- PAINTED
- 8 FOAM COLUMN CAP- PAINTED
- 9 FOAM PARAPET - PAINTED
- 10 STUCCO STONE OVER EXTERIOR CEMENT PLASTER OVER METAL LATH OVER DUPONT TYVEK DRAINWRAP
- 11 WALL LIGHT BY OWNER
- 12 ROOF LINE AND WALL BEYOND
- 13 STREET ADDRESS, 12" HIGH LETTERS, 1 1/2" STROKE, BLACK, BACKGROUND COLOR TO MATCH TRIM COLOR, WALL WASH ILLUMINATION
- 14 6" METAL REVEAL
- 15 HOLLOW CORE METAL DOOR

COLOR LEGEND

A	EL DORADO STONE LIMESTONE- 'OLD COUNTRY LEDGE- CHABLIS'	
B	DIZAL ALUMINUM SIDING 122-03- 'HICKORY BOURBON'	
C	DUNN EDWARDS PAINT DET664- 'DA VANZO BEIGE'	
D	DUNN EDWARDS PAINT DET664- 'CRACKLED LEATHER'	
E	DUNN EDWARDS PAINT DEAT14- 'OLIVE COURT'	
F	DUNN EDWARDS PAINT DET680- 'ESPRESSO MACCHIATO'	
G	AEP SPAN METALS- 'MIDNIGHT BRONZE'	



K12 Architects

K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827
PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

FRENCH CAMP DEVELOPMENT

PARCEL # 16819010
461 FRENCH CAMP ROAD
FRENCH CAMP, CA 95206

DEVELOPER:
MIKE BOPARAI
6900 DANBERG WAY
ELK GROVE CA. 95757

REVISIONS:

PROFESSIONAL SEALS:



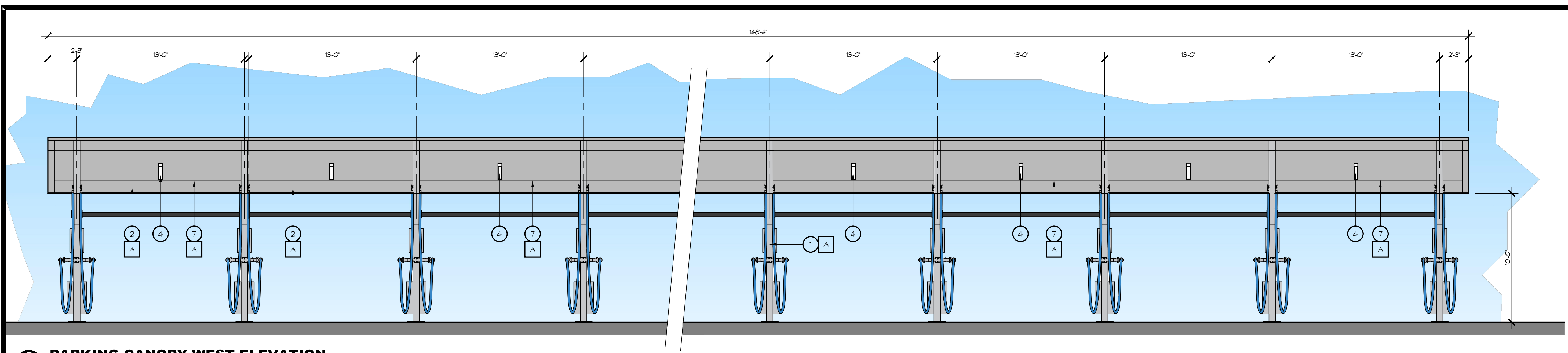
PROJECT NUMBER: **20-040** PROJECT DATE: **00-00-0000**

SHEET CONTENTS:

VACUUM CANOPY ELEVATIONS

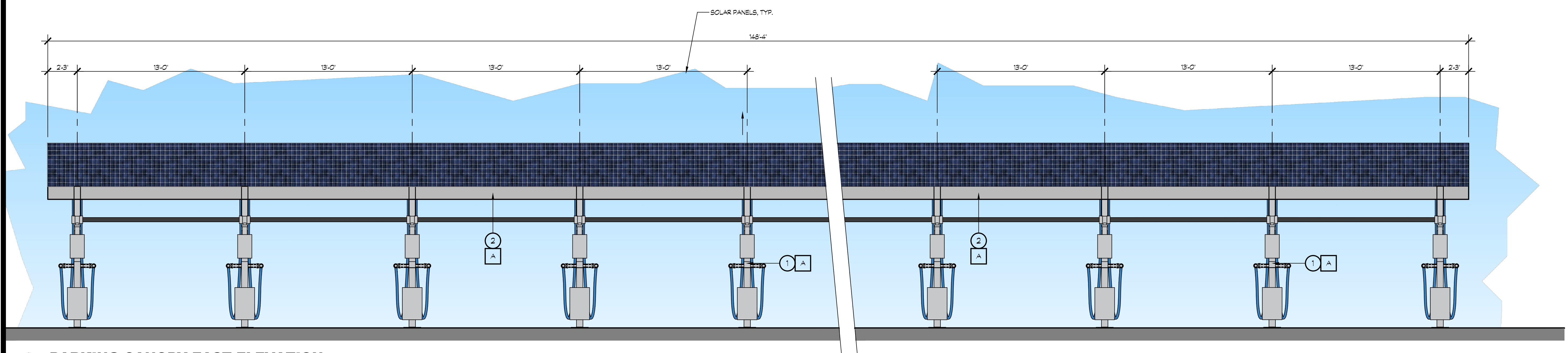
SHEET NUMBER:

A307



9 PARKING CANOPY WEST ELEVATION

SCALE: 1/4"= 1'-0"



11 PARKING CANOPY EAST ELEVATION

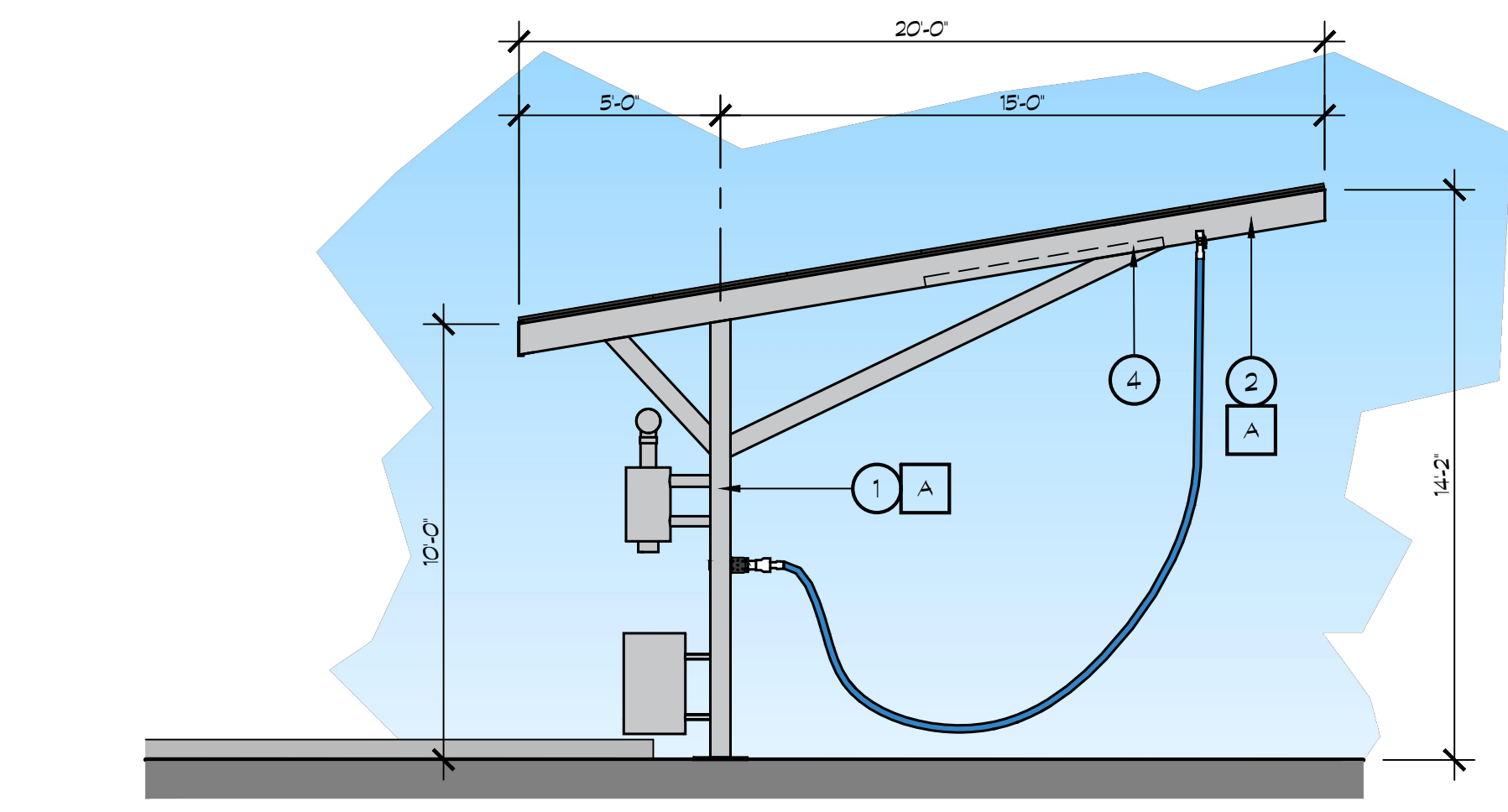
SCALE: 1/4"= 1'-0"

KEY NOTES

- 1 STEEL COLUMN
- 2 STEEL BEAM
- 3 VACUUM PIPES ETC
- 4 LED LIGHT FIXTURE, LOW PROFILE W/ SENSOR- SEE DETAIL 14/A107 FOR STYLE & DETAIL
- 5 VACUUM HOSE
- 6 FIXED METAL TRASH CAN
- 7 UNDERSIDE OF SOLAR PANELS- PAINT TO MATCH CANOPY
- 8 PAY STATION EQUIPMENT

COLOR LEGEND

A DUNN EDWARDS PAINT - DET611 - 'WINTER MORN'



8 VACUUM CANOPY SOUTH ELEVATION
NORTH ELEVATION SIMILAR

SCALE: 1/4"= 1'-0"



K12 Architects

K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827
PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

FRENCH CAMP DEVELOPMENT

PARCEL # 16819010
461 FRENCH CAMP ROAD
FRENCH CAMP, CA 95206

DEVELOPER:
MIKE BOPARAI
6900 DANBERG WAY
ELK GROVE CA. 95757

REVISIONS:

PROFESSIONAL SEALS:



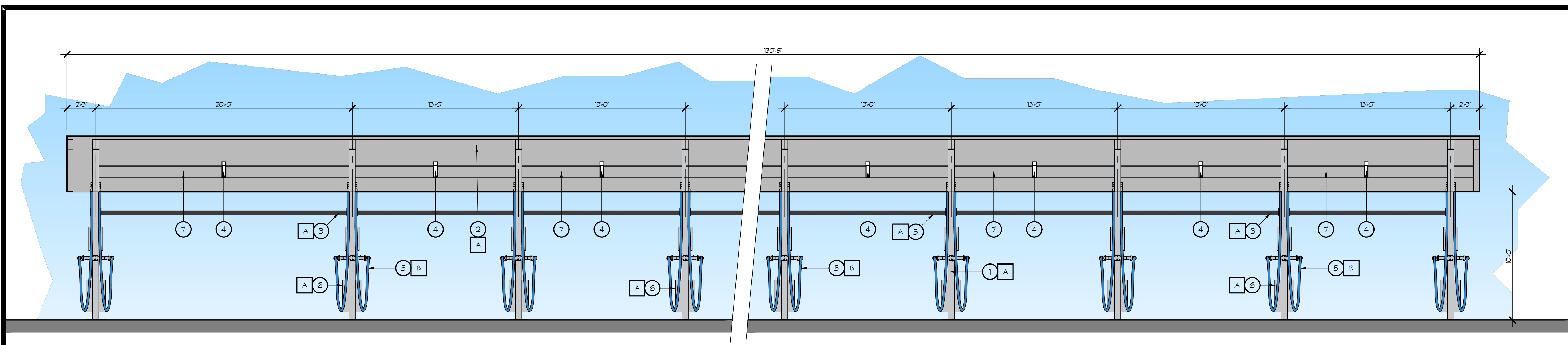
PROJECT NUMBER: **20-040** PROJECT DATE: **00-00-0000**

SHEET CONTENTS:

VACUUM CANOPY ELEVATIONS

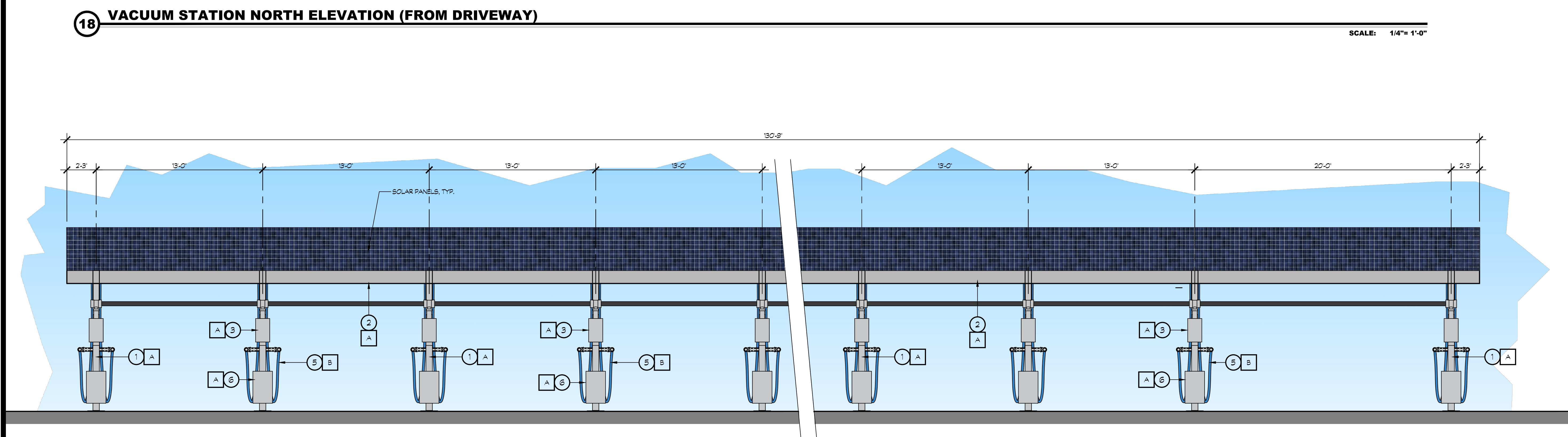
SHEET NUMBER:

A308



18 VACUUM STATION NORTH ELEVATION (FROM DRIVEWAY)

SCALE: 1/4" = 1'-0"



19 VACUUM STATION SOUTH ELEVATION (FROM BUILDING SIDE)

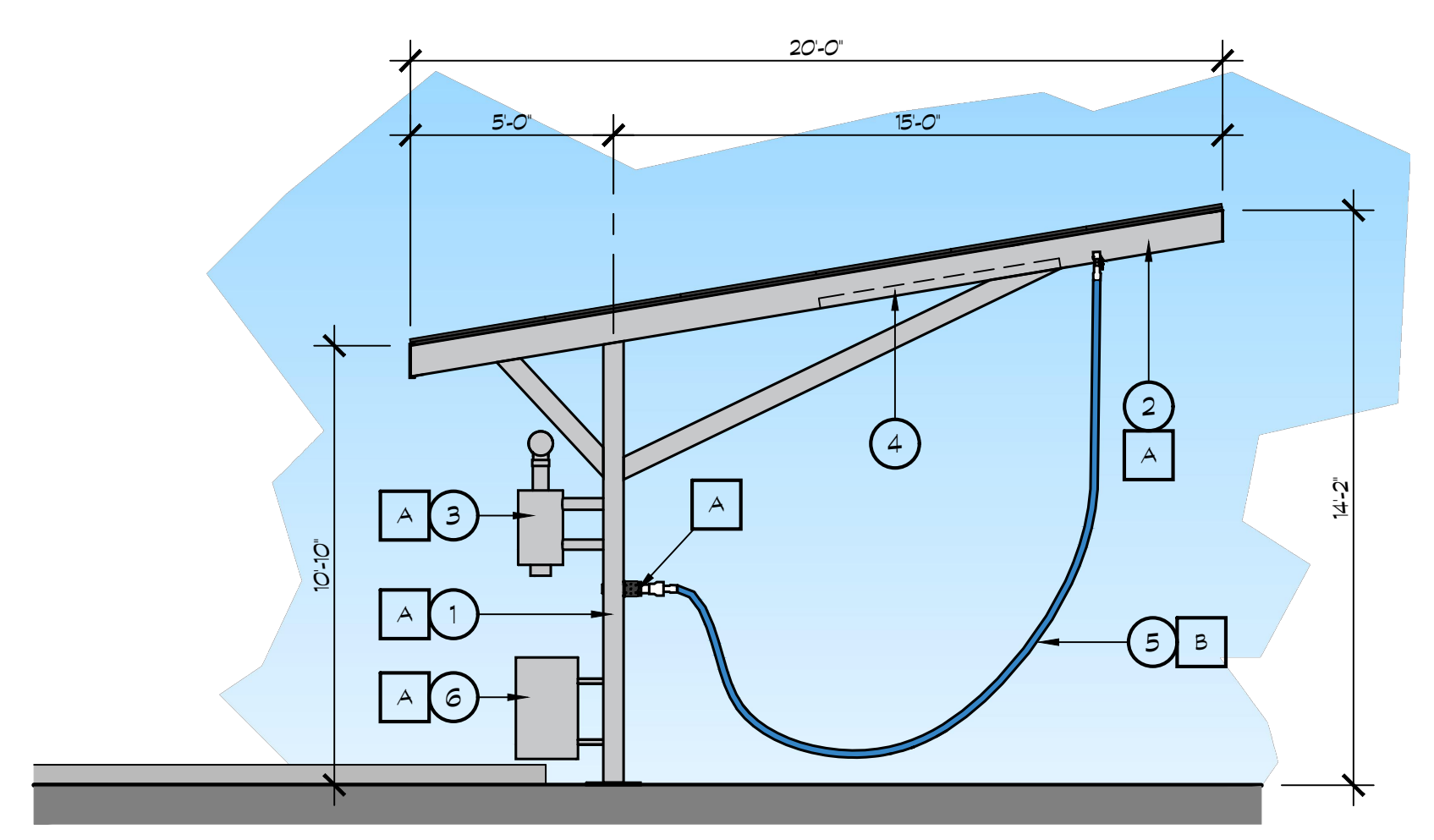
SCALE: 1/4" = 1'-0"

KEY NOTES

- 1 STEEL COLUMN
- 2 STEEL BEAM
- 3 VACUUM PIPES ETC
- 4 LED LIGHT FIXTURE, LOW PROFILE W/ SENSOR- SEE DETAIL 14/A107 FOR STYLE & DETAIL
- 5 VACUUM HOSE
- 6 FIXED METAL TRASH CAN
- 7 UNDERSIDE OF SOLAR PANELS

COLOR LEGEND

- A DUNN EDWARDS PAINT - DET617 - 'WINTER MORN'
- B VACUTECH HOSE COLOR: BLUE



4 VACUUM STATION NORTH ELEVATION
SOUTH ELEVATION SIMILAR

SCALE: 1/4" = 1'-0"



K12
Architects

K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827
PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

**FRENCH CAMP
DEVELOPMENT**

PARCEL # 16819010

461 FRENCH CAMP ROAD
FRENCH CAMP, CA 95206

DEVELOPER:

MIKE BOPARAI
6900 DANBERG WAY
ELK GROVE CA. 95757

REVISIONS:

PROFESSIONAL SEALS:



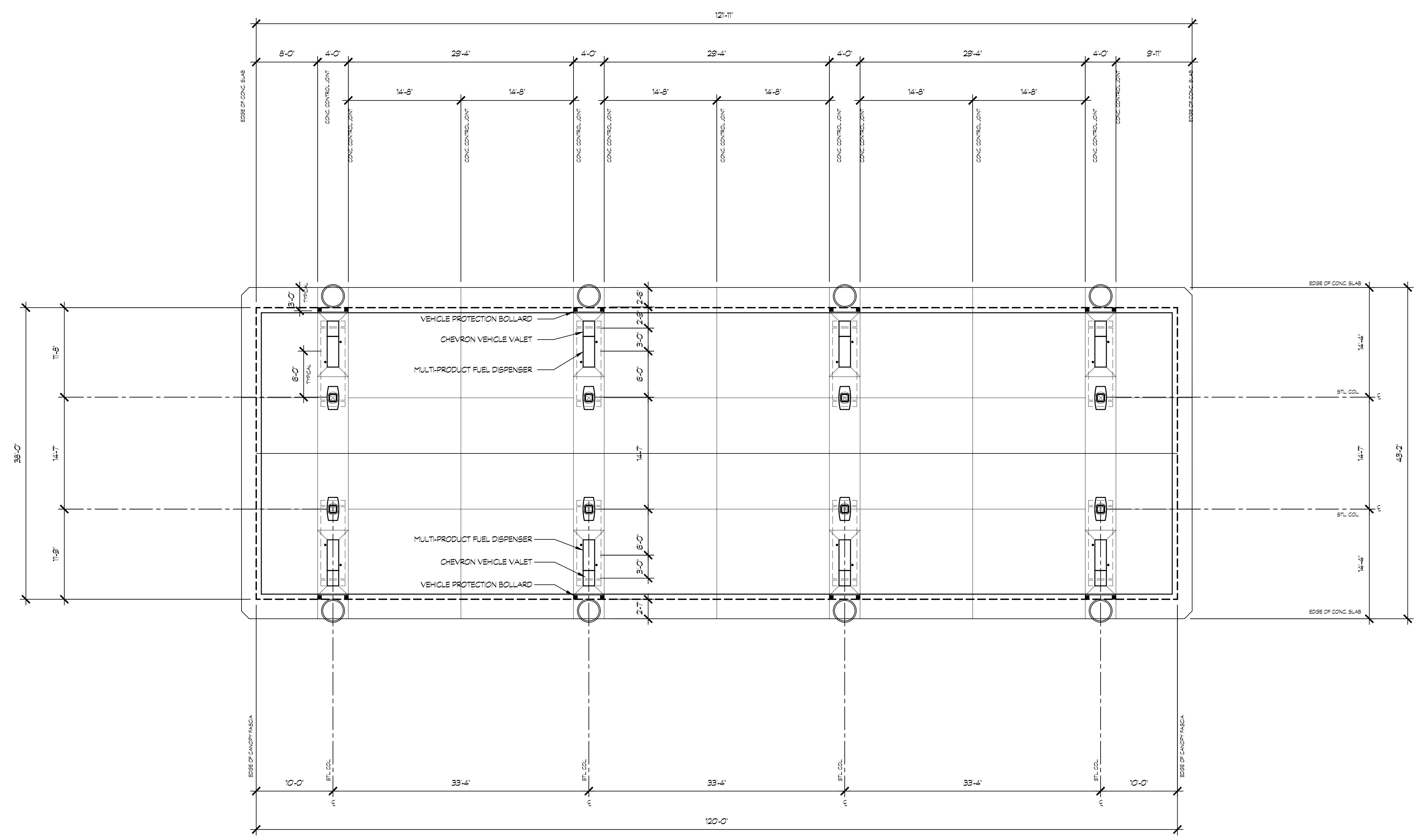
PROJECT NUMBER: **20-040** PROJECT DATE: **00-00-0000**

SHEET CONTENTS:

**AUTO FUELING
CANOPY
FLOOR PLAN**

SHEET NUMBER:

A901





K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827
PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

FRENCH CAMP DEVELOPMENT

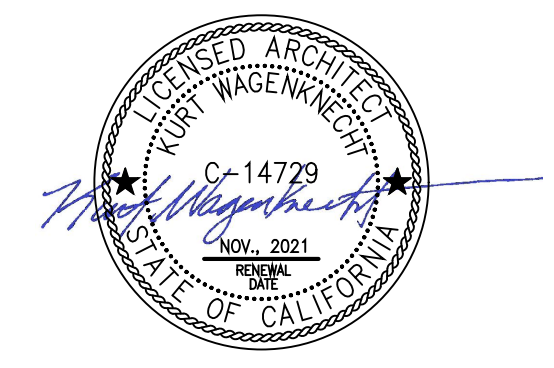
PARCEL # 16819010
461 FRENCH CAMP ROAD
FRENCH CAMP, CA 95206

DEVELOPER:

MIKE BOPARAI
6900 DANBERG WAY
ELK GROVE CA. 95757

REVISIONS:

PROFESSIONAL SEALS:



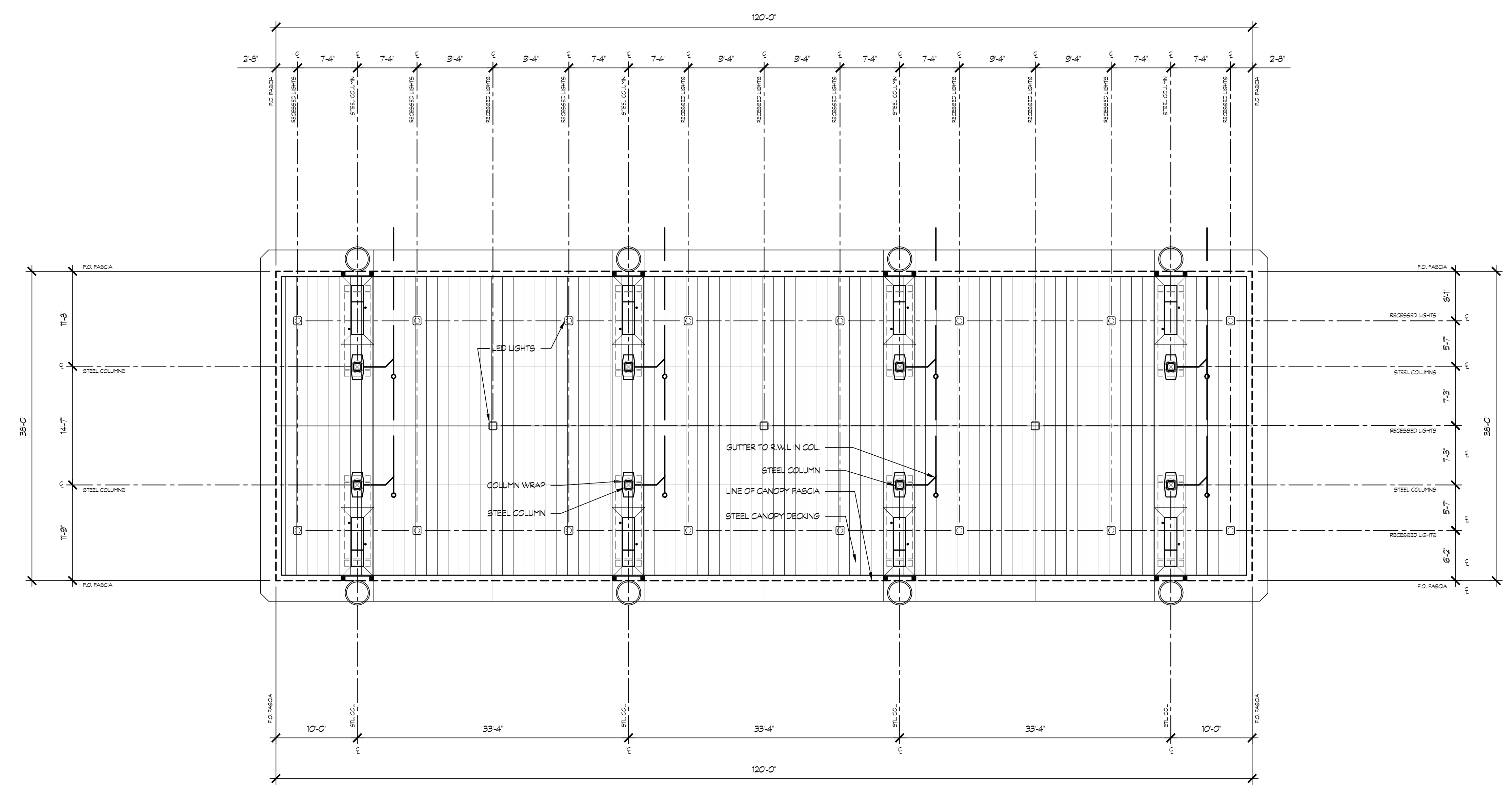
PROJECT NUMBER: **20-040** PROJECT DATE: **00-00-0000**

SHEET CONTENTS:

FUELING CANOPY REFLECTED CEILING PLAN

SHEET NUMBER:

A902





K12 Architects, Inc
 3090 Fite Circle, #104
 Sacramento, CA 95827
 PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

FRENCH CAMP DEVELOPMENT

PARCEL # 16819010
 461 FRENCH CAMP ROAD
 FRENCH CAMP, CA 95206

DEVELOPER:
MIKE BOPARAI
 6900 DANBERG WAY
 ELK GROVE CA. 95757

REVISIONS:

PROFESSIONAL SEALS:

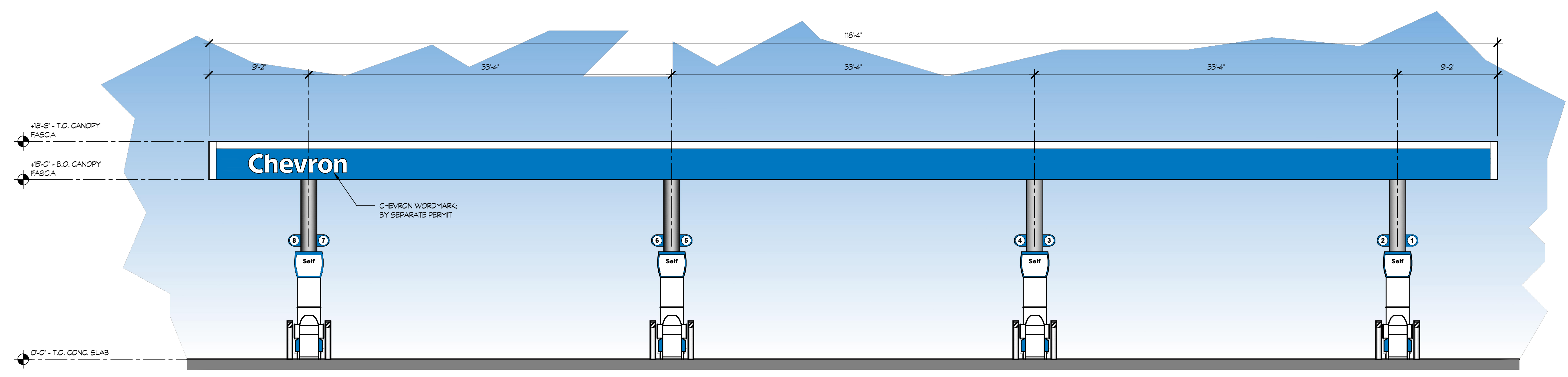


PROJECT NUMBER: **20-040** PROJECT DATE: **00-00-0000**

SHEET CONTENTS:
AUTO FUELING CANOPY
SCHEMATIC DESIGN
ELEVATIONS

SHEET NUMBER:

A903

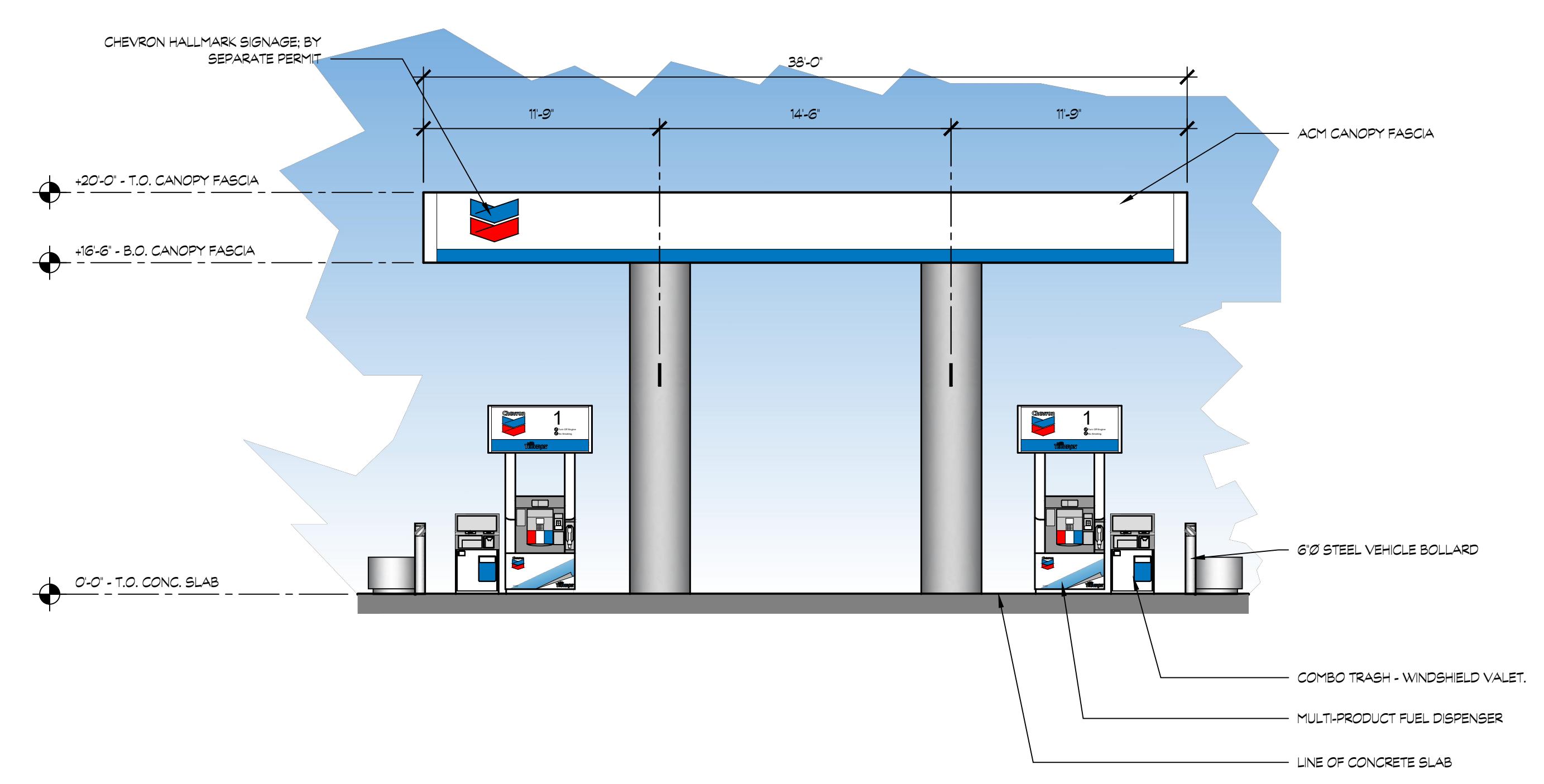


18 AUTO FUELING CANOPY - SOUTH ELEVATION
 NORTH ELEVATION SIMILAR

SCALE: 3/16" = 1'-0"

19

20



12 AUTO FUELING CANOPY - WEST ELEVATION
 EAST ELEVATION SIMILAR

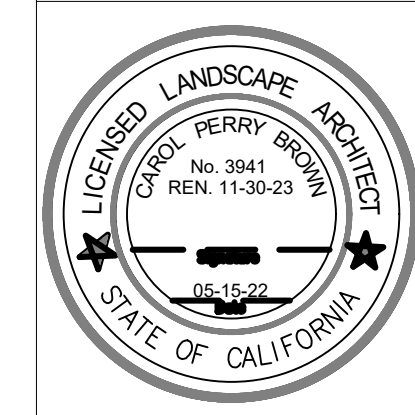
SCALE: 3/16" = 1'-0"

REVISIONS	BY

CAROL PERRY BROWN
 Landscape Architecture
 Irrigation Design

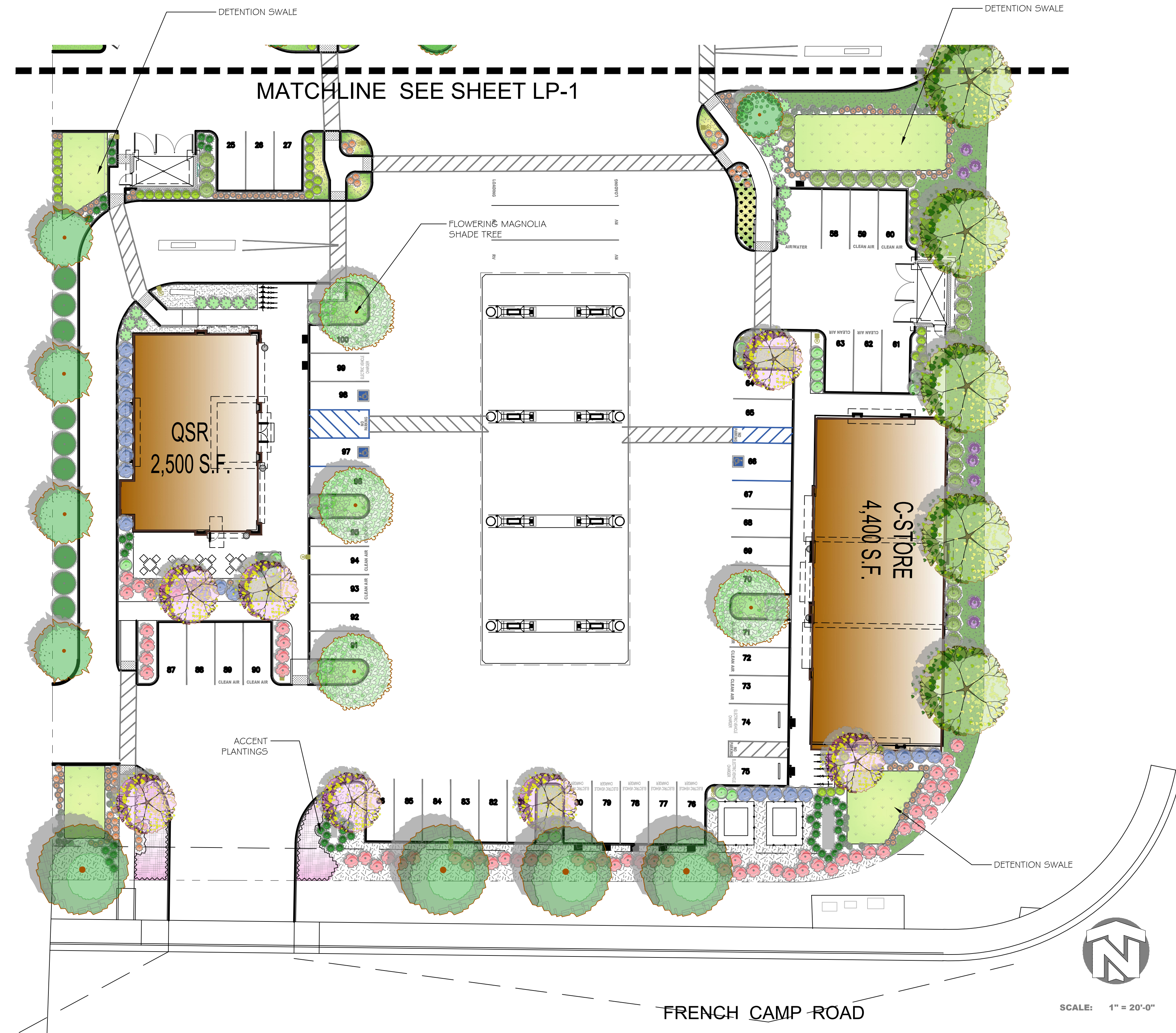
 530 823 2621
 perrydesign@att.net
 RLA 3941 CID 002624

FRENCH CAMP DEVELOPMENT
 461 French Camp Road
 Stockton, CA.



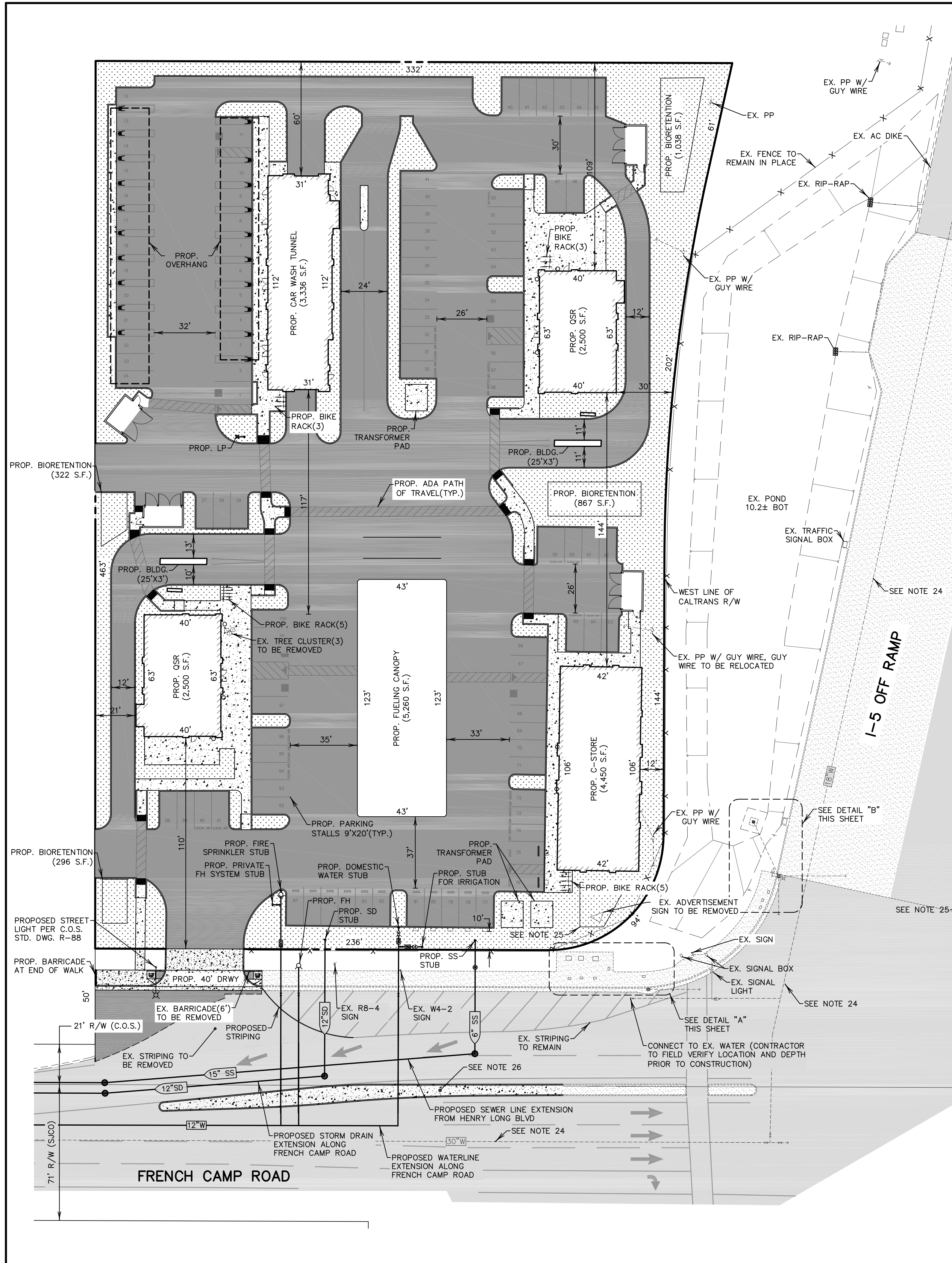
PRELIMINARY PLANTING PLAN

Date	May 13, 2022
Scale	1" = 20'-0"
Drawn	Carol B.
Job	
Sheet	LP-1
Of	Sheets



PLANT SCHEDULE		
TREES	BOTANICAL / COMMON NAME	CONT
	Arbutus x 'Manna' / Arbutus Standard Low Water / WUCOLS	15 gal
	Cedrus deodara / Deodar Cedar Low Water / WUCOLS	24"box
	Cercis canadensis 'Texensis' / Oklahoma Redbud Low Water / WUCOLS	15 gal
	Fraxinus amercana 'Rosehill' / Rosehill Ash Medium Water / WUCOLS	15 gal
	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree Medium Water / WUCOLS	15 gal
	Lagerstroemia indica x faunei 'Natchez' / Natchez Crape Myrtle Low Water / WUCOLS	24"box
	Magnolia grandiflora 'Samuel Sommer' TM / Southern Magnolia Medium Water / WUCOLS	15 gal
	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden Medium Water / WUCOLS	15 gal
SHRUBS	BOTANICAL / COMMON NAME	SIZE
	Agapanthus orientalis 'BLUE' / Blue' Lily of the Nile Medium Water / WUCOLS	5 gal
	Callistemon viminalis 'Little John' / Dwarf Bottlebrush Low Water / WUCOLS	5 gal
	Cotinus coggygria 'Royal Purple' / Royal Purple Smoke Tree Low Water / WUCOLS	5 gal
	Dietsa bicolor / Fortnight Lily Low Water / WUCOLS	5 gal
	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily Medium Water / WUCOLS	5 gal
	Loropetalum chinense rubrum 'Shang-hi' TM / Purple Diamond Frnge Flower Low Water / WUCOLS	5 gal
	Muhlenbergia capillaris 'Pink Cloud' / Pink Muhly Low Water / WUCOLS	1 gal
	Myrtus communis 'Compacta' / Dwarf Myrtle Low Water / WUCOLS	5 gal
	Nandina domestica 'Compacta' / Dwarf Heavenly Bamboo Low Water / WUCOLS	5 gal
	Osmanthus fragrans / Sweet Olive Low Water / WUCOLS	5 gal
	Pennisetum setaceum 'Rubrum' / Purple Fountain Grass Low Water / WUCOLS	1 gal
	Raphiolepis indica 'Indian Princess' TM / Indian Princess Indian Hawthorne Medium Water / WUCOLS	5 gal
VINE/PALMER	BOTANICAL / COMMON NAME	SIZE
	Wistaria sinensis / Chinese Wistaria Medium Water / WUCOLS	5 gal
GROUND COVERS	BOTANICAL / COMMON NAME	CONT
	Arctostaphylos uva-ursi 'Massachusetts' / Massachusetts Manzanita Medium Water / WUCOLS	1 gal
	Delosperma cooper 'John Proffitt' TM / Table Mountain Purple Ice Plant Low Water / WUCOLS	1 gal
	Gazania x 'Moonglow' / Moonglow Gazania Medium Water / WUCOLS	1 gal
	Hypericum calycinum 'Fiesta' / St. John's Wort Low Water / WUCOLS	1 gal
	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper Low Water / WUCOLS	1 gal
	Mahonia repens / Creeping Mahonia Low Water / WUCOLS	1 gal
	Rosa Meidland series 'Red' / Red Meidland Rose Medium Water / WUCOLS	1 gal
BIOSWALE	BOTANICAL / COMMON NAME	CONT
	'Bio Filtration' Sod / By Delta Bluegrass-Phone (800-637-8873) Medium Water / WUCOLS	sod

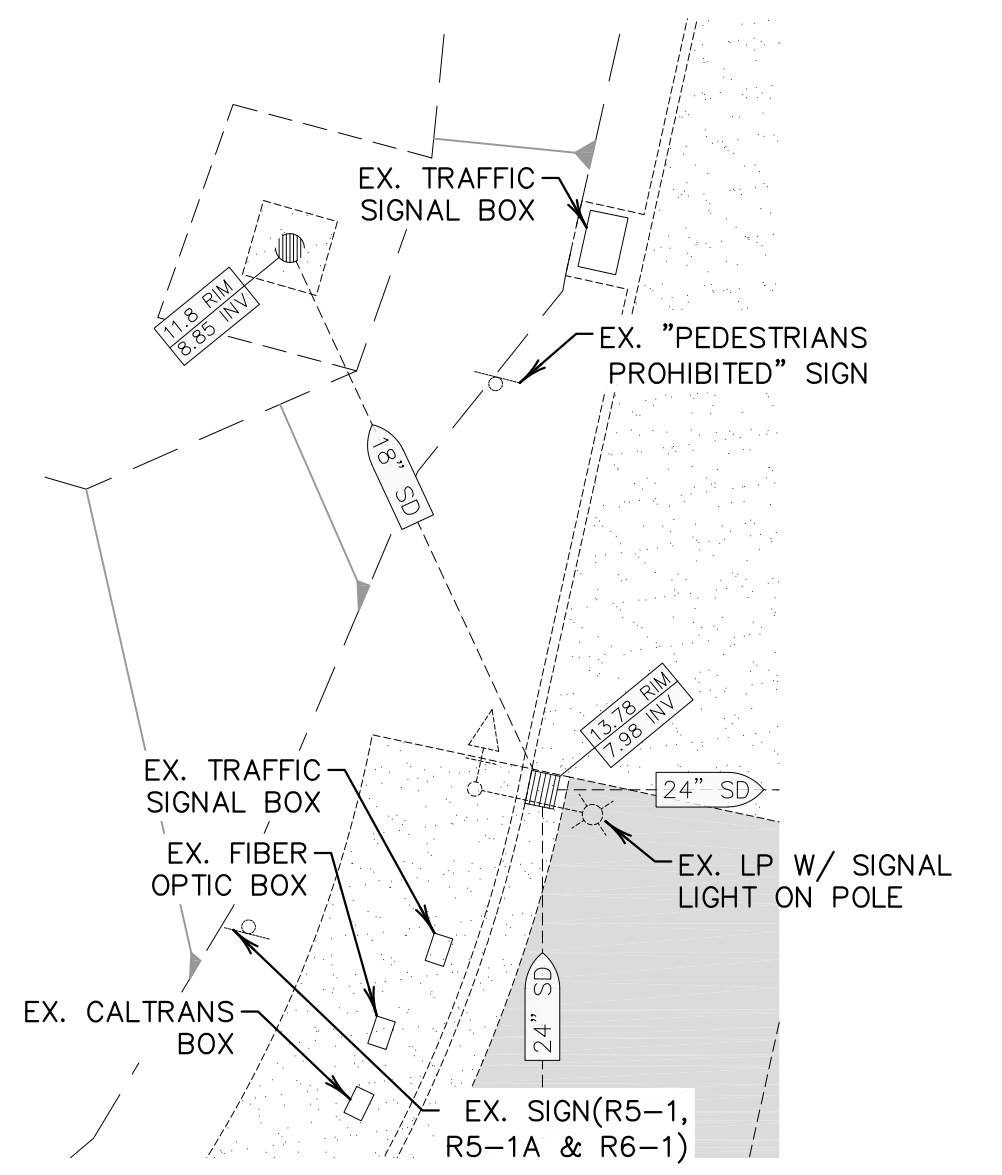
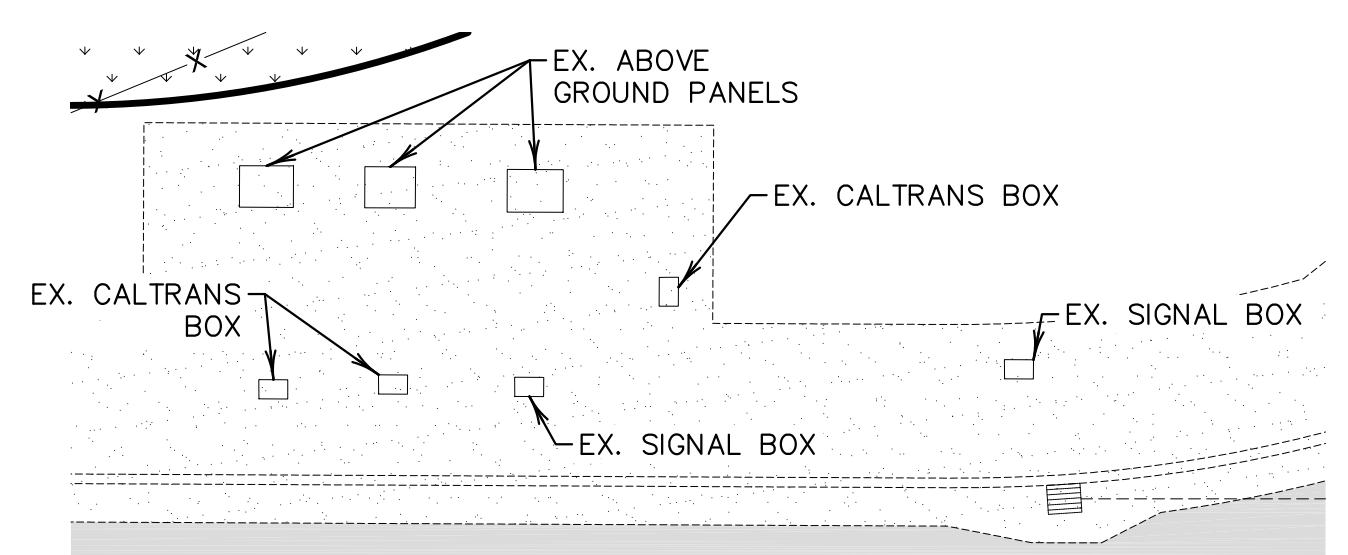
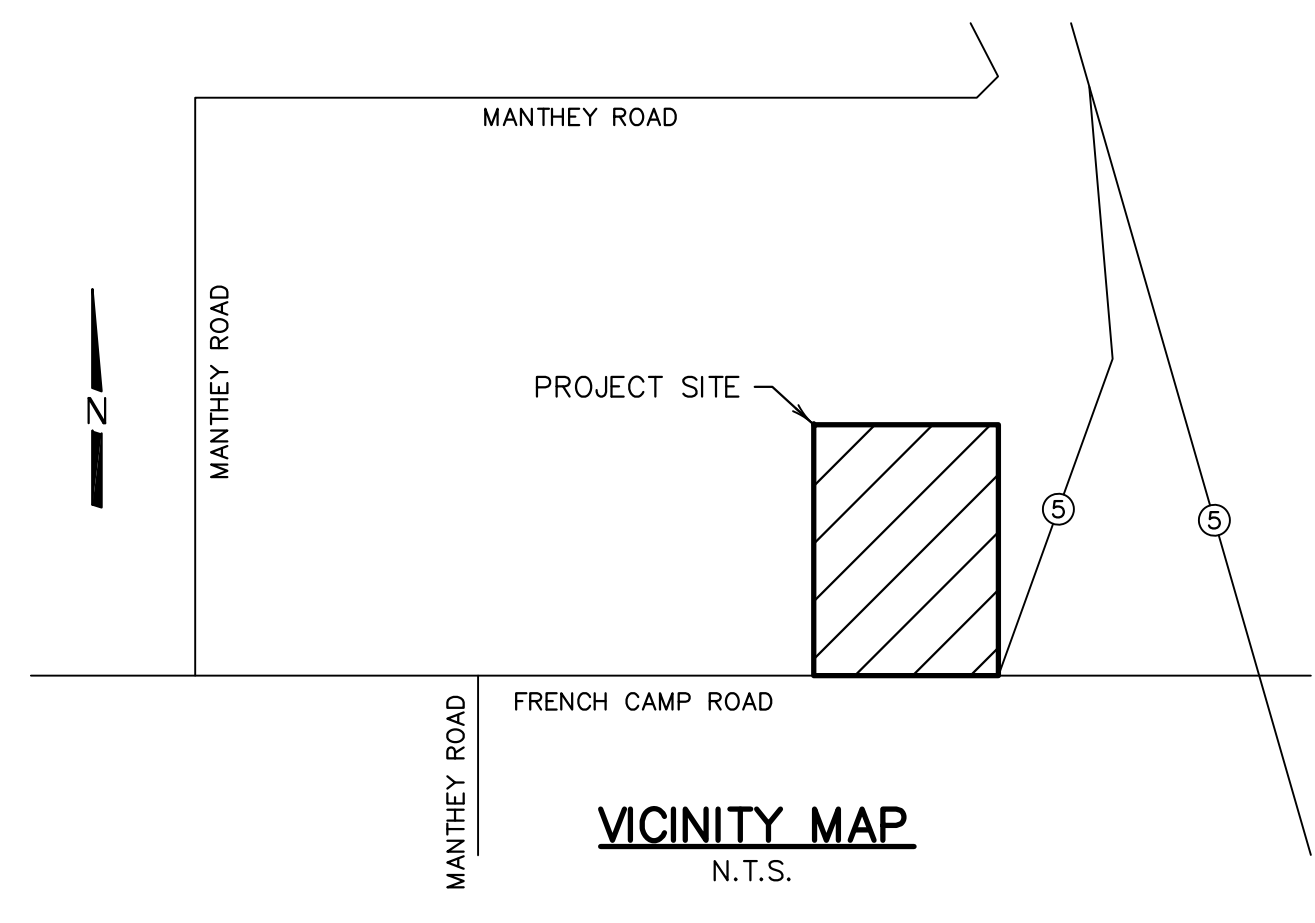
- NOTES:**
- Landscape shall be designed per City of Stockton landscape design requirements and California MWEL0.
 - No groundcover or shrubs are to be planted within 3' of any tree trunk.
 - A landscape soils test shall be analyzed by a soils testing laboratory. Soils shall be amended per soil analysis report recommendations prior to Landscape Installation.
 - This project shall be irrigated by an automatic irrigation system consisting of subsurface drip for shrubs and groundcover, and deep watering bubblers for all trees all connected to a smart controller.
 - All planter areas shall receive a three-inch (3") mulch of red fir walk-on bark. All groundcover areas shall receive a two-inch (2") layer of bark mulch.



- NOTES:**
1. APN: 168-190-10
 2. ADDRESS: 461 FRENCH CAMP ROAD STOCKTON, CA. 95206
 3. WATER: CITY OF STOCKTON
 4. STORM: CITY OF STOCKTON
 5. FIRE: CITY OF STOCKTON
 6. GENERAL PLAN: COMMERCIAL
 7. ZONING: CL (LARGE SCALE COMMERCIAL)
 8. LANDSCAPE SHALL CONFORM TO SMC 16.64.080.F AND 16.80.56.040
 9. PROPOSED USE WILL CONFORM WITH NOISE STANDARDS IN SMC 16.60.040.
 10. SURROUNDING PROPERTY PINS AND ALL MONUMENTS TO BE PROTECTED, ACTUAL FOUND MONUMENTS AND PINS TO BE SHOWN AND LABELED ON TOPOGRAPHIC SURVEY. SURVEY AGREEMENT WILL BE COMPLETED WITH THE CITY PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
 11. THE SITE WILL COMPLY WITH FEMA DESIGNATED SPECIAL FLOOD HAZARD REQUIREMENTS, AND REQUIREMENTS PER SMC 15.44 FOR FLOOD DAMAGE PREVENTION.
 12. STRUCTURES WILL NOT BE CONSTRUCTED ACROSS PROPERTY LINES.
 13. IF SECURITY FENCING AND GATES ARE INSTALLED, MEANS TO ALLOWING FIRE DEPARTMENT ACCESS SHALL BE MET. KNOX KEY SWITCH REQUIREMENTS ARE NECESSARY FOR MOTORIZED GATES.
 14. SITE SHALL HAVE A 12-INCH ADDRESS POSTED IN A CONSPICUOUS LOCATION AS APPROVED BY THE FIRE DEPARTMENT.
 15. ALL WATER CONNECTIONS AND INSTALLATIONS SHALL BE DONE PER CITY OF STOCKTON STANDARDS, SPECIFIC STANDARDS SHALL BE CALLED OUT ON IMPROVEMENT PLANS.
 19. SANITARY SEWER AND STORM DRAIN TO BE INSTALLED PER CITY OF STOCKTON STANDARDS, SPECIFIC STANDARDS SHALL BE CALLED OUT ON IMPROVEMENT PLANS.
 20. FUTURE CURB, GUTTER AND SIDEWALK SHALL BE INSTALLED PER OFF-SITE IMPROVEMENT PLANS.
 21. FLOOD ZONE: ZONE X, MAP NO. 06077C0470F, DATED OCTOBER 16, 2009
 22. ALL LANES WITHIN THIS DEVELOPMENT WILL BE CONSIDERED FIRE LANES. RED PAINTED CURBING AND FIRE LANE SIGNAGE SHALL BE POSTED WHERE APPLICABLE
 23. THE DEVELOPMENT WILL REQUIRE A PRIVATE FIRE HYDRANT SYSTEM. FIRE HYDRANTS WILL NEED TO BE INSTALLED IN STRATEGIC LOCATIONS WITHIN THE DEVELOPMENT.
 24. EX. WATER LOCATIONS ARE APPROXIMATE, CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONSTRUCTION.
 25. PROP. BIORETENTION(437 S.F.)
 26. PROPOSED MEDIAN EXTENSION TO RESTRICT LEFT TURN IN/LEFT TURN OUT MANEUVERS FROM THE PROJECT SITE.

LEGEND & ABBREVIATIONS

AC	ASPHALT CONCRETE	⊙	EX. FIRE HYDRANT
A.P.N	ASSESSORS PARCEL NUMBER	⊗	EX. WATER VALVE
BLDG.	BUILDING	⊗	EX. SIGN
CB	CATCH BASIN	83.2	EX. ELEVATION
CONC	CONCRETE	W	EX. WATER METER
DRWY	DRIVEWAY	G	EX. GAS METER
EX.	EXISTING	XX"SD	EX. STORM DRAIN LINE
FEN	FENCE	XX"SS	EX. SANITARY SEWER LINE
FL	FLOW LINE	XX"W	EX. WATER LINE
INV	INVERT	X-X	EX. FENCE
LP	LIGHT POLE	○	PROPOSED MANHOLE
MH	MANHOLE	⊙	PROPOSED SANITARY SEWER CLEANOUT
PROP.	PROPOSED	⊙	PROPOSED WATER VALVE
PP	POWER POLE	⊙	PROPOSED SIGN
SD	STORM DRAIN	○	PROPOSED LIGHT POLE
S.F.	SQUARE FEET	W	PROPOSED WATER METER
SS	SANITARY SEWER	G	PROPOSED GAS METER
R/W	RIGHT-OF-WAY	XX"SD	PROPOSED STORM DRAIN LINE
TE	TRASH ENCLOSURE	XX"SS	PROPOSED SANITARY SEWER LINE
VS	TYPICAL VACUUM STALL	XX"W	PROPOSED WATER LINE
W	WITH	---	PROPOSED SAWCUT LINE
		---	PROPERTY LINE
		○	EX. LIGHT POLE
		⊙	EX. MANHOLE
		⊙	EX. CATCH BASIN
		⊙	EX. POWER POLE



DILLON & MURPHY ENGINEERING
 847 N. CLUFF AVENUE
 SUITE A-2, LODI, CA 95240
 (209) 334-6613

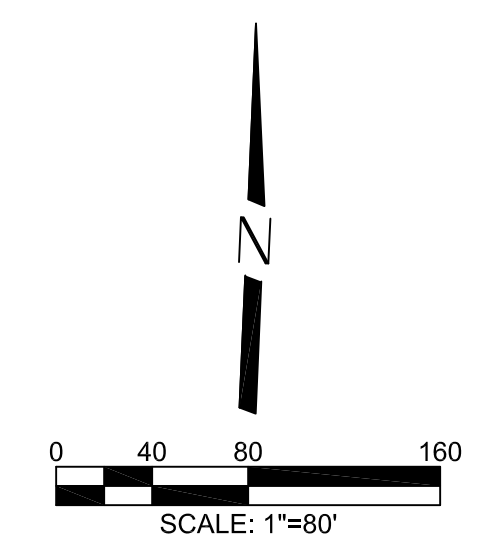
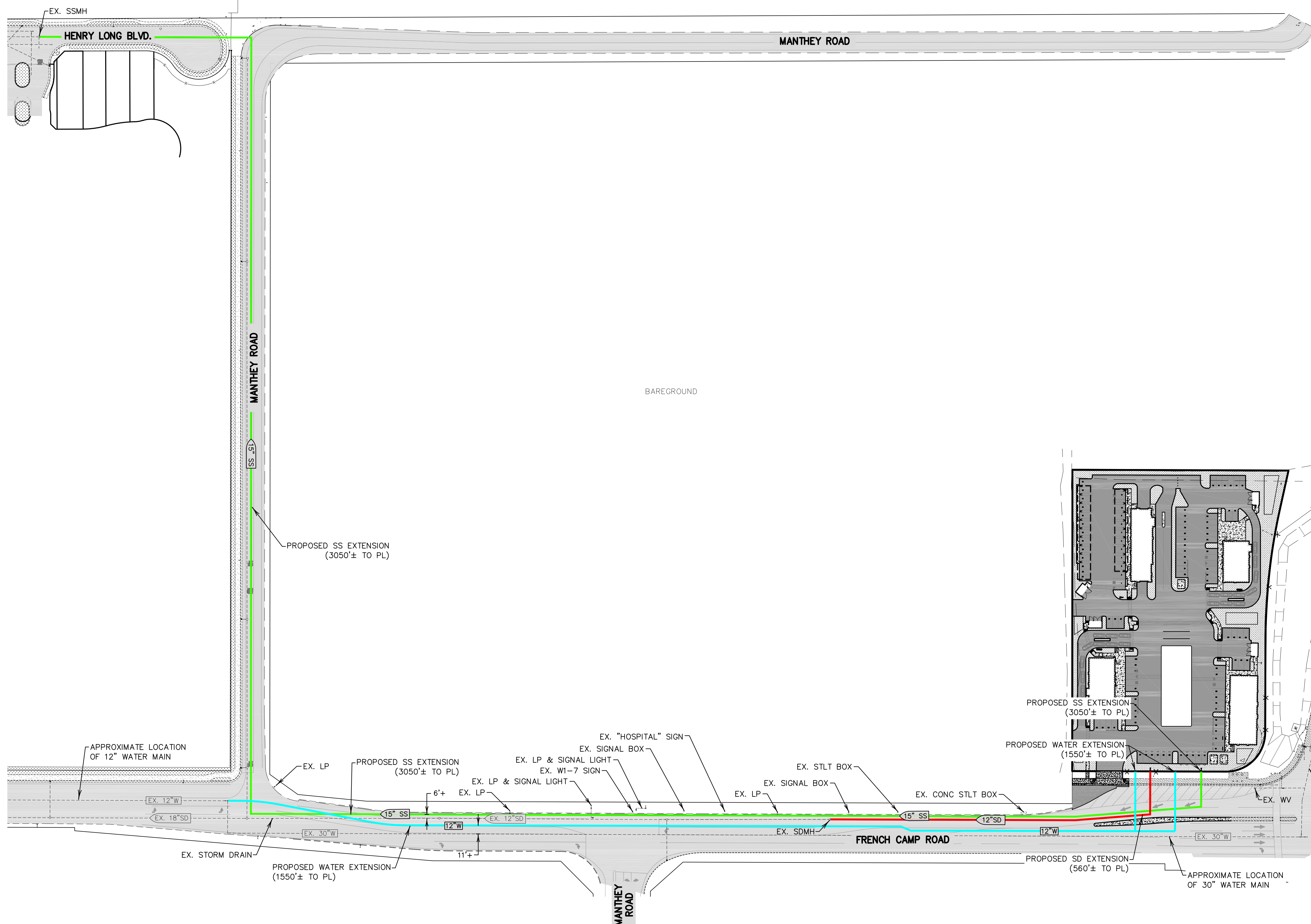
FRENCH CAMP ROAD DEVELOPMENT

SITE PLAN

STOCKTON, CALIFORNIA
 MARCH, 2022

REV. NO.	DESCRIPTION	DATE	SCALE: AS NOTED	SHEET
				1
				OF 3 SHEETS
				JOB NO. 2234

S:\2022\2234\FR_CAMP\DWG\2234-FR_CAMP-SITE.PLT - 2022



LEGEND & ABBREVIATIONS

- | | |
|-------|----------------|
| EX. | EXISTING |
| LP | LIGHT POLE |
| MH | MANHOLE |
| PL | PROPERTY LINE |
| PROP. | PROPOSED |
| SD | STORM DRAIN |
| SS | SANITARY SEWER |
| STLT | STREETLIGHT |
| R/W | RIGHT-OF-WAY |
-
- | | |
|--|------------------------|
| | EX. ASPHALT PAVEMENT |
| | EX. CONCRETE |
| | PROP. ASPHALT PAVEMENT |
| | PROP. SD EXTENSION |
| | PROP. SS EXTENSION |
| | PROP. WATER EXTENSION |



DM
DILLON & MURPHY
ENGINEERING

847 N. CLUFF AVENUE
 SUITE A-2, LODI, CA 95240
 (209) 334-6613

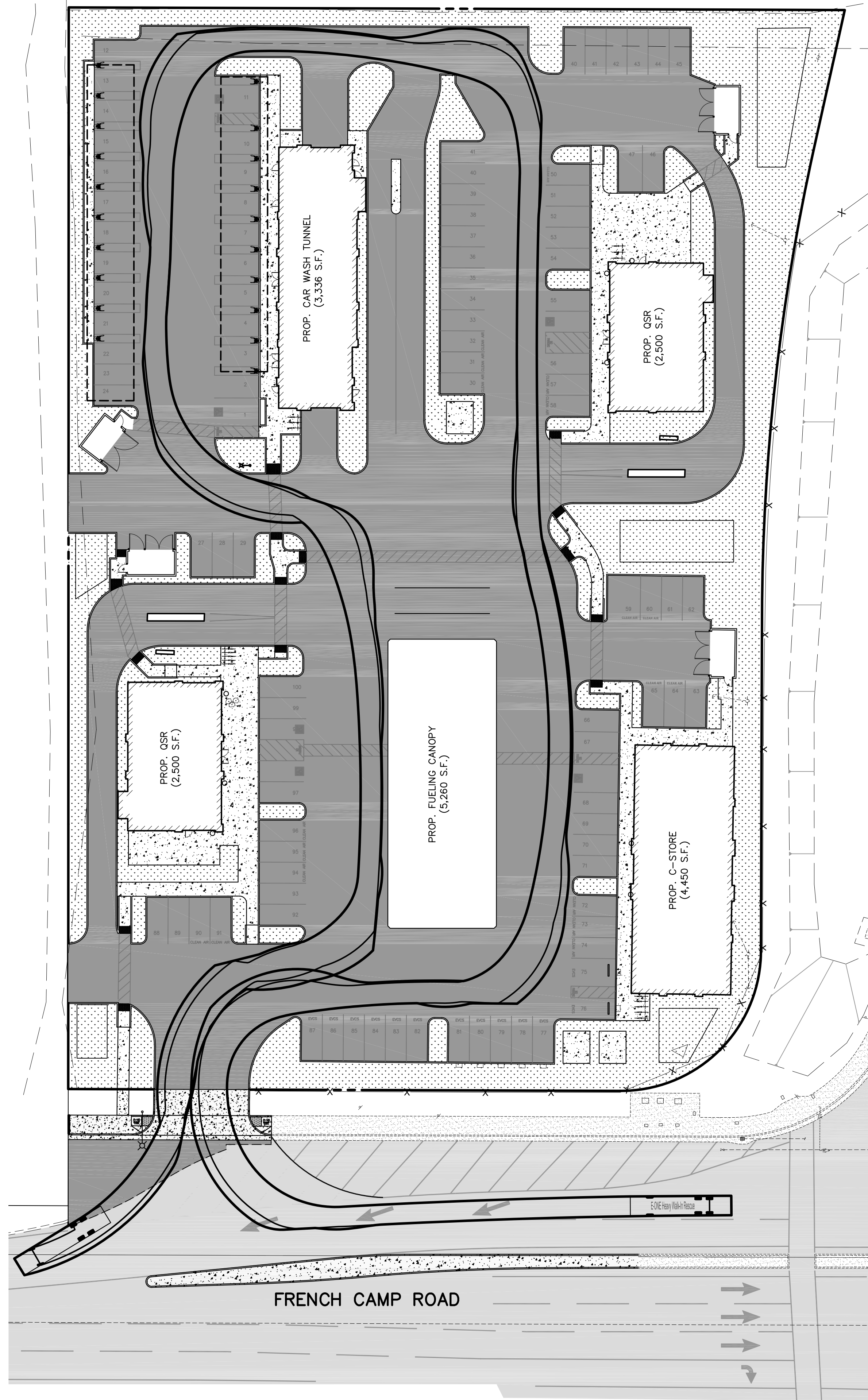
FRENCH CAMP ROAD DEVELOPMENT

UTILITIES EXTENSION EXHIBIT

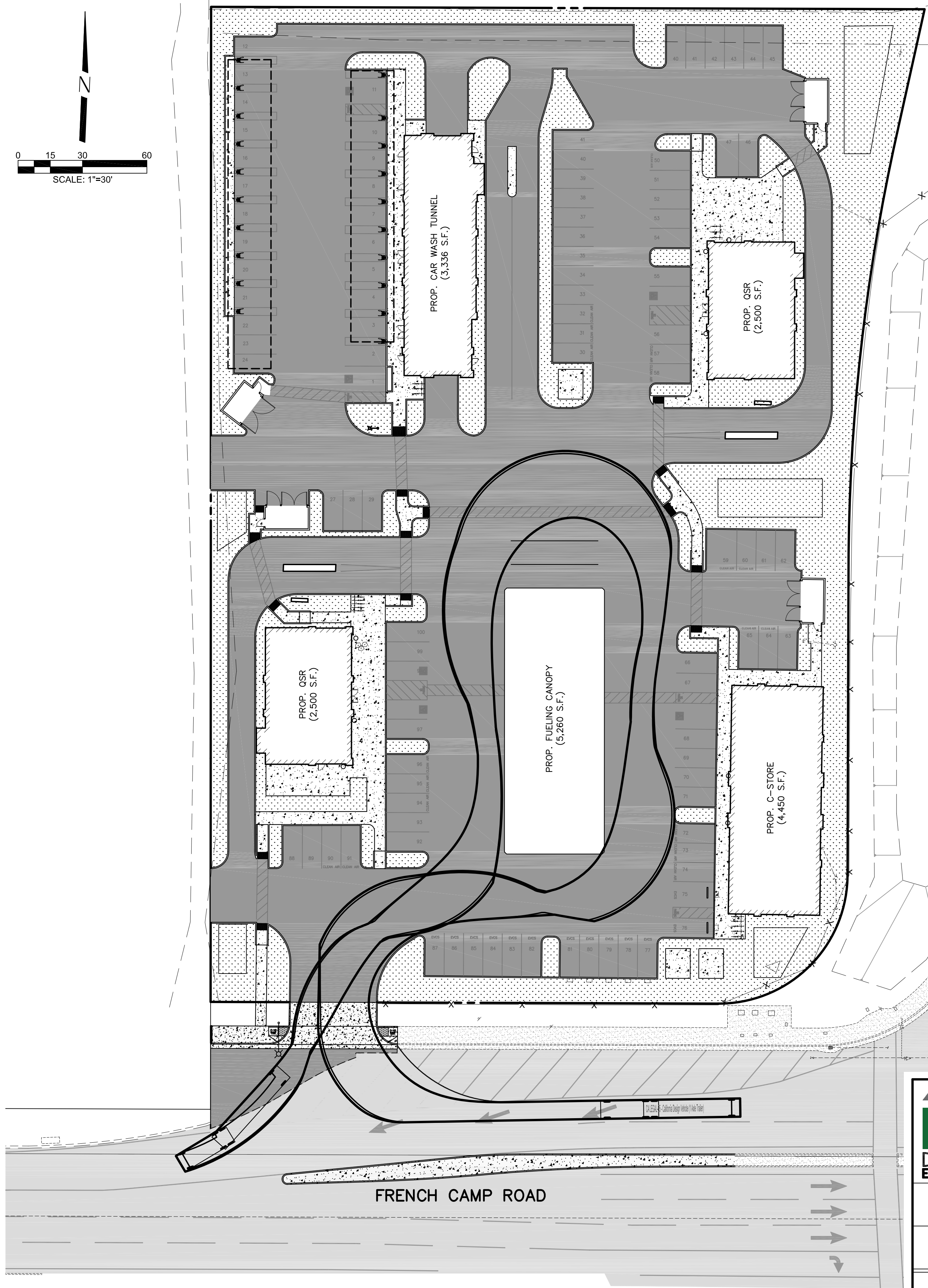
STOCKTON, CALIFORNIA
 MARCH, 2022

REV. NO.	DESCRIPTION	DATE	SCALE: 1" = 80'	BENCHMARK INFORMATION	SHEET
			DRAWN BY: JMC, JS	N/A	2
			DESIGNED BY:		OF 3 SHEETS
			CHECKED BY: JM		JOB NO.
			AS BUILT BY:		2234

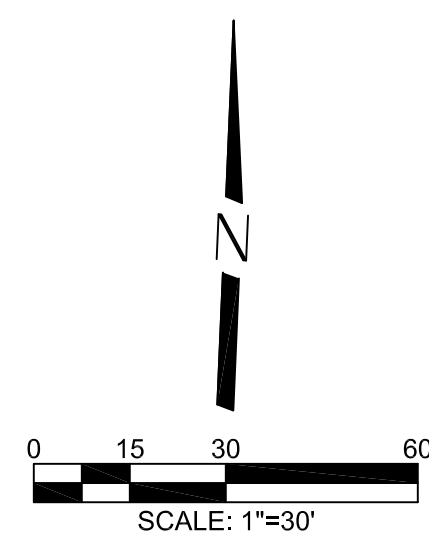
SOURCE: GROUND SURVEY & DESIGN; SCALE: 1"=80'; DATE: 03/2022



TRUCK TURN SIMULATION – FIRE TRUCK
SCALE: 1" = 30'

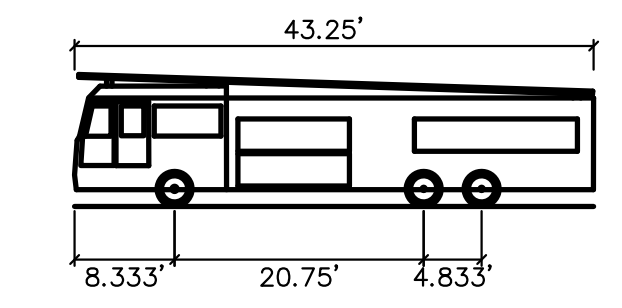


TRUCK TURN SIMULATION – CAL LEGAL
SCALE: 1" = 30'

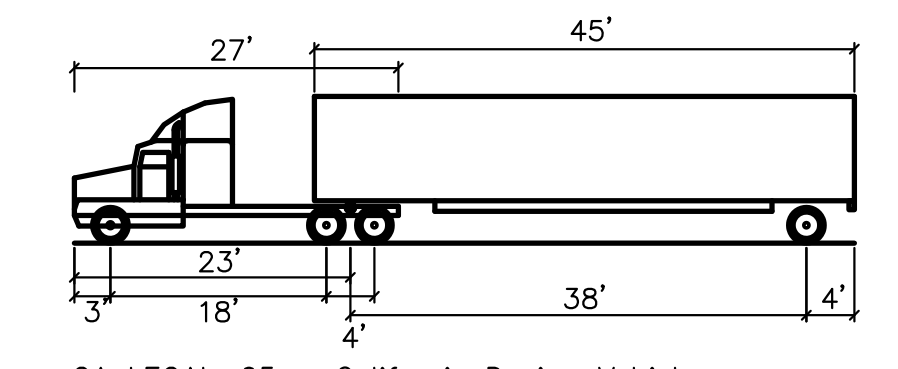


NOTE:

THE PROPOSED SITE IS NOT DESIGNED FOR STA TRUCKS



E-ONE Heavy Walk-In Rescue
Overall Length 43.250ft
Overall Width 8.333ft
Overall Body Height 20.75ft
Min Body Ground Clearance 4.633ft
Track Width 8.333ft
Lock-to-lock time 6.00s
Max Wheel Angle 45.00°



CA LEGAL-65 – California Design Vehicle
Overall Length 85.000ft
Overall Width 8.500ft
Overall Body Height 12.227ft
Min Body Ground Clearance 1.422ft
Track Width 8.500ft
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 50.000ft

DESIGN VEHICLES
NOT TO SCALE



Know what's below.
Call before you dig.

DM
DILLON & MURPHY ENGINEERING
847 N. CLUFF AVENUE
SUITE A-2, LODI, CA 95240
(209) 334-6613

FRENCH CAMP ROAD DEVELOPMENT

TRUCK TURN SIMULATIONS

STOCKTON, CALIFORNIA
MARCH, 2022

REV. NO.	DESCRIPTION	DATE	SCALE: AS NOTED	SHEET
			DRAWN BY: JMC, JS	3
			DESIGNED BY:	OF 3 SHEETS
			CHECKED BY: JM	JOB NO.
			AS BUILT BY:	2234

BENCHMARK INFORMATION
N/A



City of Stockton

Legislation Text

File #: 23-0792, **Version:** 1

PLANNING COMMISSION INFORMATIONAL PLANNING SESSION ON PROPOSED INDUSTRIAL WAREHOUSE DEVELOPMENT STANDARDS

RECOMMENDATION

It is recommended that the Planning Commission receive a presentation and provide feedback on potential industrial warehouse development standards to be considered for inclusion in a new industrial warehouse ordinance.

Summary

In 2022, the City Council approved two (2) agreements with the State of California Attorney General (AG) and the Sierra Club to promote responsible industrial development. Per the agreements, a new industrial warehouse ordinance must be presented to the Council for their consideration by December 31, 2023, including new zoning standards for qualifying warehouse development over 100,000 square feet. Since the City's current Development Code Overhaul may not meet the deadline, the proposed standards are being presented as a separate ordinance to be added to Title 16 of the Stockton Municipal Code.

On August 10, 2023, the Planning Commission held a planning study session to gather feedback on the drafting of a new industrial warehouse ordinance (Attachment A - August 10th Staff Report). Public comments generally included expressed concerns with air quality and environmental effects of industrial development on the south Stockton area, interest in construction job opportunities related to industrial development projects and concerns of the industrial industry regarding feasibility of implementing the standards. Following public comments and discussion, the Planning Commission directed staff to schedule an action item for an upcoming agenda, to consider formation of an Ad Hoc Committee of the Planning Commission to provide more timely review and feedback to staff on a draft warehouse ordinance. On August 24, 2023, the Commission approved the formation of a three-member Ad Hoc Committee, consisting of Vice Chair Nathaniel, and Commissioners Hull and Gurneel, with Chair Rizvi as an alternate member.

On August 30, 2023, staff met with the Ad Hoc Committee to determine how the Committee preferred to meet and receive information from staff, industry representatives, environmental, and community stakeholders. At the direction of the Ad-Hoc Committee, staff was directed to establish a small group of advisors made up of industrial developers and environmental/community representatives in accordance with the majority of communications received at the August 24th meeting. This essentially called for two (2) industrial development representatives, two (2) environmental representatives, and two (2) community advocate representatives. The Ad-Hoc Committee also directed staff to meet the advisors independent of the Ad Hoc Committee and report back to the Committee regarding discussions. The Committee began meeting on a weekly basis with staff, and then staff similarly began meeting weekly with the advisors to review potential standards for the proposed ordinance.

The purpose of the study session is to discuss the draft warehouse zoning standards, including feedback received from the Ad-Hoc Committee, appointed advisors, and citizens at-large. The report also addresses challenges and possible alternatives to mitigation measures suggested by the AG.

DISCUSSION

Background

On December 6, 2022, the City Council adopted Resolutions 2022-12-06-1602-01 to 03 Certifying an Environmental Impact Report, Adopting A Pre-Zoning Ordinance, Adopting A Development Agreement, Authorizing Annexation Requests for A Proposed Industrial Development, And Approving Related Settlement Documents for the Mariposa Industrial Project (P20-0805). To reduce environmental and social impacts, the City, Project Applicant, AG, and the Sierra Club collaborated in negotiating mitigation measures for the project as part of the Environmental Impact Report (EIR). These measures focus on the potential impacts of Air Quality, Greenhouse Gas Emissions, and Noise. The Mariposa Industrial Project's environmental mitigation measures are the basis of the AG and Sierra Club's request for an ordinance establishing new standards for future industrial logistics warehouses measuring 100,000+ square feet. As a part of Council Action on December 6, 2022, the City, via a Memorandum of Agreement (MOA - Attachment B) agreed to draft said ordinance and present it to the City Council for consideration by December 31, 2023.

On August 10, 2023, the Planning Commission held a planning session to gather feedback on a new industrial warehouse ordinance. The direction at that meeting was to form a three-member ad hoc committee made of selected Planning Commissioners. On August 24th, the Planning Commission appointed (Vice Chair Nathaniel and Commissioners Boparai and Hull to the Committee with Chair Rizvi as an alternate member.

Present Situation

Since the initial August 10th Study Session, the following meetings/milestones have been conducted/met by staff:

- August 23- Attorney General's Representative Meeting
- August 24- Selection of Ad-Hoc Committee members at Planning Commission study session
- August 30 - 1st Ad-Hoc Committee Meeting
- September 6- Attorney General's Representative Meeting
- September 6 - Industrial Advisors Meeting
- September 7- 2nd Ad-Hoc Committee Meeting
- September 11- 1st Environmental Advisors Meeting
- September 13- Attorney General's Representative Meeting
- September 14- 3rd Ad-Hoc Committee, and 2nd Environmental Advisors Meetings
- September 15- Release of Working Draft standards to Public and Groups
- September 18- 3rd Meeting with Environmental Advisors and group of four concerned residents.
- September 20 - Industry Advisors Meeting
- September 21- 4th Ad-Hoc Committee, 3rd Environmental Advisors, and Attorney

General's Representative Meetings

- September 28- Planning Commission study session on status (Current Meeting)

Given the December 31, 2023 MOA deadline for presenting the proposed warehouse standards (i.e., an ordinance) for City Council consideration, staff has been working diligently to meet timelines while ensuring stakeholder and public participation. In addition to the August 10th and September 28th Planning Commission meetings, numerous meetings have been held to obtain feedback, input, and encourage an exchange of ideas in relation to the AG mitigation measures. These meetings are summarized in Attachment C.

The AG agreement outlined 26 measures as the basis for new zoning standards to serve as the foundation of a future ordinance. Based on direction received by the Planning Commission at the August 10th and August 24th meetings, staff conducted interviews and engaged in discussion on the measures. Based on the initial feedback received, a preliminary version of the proposed warehouse standards were shared with invested parties and made available on the City's website on September 15, 2023 (Attachment D).

The draft standards include the original 26 measures, either with modifications or without, while specific measures require further examination and possible alternatives. The analysis of these measures is discussed below.

Measures Included:

Staff successfully converted 14 measures into objective zoning standards. While the language for all these measures were simplified for clarity, they retain the same requirement and/or process as the original measures proposed by the MOA.

Measures Included with Modifications:

There are 4 measures where staff has maintained the intent of the MOA measure but modified a component of the measure based on initial analysis. These measures include the following.

MOA #7 Paint Coating: Based on industry feedback in attempting to implement this standard as part of the Mariposa Industrial construction plan review, staff has discovered the commercial viability for paint with a Volatile Organic Compound (VOC) rating of 10 grams/liter and below is not likely. This is due to the amount of manufacturing involved in creating a VOC rating that low, which is even lower than most stringent building code alternatives (i.e., California "CAL" Green Building Tier 1 and 2 Standards). Staff is proposing to use a more realistic metric or consolidate this measure with other measures relating to an overall building requirement mentioned in MOA#10 (i.e., CAL Green Tier 1 or 2).

MOA#11 Loading Docks: Staff have included the 300-foot buffer requirement but are looking into the practicality of a larger buffer. Considering the proposed standards apply to parcels that could accommodate a 100,000 square foot facility, staff anticipates that that most of these parcels are not large enough to facilitate a 1,000-foot buffer as recommended in the MOA. While staff is still exploring the design ramifications of a larger buffer, the current zoning language includes the 300-foot amount consistent with the MOA.

MOA #12 Landscaped buffer: Much like the buffer discussion, staff is reviewing the potential design implications of a proposed 2:1 versus 1:1 ratio of building height to landscaping. A 2:1 ratio with a

building height of 60-feet would result in a 120-foot landscape area within a 300-foot buffer or greater. Landscape buffers of this magnitude are often reserved for parks and green spaces, additional research is necessary for an increased height to landscape ratio. While additional research is being conducted by staff, the public release draft includes the 300-foot and 1:1 ratio requirement. Staff will continue to explore design implications of these on likely project sites and review examples and best practices from other cities.

MOA #18 Transport refrigeration units (TRUs): Staff is keeping the requirement for electric connectivity in place, but removing the requirement indicating a covenant would be needed for future uses. The recordation of covenant is not typical for zoning codes and would require formal removal to future applicants to explore adding more TRU services regardless of connectivity (i.e., zero emissions).

Measures Requiring Further Discussion:

As indicated by staff during the August 10, 2023, study session, various measures have proven challenging to implement. Prior to the Ad-Hoc Committee and September outreach for feedback, staff identified 6 measures that required research and further discussion.

The following measures have been the focus of the Ad-Hoc review committee and community, environmental, and industry advisors. Those measures include:

Size and Applicability:

MOA# 10 CAL Green Building (Tier 2) Standards

- Issue: This would significantly exceed state and local building requirements as current Tier 1 and 2 standards are encouraged but not enforced. Staff is exploring cost estimates for this increase and whether the increase would put the City at a competitive disadvantage in the region. Also, this measure conflicts with other MOA items that required Tier 1 or another metric for building review.
- Solution Explored: Staff is looking into the cost feasibility of Tier 1 and 2 compared to current requirements or private programs for energy efficient buildings (i.e., LEED certification). This cost feasibility will also explore a comparative analysis to show potential market impacts of increased costs due to the proposed standards.

MOA #13 Solar Power/Battery Energy Storage Systems

- Issues:
 - No industry definition of “base power” to determine solar need and battery capacity.
 - Solar and batteries require a lot of space.
 - The internal storage of batteries can be dangerous as they are considered hazardous.
 - The energy consumption needed to serve a building and 100% EV fleet could be enormous.
- Solutions Explored:
 - Find a definition or metric to define “base power” and require only during new construction or significant alterations.
 - Battery Storage should be outside.
 - Find alternative measures via other regional or statewide examples.

MOA #14 Electric Vehicles (EV) and MOA#17 EV Compliance Reporting:

- Issues:
 - The measures vastly exceed State and local requirements and are typically

implemented by the regional Air District who enforces the California Air Resources Board (CARB) actions.

- The technology and related infrastructure have not reached market viability to support EV fleets.
- Concerns about Staff time to monitor, and jurisdiction to enforce these measures.
- Impacts to the City's goods movement and industrial sector.
- Solutions Explored:
 - Remove and find alternative. This can include review of truck routes, prohibition of new routes and access points near sensitive receptors, and other items not already required per MOA #21.
 - Work with CARB to explore solutions to require and/or incentivize EV fleets.

MOA#20 Smartway Program

- Issue: While Staff does not have issue with requiring participation in the data sharing program which is currently voluntary, there is uncertainty regarding the enforcement of said program for all future tenants (if a compliant is filled about a facility not reporting data to the voluntary program).
- Solution Explored (order of preference):
 - Require only at issuance of permit.
 - Remove program.
 - Alternative measure for monitoring responsibility (either City or outside group).

Measures to be Removed:

The following two measures will not be carried over into new zoning standards as they are already required per State and local requirements. No alternatives are proposed as current zoning requirements fulfil the intent of the measures.

- MOA# 25 Projects with Development Agreements
- MOA# 26 Discretionary permits

Next Steps

The following summarizes the subsequent actions staff intends to complete on the proposed Industrial Warehouse ordinance.

- Seek additional feedback from stakeholders, development community, and the public.
- Consider continuing this study session to the next Planning Commission meeting on October 12, 2023, focusing on additional feedback and possible alternatives for the proposed ordinance.
- Prepare a draft Industrial Warehouse ordinance for the Planning Commission's consideration tentatively at the October 26th or November 9th meetings. This timeline is necessary to provide staff with adequate time to present the item before the City Council in December.
- Present the Planning Commission's recommendation on the draft ordinance to the City Council for adoption consideration in December 2023.

This staff report was prepared by Matt Diaz, Advanced Planning Manager, (209) 937-8598 or via e-mail: matt.diaz@stocktonca.gov <<mailto:matt.diaz@stocktonca.gov>>

Attachment A - Planning Commission Study Session Report and Presentation
Attachment B - California Attorney General Approved Agreement

Attachment C - Outreach and Comment Summary

Attachment D - Draft Zoning Standards

..title

PLANNING COMMISSION INFORMATIONAL PLANNING SESSION ON PROPOSED INDUSTRIAL WAREHOUSE DEVELOPMENT STANDARDS

..recommended action

RECOMMENDATION

It is recommended that the Planning Commission receive a presentation and provide feedback on potential industrial warehouse development standards to be considered for inclusion in a new industrial warehouse ordinance.

..body

Summary

On December 6, 2022, the City Council approved a Memorandum of Agreement with the State of California Attorney General (AG) (Attachment A - AG Agreement) and a Settlement Agreement with the Sierra Club (Attachment B - Sierra Club Agreement) as part of a private industrial development project approval (Mariposa Industrial Project P20-0805). An obligation of both Agreements is for City Staff to present to City Council for their consideration, a new industrial warehouse ordinance that sets minimum development standards that apply to qualifying industrial warehouse development totaling 100,000 square feet or larger in size, and is engaged in logistics use, which is defined as any warehouse or wholesaling and distribution land use which entails facilities to be used for the storage of farm products, furniture, household goods, or other commercial goods of any nature for distribution to wholesalers and/or retailers, including cold storage. The intended result of new development standards is to minimize the potential environmental impacts of qualifying industrial warehouse development.

Per the aforementioned Agreements, City staff must present proposed warehouse standards for the City Council's consideration for adoption prior to December 31, 2023, which was based on the tentative City's Development Code Overhaul project schedule. Since the Development Code Overhaul project may not achieve that deadline, the proposed warehouse standards are being presented in advance via a separate ordinance. If adopted, the ordinance would be codified under Title 16 of the Stockton Municipal Code (Development Code).

This informational planning session is to obtain feedback from the Planning Commission, development community, and interested stakeholders on industrial logistics warehouse development measures contained in the Agreement with the State Attorney General. For warehouse ordinance consideration, a summary of said development measures are provided as Exhibit A of the attached AG Agreement.

DISCUSSION

Background

As part of the Mariposa Industrial Project (P20-0805) and to minimize environmental and social impacts, the City, Project Applicant, AG, and the Sierra Club negotiated mitigation measures for the Project Environmental Impact Report (EIR). The negotiated mitigation and enforcement measures predominantly address potential impacts related to Air Quality, Greenhouse Gas Emissions, and Noise. In summary, the Mariposa Industrial Project measures addressed the following concerns:

- Compliance with State and local requirements and processes that apply to the project.
- Design of the facility (site and building) to minimize impacts on surrounding sensitive land uses including residences. Impacts to mitigate include light, noise, odor, water runoff, traffic, air quality, aesthetics, and greenhouse gases.
- Tenant requirements to transition their vehicle fleets to electric vehicles and provide for electric charging facilities, with provisions for incremental phasing.
- Mitigation of temporary impacts resulting from the construction of the facility. Examples include providing a location for food truck parking serving construction workers, requiring electric construction vehicles and equipment, providing ride-sharing options for workers, and limiting the idling of on-site vehicles.

While these measures served as specific environmental mitigations for the Mariposa Industrial Project, they became the basis for the AG and Sierra Club's request for a new industrial warehouse ordinance to establish certain mitigation measures as development standards for future industrial logistics warehouse projects. The City entered into an Agreement with the AG and a separate Settlement Agreement with the Sierra Club to prepare an ordinance that would establish a set of development standards for future 100,000+ square feet industrial warehouse development engaged in logistics uses.

The full set of proposed measures are included as Exhibit A of the attached AG Agreement (Attachment A) which approved in conjunction with the Mariposa Industrial Project on December 6, 2022. Per the approved AG Agreement, City staff must present the proposed warehouse standards for City Council's consideration for adoption prior to December 31, 2023. Since the Development Code overhaul may not achieve that deadline, the proposed warehouse standards will be presented in advance via a separate ordinance.

Present Situation

While a draft of the proposed warehouse ordinance has yet to be prepared, City staff is seeking preliminary feedback from the Planning Commission, stakeholders, and development community on the AG requested industrial warehouse standards and how they may be practically applied to industrial logistics warehouse development. If certain measures from the AG Agreement are not included in the proposed warehouse ordinance, a justification needs be provided to explain 1) why such measure is infeasible to include; 2) what alternative measure is being proposed for inclusion in lieu of any omitted measure; and 3) how such alternative measure reduces potentially significant environmental impacts.

Based on City staff's review of the requested development measures, they could be incorporated into the Development Code as "Development Standards" that would apply to 1) Site Plan Design, 2) Building Design, and 3) Construction Permit Approval. This generally follows the organization of the existing Development Code and the new ordinance being prepared as part of the Development Code Overhaul. The following is a brief summary how the standards would be considered during the development review process.

Applicability/Process:

- Standards would apply to new industrial warehouse projects totaling 100,000 square feet and greater in size, that is engaged in logistics use, which is defined as any warehouse or wholesaling and distribution land use which entails facilities to be used for the storage of farm products, furniture, household goods, or other commercial goods of any nature for distribution to wholesalers and/or retailers, including cold storage.

Permit applications for industrial buildings would need to specify the intended use of the building for staff to determine if subject to warehouse standards. This may be problematic for proposed shell warehouse building plans that do not have an end user identified and may or may not qualify. In this case, the standards may be applied when tentative improvement plans are submitted by an end user.

- Standards would apply to ministerial application reviews (not subject to the California Environmental Quality Act (CEQA)) and discretionary application reviews (subject to compliance with CEQA).

Development Standards:

- *Site Design Standards:* These would include onsite and offsite design standards for landscaping, lighting, drive aisles, sound walls, building setbacks, parking, and site access that would be reviewed as part of a Site Plan Review process.
- *Building Design Standards:* These would include structure and building standards for building heights, location, materials, paint type, placement of loading docks, and energy efficiency measures (i.e. solar panels, roof materials) that would be reviewed during the Design Review process.
- *Construction Permit Approval:* These would apply to the site and building construction phase that would include grading and site improvements. While it is not uncommon to require measures during construction for dust control, water runoff, and construction vehicle/equipment use, the requested standards specify providing locations for food trucks, and construction worker rideshare programs that go beyond typical requirements that would require contractor monitoring/reporting.

Ongoing Operations/Monitoring:

The AG Agreement requests standards that would be applied as part of ongoing building tenant operations. This includes on-site truck queuing and idling, designated on-site smoking locations, periodic parking area sweeping, and the provision of on-site food and catering truck service. Staff anticipates this section to be the most difficult to implement as the City's sole monitoring and enforcement arm is code enforcement that operates under a complaint/response driven basis. Building tenant reporting on compliance would need to be required, however, City staff has concerns with available resources to monitor and review the reports. It will be necessary to work with stakeholders, developers, and State agencies to strike a balance with ongoing monitoring and enforcement.

Preliminary Considerations:

Relating specifically to Stockton, staff's initial observations and considerations of the requested development standards are as follows:

- Competitive disadvantage placed on Stockton versus other surrounding cities/counties not under these development standard requirements.
- State already regulates building development through the California Green Building Standards Code (mandatory and voluntary measures) which applies to all cities and counties equally. If the State desires voluntary measures to become mandatory, then this should be considered in the California legislature process.
- State and regional permitting agencies (i.e., Clean Air Resources Board, San Joaquin Valley Air Pollution Control District) currently regulate through programs that stipulate measures and timing for compliance. The proposed measures expand and accelerate the timing for development projects in Stockton rather than applying to all local planning agencies in California or greater Central Valley.
- Entitled Project areas (with prior Environmental approvals) would be subject to new development standards in the proposed ordinance.
- The minimum 100,000 square foot threshold for warehouse space captures small-scale operators that may distribute limited commercial goods or furniture and household goods. Observations are that warehouses 400,000 square feet and larger are generally being developed for logistics and wholesale distribution.

Next Steps

The following summarizes the subsequent actions staff intends to take on the proposed Industrial Warehouse ordinance.

- Seek additional feedback from stakeholders and the development community.
- Prepare a draft Industrial Warehouse ordinance for the Planning Commission's consideration - tentatively in Fall 2023.
- Present the Planning Commission's recommendation on the draft ordinance to the City Council for adoption consideration in Winter 2023.

This staff report was prepared by Matt Diaz, Advanced Planning Manager, (209) 937-8598 or via e-mail: matt.diaz@stocktonca.gov

Attachment A – Approved Agreement with the California Attorney General

Attachment B – Approved Settlement Agreement with Sierra Club

PLANNING COMMISSION

Informational Session

ZONING CODE AMENDMENT: *Industrial Warehouse Standards*

August 10, 2023
Item 8.1

Background and Request

- On December 6, 2022, the City entered into a Memorandum of Agreement (MOA) with the CA Attorney General's Office (AG) to present new industrial warehouse standards for adoption consideration.
- Per the MOA, ordinance standards must be presented to City Council by 12/31/23.
- This study session is to explore the potential content, objectives, outreach, and potential issues that could arise in preparing/adopting new standards.

City Objectives for Code

- Reduce potential environmental impacts.
- Balance the need for high-quality and sustainable design with the project feasibility.
- Streamline reviews.
- Create consistency through objective design.
- Minimize future legal challenges.

Outreach

- Parties involved in the Mariposa industrial project (AG and Sierra Club)
- The City's industry working group comprised of local developers and professionals.
- Future
 - Public Notices for hearing.
 - City routing review group.
 - Other industry professionals that have represented owners or builders in the region.

MOA MEASURES

Included as Attachment A

- Purpose/Process
- Submittal Requirements
- Site Design Standards
- Building Design Standard
- Construction Permit Approval
- On-Going
- Monitoring
- Enforcement

MOA Measure Summary

- Identifying numerous State and local requirements, requests, processes, and submittal items
- Design of the facility (site and building) to minimize impacts on surrounding land uses and homes.
- Tenant requirements for electric vehicle and equipment charging.
- Measures to mitigate temporary impacts resulting from the construction of the facility.
- Monitoring and enforcement.

Current Development Process

PLANNING REVIEW/ENTITLEMENTS:

- Staff reviews “ministerial” and “discretionary” projects
- Discretionary projects can include workshops, committee reviews, and CEQA review
 - Project is Approved either by the Director, Planning Commission, or City Council
 - Ministerial Reviews are reviewed against standards, and not subject to CEQA.



CONSTRUCTION

- Can include grading, improvement plans, building permits, final map completion, inspections, and occupancy review by City staff.
- May include separate outside agency approvals (i.e., Air District, ALUC)



POST CONSTRUCTION/OPERATION

- Approval terms are typically complete.
 - Business/Tenant occupies building space/site
- Enforcement typically occurs when a potential violation has been reported.

Proposed Code Outline

1. Applicability/Purpose/Process
2. Development Standards
 - a. Site Design Reviews
 - b. Building Design Reviews
 - c. Construction Permit Reviews
3. On-Going Operations/Monitoring (*not typical in a development code*)

1. Applicability/Purpose/Process

- Applies to industrial warehouse projects 100k sqft or greater
- Applies to ministerial and discretionary
- Discretionary projects are still subject to CEQA
 - Continued to review on a case-by-case basis
 - Includes project-related mitigation that goes beyond proposed standards
 - No guarantee discretionary legal challenges will be avoided with new standards

2.a. Site Plan Standards

- Site plan review involves on/offsite improvements (parking, access, landscape)
- 300ft to 1,000ft buffer from sensitive receptors to loading docks
- 2:1 landscape ratio
- Sound Wall 14-18ft sound wall
- Trucks contained onsite, and all routes/parking are approved by the City

2.b. Building Design Standards

- Solar power and battery system to maintain 80% power for 20 years.
- Special paint coating (VOC <10 g/L)
- “Cool Roof” materials
- Operation equipment must be electric powered
- Compliance with SJVAPCD Rule 9510

2.c. Construction Activities

- Yard sweeping
- Prohibition of diesel generators
- Requires providing construction workers and rideshare information and onsite food trucks
- Equipment inventory for green fleet
- Temporary electric hookups
- If commercially available, construction equipment should be electric or hybrid.

3. Ongoing/Monitoring

- Lease agreements requiring sustainable practices.
- Riding sharing materials provided to employees.
- Electric operational equipment
- Restrictions preventing/discouraging future use of TRUs
- EV compliance reports
 - due every two years until 2027
 - Annual reports if not in compliance
 - After 100% clean fleet, reports every three years

Issues of Concern

- Requirements that exceed industry standards or are not commercially available (paint, EV trucks, air emission standards, etc.)
- City Enforcement of state and regional standards and guidelines.
- Staff resources for monitoring and peer reviews.
- Proactive Enforcement for standard compliance.

Items for Consideration

- The feasibility of development in Stockton.
- The City's competitive stance in the region.
- State already regulates development through the CAL Green Building standards.
- Regional Agencies already regulate/enforce measures (air, construction equipment, EV fleet conversions)
- The 100,000 sq.ft. Bldg. qualifier size limit may capture smaller scale projects (not logistics scale).
- Per MOA, any changes/removal of measures need justification and replacement.

Policy Discussion

- How should the City balance environmental mitigation measures and economic development?
- Do you agree with the listed concerns over some of the measure's implications?
 - What are the potential consequences of these measures?
- Are the requested measures appropriate for inclusion in the Municipal Code?
 - Alternate Policy Document?
- Is there any additional research or outreach you would like staff to conduct as we prepare the draft standards for public review and adoption?

Next Steps

- Feedback from stakeholders and the development community.
- Evaluate the feasibility of the measures.
- Possible PC in September or October 2023.
- Possible CC in November or December 2023.
- The effort could extend into 2024 if needed.

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement (“Agreement”) is entered into by and between the City of Stockton (“City”), and Rob Bonta, Attorney General of California, on behalf of the People of the State of California (“Attorney General”), and it is dated and effective as of the date that the last Party signs (“Effective Date”). The City, and the Attorney General are referred to as the “Parties.”

RECITALS

WHEREAS areas of the City, including south Stockton, have disproportionately suffered from the environmental impacts of industrial land uses located nearby residences and other sensitive receptors such as schools, parks, and hospitals. According to CalEnviroScreen, a tool used to identify communities exposed to high levels of pollution, south Stockton’s neighborhoods are exposed to pollution burdens in the top 10% of all communities in California, with some communities registering in the top 1%.

WHEREAS because of the extremely high levels of air pollution to which this environmental justice community is disproportionately exposed, the California Air Resources Board (CARB) has designated the area of south Stockton to the northwest of the Project as a top priority for reductions in emissions and improvements in air quality under AB 617. In 2021, CARB approved Stockton’s Community Emissions Reduction Program (CERP) after an extensive public process. The CERP includes projected investments of over \$32 million in emission reduction incentives and a variety of other clean air projects in the south Stockton AB 617 community area and additional measures to reduce exposure to air pollution for sensitive receptors.

WHEREAS in recent years, the proliferation of e-commerce and rising consumer expectations of rapid shipping have contributed to a boom in warehouse development. California, with its ports, population centers, and transportation network, has found itself at the center of this trend.

WHEREAS in response to project applications consistent with this demand, the City has approved millions of square feet of warehouse and logistics space, substantial amounts of which have been or will be constructed in the south Stockton community.

WHEREAS the Attorney General has previously submitted letters to the City regarding concerns with significant environmental impacts being created by such warehouse and distribution facility projects, including the Sanchez Hoggan Annexation Project and the South Stockton Commerce Center Project.

WHEREAS the City seeks to minimize additional environmental impacts from new warehouse and distribution facility development sited in south Stockton and throughout the City.

WHEREAS the California Environmental Quality Act (CEQA), Public Resources Code section 21000 et seq. and California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000-15387, requires, amongst other things, that the City impose feasible mitigation measures on applicable projects to minimize any significant environmental impacts. The California Supreme Court has determined that CEQA requires a lead agency “to implement all mitigation measures unless those measures are truly infeasible.” *Sierra Club v. Cty. of Fresno* (2018) 6 Cal.5th 502, 524–25 (citing *City of San Diego v. Board of Trustees of California State University* (2015) 61 Cal.4th 945, 967).

WHEREAS on August 24, 2021, the City released the Draft Environmental Impact Report (EIR) for the Mariposa Industrial Park Project. Public comments submitted on the Draft EIR, including comments from the Attorney General’s Office and the Sierra Club, raised concerns that the project’s

significant environmental impacts were not sufficiently disclosed, analyzed, and mitigated as required by CEQA.

WHEREAS on February 28, 2022, the City released the Final EIR for the Mariposa Industrial Park Project. In response, once again stakeholders, including the Attorney General's Office and the Sierra Club, raised concerns regarding the project, including the lack of feasible mitigation as required under CEQA.

WHEREAS the City, the Attorney General's Office, and the Sierra Club have been engaged in good-faith negotiations regarding additional feasible mitigation measures to reduce the potentially significant environmental impacts that the Mariposa Industrial Park Project may create.

WHEREAS as a result of those good-faith negotiations the City has proposed to require additional feasible mitigation measures on the Mariposa Industrial Park Project to further reduce the project's significant environmental impacts, as identified in the amended Mariposa Industrial Park Final Environmental Impact Report ("Revised Final EIR" State Clearinghouse No. 2020120283). The City Council intends to soon consider adopting: (1) a Resolution certifying that Revised Final EIR together with the adoption of CEQA Findings including a Statement of Overriding Considerations and adoption of a Mitigation Monitoring and Reporting Program ("MMRP"); (2) an Ordinance for the Pre-Zoning of APNs 179-220-10, -12, -13, -16, -17, -18, -19, and -24 (the "Property") to Industrial, Limited; (3) an Ordinance for a Development Agreement; and (4) a Resolution authorizing the filing of an annexation application with the San Joaquin Local Agency Formation Commission (collectively the "Project Approvals").

WHEREAS the City has embarked on a comprehensive update to Title 16 of the City's Municipal Code, known as the Development Code, that is intended to produce a user-friendly Development Code, serving as an effective tool to implement the General Plan, shape future growth, and help realize the community's vision of promoting investment in downtown Stockton and historically underserved areas, preserving and enhancing neighborhood character, and improving community health and safety. The City anticipates adopting and publishing a new updated Development Code in 2023.

WHEREAS the City seeks to establish an ordinance applicable to future warehouse and distribution facility development projects ("warehouse ordinance") in order to set minimum development standards to mitigate environmental impacts from those projects. Such a warehouse ordinance will also provide clarity to stakeholders, including developers and the general public, regarding the requirements needed to construct warehouse and distribution facilities in the City.

AGREEMENT

Either as part of the aforementioned ongoing Development Code amendment process or as a separate, stand-alone process, City staff shall propose a warehouse ordinance to identify and apply all feasible mitigation measures to qualifying warehouse and distribution facility projects to minimize their potentially significant environmental impacts. The proposed warehouse ordinance shall be scheduled for consideration by the City Council before December 31, 2023.

The warehouse ordinance proposed to the City Council shall apply to qualifying facilities engaged in logistics use, which is defined as any warehouse or wholesaling and distribution land use which entails facilities to be used for the storage of farm products, furniture, household goods, or other commercial goods of any nature for distribution to wholesalers and/or retailers, including cold storage. Qualifying facilities do not include self-storage or mini-storage facilities offered for rent or lease to the

general public. Qualifying facilities shall include, at minimum, projects with a building or buildings totaling 100,000 square feet or larger.

In preparing and proposing the warehouse ordinance, City staff shall consider including at minimum the conditions included in Exhibit A. To the extent that the conditions included in Exhibit A are not included in the warehouse ordinance proposed for approval by City Council, City staff shall explain: (1) why such conditions are infeasible as defined under CEQA; (2) what alternative conditions are being proposed for inclusion in-lieu of any such omitted conditions; and (3) how such alternative conditions reduce potentially significant environmental impacts.

If the City enters into this Agreement and adopts the Project Approvals, including all of the Mariposa Industrial Project Enhanced Measures attached to the City's and Developer's separate settlement agreement with the Sierra Club, then the Attorney General shall not file any complaints, claims, grievances, special proceedings, legal challenges, or take any other actions against the City with any state, federal, or local agency or court challenging the City Council's adoption of the Project Approvals or the proposed annexation of the Property to the City of Stockton (the "AG Obligation").


GENERAL TERMS AND CONDITIONS

1. **Agreement Term.** This Agreement shall remain in effect until the City implements and complies with the commitment pursuant to the agreed-on deadline set forth herein.
2. **Default.** The Parties agree and acknowledge that time is of the essence for City staff to propose and for the City Council to consider adopting a warehouse ordinance before the December 31, 2023, deadline set forth in this Agreement. The Parties stipulate that the Superior Court in and for San Joaquin County shall have jurisdiction over the Parties and this Agreement to enforce the provisions of the Agreement until performance in full of all terms of the Agreement. The Court shall have full authority to enforce the Agreement as if the Parties had entered the Agreement as a stipulated judgment pursuant to Code of Civil Procedure, section 664.6. Nothing in this Agreement prevents the Attorney General from seeking any and all remedies for non-compliance with the Agreement.
3. **No Waiver.** This Agreement does not in any way limit or waive the Attorney General's jurisdiction, capacity, authorization, obligation, right, or discretion to determine whether any City action or failure to act complies with CEQA or any other law except as expressly provided in the AG Obligation above.
4. **Amendment.** No addition to or modification of any term or provision of this Agreement will be effective unless set forth in writing and signed by an authorized representative of each of the Parties.
5. **Signing Authority.** By signing this Agreement, the persons executing the Agreement represent that they have the capacity and authority to execute the Agreement as the representative of their respective agency and to bind their respective agency to the terms of this Agreement.
6. **Entire Agreement.** This Agreement contains the entire agreement of the Parties with respect to the subject matter of this Agreement, and supersedes all prior negotiations, discussions, agreements, commitments, and understandings with respect thereto.
7. **Applicable Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of California.
8. **Joint Drafting.** This Agreement has been jointly drafted, and the general rule that it be construed against the drafting party is not applicable.
9. **Severability.** If a court should find any term, covenant, or condition of this Agreement to be invalid or unenforceable, the remainder of the Agreement shall remain in full force and effect.

- 10. Representation by Counsel. Each of the Parties affirmatively represents that it has been represented throughout this matter by attorneys of its own choosing. Each Party has read this Agreement and has had the terms used herein and the consequences thereof explained by its attorneys of choice. This Agreement is freely and voluntarily executed and agreed to by each Party after having been apprised of all relevant information and data furnished by its attorneys of choice. Each Party in executing this Agreement does not rely upon any inducements, promises, or representations made by any other Party except as set forth herein.
- 11. Counterparts and Electronic Signatures. This Agreement may be executed with counterpart signatures, each of which shall be deemed an original. The Agreement will be binding upon the receipt of original, facsimile, or electronically communicated signatures.

DATED: December 19, 2022

ROB BONTA
 Attorney General of California
 CHRISTIE VOSBURG
 Supervising Deputy Attorney General




 SCOTT LICHTIG
 Deputy Attorney General
 Attorneys for the People of the State of California

DATED: December 22, 2022

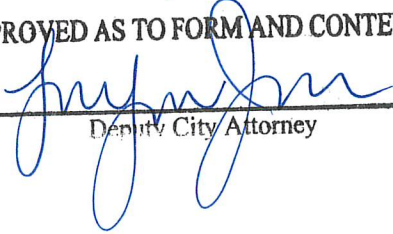
CITY OF STOCKTON



 HARRY BLACK
 City Manager

ATTEST:
 for CLERK OF THE CITY OF STOCKTON
 By 



APPROVED AS TO FORM AND CONTENT
 By 

 Deputy City Attorney

EXHIBIT A

In preparing and proposing the warehouse ordinance, City staff shall consider including at minimum the following conditions on qualifying facilities. To the extent that the following conditions are not included in the warehouse ordinance proposed for approval by City Council, City staff shall explain: (1) why such conditions are infeasible as defined under CEQA; (2) what alternative conditions are being proposed for inclusion in-lieu of any such omitted conditions; and (3) how such alternative conditions reduce potentially significant environmental impacts:

Construction Mitigation:

- San Joaquin Valley Air Pollution Control District (SJVAPCD) Regulation VIII Compliance: Construction plans and specifications shall include a Dust Control Plan incorporating the applicable requirements of Regulation VIII, which shall be submitted to the SJVAPCD for review and approval prior to beginning construction in accordance with the requirements of Regulation VIII.
- Construction Vehicles & Equipment:
 - The use of electric-powered, battery-powered, natural gas, or hybrid construction equipment and vehicles are required during construction if commercially available. If substantial evidence is provided by the permittee or its contractor that such equipment is not commercially available, including a description of commercially reasonable efforts to secure such equipment, diesel-powered construction equipment greater than 50 horsepower meeting the highest rated California Air Resources Board (CARB) Tier technology available at the time of construction may be used. Prior to permit issuance, the construction contractor shall submit an equipment list confirming equipment used is compliant with the highest CARB Tier at the time of construction. Equipment proposed for use that does not meet the highest CARB Tier in effect at the time of construction, shall only be approved for use at the discretion of Stockton’s Community Development Department (CDD) and shall require proof from the construction contractor that, despite reasonable best efforts to obtain the highest CARB Tier equipment, such equipment was unavailable.
 - All off-road equipment with a power rating below 19 kilowatts (e.g., plate compactors, pressure washers) used during construction of the qualifying facility(ies) shall be electric powered.
 - Subject to all other idling restrictions, off-road diesel-powered equipment shall not be left in the “on position” for more than 10 hours per day.
- Owners, operators or tenants of qualifying facilities shall provide “cool roof” specifications in construction plans verifying that the proposed roof will utilize cool roofing materials with an aged reflectance and thermal emittance values that are equal to or greater than those specified in the current edition of the CALGreen Building Standards Code, Table A5.106.11.2.3 for Tier 1 and the City’s Green Building Standards within Chapter 15.72 of the Stockton Municipal Code.
- Temporary electrical hookup to the construction yard and associated work areas shall be required.
- The idling of heavy construction equipment for more than 5 minutes shall be prohibited. The owners, operators or tenants shall provide verification that construction specifications establish a

five-minute idling limit for all heavy-duty construction equipment utilized during construction of the proposed qualifying facility(ies). Signage shall be posted throughout the construction site regarding the idling time limit, and the construction contractor shall maintain a log for review. The log shall verify that construction equipment operators are advised of the idling time limit at the start of each construction day. Idling limits shall be noted in the construction specifications. The maintenance of logs documenting compliance shall be required.

- The construction contractors shall maintain on the construction site an inventory of construction equipment, maintenance records, and datasheets, including design specifications and emission control tier classifications.
- Architectural and industrial maintenance coatings (e.g., paints) applied on the qualifying facility(ies) shall be consistent with a VOC content of <10 g/L. Developer or tenant is not expected to exercise control over materials painted offsite by a third party.
- Qualifying facilities shall require the construction contractor to establish one or more locations for food or catering truck service to construction workers and to cooperate with food service providers to provide consistent food service.
- Qualifying facilities shall require the construction contractor to provide transit and ridesharing information for construction workers.

Site Design:

- Qualifying facilities shall be constructed in compliance with the most current edition of all adopted City building codes, including the adopted Green Building Standards Code. Prior to the issuance of building permits, the applicant/developer of the qualifying facility(ies) shall demonstrate (e.g., provide building plans) that the proposed buildings are designed and will be built to, at a minimum, meet the Tier 2 advanced energy efficiency requirements of the Nonresidential Voluntary Measures of the California Green Building Standards code, Divisions A5.1, A5.2 and A5.5, Energy Efficiency as outlined under Section A5.203.1.2.
- Qualifying facilities and their associated loading docks must be located no closer than 300 feet from sensitive receptors, and the City staff should consider the public health and safety benefits of requiring a larger buffer, up to 1,000 ft. All such setbacks will be measured from the loading dock or any building edge, whichever is closer, to the property line of any nearby sensitive receptors using the straight-line method. The setbacks and buffers required in this ordinance shall prevail over any less-stringent standards in the City's Development Code. Sensitive receptor shall be defined as any residence including private homes, condominiums, apartments, and living quarters, schools, preschools, daycare centers, correctional facilities, parks/recreation facilities, in-home daycares, and health facilities such as hospitals, long term care facilities, retirement and nursing homes.
- Qualifying facilities must include an onsite landscaped buffer, measured from the property line of all adjacent sensitive receptors. The width of the buffer shall be proportionate to the height of the warehouse building with specified minimums as set forth below unless infeasible. Landscaping shall be installed at the periphery of the qualifying facility(ies) site along adjacent rights of way and the landscaping buffer area shall not include the right of way itself. Landscape buffers shall not be required on interior boundaries of the qualifying facility(ies).

- The width of the buffer shall be set at a 2:1 ratio for all warehouses—for every 1 foot of building height, the buffer shall be 2 feet. The landscaping portion of this buffer shall not be less than 50% of this buffer, but may include areas to be used for bioswales, retention/detention areas and/or other stormwater and water quality management areas.
- The buffer area(s) shall include, at a minimum, a solid decorative wall(s) adjacent to sensitive receptors, natural ground landscaping, and solid screen buffering trees, as described below, unless there is an existing solid block wall. Onsite buffer areas shall not include deceleration lanes or right-turn lanes. To the extent allowed by other applicable City codes, policies and regulations the height of the decorative wall shall be at least 14 feet, except in buffer areas adjacent to sensitive receptors. For areas adjacent to sensitive receptors, the decorative wall shall be a minimum of 14 to 18 feet to the extent otherwise permitted by city codes, policies and regulations.
- Trees shall be used as part of the solid screen buffering treatment. Trees used for this purpose shall be evergreen, drought tolerant, and shall be spaced in two rows along the length of the buffer, with trees in each row offset, and each tree no greater than 15 feet on center. Spacing up to 20 feet may be allowed if wide canopy trees are used sufficient to create wall of vegetation that filters warehouse pollution. The property owner, tenant, operator, and any successors in interest shall maintain these trees for the duration of ownership, ensuring any unhealthy or dead trees are replaced with a similar tree as soon as possible.
- All landscaping shall be drought tolerant, and to the extent feasible, species with low biogenic emissions. Palm trees shall not be utilized.
- All landscaping areas shall be properly irrigated for the life of the qualifying facility(ies) to allow for plants and trees to maintain growth with no undue pruning.

Operational Mitigation

- Solar Power/Battery Energy Storage Systems:
 - The building permit application for qualifying facilities must demonstrate sufficient solar panels to provide power for the operation's base power use at the start of operations and as base power use demand increases. The application shall include analysis of plans to meet (a) projected power requirements at the start of operations and as base power demand increases corresponding to the implementation of the "clean fleet" requirements, and (b) generating capacity of the solar installation.
 - The photovoltaic system(s) shall include a battery energy storage system to serve the qualifying facility(ies) in the event of a power outage to the extent required by the most current edition of the California Building Standards Code.
 - Stockton's Community Development Department (CDD) shall verify the size and scope of the solar project based upon the analysis of the projected power requirements and generating capacity as well as the available solar panel installation space.
 - In the event sufficient space is not available on the subject lot to accommodate the needed number of solar panels to produce the operation's base or anticipated power use, the applicant of the qualifying facility(ies) shall demonstrate how all available space has

been maximized (e.g., roof, parking areas, etc.) for photovoltaic and battery energy storage system use. Areas which provide truck movement may be excluded from these calculations unless otherwise deemed acceptable by the supplied reports and applicable building standards.

- The owners, operators or tenants, or qualified solar system contractor engaged by the developer or tenant, shall install the system when the City has approved building permits and the necessary equipment has arrived. The tenant/operator of the qualifying facility(ies) shall commence operation of the system only when it has received permission to operate from the utility. The photovoltaic system owner shall be responsible for maintaining the system(s) at not less than 80% of the rated power for 20 years. At the end of the 20-year period, the owners, operators or tenants shall install a new photovoltaic system meeting the capacity and operational requirements of this measure, or continue to maintain the existing system, for the life of the qualifying facility(ies).
- Electric Vehicles (EV): The following mitigation measures shall be implemented during all on-going business operations and shall be included as part of contractual lease agreement language to ensure the tenants/operators of the qualifying facility(ies) are informed of all on-going operational responsibilities.
 - Heavy-Duty EV Trucks: The property owners, operators or tenants of the qualifying facility(ies) shall ensure that all heavy-duty trucks (Class 7 and 8) domiciled on site are model year 2014 or later from start of operations and shall expedite a transition to zero-emission vehicles, with the fleet fully zero-emission by December 31, 2025, or when commercially available for the intended application, whichever date is later.
 - Medium-Duty EV Vehicles: The property owners, operators or tenants of the qualifying facility(ies) shall utilize a "clean fleet" of vehicles/delivery vans/trucks (Class 2 through 6) as part of business operations as follows: For any vehicle (Class 2 through 6) domiciled on site, the following "clean fleet" requirements apply: (i) 33% of the fleet will be zero emission vehicles at start of operations, (ii) 65% of the fleet will be zero emission vehicles by December 31, 2023, (iii) 80% of the fleet will be zero emission vehicles by December 31, 2025, and (iv) 100% of the fleet will be zero emission vehicles by December 31, 2027.
 - "Domiciled on site" shall mean the vehicle is either (i) parked or kept overnight at the qualifying facility(ies) more than 70% of the calendar year or (ii) dedicated to the qualifying facility(ies) site (defined as more than 70% of the truck routes during the calendar year that start at the qualifying facility(ies) site even if parked or kept elsewhere). The tenant/operator of the qualifying facility(ies) shall not be responsible to meet "clean fleet" requirements for vehicles used by common carriers operating under their own authority that provide delivery services to or from the qualifying facility(ies) site.
 - Zero-emission vehicles which require service can be temporarily replaced with alternate vehicles. Replacement vehicles shall be used for only the minimum time required for servicing fleet vehicles.

- A zero-emission vehicle shall ordinarily be considered commercially available if the vehicle is capable of serving the intended purpose and is included in California's Hybrid and Zero-Emission Truck and Bus Voucher Incentive Project, <https://californiahvip.org/> or listed as available in the US on the Global Commercial Vehicle Drive to Zero inventory, <https://globaldrivetozero.org/>. The City shall be responsible for the final determination of commercial availability, based on all the facts and circumstances at the time the determination is made. In order for the City to make a determination that such vehicles are commercially unavailable, the operator must submit documentation from a minimum of three (3) EV dealers identified on the californiahvip.org website demonstrating the inability to obtain the required EVs or equipment needed within 6 months.
- The tenant/operator of the qualifying facility(ies) shall utilize the zero emission vehicles/trucks required to meet the "clean fleet" requirements. Within 30 days of issuance of the final certificate of occupancy, the tenant/operator shall demonstrate to the satisfaction of CDD staff, that the applicable clean fleet requirements are being met. In the event that there is a disruption in the manufacturing of zero emission vehicles/trucks or that sufficient vehicles/trucks are not commercially available for the intended application, the "clean fleet requirements" may be adjusted as minimally as possible by the CDD to accommodate the manufacturing disruption or unavailability of commercially available vehicles/trucks.
- The tenant/operator of the qualifying facility(ies) shall implement the proposed measures after CDD review and approval. Any extension of time granted to implement this condition shall be limited to the shortest period of time necessary to allow for 100% electrification under the clean fleet requirements. The CDD staff may seek the recommendation of the California Air Resources Board in determining whether there has been a manufacturing disruption or insufficient vehicles/trucks commercially available for the intended application.
- Within 12 months of failing to meet a "clean fleet" requirement, the tenant/operator of the qualifying facility(ies) shall implement a Voluntary Emissions Reduction Agreement (VERA) providing pound for pound mitigation of the criteria pollutant, toxic air contaminants, and GHG emissions quantified by the City through a process that develops, funds, and implements emission reduction projects, with the Air District serving a role of administrator of the emission reduction projects and verifier of the successful mitigation effort. The VERA shall prioritize projects in the area surrounding the new qualifying facility(ies). The tenant/operator shall continue to fund the VERA each year in an amount necessary to achieve pound for pound mitigation of emissions resulting from not meeting the clean fleet requirements until the owner/tenant/lessee fully complies.
- At all times during operation, and to the extent the applicable utility authorizes and has capacity to support, the tenant/operator of the qualifying facility(ies) shall be required to provide electric charging facilities on site sufficient to charge all electric trucks domiciled on the site, and such facilities shall be made available for all electric trucks that use the qualifying facility(ies).
- The tenant/operator of the qualifying facility(ies) shall require all forklifts, yard trucks, and other equipment used for on-site movement of trucks, trailers and warehoused goods, as well as landscaping maintenance equipment used on the site, to be electrically powered or zero-emission.

The tenant/operator shall provide on-site electrical charging facilities to adequately service such electric vehicles and equipment.

- EV Compliance Reporting:
 - The tenant/operator of the qualifying facility(ies) shall procure the zero emission vehicles/trucks required to meet the "clean fleet" requirements above. Within 30 days of issuance of the final certificate of occupancy, the tenant/operator shall submit a condition of approval compliance report outlining compliance with each clean fleet requirement applicable and including documentation demonstrating compliance with each requirement. The tenant/operator shall submit similar reports every two years thereafter until full compliance with the applicable clean fleet requirements is achieved. The City shall consider each report at a noticed public hearing and determine whether the tenant/operator has complied with the applicable clean fleet requirements. If the tenant/operator has not met each 100% clean fleet requirement by December 31, 2027, then the tenant/operator shall submit reports annually until the 100% clean fleet requirement is implemented. The City shall consider each subsequent report at a noticed public hearing and determine whether the Operator has complied with the clean fleet requirements, including any minimal adjustments to the requirements by the CDD to accommodate the manufacturing disruption or unavailability of commercially available vehicles/trucks, as described above. Notice of the above hearings shall be provided to all properties located within 1,000 feet of the qualifying facility(ies) site and through the ASK Stockton list serve.
 - After the 100% clean fleet requirement has been implemented and confirmed by the CDD, the tenant/operator shall submit to the CDD an on-going compliance report every three years containing all necessary documentation to verify that the clean fleet requirements are being met. At the time it confirms that the 100% clean fleet requirement has been implemented, the CDD will establish the due date for the first on-going compliance report. Each subsequent on-going compliance report shall be due within 30 days of, but not later than, the three-year anniversary of the preceding due date. The on-going compliance reports and accompanying documentation shall be made available to the public upon request
- For qualifying facilities at which cold storage and associated transport refrigeration units (TRUs) are proposed or may be a future use, unless the owner of the facility records a covenant on the title of the underlying property ensuring that the property cannot be used to provide cold storage, a conduit shall be installed during construction of the building shell from the electrical room to 100% of the loading dock doors that have potential to serve the refrigerated space. If tenant improvement building permits are issued for any such cold storage space, electric plug-in units shall be installed at every dock door servicing the cold storage space to allow TRUs to plug in and truck operators with TRUs shall be required to utilize the electric plug-in units when at loading docks serving such refrigerated space.
- Prior to the issuance of the first building permit, the applicant/developer shall demonstrate compliance with the SJVAPCD Rule 9510 (Indirect Source Review) to reduce growth in both NOx and PM10 emissions, as required by SJVAPCD and City requirements.

- The tenant/operator of the qualifying facility(ies) shall enroll and participate the in SmartWay program for eligible businesses.
- Truck Routes and Ingress/Egress:
 - Entry gates into the loading dock/truck court area of the qualifying facility(ies) shall be sufficiently positioned to ensure all trucks and other vehicles are contained onsite and inside the property line. Queuing, or circling of vehicles, on public streets immediately pre- or post-entry to an industrial commerce facility is strictly prohibited unless queuing occurs in a deceleration lane or right turn lane exclusively serving the qualified facility(ies).
 - Applicants shall submit to the CDD, and obtain approval of, all turning templates to verify truck turning movements at entrance and exit driveways and street intersection adjacent to industrial buildings prior to entitlement approval. Unless not physically possible, truck entries shall be located on collector streets (or streets of a higher commercial classification), and vehicle entries shall be designed to prevent truck access on streets that are not collector streets (or streets of a higher commercial classification), including, but not limited to, by limiting the width of vehicle entries.
 - Prior to issuance of certificate of occupancy, the tenant/operator of the qualifying facility(ies) shall establish and submit for approval to the CDD a truck routing plan to and from the State Highway System based on the City's latest Truck Route Map. The plan shall describe the operational characteristics of the use of the tenant/operator, including, but not limited to, hours of operations, types of items to be stored within the building, and proposed truck routing to and from the proposed facility(ies) to designated truck routes that avoids passing sensitive receptors, to the greatest extent possible. The plan shall include measures, such as signage and pavement markings, queuing analysis and enforcement, for preventing truck queuing, circling, stopping, and parking on public streets. The tenant/operator shall be responsible for enforcement of the plan. A revised plan shall be submitted to the CDD prior to a business license being issued by the City for any new tenant/operator of the property. The CDD shall have discretion to determine if changes to the plan are necessary including any additional measures to alleviate truck routing and parking issues that may arise during the life of the facility(ies). Signs and drive aisle pavement markings shall clearly identify the onsite circulation pattern to minimize unnecessary on-site vehicular travel.
 - The tenant/operator of the qualifying facility(ies) shall post signs, that may be required by the City, in prominent locations inside and outside of the building indicating that off-site parking for any employee, truck, or other operation related vehicle is strictly prohibited. City may require facility operator to post signs on surface or residential streets indicating that off-site truck parking is prohibited by City ordinance and/or the Truck Routing Plan.
 - Signs shall be installed, as required by the City, at all qualifying facility(ies) truck exit driveways directing truck drivers to the truck route as indicated in the Truck Routing Plan and State Highway System.
 - Upon commencement of operations, the tenant/operator of the qualifying facility(ies) shall be required to restrict truck idling onsite to a maximum of three minutes, subject to exceptions defined by CARB's commercial vehicle idling requirements. The facility must

post highly-visible signs identifying these idling restrictions at the site entry and at other on-site locations frequented by truck drivers and include these restrictions in employee training and guidance material.

- Signs at the qualifying facility(ies) shall be installed, as required by the City, in public view with contact information for a local designated representative who works for the facility(ies) operator and who is designated to receive complaints about excessive dust, fumes, or odors, and truck and parking complaints for the site, as well as contact information for the San Joaquin Valley Air Pollution Control District's on-line complaint system and its complaint call-line: 1-800-281-7003. Any complaints made to the facility(ies) operator's designee shall be answered within 72 hours of receipt.
- Workforce-Related Mitigation:
 - Prior to issuance of occupancy permits, the applicant/developer shall demonstrate to the satisfaction of the City, that the proposed parking areas for employee passenger automobiles are designed and will be built to accommodate EV charging stations, at no cost to employees. At minimum, the parking areas and the number of EV charging stations for employee passenger automobiles shall equal the Tier 1 Nonresidential Voluntary Measures of the California Green Building Standards Code, Section A5.106.5.3.1.
 - Prior to issuance of occupancy permits, the applicant/developer shall demonstrate to the satisfaction of the City, that the proposed parking areas for passenger automobiles are designed and will be built to provide parking for low-emitting, fuel-efficient, and carpool/van vehicles. At minimum, the number of preferential parking spaces for passenger automobiles shall equal the Tier 1 Nonresidential Voluntary Measures of the California Green Building Standards Code, Section A5.106.5.1.1.
 - The tenant/operator of the qualifying facility(ies) shall establish locations for food or catering truck service and cooperate with food service providers to provide consistent food service to operations employees.
 - The tenant/operator of the qualifying facility(ies) shall provide employees transit route and schedule information on systems serving the qualifying facility(ies) area and coordinate ridesharing amongst employees.
 - Designated Smoking Areas: The tenant/operator of the qualifying facility(ies) shall ensure that any outdoor areas allowing smoking are at least 25 feet from the nearest property line.
- Yard Sweeping: Owners, operators or tenants of the qualifying facility(ies) shall provide periodic yard and parking area sweeping to minimize dust generation
- Diesel Generators: Owners, operators or tenants of the qualifying facility(ies) shall prohibit the use of diesel generators, except in emergency situations (including when the utility delays a facility's new electrical service connection), in which case such generators shall have Best Available Control Technology (BACT) that meets CARB's Tier 4 emission standards.

Additional Mitigation

- To the extent a qualifying facility seeks and secures a Development Agreement with/from the City, the applicant, or its successor in interest, and the City shall comply with Government Code section 65865.1 and Stockton Development Code section 16.128.110. The City shall schedule a public hearing at the Planning Commission, with notice to all affected parties, at least every 12 months after approval of the Development Agreement, to receive and discuss the annual report on the status of the qualifying facility(ies)'s compliance with the Development Agreement. At those same hearings, the City shall review all the qualifying facility(ies)'s mitigation measures and conditions of approval for compliance.
- Applicants seeking one or more discretionary permits for proposed qualifying facility(ies) shall engage in a community outreach effort to engage the existing community in determining issues of concern that can be addressed through site design and other means during the land use entitlement process. Suggested outreach efforts include but are not limited to, hosting community meetings, making presentations at advisory and community councils, and hosting job fairs.

Warehouse Ordinance Outreach Summary

The below items summary the feedback and suggestions received by various groups from late August through September 2023. The points below summarize numerous comment letters and meetings held with City staff in the creation of the proposed warehouse ordinance. Directed staff to meet with all residents and groups who have expressed interest in this topic.

The meeting notes for the Planning Commission Ad-Hoc Committee will be posted online at [Zoning Update - City of Stockton \(stocktongov.com\)](https://www.stockton.gov/zoning-update)

#	Comment or Issue Raised	City Response
Planning Commission Ad-Hoc Committee		
1.	Release measures as soon as possible to allow time to review before adoption.	Draft zoning language released to public for review on Friday September 15, 2023. The September 28 th meeting will focus on draft language while the October 12 th meeting will focus on alternatives and final language for a proposed ordinance.
2.	Members didn't feel the City should exceed or expedite items that are the responsibility of the state to monitor and enforce.	Measures requiring monitoring or enforcement of measures that exceed current code enforcement and zoning practices removed. This includes measures that require enforcement of items not commercially available.
3.	Due to time constraints, the Committee directed staff to form a group of environmental/health advocates and industry advisors in addition to meeting with residents and the AG office.	Staff conducted several weekly meetings with each of these groups to solicit feedback and prepare draft language for continued discussion.
4.	Members requested staff investigate alternative measures for EV fleets and examples that allow alternative fuel options instead of just EV.	City staff are investigating.
5.	Requested feasibility analysis be conducted.	Study is currently underway.
6.	Requested all public feedback be considered in staff's discussion for the proposed zoning standards.	Staff will include a summary of all comments and letters received to indicate if the item is addressed or can be addressed.
Environmental Advisory Feedback		
7.	Would like the city to enforce CARB standards directly instead of the Air District which is tasked with implementing state and CARB standards. Staff reaching out to Air District and state staff on the matter.	City staff are investigating.

#	Comment or Issue Raised	City Response
8.	Does not oppose development but feels the region needs projects that improve air quality for residents.	Staff will continue to work on improving environmental and health conditions.
9.	Understands staff shortages but would like the City to look more monitoring and enforcement procedures to ensure facilities stay current with best practices.	City staff are investigating.
10.	Encourages staff to reach out to residents. Especially in the south Stockton areas.	Staff have met with some residents and will continue to reach out for this and other city efforts (development code and housing efforts). This includes the rezones in 2022 to remove industrial uses from south and east Stockton areas.
Industry Advisory Feedback		
11.	Concerns with added costs of implement standards that could make development projects infeasible. Will put Stockton at a competitive disadvantage with surrounding cities that are supportive of industrial and logistic uses as job generators and key components to the economic market.	Staff exploring feasibility through use of an outside consultant. This includes review of direct project cost impacts and a comparative analysis of how those cost impacts compare with surrounding areas. Study should be complete by October 2023.
12.	Does not oppose energy efficiency or climate reduction methods but prefers a well thought out approach.	No response yet. Coordinating with other departments on status of the City's Climate Action Plan Update.
13.	Significant concerns with requirement to regulate electric vehicle fleet mixes on industrial operators and EV reporting and compliance. Regulation should remain at the state level (Clean Air Resources Board (CARB)), since they enter into agreements with heavy and medium duty vehicle manufacturers regarding vehicle production availability to open market deadlines. Further adequate vehicle charging facilities are still not readily available through the state to support EV heavy duty and medium duty vehicles.	City Staff discussing with the AG and Sierra Club, since requirement came from the settlement agreements for Mariposa Industrial Project.
14.	Concerns with costs of compliance with CalGreen Tier two building code requirements and are not a requirement in most cities in the state for Industrial development.	City staff investigating, requesting industrial to share cost analysis is available.

#	Comment or Issue Raised	City Response
15.	Concerns with Solar requirements to construct solar infrastructure, and encouraging the City to join the East Bay Energy Collective (EBEC), so industry can purchase clean energy from Collective to provide for base power operations	City Staff investigating if Stockton has investigated or initiated joining the EBEC.
16.	Concerns with what can occur in the 300’ buffer area. Recommending the City of Fontana ordinance model restricts diesel trucks in the area.	Staff Investigating City of Fontana Ordinance and other sources.
Attorney General’s Office		
17.	EV fleets and monitor will be difficult to implement and enforce. Suggest looking at truck routes (existing and new) to move away from sensitive receptors and project review to ensure truck routes stay away from these receptors before approval of the project’s design.	Staff is open to adding project specific reviews that prohibit new Truck routs from being located next to sensitive receptors like schools and homes.
18.	Does not want City staff to limit their review of options to just the MOA or past examples given to the City.	City staff are investigating and exploring options. The City is updating its climate action plan in 2024 and did indicate to the AG representative that a general plan amendment would likely take this effort into summer or fall of 2024.
19.	The AG representative wondering if the City would be open to General Plan amendments to reroute trucks and explore ways to buffer land uses.	Staff indicated a General Plan amendment would take time and can only be done four times a year with the city already engaging in possible amendments for the city and private projects. The industrial areas in the general plan were carefully selected, reviewed per CEQA, and adopted so staff would not be comfortable making changes per the MOA that would alter or impact on the land use adopted in the general plan.
20.	The AG office is open for an extension should measures need further discussion.	Staff will discuss if needed.
21.	The AG office prefers 1,000ft buffer, rather than 300’ required and Tier 2 standards be considered for new construction.	City staff are investigating.
Resident and Public Feedback		

#	Comment or Issue Raised	City Response
22.	Many feel an ad-hoc committee of residents is still needed regardless of consensus on measures. A committee for the measures and any Climate Action Plan update.	Coordinating with other departments on status of the City's Climate Action Plan Update.
23.	Although the larger warehouse is not located near south Stockton homes in urbanized areas, some feel there will be indirect impacts (traffic, air quality) that need to be accommodated.	In 2022, staff rezoned various industrial properties in south Stockton to commercial to remove the potential for noxious uses. Staff is hoping to expand on this approach as part of the Development Code overhaul. In addition, in 2024 the City will begin the process of updating its climate action plan which will involve a revised emission report.
24.	Need for direct dialogue with Commissioners and Councilmembers on the issues impacting south Stockton communities.	Staff encouraged additional meeting with city departments and outreach and comments at the hearings.
25.	While inclusion of nonprofits and agency are encouraged, some residents feel these groups do not represent residents and owners within the community.	Staff encouraged additional meeting with city departments and outreach and comments at the hearings. In addition, staff have reached out to the Air District's AB617 committee representatives and the Transformative Climate Communities (TCC) representatives. In addition, the environmental advisors are comprised of community representatives and individuals familiar with the MOA and Mariposa Industrial Project measures.
26.	Members want staff to extend the MOA timeline first, and then discuss measures, outreach, and other efforts to help south Stockton.	Staff will discuss this at the study session and with the Attorney General's office.

The following table reflects the following:

1. First column - Numbering assigned to MOA Measures
2. Second column - MOA Measures
3. Third column - Conversion of the MOA Measures into Ordinance format Development Standards
4. Fourth column - Initial draft standards based on feedback from Planning Commission Ad Hoc Committee, Committee Advisors, Public Comment, and research performed
5. Fifth column - City staff notes and references relating to initial draft standards contained in Column 4

1	2	3	4	5
Measure #	Current Measure Language – Exhibit A of Memorandum of Agreement (MOA) ¹	Memorandum of Agreement measures drafted into ordinance format development standards	Potential Adjustment to Standards Based on Feedback Received to-date (in ordinance format)	Notes/References Relating to Column 4
0.	MOA indicates a minimum applicable size of the facility to be 100,000 square feet.	These standards shall apply to logistic warehouses 100,000 square feet in size or greater.	Researching industry standards and practices.	Under Review
Construction Mitigation				
1.	San Joaquin Valley Air Pollution Control District (SJVAPCD) Regulation VIII Compliance: Construction plans and specifications shall include a Dust Control Plan incorporating the applicable requirements of Regulation VIII, which shall be submitted to the SJVAPCD for review and approval prior to beginning construction in accordance with the requirements of Regulation VIII.	Qualifying facilities shall comply with the San Joaquin Valley Air Pollution Control District (SJVAPCD) requirements prior to beginning construction.	Qualifying facilities shall comply with the San Joaquin Valley Air Pollution Control District (SJVAPCD) requirements prior to beginning construction.	Language shortened and simplified for clarity. No Change from MOA, development standard written in Ordinance format.
2.	Construction Vehicles & Equipment: a) The use of electric-powered, battery-powered, natural gas, or hybrid construction equipment and vehicles are required during construction if commercially available. If substantial evidence is provided by the permittee or its contractor that such equipment is not	<ul style="list-style-type: none"> • All off-road construction equipment, with a power rating of less than 19 kilowatts (e.g., plate compactors, pressure washers, shall be electric-powered. 	<ul style="list-style-type: none"> • All off-road construction equipment, with a power rating of less than 19 kilowatts (e.g., plate compactors, pressure washers, shall be electric-powered. • The use of electric-powered, battery-powered, natural gas, or hybrid construction equipment and vehicles are required during construction if commercially available meeting the highest rated California Air 	Language shortened and simplified for clarity. No Change from MOA, development standard written in Ordinance format.

• ¹ Measures highlighted in blue involve more discussion and possible alternatives.

1	2	3	4	5
Measure #	Current Measure Language – Exhibit A of Memorandum of Agreement (MOA) ¹	Memorandum of Agreement measures drafted into ordinance format development standards	Potential Adjustment to Standards Based on Feedback Received to-date (in ordinance format)	Notes/References Relating to Column 4
	<p>commercially available, including a description of commercially reasonable efforts to secure such equipment, diesel-powered construction equipment greater than 50 horsepower meeting the highest rated California Air Resources Board (CARB) Tier technology available at the time of construction may be used. Prior to permit issuance, the construction contractor shall submit an equipment list confirming equipment used is compliant with the highest CARB Tier at the time of construction. Equipment proposed for use that does not meet the highest CARB Tier in effect at the time of construction, shall only be approved for use at the discretion of Stockton’s Community Development Department (CDD) and shall require proof from the construction contractor that, despite reasonable best efforts to obtain the highest CARB Tier equipment, such equipment was unavailable.</p> <p>b) All off-road equipment with a power rating below 19 kilowatts (e.g., plate compactors, pressure washers) used during construction of the qualifying facility(ies) shall be electric powered.</p> <p>c) Subject to all other idling restrictions, off-road diesel-powered equipment shall not be left in the “on position” for more than 10 hours per day.</p>	<ul style="list-style-type: none"> The use of electric-powered, battery-powered, natural gas, or hybrid construction equipment and vehicles are required during construction if commercially available meeting the highest rated California Air Resources Board (CARB) Tier technology available at the time of construction may be used. Subject to all other idling restrictions, off-road diesel-powered construction equipment shall not be left in the “on position” for more than 10 hours per day 	<p>Resources Board (CARB) Tier technology available at the time of construction may be used.</p> <ul style="list-style-type: none"> Subject to all other idling restrictions, off-road diesel-powered construction equipment shall not be left in the “on position” for more than 10 hours per day 	
3.	Owners, operators or tenants of qualifying facilities shall provide “cool roof” specifications in construction plans verifying that the proposed roof	All qualifying facilities shall be constructed using “cool roof” materials with an aged reflectance	Researching industry standards and practices. The measure may be consolidated by the overall building code standards mentioned in MOA#10.	Under Review but will keep in some form.

1	2	3	4	5
Measure #	Current Measure Language – Exhibit A of Memorandum of Agreement (MOA) ¹	Memorandum of Agreement measures drafted into ordinance format development standards	Potential Adjustment to Standards Based on Feedback Received to-date (in ordinance format)	Notes/References Relating to Column 4
	will utilize cool roofing materials with an aged reflectance and thermal emittance values that are equal to or greater than those specified in the current edition of the CAL Green Building Standards Code, Table A5.106.11.2.3 for Tier 1 and the City’s Green Building Standards within Chapter 15.72 of the Stockton Municipal Code.	and thermal emittance values that are equal to or greater than those specified in the current edition of the California (CAL) Green Building Tier 1 Standards.		
4.	Temporary electrical hookup to the construction yard and associated work areas shall be required.	Temporary electrical hookups to all construction yards and associated work areas shall be required.	Temporary electrical hookups to all construction yards and associated work areas shall be required.	Language shortened and simplified for clarity. No Change from MOA, development standard written in Ordinance format.
5.	The idling of heavy construction equipment for more than 5 minutes shall be prohibited. The owners, operators or tenants shall provide verification that construction specifications establish a five-minute idling limit for all heavy-duty construction equipment utilized during construction of the proposed qualifying facility(ies). Signage shall be posted throughout the construction site regarding the idling time limit, and the construction contractor shall maintain a log for review. The log shall verify that construction equipment operators are advised of the idling time limit at the start of each construction day. Idling limits shall be noted in the construction specifications. The maintenance of logs documenting compliance shall be required.	Temporary signage shall be posted throughout the construction site indicating truck idling lasting more than five (5) minutes is prohibited. The signs shall include all idling and restrictions in addition to contact information for the San Joaquin Valley Air Pollution Control District’s for those interested in filing a complaint.	Temporary signage shall be posted throughout the construction site indicating truck idling lasting more than five (5) minutes is prohibited. The signs shall include all idling and restrictions in addition to contact information for the San Joaquin Valley Air Pollution Control District’s for those interested in filing a complaint.	Language shortened and simplified for clarity. No Change from MOA, development standard written in Ordinance format.
6.	The construction contractors shall maintain on the construction site an inventory of construction equipment, maintenance records, and datasheets, including design specifications and emission control tier classifications.	The construction contractor(s) shall maintain on the construction site an inventory of construction equipment, maintenance records, and datasheets, including design specifications and emission control tier classifications.	The construction contractor(s) shall maintain on the construction site an inventory of construction equipment, maintenance records, and datasheets, including design specifications and emission control tier classifications.	Language shortened and simplified for clarity. No Change from MOA, development standard written in Ordinance format.

1	2	3	4	5
Measure #	Current Measure Language – Exhibit A of Memorandum of Agreement (MOA) ¹	Memorandum of Agreement measures drafted into ordinance format development standards	Potential Adjustment to Standards Based on Feedback Received to-date (in ordinance format)	Notes/References Relating to Column 4
7.	Architectural and industrial maintenance coatings (e.g., paints) applied on the qualifying facility(ies) shall be consistent with a VOC content of <10 g/L. Developer or tenant is not expected to exercise control over materials painted offsite by a third party.	All architectural and industrial maintenance coatings (e.g., paints) applied on site shall be consistent with a VOC content of <10 g/L. Developer or tenant is not expected to exercise control over materials painted offsite by a third party.	All architectural and industrial maintenance coatings (e.g., paints) applied on site shall be consistent with Volatile Organic Compounds (VOC) content consistent with California Green Building code Tier 1 Standards.	VOC 10g/L or less has been found to be infeasible and difficult to implement. Parts may be superseded by overall building standard mentioned in MOA#10.
8.	Qualifying facilities shall require the construction contractor to establish one or more locations for food or catering truck service to construction workers and to cooperate with food service providers to provide consistent food service.	The facilities shall require the construction contractor to establish one or more locations for food or catering truck service to construction workers and to cooperate with food service providers to provide consistent food service.	The facilities shall require the construction contractor to establish one or more locations for food or catering truck service to construction workers and to cooperate with food service providers to provide consistent food service.	Language shortened and simplified for clarity. No Change from MOA, development standard written in Ordinance format.
9.	Qualifying facilities shall require the construction contractor to provide transit and ridesharing information for construction workers.	The facilities shall require the construction contractor to provide transit and ridesharing information for construction workers.	The facilities shall require the construction contractor to provide transit and ridesharing information for construction workers.	Language shortened and simplified for clarity. No Change from MOA, development standard written in Ordinance format.
Site Design				
10.	Qualifying facilities shall be constructed in compliance with the most current edition of all adopted City building codes, including the adopted Green Building Standards Code. Prior to the issuance of building permits, the applicant/developer of the qualifying facility(ies) shall demonstrate (e.g., provide building plans) that the proposed buildings are designed and will be built to, at a minimum, meet the Tier 2 advanced energy efficiency requirements of the Nonresidential Voluntary Measures of the California Green Building Standards code, Divisions A5.1, A5.2 and A5.5, Energy Efficiency as outlined under Section A5.203.1.2.	All buildings shall be constructed consistent with the California (CAL) Green Building Tier 2 Standards.	Researching industry standards and practices.	Under Review

1	2	3	4	5
Measure #	Current Measure Language – Exhibit A of Memorandum of Agreement (MOA) ¹	Memorandum of Agreement measures drafted into ordinance format development standards	Potential Adjustment to Standards Based on Feedback Received to-date (in ordinance format)	Notes/References Relating to Column 4
11.	<p>Qualifying facilities and their associated loading docks must be located no closer than 300 feet from sensitive receptors, and the City staff should consider the public health and safety benefits of requiring a larger buffer, up to 1,000 ft. All such setbacks will be measured from the loading dock or any building edge, whichever is closer to the property line of any nearby sensitive receptors using the straight-line method. The setbacks and buffers required in this ordinance shall prevail over any less-stringent standards in the City’s Development Code. Sensitive receptor shall be defined as any residence including private homes, condominiums, apartments, and living quarters, schools, preschools, daycare centers, correctional facilities, parks/recreation facilities, in-home daycares, and health facilities such as hospitals, long term care facilities, retirement and nursing homes.</p>	<p>All loading docks shall be located no closer than 300 feet from all sensitive receptor groups. The distance shall be measured from the loading dock or any building edge, whichever is closer to the property line of any nearby sensitive receptor defined as any residence including private homes, condominiums, apartments, and living quarters, schools, preschools, daycare centers, in-home daycares, health facilities such as hospitals, long term care facilities, retirement and nursing homes, community centers, places of worship, parks (excluding trails), prisons, and dormitories.</p>	<p>All loading docks shall be located no closer than 300 feet from all sensitive receptor groups. The distance shall be measured from the loading dock, that is not assigned as a clean fuel or electric vehicle dock space, or any building edge, whichever is closer to the property line of any nearby sensitive receptor defined as any residence including private homes, condominiums, apartments, and living quarters, schools, preschools, daycare centers, in-home daycares, health facilities such as hospitals, long term care facilities, retirement and nursing homes, community centers, places of worship, parks (excluding trails), prisons, and dormitories.</p>	<p>Staff is continuing to research appropriate buffer sizing based on likely areas to support warehousing greater than 100,000 sq ft and what increased buffering size could mean for the development of those sites.</p>
12.	<p>Qualifying facilities must include an onsite landscape buffer, measured from the property line of all adjacent sensitive receptors. The width of the buffer shall be proportionate to the height of the warehouse building with specified minimums as set forth below unless infeasible. Landscaping shall be installed at the periphery of the qualifying facility(ies) site along adjacent rights of way and the landscaping buffer area shall not include the right of way itself. Landscape buffers shall not be required on interior boundaries of the qualifying facility(ies).</p> <p>a) The width of the buffer shall be set at a 2:1 ratio for all warehouses for every 1 foot of building height, the buffer shall be 2 feet. The landscaping portion of this buffer shall not be</p>	<ul style="list-style-type: none"> All landscaping adjacent to residential or institution zoning designations or uses shall install an onsite landscape buffer. The buffer shall extend the property line abutting those designations and uses and be sized at a 2:1 ratio for the closest warehouse building(s)–for everyone (1) foot of building height, the buffer shall be two (2) foot minimum, unless approved by the Director if the depth is infeasible. The 	<ul style="list-style-type: none"> All landscaping adjacent to residential or institution zoning designations or uses shall install an onsite landscape buffer. The buffer shall extend the property line abutting those designations and uses and be sized at a 1:1 ratio for the closest warehouse building(s)–for everyone (1) foot of building height, the buffer shall be one (1) foot minimum, unless approved by the Director if the depth is infeasible. The buffer shall be landscaped not be less than 50 percent of the total buffer size with two rows of 15-gallon trees planted along the length of the entire buffer. The buffer landscape can include areas to be used for bioswales, retention/detention areas and/or other stormwater and water quality management areas in compliance with SMC Section 16.56 (Landscaping). 	<p>Language shortened and simplified for clarity. Staff is still researching the appropriate Landscaping Ratio (i.e., 1:1) and the potential impacts of those ratios on likely areas to support warehousing 100,000 sq ft and greater and what increased buffering size could mean for the development of those sites.</p>

1	2	3	4	5
Measure #	Current Measure Language – Exhibit A of Memorandum of Agreement (MOA) ¹	Memorandum of Agreement measures drafted into ordinance format development standards	Potential Adjustment to Standards Based on Feedback Received to-date (in ordinance format)	Notes/References Relating to Column 4
	<p>less than 50% of this buffer, but may include areas to be used for bioswales, retention/detention areas and/or other stormwater and water quality management areas.</p> <p>b) The buffer area(s) shall include, at a minimum, a solid decorative wall(s) adjacent to sensitive receptors, natural ground landscaping, and solid screen buffering trees, as described below, unless there is an existing solid block wall. Onsite buffer areas shall not include deceleration lanes or right-turn lanes. To the extent allowed by other applicable City codes, policies and regulations the height of the decorative wall shall be at least 14 feet, except in buffer areas adjacent to sensitive receptors. For areas adjacent to sensitive receptors, the decorative wall shall be a minimum of 14 to 18 feet to the extent otherwise permitted by city codes, policies and regulations.</p> <p>c) Trees shall be used as part of the solid screen buffering treatment. Trees used for this purpose shall be evergreen, drought tolerant, and shall be spaced in two rows along the length of the buffer, with trees in each row offset, and each tree no greater than 15 feet on center. Spacing up to 20 feet may be allowed if wide canopy trees are used sufficient to create wall of vegetation that filters warehouse pollution. The property owner, tenant, operator, and any successors in interest shall maintain these trees for the duration of ownership, ensuring any unhealthy or dead trees are replaced with a similar tree as soon as possible.</p>	<p>buffer shall be landscaped not be less than 50 percent of the total buffer size with two rows of 15-gallon trees planted along the length of the entire buffer.</p> <ul style="list-style-type: none"> The buffer landscape can include areas to be used for bioswales, retention/detention areas and/or other stormwater and water quality management areas in compliance with SMC Section 16.56 (Landscaping). The buffer area shall include a minimum 14-foot solid decorative wall(s), or landscaped berm and wall, or landscaped berm adjacent to sensitive receptors unless a noise analysis indicates an alternative height is needed for sound attenuation. All on and off-site landscaping shall comply with SMC Chapter 16.56 (Landscaping). All landscaping shall be drought tolerant and, to the extent feasible, comprised of species with low 	<ul style="list-style-type: none"> The buffer area shall include a minimum 10-foot solid decorative wall(s), or landscaped berm and wall, or landscaped berm adjacent to sensitive receptors unless a noise analysis indicates an alternative height is needed for sound attenuation. All on and off-site landscaping shall comply with SMC Chapter 16.56 (Landscaping). All landscaping shall be drought tolerant and, to the extent feasible, comprised of species with low biogenic emissions. Palm trees shall not be utilized. All landscaping areas shall be properly irrigated for the life of the facility to allow for plants and trees to maintain growth with no undue pruning. Tree maintenance shall comply with SMC Section 16.56 as a certified Landscape Architect must prepare the Preliminary and Final Landscape plan and certify the planting is water efficient at the time of construction permit approval. 	

1	2	3	4	5
Measure #	Current Measure Language – Exhibit A of Memorandum of Agreement (MOA) ¹	Memorandum of Agreement measures drafted into ordinance format development standards	Potential Adjustment to Standards Based on Feedback Received to-date (in ordinance format)	Notes/References Relating to Column 4
	<p>d) All landscaping shall be drought tolerant, and to the extent feasible, species with low biogenic emissions. Palm trees shall not be utilized.</p> <p>e) All landscaping areas shall be properly irrigated for the life of the qualifying facility(ies) to allow for plants and trees to maintain growth with no undue pruning.</p>	<p>biogenic emissions. Palm trees shall not be utilized.</p> <ul style="list-style-type: none"> All landscaping areas shall be properly irrigated for the life of the facility to allow for plants and trees to maintain growth with no undue pruning. Tree maintenance shall comply with SMC Section 16.56 as a certified Landscape Architect must prepare the Preliminary and Final Landscape plan and certify the planting is water efficient at the time of construction permit approval. 		
Operational Mitigation				

Working Draft

1	2	3	4	5
Measure #	Current Measure Language – Exhibit A of Memorandum of Agreement (MOA) ¹	Memorandum of Agreement measures drafted into ordinance format development standards	Potential Adjustment to Standards Based on Feedback Received to-date (in ordinance format)	Notes/References Relating to Column 4
13.	<p>Solar Power/Battery Energy Storage Systems:</p> <p>a) The building permit application for qualifying facilities must demonstrate sufficient solar panels to provide power for the operation’s base power use at the start of operations and as base power use demand increases. The application shall include analysis of plans to meet (a) projected power requirements at the start of operations and as base power demand increases corresponding to the implementation of the “clean fleet” requirements, and (b) generating capacity of the solar installation.</p> <p>a) The photovoltaic system(s) shall include a battery energy storage system to serve the qualifying facility(ies) in the event of a power outage to the extent required by the most current edition of the California Building Standards Code.</p> <p>b) Stockton’s Community Development Department (CDD) shall verify the size and scope of the solar project based upon the analysis of the projected power requirements and generating capacity as well as the available solar panel installation space.</p> <p>c) In the event sufficient space is not available on the subject lot to accommodate the needed number of solar panels to produce the operation’s base or anticipated power use, the applicant of the qualifying facility(ies) shall demonstrate how all available space has been maximized (e.g., roof, parking areas, etc.)</p>	<ul style="list-style-type: none"> • All buildings shall be constructed with Solar Power and Energy Systems large enough to accommodate the building and operation’s base power use demand at the start of operation and as the base power demand increases to accommodate an electric fleet. • The energy storage systems shall have enough battery capacity to serve the photovoltaic system in the event of a blackout. • All facilities shall be designed to accommodate enough space for all solar panels and batteries. • The solar system installation should be done by owners, operators, tenants, or a qualified solar system contractor. Operation should begin after receiving permission from the utility. The owner is responsible for maintaining the system at 80% of rated power for 20 years. After 20 years, install a new system or maintain the existing one for the life of the facility. 	<p>Researching industry standards and practices. No industry standard or definition for “base power”.</p>	<p>Under Review</p>

1	2	3	4	5
Measure #	Current Measure Language – Exhibit A of Memorandum of Agreement (MOA) ¹	Memorandum of Agreement measures drafted into ordinance format development standards	Potential Adjustment to Standards Based on Feedback Received to-date (in ordinance format)	Notes/References Relating to Column 4
	<p>for photovoltaic and battery energy storage system use. Areas which provide truck movement may be excluded from these calculations unless otherwise deemed acceptable by the supplied reports and applicable building standards.</p> <p>d) The owners, operators or tenants, or qualified solar system contractor engaged by the developer or tenant, shall install the system when the City has approved building permits and the necessary equipment has arrived. The tenant/operator of the qualifying facility(ies) shall commence operation of the system only when it has received permission to operate from the utility. The photovoltaic system owner shall be responsible for maintaining the system(s) at not less than 80% of the rated power for 20 years. At the end of the 20-year period, the owners, operators or tenants shall install a new photovoltaic system meeting the capacity and operational requirements of this measure, or continue to maintain the existing system, for the life of the qualifying facility(ies).</p>			

Working Draft

1	2	3	4	5
Measure #	Current Measure Language – Exhibit A of Memorandum of Agreement (MOA) ¹	Memorandum of Agreement measures drafted into ordinance format development standards	Potential Adjustment to Standards Based on Feedback Received to-date (in ordinance format)	Notes/References Relating to Column 4
14.	<p>Electric Vehicles (EV): The following mitigation measures shall be implemented during all on-going business operations and shall be included as part of contractual lease agreement language to ensure the tenants/operators of the qualifying facility(ies) are informed of all on-going operational responsibilities.</p> <p>a) Heavy-Duty EV Trucks: The property owners, operators or tenants of the qualifying facility(ies) shall ensure that all heavy-duty trucks (Class 7 and 8) domiciled on site are model year 2014 or later from start of operations and shall expedite a transition to zero-emission vehicles, with the fleet fully zero-emission by December 31, 2025, or when commercially available for the intended application, whichever date is later.</p> <p>b) Medium-Duty EV Vehicles: The property owners, operators or tenants of the qualifying facility(ies) shall utilize a "clean fleet" of vehicles/delivery vans/trucks (Class 2 through 6) as part of business operations as follows: For any vehicle (Class 2 through 6) domiciled on site, the following "clean fleet" requirements apply: (i) 33% of the fleet will be zero emission vehicles at start of operations, (ii) 65% of the fleet will be zero emission vehicles by December 31, 2023, (iii) 80% of the fleet will be zero emission vehicles by December 31, 2025, and (iv) 100% of the fleet will be zero emission vehicles by December 31, 2027.</p>	<p>All applicable facilities shall maintain Electric Vehicle (EV) fleets in accordance with the following:</p> <ul style="list-style-type: none"> Heavy-Duty Trucks: all heavy-duty trucks (Class 7 and 8) domiciled on site are model year 2014 or later from start of operations and shall expedite a transition to zero-emission vehicles, with the fleet fully zero-emission by December 31, 2025, or when commercially available for the intended application, whichever date is later. Medium-Duty Vehicles: vehicles/delivery vans/trucks (Class 2 through 6) on site shall apply: (i) 33% of the fleet will be zero emission vehicles at start of operations, (ii) 65% of the fleet will be zero emission vehicles by December 31, 2023, (iii) 80% of the fleet will be zero emission vehicles by December 31, 2025, and (iv) 100% of the fleet will be zero emission vehicles by December 31, 2027. 	<p>Researching existing requirements already in place under the California Air Resources Board should be codified by the City of Stockton's. Staff are still conducting research on industry standards and best practices.</p>	<p>Under Review</p>

1	2	3	4	5
Measure #	Current Measure Language – Exhibit A of Memorandum of Agreement (MOA) ¹	Memorandum of Agreement measures drafted into ordinance format development standards	Potential Adjustment to Standards Based on Feedback Received to-date (in ordinance format)	Notes/References Relating to Column 4
	<p>c) "Domiciled on site" shall mean the vehicle is either (i) parked or kept overnight at the qualifying facility(ies) more than 70% of the calendar year or (ii) dedicated to the qualifying facility(ies) site (defined as more than 70% of the truck routes during the calendar year that start at the qualifying facility(ies) site even if parked or kept elsewhere). The tenant/operator of the qualifying facility(ies) shall not be responsible to meet "clean fleet" requirements for vehicles used by common carriers operating under their own authority that provide delivery services to or from the qualifying facility(ies) site.</p> <p>d) Zero-emission vehicles which require service can be temporarily replaced with alternate vehicles. Replacement vehicles shall be used for only the minimum time required for servicing fleet vehicles.</p> <p>e) A zero-emission vehicle shall ordinarily be considered commercially available if the vehicle is capable of serving the intended purpose and is included in California's Hybrid and Zero-Emission Truck and Bus Voucher Incentive Project, https://californiahvip.org/ or listed as available in the US on the Global Commercial Vehicle Drive to Zero inventory, https://globaldrivetozero.org/. The City shall be responsible for the final determination of commercial availability, based on all the facts and circumstances at the time the determination is made. In</p>	<ul style="list-style-type: none"> • "Domiciled on site": applies to vehicles parked or kept overnight at the qualifying facility(ies) more than 70% of the calendar year or dedicated to the qualifying facility(ies) site (defined as more than 70% of the truck routes during the calendar year that start at the qualifying facility(ies) site even if parked or kept elsewhere). The tenant/operator of the qualifying facility(ies) shall not be responsible to meet "clean fleet" requirements for vehicles used by common carriers operating under their own authority that provide delivery services to or from the qualifying facility(ies) site. • Zero emission vehicles that require maintenance can be temporarily replaced with alternative vehicles. • If an EV fleet is not commercially viable, documentation from a minimum of three (3) EV dealers identified on the californiahvip.org website must be submitted prior to 	<p style="text-align: center; color: red; font-size: 2em; opacity: 0.5;">DRAFT</p>	

1	2	3	4	5
Measure #	Current Measure Language – Exhibit A of Memorandum of Agreement (MOA) ¹	Memorandum of Agreement measures drafted into ordinance format development standards	Potential Adjustment to Standards Based on Feedback Received to-date (in ordinance format)	Notes/References Relating to Column 4
	<p>order for the City to make a determination that such vehicles are commercially unavailable, the operator must submit documentation from a minimum of three (3) EV dealers identified on the californiahvip.org website demonstrating the inability to obtain the required EVs, or equipment needed within 6 months.</p> <p>f) The tenant/operator of the qualifying facility(ies) shall utilize the zero emission vehicles/trucks required to meet the "clean fleet" requirements. Within 30 days of issuance of the final certificate of occupancy, the tenant/operator shall demonstrate to the satisfaction of CDD staff that the applicable clean fleet requirements are being met. In the event that there is a disruption in the manufacturing of zero emission vehicles/trucks or that sufficient vehicles/trucks are not commercially available for the intended application, the "clean fleet requirements" may be adjusted as minimally as possible by the CDD to accommodate the manufacturing disruption or unavailability of commercially available vehicles/trucks.</p> <p>g) The tenant/operator of the qualifying facility(ies) shall implement the proposed measures after CDD review and approval. Any extension of time granted to implement this condition shall be limited to the shortest period of time necessary to allow for 100% electrification under the clean fleet requirements. The CDD staff</p>	<p>issuance of a building permit for the new building demonstrating the inability to obtain the required EVs or equipment needed within 6 months.</p> <ul style="list-style-type: none"> If a qualifying facility fails to meet the "clean fleet" requirement, the tenant/operator must implement a Voluntary Emissions Reduction Agreement (VERA) that mitigates emissions through emission reduction projects. The Air District will verify the mitigation effort. The tenant/operator must continue to fund the VERA until fully compliant with the clean fleet requirements. 	<p style="text-align: center; color: red; font-size: 2em; opacity: 0.5;">WORKING DRAFT</p>	

1	2	3	4	5
Measure #	Current Measure Language – Exhibit A of Memorandum of Agreement (MOA) ¹	Memorandum of Agreement measures drafted into ordinance format development standards	Potential Adjustment to Standards Based on Feedback Received to-date (in ordinance format)	Notes/References Relating to Column 4
	<p>may seek the recommendation of the California Air Resources Board in determining whether there has been a manufacturing disruption or insufficient vehicles/trucks commercially available for the intended application.</p> <p>h) Within 12 months of failing to meet a “clean fleet” requirement, the tenant/operator of the qualifying facility(ies) shall implement a Voluntary Emissions Reduction Agreement (VERA) providing pound for pound mitigation of the criteria pollutant, toxic air contaminants, and GHG emissions quantified by the City through a process that develops, funds, and implements emission reduction projects, with the Air District serving a role of administrator of the emission reduction projects and verifier of the successful mitigation effort. The VERA shall prioritize projects in the area surrounding the new qualifying facility(ies). The tenant/operator shall continue to fund the VERA each year in an amount necessary to achieve pound for pound mitigation of emissions resulting from not meeting the clean fleet requirements until the owner/tenant/lessee fully complies.</p>			
15.	At all times during operation, and to the extent the applicable utility authorizes and has capacity to support, the tenant/operator of the qualifying facility(ies) shall be required to provide electric charging facilities on site sufficient to charge all electric trucks domiciled on the site, and such	Electric charging facilities shall be provided onsite sufficient to charge all automobiles, and electric trucks domiciled on the site,	All onsite Electric charging facilities shall be provided onsite sufficient to charge all automobiles, and electric trucks domiciled on the site,	Language shortened and simplified for clarity. No Change from MOA, development standard written in Ordinance format.

1	2	3	4	5
Measure #	Current Measure Language – Exhibit A of Memorandum of Agreement (MOA) ¹	Memorandum of Agreement measures drafted into ordinance format development standards	Potential Adjustment to Standards Based on Feedback Received to-date (in ordinance format)	Notes/References Relating to Column 4
	facilities shall be made available for all electric trucks that use the qualifying facility(ies).			
16.	The tenant/operator of the qualifying facility(ies) shall require all forklifts, yard trucks, and other equipment used for on-site movement of trucks, trailers and warehoused goods, as well as landscaping maintenance equipment used on the site, to be electrically powered or zero-emission. The tenant/operator shall provide on-site electrical charging facilities to adequately service such electric vehicles and equipment.	All forklifts, yard trucks, and other equipment used for on-site movement of trucks, trailers and warehoused goods, as well as landscaping maintenance equipment used on the site, shall be electrically powered or zero-emission.	All forklifts, yard trucks, and other equipment used for on-site movement of trucks, trailers and warehoused goods, as well as landscaping maintenance equipment used on the site, shall be electrically powered or zero-emission.	Language shortened and simplified for clarity. No Change from MOA, development standard written in Ordinance format.
17.	<p>EV Compliance Reporting:</p> <p>a) The tenant/operator of the qualifying facility(ies) shall procure the zero emission vehicles/trucks required to meet the "clean fleet" requirements above. Within 30 days of issuance of the final certificate of occupancy, the tenant/operator shall submit a condition of approval compliance report outlining compliance with each clean fleet requirement applicable and including documentation demonstrating compliance with each requirement. The tenant/operator shall submit similar reports every two years thereafter until full compliance with the applicable clean fleet requirements is achieved. The City shall consider each report at a noticed public hearing and determine whether the tenant/operator has complied with the applicable clean fleet requirements. If the tenant/operator has not met each 100% clean fleet requirement by December 31, 2027, then the tenant/operator shall submit reports</p>	<ul style="list-style-type: none"> All facilities shall maintain a zero emission vehicles/trucks required to meet the "clean fleet" requirements above. Within 30 days of issuance of the final certificate of occupancy, the tenant/operator shall demonstrate to the satisfaction of CDD staff that the applicable clean fleet requirements are being met. Any extension of time granted to implement this condition shall be limited to the shortest period necessary to allow for 100% electrification under 	Staff research industry standards and practices.	Under Review

1	2	3	4	5
Measure #	Current Measure Language – Exhibit A of Memorandum of Agreement (MOA) ¹	Memorandum of Agreement measures drafted into ordinance format development standards	Potential Adjustment to Standards Based on Feedback Received to-date (in ordinance format)	Notes/References Relating to Column 4
	<p>annually until the 100% clean fleet requirement is implemented. The City shall consider each subsequent report at a noticed public hearing and determine whether the Operator has complied with the clean fleet requirements, including any minimal adjustments to the requirements by the CDD to accommodate the manufacturing disruption or unavailability of commercially available vehicles/trucks, as described above. Notice of the above hearings shall be provided to all properties located within 1,000 feet of the qualifying facility(ies) site and through the ASK Stockton list service.</p> <p>b) After the 100% clean fleet requirement has been implemented and confirmed by the CDD, the tenant/operator shall submit to the CDD an on-going compliance report every three years containing all necessary documentation to verify that the clean fleet requirements are being met. At the time it confirms that the 100% clean fleet requirement has been implemented, the CDD will establish the due date for the first on- going compliance report. Each subsequent on-going compliance report shall be due within 30 days of, but not later than, the three-year anniversary of the preceding due date. The on-going compliance reports and accompanying documentation shall be made available to the public upon request.</p>	<p>the clean fleet requirements.</p> <ul style="list-style-type: none"> • The tenant/operator shall submit similar reports every two years thereafter until full compliance with the applicable clean fleet requirements is achieved. • If the tenant/operator has not met each 100% clean fleet requirement by December 31, 2027, then the tenant/operator shall submit reports annually until the 100% clean fleet requirement is implemented. • After the 100% clean fleet requirement has been implemented, the tenant/operator shall submit to the CDD an on-going compliance report every three years containing all necessary documentation to verify that the clean fleet requirements are being met. • Each subsequent on-going compliance report shall be due within 30 days of, but not later than, the three-year anniversary of the preceding due date. 	<p style="text-align: center; color: red; font-size: 2em; opacity: 0.5;">DRAFT</p>	

1	2	3	4	5
Measure #	Current Measure Language – Exhibit A of Memorandum of Agreement (MOA) ¹	Memorandum of Agreement measures drafted into ordinance format development standards	Potential Adjustment to Standards Based on Feedback Received to-date (in ordinance format)	Notes/References Relating to Column 4
18.	For qualifying facilities at which cold storage and associated transport refrigeration units (TRUs) are proposed or may be a future use, unless the owner of the facility records a covenant on the title of the underlying property ensuring that the property cannot be used to provide cold storage, a conduit shall be installed during construction of the building shell from the electrical room to 100% of the loading dock doors that have potential to serve the refrigerated space. If tenant improvement building permits are issued for any such cold storage space, electric plug-in units shall be installed at every dock door servicing the cold storage space to allow TRUs to plug in and truck operators with TRUs shall be required to utilize the electric plug-in units when at loading docks serving such refrigerated space.	Refrigeration Units: proposed cold storage and associated transport refrigerated units (TRUs) shall include electric plug-in units at loading docks serving such refrigerated space	Refrigeration Units: proposed cold storage and associated transport refrigerated units (TRUs) shall include electric plug-in units at loading docks serving such refrigerated space	Language shortened and simplified for clarity and covenant requirement removed from MOA language shortened and standard written in Ordinance format.
19.	Prior to the issuance of the first building permit, the applicant/developer shall demonstrate compliance with the SJVAPCD Rule 9510 (Indirect Source Review) to reduce growth in both NOx and PM10 emissions, as required by SJVAPCD and City requirements.	Demonstration of compliance with the San Joaquin Valley Air Pollution Control District (SJVAPCD) Rule 9510 (Indirect Source Review) is required prior to obtaining any building permit for a qualifying facility.	Demonstration of compliance with the San Joaquin Valley Air Pollution Control District (SJVAPCD) Rule 9510 (Indirect Source Review) is required prior to obtaining any building permit for a qualifying facility.	Language shortened and simplified for clarity. May consolidate with MOA#1 as they both talk about SJCAPCD compliance.
20.	The tenant/operator of the qualifying facility(ies) shall enroll and participate the in SmartWay program for eligible businesses.	The tenant/operator of the qualifying facility(ies) shall enroll and participate the in SmartWay program. Proof of enrollment shall be given to the Community Development Department prior to issuance of a Building Permit for the facility.	Researching industry standards and practices.	Under Review

1	2	3	4	5
Measure #	Current Measure Language – Exhibit A of Memorandum of Agreement (MOA) ¹	Memorandum of Agreement measures drafted into ordinance format development standards	Potential Adjustment to Standards Based on Feedback Received to-date (in ordinance format)	Notes/References Relating to Column 4
21.	<p>Truck Routes and Egress:</p> <p>a) Entry gates into the loading dock/truck court area of the qualifying facility(ies) shall be sufficiently positioned to ensure all trucks and other vehicles are contained onsite and inside the property line. Queuing, or circling of vehicles, on public streets immediately pre- or post-entry to an industrial commerce facility is strictly prohibited unless queuing occurs in a deceleration lane or right turn lane exclusively serving the qualified facility(ies).</p> <p>b) Applicants shall submit to the CDD, and obtain approval of, all turning templates to verify truck turning movements at entrance and exit driveways and street intersection adjacent to industrial buildings prior to entitlement approval. Unless not physically possible, truck entries shall be located on collector streets (or streets of a higher commercial classification), and vehicle entries shall be designed to prevent truck access on streets that are not collector streets (or streets of a higher commercial classification), including, but not limited to, by limiting the width of vehicle entries.</p> <p>c) Prior to issuance of certificate of occupancy, the tenant/operator of the qualifying facility(ies) shall establish</p>	<ul style="list-style-type: none"> • All truck turning movements at entrances, exits, and street intersections shall be located on local industrial, collector or arterial streets and all vehicle entries shall be designed to prevent truck access to local and back-up residential collector streets. • All trucks and commercial vehicles serving the facility shall occur in compliance with the City of Stockton Truck Traffic Route Map in SMC 10.08.030 and Surface Transportation Assistance Act (STAA) Truck Route Map. • Off-street loading shall comply with Section 16.64.110 Off-street loading space standards. • Signs shall be posted inside and outside of the building and facility indicating all off-site parking is prohibited for adjacent street that do not permit parking. • All truck driveway exits shall include signs directing truck drivers to the truck 	<ul style="list-style-type: none"> • All truck turning movements at entrances, exits, and street intersections shall be located on local industrial, collector or arterial streets and all vehicle entries shall be designed to prevent truck access to local and back-up residential collector streets. • All trucks and commercial vehicles serving the facility shall occur in compliance with the City of Stockton Truck Traffic Route Map in SMC 10.08.030 and Surface Transportation Assistance Act (STAA) Truck Route Map. • Off-street loading shall comply with Section 16.64.110 Off-street loading space standards. • Signs shall be posted inside and outside of the building and facility indicating all off-site parking is prohibited for adjacent street that do not permit parking. • All truck driveway exits shall include signs directing truck drivers to the truck routes identified in the City of Stockton Truck Traffic Route Map and State Highway System designations. • Upon commencement of operations, the tenant/operator of the facility shall be required to restrict truck idling on site to a maximum of three (3) minutes, subject to exceptions defined by CARB’s commercial vehicle idling requirements. 	<p>Language shortened and simplified for clarity. No Change from MOA, development standard written in Ordinance format.</p>

1	2	3	4	5
Measure #	Current Measure Language – Exhibit A of Memorandum of Agreement (MOA) ¹	Memorandum of Agreement measures drafted into ordinance format development standards	Potential Adjustment to Standards Based on Feedback Received to-date (in ordinance format)	Notes/References Relating to Column 4
	<p>and submit for approval to the CDD a truck routing plan to and from the State Highway System based on the City’s latest Truck Route Map. The plan shall describe the operational characteristics of the use of the tenant/operator, including, but not limited to, hours of operations, types of items to be stored within the building, and proposed truck routing to and from the proposed facility(ies) to designated truck routes that avoids passing sensitive receptors, to the greatest extent possible. The plan shall include measures, such as signage and pavement markings, queuing analysis and enforcement, for preventing truck queuing, circling, stopping, and parking on public streets. The tenant/operator shall be responsible for enforcement of the plan. A revised plan shall be submitted to the CDD prior to a business license being issued by the City for any new tenant/operator of the property. The CDD shall have discretion to determine if changes to the plan are necessary including any additional measures to alleviate truck routing and parking issues that may arise during the life of the facility(ies). Signs and drive aisle pavement markings shall clearly identify the onsite circulation pattern</p>	<p>routes identified in the City of Stockton Truck Traffic Route Map and State Highway System designations.</p> <ul style="list-style-type: none"> • Upon commencement of operations, the tenant/operator of the facility shall be required to restrict truck idling on site to a maximum of three (3) minutes, subject to exceptions defined by CARB’s commercial vehicle idling requirements. 		

1	2	3	4	5
Measure #	Current Measure Language – Exhibit A of Memorandum of Agreement (MOA) ¹	Memorandum of Agreement measures drafted into ordinance format development standards	Potential Adjustment to Standards Based on Feedback Received to-date (in ordinance format)	Notes/References Relating to Column 4
	<p>to minimize unnecessary on-site vehicular travel.</p> <p>d) The tenant/operator of the qualifying facility(ies) shall post signs, that may be required by the City, in prominent locations inside and outside of the building indicating that off-site parking for any employee, truck, or other operation related vehicle is strictly prohibited. The city may require facility operator to post signs on surface or residential streets indicating that off-site truck parking is prohibited by City ordinance and/or the Truck Routing Plan.</p> <p>e) Signs shall be installed, as required by the City, at all qualifying facility(ies) truck exit driveways directing truck drivers to the truck route as indicated in the Truck Routing Plan and State Highway System.</p> <p>f) Upon commencement of operations, the tenant/operator of the qualifying facility(ies) shall be required to restrict truck idling onsite to a maximum of three minutes, subject to exceptions defined by CARB’s commercial vehicle idling requirements. The facility must post highly visible signs identifying these idling restrictions at the site entry and at other on-site locations frequented by truck drivers and include these</p>			

1	2	3	4	5
Measure #	Current Measure Language – Exhibit A of Memorandum of Agreement (MOA) ¹	Memorandum of Agreement measures drafted into ordinance format development standards	Potential Adjustment to Standards Based on Feedback Received to-date (in ordinance format)	Notes/References Relating to Column 4
	<p>restrictions in employee training and guidance material.</p> <p>g) Signs at the qualifying facility(ies) shall be installed, as required by the City, in public view with contact information for a local designated representative who works for the facility(ies) operator and who is designated to receive complaints about excessive dust, fumes, or odors, and truck and parking complaints for the site, as well as contact information for the San Joaquin Valley Air Pollution Control District’s on-line complaint system and its complaint call-line: 1-800-281-7003. Any complaints made to the facility(ies) operator’s designee shall be answered within 72 hours of receipt.</p>			

Working Draft

1	2	3	4	5
Measure #	Current Measure Language – Exhibit A of Memorandum of Agreement (MOA) ¹	Memorandum of Agreement measures drafted into ordinance format development standards	Potential Adjustment to Standards Based on Feedback Received to-date (in ordinance format)	Notes/References Relating to Column 4
22.	<p>Workforce Related Mitigation</p> <p>a) Prior to issuance of occupancy permits, the applicant/developer shall demonstrate to the satisfaction of the City, that the proposed parking areas for employee passenger automobiles are designed and will be built to accommodate EV charging stations, at no cost to employees. At minimum, the parking areas and the number of EV charging stations for employee passenger automobiles shall equal the Tier 1 Nonresidential Voluntary Measures of the California Green Building Standards Code, Section A5.106.5.3.1.</p> <p>b) Prior to issuance of occupancy permits, the applicant/developer shall demonstrate to the satisfaction of the City, that the proposed parking areas for passenger automobiles are designed and will be built to provide parking for low-emitting, fuel-efficient, and carpool/van vehicles. At minimum, the number of preferential parking spaces for passenger automobiles shall equal the Tier 1 Nonresidential Voluntary Measures of the California Green Building Standards Code, Section A5.106.5.1.1.</p> <p>c) The tenant/operator of the qualifying facility(ies) shall establish locations for food or catering truck service and cooperate with food service providers to provide consistent food service to operations employees.</p> <p>d) The tenant/operator of the qualifying facility(ies) shall provide employees transit route and schedule information on systems serving the qualifying facility(ies) area and coordinate ridesharing amongst employees.</p>	<ul style="list-style-type: none"> • Employers shall provide employees with transit route and schedule information on systems serving the facility area and coordinate ridesharing amongst employees. • Employers shall provide on-site locations for food or catering truck service and cooperate with food service providers to accommodate food service to operations employees. • All outdoor areas allowing smoking shall be located at least 25 feet from the nearest property line. • All trucks, supportive vehicles and equipment shall be kept onsite in all loading, storage, and parking areas, and kept behind locked gates during nonbusiness hours. • Truck queuing, idling, or circling of vehicles, onsite or on public streets adjacent to the facility is prohibited. 	<ul style="list-style-type: none"> • Employers shall provide employees with transit route and schedule information on systems serving the facility area and coordinate ridesharing amongst employees. • Employers shall provide on-site locations for food or catering truck service and cooperate with food service providers to accommodate food service to operations employees. • All outdoor areas allowing smoking shall be located at least 25 feet from the nearest property line. • All trucks, supportive vehicles and equipment shall be kept onsite in all loading, storage, and parking areas, and kept behind locked gates during nonbusiness hours. • Truck queuing, idling, or circling of vehicles, onsite or on public streets adjacent to the facility is prohibited. 	<p>Language shortened and simplified for clarity. No Change from MOA, development standards written in Ordinance format. The standard may be superseded by overall building standard MOA#10.</p>

1	2	3	4	5
Measure #	Current Measure Language – Exhibit A of Memorandum of Agreement (MOA) ¹	Memorandum of Agreement measures drafted into ordinance format development standards	Potential Adjustment to Standards Based on Feedback Received to-date (in ordinance format)	Notes/References Relating to Column 4
	<p>e) Designated Smoking Areas: The tenant/operator of the qualifying facility(ies) shall ensure that any outdoor areas allowing smoking are at least 25 feet from the nearest property line.</p>			
23.	<p>Yard Sweeping: Owners, operators or tenants of the qualifying facility(ies) shall provide periodic yard and parking area sweeping to minimize dust generation.</p>	<p>Periodic yard and parking area sweeping shall be provided to minimize dust generation.</p>	<p>Periodic yard and parking area sweeping shall be provided to minimize dust generation.</p>	<p>Language shortened and simplified for clarity. No Change from MOA, development standards written in Ordinance format.</p>

Working Draft

1	2	3	4	5
Measure #	Current Measure Language – Exhibit A of Memorandum of Agreement (MOA) ¹	Memorandum of Agreement measures drafted into ordinance format development standards	Potential Adjustment to Standards Based on Feedback Received to-date (in ordinance format)	Notes/References Relating to Column 4
24.	Diesel Generators: Owners, operators or tenants of the qualifying facility(ies) shall prohibit the use of diesel generators, except in emergency situations (including when the utility delays a facility’s new electrical service connection), in which case such generators shall have Best Available Control Technology (BACT) that meets CARB’s Tier 4 emission standards.	Diesel Generators are prohibited, except in emergency situations and during construction when establishing the facility’s new electrical service connection. In those temporary cases, all generators shall have Best Available Control Technology (BACT) that meets CARB’s Tier 4 emission standards	Diesel Generators are prohibited, except in emergency situations and during construction when establishing the facility’s new electrical service connection. In those temporary cases, all generators shall have Best Available Control Technology (BACT) that meets CARB’s Tier 4 emission standards	Language shortened and simplified for clarity. No Change from MOA, development standards written in Ordinance format.
Additional Mitigation				
25.	To the extent a qualifying facility seeks and secures a Development Agreement with/from the City, the applicant, or its successor in interest, and the City shall comply with Government Code section 65865.1 and Stockton Development Code section 16.128.110. The City shall schedule a public hearing at the Planning Commission, with notice to all affected parties, at least every 12 months after approval of the Development Agreement, to receive and discuss the annual report on the status of the qualifying facility(ies)’s compliance with the Development Agreement. At those same hearings, the City shall review all the qualifying facility(ies)’s mitigation measures and conditions of approval for compliance.	Every development agreement, approved and executed in conjunction with the applicable warehouse, shall be subject to periodic review of the applicant’s/contracting party’s compliance with the agreement, by the Commission, during the full term of the agreement, as specified in the agreement, but in no case less frequently than once every 12 months as required per SMC 16.128.110 (Periodic Review). Appropriate fees to cover the City’s cost(s) to conduct the periodic reviews in compliance with the Council’s fee resolution shall be collected from the applicant/contracting party.	Staff proposes removal. Annual compliance reviews are already required by State Law and the Development Code.	Staff proposes removal. Annual compliance reviews are already required by State Law and the Development Code ordinance.

1	2	3	4	5
Measure #	Current Measure Language – Exhibit A of Memorandum of Agreement (MOA) ¹	Memorandum of Agreement measures drafted into ordinance format development standards	Potential Adjustment to Standards Based on Feedback Received to-date (in ordinance format)	Notes/References Relating to Column 4
26.	<p>Applicants seeking one or more discretionary permits for proposed qualifying facility(ies) shall engage in a community outreach effort to engage the existing community in determining issues of concern that can be addressed through site design and other means during the land use entitlement process. Suggested outreach efforts include but are not limited to, hosting community meetings, making presentations at advisory and community councils, and hosting job fairs.</p>	<p>A neighborhood meeting shall be required for any application requiring Council review. At the discretion of the Director, a neighborhood meeting may be required for other applications consistent with SMC section 16.88.025 (Neighborhood Meetings).</p>	<p>Staff proposes removal. Conflicts with ministerial reviews and already required for approvals requiring public hearings and annexations.</p>	<p>Staff proposes removal. Conflicts with ministerial reviews and already required for approvals requiring public hearings and annexations.</p>

Working DRAFT