Site Plan Review Comments for P21-0905 (1515 Fresno Av; APN: 163-370-34)

SITE PLAN REVIEW STATUS
This letter provides the City of Stockton’s review of Application No. P 21-0905, reviewed on 9/29/2021, for the development of the following:

Site Plan Review for a new fleet parking area and associated pavement and drainage system improvements, including accessory structure to existing building and landscaping.

The site is located within the Industrial, General (IG) Zoning District at 1515 Fresno Avenue, herein referred to as the “Project.” This letter identifies the information required to continue with review of the application.

On 9/29/2021 and in conformance with SMC §16.120.060(C) and SMC §16.152.050, the Site Plan Review Committee (SPRC) reviewed the application and are requiring corrections to the proposed site plan and which are responsive to SMC §16.152.050(C)(3)(c). The Director concurs with the SPRC recommendation. Comments from each department are noted below.

Please note, per SMC 16.84.050(A)(1)(c)(i), if a project has remained inactive for more than 90 days, it is automatically deemed withdrawn. Please resubmit the necessary information to process your Project prior to December 29, 2021.

DEPARTMENT COMMENTS

Engineering Division, CDD: Thomas Livensparger
1. Apply for deferred improvement agreement for frontage improvements along Navy Dr. Apply with CDD-Engineering (Thomas Livensparger)
2. What are CalTrans requirements for the frontage improvements along Charter Way?
3. Remove and replace interim improvements along Fresno Ave. with permanent. Submit frontage offsite improvement plans for Fresno Ave. to CDD -Engineering (Attn: Willie Wong
at willie.wong@stocktonca.gov For installation of curb, gutter, sidewalk and driveway approaches along frontages (one access along Navy is to be S.J. County Std. R-17).

4. Consult with the Fresno Avenue Specific Road Plan for any required dedications. (5’ ROW dedication). Dedications are processed with City Real Property Division- Amanda Thomas (Amanda.thomas@stocktonca.gov)

5. Gate along Navy Dr. to remain open during business hours. Existing 2nd gate in the site is be setback far enough for the longest truck entering the site is clear of the public right of way. No queuing/stacking in any public right of ways.

6. Dimension all features in the scope of project (drive aisles, setbacks, driveway approaches, easements, parking stalls, etc.)

7. Indicate the type of trucks using this site. Provide a truck turning template for ingress and egress for the largest trucks entering and leaving.

8. All work performed in the public right of way will require a separate City encroachment permit prior to the start of work. Encroachment permits are obtained at CDD-Engineering (Permit Center)

9. Show all existing property pins and add a note to protect in place.

Public Works Department: Dodgie Vidad

See engineering comments above.

Building Division, CDD: John Schweigerdt

1. The existing property line has inconsistencies, including buildings and development across property lines, which will need to be addressed as part of this project. A lot line adjustment or lot merger is required.

2. Clarify if the parking lot is accessed by the public and review CA Building Code (CBC) Section 11B-208.1, Exc. 1. If so, provide accessible parking stalls in accordance with CBC Chapter 11B, Division 5. Accessible parking stalls shall be located on the shortest accessible route with the building(s) served.

3. Provide an accessible route to the proposed restroom building from each building served by the restroom. The accessible route shall be in accordance with CBC Chapter 11B, Division 4. Please also review new code section 11B-250 for compliance of the accessible route.

Building Division, Landscape Architecture, CDD: Dayle Henry

4. Overall, the Preliminary Landscape Plan meets the intent of the City’s requirements. Please note that Landscape Construction Plans will be required with the submittal of the Building Plans, and shall meet all requirements of MWELO, including water calculations and applicable Planting and Irrigation Specifications and Details.

Municipal Utilities Department: John Wotila

1. Provide a Stormwater Quality Control Plan and WDID number for the State approved Stormwater Pollution Prevention Plan.

Fire Department: Phil Simon

1. Identify gate function on Navy Drive driveway entrance. Are gates automated or manually operated?
2. The site has an existing private fire hydrant system. It is shared with the neighboring property on Fresno Avenue. The existing on-site fire hydrants need to be accessible, visible and unobstructed. If need to be relocated due to parking stall arrangement, a fire permit will be required for any fire line and/or fire hydrant work. In addition, each fire hydrant shall have crash post protection installed.

3. Existing telephone poles/utility poles in the yard need to be protected from vehicular impact.

4. An exhibit shall be provided that demonstrates truck maneuvering in the yard. Fire apparatus need to have a turning area once inside the yard.

**Police Department: Jeanetta**
There are no issues or concerns from Code Enforcement. – Alex Martinez

**CEQA ANALYSIS**
The proposed use is a ministerial project and is already exempt from CEQA analysis under CEQA Guidelines §15300.1, “Relation to Ministerial Projects,” and the approval is not subject to SMC §16.88.040 (Environmental Determination).

**NEXT STEPS**
Please submit one (1) electronic set of plans and technical documents addressing the comments listed in this letter. The bulleted items below outline the remaining steps for the Project.

1. **Completeness Review:** Once received, the revised application materials will be routed for internal review. A written response to the materials will be provided within 30 days after submittal.

2. **Design Review:** A formal letter of approval will be issued with the approval of the Site Plan Review Letter.

3. **Construction Permits:** Site Plan Review Approval and Design Review Approval, a Building Permit application may be filed with the Stockton Building & Life Safety Division for construction purposes. Alternatively, you may propose, at your own risk, the concurrent review of planning and building permits in advance of issuance of a Site Plan Review Permit and Design Review approval.

**WHO TO CONTACT**
Please use the table below to contact individuals at each department for specific comments related to any comments included in this letter.
<table>
<thead>
<tr>
<th>NAME</th>
<th>CITY DEPARTMENT</th>
<th>PHONE NUMBER &amp; EMAIL</th>
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<td>Planning Department</td>
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<td>Senior Plan Checker, Landscape Architect</td>
<td>Building Department</td>
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<td>Phil Simon</td>
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<tr>
<td>Assistant Fire Marshall</td>
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<tr>
<td>John Wotila</td>
<td>Municipal Utilities</td>
<td>209-937-8436 <a href="mailto:john.wotila@stocktonca.gov">john.wotila@stocktonca.gov</a></td>
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<tr>
<td>Associate Engineer</td>
<td>Department</td>
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Hi Alex,

Per our discussion earlier, please accept this email as a request to withdraw the historic demolition application P21-1254.

We will plan to resubmit once the owner's new development application has been completed and look to address the additional items we discussed at the same time.

Thank you!
Cynthia

Cynthia Muñoz, Architect, LEED AP BD+C
Principal
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4633 Old Ironsides Dr., Suite 130
Santa Clara, CA  95054
o.  650.965.3500
m. 650-269-0302
www.stoeckerandnorthway.com

Thank you for submitting a new Planning Application.

This email is to acknowledge receipt and notify you that payment for the referenced application/record number (P21-1254) can now be made. **Payment is required to begin application processing.**

**Step 1:** Review the Guide to Paying Fees Online ([click here](https://aca-prod.accela.com/stockton/Default.aspx)).

**Step 2:** Go to Website ([https://aca-prod.accela.com/stockton/Default.aspx](https://aca-prod.accela.com/stockton/Default.aspx)) and make payment. You do not need to create an account to make a payment.

**Step 3:** Once payment is completed, we will be automatically notified, and the application will be assigned to a staff planner for processing. That person will contact you with an introduction and to exchange contact information.

Thank you,
Alex
Hi Alex,

Attached is an application signed by the owner. Please advise on next steps for payment instructions.

Thank you!
Cynthia

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Hi,

I reviewed the document and this will need to go through the Historic Demolition process. You will need to complete the application, with property owner signatures, and return it to me. Then I will send you the payment information.

The planning application, and fee schedule can be found online at: http://www.stocktongov.com/government/departments/permitcenter/planapp.html

Thank you,

Alex
From: Cynthia Munoz <cynthia@stoeckerandnorthway.com>
Sent: Tuesday, November 30, 2021 9:05 AM
To: Alex Guilbert <Alex.Guilbert@stocktonca.gov>
Subject: RE: potential demo of corner building at 1515 Fresno Ave.

CAUTION: This email originated from outside the City of Stockton. Do not click any links or open attachments if this is unsolicited email.

Thanks Alex - the reason I was confirming is the corner building (referenced as Building 16C in the email you attached) is now proposed to be fully demolished and you had advised in that case, that we needed to get a report for that. Originally, my understanding was the "unsafe" determination was applicable to the accessory structures and previously proposed partial demo of building 16C, but the full demo required the report.

Just to make sure, I've attached the historic evaluation for the corner building. If it's for certain this one can also fall under the previous unsafe determination, we can go ahead to the demo permit through the building dept. as you noted.

Thank you!
Cynthia

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From: Alex Guilbert <Alex.Guilbert@stocktonca.gov>
Sent: Tuesday, November 30, 2021 7:23 AM
To: Cynthia Munoz
Subject: RE: potential demo of corner building at 1515 Fresno Ave.

Good morning,

The structures were determined to be unsafe by the Chief Building Official, which makes them exempt from the historic demolition process.

You just need to go straight to Building Permit for Demolition through the Building Division.

If you have any additional information about the property, i.e. reports prepared by historic resource consultants. Please forward them to me and I will add them to the planning file.
Hi Alex,

Since this last email, the property owners did obtain a report from a historic resource consultant, which seems to indicate the building has been modified so much that it’s significantly altered any historical significance. But I assume we need to submit it, along with some plans and photos per what the code section outlines. What I wasn’t totally clear on is:

1. What process on the application form would I select for the Preliminary Determination? Would it be the first box for administrative interpretation or do I check “Other”? [http://www.stocktongov.com/files/PlanningApplication.pdf]

2. If this is reviewed and approved by Planning, do we then follow the subsequent process of a demo permit through Building? Or is there some sort of concurrent review?

Thanks!
Cynthia

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That building is older than 50 years old. I’ve attached a page from the 1971 Sanborn Fire Insurance Map. A Historic Resource Study will be required researching the history of the site, the completion of a Department of Parks and Recreation 523 form, and an analysis addressing the structure’s eligibility to be listed on the local, state, and or national registers.

The State maintains a Historical Resources Consultants List at: http://www.chrisinfo.org/
You may have any consultant contact me directly with any questions.


-Alex

For City of Stockton Updates on COVID-19 please visit:
Twitter @stocktonUpdates
Facebook @CityofStockton
City Website http://www.stocktonca.gov

From: Cynthia Munoz <cynthia@stoeckerandnorthway.com>
Sent: Friday, September 3, 2021 1:04 PM
To: Alex Guilbert <Alex.Guilbert@stocktonca.gov>
Cc: 'John Wang' <JohnW@stoeckerandnorthway.com>
Subject: potential demo of corner building at 1515 Fresno Ave.

CAUTION: This email originated from outside the City of Stockton. Do not click any links or open attachments if this is unsolicited email.

Hi Alex,

The property owners of 1515 Fresno Ave. is now looking at demolishing a building on the corner of the site. I attached a site plan showing the building’s location (highlighted in yellow) and a couple of photos showing the street side and the parking lot sides, just to give you some context.

Per 16.220.105, I wanted to make sure we’re clear on the required steps -

1) First we have to try to identify the age of the structure (research permit history, any other records, etc.). If we can prove it is less than 50 years old, it can go straight to the demo permit process. If over 50 years - step 2...
2) Research to see if we can find the property or structure identified in any register listing it as a historical resource.
   - Would we be required to present findings conducted by a historical resources consultant? Or can we do our best due diligence through our own research and report what we find or don't find?
   - Present findings along with materials listed in section D.1. of the code section.
   - If we find it is not historically significant or contributing, Director makes preliminary determination per the timeline noted in the code. Demo permit may be issued.

   - If there are findings of historical significance, the owner can choose to stop at that point, or proceed to next steps which it sounds like may involve a public hearing and planning commission.

Does this sound generally correct?
Thanks!
Cynthia

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November 10, 2022

Phillip King
Ware Malcomb
4683 Chabot Drive, Suite 300
Pleasanton, CA 94588
pking@waremalcomb.com

RE: Site Plan Review and Design Review Application (P22-0020) for 1515 Fresno Av; APN: 163-370-34.

This letter provides the City of Stockton’s approval of the Site Plan Review and Design Review Application (P22-0020) for a proposed 190,890± square foot speculative industrial building with two offices totaling 6,480 square feet and associated site improvements located within the IG (Industrial, General) Zoning District with a General Plan land use designation of Industrial at 1515 Fresno Avenue, herein referred to as the “Project.” This approval is limited to the Architectural Review Committee and Site Plan Review Committee recommendation and on the findings and conditions of approval in this letter.

Analysis

The project area is located on a 9.9± acre undeveloped portion of a 36.28± acre industrial site developed with several extant buildings. The site is the former location of the Flotill Products, Inc. food cannery. The controlling interest of Flothill Products was obtained by Tillie Lewis in 1937. The name of the firm was changed to Tillie Lewis Foods in 1961. The plant closed in 1987. The buildings were subsequently used by the Klein Brothers packaging company, and then the Berberian Nut Company in the 1990s. The buildings are currently used by logistics companies.

The project is consistent with the applicable development standards in Title 16 (Development Code) of the SMC. Per Table 2-3.A in SMC § 16.24.200, development in the IG Zoning District.

The subject property was a Designated Remainder of Parcel Map 24-179. A Certificate of Compliance (CC-22-01) was recorded on May 18, 2022.

A Lot Line Adjustment (LLA22-4289) is in process to reconfigure the property lines of the project site and two neighboring parcels (APNs: 163-370-32 and -33).

Site Plan Review

On January 19, 2022, and in conformance with SMC §16.152.010, the Site Plan Review Committee (SPRC) reviewed the application and plans and determined that minor corrections were necessary. The plans were subsequently resubmitted on April 26, 2022, and again in
September, after the Certificate of Compliance had been recorded and discussions with Caltrans regarding improvements associated with California State Highway 4 (Charter Way) were initiated. The final plans were reviewed by Engineering and Traffic Engineering. The comments from all City’s divisions associated with development are included are listed in the conditions of approval below. Based upon compliance with the minor corrections requested and SMC §16.152.010, the Site Plan Review Committee recommends approval of the project to the Director The Director concurs with the SPRC recommendation and hereby issues approval, subject to the project specific conditions of approval below.

Design Review

On July 6, 2022, and in conformance with SMC §16.120.050, the Architectural Review Committee (ARC) reviewed the proposed project and made recommendations regarding mass and scale, the building facades, and the appropriate use of materials and colors. Revised plans were submitted on September 6, 2022 addressing these recommendations and staff recommended approval of the project. The Director confirms the Design Review recommendation based on the findings and project specific conditions of approval and hereby issues approval. To ensure conformance with the Citywide Design Guidelines, the Project must conform to the findings listed below. The Director affirmed that the Project does support all items listed.

Citywide Design Guidelines Consistency

1. **Finding:** The proposed development is consistent with all applicable provisions of this Development Code and other applicable City ordinances. (SMC §16.120.060(A))

2. **Finding:** The general design considerations, including the character, quality, and scale of design are consistent with the purpose/intent of this chapter and the Guidelines and other design guidelines that may be adopted by the City. (SMC §16.120.060(B))

3. **Finding:** The architectural design of structures and their materials and colors are visually compatible with surrounding development. Design elements (e.g., replacement and new facade material and colors, replacement and new location of windows and doors.) have been incorporated into the project to further ensure its compatibility with the character and uses of adjacent development, and/or between the different types of uses in a mixed-use development. (SMC §16.120.060(C))

4. **Finding:** The location and configuration of structures are compatible with their sites and with surrounding sites and structures and do not unnecessarily block views from other structures or dominate their surroundings. (SMC §16.120.060(D))

5. **Finding:** The general landscape design, including the color, coverage, location, size, texture, and type of plant materials, provisions for irrigation, planned maintenance, and protection of landscape elements have been considered to ensure visual relief, to complement structures, and to provide an attractive environment. (SMC §16.120.060(E))

6. **Finding:** The design and layout of the proposed project will not interfere with the use and enjoyment of neighboring existing or future development and will not result in vehicular or pedestrian hazard. (SMC §16.120.060(F))

7. **Finding:** The building design and related site plans, including on-site parking and loading, has been designed and integrated to ensure the intended use will best serve the potential users or patrons of the site. (SMC §16.120.060(G))
8. **Finding:** Special requirements or standards have been adequately incorporated, when applicable, into the building and/or site design (e.g., American Disabilities Act regulations, historic preservation, mitigation measures, open space, utilities, etc.). (SMC §16.120.060(H))

**California Environmental Quality Act**

The Project is Categorically Exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines §15268 (Ministerial Projects). Site plan review approval is a ministerial action that is not subject to SMC §16.88.040 (Environmental Determination). Design Review is a ministerial action as well given the proposed use is allowed, by-right (see SMC §16.120.040(A) and §16.120.050(D)(1)(a)).

**Conditions of Approval**

**Project-Specific Conditions**

1. The Project approved by this action shall conform to the plans included in Exhibit 1 and conditions of approval herein. Project approval encompasses Site Plan Review and Design Review aspects only and does not include evaluations of construction and engineering standards.

2. The proposed project located on Fresno Avenue shall require a right-of-way dedication. See Fresno Avenue Specific Road Plan for required dedication (Please contact the Engineering Division for a copy of the Specific Road Plan).

3. Off-site improvement plans shall be required for Fresno Avenue and Navy Drive frontages. Improvements will include, but not be limited to, pavement widening, curb, gutter, sidewalk, signage and striping, and streetlights (Please contact the Engineering Division for additional information). Driveway approaches shall be designed to accommodate STAA trucks per Condition 9.

4. The off-site improvement plans shall show existing City fiber-optic (FO) lines.

5. Submit a copy of the Caltrans letter referenced in Comment 6 of the Kier + Wright memorandum dated September 2, 2022 (Attachment A) with the Building Permit application.

6. Prior to building permit submittal, the applicant shall revise the Fresno Avenue – Left Turn Exit and Right Turn Entrance Truck Turn diagram (Page 31 of Exhibit 1, Sheet 2.0) to indicate a 3-foot minimum distance between southbound incoming trucks and northbound outgoing trucks.

7. Prior to building permit submittal, the applicant shall revise the CA-4 Fresno Avenue Intersection NE Corner Truck Turn diagram (Page 32 of Exhibit 1, Sheet 3.0) to indicate a 3-foot minimum distance between southbound incoming trucks and northbound outgoing trucks. Note: The trucks need to turn within their designated lanes.

8. The driveway approach along Navy Drive leading into the site shall be removed and replaced with curb, gutter, and sidewalk. If this access is to be retained, then an additional Planning Entitlement will be required to evaluate the proposed land use, circulation, and on- and off-site improvements. Retention of the driveway will require improvements per Condition 9.
9. Driveways shall conform to City Standard commercial ramp R-59 and should be designed to accommodate STAA trucks. The City Standards can be found on the City of Stockton Engineering webpage at: http://www.stocktonca.gov/government/departments/publicWorks/enginStand.html

10. By separate instrument, the applicant shall establish a shared access agreement for use of the Fresno Avenue driveway.

11. The 60-foot wide “No-Build Easement” shown between buildings must be recorded prior to permit issuance.

12. If the site is fenced, then pedestrian gates shall be required along all accessible/egress routes. The pedestrian gates shall have the appropriate accessible and fire exit hardware and have the appropriate maneuvering clearance per CBC §11B-404.

   Note: Review new CA Building Code Section 11B-250 related to all accessible routes throughout the site. Accessible routes shall be raised sidewalks unless one of the exceptions applies.

13. Provide a Stormwater Quality Control Plan (SWQCP); provide a WDID number for the State approved Stormwater Pollution Prevention Plan (SWPPP). (Municipal Utilities)

14. Fencing and landscaping along the front and street side property lines shall be constructed addressing traffic sight areas (SMC § 16.48.040(B)).

15. No barbed or concertina wire shall be visible from any adjacent public street, in compliance with Chapter 16.48 (SMC § 16.24.140(A)))

16. Structures, fences/walls, and parking areas abutting a public street shall be set back at least 20 feet from any street side property line (SMC § 16.80.170(C)(1)(a)).

17. The required 20-foot setback area abutting a public street shall be maintained with landscaping as follows:

   i. Landscaping and the associate automatic irrigation system shall be provided and maintained in compliance with Chapter 16.56 (Landscape Standards).

   ii. The landscaping shall primarily consist of evergreen shrubs and trees which may be located on berms.

   iii. Trees shall be provided at a rate of one (1) for every 20 linear feet of landscaped area. (SMC § 16.80.170(C)(1)(c))

18. Landscaping within the automobile parking area shall be consistent with Section 16.64.080 of the Stockton Municipal Code.

19. Roof- or ground-mounted mechanical equipment; loading docks, company-owned vehicles; refuse storage areas; and utility services shall be screened from public view from abutting public streets and rights-of-way. The method of screening shall be architecturally compatible with other site development in terms of colors, materials, and architectural style. A Design Review may be required prior to the installation of screening devices. (SMC § 16.35.100(A)(2))
20. Trash enclosures shall be constructed to accommodate the minimum storage area requirements of Table 3-2. The trash enclosures shall meet the location requirements specified in Section 16.36.130(C) of the SMC. The trash enclosure shall consist of 6-foot tall solid masonry walls, metal gates, and landscaping. The design shall be architecturally compatible with the surrounding structures and subject to the approval of the Director. (SMC § 16.36.100(A)(3) and 16.36.130(D)).

21. Exterior lighting shall be shielded or modified to prevent emission of light or glare beyond the property line, or upward into the sky. Bare bulbs shall not be allowed. (SMC § 16.32.070(B)).

22. The project has not been approved to support STAA trucks at this time. STAA truck route designation is a separate process of approval. The applicants will need to apply and make necessary offsite improvements as deemed necessary for their trucks to get to and from the project site. The following comments also apply:

   a. It is suggested that the Fresno Avenue driveway is designed to STAA trucks, so reconstruction is not necessary in the future.

   b. In the near future, the City will remove the truck route north of Navy Drive. If trucks will approach the project site form the direction of Navy Dr, then the intersection of Navy Drive and Fresno Avenue must be designed to accommodate STAA trucks (67° radius, HDM Figure 404.5B). By improving the intersection the trucks can turn left onto westbound Navy Dr and ultimately approach State Route 4 (SR4) from Navy Drive.

   c. Must include both the truck design and truck turning path template on the plans. Use Highway Design Manual (HDM) Figure 404.5B.

   d. The southwest corner of the intersection of Navy Drive and Fresno Avenue will require improvements to accommodate STAA trucks.

Standard Conditions of Approval

23. New buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. (SMC § 15.12.030(A))

24. Show all existing property pins/survey monuments on the site plan and add a note on the Building Plans stating “Property pins/survey monuments shall be protected in place.”

25. All tripping hazards, including cracked, broken, and displaced concrete along the property frontage, shall be removed and replaced to City standards.

26. All work performed in the City public right-of-way or within utility easements shall require a separate City encroachment permit.

27. Plans submitted for purposes of building permit(s) shall reflect compliance with the American Disabilities Act and standards at Development Code Table 2-3, including all other aspects of Municipal Code Title 16 (Development Code), as applicable.

28. The use shall be carried out in compliance with all applicable Federal, State, County and City codes, regulations and adopted standards and pay all applicable fees.

29. Compliance with these conditions is mandatory. Failure to comply with these conditions is
unlawful, constitutes a public nuisance, and is subject to the remedies and penalties identified in the Stockton Municipal Code, including but not limited to, monetary fines and revocation or modification of said Design Review Approval.

30. Changes to this approval shall be reviewed under SMC Chapter 16.104 (Changes to an Approved Project).

31. This approval shall become void unless the required building permit is submitted within 12 months of the effective date of approval. An extension may be requested in accordance with SMC §16.120.080(D).

32. All work performed under a building permit for which drawings and plans have been approved under the procedures and requirements of SMC §16.120.010 shall conform to the approved drawings and plans.

Conclusion

The Site Plan Review aspect of this decision is effective immediately. The Design Review aspect of this decision is appealable to the Planning Commission in accordance with SMC §16.120.080(A) and Chapter §16.100 (Appeals). An appeal must be made to the Community Development Department in writing within 10 days and accompanied by the requisite fee. The Site Plan Review aspect of this decision is effective immediately.

If you have any questions, please do not hesitate to contact me at my e-mail address, alex.guilbert@stocktonca.gov.

Alex Guilbert, Senior Planner
City of Stockton | Community Development Department

Attachments:

Exhibit A – Plans

Attachment A – Kier + Wright memorandum dated September 2, 2022

cc: Matt Frey, Westcore, 4350 La Jolla Village Drive, Suite 900, San Diego, CA 92122, mfrey@westcore.net
WESTCORE INDUSTRIAL BUILDING

1515 S. FRESNO AVE. STOCKTON, CALIFORNIA 95206
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<thead>
<tr>
<th>SHEET NUMBER</th>
<th>DOOR NUMBER</th>
<th>ALIGN</th>
</tr>
</thead>
</table>

**Abbreviations and Symbols**

- ABBREVIATIONS
- SYMBOLS

**Exhibit 1**

- E.S.F.R. (EARLY SUPPRESSION FAST-RESPONSE) AUTOMATIC FIRE PREVENTION SPRINKLER SYSTEM PROVIDED
--automatic sprinkler system monitoring and alarms will be provided.

**Project Data**

- WESTCORE INDUSTRIAL BUILDING
- 1515 S. FRESNO AVE. STOCKTON, CALIFORNIA 95206

**Project Information**

- JOB NO.: [4683 Chabot Dr, Suite #300]
- DRAWN BY.: [9/26/2022 11:42:23 AM]
1. Fire authority notes

2. General project notes

3. General notes

4. Site notes

5. Roof notes

6. Floor plan notes

7. Glazing notes

8. Door notes

9. Roof construction notes

10. Electrical notes

11. Plumbing notes

12. Mechanical notes

13. Structural notes

14. Site development notes

15. General construction notes

16. Exclusion notes
<table>
<thead>
<tr>
<th>COATING CATEGORY</th>
<th>CURRENT VOC LIMIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>THIN MEDIUM DENSITY FIBERBOARD*</td>
<td>0.13 (MAX. 5/16&quot; THICK)</td>
</tr>
<tr>
<td>OPAQUE</td>
<td>550</td>
</tr>
<tr>
<td>SINGLE - PLY ROOF MEMBRANE</td>
<td>450</td>
</tr>
<tr>
<td>POROUS MATERIAL (EXCEPT WOOD)</td>
<td>50</td>
</tr>
<tr>
<td>PLASTIC FOAMS</td>
<td>50</td>
</tr>
<tr>
<td>STRUCTURAL WOOD MEMBRANE ADHESIVE</td>
<td>140</td>
</tr>
<tr>
<td>SPECIAL PURPOSE CONTACT ADHESIVE</td>
<td>250</td>
</tr>
<tr>
<td>COVE BASE ADHESIVES</td>
<td>50</td>
</tr>
</tbody>
</table>
| *

5.504.4.1 ADHESIVES, SEALANTS AND CAULKS.

1. ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, PRIMERS, SEALERS AND UNDERCOATERS | 100 |

5.504.4.5 COMPOSITE WOOD PRODUCTS.

OF THE BUILDING WITH AIR FILTRATION MEDIA FOR OUTSIDE AND RETURN AIR THAT LISTED IN THIS SECTION.

5.304.5 GRAYWATER OR RAINWATER USE IN LANDSCAPE

REFERENCED IN TABLE 1401.1 OF THE CALIFORNIA PLUMBING CODE AND IN CHAPTER CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS.
**SECTION 703 VERIFICATIONS**

MANDATORY MEASURES

- Compliance will be specified in the report or other methods acceptable to the enforcing agency.

- Include but is not limited to construction documents, plans, and other methods.

**INSTALLER TRAINING**

- Special inspection shall have a financial interest in the materials or the project they are inspecting.

- Certification shall be closely related to the primary job function, as determined by the local agency.

- Certification from a recognized state, national, or international organization.

- Would be determined by the enforcing agency for the particular type of inspection or task to include more special inspectors to provide inspection or other duties.

**INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS**

- Can only perform HVAC installations when under the direct training or certification program.

- Uncertified persons may perform HVAC installations when under the direct training or certification program.

- May perform HVAC installations when under the direct training or certification program.

- The proper installation of HVAC systems including ducts.

**HVAC TRAINING AND CERTIFICATION PROGRAMS**

- Special inspection is determined by the local agency.

- Certificate shall be closely related to the primary job function, as determined by the enforcing agency.

**PUBLIC UTILITY TRAINING PROGRAMS**

- Other programs acceptable to the enforcing agency.

**PROGRAMS SPONSORED BY TRADE, LABOR, OR MANUFACTURING ORGANIZATIONS**

- Program sponsorship by these organizations.

**LICENSED TO INSTALL HVAC SYSTEMS**

- Examples of licensed individuals.

**CERTIFIED TO INSTALL HVAC SYSTEMS OR CONTRACTOR**

- May perform HVAC installations when under the direct training or certification program.

**CONDITIONS OF INSTALLATION**

- The proper installation of HVAC systems including ducts.

**MANDATORY MEASURES**

- Include but are not limited to construction documents, plans, and other methods.

**INSTALLATION OF HVAC, REFRIGERATION, AND FIRE SUPPRESSION EQUIPMENT**

- New commercial refrigeration systems shall comply with the provisions of Section 702.2.

**VENDOR RESPONSIBILITY**

- Vendor is responsible for installing and maintaining HVAC systems.

**CONSTRUCTION DOCUMENTS**

- Construction documents must specify and install in accordance with the code.

**TRADE CONCEPTS**

- Indoor air quality and moisture control concepts.

**ENVIRONMENTAL COMFORT (SECTION 5.507)**

- Environmental comfort concepts.

**INDOOR AIR QUALITY (SECTION 5.506)**

- Indoor air quality concepts.

**INDOOR MOISTURE CONTROL (SECTION 5.505)**

- Indoor moisture control concepts.

**ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL (SECTION 5.504.7)**

- Environmental tobacco smoke control concepts.

- Ventilation controls shall be specified and installed in accordance with the code.

**INDOOR NOISE TRANSMISSION (SECTION 5.507.4)**

- Indoor noise transmission concepts.

**OZONE DEPLETION AND GREENHOUSE GAS REDUCTIONS (SECTION 5.508.1)**

- Ozone depletion and greenhouse gas reduction concepts.

**REFRIGERANT LEAK REDUCTION (SECTION 5.508.2)**

- Refrigerant leak reduction concepts.
ALL REQUIRED EXITS TO RECEIVE WALL-MOUNTED TACTILE EXIT SIGN WITH THE WORD "EXIT".
PROPOSED FUTURE OFFICE AREA

6'-0" x 8'-0" (PAIR)
CLEAR ANOD. ALUM. STOREFRONT DOOR W/TEMPERED GLAZING
(NARROW STILE)

FRAME: MANUFACTURER

HARDWARE:
2 SETS PIVOT SET
2 SETS INTER PIVOT
1 EA EXIT DEVICE
1 EA MORTISE CYLINDER
2 SETS OFFSET PULL
2 EA OH CLOSER
1 EA THRESHOLD
1 EA DECAL

NOTE: WEATHERSEAL BY DOOR MANUFACTURER

BUTT HINGES:
SOSS - STANDARD WEIGHT, PLAIN BEARING, STEEL HINGES OR APPROVED EQUAL.

ALL EXTERIOR OUTSWING DOOR BUTTS SHALL BE MADE OF NON-FERROUS MATERIAL AND SHALL HAVE STAINLESS STEEL HINGE PINS.

VON DUPRIN 99 SERIES PANIC DEVICE OR APPROVED EQUAL

CLOSING DEVICES:
NORTON 8500 BF SERIES OR APPROVED EQUAL

STOPS:
TRIMCO W1200 SERIES DOOR STOP

SLIDE BOLT AND PAD LOCK:
INSTALL SLIDE BOLT ABOVE LEVEL OF DOOR GUARD

DOOR NOTES

DOOR TYPES
SF2
3'-0" x 7'-0"
PAINTED INSULATED HOLLOW METAL DOOR

4'-0" x 7'-0"
PAINTED INSULATED HOLLOW METAL DOOR
FRAME: PAINTED HOLLOW METAL

HARDWARE:
3 EA HINGES
1 EA EXIT DEVICE
1 EA CYLINDER
1 EA CLOSER
1 EA PERIMETER SEAL
1 EA BOTTOM DRIP
1 EA THRESHOLD
1 EA LOCK GUARD
1 EA HVY DUTY FLOOR STOP

SD1
SD2

F1
F1*

9'-0" x 10'-0"
DOCK HIGH SECTIONAL VERTICAL LIFT OVERHEAD DOOR W/ FACTORY PAINTED FINISH.

12'-0" x 14'-0"
SECTIONAL VERTICAL LIFT OVERHEAD DOOR W/ FACTORY PAINTED FINISH
PROPOSED FUTURE OFFICE AREA

WAREHOUSE

A6.3

A6.1

A4.2

A5.1

PARTIAL FLOOR PLAN

A2.1

NOT TO SCALE

KEY PLAN

LEGEND

WALL LEGEND

PARTIAL FLOOR PLAN

1/16" = 1'-0"

DATE

REMARKS

12/20/2021

SITE AND DESIGN REVIEW

9/23/2022

ADDENDUM

C - CALTRANS/DRC REVIEW

COMM.

P.J.

PARTIAL FLOOR PLAN

A2.1

A2.2

A2.3

A2.4

A2.5

A2.6

A2.7

A2.8

A2.9

A2.10

 Kommunikation

1/16" = 1'-0"

P.J.

PARTIAL FLOOR PLAN

A2.1

A2.2

A2.3

A2.4

A2.5

A2.6

A2.7

A2.8

A2.9

A2.10

Kommunikation
SKYLIGHT: 2%

COORDINATE EXACT LOCATION TO PREVENT CONFLICT WITH FRAMING, FIRE SPRINKLER LINES, ELECTRICAL CONDUITS AND LIGHTING. SEE STRUCTURAL DRAWINGS.

KEYNOTES:

SCALE: 1" = 30'-0"
PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

COLORS:

BASE COLOR: SW- DET 617 WINTER MORN
SECONDARY COLOR: SW- DET 617 WINTER MORN
SECONDARY COLOR: SW- SW 7064 PASSIVE
SECONDARY COLOR: SW- DET 612 STIEGLITZ SILVER
ACCENT COLOR: SW- WESTCORE BLUE

VISION GLASS
SPANDREL GLASS
TEMPERED GLASS

GLASS:

F.F.E
0"

T.O.P.
43'

SEE ELEVATION 2A
SEE ELEVATION 2B

TYP.
420
475
425
440
430
428
401
471

NOTE:

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
XXX XXXX
U FACTOR = 0.28 AND SHGC = 0.28

GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT
PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

COLORS:
- BASE COLOR: SW- DET 617 WINTER MORN
- SECONDARY COLOR: SW- DET 617 WINTER MORN
- SECONDARY COLOR: SW- SW 7064 PASSIVE
- SECONDARY COLOR: SW- DET 612 STIEGLITZ SILVER
- ACCENT COLOR: SW- WESTCORE BLUE

GLASS:
- F.F.E
- 0"
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16

T.O.P.
- 39' - 6"
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15

VISION GLASS
SPANDREL GLASS
TEMPERED GLASS

LEGEND
- VISION GLASS
- SPANDREL GLASS
- TEMPERED GLASS

WESTCORE INDUSTRIAL BUILDING
1515 S. FRESNO AVE. STOCKTON,
CALIFORNIA 95206

TYP.
- 425
- 475
- 420

T.O.P.
- 43'
- 6'
- 3'-6"
LEGEND

KEYNOTES:

- GLASS:
- 506 CONCRETE FOOTING.
- 475 LINE OF ROOF BEYOND.
- 440 METAL CANOPY, PAINTED.
- 430 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
- 428 CONCRETE FORM LINER.
- 425 CONCRETE WALL JOINT.
- 420 3/4" V-REVEAL.
- 305 SINGLE-PLY ROOFING OVER WOOD DECK.
- 202 CONCRETE SLAB. PROVIDE VAPOR RETARDER OVER SAND BASE AT OFFICE AREA PER SOILS REPORT. PROVIDE SEALER FOR CONCRETE FLOOR AREA IN WAREHOUSE.

ENLARGED EXTERIOR ELEVATION

ENLARGED FLOOR PLAN

WALL SECTION

WALL SECTION

WALL SECTION

WALL SECTION

SCALE: 1/4" = 1'-0"
202 CONCRETE SLAB. PROVIDE VAPOR RETARDER OVER SAND BASE AT OFFICE AREA PER SOILS REPORT. PROVIDE SEALER FOR CONCRETE FLOOR AREA IN WAREHOUSE.

244 STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.

270 CONCRETE RAMP.

271 CONCRETE RETAINING WALL.

401 CONCRETE WALL, PAINTED.

402 PRE-FINISHED ALUMINUM COMPOSITE METAL PANEL OVER METAL STUD FRAMING.

420 3/4" V-REVEAL.

425 CONCRETE WALL JOINT.

471 FINISH GRADE VARIES.

475 LINE OF ROOF BEYOND.

506 CONCRETE FOOTING.
SLOPE 5%  
SEE CIVIL DWGS  
RAMP NON-ACCESABLE TO PEDESTRIANS  

E 3'-6"  
18'-4"  
5'-0"  
60'-0"  

E 4'-0"  
3'-6"  

E 60'-0" (VERIFY WITH CIVIL) TO EDGE OF APRON  
SEE CIVIL DWGS. FOR FINISH LEVEL  
RAMP NON-ACCESABLE TO PEDESTRIANS.  

BUILDING AREA  
TRUCK APRON  
CONCRETE WALL  
SEE STRUCTURAL DWG.  
CONCRETE WALL  
SEE STRUCTURAL DWG.  

BOLLARD, SEE  
SLOPE UP 5%  
2 % SLOPE  

6"  
17'-6"  
6"  

A6.3  
21  

A5.3  
2  

SIM.  
SECTION  

2" O.D. STD. STEEL  
GALVANIZED PIPE  
PRIMED AND PAINTED  
EMBEDDED MOUNTING  
CONCRETE PAVING  
SEE CIVIL DWGS.  

CONCRETE CURB  
CONCRETE WHEEL STOP  
4" WIDE STRIPE PAINTED  
BLUE  

4" WIDE STRIPING  
PAINTED WHITE, TYP.  

NO PARKING  
SLOPE DN  
8.33% MAX.  

REGULAR STALL  
ACCESSIBLE STALL  
9'-0" TYP.  
8'-0" @ VAN  
5'-0" TYP.  

LANDSCAPE AND PAVEMENT, WHERE OCCURS WITHIN THE LOADING AND UNLOADING ACCESS AISLE PAINT THE WORD "NO PARKING" IN 12" HIGH LETTERS MIN.  
NOTE: PAINT DIRECTIONAL ARROWS AT DRIVEWAY AND ENTRY PARKING AS REQUIRED PER CITY STANDARDS  

0" CONCRETE CURB  
CONCRETE CURB  
CONCRETE WHEEL STOP  
4" WIDE STRIPE PAINTED  
BLUE  

4" WIDE STRIPING  
PAINTED WHITE, TYP.  

NOTE:  
PAINT DIRECTIONAL ARROWS AT DRIVEWAY AND ENTRY PARKING AS REQUIRED PER CITY STANDARDS  

5'-0" MIN.
## Window Types

<table>
<thead>
<tr>
<th>Window Type</th>
<th>Description</th>
</tr>
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<tbody>
<tr>
<td>A</td>
<td>Window Type A</td>
</tr>
<tr>
<td>B</td>
<td>Window Type B</td>
</tr>
<tr>
<td>C</td>
<td>Window Type C</td>
</tr>
<tr>
<td>D</td>
<td>Window Type D</td>
</tr>
<tr>
<td>E</td>
<td>Window Type E</td>
</tr>
</tbody>
</table>

## Glazing Legend

- **Type A**: Vacant glass
- **Type B**: Sandwiched glass
- **Type C**: Tempered glass

All glass used in the exterior of the building to be:

- **U Factor = 0.28** and **SHGC = 0.28**

Glazing wind load resistance calculations are under separate permit.

## Window Schedule

<table>
<thead>
<tr>
<th>Date</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>12/20/2021</td>
<td>Site and Design Review</td>
</tr>
</tbody>
</table>

## Westcore Industrial Building

1515 S. Fresno Ave, Stockton, California 95206
**CLEAN AIR/VANPOOL/EV**

- **COMPACT**
  - WEST CHARTER WAY
  - S FRESNO AVENUE

**PROPOSED BUILDING**

- **DETENTION BASIN**
- **LOW ACCENT PLANTING HIGHLIGHTS**: (CRAPE MYRTLE)
- **PEDESTRIAN WALKWAYS AND ENTRIES**
- **SITE FLOWERING ACCENT TREES**: (CRAPE MYRTLE)
- **SITE CONIFER TREES**: (DEODAR CEDAR)
- **DECIDUOUS CANOPY TREES**: (SCARLET OAK)

**TALL SCREENING PLANTING ALONG PROPERTY LINE WITH SPREADING SHRUBS AND GROUND COVER**

**IRRIGATED HYDROSEED THROUGHOUT STORMWATER TREATMENT BASINS**

- **SECONDARY BROADLEAF EVERGREEN TREE**: (CHINESE ELM)
- **PRIMARY BROADLEAF EVERGREEN TREE**: (HOLLY OAK)
- **PRIMARY DECIDUOUS CANOPY TREES**: (LONDON PLANETREE)

**REFER TO SHEET L0 FOR PLANT LIST, NOTES AND DETAILS**

**DRAWN BY:**

**JOB NO.:**

**PA / PM:**

**DATE**

**REMARKS**

**Pleasanton, California 94588**

**4683 Chabot Dr. Suite 300**

**Graphics**

**Planning**

**Architecture**

**Interiors**

**Civil Engineering**

**WESTCORE**

**1545 South Fresno Avenue**

**Stockton, California 95206**

**Ph: 925.244.9620**

**F: 925.244.9621**

**RW Stover & Associates, Inc.**

**Landscape Architecture**

**1620 North Main Street, Suite 4**

**Walnut Creek, CA 94596**

**Ph: 925.933.2583**
TALL SCREENING PLANTING ALONG PROPERTY LINE WITH SPREADING SHRUBS AND GROUND COVER

PRIMARY DECIDUOUS CANOPY TREES (LONDON PLANETREE)

IRRIGATED HYDROSEED THROUGHOUT STORMWATER TREATMENT BASINS

SECONDARY BROADLEAF EVERGREEN TREE (CHINESE ELM)

ALTERNATING MASSES OF EVERGREEN CONFIER (CEDAR) AND CANOPY TREES (SCARLET OAK) BUFFER ALONG BASIN
September 2, 2022

CALIFORNIA DEPARTMENT OF TRANSPORTATION
Office of the District 10 Director
Attn: Tom Dumas
P.O. Box 2048
Stockton, CA 95201

RE: Comment Responses – 1515 S. Fresno Avenue, Stockton
Permit #: 10-SJ-4-PM 015.096, Plan Check #: 3

Dear Tom,

The following pages include Kier & Wright responses to the California Department of Transportation plan check comments dated August 25, 2022.

If you have any questions regarding the comments prepared by our team, please contact me directly.

Sincerely,

KIER & WRIGHT

Mike Ebenal, PE (CA/NV), QSD/P
SENIOR ENGINEERING MANAGER
mabenal@kierwright.com
209.328.1123
COMMENT RESPONSES

Kier & Wright's responses are provided below in red.

CALTRANS

GENERAL COMMENTS

1. **COMMENT**: During the meeting call on August 19, 2022, the applicant’s engineer stated that they will install sidewalk, curb, and gutter on their proposed development frontage on SR 4 and improve the intersection of SR 4 and Fresno Ave for STAA truck if Phase 3 of the K. Hovanian project (Permit # 10-22-6-MC-0255) does not cover these improvements or the permit did not go through. Since this review is in the site plan review stage, the applicant does not have to address the comments below at this time. However, when this proposed development is submitted for formal planning review by the local lead agency, these comments will need to be addressed and satisfied prior to the final approval of the final permit.

   **RESPONSE**: Agreed.

2. **COMMENT**: Caltrans District 10 Hydraulics concurs with drainage-related revisions to the plans and has no further comments.

   **RESPONSE**: Nothing needed at this time.

3. **COMMENT**: Improvements must be designed in accordance with Caltrans standards that are in effect at the time this project develops.

   **RESPONSE**: Agreed. Site plan updated.

4. **COMMENT**: The proposed emergency vehicle access to the west of Fresno Ave on SR 4 needs to be designed up to current Caltrans standards, not the City of Stockton standards. The emergency vehicle access needs to be closed at all time.

   **RESPONSE**: Noted and updated.

5. **COMMENT**: Please explain why the retention basin to the west of Fresno Ave on SR 4 is called “Retention Caltrans” or relabel as appropriate.

   **RESPONSE**: The retention basin is no longer used for SR 4 runoff. Retention basin updated.

6. **COMMENT**: With reference to the attached memorandum dated August 19, 2022 submitted to our Department please see the attached letter with Caltrans responses in blue. Please note that an STAA Permit and Terminal Access via SR 4/Fresno Avenue will require improvements to accommodate STAA turn movements. These improvements will need to be made by the applicant in coordination with Caltrans. The City will need to evaluate and approve access points prior to granting Terminal Access.

   **RESPONSE**: Agreed.

7. **COMMENT**: An Encroachment Permit will be required for work (if any) done within the Department’s right of way. This work is subject to the California Environmental Quality Act. Therefore, environmental studies may be required as part of the encroachment permits application. A qualified professional must conduct any such studies undertaken to satisfy the Department’s environmental review responsibilities. Ground disturbing activities to the site prior to completion and/or approval of required environmental documents may affect the Department’s ability to issue a permit for the project. Furthermore, if engineering plans or drawings will be part of your permit application, they should be prepared in standard units.

   **RESPONSE**: Noted.
From: John Schweigerdt <John.Schweigerdt@stocktonca.gov>
Sent: Wednesday, September 7, 2022 5:14 PM
To: Michael McDowell <Michael.McDowell@stocktonca.gov>; Bradley Wall <Bradley.Wall@stocktonca.gov>
Subject: FW: 1515 Fresno Av APN 16337034

Mike/Brad,

Giving you a heads up about this as I know there has been a lot of interest/activity/communication regarding this property in recent months. We performed an emergency demolition today of the building on the corner of Navy Dr and Fresno Ave due to a catastrophic fire. Attached are some photos and below is an email from Code Enforcement with some additional details.
Good Morning,

There was a fire at this location at about 02:30 resulting in a catastrophic damage to it. PG&E has cut all electrical lines going to the effected building and has a crew enroute to cut gas lines in the street. The PO Susan (949) 637-7098 has a general contractor as well as a demo contractor on scene. They will be headed to Building Division soon. Fire Department states that building needs to be demoed to put out the fire as well as to allow inspectors to check for cadavers. Please see attached pict. East side wall no longer supported and HVAC unit is no longer supported by structure. The building in question is on the North East side of the parcel.

Thank you

Wesley Thorne
City of Stockton Code Enforcement
(209) 937-7004
December 27, 2022

Archille Cuyle
174 Lawrence Drive, Suite A
Livermore, CA 94551
Acuyle@bayareatents.com
(925) 605-2900

RE: Temporary Activity Permit P22-0988 (1405 Fresno Av, APN#: 163-370-32)

This letter provides the Director’s approval of Temporary Activity Permit Application P22-0988 to allow two temporary tents for WestHub to store merchandise in, to be removed by May 1, 2023, herein referred to as the “project.” The project is located at 1405 Fresno Av, APN: 163-370-32, within the IG (Industrial, General) zoning district with a General Plan designation of Industrial.

Analysis

The proposed tents will be 50’x140’x10’ and 50’x40’x10’ in size, and will be located near the south side of the property, behind the existing building. The purpose of the tents is to allow temporary storage of the store merchandise, while the existing building sprinkler system is being upgraded and replaced.

WestHub building sprinkler system work will begin in January 2023 and will be completed by March 31, 2023. There will be no public access to the tents during that time. This approval is based on the following findings and conditions of approval outlined below.

Findings

1. The proposed temporary activity would be consistent with the general land uses, objectives, policies, and programs of the General Plan and any applicable specific plan, precise road plan, or master development plan. (SMC §16.164.050(A)).

2. The establishment, maintenance, or operation of the proposed temporary activity at the location proposed and within the time period(s) identified would not 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 proposed activity.
(SMC §16.164.050(B))

3. The proposed site would be adequate in terms of location, shape, and size to
accommodate the temporary activity. (SMC §16.164.050(C))

4. The design, location, size, and operating characteristics of the proposed temporary activity
would be compatible with the existing and future land uses in the vicinity. (SMC
§16.164.050(F))

5. Approved measures for removal of the temporary activity and site restoration have been
required to ensure that no changes to the site would limit the range of possible future land
uses otherwise allowed by this Development Code. (SMC §16.164.050(G))

6. The proposed permit would be in compliance with the provisions of the California
Environmental Quality Act (CEQA) and the City’s CEQA Guidelines. (SMC §16.164.050(H))

**Project-Specific Requirements**

1. This approval is subject to the plans and operational parameters identified in Exhibit 1. All
operation parameters referenced therein are required as part of this approval.

2. Project area is limited to spaces provided on the site plan and shall be located entirely out
of the drive aisle.

3. A Fire Permit and subsequent fire safety inspection will need to be issued to the applicant
prior to the start-up date.

4. Tents and other auxiliary equipment shall comply with Chapter 31 of the California Fire
Code. Contact the City of Stockton Fire Prevention Division regarding any required Fire
Permits.

**Standard Requirements**

1. This approval is effective immediately, unless appealed in accordance with SMC §16.100
(Appeals).

2. Changes to this approval shall be considered in accordance with SMC Chapter 16.104
(Changes to an Approved Project).

3. Compliance with these conditions is mandatory. Failure to comply with these conditions is
unlawful, constitutes a public nuisance, and is subject to the remedies and penalties
identified in the Stockton Municipal Code, including but not limited to, monetary fines and
revocation or modification of said approval(s).

4. Each site occupied by a temporary activity shall be completely free of all evidence of the
activity within seven (7) days following the termination of the activity. Temporary activities
that do not comply with this standard shall be subject to code enforcement action, in compliance with SMC Chapter 16.224 (Enforcement).

5. No signs shall be posted on City property unless prior approval is granted.

If you have any questions, please do not hesitate to contact me at Susie.Kuo.Ctr@stocktonca.gov or (209) 937-7564.

Respectfully,

Susie Kuo  
Contract Planner  
City of Stockton | Community Development Department

Attachment: Exhibit 1 – Plans
Site Plan Review

WestHub Logistic
1515 S. Fresno Avenue
Stockton, CA

Prepared by: Archille Cuyle
Address: 1515 S. Fresno Ave
Stockton, CA 95206
Date: December 16, 2022
Sheet: 1 of 6

Set Up: 12/21/2022
Work Start: Early 01/2023
Takedown: By 03/31/2023

USE:
Storage of Merchandise
During Fire Sprinkler System Replacement

50' x 140' x 10' Structure
18' wide ramp

50' x 10' x 10' Structure

WESTHUB LOGISTICS TEMPORARY STORAGE TENTS SITE OVERVIEW
Exhibit 1: WestHub Logistics Temporary Storage Tents Site Overview with Measurements

WestHub Logistics
1515 S. Fresno Avenue
Stockton, CA 95206
Setup: December 21, 2022
Remove: March 31, 2023

Prepared by: Archille Cuyle
Site Address: 1515 S. Fresno Avenue or Date: December 16, 2022
Sheet: 2.1 of 6.1

Exhibit 1
WestHub Logistics Temporary Storage Tents
50x140 Layout

Prepared By: Archille Cuyle
Address: 1515 S. Fresno Ave
1405 S. Fresno Ave
Prepared: December 16, 2022
Sheet: 3.1 of 6.1

LEGEND:
EXIT – LIGHTED EXIT WITH EMERGNC EXIT ON SLIDER
FE – FIRE EXTINGUISHER 2A10BC
NS – NO SMOKING SIGN
HALIDE LIGHT
– 1 TON CONCRETE BLOCK

50'X140'X10' STRUCTURE
FULLY ENCLOED WITH
18 – 1 TON BLOCKS TO SECURE
STORAGE ONLY OF MERCHANDISE

SCALE – 3/8" = 10'

Exhibit 1
WestHub Logistics Temporary Storage Tents
50'x'x40' Layout

WESTHUB LOGISTICS
1515 S. FRESNO AVENUE
STOCKTON, CA
SETUP: DECEMBER 21, 2022
REMOVE: MARCH 31, 2023

Prepared By: Archille Cuyle
Address: 1515 S. Fresno Ave
Prepared: December 16, 2022
Sheet: 4.1 of 6.1

SCALE – 3 5/16" = 40'

LEGEND:
EXIT – LIGHTED EXIT WITH EMERGENCY BACKUP ON SLIDER
FE – FIRE EXT. 2A10BC
NS – NO SMOKING SIGN
◇ – HALIDE LIGHT
□ – 1 TON CONCRETE BLOCK

50'x40'x10' STRUCTURE FULLY ENCLOSED
8 – 1 TON CONCRETE BLOCKS USED TO SECURE
STORAGE ONLY OF MERCHANDISE
West Hub Logistics Temporary Storage Tents
50' x 40' Manufacturer Schematic

1515 S. Fresno Ave
Sheet 5.1 of 6.1