



**Planning Commission Staff Report
 Item 2, October 16, 2025
 Use Permit No. PA-2500159
 Prepared by: Giuseppe Sanfilippo**

PROJECT SUMMARY

Applicant Information

Property Owner: Jesus E. and M Meza Trust
Project Applicant: Shane Rawlings

Project Site Information

Project Address: 2300 North Teepee Drive
Project Location: On the southwest corner of North Teepee Drive and Wigwam Drive, Stockton

Parcel Number (APN):	132-080-11	Water Supply:	Public (Cal Water)
General Plan Designation:	I/L	Sewage Disposal:	Private
Zoning Designation:	I-L	Storm Drainage:	Public (CSA 17)
Project Size:	1.97-acres	100-Year Flood:	No (X)
Parcel Size:	1.97-acres	Williamson Act:	No
Community:	Stockton	Supervisory District:	4

Environmental Review Information

CEQA Determination: Notice of Exemption (Attachment C)

Project Description

This project is a Conditional Use Permit for construction of a 6,750-square-foot metal bulk storage building for a dry cement distributor (Use Type: Industry General). This use will be in addition to a wholesale landscape business and truck sales office previously approved under Site Approval No. PA-2000184. The proposed metal building will replace the structure previously approved for PA-2000184 and be utilized by both uses. The applicant is requesting a parking modification to reduce the required vehicle parking spaces from 32 to 9 vehicle parking spaces, based on the estimated number of employees and customers. Access to the site will be provided by the existing driveway at the southeast terminus of Teepee Drive and Wigwam Drive.

Recommendation

1. Adopt the Findings for Use Permit (Attachment D); and
2. Approve Use Permit No. PA-2500159 with the attached Conditions of Approval (Attachment E)

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NOTIFICATION & RESPONSES

(See Attachment B, Response Letters)

Public Hearing Notices

Legal ad for the public hearing published in the Stockton Record: October 2, 2025.

Number of Public Hearing notices: 964

Date of Public Hearing notice mailing: October 2, 2025.

Referrals and Responses

- **Project Referral with Environmental Determination Date:** July 9, 2025

Agency Referrals	Response Date - Referral
County Departments	
Assessor	
Community Development	
Building Division	
Fire Prevention Bureau	
Code Enforcement	
Public Works	August 13, 2025
Environmental Health	July 18, 2025
Sheriff Office	
Supervisor: District 4	
Mosquito Abatement	
State Agencies	
C.R.W.Q.C.B.	
Caltrans District 10	
CA Water Service Company	
Fish & Wildlife, Division: 2	
California Highway Patrol	
CA Native American Heritage Commission	
CA DMV	
Local Agencies	
Stockton East Water District	
S.J.C.O.G.	July 9, 2025
San Joaquin Air Pollution Control District	

Agency Referrals	Response Date - Referral
Waterloo Morada Fire District	
C.V.R.W.Q.C.B.	
C.V.F.P.B.	
Stockton Unified School District	
City of Stockton CDD	
City of Stockton Public Works	
Stockton Municipal Utilities District	
Federal Agencies	
F.E.M.A.	
US Fish and Wildlife	
Miscellaneous	
CA Water Service Company	
Building Industry Association	
Builders Exchange	
P.G.&E.	August 12, 2025
Farm Bureau	
CA Tribal TANF Partnership	
United Auburn Indian Community	
CA Valley Miwok Tribe	
CA North Valley Yokuts Tribe	
Buena Vista Tribe Rancheria	
Sierra Club	

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ANALYSIS

Background

On May 19, 2022, the Community Development Department approved Administrative Use Permit No. PA-2000184 for a landscaping materials storage yard and truck sales facility to be built out in 2 phases over 5 years. This Conditional Use Permit proposes to add the storage and distribution of dry cement to the previously approved uses. The 6,750 square foot building proposed with this application will replace the previously approved building and will accommodate the previously approved truck sales use and proposed cement mixing and distribution facility.

The original expiration date for the project was November 19, 2023. However, the project qualified for an automatic two-year Time Extension that was approved for all projects in an approved status at the time of the adoption of the current Development Title to align existing projects with new expiration standards included in the new Title providing 3 years for the development of phase 1. As a result, the new expiration date for this project is November 19, 2025. A Two-Year Time Extension (PA-2500296) for previously approved Administrative Use Permit No. PA-2000184 was filed on September 12, 2025, and if approved will extend the existing expiration date from November 19, 2025, to November 19, 2027. This application is being processed concurrently with this Conditional Use Permit and will be approved administratively by staff.

The project site is currently vacant, as building permits have not been issued for PA-2000184. The project site lies in the existing Cherokee Industrial Park, where adjacent uses include warehouses, building material distribution, and limited retail uses.

CEQA Exemption

This application is for a Conditional Use Permit for the indoor storage and distribution of dry concrete within a proposed 6,750 square foot building that will be utilized by the proposed use and the previously approved truck sales facility. This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines California Code of Regulations, Title 14, Chapter 3, Section 15303 (Class 3, New Construction or Conversion of Small Structures). Section 15303 provides that a project is exempt from CEQA if the activity applies to projects where up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Community Development Department determined that Section 15303 is applicable to this project because the proposed building is less than the 10,000 square foot threshold cited in the exemption. In addition, the proposed use does not involve significant amounts of hazardous substances and the surrounding area is not an environmentally sensitive area because the project site is located within an existing business park with many commercial and industrial uses. Therefore, the proposed project will not cause a significant impact on the environment.

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RECOMMENDATION

It is recommended that the Planning Commission:

1. Adopt the Findings for Use Permit (Attachment D, Findings for Use Permit); and
2. Approve Use Permit No. PA-2500159 with the attached Conditions of Approval (Attachment E, Conditions of Approval)

Attachments:

Attachment A – Site Plan
Attachment B – Agency Response Letters
Attachment C – Environmental Document
Attachment D – Findings for Use Permit
Attachment E – Conditions of Approval

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Community Development Department

Planning · Building · Neighborhood Preservation

Attachment A Site Plan

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Attachment B Agency Response Letters

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Department of Public Works

Fritz Buchman, Director

Alex Chetley, Deputy Director - Development

Kristi Rhea, Deputy Director - Administration

David Tolliver, Deputy Director - Operations

Najee Zarif, Deputy Director - Engineering

August 13, 2025

MEMORANDUM

TO: Community Development Department
CONTACT PERSON: Giuseppe Sanfilippo

FROM: Shayan Rehman, Engineering Services Manager
Development Services Division

SR

SUBJECT: PA-2500159 (C); A Conditional Use Permit application for a bulk storage and distributor of cement under the Industry General use type. This use will be in addition to a previously approved wholesale landscape business and truck sales office approved under PA-2000184. This project proposes the construction of a 6,750 square foot metal building being proposed will replace the structure that was previously approved for PA-2000184. The applicant is requesting a parking modification to reduce the required vehicle parking spaces from 32 to 9 vehicle parking spaces, based on the estimated number of employees and customers. Access to the site will be provided by the existing driveway at the southeast terminus of Teepee Drive and Wigwam Drive. The project site will be served by a new septic system for wastewater, Private California Water for water service, and CSA17 for terminal storm drainage. This parcel is not under a Williamson Act Contract; located on the Southwest corner of Teepee Drive and Wigwam Drive in Stockton.
(Supervisory District 4)

OWNER: Jesus E & Esthela M Meza TR

APPLICANT: Brix and Homes Real Company INC

ADDRESS: 2300 N Teepee Drive, Stockton

APN: 132-080-11

INFORMATION:

The site is currently located within a Federal Emergency Management Agency Designated Flood Hazard Area designated as Zone AH. The 100-Year Flood Elevation is approximately 29 feet NAVD 1988.

Wigman Drive has an existing and planned right-of-way width of 84'-variable feet.

Teepee Drive has an existing and planned right-of-way width of 84'-variable feet.

PA-2500159 (C)

RECOMMENDATIONS:

- 1) An encroachment permit shall be required for all work within road right-of-way. (Note: Driveway encroachment permits are for flatwork only – all vertical features, including but not limited to fences, walls, private light standards, rocks, landscaping and cobbles are not allowed in the right-of-way.) (Development Title Sections 9-607.020 and 9-607.040)
- 2) The driveway approach shall be improved in accordance with the requirements of San Joaquin County Improvement Standards Drawing No. 13 [The return radii for truck-trailer egress shall be designed to prevent encroachment onto opposing lanes of traffic] prior to issuance of the occupancy permit. (Development Title Section 9-607.040)
- 3) If the applicant intends to utilize STAA trucks with this project approval, then applicant shall obtain from the Department of Public Works and Caltrans a STAA terminal and STAA route designations for the proposed facility. Contact the Transportation Engineering Division of the Department of Public Works (209-468-3707) for designation process.
- 4) The Traffic Impact Mitigation Fee shall be required for this application. The fee is due and payable at the time of building permit application. The fee will be based on the current schedule at the time of payment. The fee shall be automatically adjusted July 1 of each year by the Engineering Construction Cost Index as published by the Engineering News Record. (Resolutions R-00-433)
- 5) The Regional Transportation Impact Fee shall be required for this application. The fee is due and payable at the time of building permit application. The fee will be based on the current schedule at the time of payment. (Resolution R-06-38)
- 6) The Water Supply Facilities Impact Mitigation Fee shall be required for this development. The fee is due and payable prior to issuance of the building permit. The fee will be based on the current schedule at the time of payment. (Development Title Section 9-803.020 and Resolutions R-91-327, R-94-185 and R-97-5)
- 7) It is the responsibility of the applicant to ensure that a current will serve letter for storm drainage service is on file prior to release of building permit. The applicant or subsequent owner of the property is responsible to ensure that all requirements of the will-serve letter are fulfilled prior to release of the building permit. If any extension, connection, or placement of new facilities is required to connect to the existing main lines, the cost shall be borne by the applicant. For any work within the County right-of-way, an improvement plan shall be submitted to Public Works for review and approval. Required plan check and inspection fees shall apply.
- 8) The applicant shall submit storm drainage calculations per San Joaquin County Development Standards to Community Infrastructure Engineering (CIE) for review and approval prior to the issuance of any building permit.
- 9) A copy of the Final Site Plan shall be submitted prior to release of building permit.
- 10) This project is subject to the NPDES Region-Wide Permit requirements and shall comply with the following conditions. Prior to release of the building permit, plans and calculations

PA-2500159 (C)

shall be submitted and approved by the Public Works Department – Water Resources Division (209-468-9360):

- a) Treatment: A registered professional engineer shall design the site to treat the 85th percentile storm as defined in the County's 2023 Storm Water Quality Control Criteria Plan (SWQCCP).
 - b) Hydromodification: A registered professional engineer shall design the site to comply with the volume reduction requirement outlined in the County's 2023 SWQCCP
 - c) Trash: A registered professional engineer shall design the site to comply with the trash control requirement outlined in the County's 2023 SWQCCP.
- 11) Prior to release of the building permit, the owner shall enter into an agreement with San Joaquin County for post-construction maintenance of stormwater quality facilities.
 - 12) Prior to release of the building permit the applicant shall submit a Storm Water Quality Control Plan (SWQCP) to Public Works that complies with all requirements of the 2023 SWQCCP
 - 13) Prior to release of the building permit the applicant shall submit the Storm Water Pollution Prevention Plan (SWPPP) to Public Works. A copy of the approved SWPPP and all required records, updates, test results and inspection reports shall be maintained on the construction site and be available for review upon request.
 - 14) Applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and comply with the State "General Permit for Storm Water Discharges Associated with Construction Activity". The Waste Discharge Identification Number (WDID), issued by SWRCB, shall be submitted to Public Works prior to release of the building permit. Contact the SWRCB at 1-866-563-3107 for further information.
 - 15) Prior to release of the building permit all new construction and the substantial improvement of any structure or tanks in the area of special flood hazard shall be elevated or floodproofed in accordance with San Joaquin County Ordinance Code Section 9-703.130. Plans and calculations shall be submitted and approved by the Public Works Department – Water Resources Division (209-468-9596).

SR:GM:GG



Environmental Health Department

Jasjit Kang, REHS, Director

Muniappa Naidu, REHS, Assistant Director

PROGRAM COORDINATORS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS


Steven Shih, REHS

Elena Manzo, REHS

Natalia Subbotnikova, REHS

July 18, 2025

To: San Joaquin County Community Development Department
Attention: Giuseppe Sanfilippo

From: Aaron Gooderham (209) 616-3062 
Senior Registered Environmental Health Specialist

RE: **PA-2500159 (C), Referral, SU-2500679**
2300 N. Teepee Drive, Stockton

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

- 1) A soil suitability and nitrate loading study incorporating proposed staff and customer use shall be submitted to the Environmental Health Department, indicating that the area is suitable for septic system usage. The studies must be approved by the Environmental Health Department prior to issuance of building permit(s). (San Joaquin County Development Title, Section 9-604.010(d)). The fee will be based on the current schedule at the time of payment.

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

- 2) Construction of an individual sewage disposal system(s) under permit and inspection by the Environmental Health Department is required at the time of development based on the Soil Suitability/ Nitrate Loading Study findings (San Joaquin County Development Title, Section 9-605.010).
- 3) The applicant shall provide written confirmation from the water providers that improvements have been constructed or financial arrangements have been made for any improvements required by the agency and that the agency has or will have the capacity to serve the proposed development. Said written confirmation shall be submitted prior to the issuance of a building permit (San Joaquin County Development Title, Section 9-602.010).
- 4) Prohibited discharges into OWTS include: septic tank pumpings, automobile and garage waste, storm drainage, solvents and toxics, solids, garbage, kitchen wastewater from restaurant or bar, air conditioners, hazardous wastes, backwash, truck terminal wastes, recreational vehicle holding tank waste, industrial and manufacturing waste, and food processing wastes (San Joaquin County Development Title, Section 9-605.030(b) and San Joaquin County OWTS Standard).

1868 E. Hazelton Avenue | Stockton, California 95205 | T 209 468-3420 | F 209 464-0138 | www.sjgov.org/ehd

- 5) The onsite wastewater treatment system (OWTS) shall be designed to receive all domestic sewage and wastewater from the property. Only domestic sewage is allowed to discharge into the OWTS. No basement, footing or surface drainage or discharge from water softener, iron filter, pool filters, or water treatment systems shall be permitted to enter any part of the OWTS. (San Joaquin County OWTS Standards 1.10.1)
- 6) Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-601.010(b) and 9-601.020(i)).
- 7) Before any hazardous materials/waste can be stored or used onsite, the owner/operator must report the use or storage of these hazardous materials to the California Environmental Reporting System (CERS) at cers.calepa.ca.gov/ and comply with the laws and regulations for the programs listed below (based on quantity of hazardous material in some cases). The applicant may contact the Program Coordinator of the CUPA program, Elena Manzo (209) 953-7699, with any questions.
 - a) Any amount but not limited to the following hazardous waste; hazardous material spills, used oil, used oil filters, used oil-contaminated absorbent/debris, waste antifreeze, used batteries or other universal waste, etc. – Hazardous Waste Program (Health & Safety Code (HSC) Sections 25404 & 25180 et sec.)
 - b) Onsite treatment of hazardous waste – Hazardous Waste Treatment Tiered Permitting Program (HSC Sections 25404 & 25200 et sec. & California Code of Regulations (CCR), Title 22, Section 67450.1 et sec.)
 - c) Reportable quantities of hazardous materials-reportable quantities are 55 gallons or more of liquids, 500 pounds for solids, or 200 cubic feet for compressed gases, with some exceptions. Carbon dioxide is a regulated substance and is required to be reported as a hazardous material if storing 1,200 cubic feet (137 pounds) or more onsite in San Joaquin County – Hazardous Materials Business Plan Program (HSC Sections 25508 & 25500 et sec.)
 - d) Any amount of hazardous material stored in an Underground Storage Tank – Underground Storage Tank Program (HSC Sections 25286 & 25280 et sec.)
 - i) If an underground storage tank (UST) system will be installed, a permit is required to be submitted to, and approved by, the San Joaquin County Environmental Health Department (EHD) before any UST installation work can begin.
 - ii) Additionally, an EHD UST permit to operate is required once the approved UST system is installed.
 - e) Storage of at least 1,320 gallons of petroleum aboveground or any amount of petroleum stored below grade in a vault – Aboveground Petroleum Storage Program (HSC Sections 25270.6 & 25270 et sec.)
 - i) Spill Prevention, Countermeasures and Control (SPCC) Plan requirement
 - f) Threshold quantities of regulated substances stored onsite - California Accidental Release Prevention (CalARP) Program (Title 19, Section 2735.4 & HSC Section 25531 et sec.)
 - i) Risk Management Plan requirement for covered processes



S J C O G , I n c .

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0574 • Email: boyd@sjcog.org

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

SJMSCP RESPONSE TO LOCAL JURISDICTION (RTL) ADVISORY AGENCY NOTICE TO SJCOC, Inc.

To: Giuseppe Sanfilippo, San Joaquin County, Community Development Department
From: Laurel Boyd, SJCOC, Inc. Phone: (209) 235-0574 Email: boyd@sjcog.org
Date: July 9, 2025
Local Jurisdiction Project Title: PA-2500159 (C)
Assessor Parcel Number(s): 132-080-11
Local Jurisdiction Project Number: PA-2500159 (C)
Total Acres to be converted from Open Space Use: Unknown
Habitat Types to be Disturbed: Urban Habitat Land
Species Impact Findings: Findings to be determined by SJMSCP biologist.

Dear Mr. Sanfilippo:

SJCOC, Inc. has reviewed the project referral for PA-2500159 (C). This project consists of a Conditional Use Permit application for bulk storage and distributor of cement under the Industry General use type. This use will be in addition to a previously approved wholesale landscape business and truck sales office approved under PA-2000184. This project proposes the construction of a 6,750 square foot metal building being proposed will replace the structure that was previously approved for PA-2000184. The applicant is requesting a parking modification to reduce the required vehicle parking spaces from 32 to 9 vehicle parking spaces, based on the estimated number of employees and customers. Access to the site will be provided by the existing driveway at the southeast terminus of Teepee Drive and Wigwam Drive. The project site will be served by a new septic system for wastewater, Private California Water for water service, and CSA 17 for terminal storm drainage. The project site is located on the Southwest corner of Teepee Drive and Wigwam Drive, Stockton (APN/Address: 132-080-11 / 2300 N Teepee Drive, Stockton).

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

This Project is subject to the SJMSCP. This can be up to a 30 day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. <http://www.sjcog.org>

Please contact SJMSCP staff regarding completing the following steps to satisfy SJMSCP requirements:

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

- d. Purchase approved mitigation bank credits.
- 4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.

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

- Receive your Certificate of Payment and release the required permit

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

If you have any questions, please call (209) 235-0574.



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San Joaquin County Multi-Species Habitat Conservation & Open Space Plan

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SJMSCP HOLD

TO: Local Jurisdiction: Community Development Department, Planning Department, Building Department, Engineering Department, Survey Department, Transportation Department, Other: _____

FROM: Laurel Boyd, SJCOG, Inc.

**DO NOT AUTHORIZE SITE DISTURBANCE
DO NOT ISSUE A BUILDING PERMIT
DO NOT ISSUE _____ FOR THIS PROJECT**

The landowner/developer for this site has requested coverage pursuant to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). In accordance with that agreement, the Applicant has agreed to:

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

Project Title: PA-2200240 (IP)

Landowner: Wilson Way Enterprises PTP

Applicant: Jared C. Tomaszewski

Assessor Parcel #: 132-070-10

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

Local Jurisdiction Contact: Sol Jobrack

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



Pacific Gas and Electric Company
PGEPlanReview@pge.com
Land Management
300 Lakeside Drive
Oakland, CA 94612

August 12, 2025

Sean Cardenas
Office Assistant Specialist
San Joaquin County

Re: PA-2500159

Dear Sean,

Thank you for providing PG&E with the opportunity to review your proposed plans for PA-2500159 (C). Our review indicates the proposed work and/or improvements appear to interfere with PG&E's existing facilities and land rights.

PG&E has existing underground electric distribution facilities on the Northeast portion of the property. There appears to be proposed landscaping and drain fields in this area, which is the reason for this letter. Please confirm your awareness of the underground facilities and that these will not be exposed or impacted by the proposed landscaping and drain field in this area.

To request delineation maps for review of PG&E's existing facilities, please submit to the following mailbox for gas maps: DelineationMapRequests@pge.com. For electric maps, submit through PG&E's JUMP Portal: [Joint Use Map Portal](#). Please note, when a request is submitted, the Delineation Team will confirm if a Nondisclosure Agreement needs to be completed.

For any requests to modify or relocate PG&E's existing facilities, or to request gas and/or electric service, please submit an application to PG&E's Service Planning department through PG&E's Your Project Portal: [Sign In \(yourprojects-pge.com\)](#).

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

If you have any questions regarding this response, please contact me at Matthieu.McNair@pge.com

Sincerely,

Matthieu McNair
Land Management

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SAN JOAQUIN
—COUNTY—
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Community Development Department

Planning · Building · Neighborhood Preservation

Attachment C Environmental Document

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Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

NOTICE OF EXEMPTION

TO: Office of Planning & Research
P. O. Box 3044, Room 212
Sacramento, CA 95812-3044

FROM: San Joaquin County
Community Development Department
1810 East Hazelton Avenue
Stockton, CA 95205

County Clerk, County of San Joaquin

Project Title: Conditional Use Permit No. PA-2500159

Project Location - Specific: The project site is located on the Southwest corner of Teepee Drive and Wigwam Drive in Stockton. (APN/Address: 132-080-11 / 2300 N Teepee Drive, Stockton) (Supervisorial District: 4)

Project Location – City: Stockton

Project Location – County: San Joaquin County

Project Description: Conditional Use Permit application for a bulk storage, blending and distributor of dry cement under the Industry General use type. This use will be in addition to a previously approved wholesale landscape business and truck sales office approved under PA-2000184. This project proposes the construction of a 6,750 square foot metal building being proposed will replace the structure that was previously approved for PA-2000184. The applicant is requesting a parking modification to reduce the required vehicle parking spaces from 32 to 9 vehicle parking spaces, based on the estimated number of employees and customers. Access to the site will be provided by the existing driveway at the southeast terminus of Teepee Drive and Wigwam Drive. The project site will be served by a new septic system for wastewater, Private California Water for water service, and CSA17 for terminal storm drainage. This parcel is not under a Williamson Act Contract.

The Property is zoned I-L (Limited Industrial) and the General Plan designation is I/L (Limited Industrial).

Project Proponent(s): Jesus E & Esthela M Meza TR / Brix and Homes Real Estate Company INC c/o Shane Rawlings

Name of Public Agency Approving Project: San Joaquin County Planning Commission

Name of Person or Agency Carrying Out Project: Giuseppe Sanfilippo, Senior Planner
San Joaquin County Community Development Department

Exemption Status:
General Exemptions. (Section 15303)

Exemption Reason:
Processed under the provisions of the California Code of Regulations Section 15303, which are exempt from CEQA. This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303. Class 3 Categorical Exemptions includes a list of classes of projects that have been determined not to have a significant effect on the environment and that are, therefore, exempt from the provisions of CEQA. Section 15303 lists Class 3 projects, which include "construction and location of limited numbers of new, small facilities or structures: installation of small new equipment and facilities in small structure." The proposed 6,750 square foot metal building is a small structure with no expected significant effect on the environment and, therefore, the project is not subject to CEQA.

Lead Agency Contact Person:
Giuseppe Sanfilippo Phone: (209) 468-0227 Fax: (209) 468-3163 Email: gsanfilippo@sjgov.org

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

Signature: _____ Date: _____

Name: Sean Cardenas Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____

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



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Attachment D **Findings for Use Permit**

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FINDINGS FOR USE PERMIT

PA-2500159 (CUP) MEZA TR

1. The proposed use is consistent with the goals, policies, standards, and maps of the General Plan, any applicable Master Plan, Specific Plan, and Special Purpose Plan, and any other applicable plan adopted by the County.
 - **This finding can be made because the Industry – General use type may be conditionally permitted in the I-L (Limited Industrial) zone with an approved Conditional Use Permit application. The I-L zone implements the General Plan’s I/L (Limited Industrial) designation. The subject parcel has a General Plan designation of I/L (Limited Industrial) and is zoned I-L. Therefore, the proposed use for concrete mixing and distribution facility is consistent with the goals, policies, standards, and maps of the General Plan. There are no Master Plans, Specific Plans, and/or Special Purpose Plans adopted by San Joaquin County in the project vicinity.**
2. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, and the proposed improvements are properly related to existing and proposed roadways.
 - **This finding can be made because adequate utilities, access roads, sanitation, drainage, and other necessary facilities have been provided or are proposed, and the improvements are properly related to existing and proposed streets and highways. The project site will be served by public water and storm drainage, and on-site wastewater disposal. The on-site wastewater disposal system is subject to review and permit by the Environmental Health Department.**
3. The site is physically suitable for the type of development and for the intensity of development.
 - **This finding can be made because the 1.97-acre parcel is of adequate size and shape to accommodate the proposed use, and all yards, building coverage, setbacks, parking areas and other requirements of the Development Title, as depicted on the Site Plan, as well as the previously approved landscaping services facility and truck sales facility.**
4. The location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.
 - **This finding can be made because the proposed use is allowed in the I-L zone with an approved Conditional Use Permit application and the adjacent parcels have existing commercial and industrial uses. As a result, the project is anticipated to be compatible with and not adversely affects the livability or appropriate development of abutting properties and the surrounding neighborhood.**
5. The proposed use will not create any nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding ambient conditions.
 - **This finding can be made because the proposed use is not anticipated to create any nuisances related to the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding ambient conditions with the inclusion of the proposed Conditions of Approval. Requirements from the Planning Division and Building Division will address noise, vibration, and glare. Requirements from these departments along with the recommended conditions from the Department of Public Works, Environmental Health Department, and the San Joaquin Council of Governments will ensure that the project is developed to the appropriate standards to avoid creating a nuisance.**
6. The site of the proposed use is adequately served by highways, streets, water, storm drainage, and

other public facilities and services.

- **This finding can be made because the project has direct access to Teepee Drive, a public road. The Department of Public Works has provided Conditions of Approval that will ensure the proposed use is adequately served by highways and streets. The subject parcel will be served by public water and storm drainage, and on-site wastewater disposal as required by the General Plan. The wastewater disposal will be subject to the rules and regulations of the Environmental Health Department.**

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

- **This finding can be made because the proposed use, Industry – General, can be conditionally permitted in the I-L zone with an approved Conditional Use Permit. The Site Plan depicts required utilities, adequate parking, and landscaping that meets the provisions of the Development Title, and the Conditions of Approval will ensure compliance with applicable Development Title standards.**



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Attachment E **Conditions of Approval**

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CONDITIONS OF APPROVAL

PA-2500159 JESUS E. AND ESTHELLA M. MEZA TRUST

Conditional Use Permit Application No PA-2500159 was approved by the Planning Commission on _____. The effective date of approval is _____. The effective date of approval is _____. This approval will expire on _____, which is thirty-six (36) months from the effective date of approval, unless (1) all Conditions of Approval have been complied with, (2) all necessary building permits have been issued and remain in force, and (3) all necessary permits from other agencies have been issued and remain in force.

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

1. COMMUNITY DEVELOPMENT DEPARTMENT (Contact: [209] 468-3121)
 - a. Submit an "APPLICATION-COMMERCIAL BUILDING PERMIT". The Site Plan required as a part of the building permit must be prepared by a registered civil engineer or licensed architect. This Plan must show drainage, driveway access details including gates, on-site parking, landscaping, signs, existing and proposed utility services, and grading (refer to the "SITE PLAN CHECK LIST" for details). Foundation and soils investigation shall be conducted in conformance with Chapter 18 of the California Building Code at the time of permit application. A fee is required for the Site Plan review. (Development Title Section 9-802.110[a][2])
 - b. **APPROVED USE:** This approval is for bulk storage and distribution of dry cement including the construction of a 6,750 square foot building to be utilized by the proposed facility and the previously approved truck sales facility replacing the 10,000 -square-foot structure approved with PA-2000184. (Use Type: Industry - General)

This approval is in addition to PA-2000184.
 - c. **CAPITAL FACILITY FEE:** This project may be subject to the Capital Facility Fee. If the Capital Facility Fee is applicable, the County shall collect the fees before the issuance of any building permits. (Development Title Section 9-610.070)
 - d. **SURFACING:** All permanent parking areas, including driveways and maneuvering areas, shall be surfaced and permanently maintained with asphalt concrete or Portland cement concrete. Bumper guards and/or wheel stops shall be provided when necessary to protect adjacent structures or properties. (Development Title Section 9-406.060[i], Development Title Section 9-406.080[g][5])
 - e. **VEHICLE PARKING:** Off-street parking shall be provided and comply with the following:
 1. A minimum of 9 permanent off-street vehicle parking spaces shall be provided (Development Title Section 9-406.110).
 2. Each vehicle parking stall shall be an unobstructed rectangle, minimum 9 feet wide and 19 feet long. (Development Title Section 9-406.060)
 3. All parking stalls and directional arrows shall be delineated with paint or similar distinguishable material. (Development Title Section 9-406.060 [e])
 4. One parking space intended for the exclusive use of a Disabled Person permitted vehicle and provision of access for disabled persons shall be provided. Such spaces will be counted towards the parking requirements (Development Title Section 9-406.030)

- f. **ACCESS AND CIRCULATION:** The following requirements apply and shall be shown on the Site Plan:
1. Access driveways shall have a width of no less than 25 feet for two-way aisles and 16 feet for one-way aisles, except that in no case shall driveways designated as fire department access be less than 20 feet wide. (Development Title Section 9-406.060 [n][1])
 2. Vehicle access gates shall be recessed from the property line a minimum of 10 feet unless there are at least 16 feet between the property line and the edge of the travelled roadway, in which case the setback is waived. (Development Title Section 9-400.040 [a][4])
- g. **LIGHTING:** Lighting shall be provided and comply with the following:
1. The equivalent of one foot of candle illumination shall be provided throughout the parking area. (Development Title Section 9-9-406.060 [m][1])
 2. All lighting shall be on a time clock or photo-sensor so as to be turned off during daylight hours and during any hours when the parking area is not in use. This requirement does not apply to security lighting. ((Development Title Section 9-406.0609[m][2])
- All lighting shall be designed to confine direct rays to the premises. No spillover beyond the property lines shall be permitted, except onto public roads, provided, however, that such light shall not cause a hazard to motorists. (Development Title Section 9-406.0609[m][3])
- h. **SIGNS:** Sign details shall be consistent with Chapter 9-408 of the Development Title and be included on the Site Plan. All portions of any sign shall be set back a minimum of 5 feet from any future right-of-way line, including any corner cut-off (snipe). (Development Title Section 9-408.070.3 [p])
- i. **LANDSCAPING:** Landscaping shall be provided and comply with the following:
1. A minimum ten (10) foot wide landscaped strip, respecting the ultimate right-of-way width of Teepee Drive, shall be installed across the frontage of the project site. (Development Title Section 9-402.030 [c][2]))
3. DEPARTMENT OF PUBLIC WORKS (Contact: [209] 468-3000)
- a. An encroachment permit shall be required for all work within road right-of-way. (Note: Driveway encroachment permits are for flatwork only – all vertical features, including but not limited to fences, walls, private light standards, rocks, landscaping and cobbles are not allowed in the right-of-way.) (Development Title Sections 9-607.020 and 9-607.040)
 - b. The driveway approach shall be improved in accordance with the requirements of San Joaquin County Improvement Standards Drawing No. 13 [The return radii for truck-trailer egress shall be designed to prevent encroachment onto opposing lanes of traffic] prior to issuance of the occupancy permit. (Development Title Section 9-607.040)
 - c. If the applicant intends to utilize STAA trucks with this project approval, then applicant shall obtain from the Department of Public Works and Caltrans a STAA terminal and STAA route designations for the proposed facility. Contact the Transportation Engineering Division of the Department of Public Works (209-468-3707) for designation process.
 - d. The Traffic Impact Mitigation Fee shall be required for this application. The fee is due and payable at the time of building permit application. The fee will be based on the current schedule at the time of payment. The fee shall be automatically adjusted July 1 of each year by the Engineering Construction Cost Index as published by the Engineering News Record. (Resolutions R-00-433)

- e. The Regional Transportation Impact Fee shall be required for this application. The fee is due and payable at the time of building permit application. The fee will be based on the current schedule at the time of payment. (Resolution R-06-38)
- f. The Water Supply Facilities Impact Mitigation Fee shall be required for this development. The fee is due and payable prior to issuance of the building permit. The fee will be based on the current schedule at the time of payment. (Development Title Section 9-803.020 and Resolutions R-91-327, R-94-185 and R-97-5)
- g. It is the responsibility of the applicant to ensure that a current will serve letter for storm drainage service is on file prior to release of building permit. The applicant or subsequent owner of the property is responsible to ensure that all requirements of the will-serve letter are fulfilled prior to release of the building permit. If any extension, connection, or placement of new facilities is required to connect to the existing main lines, the cost shall be borne by the applicant. For any work within the County right-of-way, an improvement plan shall be submitted to Public Works for review and approval. Required plan check and inspection fees shall apply.
- h. The applicant shall submit storm drainage calculations per San Joaquin County Development Standards to Community Infrastructure Engineering (CIE) for review and approval prior to the issuance of any building permit.
- i. A copy of the Final Site Plan shall be submitted prior to release of building permit.
- j. This project is subject to the NPDES Region-Wide Permit requirements and shall comply with the following conditions. Prior to release of the building permit, plans and calculations shall be submitted and approved by the Public Works Department – Water Resources Division (209-468-9360):
 - 1. Treatment: A registered professional engineer shall design the site to treat the 85th percentile storm as defined in the County’s 2023 Storm Water Quality Control Criteria Plan (SWQCCP).
 - 2. Hydromodification: A registered professional engineer shall design the site to comply with the volume reduction requirement outlined in the County’s 2023 SWQCCP
 - 3. Trash: A registered professional engineer shall design the site to comply with the trash control requirement outlined in the County’s 2023 SWQCCP.
- k. Prior to release of the building permit, the owner shall enter into an agreement with San Joaquin County for post-construction maintenance of stormwater quality facilities.
- l. Prior to release of the building permit the applicant shall submit a Storm Water Quality Control Plan (SWQCP) to Public Works that complies with all requirements of the 2023 SWQCCP.
- m. Prior to release of the building permit the applicant shall submit the Storm Water Pollution Prevention Plan (SWPPP) to Public Works. A copy of the approved SWPPP and all required records, updates, test results and inspection reports shall be maintained on the construction site and be available for review upon request.
- n. Applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and comply with the State “General Permit for Storm Water Discharges Associated with Construction Activity”. The Waste Discharge Identification Number (WDID), issued by SWRCB, shall be submitted to Public Works prior to release of the building permit. Contact the SWRCB at 1-866-563-3107 for further information.
- o. Prior to release of the building permit all new construction and the substantial improvement of any structure or tanks in the area of special flood hazard shall be elevated or floodproofed in accordance

with San Joaquin County Ordinance Code Section 9-703.130. Plans and calculations shall be submitted and approved by the Public Works Department – Water Resources Division (209-468-9596).

4. ENVIRONMENTAL HEALTH DEPARTMENT (Contact: [209] 468-3420)

- a. A soil suitability and nitrate loading study incorporating proposed staff and customer use shall be submitted to the Environmental Health Department, indicating that the area is suitable for septic system usage. The studies must be approved by the Environmental Health Department prior to issuance of building permit(s). (San Joaquin County Development Title, Section 9-604.010(d)). The fee will be based on the current schedule at the time of payment.

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

- b. Construction of an individual sewage disposal system(s) under permit and inspection by the Environmental Health Department is required at the time of development based on the Soil Suitability/ Nitrate Loading Study findings (San Joaquin County Development Title, Section 9-605.010).
- c. The applicant shall provide written confirmation from the water providers that improvements have been constructed or financial arrangements have been made for any improvements required by the agency and that the agency has or will have the capacity to serve the proposed development. Said written confirmation shall be submitted prior to the issuance of a building permit (San Joaquin County Development Title, Section 9-602.010).
- d. Prohibited discharges into OWTS include: septic tank pumpings, automobile and garage waste, storm drainage, solvents and toxics, solids, garbage, kitchen wastewater from restaurant or bar, air conditioners, hazardous wastes, backwash, truck terminal wastes, recreational vehicle holding tank waste, industrial and manufacturing waste, and food processing wastes (San Joaquin County Development Title, Section 9-605.030(b) and San Joaquin County OWTS Standard).
- e. The onsite wastewater treatment system (OWTS) shall be designed to receive all domestic sewage and wastewater from the property. Only domestic sewage is allowed to discharge into the OWTS. No basement, footing or surface drainage or discharge from water softener, iron filter, pool filters, or water treatment systems shall be permitted to enter any part of the OWTS. (San Joaquin County OWTS Standards 1.10.1)
- f. Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-601.010(b) and 9-601.020(i)).
- g. Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-1115.3 and 9-1115.6).
- h. Before any hazardous materials/waste can be stored or used onsite, the owner/operator must report the use or storage of these hazardous materials to the California Environmental Reporting System (CERS) at cers.calepa.ca.gov/ and comply with the laws and regulations for the programs listed below (based on quantity of hazardous material in some cases). The applicant may contact the Program Coordinator of the CUPA program, Elena Manzo (209) 953-7699, with any questions.
 1. Any amount but not limited to the following hazardous waste; hazardous material spills, used oil, used oil filters, used oil-contaminated absorbent/debris, waste antifreeze, used batteries or other universal waste, etc. – Hazardous Waste Program (Health & Safety Code (HSC) Sections 25404 & 25180 et sec.)

2. Onsite treatment of hazardous waste – Hazardous Waste Treatment Tiered Permitting Program (HSC Sections 25404 & 25200 et sec. & California Code of Regulations (CCR), Title 22, Section 67450.1 et sec.)
 3. Reportable quantities of hazardous materials-reportable quantities are 55 gallons or more of liquids, 500 pounds for solids, or 200 cubic feet for compressed gases, with some exceptions. Carbon dioxide is a regulated substance and is required to be reported as a hazardous material if storing 1,200 cubic feet (137 pounds) or more onsite in San Joaquin County – Hazardous Materials Business Plan Program (HSC Sections 25508 & 25500 et sec.)
 4. Any amount of hazardous material stored in an Underground Storage Tank – Underground Storage Tank Program (HSC Sections 25286 & 25280 et sec.)
 - i. If an underground storage tank (UST) system will be installed, a permit is required to be submitted to, and approved by, the San Joaquin County Environmental Health Department (EHD) before any UST installation work can begin.
 - ii. Additionally, an EHD UST permit to operate is required once the approved UST system is installed.
 5. Storage of at least 1,320 gallons of petroleum aboveground or any amount of petroleum stored below grade in a vault – Aboveground Petroleum Storage Program (HSC Sections 25270.6 & 25270 et sec.)
 - i. Spill Prevention, Countermeasures and Control (SPCC) Plan requirement
 6. Threshold quantities of regulated substances stored onsite - California Accidental Release Prevention (CalARP) Program (Title 19, Section 2735.4 & HSC Section 25531 et sec.)
 - i. Risk Management Plan requirement for covered processes
5. SAN JOAQUIN COUNCIL OF GOVERNMENTS (Contact: [209] 235-0600)
- b. This project is subject to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). At the time of development, any structures that require ground disturbance on this or subsequent divided parcels will be subject to participate in the SJMSCP and should be resubmitted to the San Joaquin Council of Governments to ensure biological and mitigation obligations are satisfied.