



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

April 1, 2026

Dennis E. Baca
P.O. Box 392
Livermore, CA 94551

Dear Owners:

Re: Administrative Use Permit No. PA-2500268 of Dennis E. Baca (c/o Blair Church and Flynn Consulting Engineers) (APN[s]/Address: 117-020-22 / 4250 N. West Ln., Stockton)

ACTION: On April 1, 2026, the San Joaquin County Community Development Department approved Administrative Use Permit No. PA-2500268 subject to the enclosed Conditions of Approval.

APPEAL PERIOD: This action can be appealed to the Planning Commission by any interested party. Appeals must be filed with this Department within 10 days of the action with an appeal fee of \$782.91. The 10-day appeal period ends at 4:30 p.m. on April 11, 2026. If this date falls on a weekend or holiday, the appeal period will expire on the next regular business day at 4:30 p.m.

EXPIRATION: This action requires you to comply with all Conditions of Approval within the next 3 years (by April 11, 2029). If you have not complied with the Conditions of Approval by that date, this approval will expire, and the project cannot proceed.

NEXT STEP: Prior to the expiration date, you must comply with all Conditions of Approval, including the securing of building permits and any other permits specified in the Conditions of Approval.

Please contact me if you have questions regarding the Community Development Department Conditions (Phone: [209] 468-3124 or via email at jpahule@sjgov.org). Questions regarding the building permit process should be directed to the counter staff (Phone: [209] 468-2098).

Sincerely,

A handwritten signature in black ink, appearing to read "Jacob Pahule".

Jacob Pahule
Assistant Planner

JP/ga

Enclosure(s): Conditions, Site Plan, Informational Letters, Findings

c: Blair Church and Flynn Consulting Engineers
San Joaquin County Building Inspection Division
San Joaquin County Environmental Health
San Joaquin County Public Works

CONDITIONS OF APPROVAL

PA-2500268

DENNIS E. BACA / BLAIR CHURCH AND FLYNN CONSULTING ENGINEERS

Administrative Use Permit No. PA-2500268 was approved by the Community Development Department on April 1, 2026. The effective date of approval is April 11, 2026. This approval will expire on April 11, 2029, 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. **BUILDING PERMIT:** Submit an "APPLICATION-COMMERCIAL BUILDING/GRADING PERMIT". The Site Plan required as a part of the building/grading 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 9-408.140)
 - b. **APPROVED USE:** This application is to establish a PG&E aggregate base laydown yard for outdoor storage of road materials, equipment and vehicles, as shown on site plan dated October 14, 2025. (Use Type: Construction Services, Outdoor Storage & Construction Services, Heavy Infrastructure)
 - 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. **LOADING:** One loading space shall be provided, one for each warehouse space. Each space shall be a minimum of 25 feet in length and 15 feet in width and shall have a minimum height clearance of 14 feet. On-site driveways and maneuvering areas may be used in lieu of one of the loading spaces as long as maneuvering areas for delivery vehicles are provided. (Development Title Section 9-406.110)
 - e. **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 twenty-five (25) feet for two-way aisles and sixteen (16) feet for one-way aisles, except that in no case shall driveways designated as fire department access be less than twenty (20) feet wide. (Development Title Section 9-406.060[n][1])
 - f. **LANDSCAPING:** Landscaping shall be provided and comply with the following:
 1. This project will be required to comply with the Model Water Efficient Landscape Ordinance Requirement per California Code of Regulations, Title 23, Division 2, Chapter 2.7.
 2. All required front and street-facing side setbacks, except for areas used for driveways and entries, shall be landscaped. (Development Title Section 9-402.030[a])

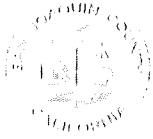
3. A minimum 10-foot-wide landscaped strip along West Lane respecting the ultimate right-of-way width of West Lane, shall be installed across the frontage of the project site. (Development Title Table 9-402.030[B][2])
 4. Areas of the property which are not part of the project shall be barricaded from traffic and kept mowed and dust free.
- g. **SCREENING:** Screening shall be provided and comply with the following:
1. Pursuant to Development Title Section 9-400.090(e), the Zoning Administrator has determined that the existing chain link fencing, as supplemented by additional fencing to enclose the site, satisfies the intent of the screening requirements based on the project's location, surrounding land uses, and site configuration. No additional screening shall be required for the approved use. (Development Title Section 9-400.090[e])
- h. **LIGHTING:** Lighting shall be provided and comply with the following:
1. 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 9-406.060[m][3])
 2. All lighting shall be on a time clock or photo-sensor system 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 9-406.060[m][2])
- i. **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 existing and future right-of-way lines and shall not block pedestrian or vehicle rights-of-way or obstruct drivers' visibility. (Development Title Section 9-408.070[p])
2. DEPARTMENT OF PUBLIC WORKS (Contact: [209] 468-3000. See memo dated December 18, 2025)
 3. ENVIRONMENTAL HEALTH DEPARTMENT (Contact: [209] 468-3420. See memo dated November 6, 2025 & February 4, 2026)
 4. SAN JOAQUIN COUNCIL OF GOVERNMENTS (Contact: [209] 235-0600. See memo dated November 3, 2025)

NOTES AND INFORMATION ONLY:

See FEMA letter dated November 10, 2025

See Pacific Gas and Electric Company letter dated November 24, 2025

See City of Stockton Fire Department letters dated December 11, 2025 & February 12, 2026



SAN JOAQUIN
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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

December 18, 2025

MEMORANDUM

TO: Community Development Department
 CONTACT PERSON: Jacob Pahule

FROM: Shayan Rehman, Engineering Services Manager
 Development Services Division

SR

SUBJECT: PA-2500268 (A); An Administrative Use Permit application for a PG&E aggregate base laydown yard. Establishes the Use Type Construction Services: Outdoor Storage & Heavy Infrastructure. The project proposes a 7-foot chain link fencing surrounding the parcel. Access to the site will be provided off of North West Lane, a county maintained road. The project site is served by California Water Service but relies on private septic and storm drainage. The parcel is not under Williamson Act Contract; located on the East side of North West Lane, 700' North East of Enterprise Street, Stockton. (Supervisory District 2)

OWNER: Dennis E. Baca

APPLICANT: Dane Crough

ADDRESS: 4250 N. West Lane, Stockton

APN: 117-020-01, -22

INFORMATION:

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

West Lane has an existing right-of-way width of 140-variable feet and a planned right-of-way width of 110 feet.

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 for truck-trailer egress to prevent encroachment onto opposing lanes of traffic prior to issuance of the occupancy permit. (Development Title Section 9-607.040)

- 3) 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)
- 4) The Regional Transportation Impact Fee shall be required 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)
- 5) 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)
- 6) The developer shall provide drainage facilities in accordance with the San Joaquin County Development Standards. Retention basins shall be fenced with six (6) foot high chain link fence or equal when the maximum design depth is 18 inches or more. Required retention basin capacity shall be calculated and submitted along with a drainage plan for review and approval, prior to release of building permit. (Development Title Section 9-606)
- 7) A copy of the Final Site Plan shall be submitted prior to release of building permit.

SR:GG



Environmental Health Department

Jasjit Kang, REHS, Director

Munlappa Naidu, REHS, Assistant Director

PROGRAM COORDINATORS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS

Steven Shih, REHS

Elena Manzo, REHS

Natalia Subbotnikova, REHS

November 6, 2025

To: San Joaquin County Community Development Department
Attention: Jacob Pahule

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

RE: **PA-2500268 (A), Referral, SU-2500916**
4250 N. West Lane, Stockton

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

- 1) Open, pump, and backfill the septic tank, seepage pit or excavation identified on permit 81-388 & 92-2770 under permit and inspection by the Environmental Health Department (San Joaquin County Development Title, Section 9-605.010).
- 2) Destroy the abandoned well identified on permit 76-1248 under permit and inspection by the Environmental Health Department as required by San Joaquin County Development Title, Section 9-601.020(e).
- 3) 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)).
- 4) Before any hazardous materials/waste can be stored or used onsite, the owner/operator must report the use or storage of these hazardous materials to the California Environmental Reporting System (CERS) at cers.calepa.ca.gov/ and comply with the laws and regulations for the programs listed below (based on quantity of hazardous material in some cases). The applicant may contact the Program Coordinator of the CUPA program, Elena Manzo (209) 953-7699, with any questions.
 - a) Any amount but not limited to the following hazardous waste; hazardous material spills, used oil, used oil filters, used oil-contaminated absorbent/debris, waste antifreeze, used batteries or other universal waste, etc. – Hazardous Waste Program (Health & Safety Code (HSC) Sections 25404 & 25180 et sec.)
 - b) Onsite treatment of hazardous waste – Hazardous Waste Treatment Tiered Permitting Program (HSC Sections 25404 & 25200 et sec. & California Code of Regulations (CCR), Title 22, Section 67450.1 et sec.)
 - c) Reportable quantities of hazardous materials-reportable quantities are 55 gallons or more of liquids, 500 pounds for solids, or 200 cubic feet for compressed gases, with some exceptions. Carbon dioxide is a regulated substance and is required to be reported as a hazardous material if storing 1,200 cubic feet (137 pounds) or more onsite in San Joaquin

County – Hazardous Materials Business Plan Program (HSC Sections 25508 & 25500 et sec.)

- d) Any amount of hazardous material stored in an Underground Storage Tank – Underground Storage Tank Program (HSC Sections 25286 & 25280 et sec.)
 - i) If an underground storage tank (UST) system will be installed, a permit is required to be submitted to, and approved by, the San Joaquin County Environmental Health Department (EHD) before any UST installation work can begin.
 - ii) Additionally, an EHD UST permit to operate is required once the approved UST system is installed.
- e) Storage of at least 1,320 gallons of petroleum aboveground or any amount of petroleum stored below grade in a vault – Aboveground Petroleum Storage Program (HSC Sections 25270.6 & 25270 et sec.)
 - i) Spill Prevention, Countermeasures and Control (SPCC) Plan requirement
- f) Threshold quantities of regulated substances stored onsite - California Accidental Release Prevention (CalARP) Program (Title 19, Section 2735.4 & HSC Section 25531 et sec.)
 - i) Risk Management Plan requirement for covered processes



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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

February 4, 2026

To: San Joaquin County Community Development Department
Attention: Jacob Pahule

From: Sastina Thammavongsa; (209) 616-3068 *ST*
Registered Environmental Health Specialist

RE: **PA-2500268 (A), Re-Referral, SU-2500916**
4250 N. West Lane, Stockton, APN: 117-020-01, 117-020-07, 117-020-08,
117-020-22, 117-020-23

All conditions of approval shall be complied with as stated in the EHD conditions of approval, dated November 6, 2025, with the addition of the following.

- 1) Destroy the abandoned well identified on permit(s) 92-2770, 92-2771 under permit and inspection by the Environmental Health Department as required by San Joaquin County Development Title, Section 9-601.020(e).



S J C O G, Inc.

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 (RTLJ)
ADVISORY AGENCY NOTICE TO SJCOCG, Inc.**

To: Jacob Pahule, San Joaquin County, Community Development Department
From: Laurel Boyd, SJCOCG, Inc. Phone: (209) 235-0574 Email: boyd@sjcog.org
Date: November 3, 2025
Local Jurisdiction Project Title: PA-2500268 (A)
Assessor Parcel Number(s): 117-020-01, -22
Local Jurisdiction Project Number: PA-2500268 (A)
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. Pahule:

SJCOCG, Inc. has reviewed the project referral for PA-2500268 (A). This project consists of an Administrative Use Permit application for a PG&E aggregate base laydown yard. Establishes the Use Type Construction Services: Outdoor Storage & Heavy Infrastructure. The project proposes a 7-foot chain link fence surrounding the parcel. Access to the site will be provided off of North West Lane, a county-maintained road. The project site will be served by California Water Service but relies on private septic and storm drainage. The project site is on the east side of North West Lane, 700 feet northeast of Enterprise Street, Stockton (APN/Address: 117-020-01, -22 / 4250 N West Lane, 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, SJCOCG, 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.



S JCOG, Inc.

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

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

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-2500268 (A)

Landowner: Dennis E. Baca

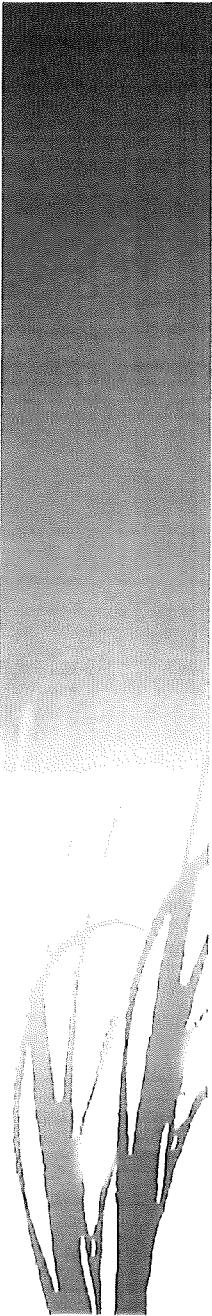
Applicant: Dane Crough

Assessor Parcel #s: 117-020-01, -22

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

Local Jurisdiction Contact: Jacob Pahule

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.





S J C O G, Inc.

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0574

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

Certificate of Payment CP-25-111

This Certificate of Payment serves as acknowledgement for payment of development fees pursuant to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan. The project and fee amount paid are provided below.

Project: PG&E Stockyard Project (PA-2500268)

Project Jurisdiction: San Joaquin County

Assessor Parcel Number(s): 117-020-01, -22

Project Impact(s): 7.50 acres of Urban (U) Habitat
(City of Stockton Compensation Map)

Payment Date: December 18, 2025

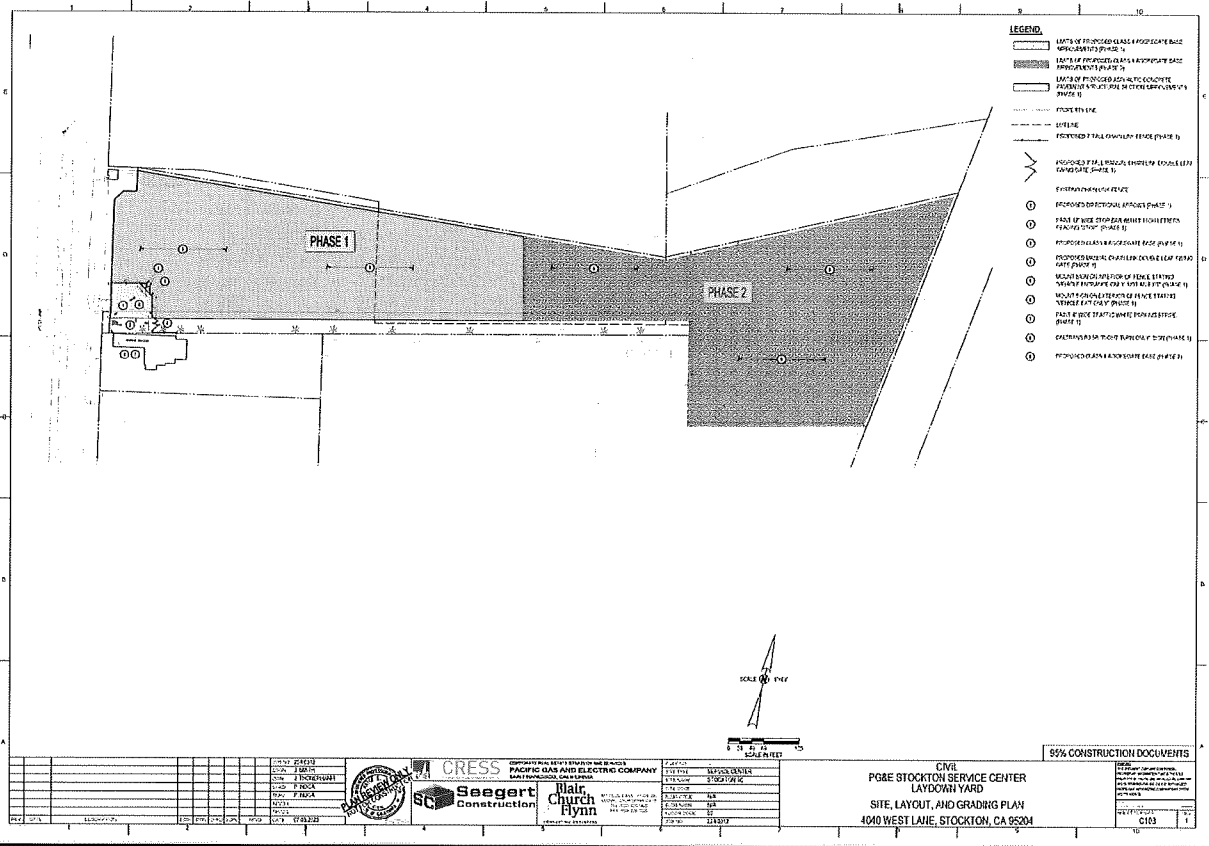
Fee Amount: 7.50 acres x \$0.00 per acre = \$0.00

Total Amount Paid= \$0.00

Certificate Prepared By: Laurel Boyd

Payment Received By Signature: Laurel Boyd

Print Name: Laurel K Boyd **Date:** December 18, 2025



- LEGEND**
- MATHS OF PROPOSED GRASS & PAVED SCAPE BASE (PHASE 1)
 - MATHS OF PROPOSED GRASS & PAVED SCAPE BASE (PHASE 2)
 - MATHS OF PROPOSED ASPHALT CONCRETE (PHASE 1)
 - MATHS OF PROPOSED ASPHALT CONCRETE (PHASE 2)
 - PROPOSED ELEVATION
 - EXISTING ELEVATION
 - PROPOSED 12" DIA. CONCRETE PIPE (PHASE 1)
 - PROPOSED 12" DIA. CONCRETE PIPE (PHASE 2)
 - PROPOSED 12" DIA. CONCRETE PIPE (PHASE 1)
 - PROPOSED 12" DIA. CONCRETE PIPE (PHASE 2)
 - PROPOSED 12" DIA. CONCRETE PIPE (PHASE 1)
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 - PROPOSED 12" DIA. CONCRETE PIPE (PHASE 2)
 - PROPOSED 12" DIA. CONCRETE PIPE (PHASE 1)
 - PROPOSED 12" DIA. CONCRETE PIPE (PHASE 2)

NO.	DATE	BY	DESCRIPTION
1	01/15/2010	J. CHURCH	ISSUED FOR PERMIT
2	02/10/2010	J. CHURCH	ISSUED FOR CONSTRUCTION
3	03/15/2010	J. CHURCH	ISSUED FOR CONSTRUCTION
4	04/15/2010	J. CHURCH	ISSUED FOR CONSTRUCTION
5	05/15/2010	J. CHURCH	ISSUED FOR CONSTRUCTION
6	06/15/2010	J. CHURCH	ISSUED FOR CONSTRUCTION
7	07/15/2010	J. CHURCH	ISSUED FOR CONSTRUCTION
8	08/15/2010	J. CHURCH	ISSUED FOR CONSTRUCTION
9	09/15/2010	J. CHURCH	ISSUED FOR CONSTRUCTION
10	10/15/2010	J. CHURCH	ISSUED FOR CONSTRUCTION
11	11/15/2010	J. CHURCH	ISSUED FOR CONSTRUCTION
12	12/15/2010	J. CHURCH	ISSUED FOR CONSTRUCTION

CRESS ENGINEERING AND ARCHITECTURE
 1000 W. 12TH ST., STOCKTON, CA 95210
 (209) 943-1111
 WWW.CRESS-ENGINEERING.COM

Seegert Construction
 1000 W. 12TH ST., STOCKTON, CA 95210
 (209) 943-1111
 WWW.SEEGERTCONSTRUCTION.COM

Blair Church
 1000 W. 12TH ST., STOCKTON, CA 95210
 (209) 943-1111
 WWW.BLAIRCHURCH.COM

**PG&E STOCKTON SERVICE CENTER
 LAYDOWN YARD
 SITE, LAYOUT, AND GRADING PLAN
 4010 WEST LAURE, STOCKTON, CA 95208**

95% CONSTRUCTION DOCUMENTS

DATE: 01/15/2010
 DRAWING NO: C103
 SHEET NO: 1



FEMA

November 10, 2025

Jacob Pahule, Project Planner
San Joaquin County
Community Development Department
1810 East Hazelton Avenue
Stockton, California 95205

Dear Mr. Pahule:

This is in response to your request for comments regarding Application Referral Application Number 2500268 (A), (APN/Address: 117-020-01, -22/4250 N. West Lane, Stockton) (Supervisory District 2).

Please review the current effective Flood Insurance Rate Maps (FIRMs) for the County of San Joaquin ((Community Number 060299), Maps revised October 20, 2016, and City of Stockton (Community Number 060302), Maps revised October 16, 2009. Please note that the City of Stockton, San Joaquin County, California is a participant in the National Flood Insurance Program (NFIP). The minimum, basic NFIP floodplain management building requirements are described in Vol. 44 Code of Federal Regulations (44 CFR), Sections 59 through 65.

A summary of these NFIP floodplain management building requirements are as follows:

- All buildings constructed within a riverine floodplain, (i.e., Flood Zones A, AO, AH, AE, and A1 through A30 as delineated on the FIRM), must be elevated so that the lowest floor is at or above the Base Flood Elevation level in accordance with the effective Flood Insurance Rate Map.
- If the area of construction is located within a Regulatory Floodway as delineated on the FIRM, any *development* must not increase base flood elevation levels. **The term *development* means any man-made change to improved or unimproved real estate, including but not limited to buildings, other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, and storage of equipment or materials.** A hydrologic and hydraulic analysis must be performed *prior* to the start of development and must demonstrate that the development would not cause any rise in base flood levels. No rise is permitted within regulatory floodways.

Jacob Pahule, Project Planner
Page 2
November 10, 2025

- Upon completion of any development that changes existing Special Flood Hazard Areas, the NFIP directs all participating communities to submit the appropriate hydrologic and hydraulic data to FEMA for a FIRM revision. In accordance with 44 CFR, Section 65.3, as soon as practicable, but not later than six months after such data becomes available, a community shall notify FEMA of the changes by submitting technical data for a flood map revision. To obtain copies of FEMA's Flood Map Revision Application Packages, please refer to the FEMA website at <http://www.fema.gov/business/nfip/forms.shtm>.

Please Note:

Many NFIP participating communities have adopted floodplain management building requirements which are more restrictive than the minimum federal standards described in 44 CFR. Please contact the local community's floodplain manager for more information on local floodplain management building requirements. The Stockton floodplain manager can be reached by calling John Schweigert, Building Official, at (209) 937-8561. The San Joaquin County floodplain manager can be reached by calling V. Venki Narasimhalu, Senior Water Resources Engineer, at (209) 953-7611.

If you have any questions or concerns, please do not hesitate to contact Gabriel Riggle at gabriel.riggle@fema.dhs.gov of the Mitigation staff.

Sincerely,

Xing Liu, Branch Chief
Floodplain Management and Insurance Branch

cc:

John Schweigert, Building Official, City of Stockton
V. Venki Narasimhalu, Senior Water Resources Engineer, San Joaquin County
Alex Acosta, State of California, Department of Water Resources, North Central Region Office,
Anntonette Duncan, DWR NFIP Coordinator, State of California, Sacramento Headquarters Office
Gabriel Riggle, Emergency Management Specialist, DHS/FEMA Region IX
Jakob Crockett, Acting Environmental Officer, DHS/FEMA Region IX



*Pacific Gas and
Electric Company*

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

November 24, 2025

Re: Gas and Electric Transmission and Distribution

Dear San Joaquin County Planning,

Thank you for providing PG&E the opportunity to review your proposed plans for PA-2500268 (A). Our review indicates the proposed work and/or improvements do not appear to directly interfere with any of PG&E's existing facilities or land rights. There is a gas distribution line on the southern edge of this property where the proposed chain link manual gate will be located. Please ensure PG&E has access at all times to the gas distribution facilities.

Please note, this is our preliminary review and PG&E may provide additional comments in the future as the project progresses or if additional information is provided. If there are subsequent modifications made to the design, we ask that the plans be resubmitted for review to the email address listed below.

If PG&E gas and/or electric service are needed, please submit an application through PG&E's Your Project Portal: [Sign In \(yourprojects-pge.com\)](https://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 (877) 259-8314 or pgeplanreview@pge.com

Sincerely,

PG&E Plan Review Team
Land Management





STOCKTON FIRE DEPARTMENT • FIRE PREVENTION DIVISION
PERMIT CENTER • 345 N. EL DORADO STREET • STOCKTON, CA 95202
(209) 937- 8271 • FAX (209) 937-8893 • www.stocktongov.com

December 11, 2025

FW: PA-2500268 (A): Neighborhood Referral - PG&E Laydown Yard (4250 West Lane)

Mr. Pahule / SJ County Planning Staff,

The Stockton Fire Department has received the attached planning referral (PA-2500268). We are recommending a meeting with the applicant to go over the comments that we have provided below. Please see that this email is copied to the applicant. Thanks for your attention to this matter.

PA-2500268: FIRE DEPARTMENT REVIEW COMMENTS

- Site plan needs to be scaled. Measurements for length of yard are specifically important.
- Site plan needs to demonstrate how the laydown yard will be used. For example, need to show material storage areas and a drive-lane that demonstrates how a fire engine will enter and exit the property in addition to maneuver around the materials. Reflect a turnaround area or advise if there will be an internal loop.
- Aggregate base is acceptable for the materials storage areas. However, the fire lane that enters and exits the property and travels throughout the yard will need to be an all-weather surface material such as asphalt or concrete.
- The cyclone swing gate is manually operated. The Fire Department requires a KNOX padlock or other approved means of securing the premise. For example, a chain and lock assembly that is easily cut with bolt cutters. If a case-hardened lock is being installed, a Fire Department KNOX box will be required.
- The laydown yard requires an on-site (private) fire hydrant system that is looped throughout the site. The fire hydrant system will require two points of connection from West Lane. Stockton Fire will need to work with the applicant's civil design team to spot fire hydrants and advise further on the design requirements.
- Need to provide information on type of materials being stored other than heavy equipment (i.e, typical products as such for the PG&E laydown yard at 4101 S. Airport Way).
- Portable fire extinguishers will be required throughout the yard in locations acceptable to the Stockton Fire Department.
- The site shall have a 12-inch address sign installed on the perimeter fencing in an approved location acceptable to the Stockton Fire Department.



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- Plans for the laydown yard are required to be submitted to the Stockton Fire Prevention Division. Plans are submitted electronically to the following email address: sfdplansubmittal@stocktonca.gov.
 - A deferred submittal is required for the on-site (private) fire hydrant system. Submit to the same electronic email address.

Contact me if there are any questions regarding the above-mentioned comments.

Phil Simon
Assistant Fire Marshal
Port District Fire Marshal
Fire Prevention Division
Stockton Fire Department
phil.simon@stocktonca.gov
(209) 937-8271 (Office)
(209) 598-8819 (Mobile)



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February 12, 2026

Mr. Jacob Pahule
San Joaquin County
Community Development Department
1801 E. Hazelton Street
Stockton, CA 95205

RE: PA-2500268: PG&E Laydown Yard at 4208-4250 N. West Lane (REVISION 1)

Jacob,

The Stockton Fire Department has reviewed the responses from the applicant and have revised the conditions of approval that were initially sent to allow dismissal of the on-site private fire hydrant system and portable fire extinguisher requirements for the laydown yard.

The following review comments will be required:

- **Application lacks sufficient details and information regarding types of materials that will be stored in the yard.**

PG&E responded to advise the laydown materials will consist of earthen materials that are generally non-combustible. These include dirt, gravel, discarded cement, and other materials that do not pose a combustibility concern.

- **Fire will need a site plan that represents the laydown yard storage array and fire access lanes provided.**

PG&E responded and advised the site plan layout will be provided upon time for the next review or building permit submittal.

- **Fire access lanes need to have an improved surface consisting of all-weather materials such as asphalt or concrete. Aggregate base or other unimproved surface road designs that may be allowed for the laydown materials will not be acceptable for fire access lanes.**



CITY OF STOCKTON

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PG&E responded to advise they will maintain an all-weather surface pavement for the main drive lane and add a turnaround area either of hammerhead style or bulb.

- **The laydown yard will require a private fire hydrant system just as all other PG&E laydown yards within the city limits have been required to do. Civil design plans need to be provided to the Stockton Fire Department for review and approval of on-site fire hydrant locations and where point of connection and backflow device will be installed at the property line. Applicant will need to contact California Water Service Company to coordinate point of connections and installation of the fire service lateral to the property line.**

The on-site private fire hydrant system is no longer a requirement due to non-combustible materials being staged in the laydown yard.

- **If the yard is secured, means to provide the Fire Department with access shall be provided. Motorized gates will require a KNOX key switch. Manually operated gates will require a KNOX padlock or KNOX box.**

Conditions remain the same.

- **A 12-inch address shall be installed on the perimeter fencing of the site.**
- **Conditions remain the same.**
- **Deferred submittals to the Stockton Fire Department will be required for the on-site private fire hydrant system.**
- **Condition dismissed.**

Thanks Jacob.

Phil Simon
Assistant Fire Marshal
Port District Fire Marshal
Fire Prevention Division



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FINDINGS FOR ADMINISTRATIVE USE PERMIT

PA-2500268

DENNIS E. BACA / BLAIR CHURCH AND FLYNN CONSULTING ENGINEERS

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 project proposes to establish a temporary aggregate base laydown yard (Use Type: Construction Services: Outdoor Storage & Heavy Infrastructure) on multiple parcels totaling approximately 7.5 acres. The proposed use is permitted within the C-G (Commercial-General) zoning district with approval of an Administrative Use Permit. The project site has a General Plan designation of C/G (Commercial/General), and the C-G zoning district is an implementing zone consistent with that designation. Therefore, the proposed use is consistent with the goals, policies, standards, and maps of the General Plan. There are no applicable Master Plans, Specific Plans, or Special Purpose Plans affecting the project site.**
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 the project site does not require water, sewer, or other utilities to operate as a temporary aggregate base laydown yard. Access to the site will be provided via North West Lane, a County-maintained roadway capable of accommodating the proposed use. Temporary measures, including grading and stormwater management, will be implemented to maintain site safety. No additional utilities or infrastructure improvements are necessary to support the proposed use. Therefore, adequate access and necessary facilities have been provided.**
3. The site is physically suitable for the type of development and for the intensity of development.
 - **This finding can be made because the project site consists of multiple parcels totaling approximately 7.5 acres, providing sufficient area to accommodate the proposed laydown yard. The site is currently vacant and does not include buildings or permanent structures, allowing adequate space for material staging, vehicle maneuvering, and temporary storage. The existing parcel configuration and access from North West Lane are adequate to accommodate the proposed use and comply with applicable Development Title requirements. Therefore, the site is physically suitable for the type and intensity of development proposed.**
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 aggregate base laydown yard will be established on previously undeveloped parcels totaling approximately 7.5 acres and does not include construction of buildings or other permanent site improvements. The operational characteristics of the proposed use, including temporary material storage, equipment staging, and vehicle maneuvering, are consistent with other industrial and utility-related uses permitted within the C-G zoning district. Access from North West Lane is adequate to support project operations. With no permanent structures, building expansion, or increased development intensity proposed, the project is not expected to adversely affect the livability or appropriate development of surrounding properties. Therefore, the proposed use will be compatible with 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 laydown yard will operate on multiple parcels totaling approximately 7.5 acres and does not include construction of buildings or other permanent structures. Operational activities are limited to temporary material storage, equipment staging, and vehicle maneuvering. The project is not expected to generate odors, smoke, heat, glare, or other nuisances beyond ambient conditions. The use will be required to comply with all applicable County regulations and performance standards intended to prevent nuisance conditions. Therefore, the proposed use is not expected to create nuisances exceeding ambient conditions.**

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 access to the project site is provided via North West Lane, a County-maintained roadway capable of accommodating the proposed use. The site does not require public water or sewer services, and temporary stormwater management will be provided on-site. No expansion of public facilities or services is required. Therefore, the site is adequately served by streets, drainage, and other necessary public facilities and services.**

7. The proposed use complies with all applicable provisions of this Title.
 - **This finding can be made because the proposed aggregate base laydown yard is an allowed use within the C-G zoning district subject to approval of an Administrative Use Permit. No permanent buildings, expansions, or site modifications are proposed that would conflict with applicable development standards, including setbacks, access, or site design requirements. The project will be required to comply with all applicable provisions of the San Joaquin County Development Title and any conditions of approval. Therefore, the proposed use complies with all applicable provisions of this Title.**