



# Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Jennifer Jolley, Director

Eric Merlo, Assistant Director

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## APPLICATION REFERRAL: Staff Review with Notice

Project Planner: Henna Khan Phone: (209) 468-8477 Fax: (209) 468-3163 Email: hennakhan@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2500427 (A)**

**PROPERTY OWNER:** WTPE Real Estate Holdings LLC  
2800 136th Ave Ct. E  
Sumner, WA 98390

**APPLICANT:** WTPE Real Estate Holdings LLC  
6070 Poplar Avenue, Suite 750  
Memphis, TN 38119

**PROJECT DESCRIPTION:** A Administrative Use Permit application to allow three wall mount signs on the east side of the building, totaling 682.9 square feet, which exceeds the 10% wall coverage limit, and a 50-foot-tall pylon sign totaling 311 square feet, exceeding the maximum allowed 60 square feet and 45-foot height limit for the zone, as specified in Development Title Table 9-408.070(c). Access to the site is provided via S. State Route 99 W. Frontage Road, a county-maintained road. The project site will be served by a private well, septic system, and storm drainage system. The parcel is not under a Williamson Act contract.

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

**PROJECT LOCATION:** The project site is on the west side of S. State Route 99 W. Frontage Road, 600 feet north of Carpenter Road, Stockton. (APN/Address: 179-090-03 / 3333 S St Rt 99 W Frontage Rd, Stockton) (Supervisory District: 1)

**ENVIRONMENTAL DETERMINATION:** This project as described is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b)(3), and a Notice of Exemption will be filed if the project is approved.

**APPLICATION REVIEW:** Recommendations and/or comments on this project must be submitted to the Community Development Department (Phone: [209] 468-8477 or via email at hennakhan@sjgov.org) no later than March 5, 2026. Recommendations and/or comments received after that date may not be considered in staff's analysis.

**AGENCY REFERRALS MAILED ON:** February 5, 2026

**TO:**

SJC Supervisor: District 1	CA Dept. of Motor Vehicles	Stockton Unified School District
SJC Building Division / Plan Check	Caltrans – District 10	Montezuma Fire District
SJC Environmental Health	CA Highway Patrol	Stockton East Water District
SJC Fire Prevention Bureau	CA Native American Heritage Commission	Airport-San Joaquin County
SJC Public Works	CA Fish & Wildlife Region: 2	Sierra Club
SJC Sheriff Communications Director	FEMA Zone 9	Building Industry Association
SJC Assessor	San Joaquin Council of Governments	Builders Exchange
SJC Mosquito Abatement	Stockton Metro Airport	Carpenters Union
SJC Code Enforcement	Air Pollution Control District	California Tribal TANF Partnership
City of Stockton - CDD	Airport Land Use Commission	PG&E
California Valley Miwok Tribe	North Valley Yokuts Tribe	Buena Vista Rancheria
United Auburn Indian Community		