



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

March 6, 2026

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

Dear Owners:

Re: Administrative Use Permit No. PA-2500427 of WTPE Real Estate Holdings LLC (c/o WTPE Real Estate Holdings LLC) (APN[s]/Address: 179-090-03 / 3333 S. State Route 99 W. Frontage Rd., Stockton)

**ACTION:** On March 6, 2026, the San Joaquin County Planning Commission approved Administrative Use Permit No. PA-2500427 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 March 16, 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 March 16, 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] 468-8477 or via email at hennakhan@sjgov.org). Questions regarding the building permit process should be directed to the counter staff (Phone: [209] 468-2098).

Sincerely,

Henna Khan  
Assistant Planner

HK/ga

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

c: WTPE Real Estate Holdings LLC  
San Joaquin County Building Inspection Division  
San Joaquin County Environmental Health  
San Joaquin County Public Works

# CONDITIONS OF APPROVAL

PA-2500427

WTPE REAL ESTATE HOLDINGS LLC / WTPE REAL ESTATE HOLDINGS LLC

Site Approval Application No. PA-2500427 (A) was approved by the Community Development Department on March 6, 2026. The effective date of approval is March 16, 2026. This approval will expire on March 16, 2029, which is 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 (Staff Contact: (209) 468-3121)

- a) **BUILDING PERMIT:** 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). A fee is required for the Site Plan review. (Development Title Section 9-508).
- b) **APPROVED USE:** This approval is for a sign package that exceeds maximum standards specified under Development Title Section 9-408 for a truck dealership previously approved under Administrative Use Permit PA-2300283 as shown on the Site Plan dated December 31, 2025. (Use Type: Signs, On Premise).

This approval includes:

- Three wall mount signs on the east side of the building totaling 682.9 square feet.
  - 50-foot-tall pylon sign totaling 311 square feet.
- 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) **SIGN DESIGN PRINCIPLES:**
    - (1) **LEGIBILITY:** Signs shall be designed to be legible and readable for passersby as to not create hazards.
      - (A) Colors chosen for sign text and graphics should have sufficient contrast with the sign background in order to be read easily. (Development Title Section 9-408.060(a)(1))
      - (B) Symbols and logos can be used in place of words. (Development Title Section 9-408.060(a)(2))
    - (2) **VISIBILITY:** A sign should be conspicuous and readily distinguishable from its surroundings, so a viewer can easily see the information it communicates. (Development Title Section 9-408.060(b))

- (e) **ELECTRICAL SYSTEMS TO BE CONCEALED:** External conduits, boxes, and other connections related to the function of a sign and associated lighting shall not be exposed. A switch disconnecting each circuit shall be placed in plain sight and near the inspection opening. (Development Title Section 9-408.070(b))
- (f) **ILLUMINATION:** Signs may be illuminated, subject to the standards of Chapter 9-403, Lighting and Illumination, and the following requirements:
  - (1) **SHIELDING REQUIRED:** External light sources must be directed, shielded, and filtered to limit direct illumination of any object other than a sign. (Development Title Section 9-408.070(c)(1))
- (g) **MAINTENANCE:** All signs, including exempt signs, shall be properly maintained:
  - (1) Signs shall be kept free of rust, corrosion, peeling paint, cracks, fading, and other surface deterioration. (Development Title Section 9-408.070(d)(1))
  - (2) Illuminated signs shall function as designed and permitted. (Development Title Section 9-408.070(d)(2))
  - (3) Exposed surfaces shall be clean and painted, when required. (Development Title Section 9-408.070(d)(3))
  - (4) All defective parts shall be replaced. (Development Title Section 9-408.070(d)(4))
- (h) **MINIMUM CLEARANCE FROM UTILITIES:** Signs and supporting structures shall maintain clearance from and not interfere with electrical conductors, communication equipment, or lines, underground facilities, and conduits. (Development Title Section 9-408.070(h))
- (i) **PERMITTED SIGN LOCATIONS:**
  - (1) **ATTACHED SIGNS:** Signs may be located on a building wall, canopy fascia, under canopy, mansard roof, or roof, and may face a parking lot, mall, street, driveway, walkway, alley, or freeway. (Development Title Section 9-408.070(j)(1))
  - (2) **FREESTANDING SIGNS:** All freestanding signs shall be located on the lot or parcel on which the use identified is located, except in a commercial, office, or industrial complex where such a sign may be located on any lot or parcel in the complex where the use identified is located. (Development Title Section 9-408.070(j)(2))
  - (3) **REQUIRED SETBACKS:** All portions of a sign must be setback a minimum of five feet from all property lines. (Development Title Section 9-408.070(j)(3))

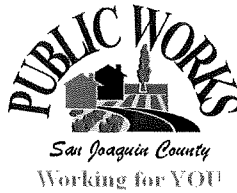
2. DEPARTMENT OF PUBLIC WORKS (Staff Contact: (209) 468-3000, see memo dated February 9, 2026)
3. ENVIRONMENTAL HEALTH DEPARTMENT (Staff Contact: (209) 468-3420, see memo dated February 23, 2026)
4. SAN JOAQUIN COUNCIL OF GOVERNMENTS (Staff Contact: (209) 235-0574, see memo dated February 9, 2026)
5. AIRPORT LAND USE COMMISSION (Staff Contact: (209) 235-0600, see memo dated February 10, 2026)

**NOTES AND INFORMATION ONLY**

See Pacific Gas and Electric memo dated February 11, 2026



**SAN JOAQUIN**  
 COUNTY  
*Greatness grows here.*



**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**

February 9, 2026

MEMORANDUM

**TO:** Community Development Department  
**CONTACT PERSON:** Henna Khan

**FROM:** George Montross, Development Services Engineer *GM*  
 Development Services Division

**SUBJECT:** PA-2500427 (A); An 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; located on the west side of S. State Route 99 W. Frontage Road, 600 feet north of Carpenter Road, Stockton.  
 (Supervisory District 1)

**OWNER:** WTPE Real Estate Holdings LLC                      **APPLICANT:** Same

**ADDRESS:** 3333 S SR 99 W. Frontage Road, Stockton      **APN:** 179-090-03

**INFORMATION:**

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

State Route 99 W. Frontage Road has an existing and planned right-of-way width of 46 feet

**RECOMMENDATIONS:**

- 1) None.

GM:GG



**SAN JOAQUIN**  
— COUNTY —  
*Greatness grows here.*

## 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 23, 2026

To: San Joaquin County Community Development Department  
Attention: Henna Khan

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

RE: **PA-2500427 (A), Referral, SU-2601082**  
**3333 S. State Route 99, Frontage Road, Stockton APN: 179-090-03**

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The Environmental Health Department has the following comment: All Onsite Wastewater Treatment Systems (OWTS) must comply with San Joaquin County Local Agency Management Program (LAMP) and current OWTS standards.



## 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 SJCOG, Inc.**

**To:** Henna Khan, San Joaquin County, Community Development Department  
**From:** Laurel Boyd, SJCOG, Inc. Phone: (209) 235-0574 Email: boyd@sjcog.org  
**Date:** February 9, 2026  
**Local Jurisdiction Project Title:** PA-2500427 (A)  
**Assessor Parcel Number(s):** 179-090-03  
**Local Jurisdiction Project Number:** PA-2500427 (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 Henna Khan:

SJCOG, Inc. has reviewed the project application for PA-2500427 (A). This project consists of an 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 Frontage Road, a county-maintained road. The project site will be served by a private well, septic system, and storm drainage system. The project site is located 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 State Route 99 W Frontage Road, Stockton).

The City of Stockton 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 not subject to participate at this time due to structure and ground disturbance already existing. Any future structures that require ground disturbance on this or subsequent divided parcels will be subject to participate in the SJMSCP and should be resubmitted to this agency.***

*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.



## SAN JOAQUIN COUNCIL OF GOVERNMENTS

555 E. Weber Avenue • Stockton, California 95202 • P 209.235.0600 • F 209.235.0438 • [www.sjcog.org](http://www.sjcog.org)

February 10, 2026

*Christina Fugazi*  
CHAIR

*Gary Singh*  
VICE CHAIR

*Diane Nguyen*  
EXECUTIVE DIRECTOR

*Member Agencies*  
CITIES OF  
ESCALON,  
LATHROP,  
LODI,  
MANTECA,  
MOUNTAIN HOUSE,  
RIPON,  
STOCKTON,  
TRACY,  
AND  
THE COUNTY OF SAN  
JOAQUIN

Community Development Department  
1810 E Hazelton Avenue  
Stockton, California 95205

**Re: PA-2500427 (A)**

Dear Henna Khan,

The San Joaquin Council of Governments (SJCOC), acting as the Airport Land Use Commission (ALUC), has reviewed PA-2500427 (A), which is an 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.

### **AIRPORT LAND USE COMMISSION'S REVIEW**

This project is in the Stockton Metropolitan Airport Traffic Pattern Zone 7b.

SJCOC, as ALUC, finds that this project is compatible with the 2018 San Joaquin County Airport Land Use Compatibility Plan (ALUCP). (<https://www.sjcog.org/ALUC>)

SJCOC would like to provide standards and project design conditions that comply with the Airport Land Use Compatibility Plan as a reference guide. *Note: Jurisdictions determine if the following standards and conditions apply to this project.*

1. New land uses that may cause visual, electronic, or increased bird strike hazards to aircraft in flight shall not be permitted within any airport's influence area. Specific characteristics to be avoided include:
  - a. Glare or distracting lights which could be mistaken for airport lights. Reflective materials are not permitted to be used in structures or signs (excluding traffic directing signs).
  - b. Sources of dust, steam, or smoke which may impair pilot visibility.
  - c. Sources of electrical interference with aircraft communications or navigation. No transmissions which would interfere with aircraft radio communications or navigational signals are permitted.
  - d. Occupied structures must be soundproofed to reduce interior noise to 45 decibels (dB) according to State guidelines.
  - e. Within the airport's influence area, ALUC review is required for any proposed object taller than 100 feet above ground level (AGL)

2. Regardless of location within San Joaquin County, ALUC review is required in addition to Federal Aviation Administration (FAA) notification in accordance with Code of Federal Regulations, Part 77, (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>) for any proposal for construction or alteration under the following conditions:
  - a. If requested by the FAA.
  - b. Any construction or alteration that is more than 200 ft. AGL at its site.
  - c. Any construction or alteration that exceeds an imaginary surface extending outward and upward at any of the following slopes:
    - i. 100 to 1 for a horizontal distance of 20,000 ft. of a public use or military airport from any point on the runway of each airport with its longest runway more than 3,200 ft.
    - ii. 50 to 1 for a horizontal distance of 10,000 ft. of a public use or military airport from any point on the runway of each airport with its longest runway no more than 3,200 ft.
    - iii. 25 to 1 for a horizontal distance of 5,000 ft. of the nearest takeoff and landing area of a public use heliport
  - d. Any highway, railroad, or other traverse way whose prescribed adjusted height would exceed the above noted standards.
  - e. Any construction or alteration located on a public use airport or heliport regardless of height or location.

Thank you again for the opportunity to comment. Please contact ALUC staff Gwen Owens (209-674-5489 or [aluc@sjcog.org](mailto:aluc@sjcog.org)) if you have any questions or comments.

Sincerely,

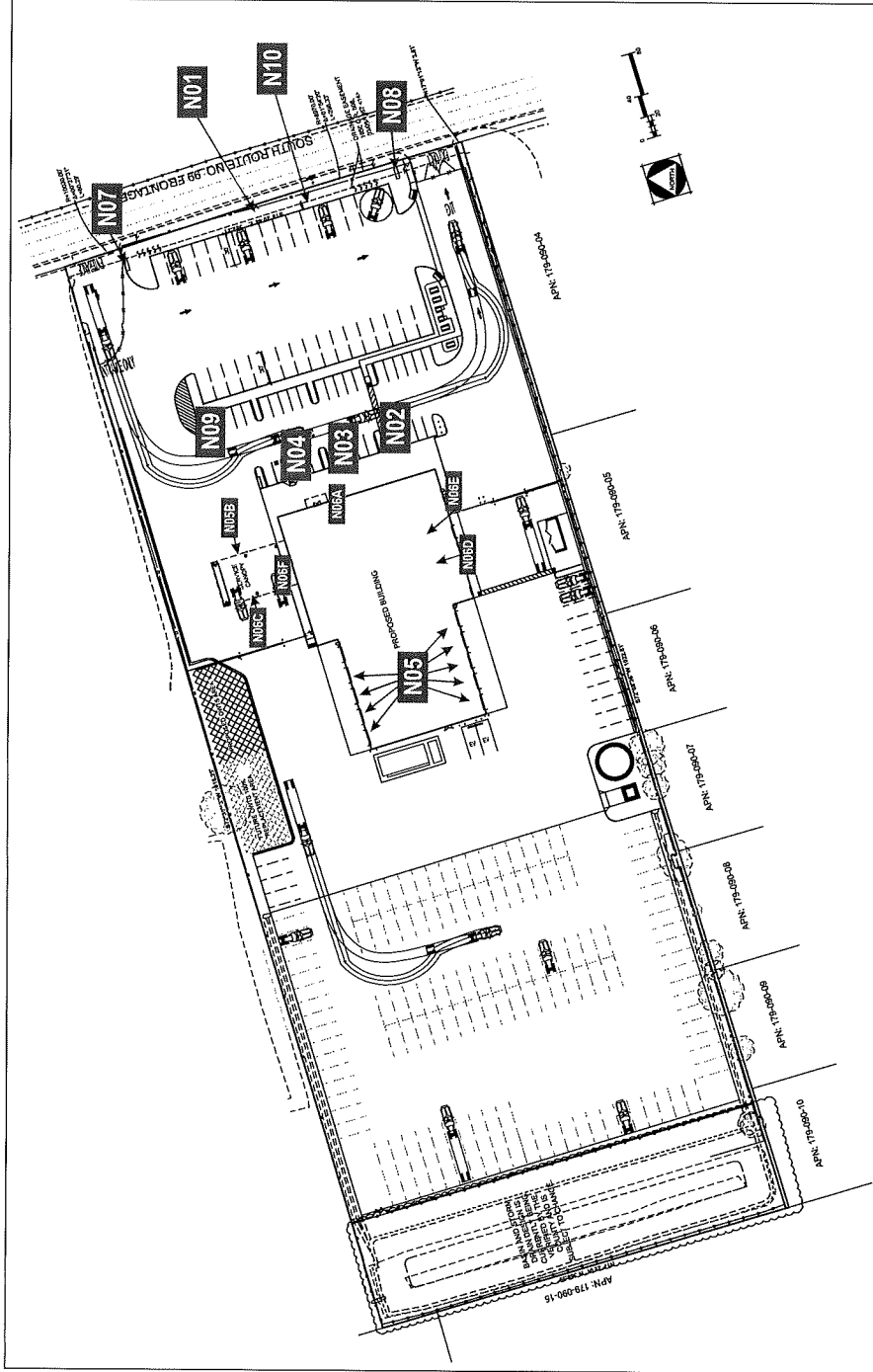
*Gwen Owens*

Gwen Owens  
Manager of Programming & Project Delivery

# Site Plan

Reference:

- N01** Pylon - NMP-175 Dual Brand Pylon at 50' OAH
- ND2** Building Signs - Dealer Sign
- N03** Building Signs - VOLVO SF 4786+1
- N04** Building Signs - MACKWALL120 ( Right Justified )
- N05** Bay Doors Numbers ( 1-10 )
- N06** Door Identification **N06A** **N06B** **N06C** **N06D** **N06E**
- N07** Directional - D/F Entrance
- N08** Directional - D/F Exit
- N09** Directional - S/F
- N10** Pylon Removal



**Allen Industries**  
 YOUR BRAND AT ITS BEST™  
 1-800-967-2553  
 www.allenindustries.com

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Client: **Western Truck Center**  
 Address: **3333 S Highway 99 Stockton, CA 95215**

Date: **02/10/25**  
 Estimate #: **E21504**  
 Sales: **House**  
 Design: **AMS**  
 CS

#	Date	Description
1	02/18/25	Revise Per Clients Comments
2	03/11/25	Revise Per Clients Comments
3	11/04/25	Various changes, per request
4	11/18/25	Remove Opt-1 / Revise Dir. per Mark-Up
5		
6		

Client Review Status  
 Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.  
 Client Signature: \_\_\_\_\_  
 Approval Date: \_\_\_\_\_



**Pacific Gas and  
Electric Company**

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

February 11, 2026

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-2500427 (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.

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](mailto:pgeplanreview@pge.com)

Sincerely,

PG&E Plan Review Team  
Land Management



## FINDINGS FOR ADMINISTRATIVE USE PERMIT

PA-2500427

WTPE REAL ESTATE HOLDINGS LLC / WTPE REAL ESTATE HOLDINGS LLC

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 Development Title Section 9-408.170 permits modification of sign requirements subject to an approved Administrative Use Permit with the approval of additional findings included in this packet. The signs reviewed under this permit are for previously approved truck sales, maintenance, repair, and trailer storage facility, which are permitted uses in the I-L (Limited Industrial) zone. The subject parcel has a General Plan designation of R-L and is zoned I-L. Therefore, the proposed sign modification 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. All findings can be made in the affirmative.**
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. There will be no utilities required as this is a modification to the Sign Ordinance. The previously approved Administrative Use Permit, PA-2300283, was shown to be served by on-site water, wastewater disposal, and on-site storm drainage.**
3. The site is physically suitable for the type of development and for the intensity of development.
  - **This finding can be made because the 8.95-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 dated December 31, 2025.**
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 Development Title Section 9-408.170 permits modification of sign requirements subject to an approved Administrative Use Permit the approval of additional findings in this packet. The signs reviewed under this permit are for previously approved truck sales, maintenance, repair, and trailer storage facility, which are permitted uses in the I-L (Limited Industrial) zone. 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 sign modification 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 Environmental Health Department and Airport Land Use Commission will ensure that the project is developed to the appropriate standards to avoid creating a nuisance. Department of Public Works had no recommendations for this project and is not subject to participating in San Joaquin Council of Governments.**

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 offers direct access to South State Route 99 West Frontage Road. The Department of Public Works provided Conditions of Approval for the underlying project that will ensure the proposed use is adequately served by highways and streets. The project site will be served by on-site water, wastewater disposal, and on-site storm drainage. The storm drainage will be subject to the rules and regulations of the Public Works Department.**
7. The proposed use complies with all applicable provisions of this Title.
  - **This finding can be made because the proposed sign modification is permitted with an approved Administrative Use Permit with the approval of additional findings included in this packet. The Site Plan depicts the required sign details, and the modification request meets the required findings as described in Development Title Section 9-408.170.**

**ADDITIONAL FINDINGS FOR SIGN MODIFICATIONS AS REQUIRED BY DEVELOPMENT TITLE SECTION 9-408.170**

1. The proposed signs are consistent with the size of the facility and related structures, the location of the public access to the development, and other signage in the vicinity.
  - **This finding can be made because the proposed three wall mount signs and pole/pylon sign are consistent with the size of the facility and related structures, the number of tenants at the facility, the location of the pole/pylon sign in respect to the South State Route 99 West Frontage Road. The proposed three wall mount signs are located at the front wall of the building, and the pole/pylon is located at the front of the parcel, which is consistent with the location of public access to the development.**
2. The height, size, and number of proposed signs are the minimum required to identify and direct the public to the activities, services, and products available on-site.
  - **This finding can be made because the proposed building on-site totals 32,000 square feet and the parcel is 8.95-acres located on South State Route 99 West Frontage Road. If the three mounted wall signs and the pole/pylon were limited to the standard height limit and standard sign area described in Development Title Table 9-408.070(c), then it would be more difficult for drivers to view the information on the sign as they are intended users of I-L uses. The increased height and size will allow for appropriate visibility and allow for safe entering and exiting of South State Route 99 West Frontage Road. As a result, the proposed three wall mount signs and pylon/pole sign is the minimum required to identify and direct the public to the activities, services, and products available on-site.**