



Dear Mayor and City of Stockton Council Members,

On behalf of the Greater Stockton Chamber of Commerce (Chamber) Board of Directors, I write this letter to strongly encourage the City Council not to delay their decision to adopt Option C of the proposed Warehouse Ordinance with the proposed modifications:

Timeline of Effective Ordinance Date:

As written the effective date will take place 30 days after adoption.

If the effective date is pushed out to 1/1/2025 and the ordinance is still adopted will those currently in process of a project fall back to the previous development code or will they need to follow the Mariposa Industrial Development Regulations that were put into place?

If developers have to follow the regulations of the Mariposa Industrial Development put into place, then the adoption of Option C would best be fit to go into effect as written. The language written in both the MOA and the Sierra Club Agreement need to be thoroughly looked at with legal's advice in regards to timeline.

Applicability:

Applicability Currently Reads As:

The Standards will apply to the following applications:

These standards shall apply to logistic warehouses 100,000 square feet in size or greater

The above should be more defined and should state clearly that this is for NEW build GROUND UP construction only and does not apply to existing logistic warehouses 100,000 square feet or greater.

In addition, further clarification is needed to understand if the ordinance is applicable only to new ground-up construction or include additions to a current structure. Although staff stated that it is for "New Construction" only, where is this written within Option C or Title 16?

Size of applicability should also be looked at closely. 100,000 square feet is not a large warehouse and is generally shared by multi-tenants. Rents will increase significantly as staff stated upwards of 65% which will also drive out tenants for existing warehouses as those rents will rise as well.

This ordinance should apply to "Mega-Warehouses" 450,000 square feet or greater.



Definition of “Logistic” Warehouse:

Currently there is not a definition of Logistic warehouse within the Title 16 Development Code glossary. The MOA states on page two:

Warehouse ordinance shall apply to qualifying facilities engaged in logistic use, which is defined as any warehouse or wholesaling and distribution land use which entails facilities to be used for the storage of farm products, furniture, household goods, or other commercial goods of any nature for distribution to wholesalers and/or retailers, including cold storage.

What does “OR” mean in the above?

What defines a Logistic Warehouse within the Option C ordinance, will this be defined in Title 16?

Do these belong within the Development Code:

Community Solar Program – Paragraph E – Site Plan Design
Lease Provisions – Paragraph F – Site Plan Design
Ride Sharing Programs – Bullet #4 – On-Going Operations

How will staff manage the above if these are included within the development code. Should these be listed as separate programs to be managed.

The Chamber would again strongly suggest that clarity be added to the code language regarding these categories. Again, any further delay would place current and future projects in peril to the delight of other jurisdictions not under these onerous circumstances. “Self-determination as a City” hangs in the balance as unintended consequences of inaction could directly impact development in the City of Stockton. Adopting Option C with modifications will satisfy both parties and is in the best interest to Stockton.

Sincerely,

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CEO

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