

5.52 Acre Parcel

Shovel Ready Light Industrial land for sale in Keystone Pacific Business Park

5.52 Acre parcel (021-085-032) Zoned Industrial Business Park.

This is a great chance to own a **5.52 acre** shovel-ready light industrial land in the **Keystone Pacific Business Park located in Patterson, California**. The property is situated right next to the large new residential development annexation of Zacharias Ranch. Although the property is zoned IBP it has potential for commercial uses. The Zacharias master plan indicates that this parcel will be directly across Baldwin Road from 97.3 Acres of High Density Residential planned for 714 apartment units. The master plan also outlines the entire project that will total 5086 total units. This 5.52 Acre parcel will benefit from the car and foot traffic generated by the 5086 units (Estimated 17,800 people).



California Department of Real Estate
License #01184629
George Galloway Mac Master

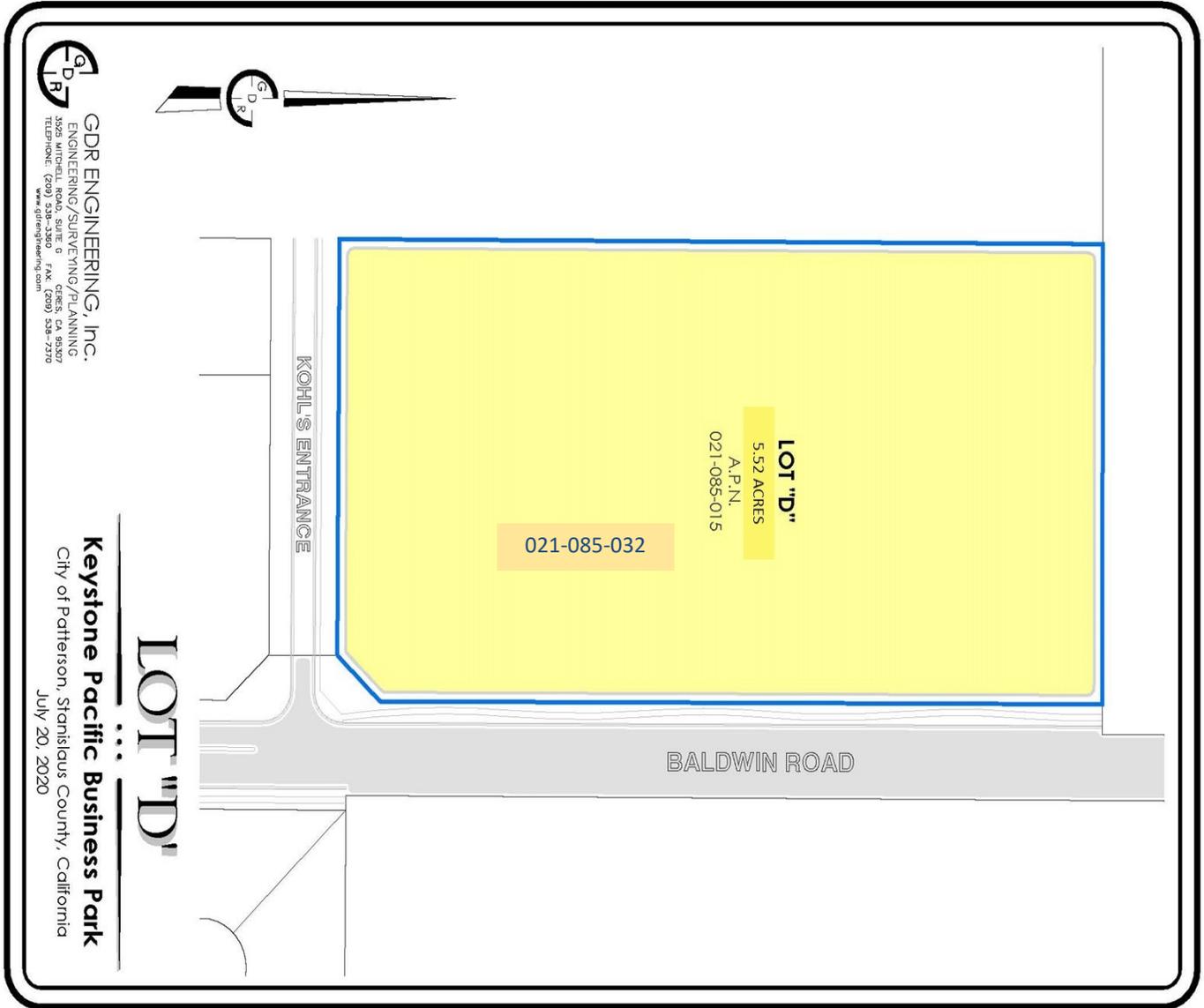


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**MOUNTAIN
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CA BRE 01184629

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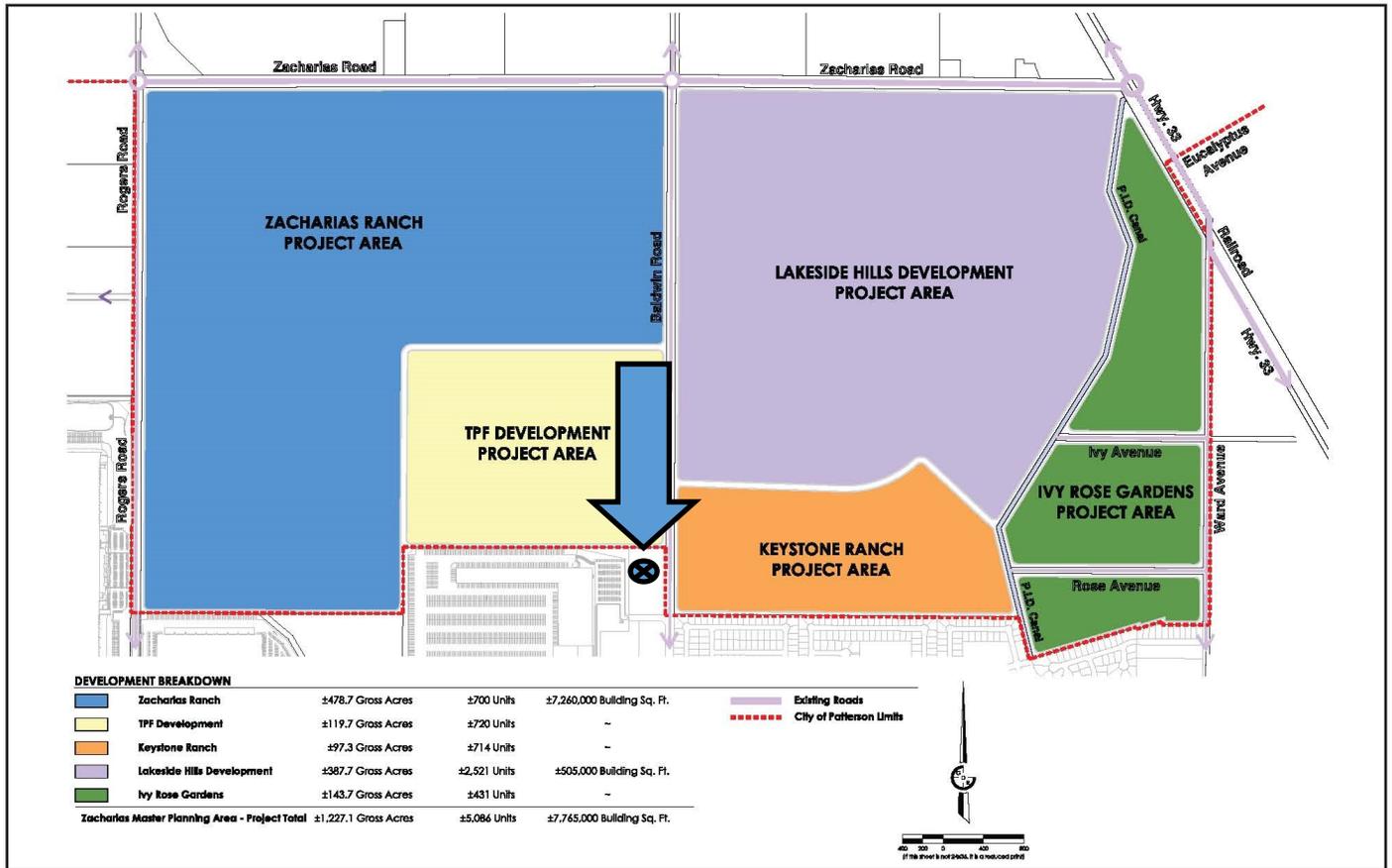
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The 5.52 Acre Parcel property is located adjacent to the largest annexation in Stanislaus County History. The Zacharias master plan shows that this parcel will be directly across Baldwin Road from 97 Acres of High Density Residential zoned property with a plan for 714 apartment units. The entire project that will total 5086 total units. This 5.52 Acre parcel will benefit from the car and foot traffic generated by the 5086 units by becoming an active community gathering place within walking or biking distance to most of the community. The California standard estimates that 5086 units will house 17,800 people.



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Utilities



- TID Power - Patterson's Power Advantage
TID Water & Power is your community owned, not-for-profit irrigation water and electric utility serving Central California since 1887
- City of Patterson Water and Sewer
The Water Division is responsible for the delivery of the city's drinking water. The crew operates seven deep underground water wells for drinking, three non-potable wells for irrigation only and three storage tanks all within three pressure zones.
- On site Storm Drainage
- Frontier Communications and Comcast

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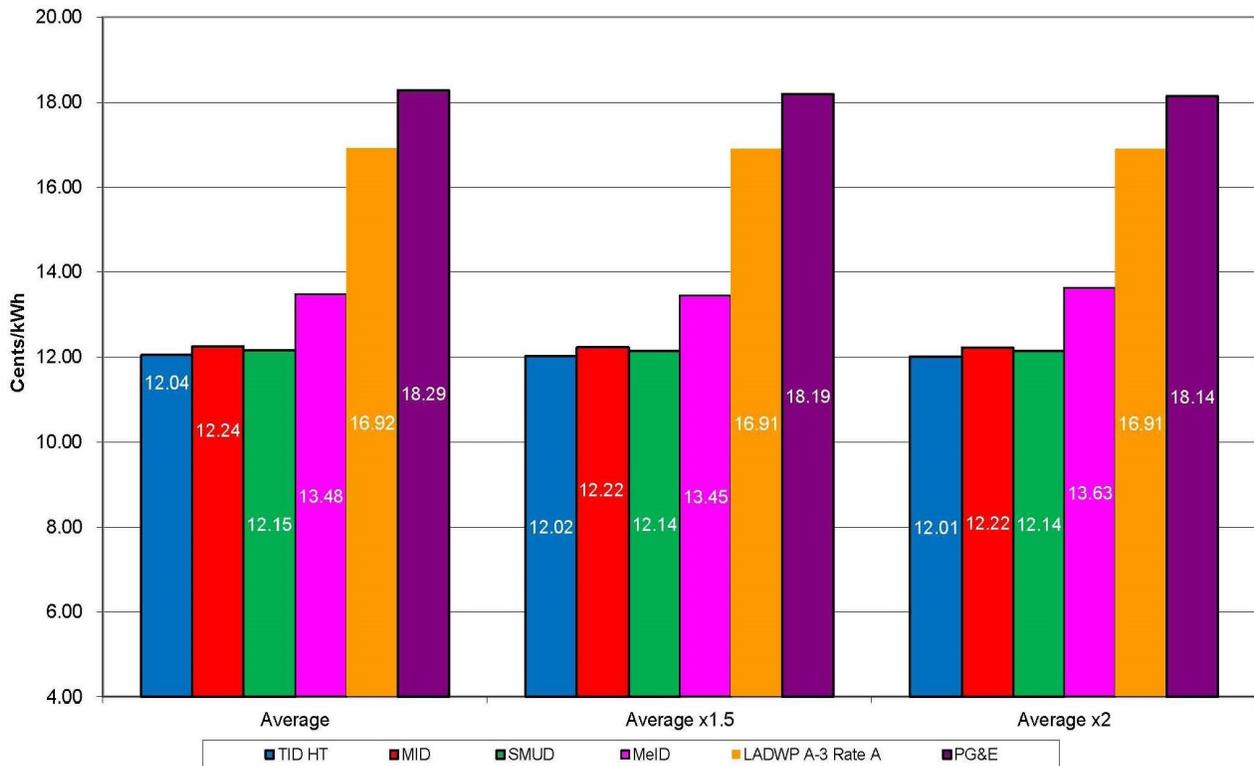
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The Patterson Power Advantage

Please see the attached which shows the advantage that Patterson has over Manteca and Tracy (and other cities) in power rates. Being in the TID district also keeps Patterson out of the rolling blackout threat that hinders most California businesses.

The HT rate is for customers with demand between 500 and 2,999 kW. Most Industrial customers fall into this category.

**Large Industrial (HT) Rate Comparison
2020 Rates Scaled up to x2 Average**



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The Patterson Joint Unified School District opened its professional development center in 2015. The center's primary purpose is professional training, it is designed to host a variety of events and will be open to other businesses and community organizations to rent out for workforce development, or events that could utilize the large space. PJUSD is one of the first school districts in the nation to address the growing commercial driver shortage by offering a truck driving program to its students and its community. According to a 2015 study by the American Trucking Association, the industry's need for skilled drivers would grow to 175,000 drivers by the year 2024. With a comprehensive High School and Adult Education program, Patterson students are able to address these industry needs by developing the knowledge and experience necessary for the truck driving profession, and are provided career and higher education opportunities through these skills by obtaining a Certified Truck Driving License. Find out more about our [Patterson Professional Truck Driving School](http://www.sites.google.com/patte.../truckdrivingschool/home) by visiting the program's website at <http://www.sites.google.com/patte.../truckdrivingschool/home>.



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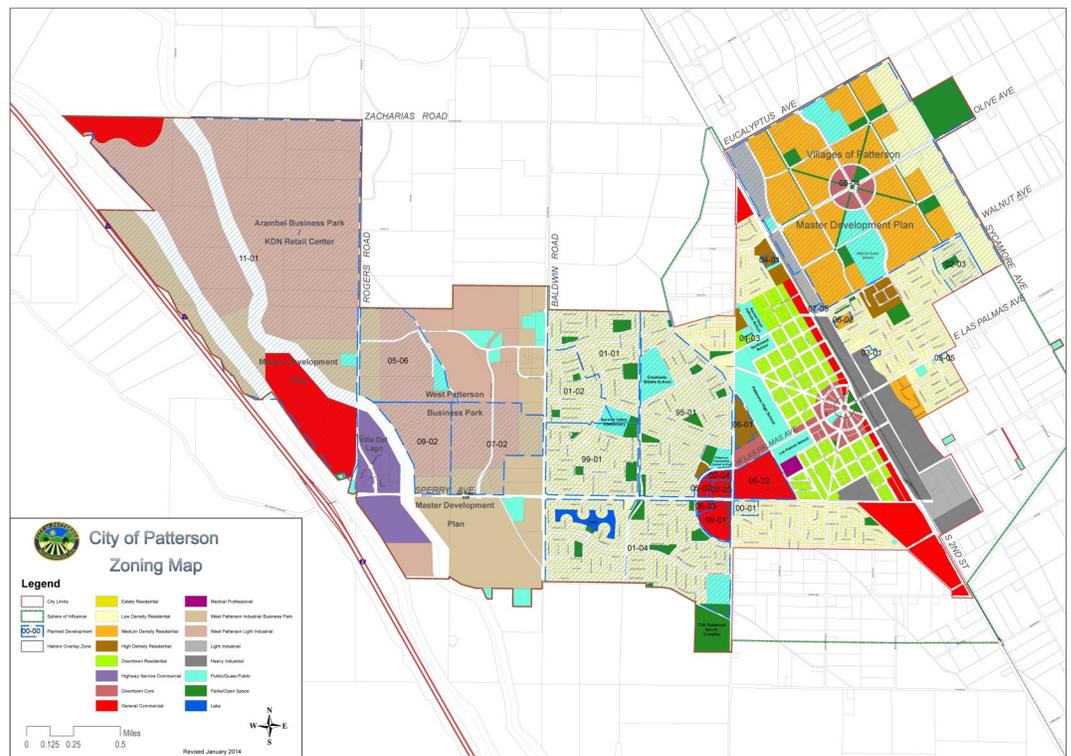
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The Keystone Pacific Business Park is a logistical and distribution hub for several national and international companies, including, CVS Pharmacy, Kohl's, Granger, Brake Parts Inc., and Platt Electric. Two companies saw the success of Keystone Pacific Business Park and built their own distribution centers right next door, Amazon and Restoration Hardware. Only 75 miles from the Port of Oakland, Patterson is an ideal location for logistics and distribution for the Bay-Area, Central Valley, and the I-5 corridor. There is currently 5,250,000 sq. feet of distribution centers and 175,000 sq. feet of flex development.

Keystone's latest project is a 712,130-sq. foot distribution center located in Keystone Pacific Business Park in beautiful Patterson, California. Construction began on August 15th, 2017 and was sold in August of 2018 and later leased to Gallo Wine's G3 Division.

The zoning for the Keystone Pacific Business Park allows for a variety of uses. Please see the attached provided by the City of Patterson. Zoning for the Keystone Pacific Business Park is listed under the IBP zone.



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Chapter 18.46 Industrial Districts

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Section 18.46.010 Purpose

The purpose of this chapter is to establish zoning districts in the city that support industrial uses to implement the city’s Light Industrial, Heavy Industrial, West Patterson Industrial Business Park District, and West Patterson Light Industrial District general plan land use categories. These districts provide sufficient and appropriately located land for industrial uses that minimize impacts on residential neighborhoods.

Section 18.46.020 Characteristics of Industrial Districts

The following descriptions of each industrial zoning district identify the characteristic uses, intensity of uses, and level of development intended for that district.

- A) Light Industrial (LI) District. This district is consistent with the general plan Light Industrial land use designation by providing locations for the development of industrial uses such as fabrication, manufacturing, assembly, or processing of materials that for the most part are already in processed form and which do not in their maintenance, assembly, manufacture, or plant operation create smoke, gas, odor, dust, sound, or other objectionable influences which might be obnoxious to persons conducting business or residing in this or any other zone.
- B) Heavy Industrial (HI) District. This district is consistent with the Heavy Industrial general plan land use designation by providing appropriate locations for intensive industrial uses that may generate noise, vibration, odor, or other conditions that make them undesirable and incompatible near or in conjunction with residential uses. A wide range of industrial manufacturing and warehousing uses are permitted in this district. The HI district is generally located in areas of the city where it would not create a substantial impact on sensitive residential, commercial, or office uses. Where feasible, development in the HI district may require additional measure to reduce impacts to neighboring properties such as increased setbacks, landscaping, and screening.

18.46 Industrial Districts



- C) West Patterson Industrial Business Park (IBP) District. This district is consistent with the Light Industrial land use designation of the general plan. The IBP zoning district is applied to areas appropriate for light industrial and business park land uses, including low-intensity manufacturing and assembly processes, research and development, corporate headquarters, offices, medical and health facility uses, and other uses as specified in this chapter. The land uses allowed and development standards required within the IBP district are intended to protect adjacent areas from impacts while allowing indoor, clean, and quiet industry. Land uses in the IBP zoning district are often organized as a business park, with tenants that may include some commercial and office activities.

- D) West Patterson Light Industrial (IL) District. The IL zoning district is consistent with the Light Industrial land use designation of the general plan. The IL zoning district is applied to areas appropriate for light industrial and manufacturing, warehousing, offices, and assembly uses. Land uses allowed in the IL zoning district will not create objectionable noise, smoke, odor, dust, noxious gases, glare, heat, vibration, or industrial wastes.

Section 18.46.030 Allowed Land Uses and Permit Requirements

Table 18.46.030-1 below identifies allowed uses and corresponding permit requirements for the industrial zoning districts subject to compliance with Chapter 18.34 (Land Use Classification) and all other provisions of this title. Descriptions/definitions of the land uses can be found in Article 11 (Definitions). The Specific Use Regulations column in the table identifies the specific chapter or section where additional regulations for that use type are located within this title.

Use regulations in the table are shown with representative symbol by use classification listing: “P” symbolizes uses allowed by right, “AR” symbolizes uses permitted through administrative review, “CUP” symbolizes uses that require approval of a conditional use permit, and “N” symbolizes uses that are not permitted.

**Table 18.46.030-1
Permitted Use Matrix for Industrial Districts**

	Industrial Districts (See Section 18.46.020 for descriptions)				Specific Use Regulations
	LI	HI	IBP	IL	
Agriculture, Resource, and Open Space Uses					
Crop production and horticulture	P	P	P	P	
Recreation, Education, and Public Assembly Uses					
Athletic fields, accessory only ¹	P	P	P	P	
Child-care facility	CUP	N	AR	CUP	
Drug and alcohol treatment facilities	CUP	CUP	CUP	CUP	
Parks, plazas, and playgrounds	CUP	CUP	CUP	CUP	
Places of assembly (large, 10,000 sf or more)	CUP	N	CUP	CUP	
Places of assembly (small, less than 10,000 sf)	CUP	CUP	CUP	CUP	
Places of worship	CUP	N	CUP	CUP	
Public art ²	CUP	CUP	CUP	CUP	Chapter 18.74
Public facility	P	P	P	P	
Schools (private)	CUP	CUP	AR	CUP	
Schools (public)	CUP	CUP	CUP	CUP	
Schools (trade)	P	P	P	P	
Utility, Transportation, and Communication Uses					
Communication equipment buildings	CUP	CUP	CUP	CUP	
Communication towers	AR	AR	AR	AR	
Electric substations ³	CUP	CUP	CUP	CUP	
Public utility yards	P	P	P	P	
Public utility structures	P	P	AR	P	
Transit station/park and ride lots	AR	P	AR	P	
Retail, Service, and Office Uses					
Alcoholic beverage sales ⁴	CUP	CUP	N	CUP	
Art, antique, collectables	P	P	P	P	
Artisan shops	P	P	AR	P	
Auctions ⁵	P	P	CUP	P	
Banks and financial services	P	CUP	AR	CUP	
Bars and cocktail lounges, accessory ⁶	CUP	CUP	CUP	CUP	
Broadcast studios	AR	CUP	AR	CUP	
Building supply (large)	CUP	P	CUP	P	
Building supply (small)	P	P	P	P	

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III

	Industrial Districts (See Section 18.46.020 for descriptions)				Specific Use Regulations
	LI	HI	IBP	IL	
Business support services	P	AR	P	P	
Hotels/motels	CUP	CUP	CUP	CUP	
Indoor amusement/entertainment facility	AR	CUP	AR	AR	
Indoor recreation and fitness	P	CUP	AR	CUP	
Manufactured home sales, new	CUP	CUP	CUP	CUP	
Medical and dental laboratories	CUP	P	CUP	CUP	
Medical and dental offices	CUP	CUP	P	N	
Nightclubs	CUP	CUP	CUP	CUP	
Offices, accessory	P	P	P	P	
Outdoor markets, sales establishments	CUP	CUP	CUP	CUP	
Outdoor promotions, sales or displays ⁷	CUP	CUP	CUP	CUP	
Personal services	P	CUP	P	CUP	
Personal services, accessory	P	P	P	P	
Professional offices	P	CUP	P	CUP	
Restaurants, no drive-thru	CUP	CUP	CUP	CUP	
Restaurants, with drive-thru service	CUP	CUP	CUP	CUP	
Retail, accessory	P	P	P	P	
Retail, general	P	CUP	AR	P	
Secondhand stores	AR	CUP	AR	AR	
Services, accessory	P	P	P	P	
Temporary uses ⁸	see note	see note	see note	see note	Chapter 18.90
Veterinary clinics, large animal	CUP	CUP	CUP	CUP	
Veterinary clinics, small animal	AR	AR	AR	AR	
Wholesale commercial uses	P	P	P	P	
Automobile and Vehicle Uses					
Automobile and vehicle dismantling	CUP	AR	N	CUP	
Automobile parts sales	P	P	P	P	
Automobile rental agencies	P	P	P	P	
Automobile sales, new and used	P	P	CUP	CUP	
Bus yards	P	P	N	CUP	
Car washing and detailing	CUP ⁷	P	CUP ⁷	CUP ⁷	
Fuel stations	P	P	P	P	
Parking garages and lots	P	P	P	P	
Recreational vehicle sales	CUP	CUP	CUP	CUP	

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	Industrial Districts (See Section 18.46.020 for descriptions)				Specific Use Regulations
	LI	HI	IBP	IL	
Small vehicle sales and rental	P	P	CUP	CUP	
Vehicle services (major)	CUP	CUP	N	N	
Vehicle services (minor)	AR	AR	CUP	CUP	
Vehicle storage (large)	CUP	P	N	N	
Vehicle parking (small)	P	P	CUP	CUP	
Industrial, Manufacturing, and Processing Uses					
Agricultural products processing	N	CUP	N	N	
Data center	P	P	P	P	
Fuel yards	CUP	CUP	CUP	CUP	
Manufacturing (major)	CUP	P	CUP	CUP	
Manufacturing (minor)	P	P	CUP	P	
Recycling facility, processing	CUP	CUP	CUP	CUP	
Recycling facility, scrap and dismantling facility	CUP	CUP	CUP	CUP	
Research and development	CUP	CUP	AR	CUP	
Sheet metal fabrication ⁸	CUP	P	CUP	CUP	
Sign fabrication companies ⁸	CUP	P	CUP	CUP	
Storage, personal storage facility	P	P	P	P	
Storage, warehouse (small)	P	P	CUP	CUP	
Storage yard	CUP	P	CUP	CUP	
Truck yards/terminals	CUP	CUP	CUP	CUP	
Wholesale and distribution	P	P	P	P	

Table Notes:

1. Athletic fields may be permitted as part of detention/retention facilities or as accessory to a primary use (e.g., recreational opportunities for employees).
2. Two-dimensional art-works smaller than 10 square feet may be permitted through the Administrative Use Review process.
3. Including microwave facilities in conjunction therewith and wireless communication (cellular phone) facilities as further defined and permitted to a maximum height of 15 feet above the maximum height allowed in the zone, as provided in Chapter 18.84.
4. Subject to A.B.C. requirements, beer and wine are permitted for on-site consumption in conjunction with a restaurant use.
5. Auctions are not to include animals and shall be conducted with an enclosed building only.
6. Permitted when accessory to a hotel, motel, or restaurant.
7. Permitted without a use permit is ancillary to a fueling station.
8. So long as the use is conducted entirely within an enclosed building. Outdoor storage is prohibited.

Section 18.46.040 Development Standards

The following development standards are applicable to the industrial zoning districts. These standards, along with other development standards (e.g., landscaping

18.46 Industrial Districts



requirements, parking standards) in this title and citywide design guidelines, are intended to assist property owners and project designers in understanding the city's minimum requirements and expectations for high quality development.

**Table 18.46.040-1
Development Standards for Industrial Districts**

Industrial Districts (See Section 18.46.020 for descriptions)				
	LI	HI	IBP	IL
Floor Area Ratio (maximum) ¹				
Floor area ratio	0.4	0.4	n/a	n/a
Setbacks (minimum) ²				
Front and exterior yard	10'	no min.	15'	15'
Side yard ³	no min.	no min.	n/a	n/a
Rear yard ³	no min.	no min.	n/a	n/a
Lot Area (minimum SF) ⁴				
Lot area	no min.	no min.	65,340 sf (1.5 acres)	87,120 sf (2 acres)
Building Size (minimum SF)				
Building size	no min.	no min.	15,000 sf	25,000 sf
Lot Dimensions (minimum)				
Width	no min.	no min.	75'	100'
Depth	no min.	no min.	75'	100'
Height (maximum) ⁵				
Building/structure	n/a	n/a	45' ⁶	45'
Building/structure within 100' of the property line of property zoned for residential use	32'	32'	n/a	n/a
Building/structure more than 100' from the property line of property zoned for residential use	45'	50'	n/a	n/a
Lot Coverage (maximum)				
Buildings	n/a	n/a	50%	50%
Impervious surface	90%	90%	80%	80%
Landscaping	See regulations in Chapter 18.78			
Lighting	See regulations in Chapter 18.80			
Fences, Walls and Screening	See regulations in Chapter 18.70			
Parking and Loading	See regulations in Chapter 18.76			
Signs	See regulations in Chapter 18.82			
Projections and Encroachments	See regulations in Chapter 18.60			

Table Notes:

- 1. Project may be eligible for a bonus as described in Chapter 18.88.*
- 2. See additional regulations for setbacks and encroachments for accessory structures, fireplaces, architectural features, patios, decks, and fences in Chapter 18.60.*
- 3. Minimum side yard setback is 5 feet when abutting alleys and 10 feet when abutting residential districts. Minimum rear yard setback is 10 feet when abutting alleys or residential districts. The minimum setback for parking, buildings, and other structures along Rogers Road, Baldwin Road, and Sperry Avenue shall be 20 feet measured from the property line or the adopted right-of-way plan line, whichever is greater.*
- 4. For uses requiring a conditional use permit, the planning commission may establish alternative minimum lot sizes. Projects with a land area 5 acres or greater, or projects with construction square footage of 30,000 square feet or greater, shall be subject to applicable review process in Article II.*
- 5. See Chapter 18.60 for permitted projections into setbacks and exceptions to height limitations. A height increase may also be granted to allow for exceptional architecture or for unique architectural features (e.g., clock tower, church steeple, etc.) through the minor adjustment process (Section 18.16.110).*
- 6. Except as may be required by the airport land use plan for the Patterson Airport.*

Section 18.46.050 Performance Standards

All land uses proposed in the IBP and IL zoning districts shall be operated and maintained so as to not be injurious to public health, safety or welfare, and shall comply with the following standards.

- A) Air Emissions. No approved land use shall generate or cause any visible dust, gasses, or smoke to be emitted into the atmosphere, except as necessary for the heating or cooling of structures, and the operation of motor vehicles on the site.
- B) Glare and Heat. No direct or sky-reflected glare or heat, whether from floodlights or from high temperature processes (including combustion or welding or otherwise) shall be visible or felt at the property line.
- C) Ground Vibration. No approved land use shall generate ground vibration perceptible without instruments at any point along or outside of the property line of the use, except for motor vehicle operations.
- D) Odor. No approved and use shall generate or emit any odor or fumes perceptible at the property line.