

Scott Speer

From: Amtoj Randhawa <amtoj.randhawa@pridegroupenterprises.com>
Sent: Tuesday, February 17, 2026 10:32 AM
To: Scott Speer
Cc: Bachtel, Lauren; Hunker, Christopher; Alex Morrison; R.Benson; Alison Ho; Arturo Carrasco; Girardi, Frank [EHD]
Subject: Zoning & Use Question | 2546 French Camp Turnpike | Request for Director Review
Attachments: 2026-02-17 Letter to City Planning Department re 2546 French Camp.pdf
Importance: High

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Mr. Speer—

Pursuant to our call on January 28, 2026, please see the attached correspondence for the Director's review and consideration. Given the size and volume of the referenced attachments, my counsel—Lauren Bachtel—will send you the attachments under separate cover using a secure file transfer service.

Please do not hesitate to contact me should you or the Director need any additional information or documents.

Thanks,
Amtoj



Amtoj S. Randhawa, Esq.

Chief Legal Officer
Pride Group Enterprises

☎ [\(949\) 749-2185](tel:(949)749-2185)

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From: Scott Speer <Scott.Speer@stocktonca.gov>
Sent: Monday, January 26, 2026 11:01 AM
To: Amtoj Randhawa <amtoj.randhawa@pridegroupenterprises.com>; Arturo Carrasco <Arturo.Carrasco@stocktonca.gov>
Cc: Bachtel, Lauren <lauren.bachtel@linklaters.com>; Hunker, Christopher <christopher.hunker@linklaters.com>; Alex Morrison <alex.f.morrison@parthenon.ey.com>; R.Benson <r.benson@rcbensoconsulting.com>; Alison Ho <alison.ho2@parthenon.ey.com>
Subject: RE: Zoning & Use Question - 2546 French Camp Turnpike

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Arturo is out sick today. I'm willing to discuss this further, however the Code is pretty clear on this. Operating without a business license does not constitute continuance of a legal non-conforming use, as the use is not in lawful operation. SMC §16.228.040.C.3.b specifically states that unlawful uses are not protected by the non-conforming use provisions.

I'm available for a meeting tomorrow 9:00-10:00am and 2:30-4:00 pm, Wednesday 9:00 – 10:00am, and Thursday 8:00 – 12:00.



Scott Speer

Planning Manager - Current Planning

City of Stockton Community Development Department
345 N. El Dorado Street, Stockton CA 95202
Direct: 209-937-8195

From: Amtoj Randhawa <amtoj.randhawa@pridegroupenterprises.com>
Sent: Thursday, January 22, 2026 12:22 PM
To: Arturo Carrasco <Arturo.Carrasco@stocktonca.gov>; Scott Speer <Scott.Speer@stocktonca.gov>
Cc: Bachtel, Lauren <lauren.bachtel@linklaters.com>; Hunker, Christopher <christopher.hunker@linklaters.com>; Alex Morrison <alex.f.morrison@parthenon.ey.com>; R.Benson <r.benson@rcbensoconsulting.com>; Alison Ho <alison.ho2@parthenon.ey.com>
Subject: RE: Zoning & Use Question - 2546 French Camp Turnpike

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Good afternoon Arturo—

Can you please let us know your and Scott's availability next week for a call to discuss this matter further?

We would like to discuss our options, including appealing the final decision and how best to reinstate the use we believe has been ongoing.

Thanks,
Amtoj



Amtoj S. Randhawa, Esq.

Chief Legal Officer
Pride Group Enterprises

☎ [\(949\) 749-2185](tel:(949)749-2185)

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From: Arturo Carrasco <Arturo.Carrasco@stocktonca.gov>

Sent: Wednesday, January 21, 2026 12:18 PM

To: Amtoj Randhawa <amtoj.randhawa@pridegroupenterprises.com>; Scott Speer <Scott.Speer@stocktonca.gov>

Cc: Bachtel, Lauren <lauren.bachtel@linklaters.com>; Hunker, Christopher <christopher.hunker@linklaters.com>

Subject: RE: Zoning & Use Question - 2546 French Camp Turnpike

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Hi Amtoj,

I ran this by the Planning Manager, Scott Speer, cc'd here and he confirmed the loss a standing business license for over 12 months would constitute the loss of the nonconforming status by discontinuance ; therefore, the continued use of the site as a truck related use (sales, leasing, or maintenance) would no longer be permitted at the subject site as it is zoned RL (residential, low density). (SMC 16.228.060(C) (Loss of nonconforming status).

Thank you,



Arturo Carrasco, Senior Planner

Community Development Department
345 N El Dorado Street, Stockton CA 95202
arturo.carrasco@stocktonca.gov
Direct: 209.937.8955 | Office: 209-937-8266

From: Amtoj Randhawa <amtoj.randhawa@pridegroupenterprises.com>
Sent: Wednesday, January 21, 2026 11:55 AM
To: Arturo Carrasco <Arturo.Carrasco@stocktonca.gov>
Cc: Bachtel, Lauren <lauren.bachtel@linklaters.com>; Hunker, Christopher <christopher.hunker@linklaters.com>
Subject: RE: Zoning & Use Question - 2546 French Camp Turnpike

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Good afternoon Arturo—

Following up on the below. Please connect with me the appropriate director and/or county attorney to discuss this matter further. Time is of the essence.

Thanks,
Amtoj



Amtoj S. Randhawa, Esq.
Chief Legal Officer
Pride Group Enterprises

☎ [\(949\) 749-2185](tel:(949)749-2185)

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From: Amtoj Randhawa
Sent: Tuesday, January 20, 2026 9:55 AM
To: 'Arturo Carrasco' <Arturo.Carrasco@stocktonca.gov>
Cc: Alison Ho <alison.ho2@parthenon.ev.com>
Subject: Zoning & Use Question - 2546 French Camp Turnpike

Good morning Arturo—

Thank you for taking the time to speak with me today.

As we discussed, even though the business license for the above-reference property may have expired more than 12 months ago, our company was present and active on site within the last 12 months. As I further explained, our company is presently a party to an active bankruptcy proceeding and is in the process of winding down our global operations and selling our real estate assets. We have also been in constant communication with the County and its environmental consultants in an effort to remediate certain environmental issues identified by the County.

Finally, as requested, please connect me with the county attorney and/or director you referenced on our call, so I can discuss this matter further with them.

Thank you again for your time.

Best,
Amtoj



Amtoj S. Randhawa, Esq.

Chief Legal Officer

Pride Group Enterprises

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From: Arturo Carrasco <Arturo.Carrasco@stocktonca.gov>
Sent: Wednesday, January 14, 2026 10:34 AM
To: Amtoj Randhawa <amtoj.randhawa@pridegroupenterprises.com>
Cc: Alison Ho <alison.ho2@parthenon.ey.com>
Subject: RE: Zoning & Use Question - 2546 French Camp Turnpike

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Hi Amtoj,

I left you a voice mail earlier.
Let me know how I can assist you.

Thank you,



Arturo Carrasco, Senior Planner

Community Development Department
345 N El Dorado Street, Stockton CA 95202
arturo.carrasco@stocktonca.gov
Direct: 209.937.8955 | Office: 209-937-8266

From: Amtoj Randhawa <amtoj.randhawa@pridegroupenterprises.com>
Sent: Tuesday, January 13, 2026 9:52 AM
To: CDD - Planning <planning@stocktonca.gov>
Cc: Alison Ho <alison.ho2@parthenon.ey.com>
Subject: Zoning & Use Question - 2546 French Camp Turnpike
Importance: High

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Good morning—

Can someone please assist with my inquiry below? Time is of the essence.

Thanks,
Amtoj



Amtoj S. Randhawa, Esq.

Chief Legal Officer
Pride Group Enterprises

[\(949\) 749-2185](tel:(949)749-2185)

Amtoj.Randhawa@PrideGroupEnterprises.com

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From: Amtoj Randhawa <amtoj.randhawa@pridegroupenterprises.com>

Sent: Thursday, January 8, 2026 10:13 PM

To: planning@stocktonca.gov

Subject: Zoning & Use Question - 2546 French Camp Turnpike

Good evening Ms. Hudson,

I called and left you a voicemail earlier today.

I am an in house attorney for Pride Group Enterprises and it's real estate holding companies, including French Camp Holding Corp. (the entity that owns the below referenced property).

Can you please call me tomorrow to discuss the below email?

Thanks,
Amtoj

Amtoj S. Randhawa, Esq.

Chief Legal Officer

Pride Group Enterprises

[\(949\) 749-2185](tel:(949)749-2185)

Amtoj.Randhawa@PrideGroupEnterprises.com

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From: CDD - Planning <planning@stocktonca.gov>

Sent: Thursday, November 7, 2024 11:34 AM

To: Davis, Daniel @ CA Central Valley <DT.Davis@cbre.com>

Cc: James Bergantino.Ctr <James.Bergantino.Ctr@stocktonca.gov>

Subject: RE: Zoning & Use Question - 2546 French Camp Turnpike

External

Hello,

I researched the site, and it appears that truck sales (“Auto and Vehicle Sales – Used” and “Auto and Vehicle Sales – New”) with accessory parts sales is an existing, legally established use on-site that was active prior to the property being zoned RL (Residential, Low Density).

Pursuant to [SMC Section 16.228.060\(C\)](#), discontinuance of a nonconforming use or structure, nonconforming due to use, shall result in the use or structure losing its nonconforming status if the use is ceased or discontinued for a continuous period of at least **one year**. Therefore, the same use may continue on-site under new ownership, as long as they obtain a valid business license with the City and the use has not ceased on-site for 12 months.

It is important that the new owner gets their business license and continues the existing use on-site as soon as possible, as after 12 months the truck sales will no longer be grandfathered in. Any new use on-site would have to be permitted in the RL zoning district (the site’s current zoning designation) as outlined in Table 2-2:

<https://ecode360.com/43712569#43712571>.

Truck sales is the only grandfathered use for the site. Any other industrial use would be treated as a new use on-site, which would not be allowed under the site’s current zoning.

Please let me know if you have any other questions.

Thank you,



Savannah Hudson
Assistant Planner

Community Development Department
345 N. El Dorado Street, Stockton CA 95202
Office: 209.937.8266 Direct: 209.937.8267

Twitter [@stocktonUpdates](#)

Facebook [@CityofStockton](#)

City Website <http://www.stocktonca.gov>

From: Davis, Daniel @ CA Central Valley <DT.Davis@cbre.com>

Sent: Thursday, November 7, 2024 9:30 AM

To: CDD - Planning <planning@stocktonca.gov>

Subject: RE: Zoning & Use Question - 2546 French Camp Turnpike

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Hi – following our conversation I would specifically like clarification on the following:

- Currently the property is being used for industrial/truck sales, if the property sells to a similar use who will operate the property in the same fashion will the use continue to be “grandfathered” in
- Or will the change of ownership regardless of a similar use trigger the property reverting back to its underlying zoning

Daniel Davis, SIOR, CCIM

Senior Vice President | Lic. 01964386

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T +1 209 476 2941 | C +1 925 683 6954

dt.davis@cbre.com | [LinkedIn](#)

From: Davis, Daniel @ CA Central Valley
Sent: Wednesday, November 6, 2024 11:46 AM
To: planning@stocktonca.gov
Subject: Zoning & Use Question - 2546 French Camp Turnpike

Can someone please give me a call at 925.683.6954 to confirm some zoning and use related questions for this property

APN: 165-261-25 & 165-261-26

Daniel Davis, SIOR, CCIM
Senior Vice President | Lic. 01964386
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