



PLANNING COMMISSION
STAFF REPORT

DATE: July 20, 2022

APPLICATION NO: Time Extension No. TE-22-91

LOCATION: 16300 S. McKinley Avenue
Lathrop, CA 95330
APN: 198-100-11

REQUEST: A Request to Consider Adoption of a Resolution Approving a One Year Time Extension to the Previously Approved McKinley Avenue Development (Rigmaster) Conditional Use Permit (CUP-19-36).

APPLICANT: Bineet Sarang
2405 Coffee Road
Modesto, CA 95355

PROPERTY OWNER: Rigmaster Truck Repair Inc.
Attn: Dilbagh Singh
16300 S. McKinley Avenue
Lathrop, CA 95336

GENERAL PLAN: SC, Service Commercial

ZONING: CS, Commercial Service

CEQA STATUS: Categorically Exempt According to the California Environmental Quality Act Article 19, § 15332 Class 32 "In-Fill Development".

SUMMARY:

The applicant has submitted a request for a time extension to the previously approved Conditional Use Permit No. CUP-19-36. The previously approved project includes the development of a truck repair building and off-street parking for automobiles and commercial trucks as described in the Background section.

Staff recommends the Planning Commission approve the request for a one (1) year time extension to the previously approved McKinley Avenue Development (Rigmaster) Conditional Use Permit No. CUP-19-36), subject to the Conditions of Approval dated August 28, 2019, as amended by this action.

BACKGROUND:

Summary of Previous Actions

- On August 28, 2019, the City of Lathrop Planning Commission adopted PC Resolution No. 19-9 approving the Conditional Use Permit application for the McKinley Avenue Development (Rigmaster) Project.
- On October 1, 2020, the Community Development Director approved a Finding of Substantial Conformance with Conditional Use Permit No. CUP-19-36, which modified the Site Plan by rotating the building ninety (90) degrees, increasing the size of the building from 12,000 sq. ft. to 15,570 sq. ft., reducing the number of driveways along McKinley Avenue from three (3) to two (2) and modified the off-street parking areas due to the modification of the building.

The proposed project will be developed in three (3) phases, with the first phase including the 15,750 sq. ft. building, automobile parking and a portion of the commercial truck parking and the second phase would develop the remaining portions of the commercial truck parking.

On June 29, 2022, the received a request for another Substantial Conformance with Conditional Use Permit No. CUP-19-36 to reduce the size of the building from 15,750 sq. ft. to 7,500 sq. ft. and reduce the number of automobile off-street parking spaces from twenty-five (25) spaces to nine (9) spaces. City staff are currently reviewing this request.

ANALYSIS:

Per Section 17.112.090, *Lapse of use permit*, a use permit shall lapse and shall become void thirty-six (36) months following the date on which the use permit became effective unless prior to the expiration, a building permit is issued by the building official and construction is commenced and diligently pursued toward completion on the site which was the subject of the use permit application. A use permit may be renewed for an additional period of twelve (12) months or for a lesser or greater time provided that, prior to the expiration of the time period granted, an application of renewal of the use permit is filed with the planning department. The Planning Commission may grant or deny an application for renewal of a use permit. If the request is approved, the extension granted for this project will be one (1) year, extending the approval from August 28, 2022 to August 28, 2023.

According to the applicant, the request for an extension is due to delays caused by unavoidable circumstances. The project proponent secured funding for the project and hired a General Contractor, Rocklin R Grading and Excavation to perform the work. However, due to disruptions caused by COVID-19, Rocklin was unable to keep to the budget approved by the bank and withdrew from the project. A new General Contractor, PL Construction, was hired and are in the process of pulling the necessary permits to development the project.

ITEM 9.1

As part of this review, the City has the ability to modify, remove and/or add Conditions of Approval to the project as a result of the requested time extension. In this regard, staff has reviewed the current Conditions of Approval and is proposing to add one (1) additional Condition to the project.

The purpose of the additional Condition is to require an accessibility plan to be prepared and submitted to meet State law and City standards. The remaining Conditions of Approval are in full force; however, staff has updated the date of the Conditions of Approval, and the dates of the governing codes for building and fire permitting.

Staff believes that the proposed time extension is a reasonable request to allow the project proponent additional time to develop the site per the approved Conditional Use Permit.

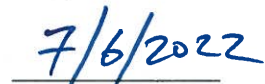
RECOMMENDATION:

Staff recommends the Planning Commission adopt Resolution No. 22-6 approving a one (1) year extension to the previously approved McKinley Avenue Development (Rigmaster) Conditional Use Permit (CUP-19-36), subjected to the amended Conditions of Approval July 20, 2022, attached and incorporated by reference herein.

Approvals:



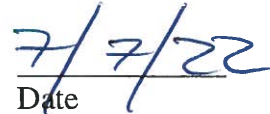
David Niskanen, Contract Planner



Date



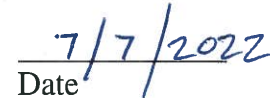
Rick Caguiat, Assistant Community Development Director



Date



Mark Meissner, Community Development Director



Date



Salvador Navarrete, City Attorney



Date

Attachments:

1. Planning Commission Resolution No. 22-6
2. CUP-19-36 Amended Conditions of Approval dated July 20, 2022
3. Time Extension Request dated June 22, 2022
4. Project Site Plan

**CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 22-6**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LATHROP
APPROVING A ONE (1) YEAR TIME EXTENSION TO THE PREVIOUSLY
APPROVED CONDITIONAL USE PERMIT NO. CUP-19-36 FOR THE MCKINLEY
AVENUE DEVELOPMENT (RIGMASTER) PROJECT (TE-22-91)**

WHEREAS, the City of Lathrop Planning Commission held a duly noticed public meeting on the Conditional Use Permit Time Extension request pursuant to the Lathrop Municipal Code; and

WHEREAS, on August 19, 2019, the City of Lathrop Planning Commission adopted PC Resolution No. 19-9, approving the Conditional Use Permit application for the McKinley Avenue Development (Rigmaster) Project; and

WHEREAS, on October 1, 2020, the Community Development Director approved a Finding of Substantial Conformance with Conditional Use Permit No. CUP-19-36, which modified the Site Plan by rotating the building ninety (90) degrees, increasing the size of the building from 12,000 sq. ft. to 15,570 sq. ft., reducing the number of driveways along McKinley Avenue from three (3) to two (2), and modified the off-street parking areas due to the modification of the building.

WHEREAS, the request is for a time extension to the previously approved Conditional Use Permit (CUP-19-36) for the development of a truck repair building and off-street parking for automobiles and commercial trucks. The proposed single-story, 15,750 sq. ft. building includes a mechanic shop area, office, lounge and parts room. The proposed project includes twenty-three (23) off-street parking spaces for automobiles, two (2) accessible parking spaces, and sixty-three (63) off-street parking spaces for commercial trucks. Associated site improvements include lighting, landscaping, curb, gutter, and sidewalk, paving, and a stormwater retention basin. The project will include three (3) phases of development; and

WHEREAS, the property is located at 16300 S. McKinley Avenue (APN: 198-100-11); and

WHEREAS, the subject parcels have a General Plan Land Use Designation of SC, Service Commercial and are within the CS, Commercial Service Zoning District; and

WHEREAS, the Conditional Use Permit is exempt according to the California Environmental Quality Act (CEQA) Article 19 §15332 Class 32 “In-Fill Development”; and

WHEREAS, the Planning Commission hereby grants a one-year time extension to CUP-19-36, extending the project approval to August 28, 2023, subject to the amended Conditions of Approval dated July 20, 2022; and

WHEREAS, proper notice regarding the proposed Conditional Use Permit Time Extension was given in all respects required by law; and

WHEREAS, the Planning Commission has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lathrop based on public testimony, substantial evidence in the administrative record of proceedings, its findings above and pursuant to its independent review and consideration, does hereby Approve Time Extension No. TE-22-91 subject to the amended Conditions of Approval dated July 20, 2022 for CUP-19-36, attached and incorporated by reference herein.

PASSED AND ADOPTED by the Planning Commission of the City of Lathrop at a special meeting on the 20th day of July, 2022 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Gloryanna Rhodes, Chair

ATTEST:

APPROVED AS TO FORM:

Mark Meissner, Secretary



Salvador Navarrete, City Attorney

Community Development Department – Planning Division

Amended Consolidated Conditions of Approval

July 20, 2022

Project Name: McKinley Avenue Development
File Number: Conditional Use Permit No. CUP-19-36
Project Address: 16300 McKinley Avenue (APN: 198-100-11)

The following list of conditions shall be incorporated into the final construction plans and development phases of the project. The list of conditions are not intended to be all-inclusive or a comprehensive listing of all City or district regulations. Please note that additional comments and/or conditions may be added pending the response to the comments noted below and/or changes to the proposed project. The following comments and conditions of approval are based on the application and diagrams dated July 2, 2019 (received).

The granting of this Conditional Use Permit authorizes the construction of a commercial truck repair building, truck wash building and off-street parking for commercial truck and trailers. The proposed single-story, 12,000 square-foot building includes a mechanic shop area, office, lounge, break room, and parts area. The proposed truck wash building is 2,800 square feet in size. The proposed project includes off-street parking for twenty-two (22) passenger vehicles and seventy-three (73) commercial truck and trailers. The proposed project will be built-out in three (3) phases. The following is a description of each phase of development:

- **Phase 1** – Construction of a 12,000 square foot commercial truck repair building, a 2,800 square foot truck wash and associated site improvements. Off-street parking includes twenty-two (22) passenger vehicle spaces, including two (2) handicap accessible parking spaces and nineteen (19) commercial truck and trailer parking spaces. Phase 1 also includes development of on-site retention pond to accommodate all three (3) phases. Development of this phase includes the removal of four (4) existing building on the site: repair shop, shed, mobile office and accessory structure. Development of this phase will include perimeter landscaping
- **Phase 2** – Expansion of the commercial truck and trailer parking spaces by forty-six (46) spaces. No buildings are to be removed as part of this phase.
- **Phase 3** – Expansion of the commercial truck and trailer parking spaces by seven (7) spaces. Development of this phase includes the removal of an existing single family residential dwelling unit and accessory structure, located on the southern portion of the project site. Fencing with privacy slats will be installed to screen commercial truck and trailer parking along McKinley Avenue (Phase 3 parking area)

CEQA Determination

The proposed Conditional Use Permit is exempt according to the California Environmental Quality Act (CEQA) Article 19 §15332 Class 32 “In-Fill Development”. This exemption is for a project that is consistent with the applicable General Plan designation and applicable Zoning designation and regulations, occurs within City limits on a project site of five (5) acres or less substantially surrounded by urban uses, has no value as habitat for endangered, rare, or threatened species, not result in any significant effects relating to traffic, noise, air and water quality and can be adequately served by all required utilities and public services

PLANNING

1. The applicant shall comply with the measures described in the Cease and Desist Order dated February 4, 2019. The measures below must be completed in order for the Cease and Desist Order to be removed from the property.
 1. Application and payment of application fees for a Conditional Use Permit must be made with the Community Development Department. **(Completed)**
 2. Continued progress toward completing the application materials must occur. **(Completed)**
 3. Once complete, the application must be approved by the City’s Planning Commission **(Completed)**.
 4. If approved by the Planning Commission, all conditions of approval must be completed.
 5. All plans, permits and fees required to satisfy the conditions of approval must be completed, paid, submitted, reviewed and approved by the City.
 6. Obtain a City Business License.
2. Full improvement of the project site in compliance with all conditions of approval (Conditional Use Permit No. CUP-19-36) shall be completed, and issuance of a Certificate of Occupancy shall be obtained, prior to the use or occupancy of each phase of this development. The land areas of Phase 2 and 3 shall be fenced to prohibit any and all use of these areas until they are fully improved as specified above. Furthermore, the areas of Phases 2 and 3 shall be maintained in compliance with the Lathrop-Manteca Fire District requirements and the vegetation clearance requirements in accordance with the International Wildland-Urban Interface Code 1301:7-7-47.
3. The applicant shall submit appropriate plans to the Community Development Department for plan check and building permit. Final site plan, elevation, landscaping and irrigation, exterior lighting and site improvement plans and details, etc. shall be reviewed and approved by the Planning Division. Any significant change or modification to the approved plan is subject to review and approval by the Community Development Director.
4. The applicant shall maintain access to the existing single family residential dwelling unit located in the southwestern portion of the site (within Phase 3 of the development). This driveway shall be removed at which time Phase 3 is developed.
5. McKinley Avenue from E. Louise Avenue to Lathrop Road is not designated as a Surface Transportation Assistance Act (STAA) truck route. Service and storage of STAA trucks will require McKinley Avenue to be designated as a STAA truck route.
6. All landscaping and irrigation, including landscaping at the perimeter within Phases 2 & 3 shall be installed as part of the development of Phase 1.

7. Applicant shall abandon the existing ten (10) foot Public Utility Easement (PUE) as illustrated on the Site Plan. The applicant shall provide proof of abandonment prior to permit issuance.
8. Prior to any ground disturbance, the project shall consult with the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) for biological coverage, mitigation and participation in the plan. 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).
9. The applicant shall coordinate with the San Joaquin Valley Air Pollution Control District to comply with District rules and regulations including but not limited to Dust Control Plan and Rule 9510, Indirect Source Review. The applicant shall provide proof of compliance prior to permit issuance.
10. The project shall comply with all applicable site development provisions as required by the Lathrop Municipal Code (LMC) including but not limited to parking, lighting, landscaping, etc.
11. Landscaping and irrigation must be consistent with the City's Water Conservation Requirements (LMC 17.92.060) and the State Water Efficient Landscape Ordinance (AB 1881).
12. The entire site including landscaping areas shall be maintained in a healthy, weed free condition.
13. The trash enclosure(s) shall include but not limited to a covered roof, metal gate and have three solid walls. Details and/or alternative designs shall be subject to review and approval of the Planning, Building and Public Works Department. The trash enclosure design, material and color shall match or compliment the main building.
14. A final site lighting photometric plan and information with detail specifications on fixtures, poles, and wall packs as well as a manufacture's catalogue containing photometric data, shall be submitted with the Building Permit for City review and approval. Parking lots, driveways, and trash enclosure shall be illuminated during the hours of darkness with a minimum maintained one foot-candle of light and an average not to exceed four foot-candles of light. The illumination shall not exceed ten (10) foot-candles in any one location, and shall be designed to prevent light and glare on adjoining properties.
15. Sign Design Permit for any exterior signs shall be submitted to the Planning Division for review and approval prior to installation. All signage must be in accordance with the applicable standards of the Lathrop Municipal Code.
16. The proposed bicycle parking shall be relocated closer to the main lobby/administration/conference room area. Bicycle parking shall be installed consistent with Chapter 17.76.120 of the LMC.
17. Roof-mounted mechanical equipment shall be screened and not visible from the public right-of-way. Screening materials shall be compatible with the architectural style, materials and color of the building upon which the equipment is located, subject to the approval of the Community Development Director.
18. Unless otherwise specified, all conditions of approval shall be complied with prior to the issuance of any Building Permits.
19. The development for which a Conditional Use Permit has been approved pursuant to Chapter 17.112 of the Lathrop Municipal Code (LMC) shall commence within thirty-six (36) months of the granting of the Site Plan approval. Prior to the expiration, a building permit must be issued and construction is commenced and diligently pursued toward completion of the site or structures. The approval may be extended for an additional period not to exceed twelve (12) months upon written application to the City prior to the expiration of the first approval date.

20. The approval of the Conditional Use Permit pursuant to the provisions of the LMC shall run with the land, and shall continue to be valid upon change of ownership of the site or structure which was the subject of the use permit application.
21. In the event clarification is required for these Conditions of Approval, the Community Development Director and Public Works Director shall have the authority either to administratively clarify the intent and wording of these Conditions of Approval without the requirement of a public hearing or to refer questions regarding the interpretation of these Conditions of Approval to the Planning Commission. If applicant takes issue with the clarification provided administratively, applicant shall have the right to appeal the administrative clarification to the Planning Commission. The Community Development Director and the Public Works Director also shall have the authority to make minor modifications to these conditions provided such administrative modifications are made at the request of applicant and are consistent with and in furtherance of the underlying intent of the condition being modified.
22. The City of Lathrop may conduct annual and or spot inspections to ensure that required site improvements and conditions are being complied with and maintained.
23. This Conditional Use Permit may be revoked, suspended, or modified by the City Council upon violation of any applicable provisions of the LMC and/or failure to comply with the conditions of approval.

BUILDING

1. All construction shall comply with the most recent adopted City and State building codes:
 - [2019 California Building Code](#)
 - [2019 California Electrical Code](#)
 - [2019 California Mechanical Code](#)
 - [2019 California Plumbing Code](#)
 - [2019 California Fire Code](#)
 - [2019 California Green Code](#)
2. The Title Sheet of the plans shall include:
 - Occupancy Group
 - Occupant Load
 - Description of Use
 - Type of Construction
 - Height of Building
 - Floor area of building(s) and/or occupancy group
3. School impact fees shall be paid prior to permit issuance.
4. Dimensioned building setbacks and property lines, street centerlines and between buildings or other structures shall be designed on plot plan.
5. The project design will conform with energy conservation measures articulated in Title 24 of the California Code of Regulations and address measures to reduce energy consumption such as flow restrictors for toilets, low consumptions light fixtures, and insulation and shall use to the extent feasible draught landscaping.

6. A design professional will be required at time of construction drawings, to prepare plans for proposed improvements per the Business and Professions' Code.
7. Public and private site improvements shall be designed in accordance with the Americans with Disabilities Act and Chapter 11 of the California Building Code. Site plan shall include a site accessibility plan identifying exterior routes of travel and detailing running slope, cross slope, width, pedestrian ramp, curb ramps, handrails, signage and truncated domes. Path of travel shall be provided from the public right of way and accessible parking to building. The design professional shall ensure that the site accessibility plan is compliance with the latest Federal and State regulations.
8. [A site accessibility plan shall be required as the attached policy from the link below. https://www.ci.lathrop.ca.us/sites/default/files/fileattachments/building_division/page/1651/site_accessibility_plan_requirements_3-17-20.pdf](https://www.ci.lathrop.ca.us/sites/default/files/fileattachments/building_division/page/1651/site_accessibility_plan_requirements_3-17-20.pdf)

PUBLIC WORKS

Prior to Issuance of Building Permit

1. Applicant shall provide a legal description and plat for the dedicated ROW and PUE and pay the document preparation cost (\$150) before the staff prepares the Grant of Easements for execution by the property owner(s).
2. Applicant shall abandon the ex. 10' public utility easement that bisects the property.
3. Applicant shall obtain an encroachment permit for any work within the City right-of-way.
4. Applicant shall pay all appropriate fees including but not limited to Capital Facilities Fees, Application, Notification, Environmental Review, Plan Check, Inspection, and NPDES Fees.
5. Applicant shall insure that all offsite and onsite improvements comply with City Standards and with the Multi-Agency Post-Construction Stormwater Standards Manual. A Project Stormwater Plan (PSP) must be submitted and approved.
6. Applicant shall prepare and submit for review a Storm Water Pollution Prevention Plan (SWPPP) for construction activities and file a Notice of Intent (NOI) with the State Water Resources Control Board. Before the grading or building permits can be issued, the applicant must provide the City with proof of Construction General Permit coverage (the WDID number) and receive a pre-construction site inspection.
7. Applicant shall install, as part of their onsite improvement, all PSP-specified Best Management Practices (BMPs) and treatment controls for the development in accordance with City guidelines, standards, and conditions of use. The BMPs and treatment control measures must be sized and constructed per the approved PSP and be in place prior to final occupancy.
8. Grading and other construction activities that may cause dust shall be watered to control dust at the City Engineer's direction. A water vehicle shall be available for dust control operations at all times during grading operations. The adjacent public street shall be kept free and clean of any project dirt, mud, materials, and debris.

Prior to Occupancy

9. The applicant shall construct or guarantee the construction of street improvements for the public street frontage in accordance with plans approved by the City Engineer. Street improvements shall include, but not limited to, curb and gutter, sidewalk, driveway(s), asphalt concrete paving to

centerline, storm drain facilities, street lighting, fire hydrants, water and sewer connections, and the undergrounding of any overhead utilities not exceeding 34.5 kVA. With the exception of fire hydrants and water and sewer connections, the applicant may enter into a Deferred Frontage Improvement Agreement (DFIA) to guarantee completion of these improvements at a future date. To do this, the following items are needed:

- a. A legal description and plat of the property and/or other pertinent data required for the preparation of the document.
 - b. An annotated site plan for the ultimate improvements.
 - c. An engineer's estimate of the construction cost for the above improvements prepared by a California registered professional engineer.
 - d. Payment of the DFIA preparation cost (\$250) and San Joaquin County's recordation costs.
 - e. A performance bond for the value of the engineer's estimate.
10. Connection to the Municipal Wastewater System is required as the property is located within 200' of an existing system. Applicant will be subject to connection and reimbursement fees for the connection.
 11. Parcel currently does not have sewer capacity allocated. The applicant shall determine sewer demand and purchase adequate capacity to dispose of the demand.
 12. Applicant shall submit and execute a maintenance agreement and Operation & Maintenance (O&M) Plan for all onsite storm water quality treatment devices, swales and/or retention or detention basins. The Applicant and all future owners of the property will be required to submit to the City an annual self-certification for the inspections, up-keep, and maintenance of the treatment control measures specified in the maintenance agreement and O&M Plan.
 13. Applicant will need to have stabilized all project-related areas of soil disturbance with the buildings, pavement, concrete, crushed rock, landscaping, or other effective soil cover. Bare soil may not be left in areas that had been disturbed due to construction activities. Prior to final occupancy, the project site will receive a post-construction site inspection and need to be approved for the satisfactory completion of the ESCP/SWPPP requirements.

LATHROP-MANTECA FIRE DISTRICT

1. The project must conform to the appropriate edition of the California Fire Code (currently the [2019](#) edition) and all related standards.
2. Permits shall be obtained from the fire code official. Permit(s) and fees, shall be paid prior to issuance of any and/or all permits. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the fire code official. (Permits are to be renewed on an annual basis)
3. Approved automatic sprinkler systems shall be provided as required in [2019](#) California Fire Code
4. §903.2. Tenant/Occupant/Owner shall have the responsibility to ensure that the correct fire suppression system is added/modified/tested and accepted by the (AHJ) Fire District. Fire suppression system plans shall be modified under separate fire permit and shall be submitted by a licensed contractor, to the (AHJ) Fire District for review and approval prior to modification.
5. Deferred submittal accepted.

6. An approved fire alarm system shall be installed in accordance with [2019](#) CFC §907.2 and [2019](#) NFPA 72.
7. Fire Department Development Fees for all new buildings must be paid in accordance with the City of Lathrop's Ordinance and Resolutions adopting the fee schedule.
8. An approved water supply for fire protection, either temporary or permanent, shall be made available prior to commencing construction beyond the foundation stage, or as soon as combustible material arrives on the site.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.
10. The Fire Department Fire Access Roads shall meet the requirements established by the San Joaquin County Fire Chief's Association.
11. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, a key box is required to be installed in an approved location. Please note that a separate key box will be required for each of the two access points. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official. In addition to key box(es), any automatic gates shall have Opticom access ability to provide necessary access for emergency apparatus.
12. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
13. Other fire & life safety requirements may be required at time of building plan review.
14. Final approval is subject to field inspections. Minimum 48-72-hour notice required prior to any life-safety fire inspections. Other conditions may apply at time of inspections and are subject to correction.

LATHROP POLICE SERVICES

1. All conditions are subject to approval by both the Police Chief and Fire Chief collaboratively.
2. Install and properly maintain dedicated lighting in the parking lot. All lighting must comply with minimum average 6Ft. Candlepower at 30" from ground.
3. Install recording security camera system that is maintained and accessible to LPS.
4. Prior to occupancy, the applicant shall install roof top address, subject to review and approval by LPS. The numbers shall be at least 3' tall, 2' wide, 9" apart, with 6" brush stroke with a color that contrast the roof top. The top of the numbers shall be oriented (pointing) north.
5. EVA may be required to allow adequate space for emergency vehicles.
6. Landscaping shall conform to standard CPTED measurements:
 - a. Maintain natural visible surveillance to building from parking lot and street.
 - b. Plants taller than 8 feet shall be trimmed up 4 feet from ground.
 - c. Plants under 8 feet shall be trimmed to allow ground level surveillance.

ADMINISTRATIVE SERVICES

1. By exercising this approval, the applicant hereby agrees to indemnify, hold harmless and defend the City, its officers, agents, elected and appointed officials, and employees, from any and all liability or claims that may be brought against the City arising out of its approval of this Conditional Use Permit, to the fullest extent permitted by law.

22 June 2022

Attachment 3

David Nsikanen
Planning Consultant
City of Lathrop, CA

Subject: Extension of Conditional Use Permit #CUO 19-36, 2020-529
Expiration date August 27, 2022, 16300 Mckinley Ave. Lathrop, CA. (APN 198-100-11)

Dear David,

We are requesting an extension of the above referenced permit issued on August 28,2019.

We are requesting this extension due to delays caused by unavoidable circumstances.

We were issued the conditional use permit in 2019.

We diligently proceeded with the construction drawings and subsequently our construction and encroachment permits were ready to be issued in July of last year. We had our Bank financing in place and the GC Rocklin R Grading and Excavation was to perform the work. However due to disruptions caused by the pandemic, Rocklin was unable to keep to the Budget approved by the Bank and withdrew from the Project.

We immediately started working with PL Construction and proceeded to pull the permits with the new GC. We paid the school fees and got the grading and demolition and encroachment permits.

Due to delays and shutdowns caused by the pandemic the Bank did not respond to us until March this year with the new budgets and financing approvals.

As a consequence of these delays and disruptions caused by the pandemic our business plans and requirements for facilities have changed and we are now in the process of making modifications to our building and parking requirements. We are moving ahead with our plans for improvement of the property with modified plans.

We expect to have the revised set of plans for approval into the city in the next few weeks and pending approval by the city we intend to start construction immediately upon issuance of permits.

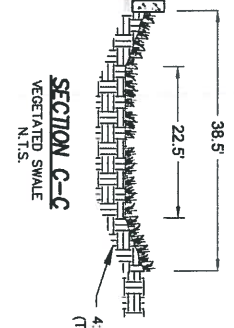
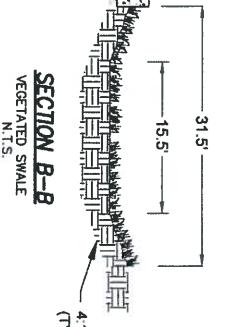
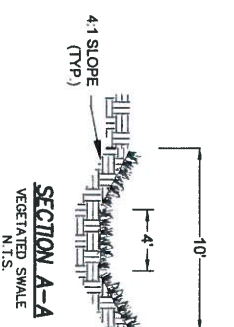
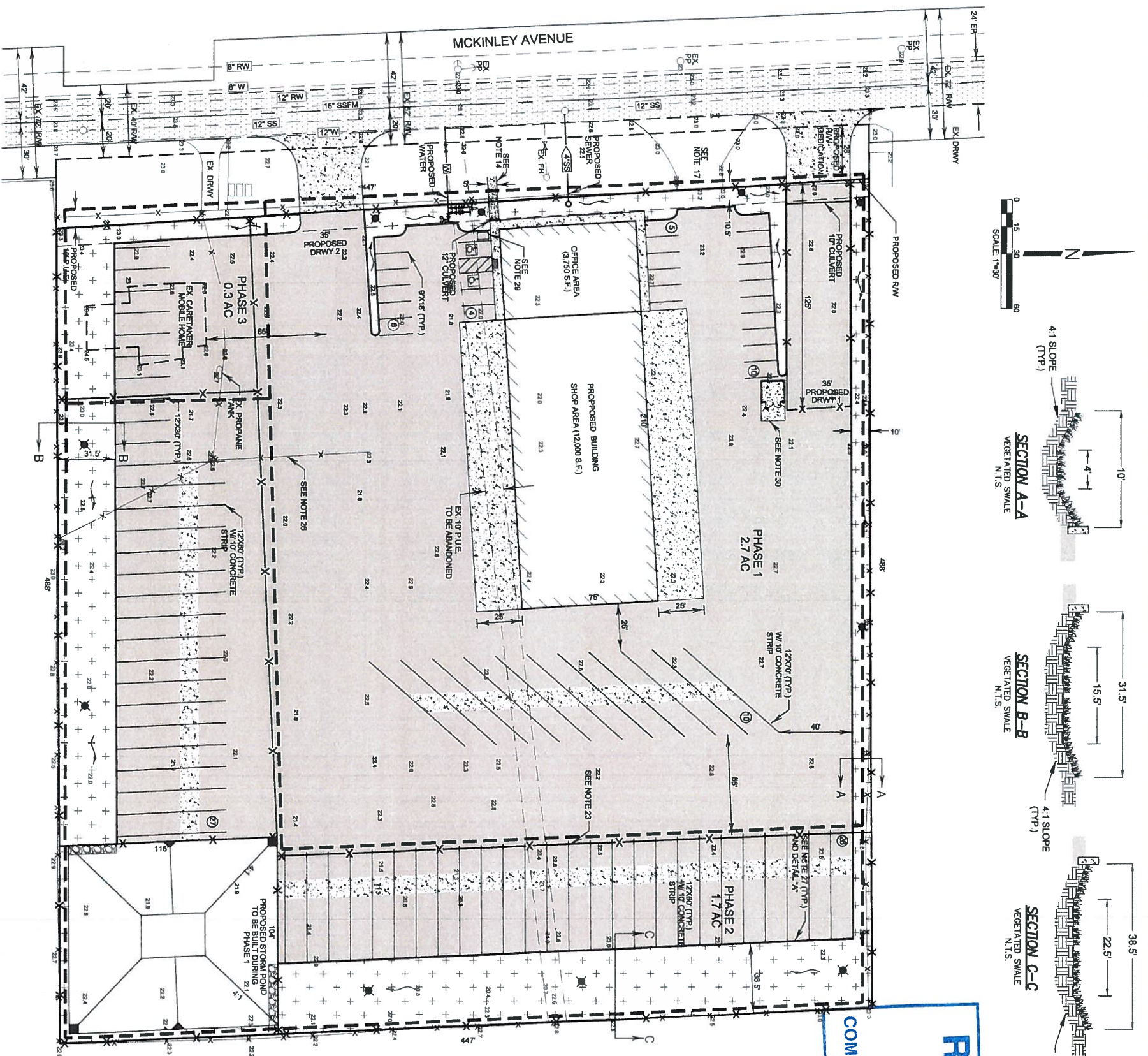
We intend to commence demolition and clearing of the site immediately upon approval of our extension of the conditional use permit. Subsequently we will commence construction of our facilities immediately upon receipt of the modified Building Permits.

We hope our request for and extension will be favorably reviewed and granted.

Sincerely

Dilbagh Singh

Dilbagh Singh
Rigmaster Truck Repair, Inc.
16300 Mckinley Ave.
Lathrop



RECEIVED
 SEP 17 2020
 CITY OF LATHROP
 COMMUNITY DEVELOPMENT
 DEPARTMENT

APPROVED
 10/11/2020
 PLANNING DIV.

CWP-19-36

LEGEND

- APR ASSessor PARCEL NUMBER
- BLDG BUILDING
- COL CITY OF LATHROP
- DMG DRAWING
- EX EXISTING
- LNC LATHROP MUNICIPAL CODE NUMBER
- LOC LOCATION OF PROPOSED
- NOE NUMBER OF PHASES
- ROW RIGHT-OF-WAY
- TPY TYPICAL
- WV WATER VALVE
- W2 EX GRADES
- W3 PROPOSED LIGHT POLE
- W4 PROPOSED "W" WATER VALVE
- W5 EX WATER VALVE
- W6 DIRECTION TO DRAIN
- W7 PROPOSED WATER METER
- W8 EX FENCE
- W9 EX 12" RECYCLED WATER
- W10 EX 8" WATER
- W11 EX 12" RECYCLED WATER
- W12 EX 12" SANITARY SEWER
- W13 EX 12" SANITARY SEWER FORCE MAIN
- W14 EX 12" WATER
- W15 PROPOSED "W" WATER LINE
- W16 LIMIT OF PHASES
- W17 NUMBER OF PROPOSED PARKING STALLS
- W18 LOCATION OF PROPOSED TRANSI ENCLOSEURE
- W19 EX PAVEMENT
- W20 PROPOSED PAVEMENT
- W21 PROPOSED LANDSCAPE
- W22 PROPOSED CONCRETE
- W23 INSTALL STRIPING IN FIRE DEPARTMENT ACCESS LANE

SITE PLAN
 SEPTEMBER 2018

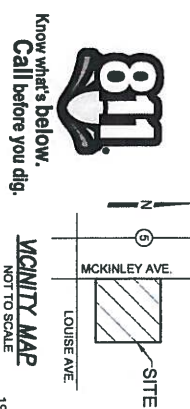
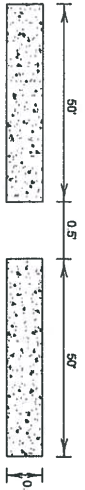
OWNER
 DILBAG SINGH PAKHRA
 16300 MCKINLEY AVENUE
 LATHROP, CA 95330
 (209) 535-1800

ENGINEER
 DILLON & MURPHY
 10100 24th
 LATHROP, CA 95330
 (209) 334-8613

NOTES

1. APR # 108-108-11
2. STORM DRAIN, PRIVATE BOND
3. WATER CITY OF LATHROP
4. SEWER CITY OF LATHROP
5. SITE ADDRESS: 16300 MCKINLEY AVENUE LATHROP, CA
6. FLOOD ZONE: ZONE X, MAP NO. 06077C0610F
7. PROPOSED BUILDING IS 15,750 SQUARE FEET. THE RIGHT-OF-WAY IS DEDICATED. BOTH BUILDINGS WOULD COVER 77% OF LAND
8. PROPOSED BUILDING WILL BE USED AS A LUNCH ROOM, OFFICE PARTS STORAGE, SHOP, AND TRUCKS WILL BE ABLE TO DRIVE THRU THE BUILDING
9. THE PROPERTY IS 5.0 AC BEFORE THE RIGHT-OF-WAY
10. THE PROPOSED BUILDING AREA IS 15,750 SQUARE FEET REQUIRING 1 PARKING STALL PER 800 SQUARE FEET OF BUILDING, 1 PARKING STALL PER EMPLOYEE, AND 1 PARKING STALL PER VEHICLE STORED ON SITE FOR 24 HOURS
11. PARKING SPACES 2 PARKING STALLS ARE ADA, 23 PARKING SPACES ARE STANDARD PARKING STALLS AND 63 PARKING STALLS ARE STANDARD PARKING STALLS AND 63 PARKING STALLS
12. POND VOLUME WILL MEET CITY OF LATHROP STANDARDS
13. LAND RATIO LANDSCAPE SHALL COMPLY WITH LMC 17.02.000
14. MCKINLEY AVENUE FRONTAGE IMPROVEMENTS WILL BE DEFERRED UNTIL THE ENTIRE STREET IS IMPROVED
15. PUTTING ADA ACCESS (DEFERRED UNTIL OFFSITE IMPROVEMENTS ARE COMPLETED)
16. THE ONLY GATES WILL HAVE EMERGENCY KEY SWITCHES ON THE PRIVATE PROPERTY SIDE OF THE GATE
17. GATE 1 WILL BE A MANUAL GATE WITH A KNOX BOX
18. PHASE 1 INCLUDES 2.3 ACRES WITH PROPOSED PROPOSED STORM POND, PAVEMENT, LANDSCAPE, DRIVEWAYS, ADA COMPLIANT BUILDING THAT IS PROPOSED TO BE USED FOR OFFICE SPACE
19. PHASE 2 IS 2.1 ACRES WHICH WILL INCLUDE PAVEMENT, LANDSCAPE, AND TRUCK PARKING
20. PHASE 3 IS 0.3 ACRES THIS PORTION IS STILL PART OF THE OVERALL PARCEL. IT HAS A MOBILE HOME THAT WILL REMAIN ON THE PARCEL. THIS PORTION IS CONSIDERED A CARETAKER HOME
21. THE SITE IS INTENDED TO SHOW FLOW OF THE LANDSCAPE STRIPS THE LANDSCAPE STRIP WILL DIRECT WATER TO THE POND. ALTHOUGH SOME OF THE LANDSCAPE AND POND ARE SHOWN IN PHASE 2 LIMITS, IT WILL BE CONSTRUCTED IN PHASE 1
22. ON SITE FIRE HYDRANTS WILL BE INSTALLED AT THE DISCRETION OF THE ENGINEER
23. PROPOSED FENCE TO BE CHAIN LINK AND FENCE HEIGHT SHALL NOT EXCEED 7 FEET
24. WHEN PHASE 3 IS CONSTRUCTED, PROPER SCREENING SHALL BE PLACED ON FENCE
25. FENCE ON PROPERTY TO BE REMOVED AND INSTALLED AS NEEDED FOR PHASE 3
26. PROPOSED DRIVEWAYS WILL BE COMPLIANT TO C.O.L. D.M.G. NO. R-15
27. 47' AREA DESIGNATED FOR 2 BICYCLE PARKING PER LMC 17.02.120
28. PROPOSED CONCRETE SHALL BE A MINIMUM THICKNESS OF 10" WITH A MINIMUM CURB CUTS EVERY 50'
29. BACKFLOW PREVENTION DEVICE PER C.O.L. D.M.G. NO. L-13
30. INSTALL REDUCED PRESSURE BACKFLOW PREVENTION DEVICE PER C.O.L. D.M.G. NO. W-16
31. INSTALL DOUBLE CHECK CHECK DETECTOR BACKFLOW PREVENTION DEVICE PER C.O.L. D.M.G. NO. W-15
32. INSTALL PER C.O.L. D.M.G. NO. W-15 MINIMUM ABOVE THE 100 YEAR 24 HOUR STORM LINE
33. PROPOSED P.U.E. IS ONLY TO BE IMPLEMENTED IF ADVISORY PROPERTY OWNER REQUIRES ACCESS

ADDRESS: 16300 MCKINLEY AVENUE LATHROP, CA
SITE ACREAGE: 4.7 ACRES
ASSESSORS PARCEL NUMBER: 108-108-11
GENERAL PLAN/LAND USE DESIGNATION: SG. SERVICE COMMERCIAL
ZONING DISTRICT: CS. COMMERCIAL SERVICE
VEHICLE PARKING: CALCULATIONS THE PROPOSED BUILDING AREA IS 15,750 SQUARE FEET REQUIRING 1 PARKING STALL PER 800 SQUARE FEET OF BUILDING, 1 PARKING STALL PER EMPLOYEE, AND 1 PARKING STALL PER VEHICLE STORED ON SITE FOR 24 HOURS
STANDARD PARKING STALLS: 23 STANDARD PARKING STALLS 2 ADA PARKING STALLS ARE ADA, 23 PARKING STALLS ARE STANDARD PARKING STALLS
COMMERCIAL TRUCK/ TRAILER PARKING: PARKING SPACES AS PARKING STALLS ARE TRUCK PARKING STALLS (AT FULL BUILD OUT)
BICYCLE PARKING: REQUIREMENTS PER LMC 17.02.120 2 BICYCLE PARKING STALLS ARE REQUIRED PROPOSED: 2 PARKING STALLS
DRIVEWAY COVERAGE: MAXIMUM COVERAGE PER C.O.L. D.M.G. NO. R-15. NO MORE THAN 50% FOR FRONTAGE CAN BE DRIVEWAY. MAXIMUM PROPOSED COVERAGE: 70'



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 Call before you dig.
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