



PLANNING COMMISSION  
STAFF REPORT

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<b>DATE:</b>	September 21, 2022
<b>APPLICATION NO:</b>	HDC Properties Site Plan Review No. SPR-21-172
<b>LOCATION:</b>	16190 and 16200 S. McKinley Avenue Lathrop, CA 95330 APNs: 198-010-12 and -13
<b>REQUEST:</b>	Planning Commission to Consider Adoption of a Resolution Approving the Site Plan Review to Authorize the Development of a Trucking Terminal Including Commercial Truck Trailer Parking, Truck Repair Facility, and Dispatch Center on a Combined 9.85-Acre Project Site.

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<b>APPLICANT:</b>	HDC Properties, NCA LLC Attn: Mr. Harjeet Cheema P.O. Box 2234 Summer, WA 98390
<b>GENERAL PLAN:</b>	SC, Service Commercial
<b>ZONING:</b>	CS, Service Commercial
<b>CEQA STATUS:</b>	Categorically Exempt according to the California Environmental Quality Act Article 19 §15302(b) Class 2 “Replacement or Reconstruction and §15332 Class 32 “In-Fill Development Projects”

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**SUMMARY:**

The applicant, Mr. Harjeet Cheema, is requesting approval of a Site Plan Review (SPR) for the development of a trucking terminal, including commercial truck trailer parking lot, truck repair facility and dispatch center on a combined 9.85-acre project site. Specifically, the proposed project will include development of a 6,000 sq. ft. loading dock building, a 16,200 sq. ft. building which will include a 5-bay truck and trailer repair shop and two-story office, off-street parking for passenger vehicles, commercial trucks and trailers, and tractors, and a stormwater retention basin. Associated site improvements include landscaping, lighting, paving, curb, gutter and sidewalk, and outdoor employee break area. The proposed project will be build-out in two (2) phases.

Staff recommends that the Planning Commission adopt a Resolution to approve the SPR for the HDC Properties (Cheema) Project, subject to the attached Conditions of Approval.

**BACKGROUND AND SITE DESCRIPTION:**

The project site is generally located northeast of S. McKinley and E. Louise Avenue and is comprised of two (2) parcels (APNs: 198-010-12 and -13). The northern 4.05-acre parcel (APN: 198-010-13) is currently undeveloped with an existing asphalt driveway and a well house. The current use of the southern 5.80-acre parcel (APN: 198-010-12) is the Cheema Freightlines Company, including three (3) existing buildings (two (2) offices totaling 2,693 sq. ft. and a 3,032 sq. ft. shop). The remainder of the property has an aggregate base parking lot for commercial truck trailer parking. The southern parcel does not meet current City development standards and has operated on a legal-nonconforming site as a trucking terminal since the City’s incorporation. Cheema Freightlines provides a variety of services related to movement of goods, both short-haul and long-haul. The three (3) existing buildings are proposed to be demolished as part of Phase 2.

The project site is generally flat, and is bounded by Park Street to the north, Pratt Industries to the east, the future Rigmaster development to the south, and existing service commercial businesses to the west. The western boundary of the northern parcel is adjacent to an existing single-family home. The table below lists surrounding land uses, zoning districts, and General Plan land use designation.

	<b>Land Use</b>	<b>Zoning District</b>	<b>General Plan Designation</b>
North	Single family residence and vacant parcels	IL, Limited Industrial	LI, Limited Industrial
South	Future truck repair & truck parking facility (Rigmaster)	CS, Commercial Service	SC, Service Commercial
East	Pratt Industries Manufacturing Facility	IL, Limited Industrial	LI, Limited Industrial
West	Sandoval Fence office and storage across the street.	CS, Commercial Service	SC, Service Commercial

The property has a General Plan land use designation of SC, Service Commercial, and is within the CS, Service Commercial Zoning District.

**ANALYSIS:**

Site Plan, Phasing & Onsite Circulation

The project is subject to the development standards in the Lathrop Municipal Code (LMC). As discussed above, the proposed project will include development of a 6,000 sq. ft. loading dock building, a 16,200 sq. ft. dispatch center building which will include a 5-bay truck and trailer repair shop and two-story office, off-street parking for passenger vehicles, commercial trucks and trailers, and tractors, and a stormwater retention basin. The proposed project will be developed in two (2) phases. The intent of phasing the project is to keep the Cheema Freightlines operational on the Phase 2 site as Phase 1 is being developed. When Phase 1 is completed, the existing operation on Phase 2 will move to Phase 1 until Phase 2 is completed. The following is a description of each phase of development:

- **Phase 1** (northern parcel – expansion of facility): Development of a 6,000 sq. ft. loading dock building and off-street parking for automobiles, commercial trucks and trailers, and tractors on a 4.08-acre site. The project will include twenty (20) automobile parking spaces, including one (1) handicap accessible parking space and forty-four (44) commercial truck parking spaces (12’x 72’), and two (2) tractor parking spaces (12’ x 30’). Access is provided via a driveway on McKinley Avenue. Associated improvements include paving, fencing, landscaping, lighting, and a portion of the stormwater retention basin.
- **Phase 2** (southern parcel - upgrade of existing facility): Development of a 16,200 sq. ft. dispatch center building and off-street parking for automobiles, commercial trucks and trailers, and tractors on a 5.80-acre site. The dispatch center building will include five (5) bays for truck and trailer maintenance and repair, and two (2) levels of office space and driver amenities. The project will include twenty-four (24) automobile parking spaces, including one (1) handicap accessible parking space, four (4) electric vehicle parking spaces, ninety-three (93) commercial truck parking spaces (12’ x 72’), and twenty-one (21) tractor parking spaces (12’ x 30’). Access is provided via two (2) driveways on McKinley Avenue, a truck entrance/exit and an automobile entrance/exit. The driveway used as part of Phase 1 will be removed to accommodate the automobile entrance/exit and off-street parking. Associated site improvements include paving, landscaping, lighting, completion of the stormwater retention basin, and curb, gutter, and sidewalk along McKinley Avenue.

As noted above, both phases will include associated site improvements, including paving, landscaping, lighting, and fencing as the project is built-out. Curb, gutter, and sidewalk will be installed along McKinley Avenue when Phase 2 develops and the driveway used as part of Phase 1 is removed. The project will be required to dedicate right-of-way per the adopted Plan Line for McKinley Avenue.

The proposed project satisfies the requirements as it relates to building setbacks, lot coverage, and off-street parking. The 6,000 sq. ft. loading dock building is single-story and has a maximum height of 33’ 2” and the 16,200 sq. ft. dispatch center building is two (2) story and has a maximum height of 31’ 4”, both meeting the height requirement in the LMC. In terms of Floor Area Ratio (FAR) (ratio of the total building floor area to land area), the FAR for this project is based on the size of the project area, 5.8 net acres. The FAR for the project is 0.10, which is consistent with the requirements of the LMC.

As noted above, off-street parking is provided for automobiles, commercial trucks, trailers, and tractors for both phases. The total off-street parking includes the following:

	<b>Phase 1</b>	<b>Phase 2</b>	<b>Total</b>
Truck and Trailer	44	93	<b>137</b>
Tractor	2	21	<b>23</b>
Passenger Vehicle	20	24	<b>44</b>
Passenger Vehicle (EV)		4	<b>4</b>

The required number of off-street parking spaces pursuant to Chapter 17.76: *Off-Street Parking and Loading* is as follows:

- Warehouse, Storage and Distribution – One (1) space for each 2,000 square feet of floor area.
- Offices – One (1) space for each 400 square feet of floor area.
- Service Commercial Uses, Repair Shops and Wholesale Establishments – One (1) space for each 800 square feet of floor area, plus one (1) space for each employee and one (1) space for each vehicle stored on the property for more than twenty-four (24) hours.

Based on the requirements above, the proposed project is required to have a total of forty-five (45) off-street parking spaces. The proposed project satisfies the requirements as it relates to off-street parking by providing a total of forty-eight (48) parking spaces. There is no specific requirement for the number of off-street parking spaces for commercial trucks, trailers and tractors. The tractor spaces developed in Phase 2 (23 spaces) will be covered with a shade structure that is 21' in height (at the highest point) and will cover the entire parking space (30 feet).

The Site Plan illustrates the internal circulation for commercial trucks for Phase 1 and Phase 2. As illustrated, the site is adequately designed for trucks to navigate the site during each phase of development. Based on the circulation pattern, emergency vehicles will be able to access the entire site. The Site Plan has been reviewed by Lathrop Manteca Fire District (LMFD) staff and has been found adequate for emergency vehicle access and circulation.

The project includes a temporary trash enclosure in Phase 1 and a permanent trash enclosure (constructed with 4 solid walls, a gate and roof, which meets the City's requirements and Design Standards) will be built as part of Phase 2.

#### Floor Plan

The 6,000 sq. ft. loading dock building of Phase 1 includes a warehouse area, breakroom and restroom. The building will include five (5) docks, and loading area covered by a canopy.

The 16,200 sq. ft. dispatch center building of Phase 2 includes two (2) primary areas of occupancy. The first is a single-story 5-bay truck repair area used as part of the normal operation of the business. The second area has two (2) levels. The first floor includes a driver's lounge, showers, bathrooms, a break room, shop area, and office spaces. The second floor includes a conference room, office space, restrooms, and a breakroom. The building includes a covered entryway and reception area.

#### Architecture and Elevation

The exterior materials of the buildings will be metal siding and metal roofing with a CMU block wainscot along the bottom of the buildings. As noted above, the 6,000 sq. ft. loading dock building will include a canopy that will cover the truck ramp and loading bays. The colors of the building include regal white, cypress green and gray. The 16,200 sq. ft. dispatch center building will include a covered entryway along the west elevation (facing McKinley Avenue), a large glass entry and windows. The building will include the same colors as the 6,000 sq. ft. loading dock building (regal white, cypress green, and gray).

Landscaping, Lighting and Fencing

Chapter 17.92: *Landscaping and Screening Standards* of the LMC requires a minimum of 15% of landscaping for all areas not used for structures, parking, driveways, walkways or other hardscape. The project will provide a total of 92,665 square feet of landscaping, which equals 21.59% landscape coverage, which exceeds the minimum requirement.

Large shade trees will be planted around employee parking areas and a variety of shade and accent trees will be planted along McKinley Avenue. Shrubs, ground cover, and trees will be planted throughout the site and along the perimeter of the site. Landscaping would be selected based on suitability for the local climate, site conditions, and reduced water needs. All landscape elements would be installed according to the project's Landscape Plan and the City of Lathrop's Landscape Standards for Planting and Irrigation.

Decorative lighting fixtures will be installed on the exterior of the buildings to provide lighting of walkways and parking areas. Light poles will be distributed appropriately throughout the site to provide sufficient coverage, including the truck, trailer and tractor parking areas. A preliminary photometric plan was submitted and shows that there will be adequate lighting throughout the parking areas, meeting the City's minimum requirement of one (1) foot-candle of light. The project is conditioned to prepare a final photometric and landscape plans to confirm compliance with landscaping and lighting requirements will be reviewed during building permit and plan check.

The proposed project will include chain-link fencing with privacy slats along the perimeter of the project site, and metal gates along the two (2) driveways on McKinley Avenue. As noted above, the project site is adjacent to an existing house on McKinley Avenue, and pursuant to Chapter 17.92: *Landscaping and Screening Standards*, a solid 8 ft. high masonry wall is required to be installed along the perimeter of the project site adjoining the residence.

Utilities

Potable water connections to the project would occur via the nearby connection to the 12" water line in McKinley Avenue. For sanitary sewer, the project would connect to the 12" sanitary sewer line in McKinley Avenue. Stormwater drain pipes would discharge into the stormwater retention/infiltration basin located in the eastern portion of the project site. The stormwater retention/infiltration basin will be designed according to the City of Lathrop's design and construction standards and consistent with the relevant multi-agency post-construction stormwater standards manual. Two (2) access points (north and south) to the stormwater retention/infiltration basin are provided for maintenance purposes. Fire hydrant(s) will also be installed on-site in accordance with Fire Department standards. Electric and natural gas service will be provided by PG&E .

Site Plan Review

Pursuant to Chapter 17.100, in taking action on a proposed Site Plan, the Planning Commission shall make certain findings contained in Section 17.100.050 of the Lathrop Municipal Code (LMC). The findings are re-stated below and include:

1. That the site plan complies with all applicable provisions of this chapter;
2. That the site improvements listed (a. through i.) are so arranged that traffic congestion is avoided and that pedestrian and vehicular safety and welfare are protected, and there will not be adverse effect on surrounding property;
3. Proposed lighting is so arranged as to deflect the light away from adjoining properties;
4. The adequate provision is made to reduce adverse or potentially adverse environmental impacts to acceptable levels.

Based on staff's review of the project, it was determined that the project complies with each of the findings presented above. As discussed in the Analysis Section, staff finds that the proposed project has been designed or is otherwise conditioned so that the use is compatible with surrounding land uses and will not be detrimental to the health, safety or general welfare of the City.

#### General Plan and Zoning Consistency

As currently designed and conditioned, the project is a reasonable request that is consistent with the goals and policies of the General Plan and will comply with the requirements of the Zoning Ordinance upon development.

#### Conditions of Approval

Planning staff routed the project plans on July 14, 2022 and subsequent revisions on September 1, 2022 to the Building Division, Public Works Department, Lathrop-Manteca Fire District, Lathrop Police Services to ensure compliance with applicable codes and requirements. As a result, staff developed a consolidated list of conditions. In addition, planning staff routed an external referral to outside agencies and departments for review and comment on July 15, 2022. The City received comment letters from the following agencies:

- Pacific Gas and Electric (PG&E)
- South San Joaquin Irrigation District (SSJID)
- San Joaquin Valley Air Pollution Control District (SJVAPCD)

The PG&E letter provided information and requirements for gas facilities and electric facilities but did not provide specific comments related to the proposed project. The SSJID letter stated that based on review of the site plan, there does not appear to be any District facilities located within the proposed project site. The SJVAPCD letter provided the District's requirements and recommendations for the project, including submittal of an Air Impact Assessment (AIA). All three (3) letters were provided to the applicant.

Staff finds that the proposed project has been properly conditioned to meet the City's standards and requirements.

Public Notice

The Planning Commission agenda was posted at the Council Chambers bulletin board and three other locations accessible to the public, including posting on the City's website on Thursday, September 15, 2022. As of writing of this report, no comments were received in favor or against the proposed project.

**CEQA REVIEW:**

The City finds that the project is Categorically Exempt according to the California Environmental Quality Act Article 19 §15302 Class 2 "Replacement or Reconstruction" and §15332 Class 32 "Infill Development Projects".

Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

Class 32 consists of projects characterized as in-fill development meeting the following conditions:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c) The project site has no value as habitat for endangered, rare or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e) The site can be adequately served by all required utilities and public services.

In this regard, the project site is consistent with the General Plan land use designation of SC, Service Commercial and the CS, Service Commercial Zoning District.

As noted above, the proposed project will be developed in two (2) phases. Phases 1 includes construction of a 6,000 sq. ft. loading dock building and associated site improvements on a 4.05-acre site. The project site is substantially surrounded by urban development and the project site has no value as habitat for endangered, rare or threatened species and is identified as an "Urban (U) Habitat" by the San Joaquin Multi-Species Habitat Conservation and Open Space Plan. The project is not anticipated to result in any significant effects related to traffic, noise, air quality or water and can be adequately served by utilities and public services.

Phase 2 includes the construction of a 16,200 sq. ft. dispatch building which will include a two (2) story office and 5-bays for truck and trailer maintenance and repair. The project site is currently improved with three (3) existing buildings, off-street parking for passenger vehicles and commercial trucks and trailers that support the commercial truck dispatch business, Cheema Freightlines. These improvements were existing prior to the City incorporating in 1989 and the use has continued since that time. The proposed project will require demolition of three (3) existing buildings that will be replaced with one (1) 16,200 sq. ft. building that will be used for the same purpose and capacity. The entire site will be upgraded to City standards for paving, lighting, landscaping, and municipal utilities.

**RECOMMENDATION:**

Staff recommends the Planning Commission consider all information presented at the public hearing, consider all public testimony, and if determined to be appropriate, adopt Resolution No. 22-9, approving Site Plan Review No. SPR-21-172 for the HDC Properties (Cheema) Project.



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**Approvals:**

*for*   
\_\_\_\_\_  
David Niskanen, Contract Planner

9/9/22  
Date

  
\_\_\_\_\_  
Rick Caguiat, Assistant Community Development Director

9/9/22  
Date

  
\_\_\_\_\_  
Mark Meissner, Community Development Director

9/12/2022  
Date

  
\_\_\_\_\_  
Salvador Navarrete, City Attorney

9-12-2022  
Date

**Attachments:**

1. PC Reso No. 22-9 for Site Plan Review
2. Conditions of Approval for the HDC Properties (Cheema) Project
3. Vicinity Map
4. Project Description
5. Project Plans

**CITY OF LATHROP  
PLANNING COMMISSION RESOLUTION NO. 22-9**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LATHROP  
APPROVING A SITE PLAN REVIEW FOR HDC PROPERTIES (CHEEMA) (SPR-21-  
172)**

**WHEREAS**, the City of Lathrop Planning Commission held a duly noticed meeting to consider the Site Plan Review request pursuant to the Lathrop Municipal Code; and

**WHEREAS**, the request is for a Site Plan Review to develop a trucking terminal, including commercial truck trailer parking lot, truck repair facility and dispatch center on a 9.58-acre project site to be developed in two (2) phases; and

**WHEREAS**, the project is located at 16190 and 16200 S. McKinley Avenue (APNs: 198-010-12 and -13); and

**WHEREAS**, the project site is currently improved with three (3) existing buildings, off-street parking for passenger vehicles and commercial trucks and trailers that support the commercial truck dispatch business, Cheema Freightlines; and

**WHEREAS**, the subject parcels are located in the SC, Service Commercial General Plan Land Use Designation and the CS, Service Commercial Zoning District; and

**WHEREAS**, the proposed Site Plan Review is exempt according to the California Environmental Quality Act (CEQA) Article 19 §15302 Class 2 “Replacement and Reconstruction” and §15332 Class 32 “Infill Development Projects”. Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. Class 32 consists of 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; and

**WHEREAS**, proper notice of this public meeting was given in all respects as 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 does hereby make the following findings:

1. Site Plan Review Findings. Pursuant to Section 17.100.050 of the Lathrop Municipal Code (LMC), the Planning Commission finds as follows:
  - a. The proposed Site Plan Review complies with all applicable provisions of Chapter 17.100;
  - b. The proposed Site Plan Review is consistent with the site improvements listed in Chapter 17.100 (a. through i.) and improvements are such that traffic congestion is avoided and pedestrian and vehicular safety and welfare are protected and there will not be adverse effects on surrounding properties;
  - c. Proposed lighting for the project area is so arranged as to deflect away from adjoining properties; and
  - d. The proposed Site Plan Review is compatible with surrounding land uses and will not be detrimental to the health, safety and general welfare of the City.
2. The Planning Commission finds that the proposed HDC Properties (Cheema) Project is consistent with the Service Commercial land use goals and policies in the City of Lathrop General Plan. The proposed project complies with all applicable provisions and standards for the CS, Service Commercial Zoning designation as conditioned.
3. The Planning Commission finds that the requirements and conditions of this resolution are reasonable in preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general, and the persons who work in or visit the development in particular.
4. The Planning Commission finds that the proposed Site Plan Review is exempt according to the California Environmental Quality Act (CEQA) Article 19 §15302 Class 2 “Replacement or Reconstruction” and §15332 Class 2 “In-Fill Development Projects”.

As noted above, the proposed project will be developed in two (2) phases. Phases 1 includes construction of a 6,000 sq. ft. loading dock building and associated site improvements on a 4.05-acre site. The project site is substantially surrounded by urban development and the project site has no value as habitat for endangered, rare or threatened species and is identified as an “Urban (U) Habitat” by the San Joaquin Multi-Species Habitat Conservation and Open Space Plan. The project is not anticipated to result in any significant effects related to traffic, noise, air quality or water and can be adequately served by utilities and public services.

Phase 2 includes the construction of a 16,200 sq. ft. dispatch building which will include a two (2) story office and 5-bays for truck and trailer maintenance and repair. The project site is currently improved with three (3) existing buildings, off-street parking for passenger vehicles and commercial trucks and trailers that support the commercial truck dispatch business, Cheema Freightlines. These improvements were existing prior to the City incorporating in 1989 and the use has continued since that time. The proposed project will require demolition of three (3) existing buildings and will be replaced with one (1) 16,200 sq. ft. building that will be used for the same purpose and capacity.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Lathrop based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby approve Site Plan Review No. SPR-21-172 subject to the Conditions of Approval listed as Attachment #2 of the September 21, 2022 Staff Report, incorporated by reference herein.

**PASSED AND ADOPTED** by the Planning Commission of the City of Lathrop at a regular meeting on the 21<sup>st</sup> day of September, 2022 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Gloryanna Rhodes, Chair

ATTEST:

APPROVED AS TO FORM:



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Mark Meissner, Secretary

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Salvador Navarrete, City Attorney

Community Development Department – Planning Division

Consolidated Conditions of Approval

September 21, 2022

**Project Name:** HDC Properties (Cheema) Project

**File Number:** Site Plan Review No. SPR-21-172

**Project Address:** 16190 and 16200 S. McKinley Avenue (APNs: 198-010-12 and -13)

*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.*

**PROJECT DESCRIPTION**

Approval of this project authorizes the development of a trucking terminal, including commercial truck trailer parking lot, truck repair facility, and dispatch center on a combined 9.85-acre project site. The project will be built in two (2) phases. The intent of phasing the project is to keep the Cheema Freightlines operational on the Phase 2 site as Phase 1 is being developed. When Phase 1 is completed, the existing operation on Phase 2 will move to Phase 1 until Phase 2 is completed. The following is a description of each phase of development:

- **Phase 1** (northern parcel – expansion of facility): Development of a 6,000 sq. ft. loading dock building and off-street parking for automobiles, commercial trucks and trailers, and tractors on a 4.08-acre site. The project will include twenty (20) automobile parking spaces, including one (1) handicap accessible parking space and forty-four (44) commercial truck parking spaces (12' x 72'), and two (2) tractor parking spaces (12' x 30'). Access is provided via a driveway on McKinley Avenue. Associated improvements include paving, fencing, landscaping, lighting, and a portion of the stormwater retention basin.
- **Phase 2** (southern parcel - upgrade of existing facility): Development of a 16,200 sq. ft. dispatch center building and off-street parking for automobiles, commercial trucks and trailers, and tractors on a 5.80-acre site. The dispatch center building will include five (5) bays for truck and trailer maintenance and repair, and two (2) levels of office space and driver amenities. The project will include twenty-four (24) automobile parking spaces, including one (1) handicap accessible parking space, four (4) electric vehicle parking spaces, ninety-three (93) commercial truck parking spaces (12' x 72'), and twenty-one (21) tractor parking spaces (12' x 30'). Access is provided via two (2) driveways on McKinley Avenue, a truck entrance/exit and an automobile entrance/exit. The driveway used as part of Phase 1 will be removed to accommodate the automobile entrance/exit and off-street parking. Associated site improvements include paving, landscaping, lighting, completion of the stormwater retention basin, and curb, gutter, and sidewalk along McKinley Avenue.

### ***California Environmental Quality Act (CEQA) Determination***

The City finds that the project is Categorically Exempt according to the California Environmental Quality Act Article 19 §15302 Class 2 “Replacement or Reconstruction” and §15332 Class 32 “Infill Development Projects”. Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

Class 32 consists of 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 City understands that the project will involve the development of Phase 1 and 2, as described above. In the event Phase 2 does not move forward, the two properties (APNs: 198-010-12 and -13) shall operate independently of one another and the following Conditions of Approval shall apply:
  - a. The fence separating Phase 1 and 2 shall remain in place until a Building Permit is issued by the City for the development of Phase 2.
  - b. A Lot Line Adjustment to combine the two (2) properties shall not be approved until such time Phase 2 is developed and a final Certificate of Occupancy is issued by the City.
2. 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.
3. No heavy vehicles (CA Legal and STAA trucks) shall be permitted on Lathrop Road west of McKinley Avenue, as established by City Council at their meeting of September 13, 2021, unless this restriction is modified by City Council.
4. Prior to any ground disturbance, the developer 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).
5. 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 Rule 9510, Indirect Source Review. The applicant shall provide proof of compliance prior to building permit issuance.
6. The project shall comply with all applicable site development provisions contained in the Lathrop Municipal Code including but not limited to parking, lighting, landscaping, etc.
7. The applicant shall submit appropriate plans to the Building 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.

8. 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). Provide a water efficient landscape worksheet with water budget calculations identifying the water allowance and estimated water use.
9. The entire site including landscaping areas shall be maintained in a healthy, weed free condition.
10. Trash enclosure(s) shall include but not be limited to a covered roof, metal gate and have three solid walls. Details and/or alternative designs or location 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.
11. Any building or parking area lighting including security lighting, shall be arranged to not cast light onto adjoining properties.
12. A final site lighting photometric plan with detailed specifications of all lighting fixtures, poles, and wall packs as well as a manufacture's catalogue sheet containing photometric data, shall be submitted with Building Permits for City review and approval. Parking lots, driveways, trash enclosure/areas 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.
13. No signs are approved for this project. Sign Permits 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.
14. Bicycle parking shall be installed consistent with Chapter 17.76.120 of the LMC.
15. 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.
16. Ground-mounted equipment shall be screened and not visible from the public right-of-way using the most practical means of screening, such as landscaping, a freestanding wall/fence, matching paint, subject to the approval of the Community Development Director.
17. The Site Plan shall expire thirty-six (36) months from the date of approval unless a time extension is granted consistent with the policies and procedure of the Lathrop Municipal Code. Prior to the expiration, a building permit must be issued and construction is commenced and diligently pursued toward completion of the site or structures.
18. 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 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.
19. 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.

## **BUILDING**

1. All construction shall comply with the most recent adopted City and State building codes:

2019 California Building Code	2019 California Plumbing Code
2019 California Residential Code	2019 California Fire Code
2019 California Electrical Code	2019 California Green Code
2019 California Mechanical Code	

*Note: The 2022 California Codes becomes effective on January 1, 2023.*

2. Special Inspections – As indicated by California Building Code Section 1704, the owner shall employ one or more special inspectors who shall provide special inspections when required by CBC section 1704. Please contact the Building Division at time of plan submittal to obtain application for special inspections.
3. The Title Sheet of the plans shall include:

Occupancy Group	Type of Construction
Occupant Load	Height of Building
Description of Use	Floor area of building(s) and/or occupancy group
4. School impact fees shall be paid prior to permit issuance.
5. Dimensioned building setbacks and property lines, street centerlines and between buildings or other structures shall be designed on the site plan.
6. All property lines and easements must be shown on the site plan. A statement that such lines and easements are shown is required.
7. 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 consumption light fixtures, and insulation and shall use to the extent feasible draught landscaping.
8. A design professional will be required at time of construction drawings, to prepare plans for proposed improvements per the Business and Professions' Code.
9. Public and private site improvements shall be designed in accordance with the Americans with Disabilities Act and Chapter 11B 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 in compliance with the latest Federal and State regulations.
10. 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**

1. Land
  - a. The Applicant shall dedicate all right-of-way (ROW) necessary for the ultimate ROW width of McKinley Avenue. A 10-foot public utility easement (PUE) shall also be dedicated along all ROW frontages.
2. Sewer
  - a. Applicant shall abandon septic tanks per County Health requirements.
  - b. Applicant shall be required to connect to the City sewer system prior to certificate of occupancy and pay all connection fees and reimbursements prior to building permit issuance.
  - c. Prior to building permit issuance, applicant shall secure sufficient sewer capacity for the project.
3. Potable Water
  - a. Applicant shall be required to connect to the water utility for domestic and irrigation supply and pay all applicable fees prior to building permit issuance.
  - b. All groundwater wells on site shall be abandoned under a permit from San Joaquin County prior to connecting potable water to the site.
  - c. Applicant shall secure sufficient water capacity and pay all capacity and connection fees prior to building permit issuance.
4. Storm Drain
  - a. There is no storm drain utility available at this time. All storm water shall be retained onsite in a retention pond sized per the City of Lathrop Design and Construction Standards.
  - b. When the storm drain utility becomes available the site shall be required to connect to the storm drain utility and pay all applicable connection fees. The applicant shall enter into a Deferred Frontage Improvement Agreement for the future storm drain connection.
5. Storm Water – Construction
  - a. Project is greater than one acre, applicant shall complete a SWPPP, obtain a WDID number and list the number on the improvement plans, and submit the SWPPP to the City for review and approval.
6. Solid Waste
  - a. Applicant shall install a trash enclosure with three solid walls, the fourth wall with a gate and a roof.
7. Frontage Improvements
  - a. Applicant shall underground all existing and new overhead utilities on both sides of the frontage street in compliance with the Lathrop Municipal Code. Overhead power lines in excess of 34.5 KVA are not required to be undergrounded.
  - b. Applicant may enter into a DFIA for the underground of overhead utilities at the discretion of the City Engineer.
  - c. Applicant shall be required to install full street frontage improvements including but not limited to curb, gutter, sidewalk, street lights, hydrants, asphalt concrete paving, striping, commercial driveways, and landscaping. The extent of paving shall include one half ultimate street width. Applicant shall submit the off-site plans for approval along with the applicable plan check and inspection fees.
  - d. The Applicant shall obtain an encroachment permit and bond for all offsite work.

## 8. General Comments

- a. Applicant shall retain the services of a California licensed civil engineer to design the utility plans for sewer, water storm drain lines and systems.
- b. Applicant shall insure that all off-site and on-site improvements comply with City Standards.
- c. The parking areas and drive isles on site shall be paved with asphalt concrete.
- d. Hydrology and hydraulic calculations and plans for on-site storm water system shall be submitted to the City for review and approval.
- e. The Applicant shall execute a maintenance agreement for all onsite storm water quality treatment devices, swales and/or ponds.
- f. The project shall comply with the Multi-Agency Post Construction Stormwater Manual.
- g. Applicant shall install as part of their onsite improvement all necessary Best Management Practices (BMP's) for post construction in accordance with City guidelines and standards. The BMP's must be in place prior to final occupancy.
- h. Applicant shall pay all appropriate fees including but not limited to Levee Impact Fee, Capital Facilities Fees, and Plan Check and Inspection Fees.
- i. A geotechnical report shall be submitted for the project, which includes groundwater elevations, percolation rates for retention basins, soil compaction requirements, and recommendations for asphalt paving.
- j. 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.

### **LATHROP-MANTECA FIRE DISTRICT (LMFD)**

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 §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 (LMFD) Fire District for review and approval prior to modification. Deferred submittal accepted.
4. An approved fire alarm system shall be installed in accordance with 2019 CFC §907.2 and 2019 NFPA 72.
5. 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.
6. An approved Fire Flow test shall be conducted prior to ground breaking to determine the allowable Fire Fighting capabilities for the site.
7. 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.

8. 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.
9. The Fire Department Fire Access Roads shall meet the requirements established by the San Joaquin County Fire Chief's Association.
10. 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. 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.
11. 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.
12. Other fire & life safety requirements may be required at time of building plan review.
13. Final approval is subject to field inspections. Minimum 48 to 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 DEPARTMENT**

1. Prior to occupancy, the applicant shall install roof top address, subject to review and approval by LPD. 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 number shall be oriented to be read from west to east.
2. Applicant shall install dedicated lights in the parking lot that are properly maintained.
3. Applicant shall install recording security camera system that is maintained and accessible to LPD with camera views covering all ingress and egress to buildings and parking areas.
4. 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 Site Plan Review to the fullest extent permitted by law.

#### **SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT**

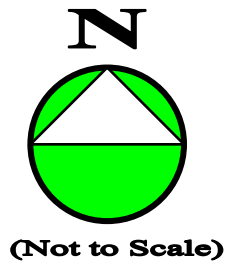
See enclosed memo dated August 3, 2022.



**PLANNING DIVISION  
Vicinity Map**



**SPR-21-172  
Site Plan Review  
HDC Properties  
16190 and 16200 S. McKinley Avenue  
APNs: 198-100-12 and -13**



## HDC Properties Project Description

August 31, 2022

### **Project Location**

16200 S. McKinley Avenue  
Lathrop, CA 95330  
APN: 198-010-12 & -13

The proposed project is a two phase development located east of Interstate 5 and north of Louise Avenue. The project is surrounded by residential and undeveloped land to the North, and industrial properties to the South, East and West.

### **Site Description Existing Conditions**

The current use of Phase I (APN 198-100-13) is undeveloped with an existing asphalt driveway and well inside of a well house. The acreage of property is approximately 4 acres. The current use of Phase II (APN 195-100-12) is the Cheema Freightlines Company. The project is developed with three existing buildings including two offices and shop. The remainder of the property has an aggregate base parking lot for truck-trailer parking. The size of Phase II is approximately 6 acres. Total project area is approximately 10 acres.

### **Proposed Project**

This project will be constructed into two Phases. The intent of Phasing the project is to keep the Cheema Freightlines operational as Phase I is being developed. As soon as Phase I is completed, the existing operation will move to Phase I until Phase II is completed.

### **Phase I Development**

In Phase I, 4.05 acres will be developed for the 6,000 square foot loading dock building, auto and truck/trailer and tractor parking spaces, and infiltration basin. There will be a temporary mobile office placed during Phase I for use in Phase II; this mobile office will be removed once Phase II is complete. The north and west property line runs adjacent to a residential property so an 8' concrete wall will be constructed as shown on the site plan. The 6' strip of land north of the residential parcel will also be adjusted in Phase I. The infiltration basin is designed to take in stormwater runoff generated from Phase I only. Landscaping is provided to meet the 15% requirement which includes a 10' minimum landscape strip around the project site.

The single row of auto parking spaces will house a temporary trash enclosure with chain link fence with slats. This trash enclosure will be temporary until the permanent trash enclosure gets constructed in Phase II. Once the trash enclosure is constructed in Phase II, the area will be used for 2 standard passenger vehicle parking spaces.

## **Phase II Development**

In Phase II, the existing buildings, hardscape, and vegetation will be demolished and replaced with a 16,200 square foot 5 bay truck repair shop, parking spaces, and infiltration basin. North of the repair shop will be passenger vehicles only (standard, electric vehicle, and ADA) and to the south, covered parking spaces for trucks only with future electric vehicle charging stations for trucks. The 2 driveways will have a sliding gate to control access. The infiltration basin from Phase I will be expanded to incorporate runoff from Phase II and a second access gate and ramp provided to the basin. Landscaping is provided to meet the 15% requirement which includes a 10' minimum landscape strip around the project site. Phase II will also include the public improvements for the widening of McKinley Avenue.

## **Phase 1 & 2 Parking Details**

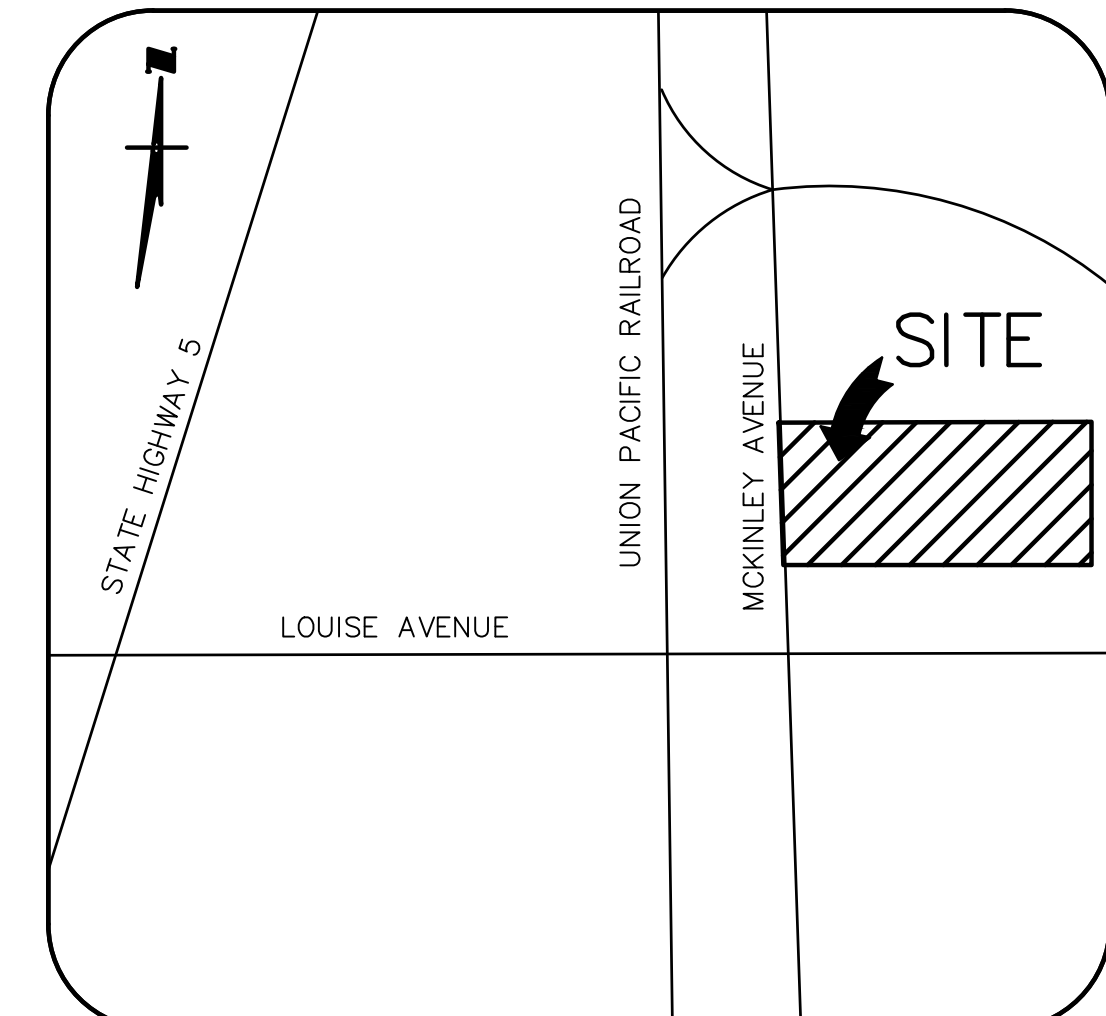
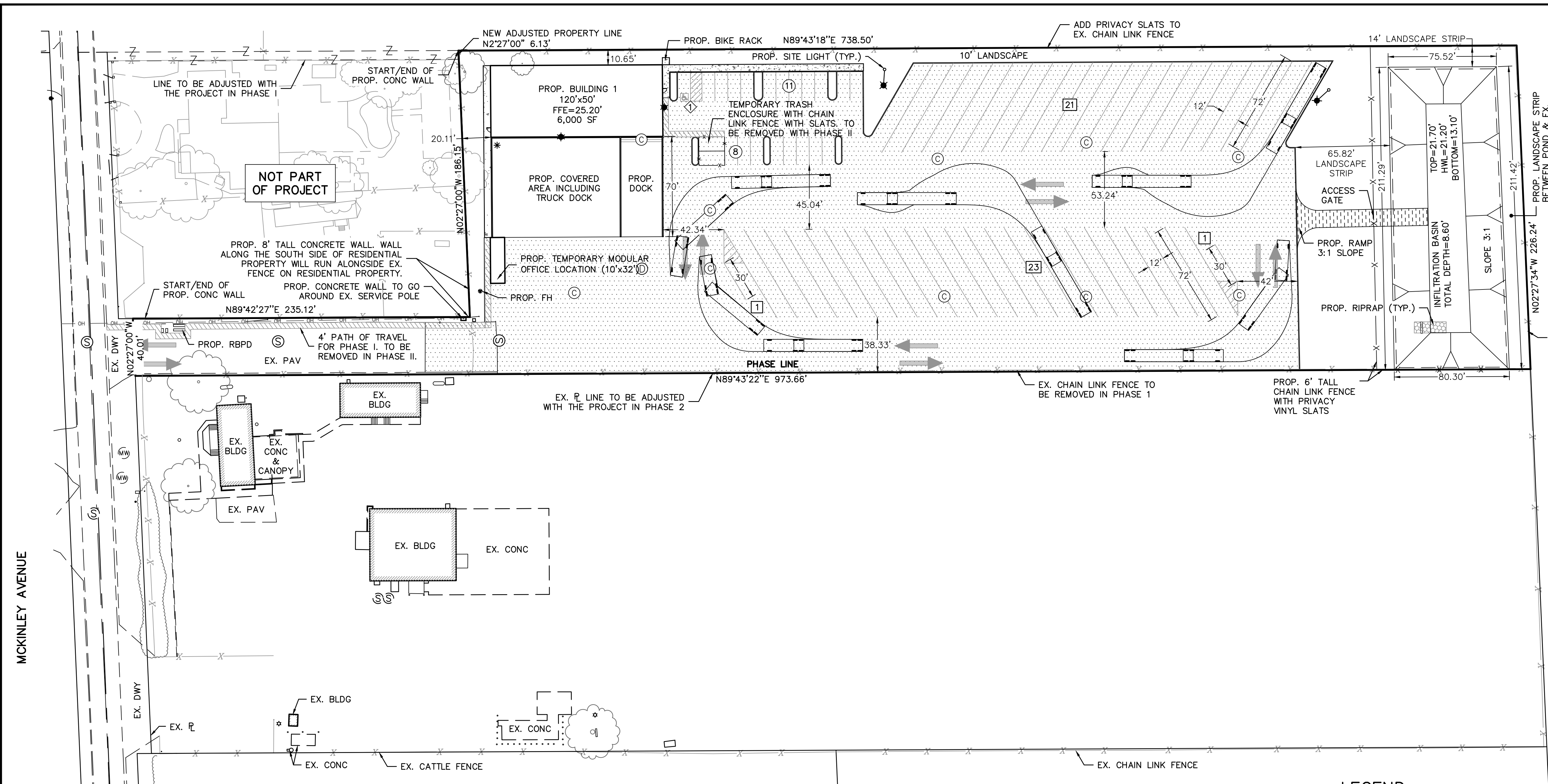
	<i>Phase I</i>	<i>Phase II</i>	<i>Total</i>
<i>Truck and Trailer</i>	44	93	137
<i>Truck</i>	2	21	23
<i>Passenger Vehicles</i>	19	23	42
<i>Passenger Vehicles (ADA)</i>	1	1	2
<i>Electric Vehicles</i>		3	3
<i>Electric Vehicles (ADA)</i>		1	1

## **Operations**

The facility will be used as a trucking dispatch center, space for truckers to park for both short and long term, and maintenance terminal. During the first phase, there should be no more than 5 persons working in the loading dock building and approximately 6 persons working in the temporary mobile office. Primary shift for the employees is 6am-5pm; after 5pm will be a skeleton crew. Access and hours of operations for this facility is 24/7. HDC Properties expects about 25-35 trucks and trailers in and out of the facility per day.

## **Construction Schedule**

Phase II development will start once Phase I development is complete. Phase I and II is each expected to be completed within 4 months.



**PHASE I SITE PLAN**  
**HDC PROPERTIES**  
 16200 SOUTH MCKINLEY AVE  
 LATHROP, CA 95330

PROJECT ADDRESS:	16200 MCKINLEY AVE. LATHROP, CA 95330
APN:	198-100-13
PROJECT SITE AREA:	4.05 ACRES
TOTAL LANDSCAPING:	28,611 SF = 0.66 ACRES
<b>PHASE I PARKING INFORMATION:</b>	
TOTAL TRUCK TRAILER PARKING SPACES:	44 (12' X 72')
TOTAL TRACTOR PARKING SPACES:	2 (12' X 30')
TOTAL CAR PARKING SPACES:	19 (9' X 20') STANDARD SPACES 1 (9' X 20') ADA SPACES

**NOTE:**  
 TOTAL PROJECT AREA FOR PHASE I AND II IS 9.85 ACRES.

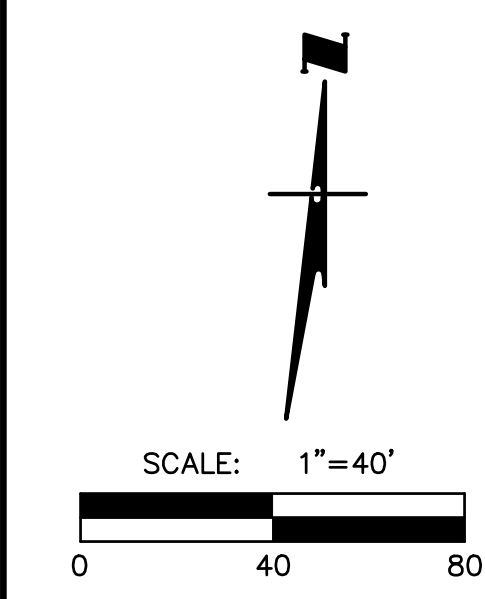
**BENCHMARK CITY OF LATHROP NO. 1026**  
 2" DISC MARKING C.O.L. MONUMENT STAMPED "B.M. L.S.  
 4450" AT THE SOUTHWEST CORNER OF INTERSECTION  
 OF LOUISE AVE. AND 5th STREET/ HOWLAND ROAD.  
 ELEVATION = 22.37' (NAVD 88)

SHEET INDEX:	
1	PHASE I SITE PLAN
1.1	PHASE II SITE PLAN
2	TOPOGRAPHIC MAP/DEMO PLAN
3	PHASE 1 GRADING PLAN
3.1	PHASE 2 GRADING PLAN
4	PRELIMINARY UTILITY PLAN
A1.0	PHASE I SITE PLAN
A1.1	PHASE II SITE PLAN
A3.0	BUILDING #1 FLOOR PLAN
A3.1	BUILDING #2 FLOOR PLAN
A3.2	BUILDING #2 ENLARGED FLOOR PLANS
A6.0	BUILDING #1 ELEVATIONS
A6.1	BUILDING #2 ELEVATIONS
E1.2	SITE PHOTOMETRIC PLAN
L1	PRELIMINARY PLANTING PLAN
L2	PRELIMINARY PLANTING PLAN

PROPOSED	DESCRIPTION	EXISTING
---	PROPERTY LINE	---
---	CENTER LINE	---
12"SS	SEWER LINE	12"SS
24"SD	STORM DRAIN LINE	24"SD
8"W	WATER LINE	8"W
-X-X-	FENCE LINE	-X-X-
⊕	FIRE HYDRANT	⊕
⊙	WATER VALVE	⊙
⊙	STORM DRAIN CATCH BASIN	⊙
⊙	STORM DRAIN MAINTENANCE HOLE	⊙
⊙	SANITARY SEWER MAINTENANCE HOLE	⊙
■	CURB INLET STORM DRAIN CATCH BASIN	■
24.00	ELEVATION	24.00
○	TREES	○
⊙	SITE LIGHT	⊙
■	CONCRETE	■
■	PAVEMENT 4"AC/10"AB	■

**ABBREVIATIONS:**

BLDG	BUILDING
CL	CENTER LINE
CONC.	CONCRETE
DWY	DRIVEWAY
EP	EDGE OF PAVEMENT
EVCS	ELECTRIC VEHICLE CHARGING STATION
EX.	EXISTING
FFE	FINISHED FLOOR ELEVATION
ℙ	PROPERTY LINE
PROP.	PROPOSED
TYP.	TYPICAL

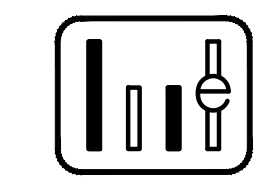


REGISTERED PROFESSIONAL ENGINEER  
 ZACHARY C. WONG  
 NO. 48717  
 EXPIRES: 9-30-2022  
 CIVIL  
 STATE OF CALIFORNIA

LICENSED LAND SURVEYOR  
 ZACHARY C. WONG  
 NO. 7600  
 EX. 12-31-2022  
 STATE OF CALIFORNIA

**UNAUTHORIZED CHANGES AND USES:**  
 THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

REVISIONS			
NO.	DESCRIPTION	DATE	BY



**WONG ENGINEERS, INC.**  
 PLANNING ENGINEERING SURVEYING  
 4578 FEATHER RIVER DRIVE, SUITE A  
 STOCKTON, CALIFORNIA (209) 476-0011  
 L.S. 7600 R.C.E. 48717  
 ZACHARY C. WONG DATE: 8/31/2022

**JOB NO.:** 4113  
**DATE:** AUG. 2022  
**SCALE:** AS SHOWN  
**DRAWN:** EC/SS  
**DESIGN:** WEJ  
**CHECKED:** ZCW

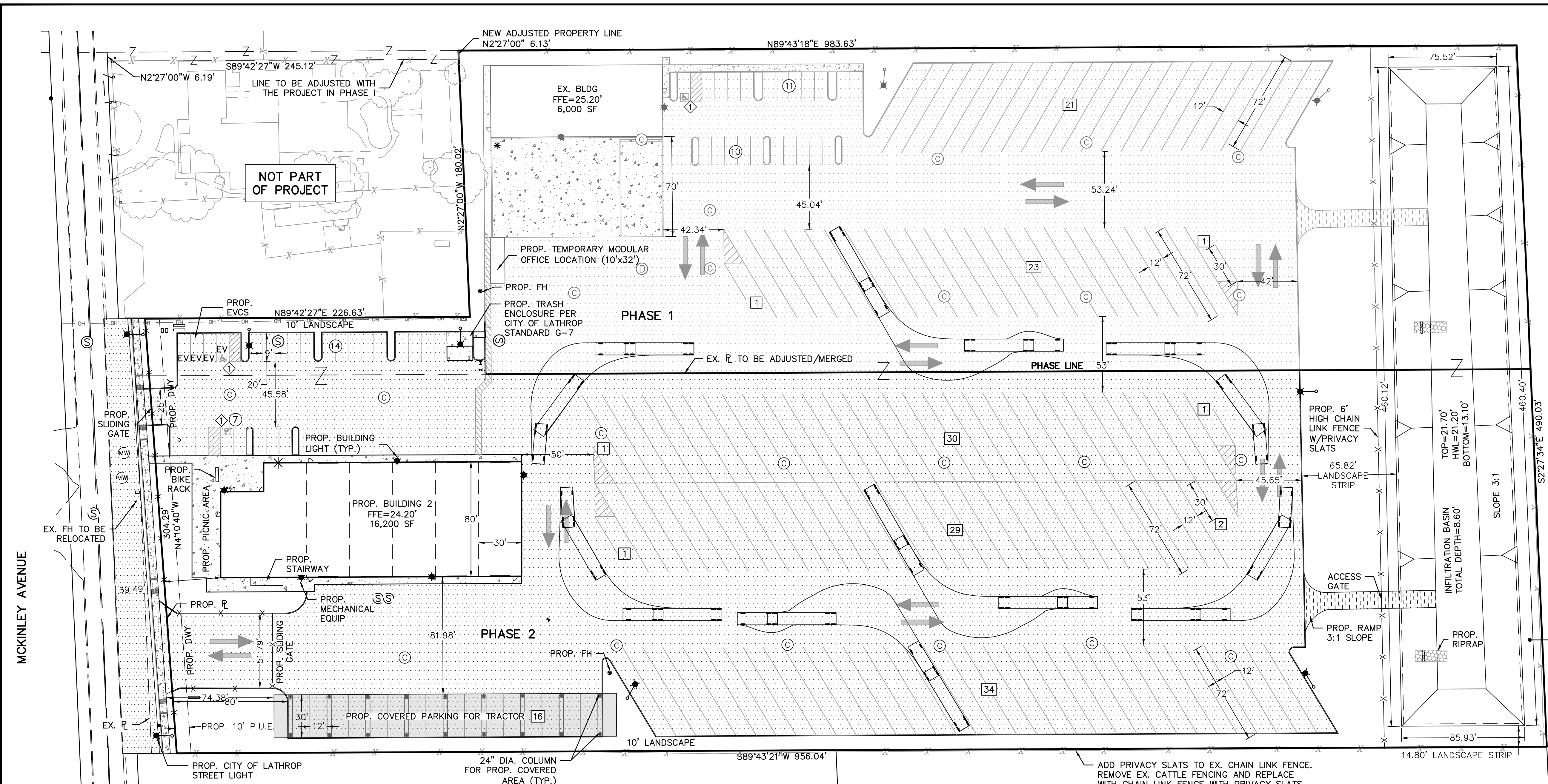
16200 MCKINLEY AVENUE  
 LATHROP CALIFORNIA

PHASE I SITE PLAN

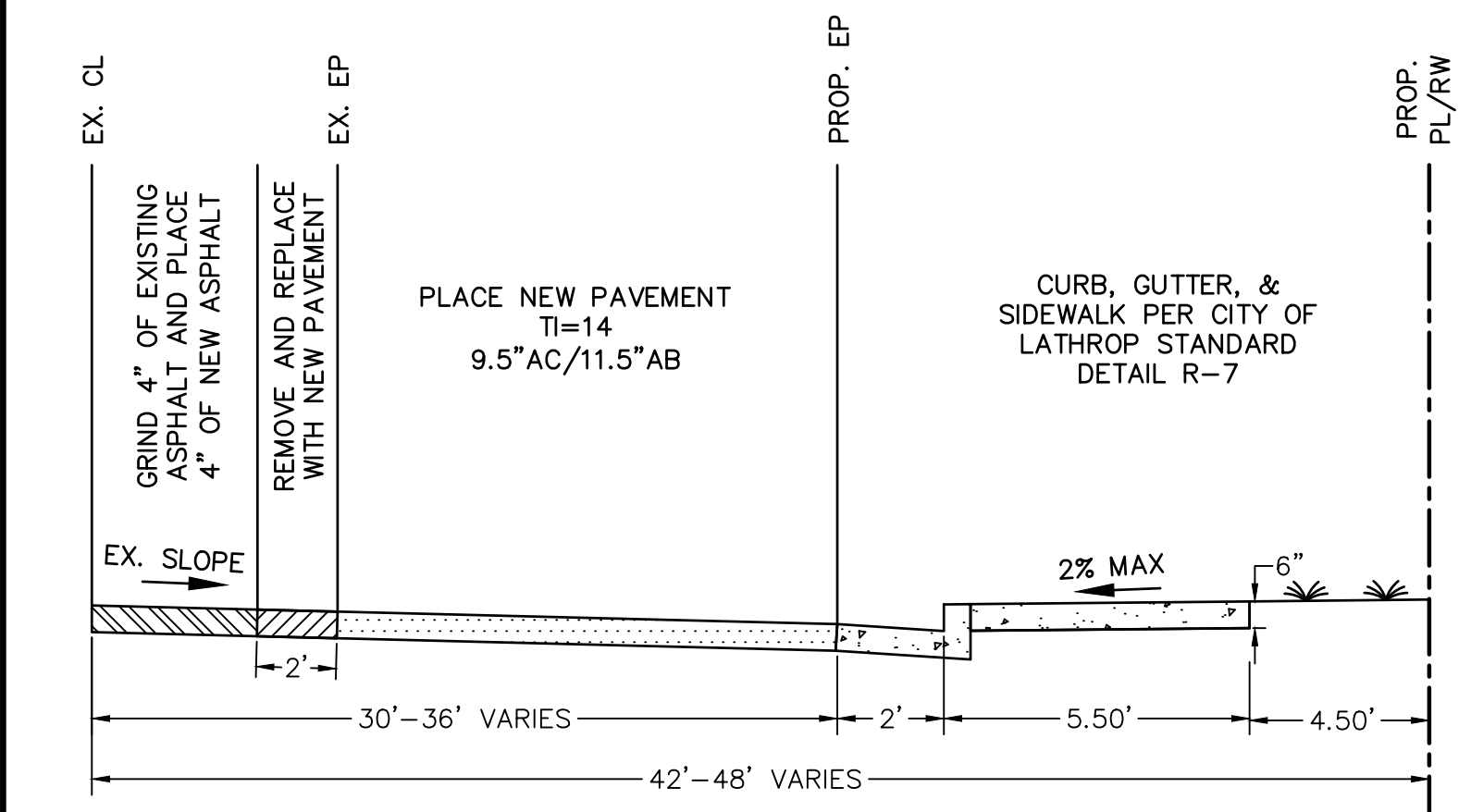
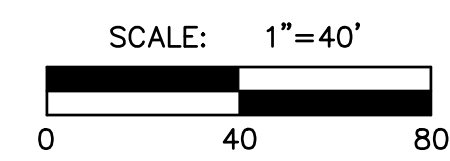
**SHEET**  
 1  
**OF** SIX  
**FILE** 4113

**PHASE II SITE PLAN**  
**HDC PROPERTIES**  
 16200 SOUTH MCKINLEY AVE  
 LATHROP, CA 95330

PROJECT ADDRESS:	16200 MCKINLEY AVE. LATHROP, CA 95330
APN:	198-100-12 & -13
PROJECT SITE AREA:	5.80 ACRES
TOTAL LANDSCAPING:	64,054 SF = 1.47 ACRES
<b>PHASE 2 PARKING INFORMATION</b>	
TOTAL TRUCK TRAILER PARKING SPACES:	93 (12' X 72')
TOTAL TRACTOR PARKING SPACES:	21 (12' X 30')
TOTAL CAR PARKING SPACES:	23 (9' X 20') STANDARD SPACES 1 (9' X 20') ADA SPACES
TOTAL ELECTRICAL VEHICLES SPACES:	3 STANDARD EV SPACES 1 ADA EV SPACES

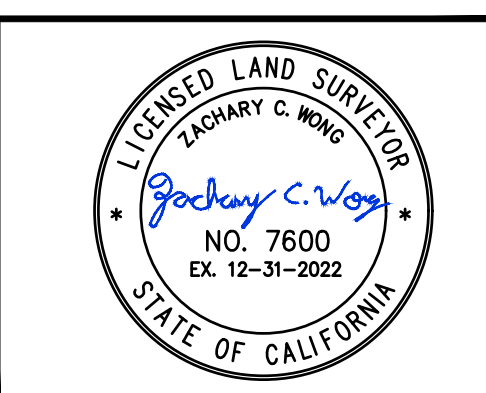


PROP. LANDSCAPE STRIP BETWEEN POND & EX. FENCE VARIES BETWEEN 13.87' AND 14.18'



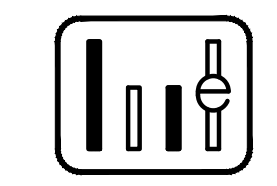
**42'-48' HALF STREET SECTION - MCKINLEY AVENUE**  
 NOT TO SCALE

**STREET SECTION NOTE:**  
 EX. PROPERTY LINE FROM 10' TO 18' WEST OF PROPOSED PROPERTY LINE. A DEDICATION OF RIGHT-OF-WAY WILL BE REQUIRED FOR ROAD WIDENING.



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 STOCKTON, CALIFORNIA (209) 476-0011  
 L.S. 7600  
 R.C.E. 48717  
 DATE 8/31/2022

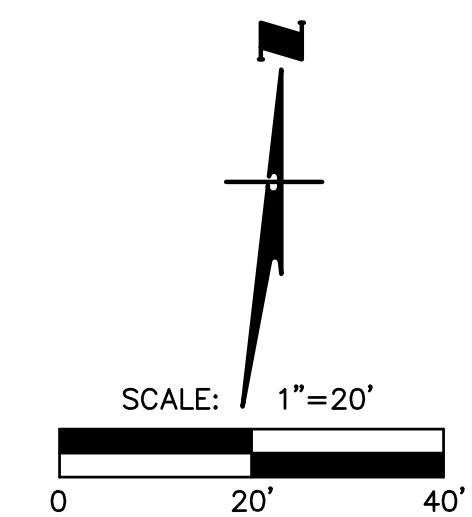
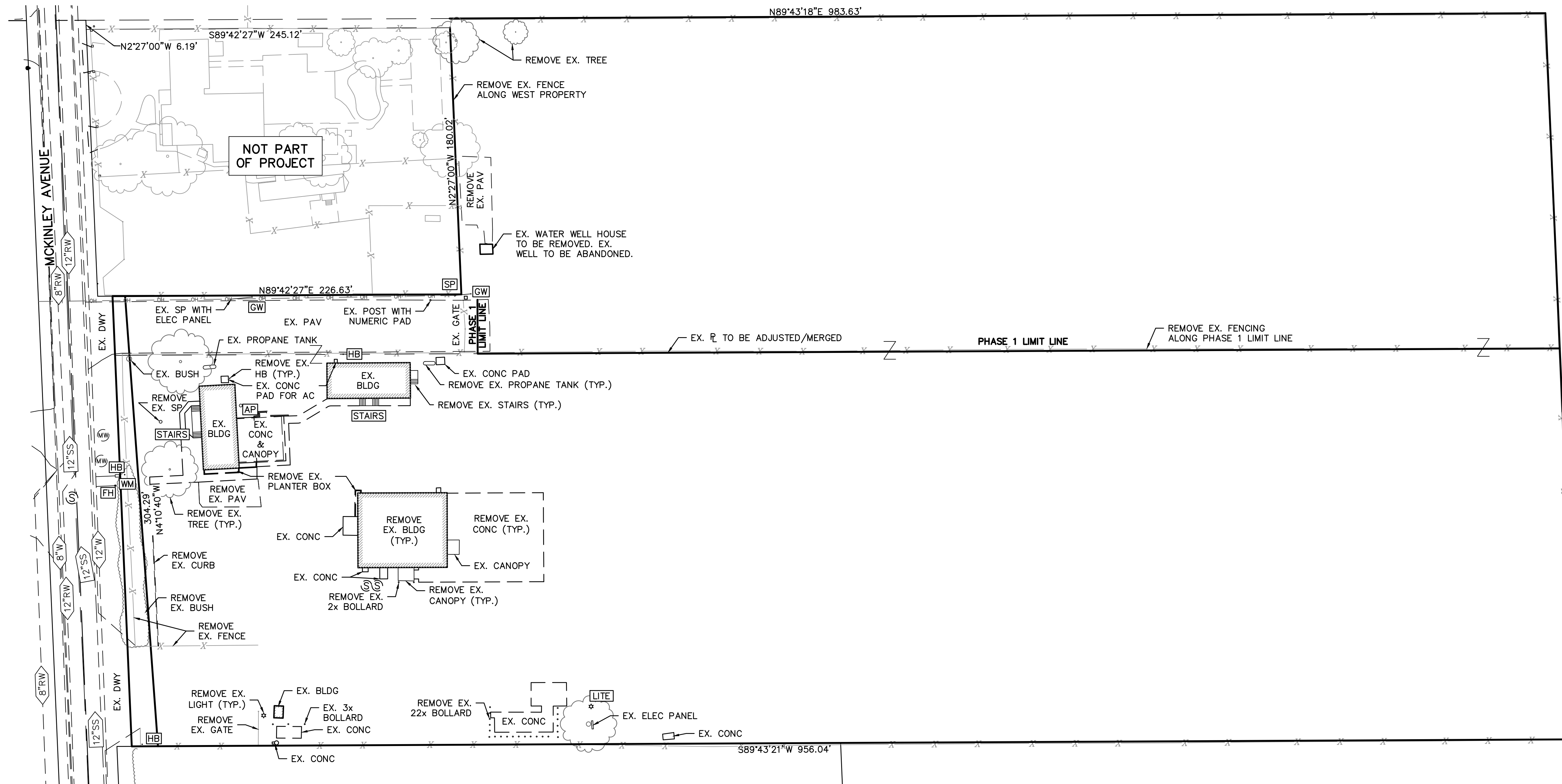
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 DATE: AUG. 2022  
 SCALE: AS SHOWN  
 DRAWN: EC/SS  
 DESIGN: WEJ  
 CHECKED: ZCW

16200 MCKINLEY AVENUE  
 LATHROP CALIFORNIA

**PHASE II SITE PLAN**

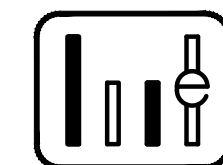
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 1.1  
 OF SIX  
 FILE 4113





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 STOCKTON, CALIFORNIA (209) 476-0011

L.S. 7600  
 R.C.E. 48717

*Zachary C. Wong* DATE 8/31/2022

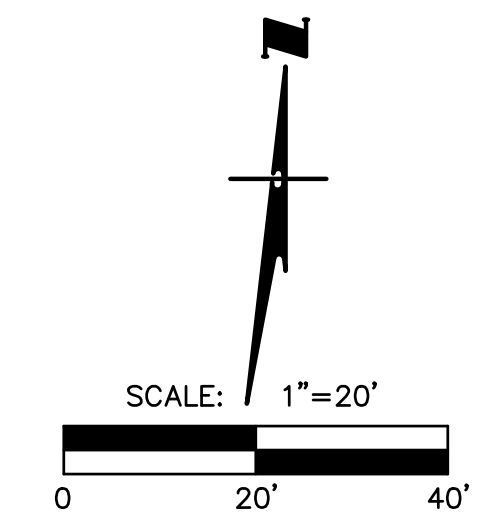
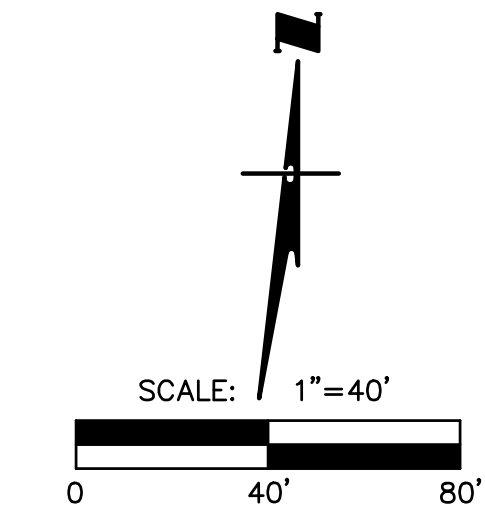
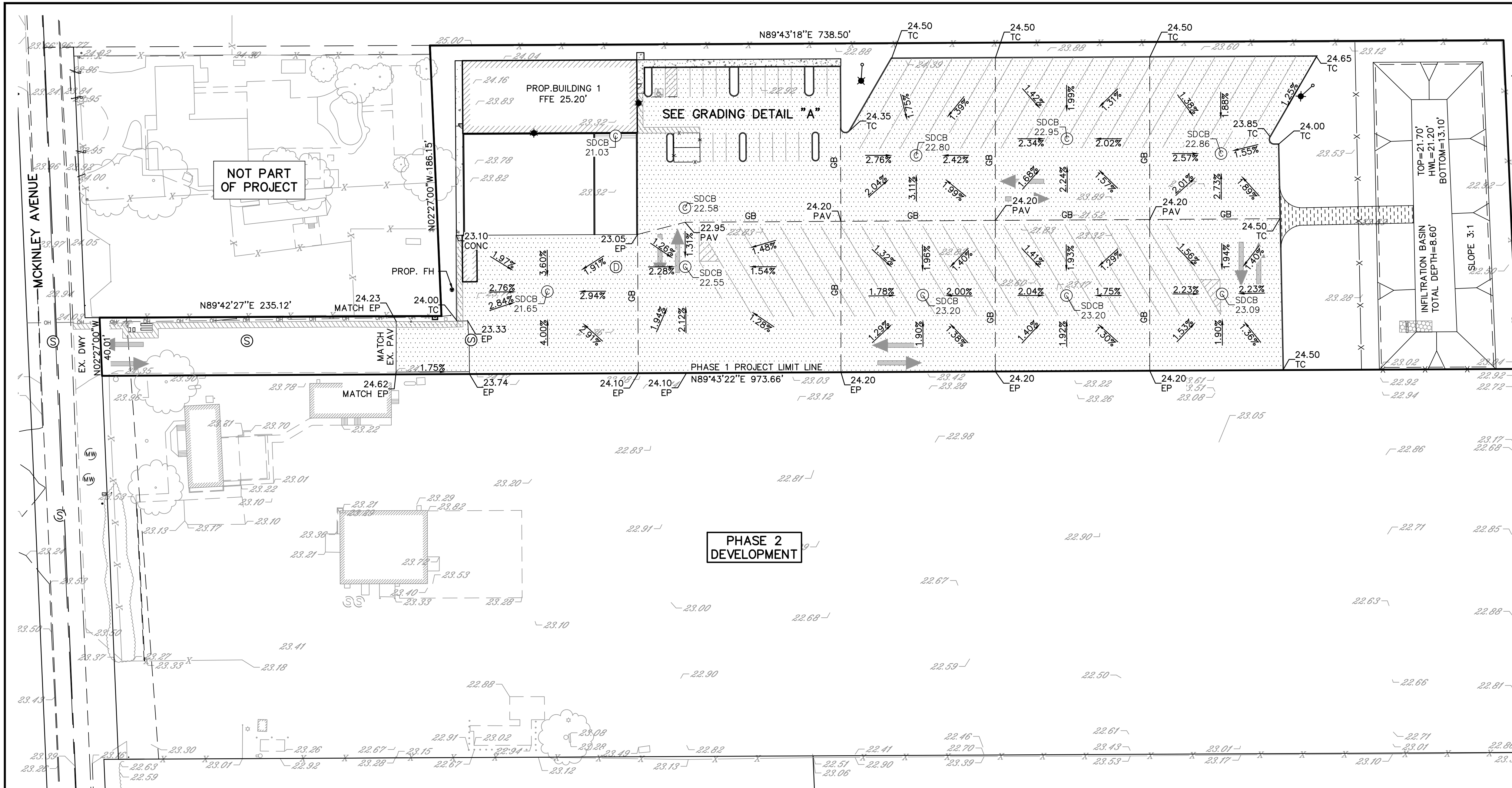
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16200 MCKINLEY AVENUE

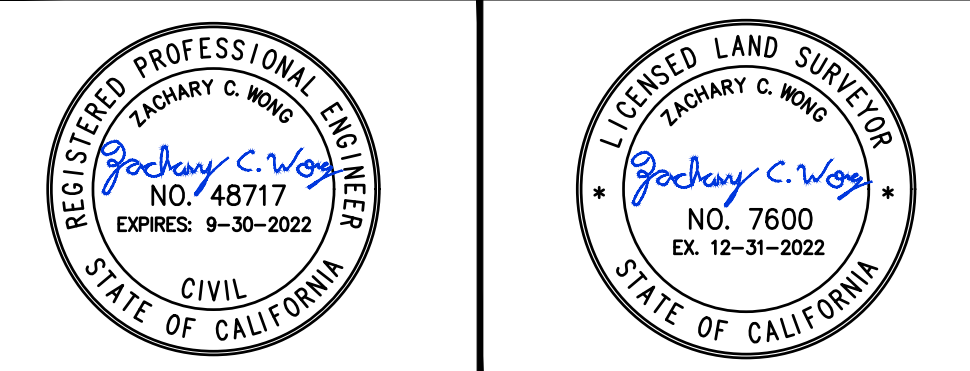
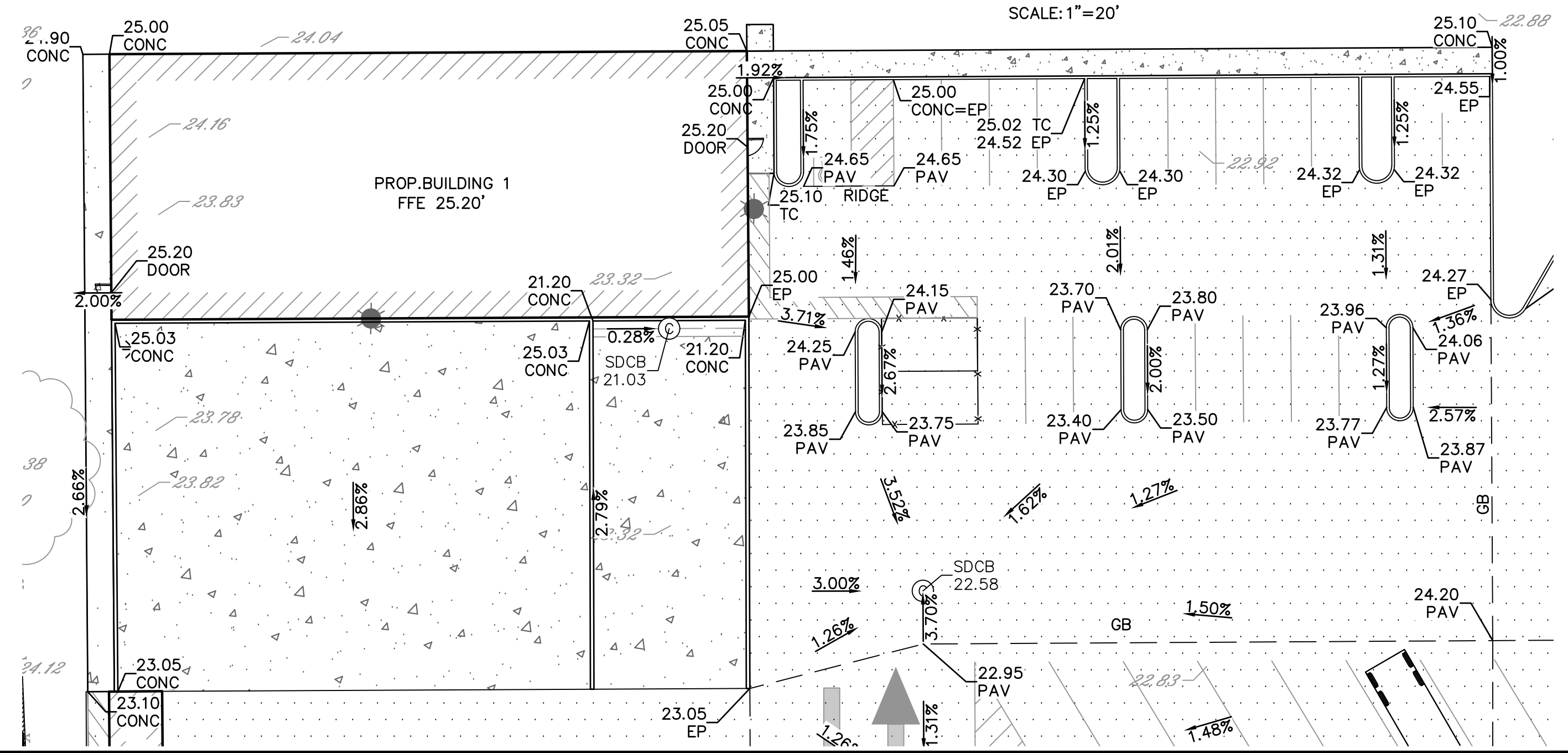
LATHROP CALIFORNIA

**TOPOGRAPHIC MAP/DEMO PLAN**

SHEET  
 2  
 OF SIX  
 FILE 4113

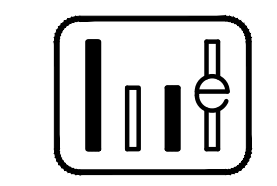


**GRADING DETAIL "A"**  
SCALE: 1"=20'



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REVISIONS			
NO.	DESCRIPTION	DATE	BY



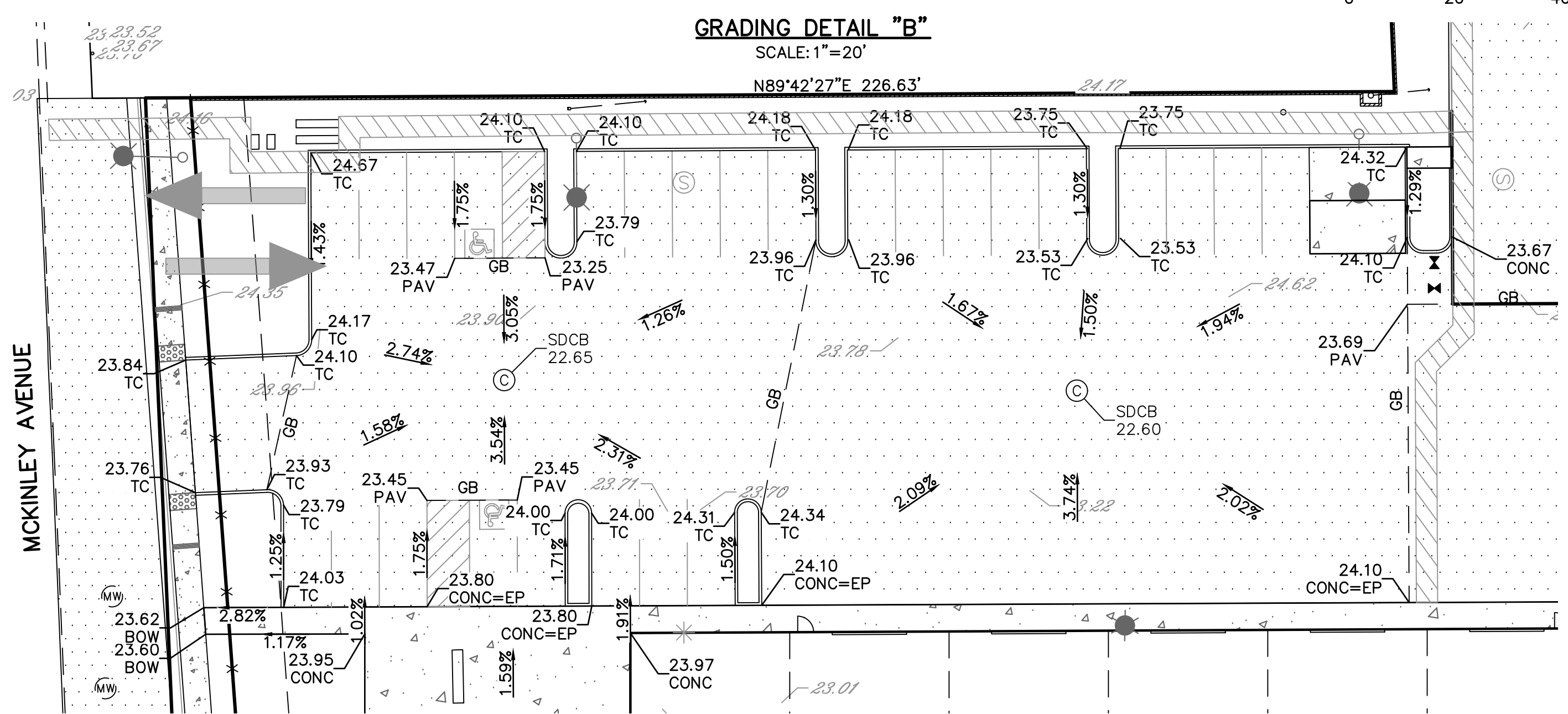
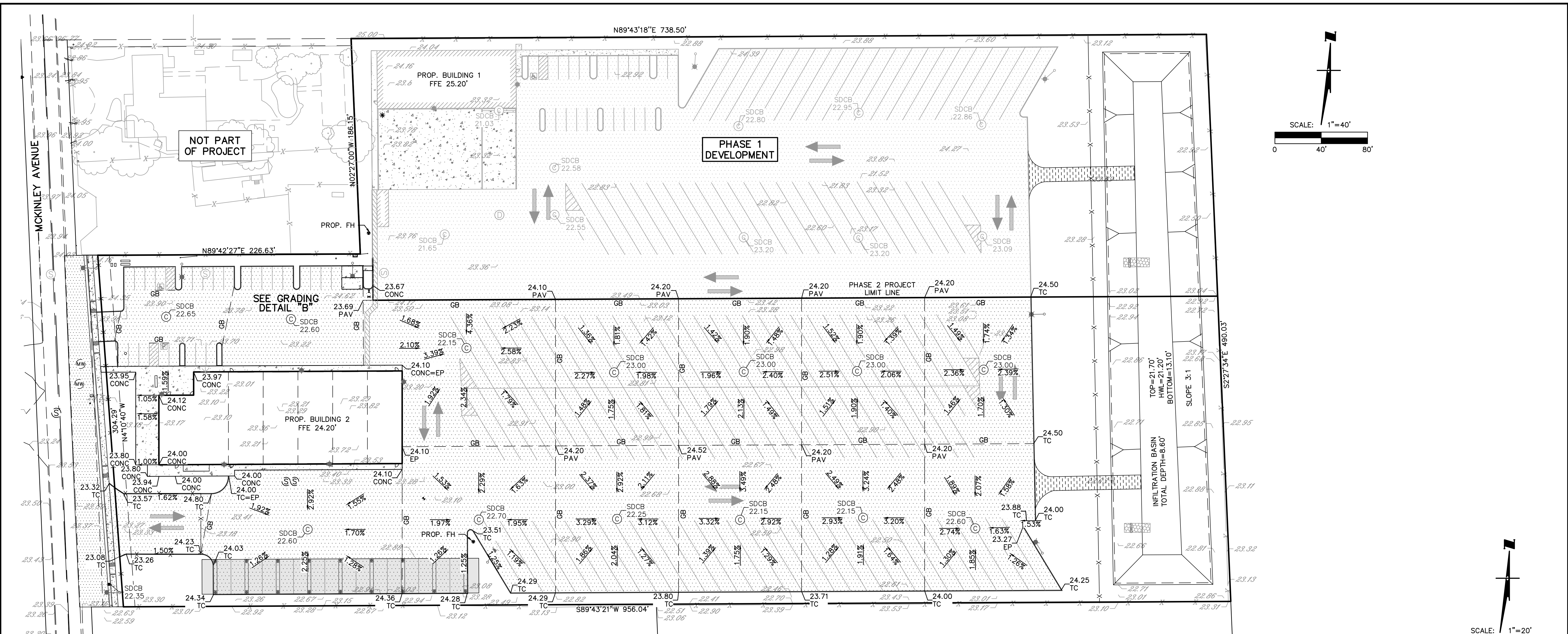
**WONG ENGINEERS, INC.**  
PLANNING ENGINEERING SURVEYING  
4578 FEATHER RIVER DRIVE, SUITE A  
STOCKTON, CALIFORNIA (209) 476-0011  
L.S. 7600 R.C.E. 48717  
*Zachary C. Wong* DATE 8/31/2022

JOB NO.: 4113  
DATE: AUG. 2022  
SCALE: AS SHOWN  
DRAWN: EC/SS  
DESIGN: WEJ  
CHECKED: ZCW

16200 MCKINLEY AVENUE LATHROP CALIFORNIA

**PHASE I GRADING PLAN**

SHEET 3  
OF SIX  
FILE 4113

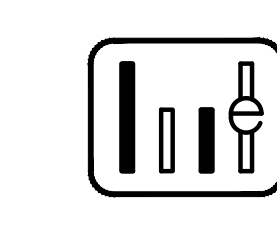


REGISTERED PROFESSIONAL ENGINEER  
ZACHARY C. WONG  
NO. 48717  
EXPIRES: 9-30-2022  
CIVIL  
STATE OF CALIFORNIA

LICENSED LAND SURVEYOR  
ZACHARY C. WONG  
NO. 7600  
EX. 12-31-2022  
STATE OF CALIFORNIA

**UNAUTHORIZED CHANGES AND USES:**  
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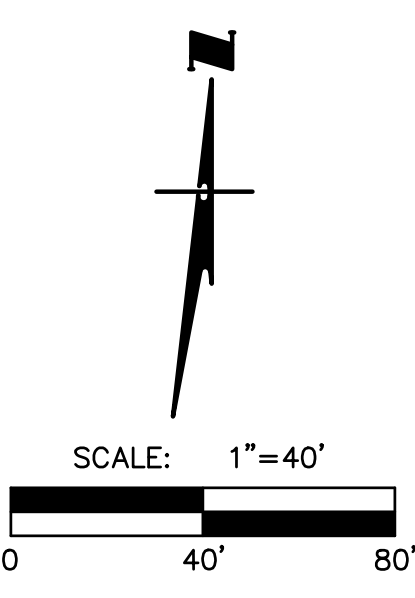
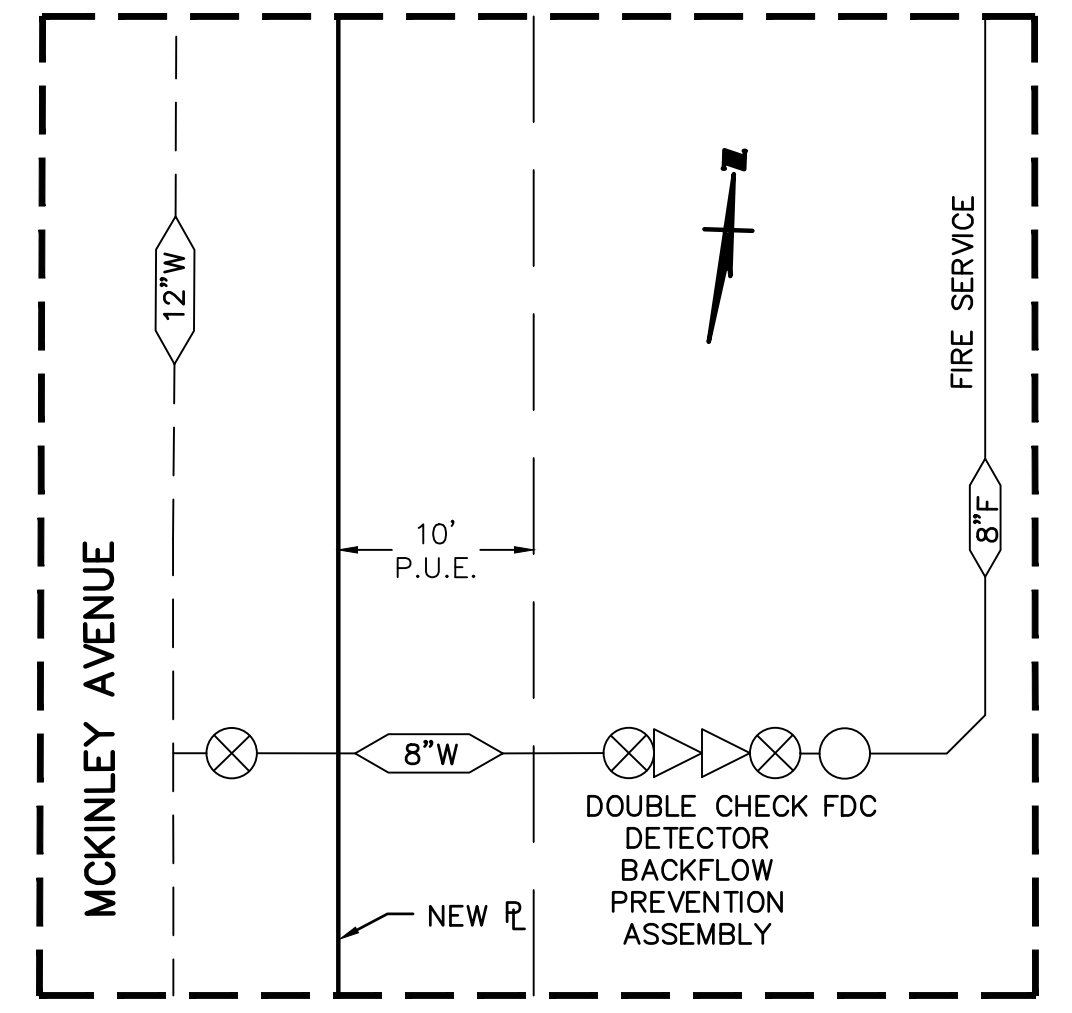
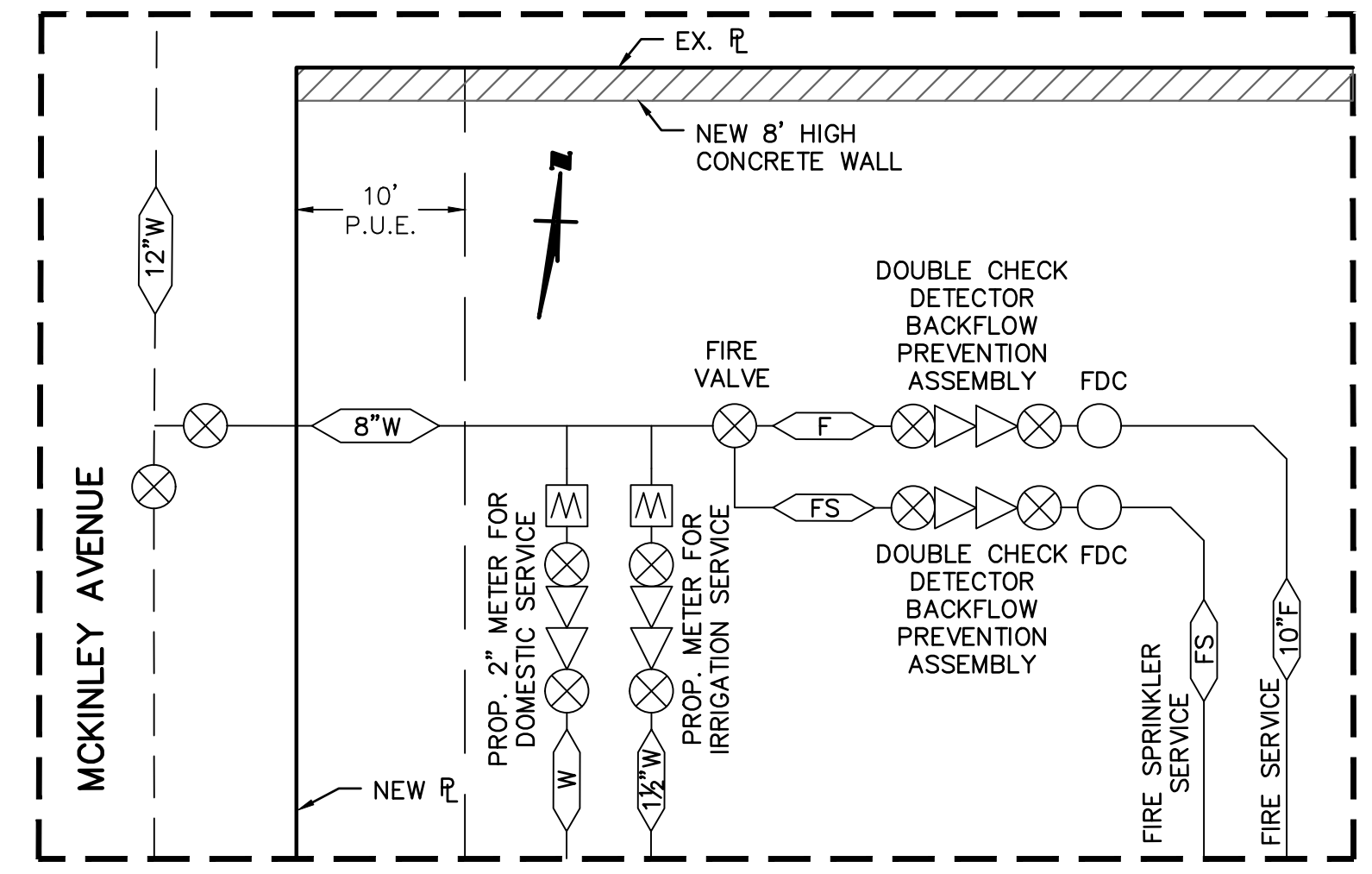
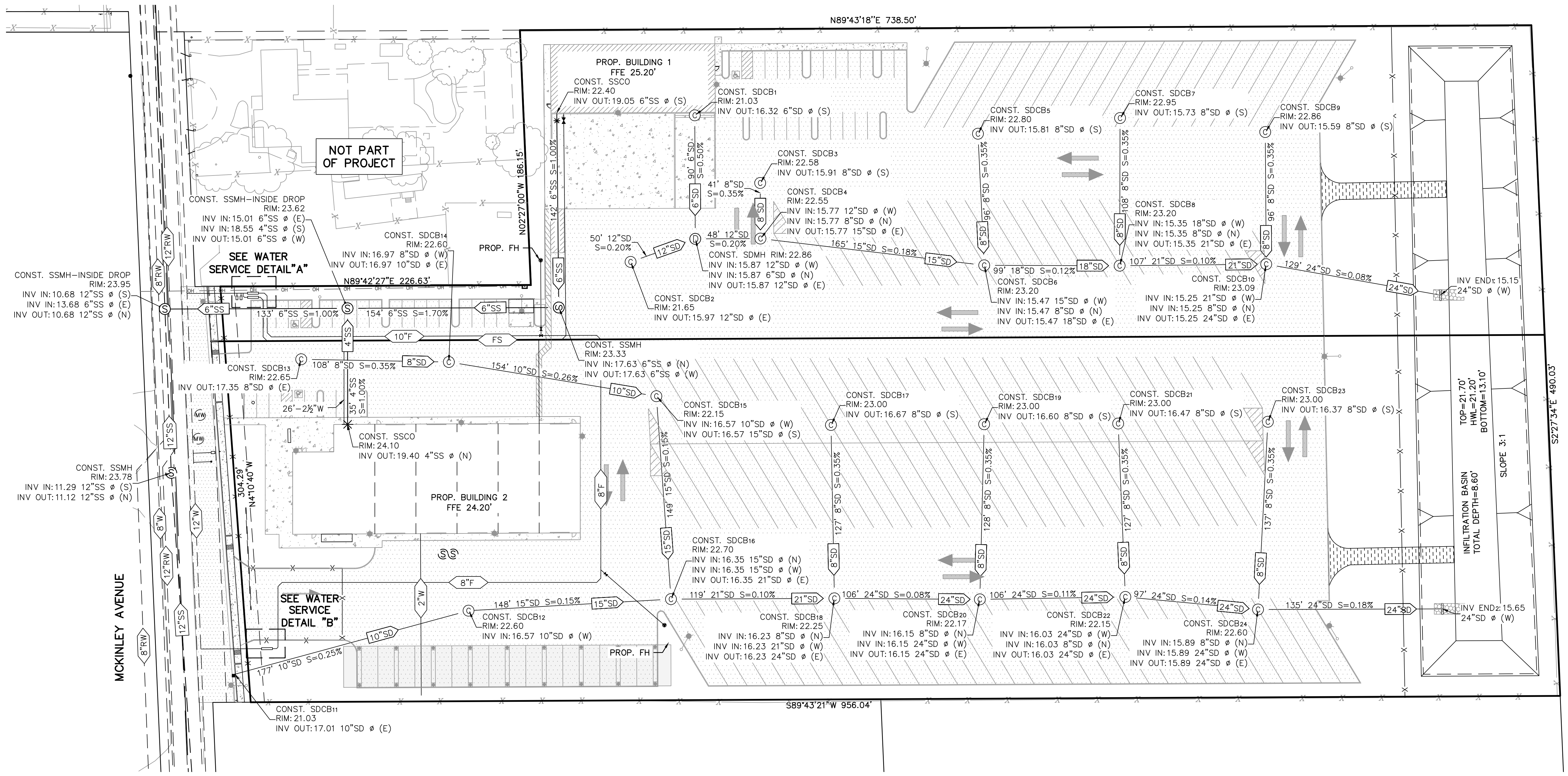
REVISIONS			
NO.	DESCRIPTION	DATE	BY



**WONG ENGINEERS, INC.**  
PLANNING ENGINEERING SURVEYING  
4578 FEATHER RIVER DRIVE, SUITE A  
STOCKTON, CALIFORNIA (209) 476-0011  
*Zachary C. Wong* DATE 8/31/2022  
L.S. 7600 R.C.E. 48717

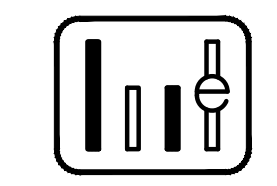
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**DATE:** AUG. 2022  
**SCALE:** AS SHOWN  
**DRAWN:** EC/SS  
**DESIGN:** WEJ  
**CHECKED:** ZCW

16200 MCKINLEY AVENUE  
LATHROP CALIFORNIA  
**PHASE II GRADING PLAN**  
SHEET 3.1  
OF SIX  
FILE 4113



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REVISIONS			
NO.	DESCRIPTION	DATE	BY



**WONG ENGINEERS, INC.**  
 PLANNING ENGINEERING SURVEYING  
 4578 FEATHER RIVER DRIVE, SUITE A  
 STOCKTON, CALIFORNIA (209) 476-0011  
 ZACHARY C. WONG DATE 8/31/2022

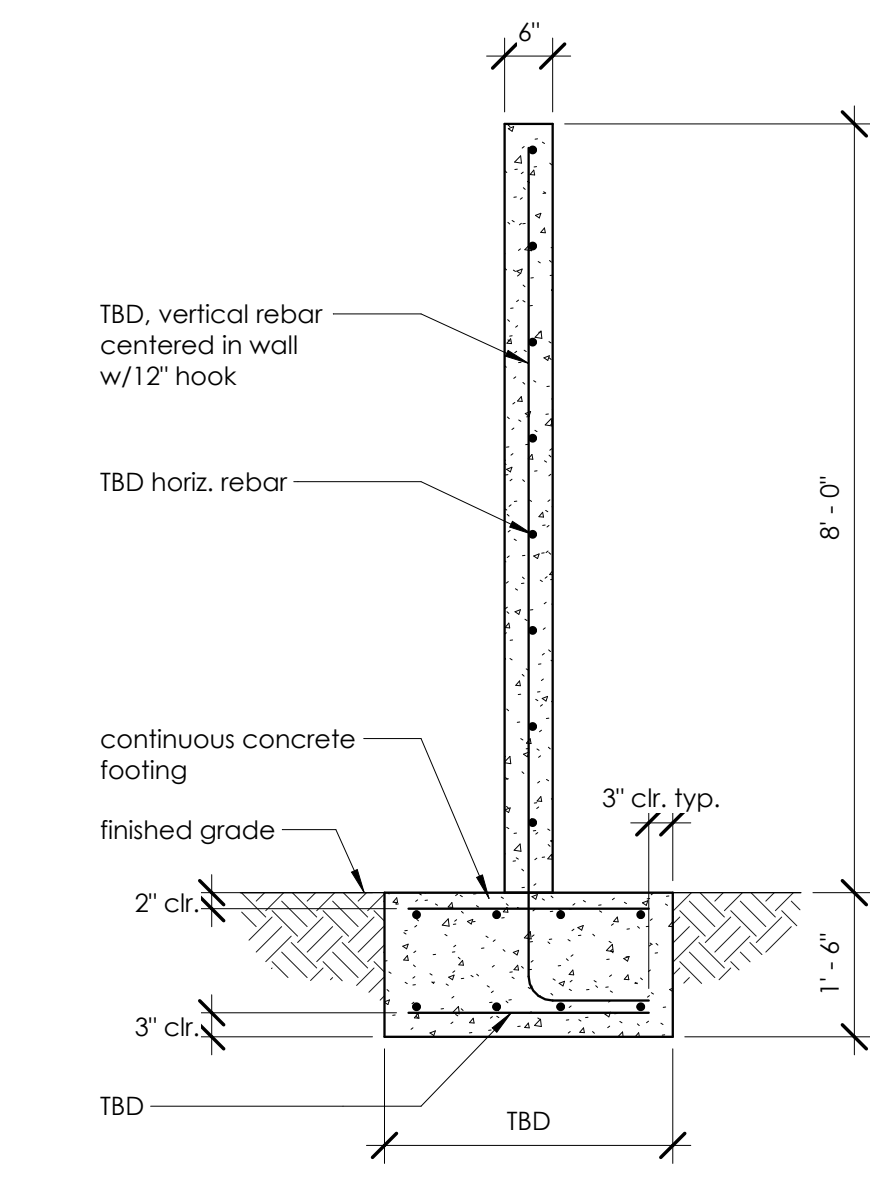
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 DATE: AUG. 2022  
 SCALE: AS SHOWN  
 DRAWN: EC/SS  
 DESIGN: WEJ  
 CHECKED: ZCW

16200 MCKINLEY AVENUE LATHROP CALIFORNIA

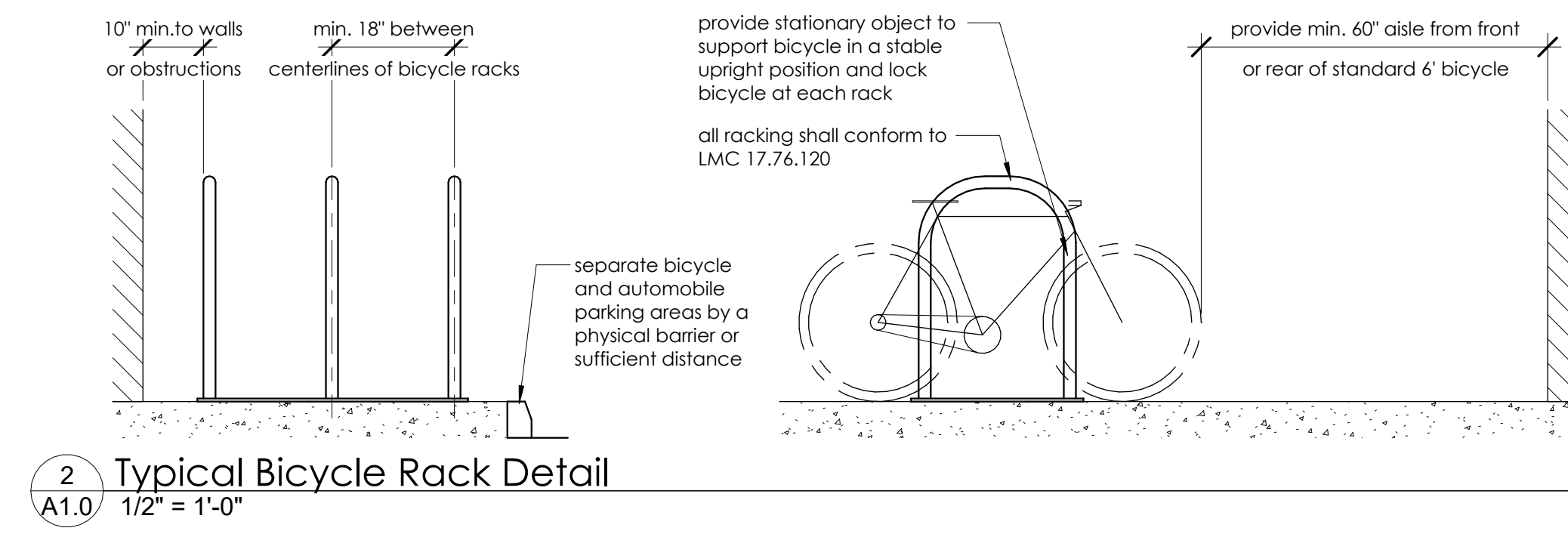
**PRELIMINARY UTILITY PLAN**

SHEET 4 OF SIX  
 FILE 4113

**3 Concrete Fence Wall Section**  
1/2" = 1'-0"



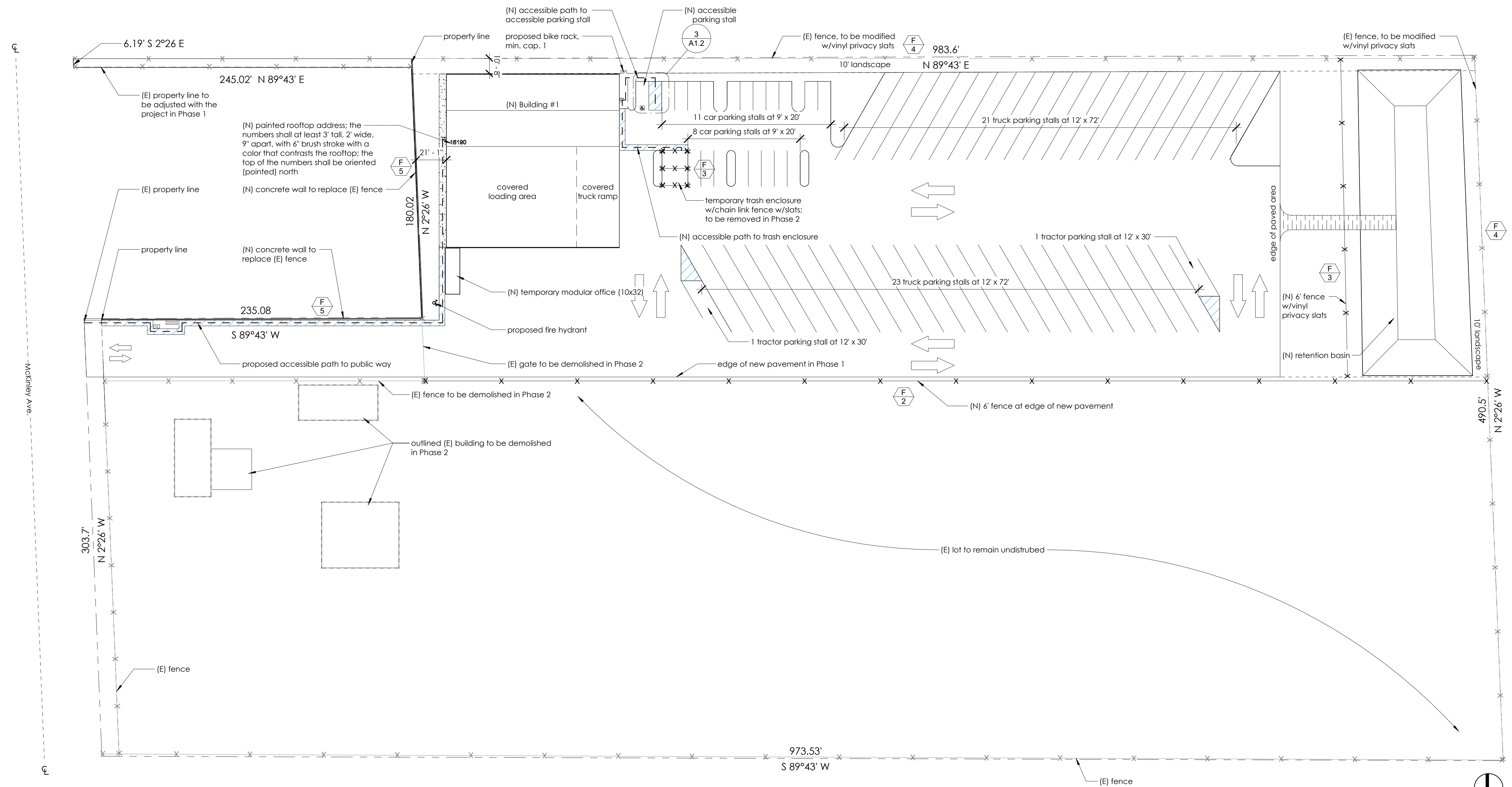
Fence Legend - Phase I	
Elevation	Specification
	mark: $\frac{F}{2}$ size: 6' fence, approx. 738 LF net
	type: chain link description: support rail at top of chain link, reinforcing wire at bottom of chain link, 8' between columns
	mark: $\frac{F}{3}$ size: 6' fence, approx. 325 LF net
	type: chain link w/privacy slats description: support rail at top of chain link, reinforcing wire at bottom of chain link, 8' between columns, vertical vinyl privacy slats in fence chain
	mark: $\frac{F}{4}$ size: 6' fence, approx. 1,462 LF net
	type: (E) chain link w/(N) privacy slats description: preexisting steel chain link fence, modify with new vertical vinyl privacy slats in fence chain
	mark: $\frac{F}{5}$ size: 6" thick x 8' wall, approx. 415 LF
	type: reinforced concrete description: concrete wall, see Detail 3/A1.0



**2 Typical Bicycle Rack Detail**  
1/2" = 1'-0"

**Phase I Parking Stall Count**

Minimum required car parking stalls (1/800 sqft.)	18
Total Car Parking Stalls (including accessible):	20
Total Truck Parking Stalls:	44
Total Tractor Parking Stalls:	2
Minimum Accessible Parking Stalls Required:	1
(N) Car Accessible Stalls:	0
(N) Van Accessible Stalls:	1
Total (N) Required Bicycle Stalls (5% of car)	1



**1 Phase I Site Plan**  
1" = 40'-0"

**Cheema Truck Facility**  
16200 McKinley Ave.  
Lathrop, CA 95330

Drawn By: NRL  
Checked By: HJT  
Job #: 21001  
Scale: Noted

Revision Schedule		
#	Date	Description
08/31/2022		Planning Resubmittal



2132 N El Dorado St  
Stockton, CA 95204  
(209) 227-7646

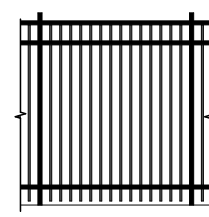
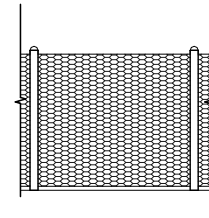
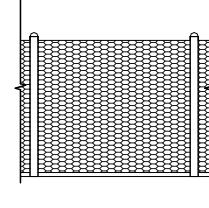
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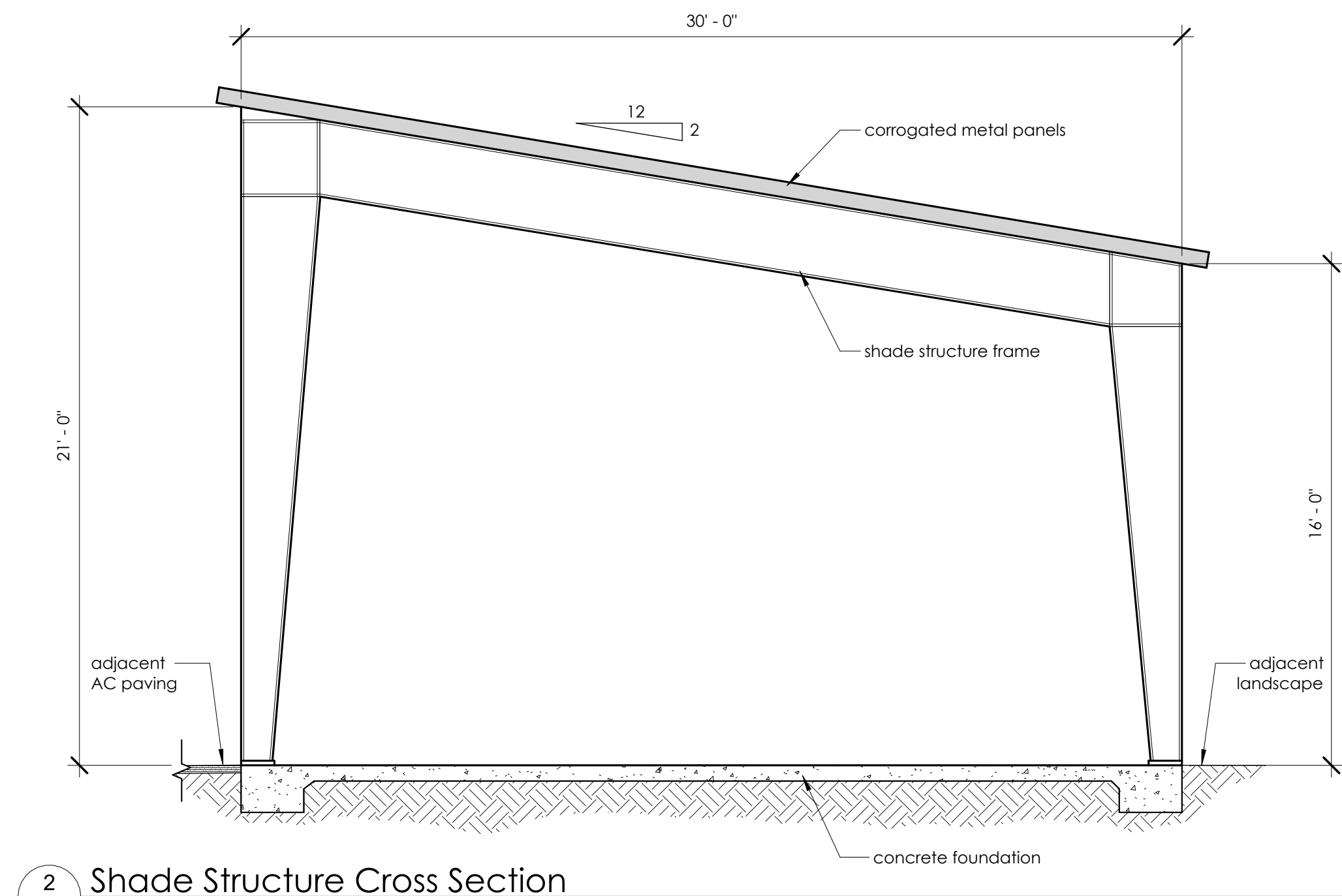
Phase I Site Plan

**A1.0**

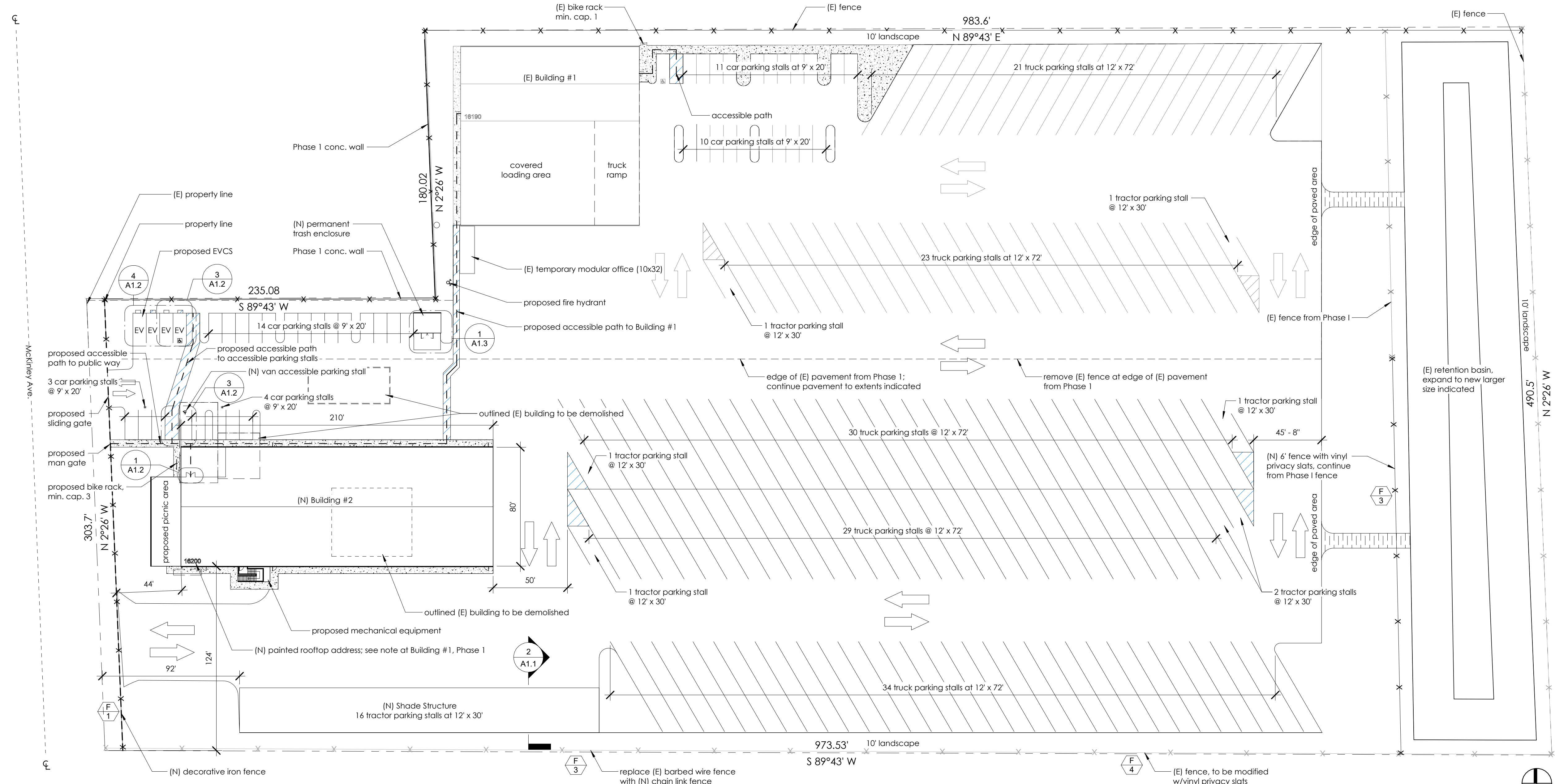
### Phase II Parking Stall Count

Net Minimum Required Car Parking Stalls (1/800 sqft.)	39
Total Car Parking Stalls:	46
Total Truck Parking Stalls:	137
Total Tractor Parking Stalls:	23
Minimum Accessible Parking Stalls Required:	3
(N) Car Accessible Stalls:	1
(N) Van Accessible Stalls:	1
Total Car Accessible Stalls:	2
Total Van Accessible Stalls:	2
Total (N) Required Bicycle Stalls (5% of car)	4

Fence Legend - Phase II	
Elevation	Specification
	mark: $\frac{F}{1}$ size: 8' fence, approx. 265 LF net type: wrought iron/steel description: black painted wrought iron w/ 8' between columns
	mark: $\frac{F}{3}$ size: 6' fence, approx. 746 LF net type: chain link w/privacy slats description: support rail at top of chain link, reinforcing wire at bottom of chain link, 8' between columns, vertical vinyl privacy slats in fence chain
	mark: $\frac{F}{4}$ size: 6' fence, approx. 490 LF net type: chain link w/(N) privacy slats description: prestressing steel chain link fence, modify with new vertical vinyl privacy slats in fence chain



2 A1.1 Shade Structure Cross Section  
1/4" = 1'-0"



1 A1.1 Phase II Site Plan  
1" = 40'-0"

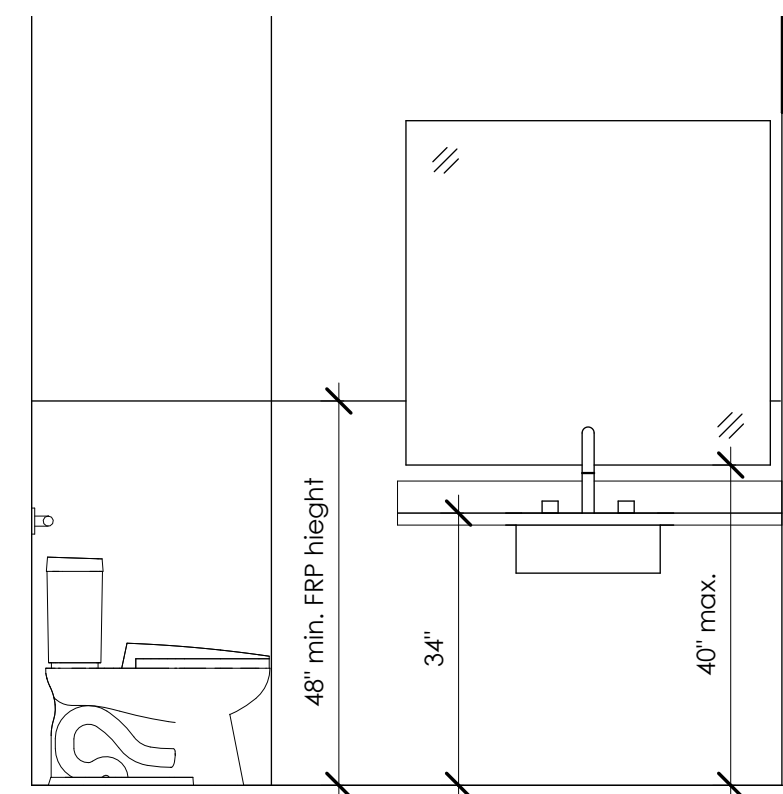
Drawn By: NRL  
Checked By: HJT  
Job #: 21001  
Scale: Noted

Revision Schedule	
#	Description
08/31/2022	Planning Resubmittal

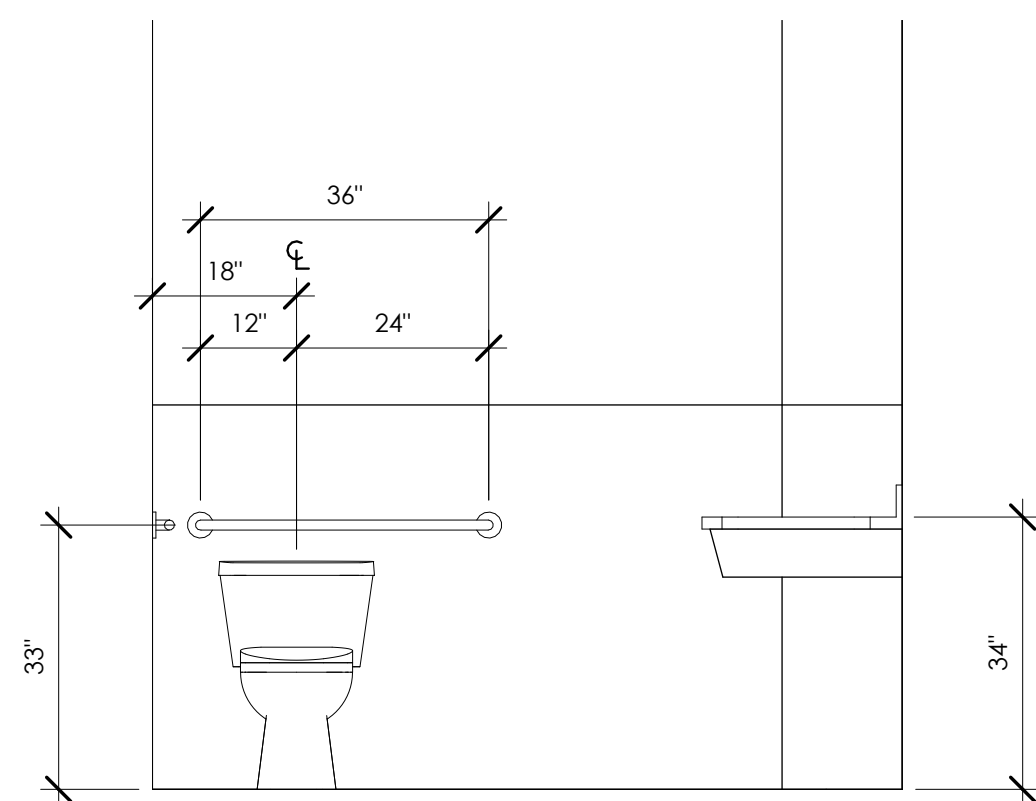


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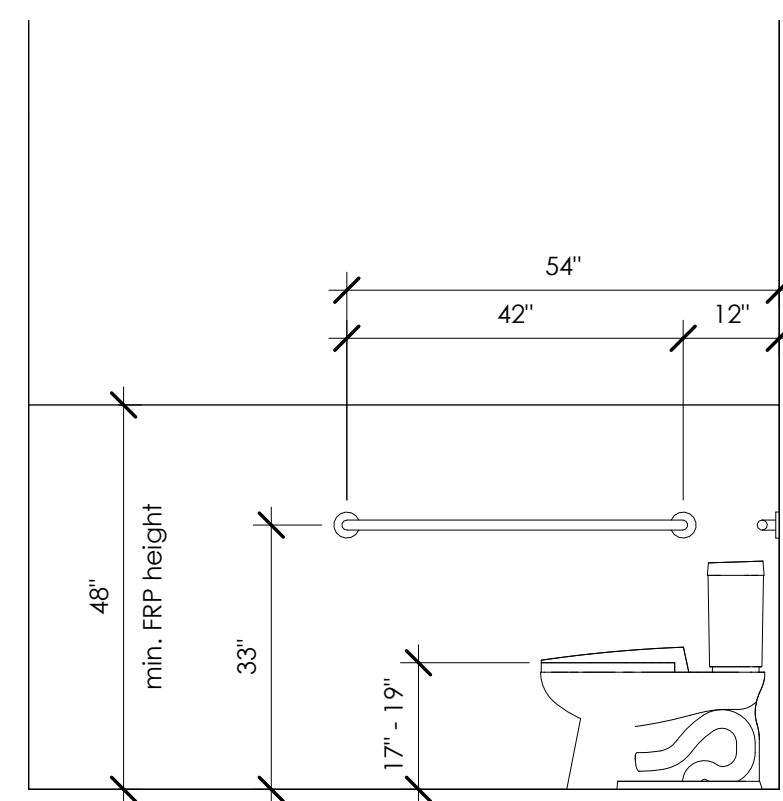
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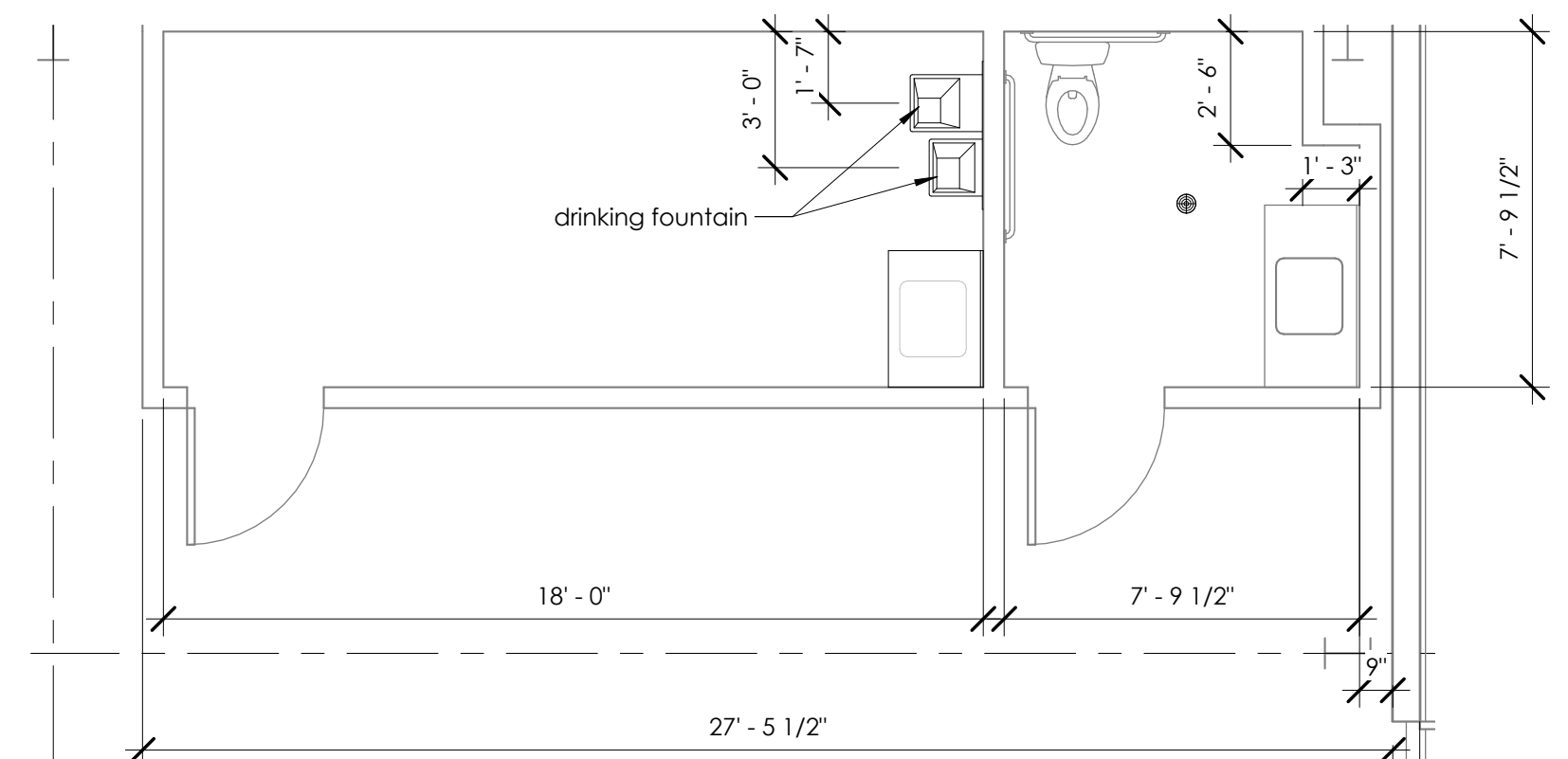
5 Building #1 RR East Elevation  
1/2" = 1'-0"



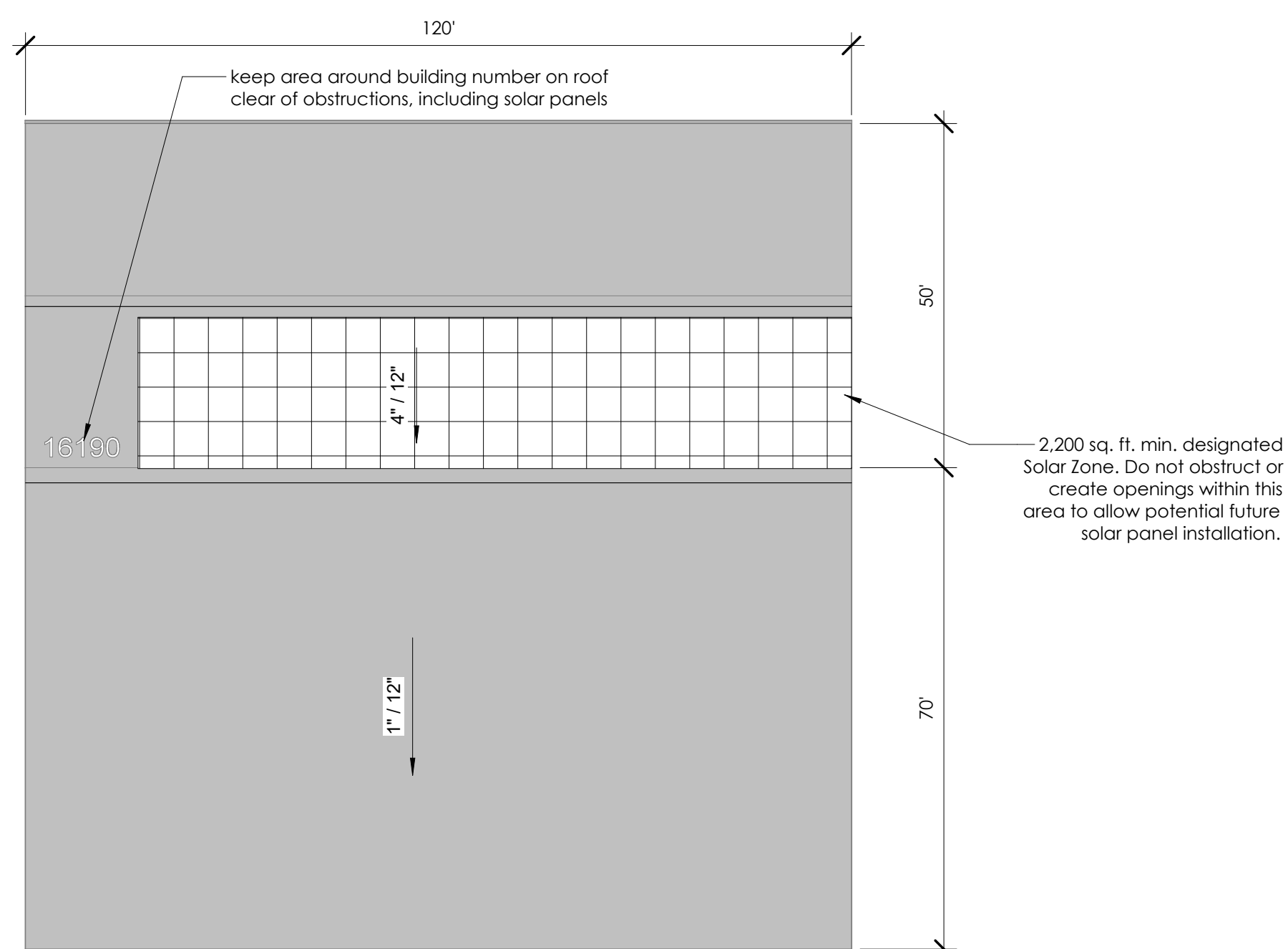
6 Building #1 RR North Elevation  
1/2" = 1'-0"



4 Building #1 RR West Elevation  
1/2" = 1'-0"



3 Building #1 Breakroom Plan  
1/4" = 1'-0"

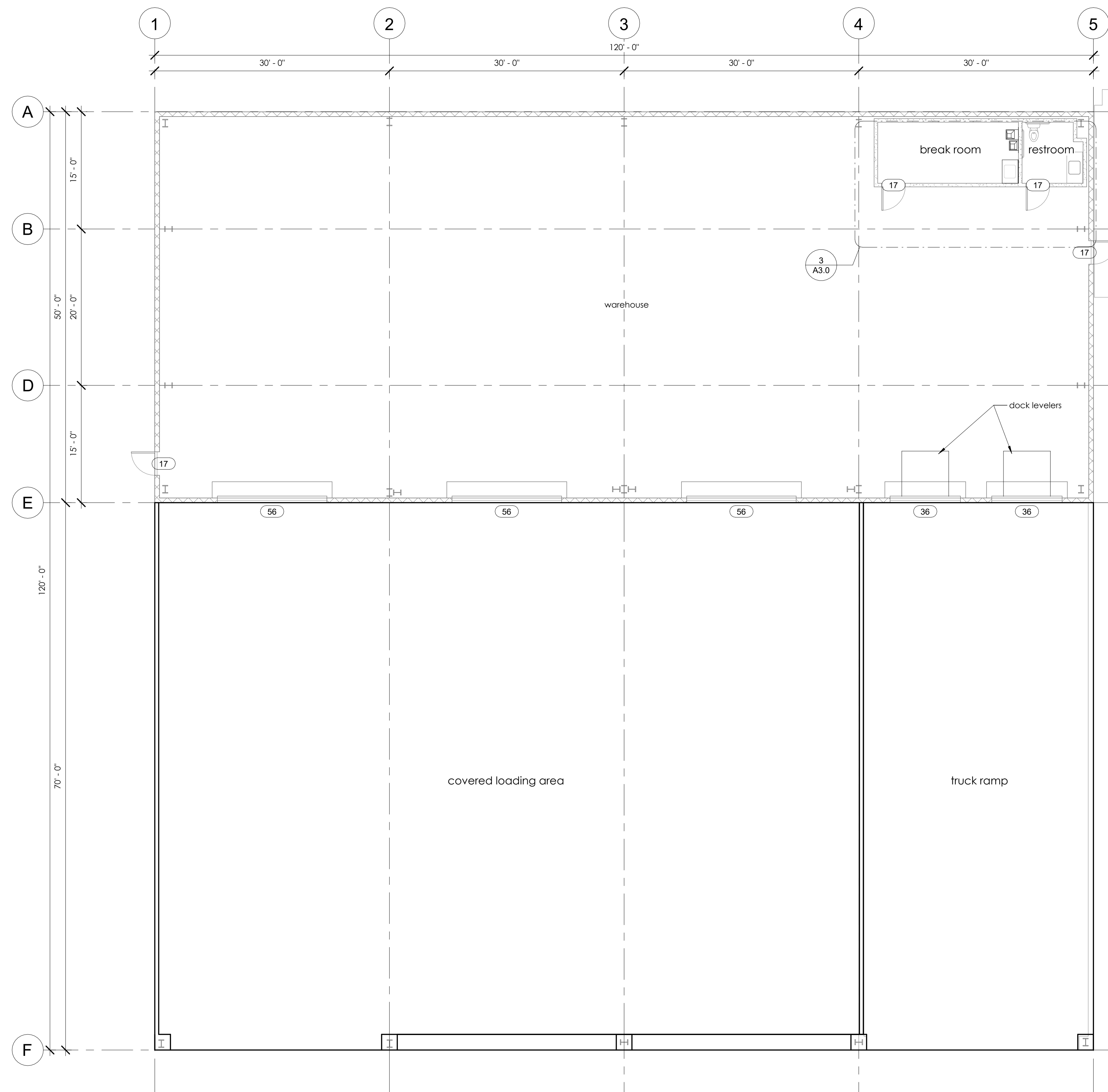


2 Building #1 Roof Plan  
1" = 20'-0"

Door Schedule, Building #1				
Type Mark	Count	Width	Height	Comments
17	4	3' - 0"	7' - 0"	Walk Door
36	2	9' - 0"	10' - 0"	Sectional Door
56	3	14' - 0"	16' - 0"	Sectional Door
Grand total: 9				

- Wall Legend**
- Exterior wall, CMU wainscot
  - Interior wall, 2x6 @ 16" O.C., DF#2 wall, 5/8" GWB on all conditioned area-facing surfaces, also see Note 3
  - Interior wall, 2x6 @ 16" O.C., DF#2 wall, fully cover with impermeable surface
  - Interior wall, 2x4 @ 16" O.C., DF#2 wall, fully cover with impermeable surface on shower side; cover to min. 48" w/FRP or impermeable surface elsewhere, w/ 5/8" GWB above
  - Storefront wall, tempered glazing

- Notes:**
- All dimensions are to face of stud unless otherwise noted
  - All office drywall to be finished to Level 4
  - All restroom drywall to be covered with impermeable FRP to a minimum height of 48" from finished floor
  - Include blinds in vertical bays of all exterior windows



1 Building #1 Floor Plan  
1/8" = 1'-0"

**Cheema Truck Facility**  
16200 McKinley Ave.  
Lathrop, CA 95330

Drawn By: NRL  
Checked By: HJT  
Job #: 21001  
Scale: Noted

Revision Schedule		
#	Date	Description
1	12/2021	Planning Submittal
2	08/31/2022	Planning Resubmittal



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Stockton, CA 95204  
(209) 227-7646

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Building #1  
Floor Plan

**A3.0**

First Floor Metal Building Window Schedule, Building #2					
Type Mark	Count	Width	Height	Sill Height	Type Comments
22	3	6' - 0"	4' - 0"	3' - 0"	Fixed
26	1	4' - 0"	4' - 0"	3' - 0"	Fixed
Grand total: 4					

(T) Tempered glazing

**Wall Legend**

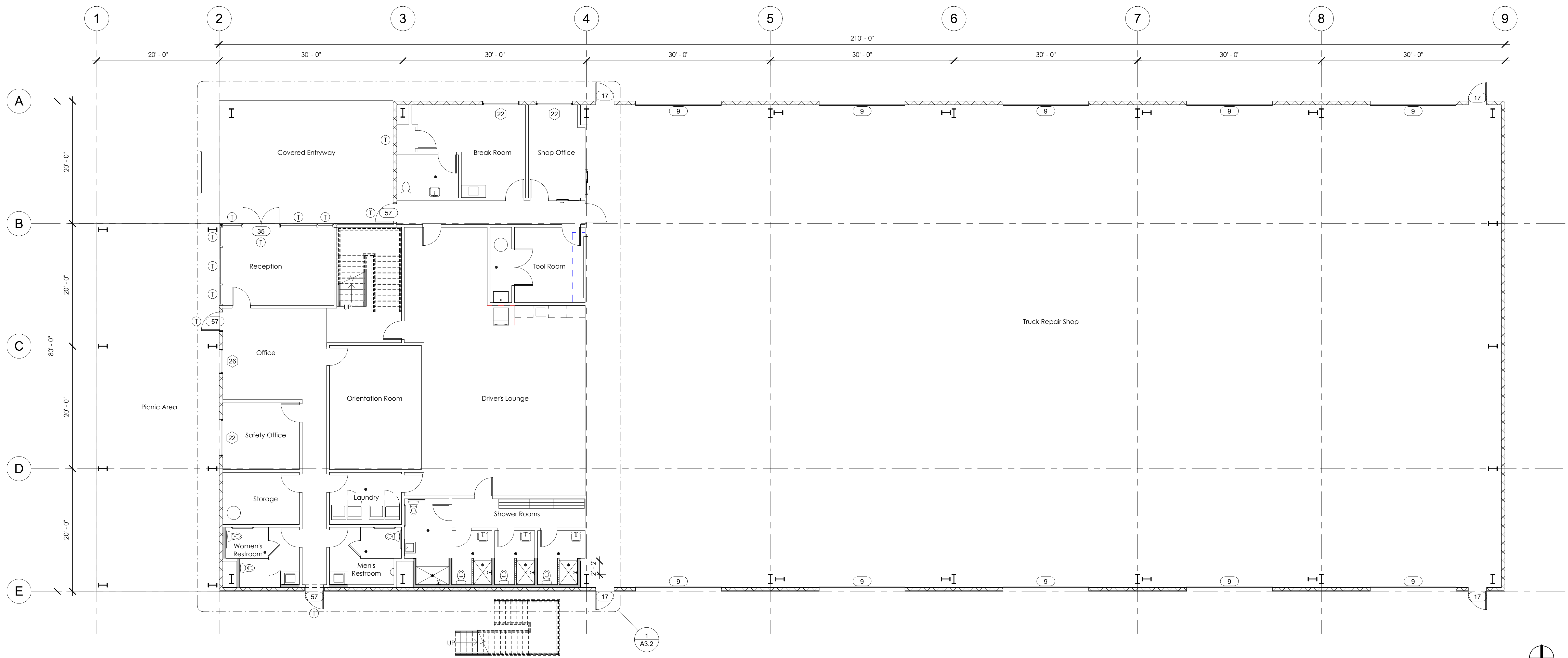
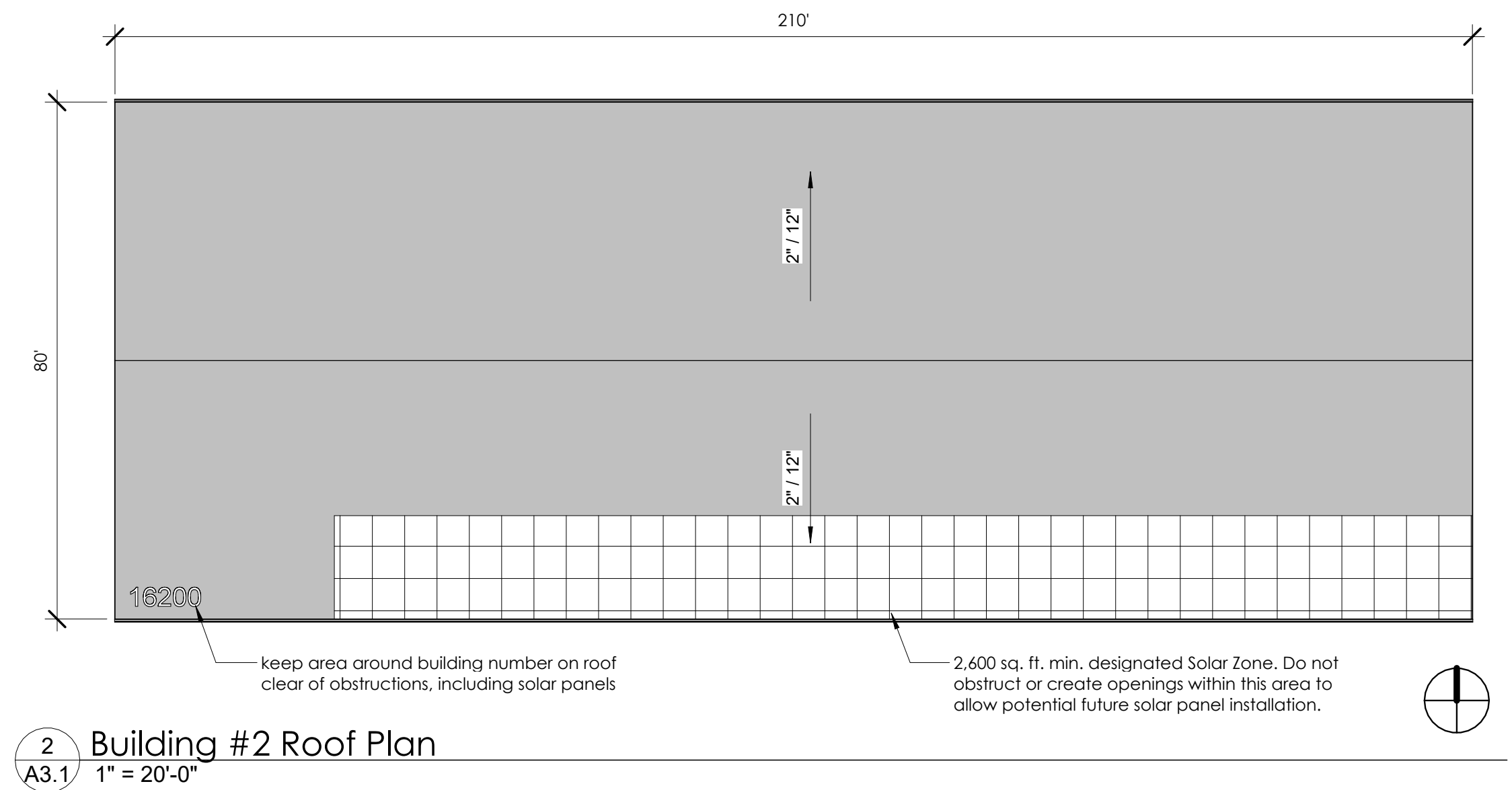
	Exterior wall, CMU wainscot
	Interior wall, 2x6 @ 16" O.C. DF#2 wall, 5/8" GWB on all conditioned area-facing surfaces, also see Note 3
	Interior wall, 2x6 @ 16" O.C. DF#2 wall, fully cover with impermeable surface
	Interior wall, 2x4 @ 16" O.C. DF#2 wall, fully cover with impermeable surface on shower side; cover to min. 48" w/FRP or impermeable surface elsewhere, w/ 5/8" GWB above

First Floor - Metal Building Door Schedule, Building #2				
Type Mark	Count	Width	Height	Type Comments
9	10	14' - 0"	16' - 0"	Sectional Door
17	4	3' - 0"	7' - 0"	Walk Door
35	1	6' - 0"	6' - 10 5/8"	Storefront Door
57	3	3' - 0"	7' - 0"	Half Lite Glazed Door
Grand total: 18				

— Storefront wall, tempered glazing

— Exterior wall, 2x6 @ 16" O.C. DF#2, 5/8" interior GWB, exterior sheathing, and sheet metal siding above CMU wainscot

**Notes:**  
 1. All dimensions are to face of stud unless otherwise noted  
 2. All office drywall to be finished to Level 4  
 3. All restroom drywall to be covered with impermeable FRP to a minimum height of 48" from finished floor  
 4. Include blinds in vertical bays of all exterior windows



**Cheema Truck Facility**  
 16200 McKinley Ave.  
 Lathrop, CA 95330

Drawn By: NRL  
 Checked By: HJT  
 Job #: 21001  
 Scale: Noted

Revision Schedule		
#	Date	Description
1	12/2021	Planning Submittal
2	08/31/2022	Planning Resubmittal



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Building #2  
 Floor Plan

**A3.1**




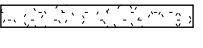
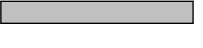
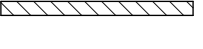
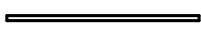
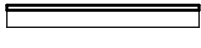
First Floor Interior Door Schedule, Building #2				
Type Mark	Count	Width	Height	Comments
17	16	3' - 0"	7' - 0"	Walk Door
18	1	3' - 0"	0' - 0"	Wall opening for exterior door
28	1	10' - 0"	8' - 0"	Sectional Door
29	1	6' - 0"	7' - 0"	Walk Door
31	4	2' - 8"	7' - 0"	Walk Door
49	2	2' - 8"	6' - 0"	Restroom Partition Door
50	1	2' - 6"	6' - 0"	Restroom Partition Door
Grand total: 26				

Second Floor Door Schedule, Building #2				
Type Mark	Count	Width	Height	Comments
17	13	3' - 0"	7' - 0"	Walk Door
29	1	6' - 0"	7' - 0"	Walk Door
34	2	3' - 0"	6' - 8"	Pocket Door
49	3	2' - 8"	6' - 0"	Restroom Partition Door
Grand total: 19				

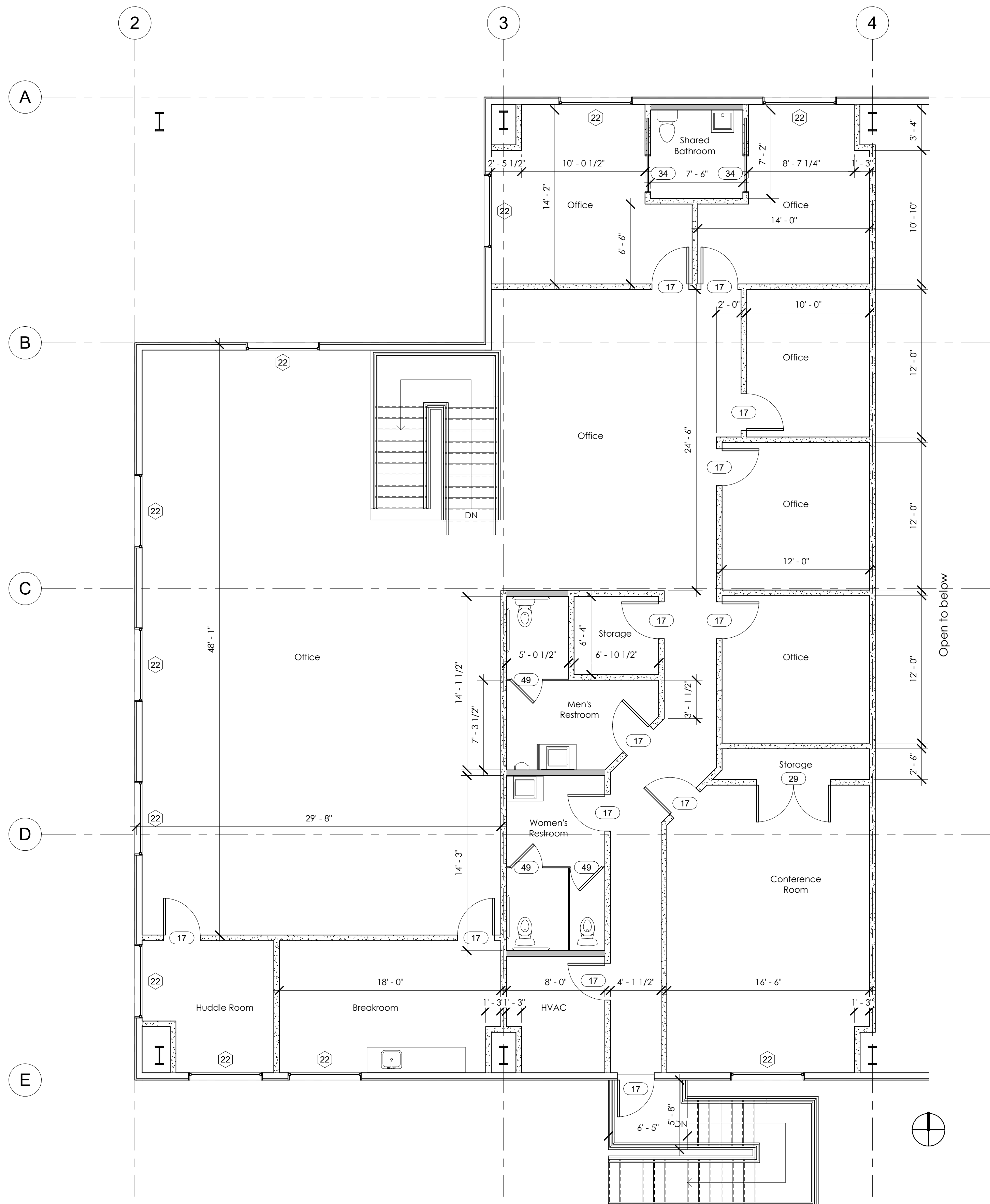
First Floor Interior Window Schedule, Building #2				
Type Mark	Count	Width	Height	Type Comments
23	2	4' - 0"	4' - 0"	Sliding Window
Grand total: 2				

Second Floor Window Schedule, Building #2				
Type Mark	Count	Width	Height	Type Comments
22	11	6' - 0"	4' - 0"	Fixed
Grand total: 11				

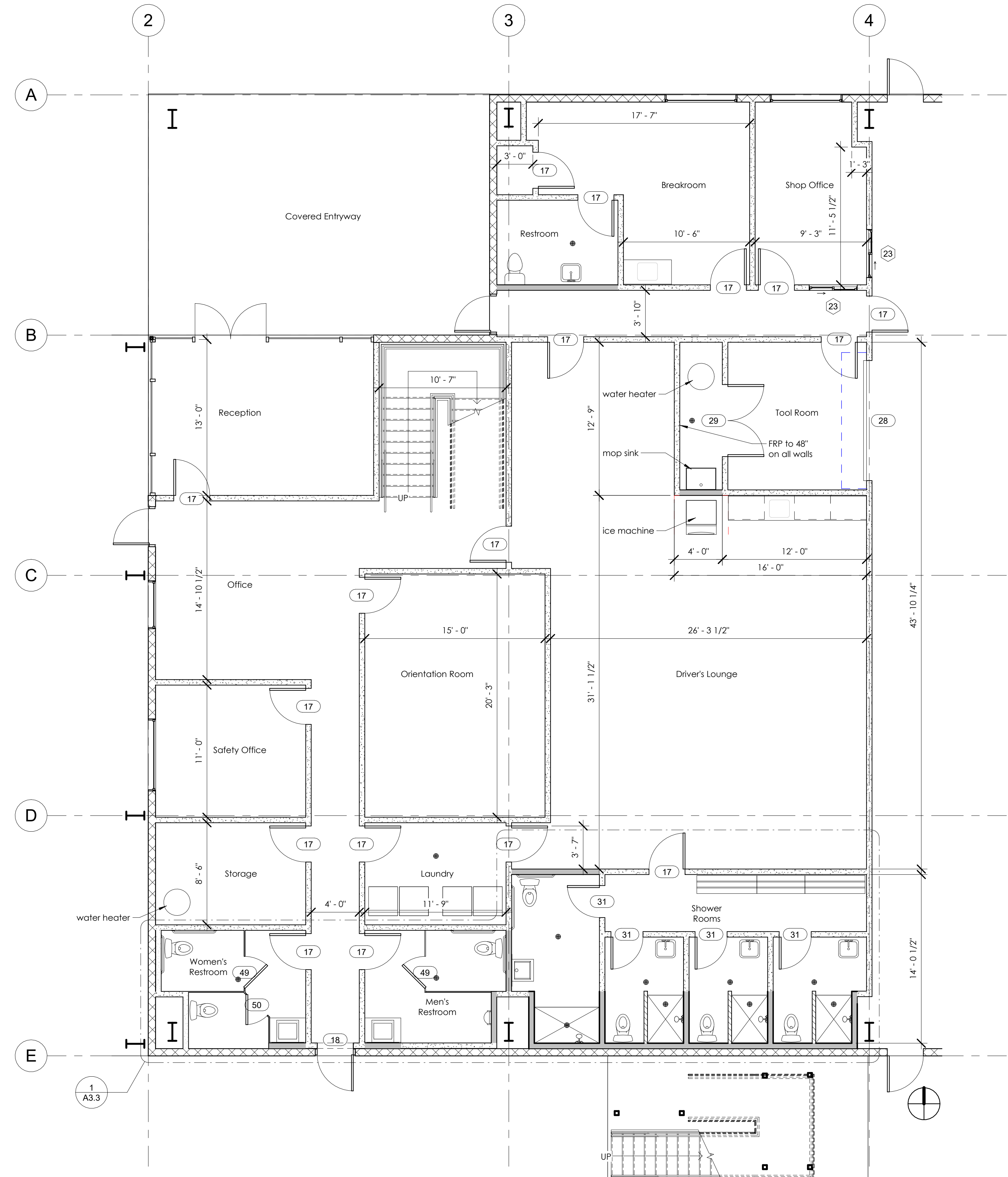
**Wall Legend**

-  Exterior wall, CMU wainscot
-  Interior wall, 2x6 @ 16" O.C. DF#2 wall, 5/8" GWB on all conditioned area-facing surfaces, also see Note 3
-  Interior wall, 2x6 @ 16" O.C. DF#2 wall, fully cover with impermeable surface
-  Interior wall, 2x4 @ 16" O.C. DF#2 wall, fully cover with impermeable surface on shower side; cover to min. 48" w/FRP or impermeable surface elsewhere, w/ 5/8" GWB above
-  Storefront wall, tempered glazing
-  Exterior wall, 2x6 @ 16" O.C. DF#2, 5/8" interior GWB, exterior sheathing, and sheet metal siding above CMU wainscot

- Notes:**
- All dimensions are to face of stud unless otherwise noted
  - All office drywall to be finished to Level 4
  - All restroom drywall to be covered with impermeable FRP to a minimum height of 48" from finished floor
  - Include blinds in vertical bays of all exterior windows



2 Enlarged 2nd Floor Plan  
A3.2 3/16" = 1'-0"



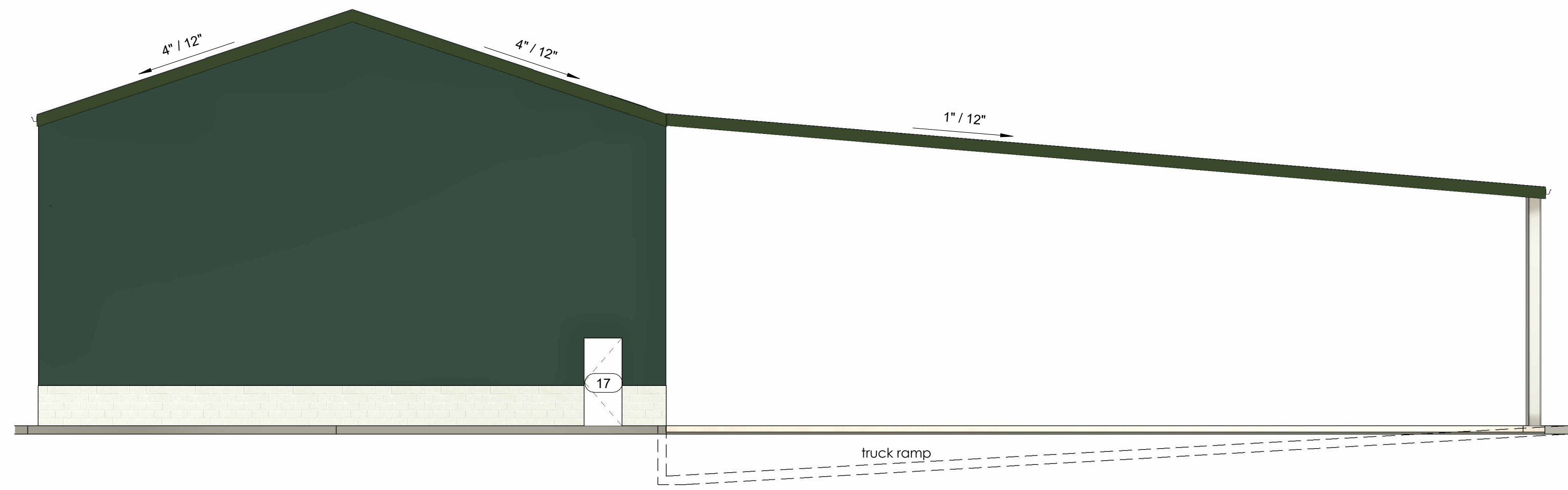
1 Enlarged 1st Floor Plan  
A3.2 3/16" = 1'-0"

Drawn By: NRL  
Checked By: HJT  
Job #: 21001  
Scale: Noted

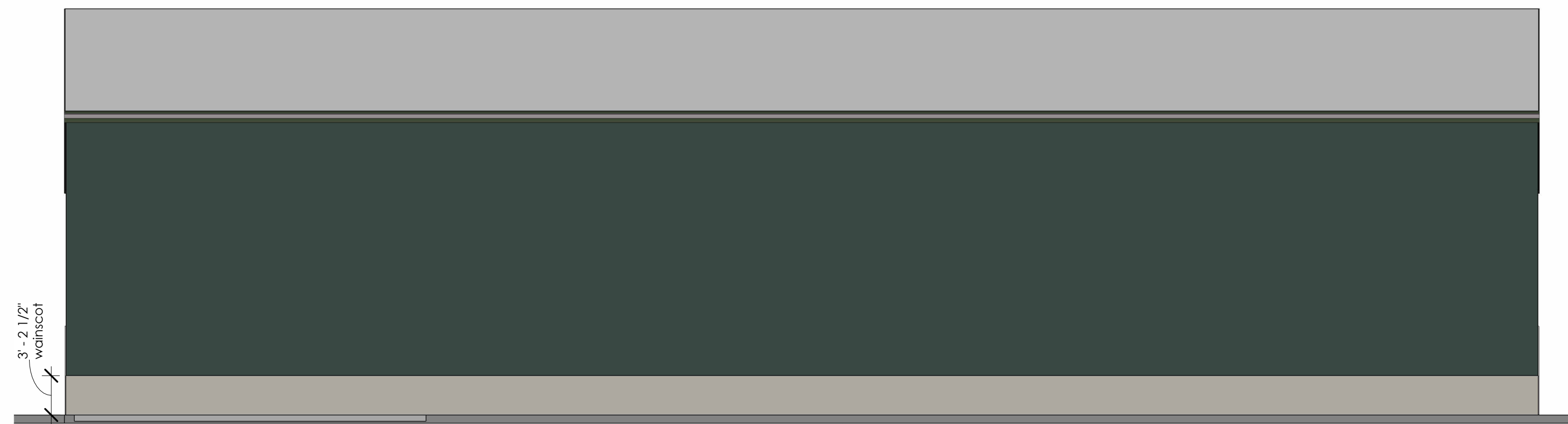
Revision Schedule		
#	Date	Description
12/2021		Planning Submittal
08/31/2022		Planning Resubmittal



5 Building #1 South Elevation  
A6.0 1/8" = 1'-0"



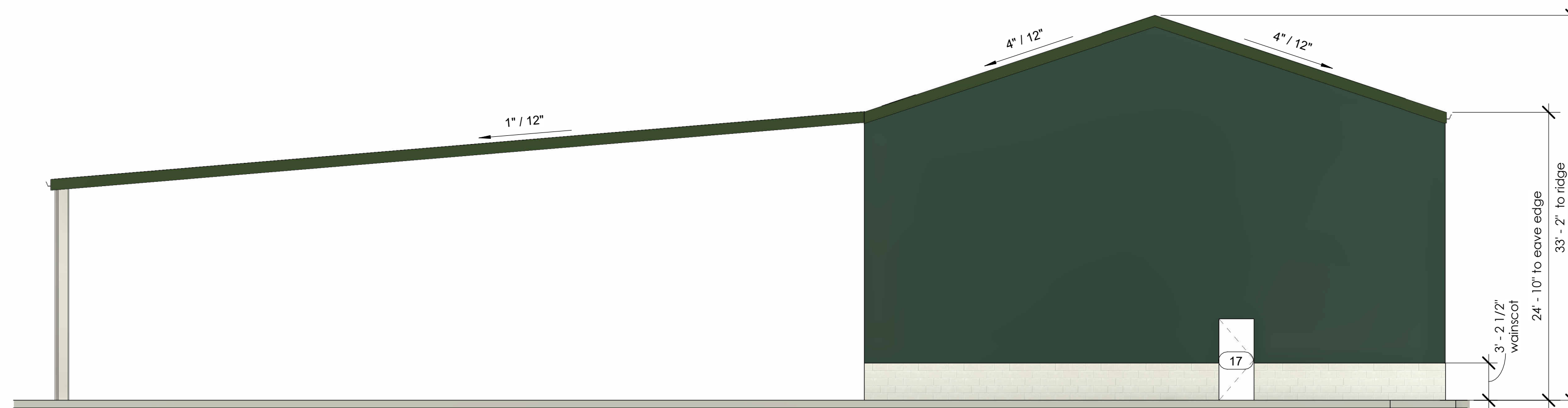
4 Building #1 West Elevation  
A6.0 1/8" = 1'-0"



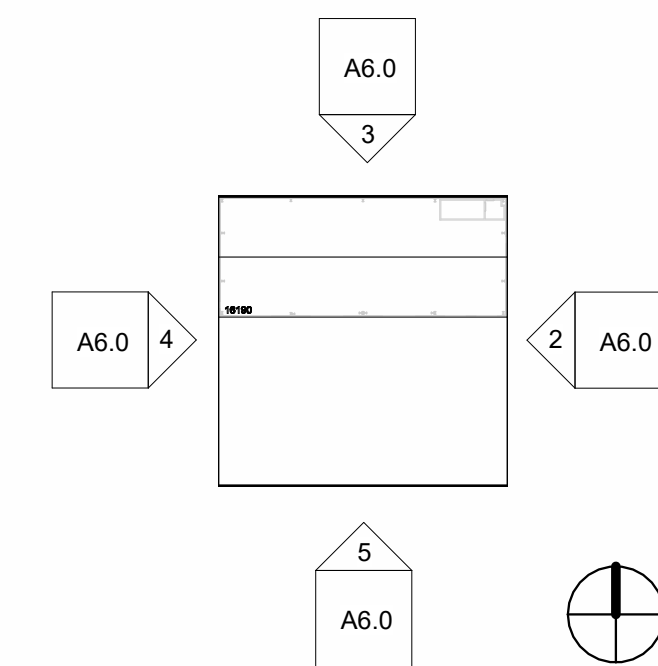
3 Building #1 North Elevation  
A6.0 1/8" = 1'-0"

**Exterior Finish Schedule**

	Roof Material - CBC PVDF - Galvalume	Type R Panel Sheet metal roof
	Trim Material - Behr - Regal White	Paint - exterior, "Soothing Pink," Behr 242-231-222
	Wall Material - CBC PVDF - Cypress Green	Type R panel sheet metal siding, steel
	Masonry - (generic CMU) - Gray	8x8x16 CMU units typ. wainscot



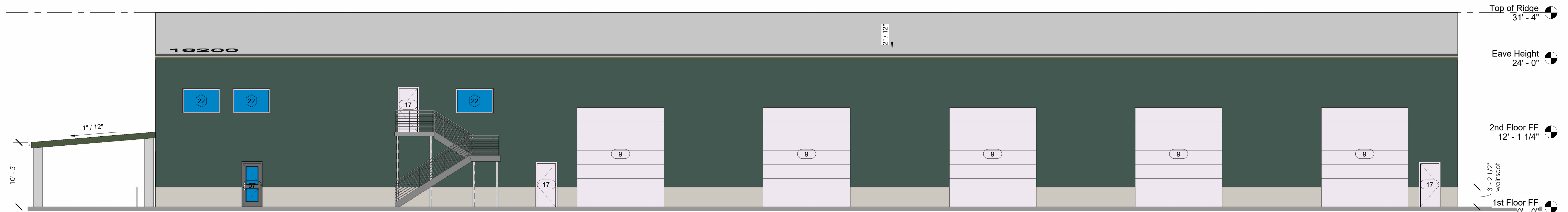
2 Building #1 East Elevation  
A6.0 1/8" = 1'-0"



1 Building #1 Elevation Key Plan  
A6.0 1" = 80'-0"

Drawn By NRL  
Checked By HJT  
Job # 21001  
Scale Noted

Revision Schedule		
#	Date	Description
	12/2021	Planning Submittal
	08/31/2022	Planning Resubmittal



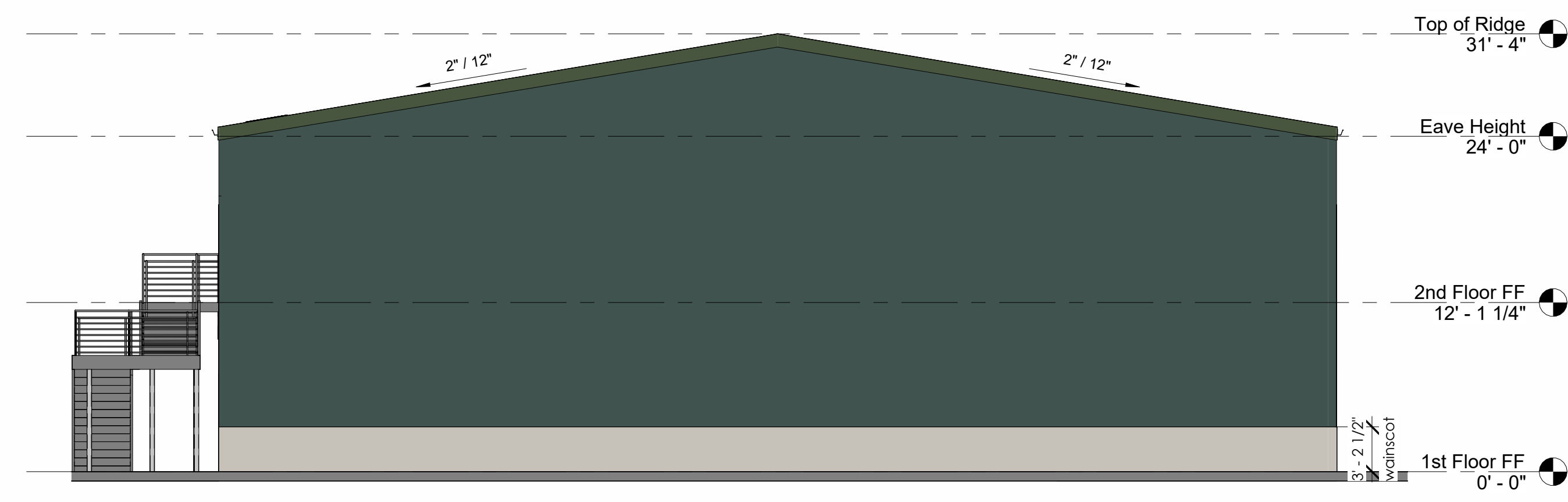
5 Building #2 South Elevation  
A6.1 1/8" = 1'-0"



4 Building #2 North Elevation  
A6.1 1/8" = 1'-0"



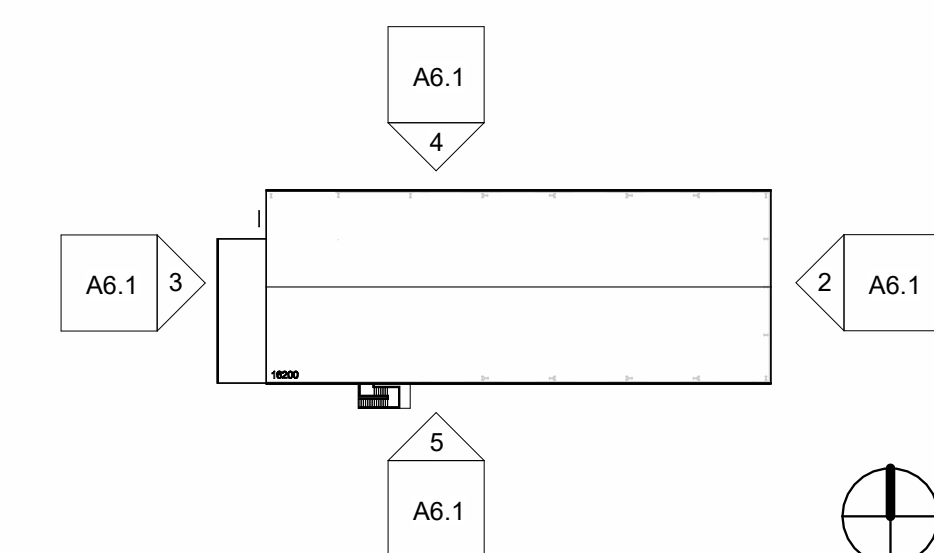
3 Building #2 West Elevation  
A6.1 1/8" = 1'-0"



2 Building #2 East Elevation  
A6.1 1/8" = 1'-0"

**Exterior Finish Schedule**

	Roof Material - CBC PVDF - Galvalume	Type R Panel Sheet metal roof
	Trim Material - Behr - Regal White	Paint - exterior, "Soothing Pink," Behr 242-231-222
	Wall Material - CBC PVDF - Cypress Green	Type R panel sheet metal siding, steel
	Masonry - (generic CMU) - Gray	8x8x16 CMU units typ. wainscot



1 Building #2 Elevation Key Plan  
A6.1 1" = 80'-0"

**Cheema Truck Facility**  
16200 McKinley Ave.  
Lathrop, CA 95330

Drawn By NRL  
Checked By HJT  
Job # 21001  
Scale Noted

Revision Schedule		
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Stockton, CA 95204  
(209) 227-7646

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Building #2 Elevations

A6.1

CHEEMA TRUCKING

16200 MCKINLEY AVE.  
LATHROP, CA.



1628 CULPEPPER AVE. Suite A MODESTO CA 95351  
tel (209) 522-2244 fax (209) 522-3259  
CA Lic #468307 NV Lic #0077554

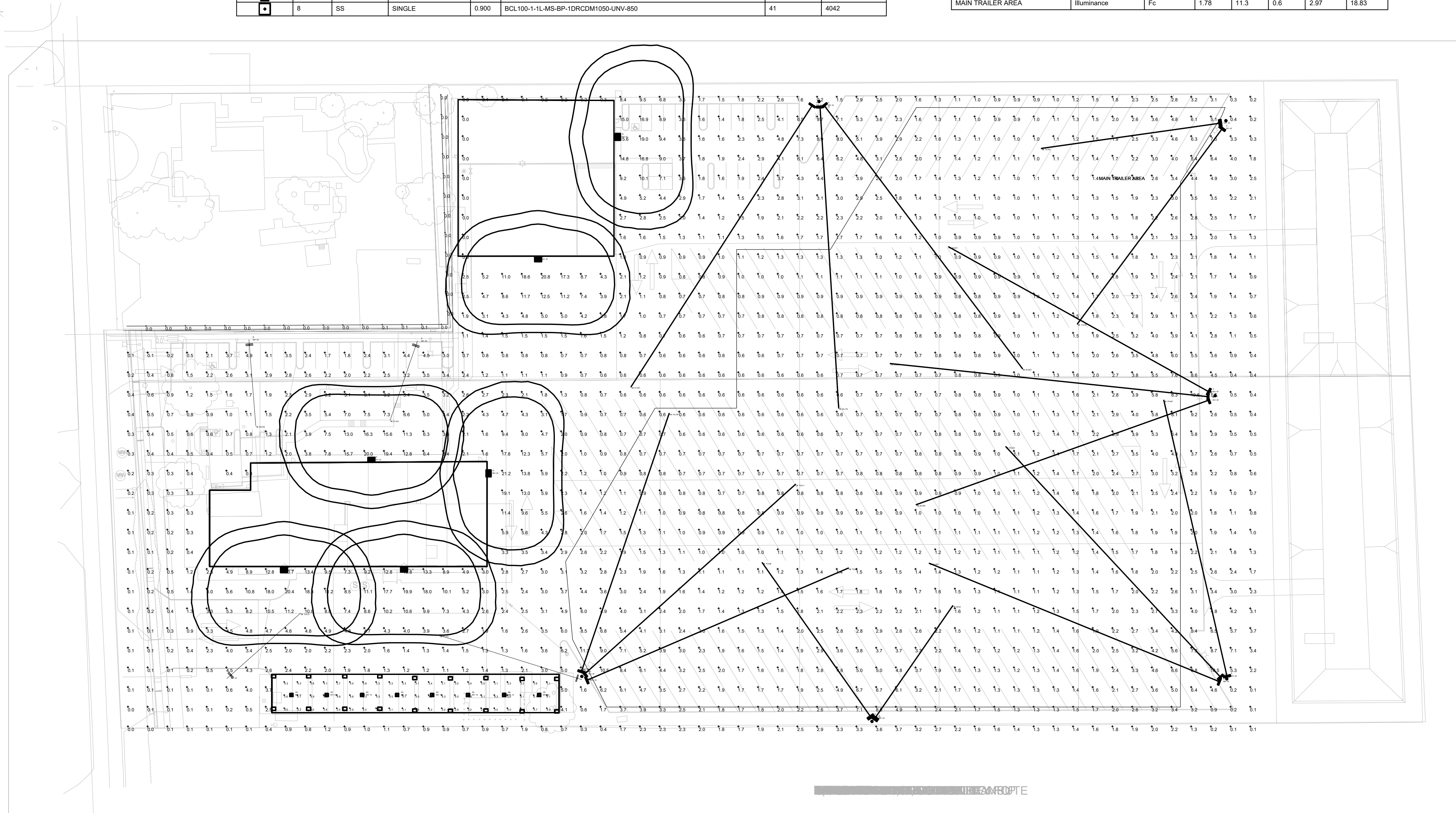
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REV.	BY	DESCRIPTION	DATE
-	LEI	ISSUED FOR PERMIT	04.26.22
▲	LEI	SITE LIGHTING REVISIONS	08.17.22
▲			
▲			
▲			
▲			

CHEEMA TRUCKING  
REV-4  
DATE: 08/31/22

Symbol	Qty	Label	Arrangement	LLF	Description	Watts	Lumens
■	16	A	SINGLE	0.900	AURORA-U-FLE900-T4M1	900	133476
■	4	B	SINGLE	0.900	AURORA-U-FLE450-T4M1	450	61998
■	6	W	SINGLE	0.900	AURORA-U-FLE450-T4M1	450	68305
■	8	SS	SINGLE	0.900	BCL100-1-1L-MS-BP-1DRCDM1050-UNV-850	41	4042

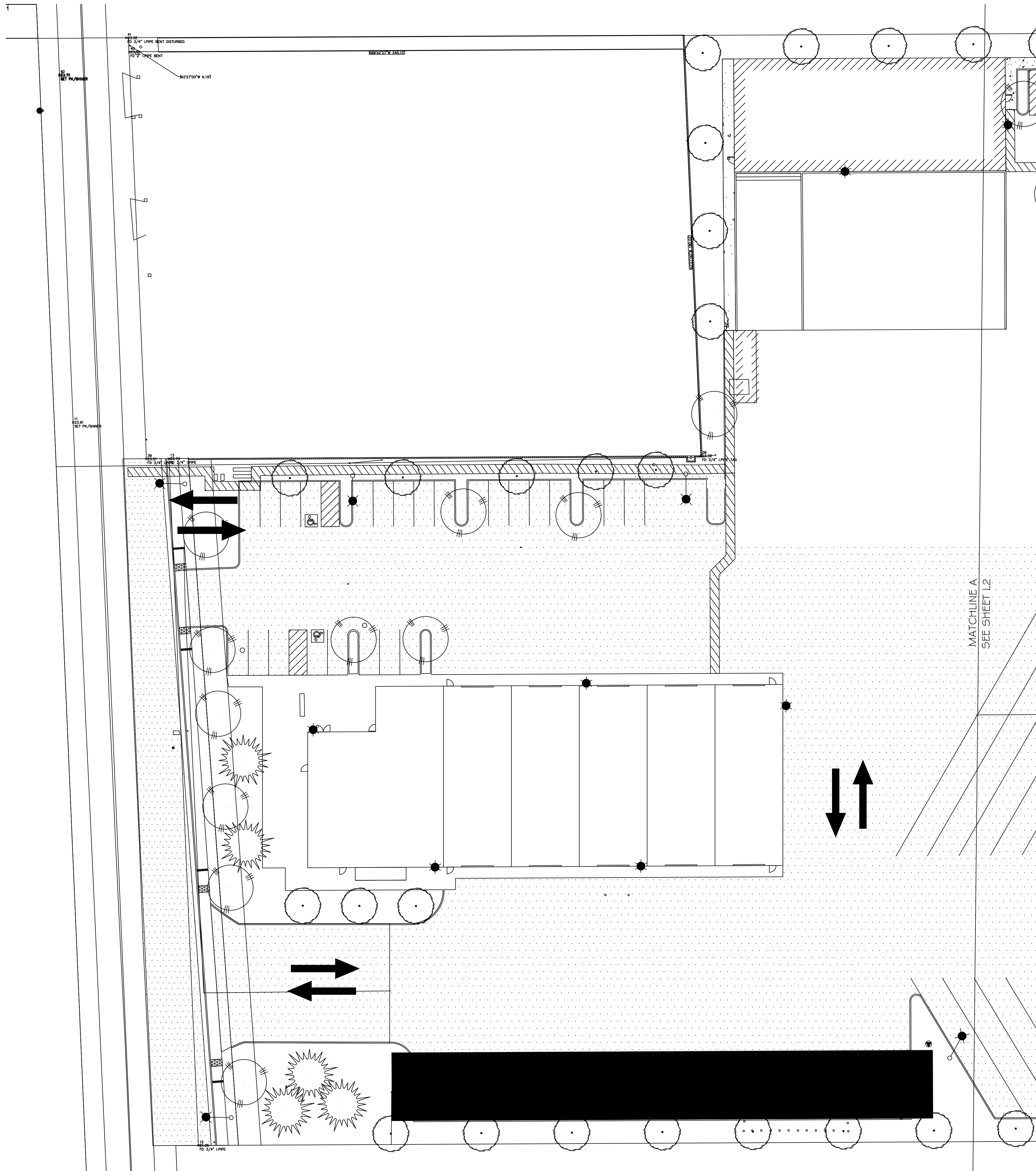
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CANOPY	Illuminance	Fc	3.95	6.1	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.
SITE CALCS @ GRADE	Illuminance	Fc	2.49	21.2	0.0	N.A.	N.A.
MAIN TRAILER AREA	Illuminance	Fc	1.78	11.3	0.6	2.97	18.83



SHEET TITLE:  
SITE PHOTOMETRIC PLAN

DRAWN: ECD  
CHECKED: LEI  
DATE: 04.26.22  
SCALE: NONE  
JOB NO: 22.006

E-1.2



### PRELIMINARY PLANT LEGEND

Symbol	Size	Botanical Name	Common Name	Water Use
<b>TREES</b>				
	15 Gal.	<i>Pistachia chinensis</i>	Chinese Pistache	L
	15 Gal.	<i>Pyrus c. 'Chanticleer'</i>	Chanticleer Pear	L
	15 Gal.	<i>Sequoia sempervirens</i>	Coast Redwood	M
	5 gal.	<i>Ceanothus 'Dark Star'</i>	Dark Star Ceanothus	L
	5 gal.	<i>Cotoneaster horizontalis</i>	Rock Cotoneaster	L
	5 gal.	<i>Dodonea v. Purpurea</i>	Purple Hopseed bush	L
	5 gal.	<i>Muhlenbergia rigens</i>	Deer Grass	L
	5 gal.	<i>Phormium tenax</i>	New Zealand Flax	L
	5 gal.	<i>Raphiolepis 'Majestic Beauty'</i>	Indian Hawthorn	L
	1 gal.	<i>Diets vegeta</i>	Fortnight Lily	L
<b>GROUNDCOVERS AND ACCENTS</b>				
	Hydroseed	Biofiltration Sod (Non-irrigated)	Sod Blend	L
	1 gal.	<i>Bacchans p. 'Pigeon Point'</i>	Dwarf Coyote Brush	L

PRELIMINARY  
 PLANTING PLAN

HDC PROPERTIES  
 TRUCKING  
 16200 MCKINLEY AVENUE  
 LATHROP, CA

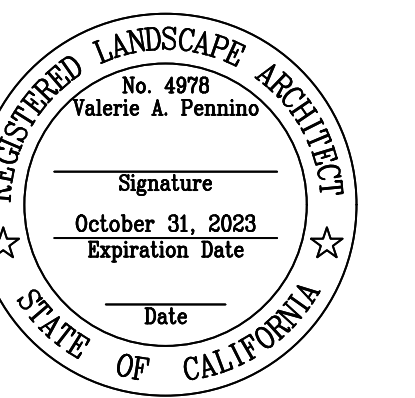
Drawn By:  
 VP

Date:  
 8.11.22

Scale:  
 1/2" = 1'

Job No.  
 120-24

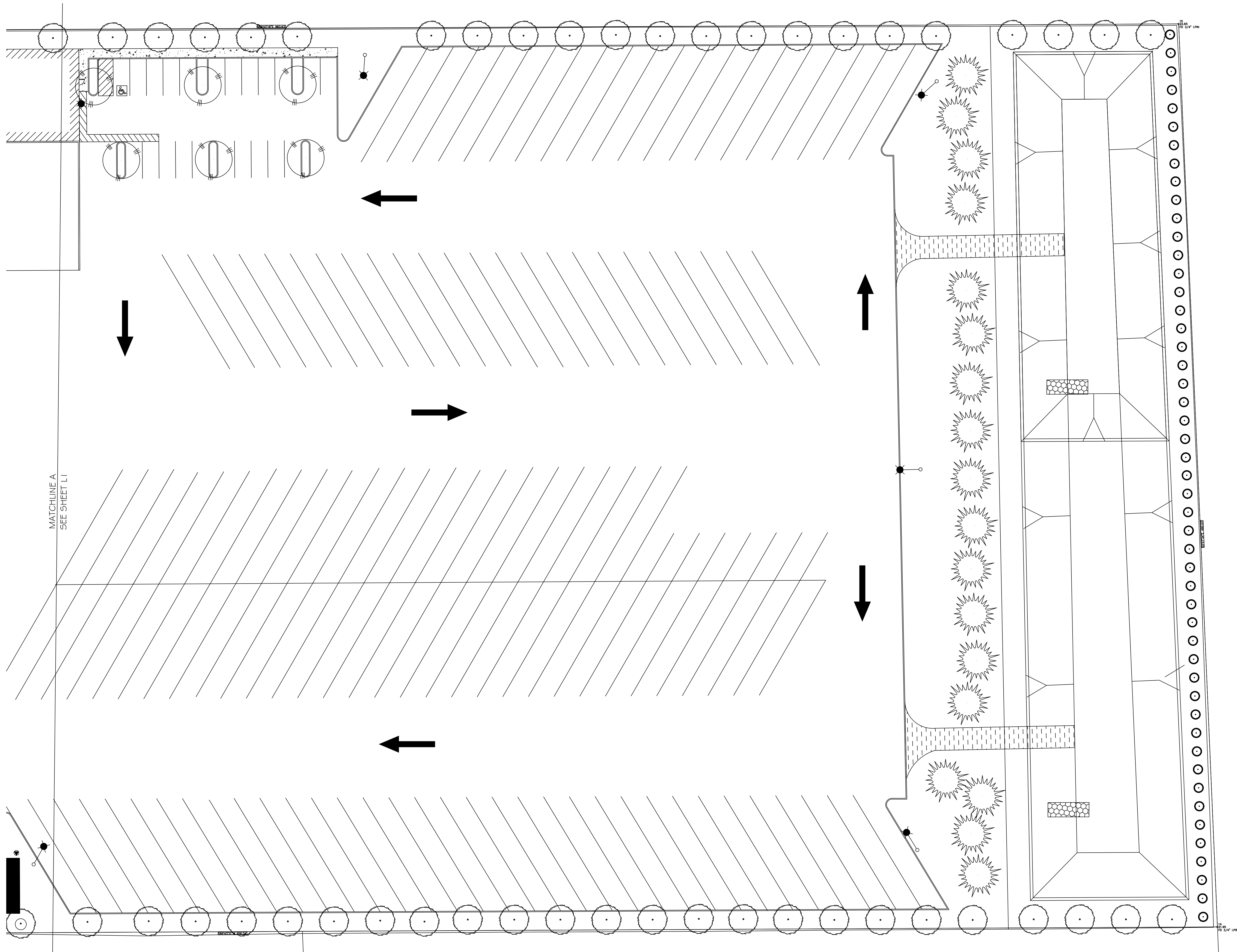
Revisions:



This drawing is not final and shall not be used for construction work until it has been signed by the Landscape Architect

Sheet Number:

**L1**  
 Of 3 Sheets



**PDG**  
**PENNINO**  
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PRELIMINARY  
 PLANTING PLAN

HDC PROPERTIES  
 TRUCKING  
 16200 MCKINLEY AVENUE  
 LATHROP, CA

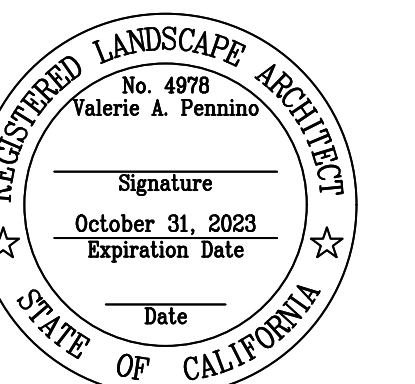
Drawn By:  
 VP

Date:  
 8.11.22

Scale:  
 1/2" = 1'

Job No.  
 120-24

Revisions:



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L2  
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