



PLANNING COMMISSION
STAFF REPORT

DATE: June 19, 2024

APPLICATION NO: Time Extension No. TE-24-93

LOCATION: 1631 E. Louise Avenue
Lathrop, CA 95330
APN: 198-100-04

REQUEST: Planning Commission to consider adoption of a Resolution approving a one year time extension to the previously approved Valley Bros Site Plan Review (SPR-20-132).

APPLICANT: Valley Bros Transportation, Inc.
Attn: Mr. Lakhwinder Singh
2320 Pisa Circle
Stockton, CA 95206

PROPERTY OWNER: Valley Bros Transportation, Inc.
Attn: Mr. Lakhwinder Singh
P.O. Box 314
Lathrop, CA 95330

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 Site Plan Review No. SPR-20-132. The previously approved project proposes the development of a truck and trailer parking facility.

Staff recommends the Planning Commission approve the request for a one (1) year time extension to the previously approved Valley Bros Site Plan Review No. SPR-20-132, subject to the amended Conditions of Approval dated June 19, 2024, as amended by this action.

ITEM 9.2

BACKGROUND:

On July 14, 2021, the City of Lathrop Planning Commission adopted PC Resolution No. 21-20 approving the Valley Bros Transportation, Inc. Site Plan Review No. SPR-20-132. The project proposes to develop a 23-stall commercial truck parking facility on a 1.49-acre site. The proposed improvements to the site primarily consist of pavement, landscaping, lighting, and an on-site retention basin. The existing modular office building will remain and be improved to meet ADA requirements (i.e., path of travel, access, etc.). Associated site improvements include curb, gutter, and sidewalk along E. Louise Avenue frontage. The project will connect to City water for domestic and irrigation purposes and an on-site retention basin for storm water management.

ANALYSIS:

Per Section 17.100.100, *Lapse of site plan approval*, a site plan approval shall lapse and shall become void 36 months following the date on which approval by the planning commission or city council became effective unless, prior to the expiration of 36 months, a building permit is issued by the building official and construction is commenced and diligently pursued toward completion of the site or structures which were the subject of the site plan. Approval may be extended for an additional period not to exceed 12 months upon written application to the approving body before expiration of the first approval.

According to the applicant, the request for an extension is due to delay in securing a suitable contractor for the development of the project site. 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 is proposing to modify the dates to performance measures (Planning Condition of Approval #1) and 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 Site Plan Review.

RECOMMENDATION:

Staff recommends the Planning Commission adopt Resolution No. 24-15 approving a one (1) year extension to the previously approved Valley Bros Site Plan Review No. SPR-20-132, subject, subject to the amended Conditions of Approval dated June 19, 2024, as attached and incorporated by reference herein.

Approvals:

for 

David Niskanen, Contract Planner

6/5/24
Date



Rick Cagmat, Community Development Director

6/5/24
Date



Salvador Navarrete, City Attorney

6.5.2024
Date

Attachments:

1. Planning Commission Resolution No. 24-15
2. SPR-20-132 Amended Conditions of Approval dated June 19, 2024
3. Time Extension Application
4. Project Site Plan

**CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 24-15**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LATHROP
APPROVING A ONE (1) YEAR TIME EXTENSION TO THE PREVIOUSLY
APPROVED SITE PLAN REVIEW NO. SPR-20-132 FOR THE VALLEY BROS
PROJECT (TE-24-93)**

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

WHEREAS, on July 14, 2021, the City of Lathrop Planning Commission adopted PC Resolution No. 21-20, approving the Site Plan Review application for the Valley Bros Transportation Project; and

WHEREAS, the request is for a time extension to the previously approved Site Plan Review (SPR-20-132) for the development of a commercial truck parking facility on a 1.49-acre site. The proposed improvements primarily consist of pavement, landscaping, lighting, and an on-site retention basin. The existing modular office will remain and improved to meet ADA requirements. Associated site improvements include curb, gutter, and sidewalk along E. Louse Avenue frontage; and

WHEREAS, the property is located at 1631 E. Louise Avenue (APN: 198-100-04); 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 Site Plan Review 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 SPR-20-132, extending the project approval to July 14, 2025, subject to the amended Conditions of Approval dated June 19, 2024; and

WHEREAS, proper notice regarding the proposed Site Plan Review 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-24-93 subject to the amended Conditions of Approval dated Jun 19, 2024 for SPR-20-132, attached and incorporated by reference herein.

PASSED AND ADOPTED by the Planning Commission of the City of Lathrop at a regular meeting on the 19th day of June 2024 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Tosh Ishihara, Chair

ATTEST:

APPROVED AS TO FORM:



Rick Caguiat, Secretary

Salvador Navarrete, City Attorney

Community Development Department – Planning Division

Amended Consolidated Conditions of Approval

June 19, 2024

Project Name: Valley Bros Trucking
File Number: Site Plan Review No. SPR-20-132
Project Address: 1631 E. Louise Avenue (APN: 198-100-04)

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 submitted on May 28, 2021 (received).

Approval of this project authorizes the construction of a 23-stall Commercial Truck & Trailer Parking Facility on a 1.49-acre site, including associated site improvements such as paving, landscaping, lighting, and frontage improvements.

PLANNING

CEQA Determination

The City finds that the proposed Site Plan Review is exempt according to the California Environmental Quality Act (CEQA) Article 19 §15332 Class 32 “In-Fill Development Projects”. The project is consistent with the General Plan and Zoning and regulations of the parcel, and occurs within the City limits. The project site is substantially surrounded by urban uses; has no value as habitat for endangered, rare, or threatened species; does 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. No significant impacts are anticipated and no mitigation measures have been required.

1. The applicant shall comply with the following performances measures in good faith to develop the project site to meet City Standards:
 - a. Submit complete applications for onsite and offsite construction and improvement plans for building permit and engineering plan check to bring the property into compliance with the Conditions of Approval. Application shall be submitted to the City of Lathrop Building Division on/or before July 14, 2025 (new project expiration date). Failure to submit the plans will result in further Code Compliance action.
 - b. Diligently pursue issuance of building permits with the intent to obtain them as soon as possible. Given the varying circumstances of building permit and plan check review, the time to address corrections can vary; however, failure to actively pursue issuance of building permits will result in further Code Compliance action.

- c. Upon issuance of building permits, construction shall take place immediately with the intent to complete improvements as soon as possible. Given the varying circumstances of construction, the time to construct the improvements may be delayed; however, failure to continue construction of improvements beyond reasonable or unforeseeable delays will result in further Code Compliance action.
 - d. All plans, permits and fees required to satisfy the Conditions of Approval must be completed, paid, submitted, reviewed and approved by the City.
 - e. Obtain a City Business License.
2. 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).
3. 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 permit issuance.
4. With the exception of parking and storage of truck cabs and truck trailers, outdoor storage is prohibited, unless otherwise reviewed and approved by the Planning Division.
5. The perimeter of the project site shall be screened with a minimum 6-foot high chain link fence with privacy slats. No barbed wire fencing is allowed.
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, floor 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. If provided, the trash enclosures shall have three solid walls, a metal gate and covered roof. 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.
11. Any building or parking area illumination including security lighting, shall be arranged to reflect away from adjoining properties.

12. A final site lighting photometric plan with detailed specifications of all lighting fixtures, poles, and wall packs as well as a manufacturer'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. 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.
14. Bicycle parking shall be installed consistent with Chapter 17.76.120 of the LMC if passenger vehicle parking is provided.
15. Unless otherwise specified, all conditions of approval shall be reflected in project construction drawings / improvement plans prior to the issuance of any Building Permits.
16. 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:

California Building Code	California Plumbing Code
California Residential Code	California Fire Code
California electrical Code	California Green Code
California Mechanical Code	
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	Height of Building
Occupant Load	Floor area of building(s) and/or occupancy group(s)
Description of use	
Type of Construction	
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 plot plan.
6. All property lines and easements must be shown on plot 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 consumptions 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 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/24708/site_accessibility_plan_requirements.pdf

PUBLIC WORKS

1. Sewer
 - a. Applicant can continue to use existing septic system with no changes as long as demand does not increase and use does not change.
 - b. Applicant shall identify location of leach field on the site plan and verify that it meets county health department standards.
 - c. Applicant shall provide copy of permit for septic system from county.
 - d. Applicant shall enter into a Deferred Frontage Improvement Agreement with the City agreeing to connect to the City system when the City sewer line is within 200 feet of the property.
2. Potable Water
 - a. Applicant shall be required to connect to the water supply and install separate water meters for domestic and irrigation uses. Any existing groundwater wells on site shall be abandoned under a permit from San Joaquin County.
 - b. Applicant shall provide the irrigation plan for the site. A 1.5" meter is required for irrigation.
3. 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. Applicant shall enter into a Deferred Frontage Improvement Agreement with the City agreeing to connect to the City system when the City storm drain line is within 200 feet of the property.
4. 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.
5. Solid Waste
 - a. No trash enclosure is required unless the project is expected to produce enough trash to require an on-site dumpster. If a dumpster is to be utilized, a trash enclosure shall be constructed and consist of three solid walls, the fourth wall with a gate and a roof.

- b. Trash enclosure shall be located in an area with easy access for solid waste collection services. Applicant shall contact Republic Services to determine best location.
- c. ADA path from the building to the trash enclosure will be required if trash enclosure is constructed.

6. Off-site Improvements

- a. Applicant shall provide the City with an encroachment permit, separate plan submittal, and engineers estimate for all off-site improvements.
- b. Applicant shall install offsite improvements including, but not limited to, curb and gutter, sidewalk, pavement, hydrants, street lighting, signing, striping and utilities.
- c. Pavement repairs are required along the frontage of the site and extend either half the width of the street or 14 feet from the face of curb, whichever is less.

7. Traffic

- a. Applicant shall provide a truck turning template for a fire-truck.

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 or concrete as determined by a California licensed civil engineer.
- d. Hydrology and hydraulic calculations and plans for on-site storm water system shall be submitted to the City for review and approval.
- e. 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. The City Engineer shall have the authority to defer the undergrounding of overhead utilities below 34.5 KVA with a Deferred Frontage Improvement Agreement (DFIA). The DFIA would require bonding in the amount of an approved engineers cost estimate for the improvements and design cost to be recorded on the property.
- f. Any driveway access to E. Louise Avenue shall be right-in right-out only.
- g. The Applicant shall obtain an encroachment permit and bond for all offsite work.
- h. The Applicant shall dedicate all right-of-way (ROW) necessary for the ultimate ROW width of E. Louise Avenue. A 10-foot public utility easement (PUE) shall also be dedicated along all ROW frontages.
- i. Applicant shall pay all appropriate fees including but not limited to Levee Impact Fee, Capital Facilities Fees, and Plan Check and Inspection Fees.
- j. 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.

- k. 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 and current edition of the California Fire Code 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. An approved fire alarm system shall be installed in accordance with 2019 CFC §907.2 and NFPA 72.
4. 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.
5. 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.
6. 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.
7. The Fire Department Fire Access Roads shall meet the requirements established by the San Joaquin County Fire Chief's Association.
8. 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.
9. 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.
10. Other fire & life safety requirements may be required at time of building plan review.
11. 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 DEPARTMENT

1. Applicant shall install recording security camera system that is maintained and accessible to LPD.
2. EVA may be required to allow adequate space for emergency vehicles.
3. All landscaping shall comply with standard Crime Prevention Through Environmental Design (CPTED) recommendations:
 - a. Maintain natural visible surveillance to building from parking lot and street.
 - b. Plants taller than 8 feet in height shall be trimmed up 4 feet from ground.
 - c. Plants lower than 8 feet in height 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 COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

See attached memo dated January 14, 2021.



January 14, 2021

To: City of Lathrop Community Development Department Planning Division
Attention: David Niskanen

From: Naseem Ahmed; (209) 468-3436 
Senior Registered Environmental Health Specialist

RE: **Valley Bros Transportation (SPR-20-70), SU0013835**
1631 E. Louise Avenue, Lathrop

The following requirements have been identified as pertinent to this project. Other requirements may also apply. These requirements cannot be modified.

1. A soil suitability and nitrate loading study incorporating proposed staff and customer use shall be submitted to the Environmental Health Department, indicating that the area is suitable for septic system usage. The studies must be approved by the Environmental Health Department prior to issuance of building permit(s). (San Joaquin County Development Title, Section 9-1105.2(d)). The fee will be based on the current schedule at the time of payment.

The sewage disposal system shall comply with the onsite wastewater treatment systems standards of San Joaquin County prior to approval. A percolation test conducted in accordance with the E.P.A. Design Manual - Onsite Wastewater and Disposal Systems is required for each parcel. The fee will be based on the current schedule at the time of payment.

2. Prior to issuance of building permit, submit to the Environmental Health Department revised site plans showing the location and configuration of any existing and proposed sewage disposal systems, along with the area required to be reserved for future sewage disposal repair/replacement (area for 100% sewage disposal replacement). The plans shall include the design calculations, including the maximum number of persons the sewage disposal system is proposed to serve.

In addition, show on revised plans that the disposal field area will be barricaded so it cannot be driven over, parked on, or used as a storage area. This disposal field area must be used for that specific purpose only, and it cannot contain any underground utility lines (San Joaquin County Development Title, Section 9-1110.4(c)(5)).

3. Construction of an individual sewage disposal system(s) under permit and inspection by the Environmental Health Department is required at the time of development based on the Soil Suitability/ Nitrate Loading Study findings (San Joaquin County Development Title, Section 9-1110.3 & 9-1110.4).
4. Before any hazardous materials/waste can be stored or used onsite, the owner/operator must report the use or storage of these hazardous materials to the California Environmental Reporting System (CERS) at cers.calepa.ca.gov/ and comply with the laws and regulations for the programs listed below (based on quantity of hazardous material in some cases). The applicant may contact

the Program Coordinator of the CUPA program, Melissa Nissim (209) 468-3168, with any questions.

- a. Any amount but not limited to the following hazardous waste; hazardous material spills, used oil, used oil filters, used oil-contaminated absorbent/debris, waste antifreeze, used batteries or other universal waste, etc. – **Hazardous Waste Program** (Health & Safety Code (HSC) Sections 25404 & 25180 et sec.)
- b. Onsite treatment of hazardous waste – **Hazardous Waste Treatment Tiered Permitting Program** (HSC Sections 25404 & 25200 et sec. & California Code of Regulations (CCR), Title 22, Section 67450.1 et sec.)
- c. Reportable quantities of hazardous materials-reportable quantities are 55 gallons or more of liquids, 500 pounds for solids, or 200 cubic feet for compressed gases, with some exceptions. Carbon dioxide is a regulated substance and is required to be reported as a hazardous material if storing 1,200 cubic feet (137 pounds) or more onsite in San Joaquin County – **Hazardous Materials Business Plan Program** (HSC Sections 25508 & 25500 et sec.)
- d. Any amount of hazardous material stored in an Underground Storage Tank – **Underground Storage Tank Program** (HSC Sections 25286 & 25280 et sec.)
 - i. If an underground storage tank (UST) system will be installed, a permit is required to be submitted to, and approved by, the San Joaquin County Environmental Health Department (EHD) before any UST installation work can begin.
 - ii. Additionally, an EHD UST permit to operate is required once the approved UST system is installed.
- e. Storage of at least 1,320 gallons of petroleum aboveground or any amount of petroleum stored below grade in a vault – **Aboveground Petroleum Storage Program** (HSC Sections 25270.6 & 25270 et sec.)
 - i. **Spill Prevention, Countermeasures and Control (SPCC) Plan requirement**
- f. Threshold quantities of regulated substances stored onsite - **California Accidental Release Prevention (CalARP) Program** (Title 19, Section 2735.4 & HSC Section 25531 et sec.)
 - i. **Risk Management Plan requirement for covered processes**

TIME EXTENSION APPLICATION FORM

Application Number: <i>TE-24-93</i>	Receipt Number: <i>24-90076</i>	Received By: <i>DN</i>
Application Date: <i>5/29/24</i>	Project Name:	Project Planner: <i>DAVID N.</i>

THIS FORM TO BE COMPLETED BY THE APPLICANT PRIOR TO FILING & PRIOR TO EXPIRATION OF YOUR EXISTING PERMITS

Owner/Applicant Information				
Owner's Name	<i>VALLEY BROS TRANSPORTATION INC</i>			
Address	<i>PO BOX 314</i>			
City/State	<i>LATHROP CA 95330</i>	Phone	<i>2094054663</i>	Fax
Applicant's Name	<i>LAKHWINDER SINGH</i>			
Address	<i>2320 PISA CIR</i>			
City/State	<i>STOCKTON CA 95206</i>	Phone	<i>2092293605</i>	Fax
Business Name (DBA)				

Property Information	
Assessor's Parcel Numbers (APNs)	<i>198-100-040-000</i>
Subject Site(s)	<i>1631 E LOUISE AVE</i>

Existing Permit Information	
Existing Permit Numbers	
Date of Original Approval	
Expiration Date	

Basis for Request
<p>Please state your reason for a time extension and the length of time requested (up to one year may be approved):</p> <p><i>We are still in the process of finding a suitable contractor so need a little bit of time.</i></p>

Time Extension Application

Certifications and Signatures



1. Is the project site included on the "Hazardous Waste and Substance Sites List" or other similar list?

No

2. Is the proposal an application for a development permit as defined by State law?

(If you're not sure how to answer these questions, please ask a staff member for assistance)

I, the undersigned, do hereby certify that I have read and understand the attached cover sheet(s) and that the facts and information contained in this application are true and correct, to the best of my knowledge.

 Signature of Applicant/Agent	 Signature of Owner(s)*
LAKHWINDER SINGH Please print signed name here	VALLEY BROS TRANSPORTATION INC Please print signed name here
5/29/24 Date	5/29/24 Date

- All property owners must sign or provide a signed Agent Authorization Form included in the application packet. (If more space is needed for signatures, please attach additional sheets).

For Official Use Only

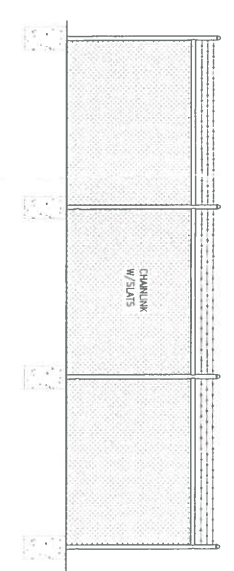
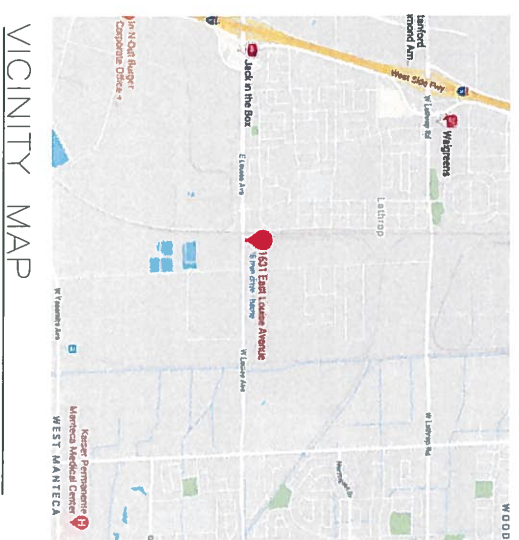
General Plan Designation		Zoning District	
Application Fee		Initial Study	
Environmental Review Fee		Development Committee	
Notification Fee		Concurrent Applications	
Total Fees		Public Hearing Dates	
Referral Date		Comments Due Date	
State Clearinghouse Review			

Time Extension Application

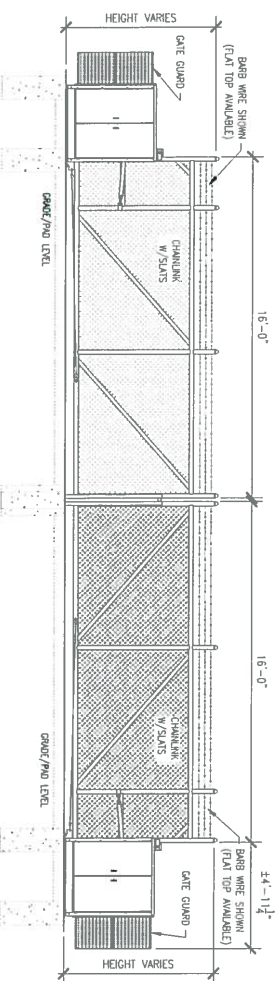
GENERAL NOTES:

1. SCOPE
 - 1.1 THE PROJECT DOCUMENTS MAY NOT BE USED IN A LOCATION OTHER THAN THAT DESIGNATED IN THE DRAWINGS WITHOUT PRIOR WRITTEN APPROVAL.
 - 1.2 THIS IS A BUILDER'S SET PRODUCED SOLELY FOR USE BY A KNOWLEDGEABLE AND EXPERIENCED CONTRACTOR. THESE PLANS CONTAIN INFORMATION FOR GENERAL CONSTRUCTION AND BUILDING PERMIT PURPOSES ONLY. THEY ARE NOT INTENDED TO BE USED FOR COMPLETE SPECIFICATIONS PROVIDED DETAILS OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME NATURE AS SHOWN. THE MANUFACTURER'S SPECIFICATIONS SHALL BE OBTAINED FROM THE MANUFACTURER'S LITERATURE.
 - 1.3 THESE PLANS ARE THE PROPERTY OF THE ARCHITECT AND SHALL REMAIN HIS OR HER PROPERTY. NO PART OF THESE PLANS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
 - 1.4 THE PLAN MAKER PROVIDES NO WARRANTY OR GUARANTEE ON THE FINAL PROJECT, NOR DUTY TO ANY PERSON OR ENTITY BEYOND THE AFOREMENTIONED LIMITED INFORMATION OF THESE PLANS.
 - 1.5 FLASHING AND WATERPROOFING SHALL BE SPECIFIED.

2. CONTRACTOR REQUIREMENTS
 - 2.1 THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY AND CONSTRUCTION STANDARD FOR THIS PROJECT. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS.
 - 2.2 CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES ETC.
 - 2.3 ANY OR PART OF ALL SYSTEMS, MATERIALS, CONNECTIONS AND DETAILS NOT SPECIFICALLY PROVIDED IN THESE PLANS ARE THE SOLE AND COMPLETE RESPONSIBILITY OF THE CONTRACTOR TO PROPERLY VERIFY AND INSTALL.
 - 2.4 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND DOCUMENTS. CONTRACTOR IS NOT TO ORDER MATERIALS OR CONSTRUCT ANY PORTION OF THE BUILDING UNLESS THE CONTRACTOR HAS OBTAINED ALL NECESSARY PERMITS AND DOCUMENTS.
 - 2.5 THE DESIGN, ADVICE, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND HAS NOT BEEN CONSIDERED BY THE ARCHITECT. CONTRACTOR SHALL PROVIDE THE NECESSARY BRACING PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF DIAPHRAGMS, AND FINISH MATERIALS. CONTRACTOR SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE AFOREMENTIONED MATERIALS. OBSERVATION VISITS TO THE SITE BY THE PLAN MAKER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
 - 2.7 THE GENERAL CONTRACTOR AND HIS SUB-CONTRACTOR MUST SUBMIT IN WRITING ANY REQUEST FOR MODIFICATIONS TO THE PLANS AND SPECIFICATIONS. SHOP DRAWINGS THAT ARE SUBMITTED TO THE DESIGN PROFESSIONALS FOR HIS REVIEW DO NOT CONSTITUTE "IN WRITING". THE PLAN AND SPECIFICATIONS BY MEANS OF SHOP DRAWINGS BECOME THE RESPONSIBILITY OF THE PERSON INITIATING SUCH CHANGES.



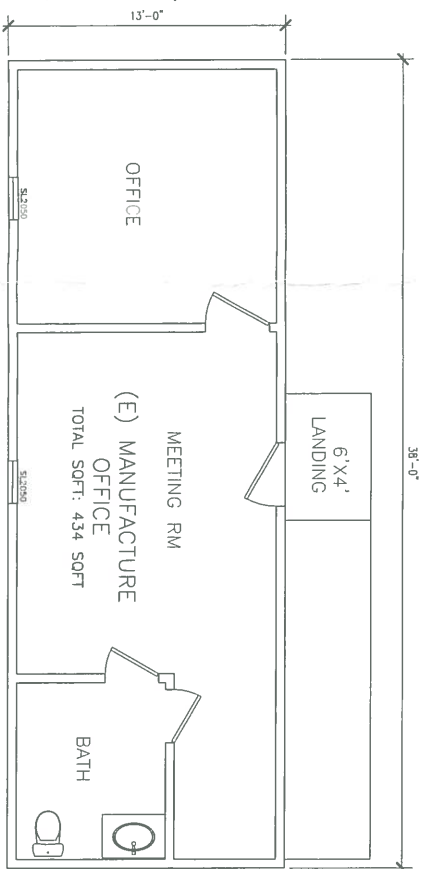
TYP. CHAIN-LINK FENCE SECTION
SCALE 1"=1'-0"



GATE ELEVATION VIEW
SCALE 1"=1'-0"



EXISTING OFFICE ELEVATION
N/S



(E)MANUFACTURED MOBILE OFFICE
SCALE 1"=1'-0"

PROJECT DATA

PROJECT LOCATION: 1531 E. LOUISE AV. LATHROP CA 95330
 PROJECT DESCRIPTION: SEE SCOPE OF WORK
 OWNER'S INFO: LUCKY SINGH, 1531 E. LOUISE AV. LATHROP CA.
 CONTACT #: [REDACTED]
 JURISDICTION: CITY OF LATHROP COMMUNITY DEVELOPMENT DEPT. 1390 TOWNE CENTRE DR LATHROP, CA 95330 198-100-04
 ASSESSOR'S PARCEL #: B
 ZONING: (E)MANUFACTURE MOBILE OFFICE = 434 SQFT
 LAND TOTAL SQFT= 65337 SQFT
 LAND TOTAL ACRE= 1.5 AC
 FIRE SPRINKLER: NO
 APPLICABLE CODES: 1. CALIFORNIA CODE OF REGULATION (CCR), TITLE 24.
 2. 2019 CALIFORNIA BUILDING CODE
 3. 2019 CALIFORNIA ELECTRICAL CODE
 4. 2019 CALIFORNIA MECHANICAL CODE
 5. 2019 CALIFORNIA PLUMBING CODE
 6. 2019 CALIFORNIA ENERGY CODE
 7. 2019 CALIFORNIA FIRE CODE
 8. 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
 9. 2019 CALIFORNIA GREEN BUILDING STANDARDS REFERENCE

APPROVED
 SPR-20-132
 PLANNING DIV.
 MAY 28 2021

LINE 2 DESIGN
 COMMERCIAL & RESIDENTIAL DESIGN SPECIALIST
 DAVID MIRAFLORES C.C.I.
 P.O. BOX 690218
 STOCKTON, CA 95269
 TEL: (209) 473-3333
 FAX: (209) 473-3333
 WWW.DMIRAFLORES.COM

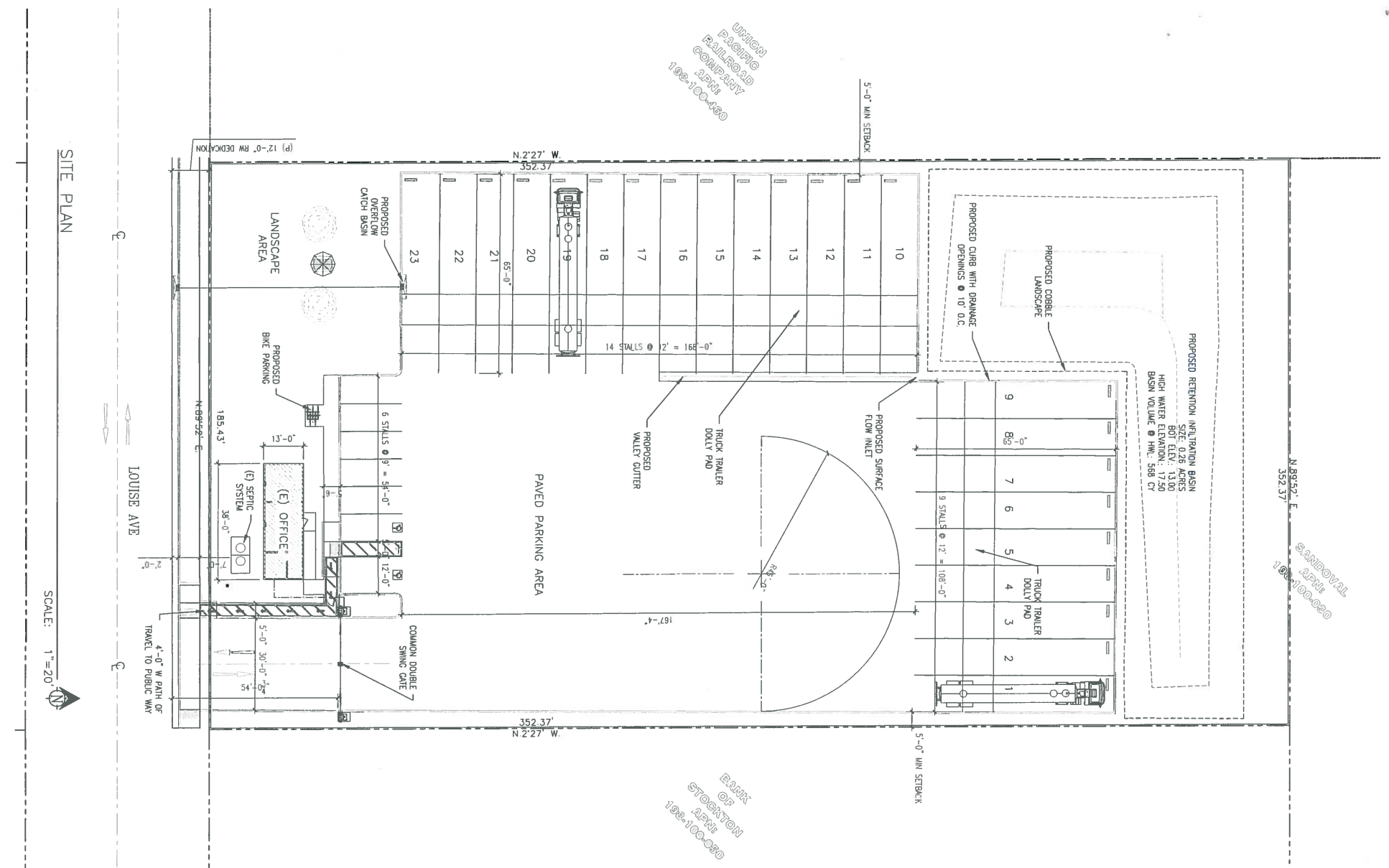
SCOPE OF WORK
 PROPOSED IMPROVEMENT TO SITE FOR TRUCK PARKING & OFFICE OPERATION

RECEIVED

MAY 28 2021

CITY OF LATHROP
 COM. DEV. DEPT.

PROJECT NAME AND ADDRESS: 1531 E. LOUISE AV. LATHROP CA 95330
 PROPOSED IMPROVEMENT TO SITE FOR TRUCK PARKING & OFFICE OPERATION FOR LUCKY SINGH
 DRAWN BY: DIMIRAFLORES
 SHEET # 1
 DATE: 05/26/2021
 SCALE: AS NOTED



SITE PLAN
 SCALE: 1"=20'

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY	WATER USE	
LAG TUTS	Leguminosia indica x fauriei 'Tussum'	Tussum Creeper Myrtle	15 gal	1	Low	
PIS KEI	Platanus chinensis 'Keith Dewey'	Keith Dewey Chinese Platanus	15 gal	3	Low	
ULM TRU	Ulmus parviflora 'True Green'	True Green Elm	18 gal	2	Medium	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE	
CAL YAR	Calamagrostis x scutellari 'Earl Fossler'	Karl Fossler Feather Reed Grass	5 gal	53	Low	
DIE BIC	Dianthus barbata	Fortnight Lily	1 gal	42	Low	
LIG TEX	Ligularia japonicum 'Teamunt'	Wax Leaf Primel	5 gal	45	Low	
OLE LO	Olea europaea 'Little Olive'	Little Olive Olive	5 gal	45	Low	
XYL COM	Xylostea conopsea 'Compacta'	Compact Xylostea	5 gal	53	Low	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	WATER USE
ACK LOW	Ascaea pedunculata 'Low Boy'	Low Boy Bank Calceol	1 gal	108" o.c.	18	Low
AGA OA	Agapanthus africanus 'Queen Anne'	Queen Anne African Lily	1 gal	28" o.c.	31	Low
COT STR	Cornus alternifolia 'Spectabilis'	Spectabilis Fringing Cornus	1 gal	60" o.c.	10	Low
JUN CON	Juniperus communis	Shore Juniper	1 gal	60" o.c.	12	Low
SOUSEED HYD RES	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	WATER USE
	Hydrocotyle sphenoloba 'Non-irrigated Erosion Control'	Non-irrigated Erosion Control Hydrocot	Hydrocot	Hydrocot	9,743 sf	None

Misc. Landscape Materials
 All shrubs and groundcover areas shall be top-dressed with a 3" layer of mulch derived from recycled wood chips or arbor chips from tree trimming, which shall be 2" minus in length and not greater than 3/8" in thickness, and shall be dark brown in color. Contractor shall provide sample for approval prior to installation.
 Shaded mulch or cedar bark (Cedars-Hills) is not acceptable.
 Cobble
 2'-4" diameter river cobble. Contractor to submit sample to Landscape Architect for approval prior to installation. Check local suppliers.
 Cobble edging to be Dura-Edge 3/16" x 4" brown steel edging by JD Russell Co., with release per manufacturer.

Landscape Concept

The landscape design concept for the Valley Brothers Transportation facility is to create a functional and aesthetically pleasing environment that complements the surrounding area, as well as the requirements of the City. Plant material has been selected that performs well in the special conditions of the Central Valley (Sunset Zones #8 and #14).

The stormwater retention/filtration basin will be planted with a non-irrigated erosion control hydrocot. Low and medium water use shrubs, shrubs and groundcover are proposed for the landscape around the site. The landscape design is intended to be low-maintenance and compliant with the City of Lathrop's Water Efficient Landscape Ordinance (WELCO).
 Special considerations have been provided in selection of plant material that respect the needs of the facility as well as the customers. Clear and secure view corridors have been provided to ensure safety of the customers entering and moving around the site.

Water Efficient Landscape Ordinance (WELCO)

Planting and irrigation have been designed to be compliant with the Water Efficient Landscape Ordinance (WELCO). The contractor shall not make substitutions of irrigation product or materials without the approval of the Landscape Architect. The contractor shall be responsible for making all modifications to ensure the requirements of WELCO are met if any changes are made in the field. Water use calculations as described on these plans must be met. The signature on this plan concurs that I have complied with the criteria of the water conservation in Landscaping Ordinance and applied them accordingly for the efficient use of water in the irrigation and planting design plan.

WELCO Water Use Calculations

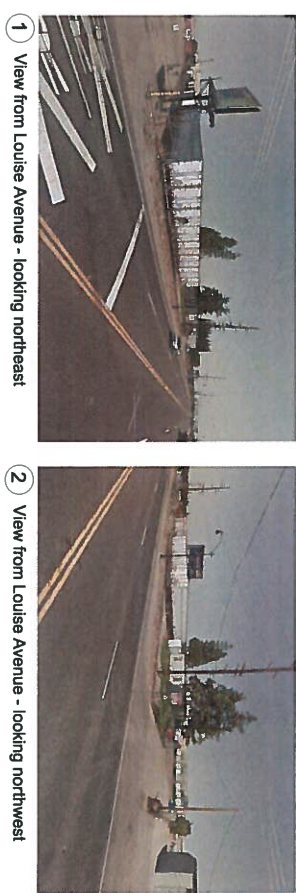
The following calculations represent the intended hydrozones and water usage as designed with this Preliminary Landscape Plan. As we move through the design process we anticipate minor adjustments/revisions of these calculations. However, compliance with WELCO code requirements we always remain:

ETO for Lathrop 48.1

Hydrozone	Planting Density	Planting Spacing	Planting Depth	Planting Volume			
1 Shrubs	Low	0.3	6.888 sf	28.0%	Drip Emittor	81	98,008.4
2 Trees	Medium	0.4	125 sf	0.5%	Root Barrier	81	1,979.1
3 Non-irrigated Hydrocot	None	0	9,743 sf	55.3%	None	1	0.0
4 D.G./Cobble/Synthetic Lawn	None	0	3,307 sf	15.1%	None	1	0.0
TOTAL							21,978 sf

Maximum Applied Water Allowance (MAWA) 288,036.0 gallons/year
 Estimated Total Water Usage (ETWU) 99,947.5 gallons/year
 Average Irrigation Efficiency .81
 ETWU is less than MAWA, therefore water usage as designed exceeds code requirements.

Existing Site Photos

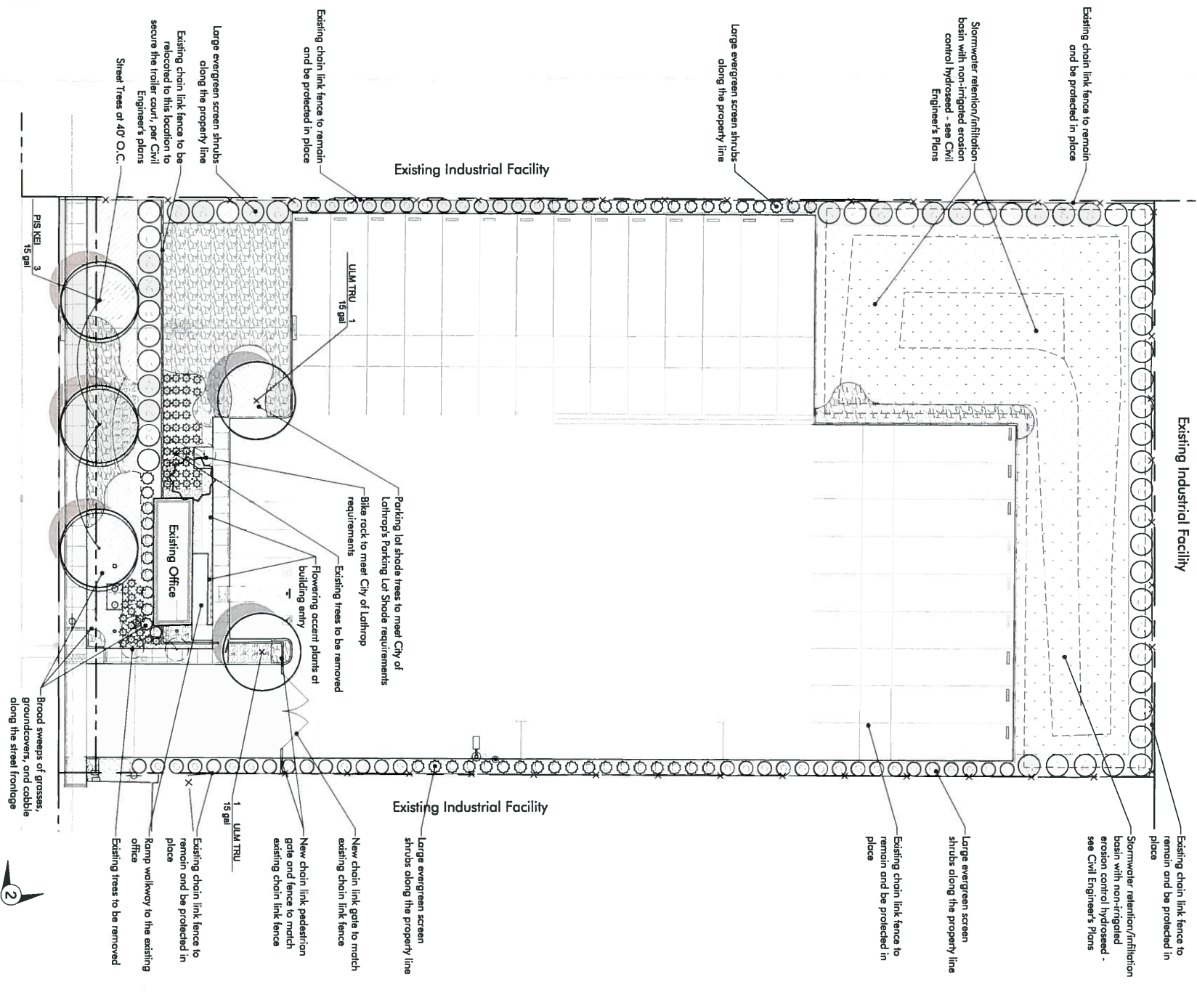


Tree Root Barriers

All trees denoted with the root barrier symbol and/or within the (S) feet of landscape shall be installed with a root barrier. The root barrier shall be installed along the inside edge of the adjacent sidewalk or curb. The depth of the root barrier shall be 18 inches (18 panels) and shall be contained on site.

Irrigation

The entire site will be irrigated using a fully automatic system and designed to meet the City's Water Efficient Landscape Ordinance (WELCO). The irrigation system will largely be low-volume design with limited use of pop-up sprays or rotors at turfgrass areas. The system will include in-line valves, quick-couplers, and gate valves. New irrigation controller will be Hunter, Rainbird, or equivalent. A complete irrigation design with these parameters will be provided with the improvement plans.

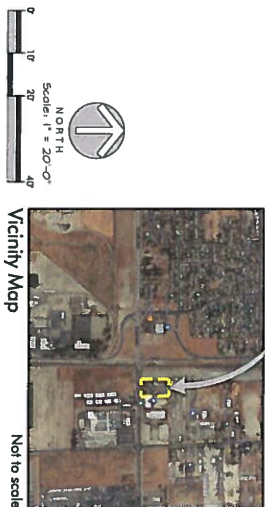


Landscape Areas

On-Site Planting Areas	Area	Percentage
Shrub Areas	0.1 sf	0.0%
Tree Areas	8,823 sf	22.7%
Cobble	3,307 sf	27.3%
Total:	12,130 sf	100%

Total Parcel size: 65,286 sf (1,489 acres)
 Percentage of parcel in landscape: 18.6%
 Bush Area: (Not a part of areas above) 9,743 sf

Project Location



www.lba-ca.com
 151 N. North St., Sooma, CA 95370
 (209)655-2959

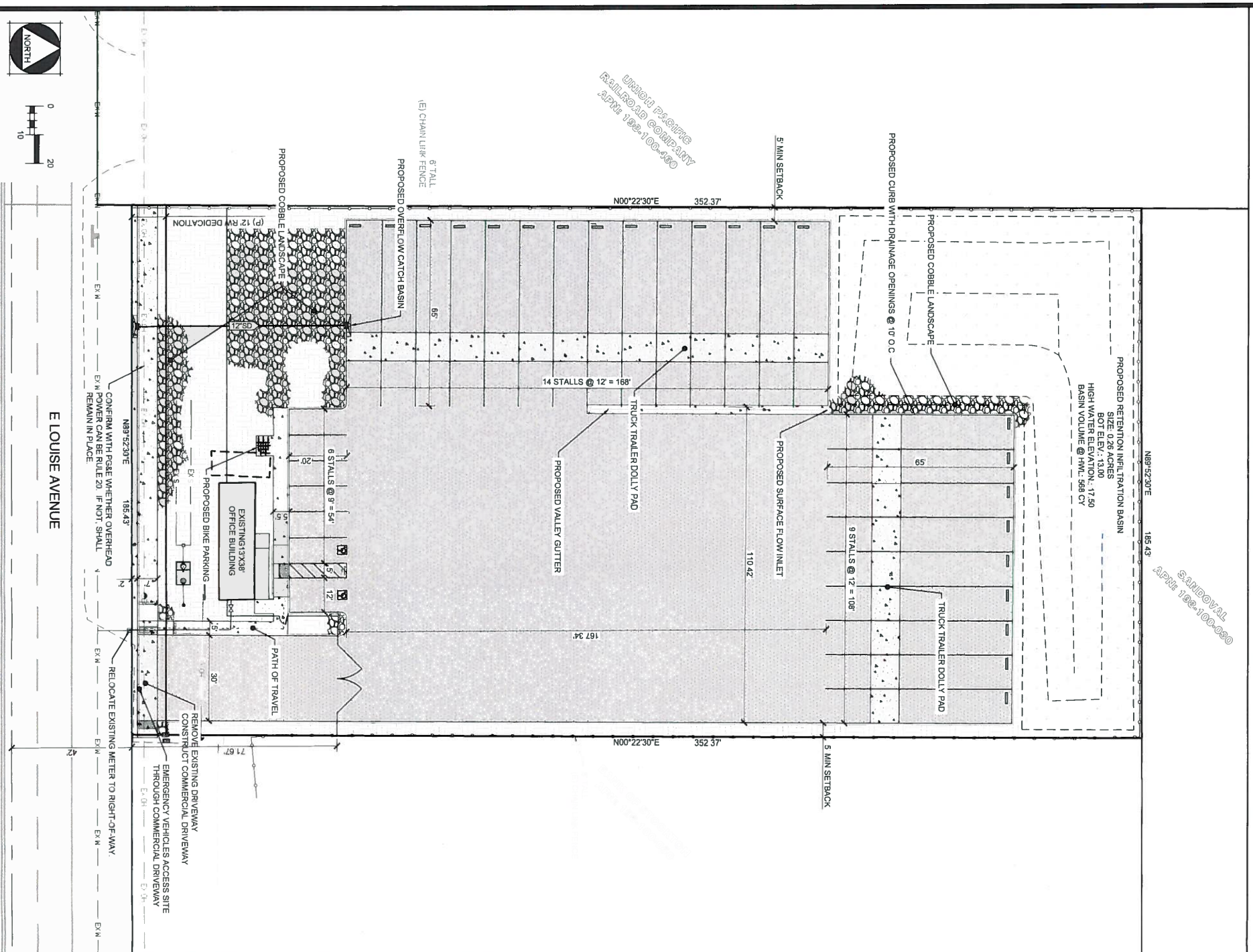
Valley Brothers Transportation
 1631 East Louise Avenue
 Lathrop, CA 95330

MCR Engineering
 1242 DuPont Court
 Menlo Park, CA 94025
 (650)728-8229

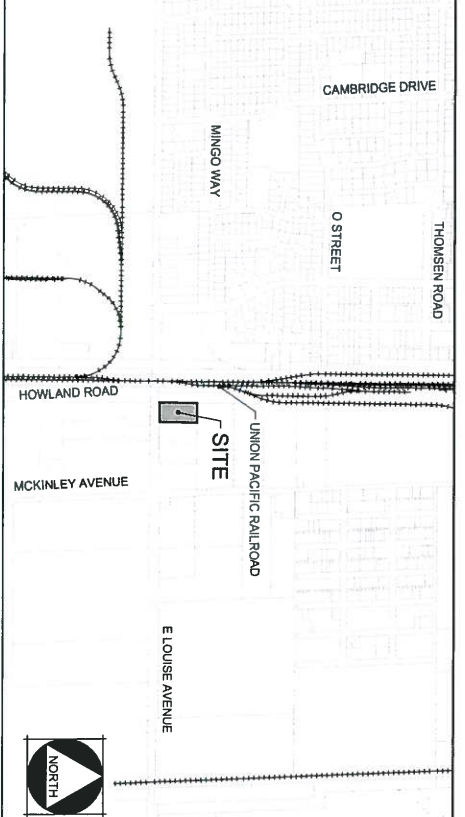
Preliminary Landscape Plan

Scale: 1" = 20'-0"
 Date: Nov. 26, 2021
 Drawn/Checked: TDF / THH
 Project No.: 20-2276
 Sheet Number: LO

SITE PLAN



VICINITY MAP



SITE PLAN DATA

PROJECT LOCATION: 1631 E LOUISE AVENUE, LATHROP, CA 95330

EXISTING USE: TRAILER STORAGE

GENERAL PLAN LAND USE DESIGNATION: SC (SERVICE COMMERCIAL)

PROJECT DESCRIPTION: PROPOSED IMPROVEMENTS TO SITE FOR TRUCK PARKING & OFFICE OPERATION

OWNER'S INFO: VALLEY BROS TRANSPORTATION INC.

MAILING ADDRESS: P.O. BOX 314, LATHROP, CA 95330

ASSESSOR'S PARCEL #: 198-100-040

ZONING: CS (SERVICE COMMERCIAL)

AREA: 1,499 AC/65,296 SQ. FT.

PROPOSED PARKING: 23 TRAILER STALLS / 7 PARKING SPACES

FLOOR AREA RATIO: 0.008

PERCENTAGE OF LANDSCAPING: 18.6%

OFF-STREET PARKING REQUIREMENTS: 1

OFF-STREET PARKING PROVIDED: 7

PROJECT BENCHMARK

BENCHMARK: CITY OF LATHROP BM#1026

ELEVATION: 19.84

DATUM: NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD)

DESCRIPTION: 2" BRASS DISC SET IN TOP OF CURB AT THE SOUTHWEST CORNER OF INTERSECTION OF LOUISE AVENUE AND 5TH STREET/HOWLAND ROAD 4 FEET EAST OF TRAFFIC SIGNAL POLE

SITE PLAN LEGEND

- PROPOSED LANDSCAPING
- PROPOSED INFILTRATION BASIN
- PROPOSED COBBLE LANDSCAPE
- PROPOSED PAVEMENT
- PROPOSED CONCRETE (HEAVY)
- PROPOSED CONCRETE (LIGHT)



1242 DUPONT COURT
MANTECA, CA 95336
TEL: (209) 239-6229
FAX: (209) 239-8839



APPROVED

PLAN REVISIONS	NO.	DESCRIPTIONS	DATE

**SITE PLAN FOR:
VALLEY BROS TRANSPORTATION
COVER SHEET**

1631 E LOUISE AVENUE LATHROP, CA



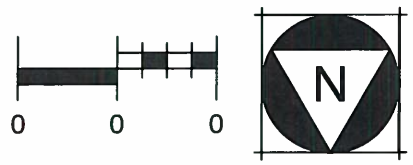
Know what's below.
Call before you dig.
811 / 800-227-2600

JOB NO.: 20-078
DATE: 10/22/2020
SCALE: AS SHOWN
DR. BY: RFD/B
CK. BY: SIS

SHEET NO. **1**
OF 1 SHEET

MCR ENGINEERING, INC.
 1242 DUPONT COURT
 MANTECA, CA 95336
 TEL: (209) 239-6229
 FAX: (209) 239-8839

MCR
 ENGINEERING
 www.mcreng.com

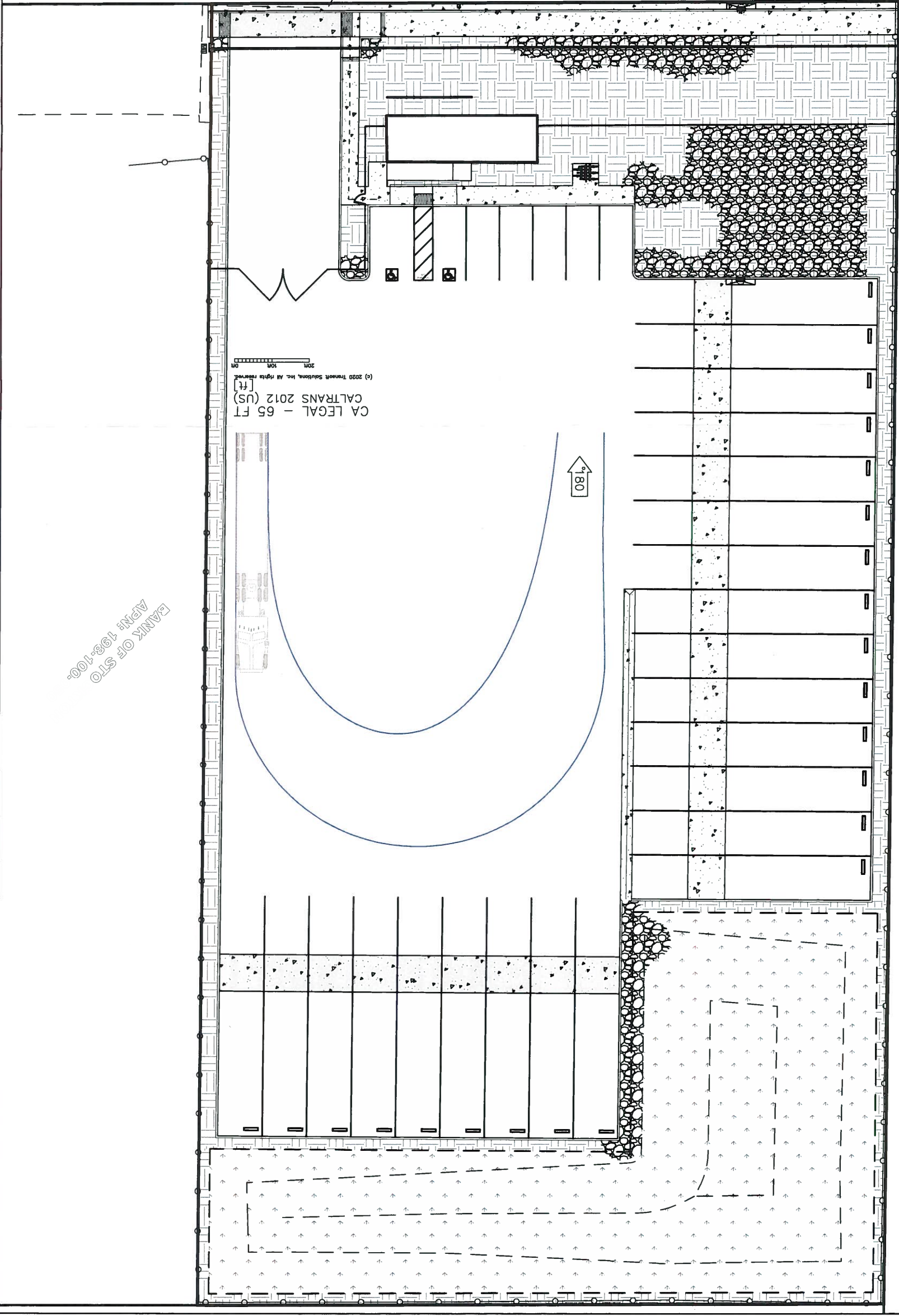
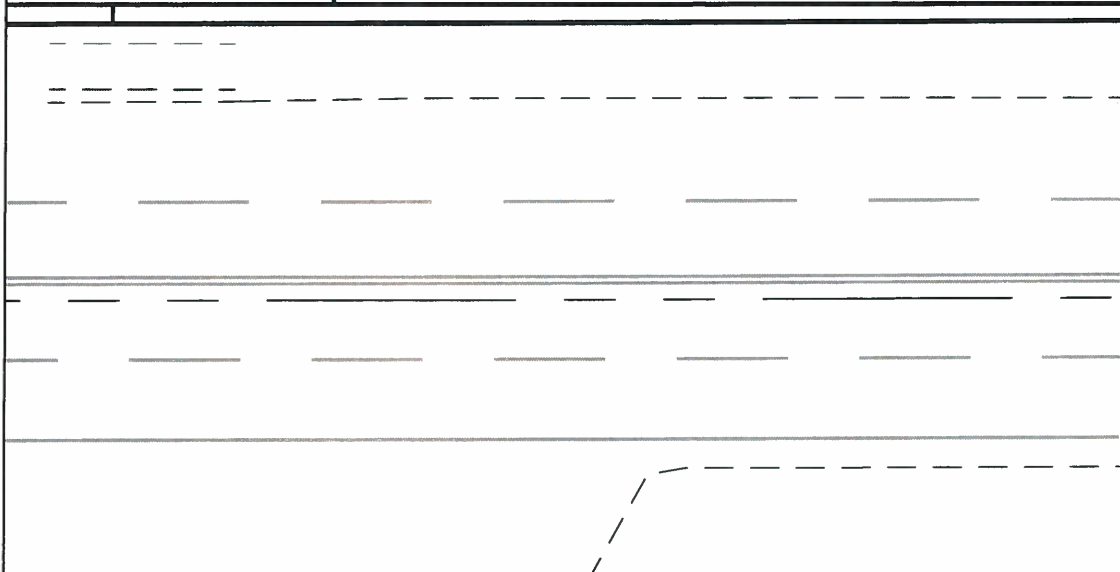
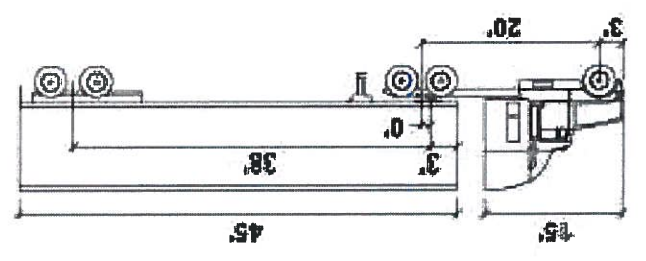


VALLEY BROS TRANSPORTATION
 1631 E LOUISE AVENUE
 LATHROP, CA 95330

DATE: MAY, 2021

TRUCK TURNING TEMPLATE

CA LEGAL - 65 FT
 Tractor Width : 8.5
 Trailer Width : 8.5
 Tractor Track : 8.5
 Trailer Track : 8.5
 Lock to Lock Time : 8 seconds
 Steering Lock Angle : 26.3 degrees
 Articulating Angle : 70 degrees



CA LEGAL - 65 FT
 CALTRANS 2012 (US)
 [ft]
 © 2020 Transoft Solutions, Inc. All rights reserved.
 10M
 0M

180

BANK OF STO
 ALPH: 198-100-