



February 19, 2026

Gurnam Singh
10365 S. Manthey Rd.
Lathrop, CA 95330

Dear Owners:

Re: Site Approval No. PA-2500250 of Gurnam Singh (c/o Waraich Trucking, Inc.) (APN[s]/Address: 193-260-05 / 10365 S. Manthey Rd., Lathrop)

ACTION: On February 19, 2026, the San Joaquin County Community Development Department approved Site Approval No. PA-2500250 subject to the enclosed Conditions of Approval.

APPEAL PERIOD: This action can be appealed to the Planning Commission by any interested party. Appeals must be filed with this Department within 10 days of the action with an appeal fee of \$782.91. The 10-day appeal period ends at 4:30 p.m. on March 1, 2026. If this date falls on a weekend or holiday, the appeal period will expire on the next regular business day at 4:30 p.m.

EXPIRATION: This action requires you to comply with all Conditions of Approval within the next 3 years (by March 1, 2029). If you have not complied with the Conditions of Approval by that date, this approval will expire, and the project cannot proceed.

NEXT STEP: Prior to the expiration date, you must comply with all Conditions of Approval, including the securing of building permits and any other permits specified in the Conditions of Approval.

Please contact me if you have questions regarding the Community Development Department Conditions (Phone: [209] 468-8477 or via email at hennakhan@sjgov.org). Questions regarding the building permit process should be directed to the counter staff (Phone: [209] 468-2098).

Sincerely,

A handwritten signature in black ink that reads "Henna Khan".

Henna Khan
Assistant Planner

HK/ga

Enclosure(s): Conditions, Site Plan, Informational Letters, Findings

c: Waraich Trucking, Inc.
San Joaquin County Building Inspection Division
San Joaquin County Environmental Health
San Joaquin County Public Works

CONDITIONS OF APPROVAL

PA-2500250

GURNAM SINGH / WARAICH TRUCKING, INC.

Site Approval Application No. PA-2500250 (A) was approved by the Community Development Department on February 19, 2026. The effective date of approval is March 1, 2026. This approval will expire on March 1, 2029, which is 36 months from the effective date of approval, unless (1) all Conditions of Approval have been complied with, (2) all necessary building permits have been issued and remain in force, and (3) all necessary permits from other agencies have been issued and remain in force.

Unless otherwise specified, all Conditions of Approval and ordinance requirements shall be fulfilled prior to the establishment of the use and the issuance of any building permits. Those Conditions followed by a Section Number have been identified as ordinance requirements pertinent to this application. Ordinance requirements cannot be modified, and other ordinance requirements may apply.

1. COMMUNITY DEVELOPMENT DEPARTMENT (Staff Contact: (209) 468-3121)

- a) **BUILDING PERMIT:** Submit an "APPLICATION-GRADING BUILDING PERMIT". The Site Plan required as a part of the grading building permit must show drainage, driveway access details including gates, on-site parking, landscaping, signs, existing and proposed utility services, and grading (refer to the "SITEPLAN CHECK LIST" for details). A fee is required for the Site Plan review. (Development Title Section 9-508)
- b) **APPROVED USE:** This approval is for an Owner Operator Truck Parking operation for a maximum of two (2) trucks and four (4) trailers as shown on the Site Plan dated January 22, 2026. (Use Type: Accessory – Owner Operator Truck Parking)
- c) **CAPITAL FACILITY FEE:** This project may be subject to the Capital Facility Fee. If the Capital Facility Fee is applicable, the County shall collect the fees before the issuance of any building permits. (Development Title Section 9-610.070)
- d) **OWNER-OPERATOR RESIDENCE:** The property shall contain the residence of the owner-operator of the trucks. (Development Title Section 9-203.020(c)(2)(c))
- e) **ACCESS AND CIRCULATION:** The following requirements apply and shall be shown on the Site Plan:
 - (1) Ingress and egress areas that connect to a paved road or highway shall also be surfaced and permanently maintained with asphalt concrete or Portland cement concrete or with pervious pavements, sand-set pavers, and supported turf systems. (Development Title Section 9-406.060(i))
 - (2) All truck parking spaces, and major circulation drive lanes shall be surfaced and permanently maintained with all-weather surfacing. (Development Title Section 9-203.020(c)(2)(e))
- f) **PARKING:** Off-street parking shall be provided and comply with the following:
 - (1) A minimum 10-foot-wide setback shall be maintained between the project parking site and adjacent properties. If a residence is located on an adjacent parcel within 100 feet of the project site, the setback distance shall be increased to 20 feet. (Development Title Section 9-203.020(c)(2)(d))

2. DEPARTMENT OF PUBLIC WORKS (Staff Contact: (209) 468-3000, see memo dated January 20, 2026)

3. ENVIRONMENTAL HEALTH DEPARTMENT (Staff Contact: (209) 468-3420, see memo dated December 31, 2025)
4. SAN JOAQUIN COUNCIL OF GOVERNMENTS (Staff Contact: (209) 235-0574, see memo dated January 27, 2026)
5. AIRPORT LAND USE COMMISSION (Staff Contact: (209) 235-0600, see memo dated December 24, 2025)
6. FRENCH CAMP MCKINLEY FIRE PROTECTION DISTRICT (Staff Contact: (209) 982-0592, see memo)

NOTES AND INFORMATION ONLY

See City of Lathrop, Community Development Department, Planning Division memo dated January 13, 2026

See Pacific Gas and Electric memo dated January 17, 2026



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Department of Public Works

Fritz Buchman, Director

Alex Chetley, Deputy Director - Development

Kristi Rhea, Deputy Director - Administration

David Tolliver, Deputy Director - Operations

Najee Zarif, Deputy Director - Engineering

January 20, 2026

MEMORANDUM

TO: Community Development Department
CONTACT PERSON: Henna Khan

FROM: George Montross, Development Services Engineer *GM*
 Development Services Division

SUBJECT: PA-2500250 (A); An Administrative Use Permit application for Owner-Operator Truck Parking. The proposed project will consist of parking for 2 trucks and 4 trailers. The parcel has direct access to South Manthey Road. The parcel is served by on-site well, septic, and natural storm drainage. The parcel is not under Williamson Act contract; located on the west side of South Manthey Road, 580 feet south of West Bowman Road, Lathrop.
 (Supervisory District 3)

OWNER: Gurnam Singh

APPLICANT: Waraich Trucking INC

ADDRESS: 10365 S Manthey Road, Lathrop

APN: 193-260-05

INFORMATION:

The site is not currently located within a Federal Emergency Management Agency Designated Flood Hazard Area.

Manthey Road has an existing and planned right-of-way width of 50 feet.

RECOMMENDATIONS:

- 1) An encroachment permit shall be required for all work within road right-of-way. (Note: Driveway encroachment permits are for flatwork only – all vertical features, including but not limited to fences, walls, private light standards, rocks, landscaping and cobbles are not allowed in the right-of-way.) (Development Title Sections 9-607.020 and 9-607.040)
- 2) The driveway approach shall be improved in accordance with the requirements of San Joaquin County Improvement Standards Drawing No. 17 [return radii for truck-trailer egress shall be designed to prevent encroachment onto opposing lanes of traffic] prior to issuance of the occupancy permit. (Development Title Section 9-607.040)

- 3) If the applicant intends to utilize STAA trucks with this project approval, then applicant shall obtain from the Department of Public Works and Caltrans a STAA terminal and STAA route designations for the proposed facility. Contact the Transportation Engineering Division of the Department of Public Works (209-468-3707) for designation process.
- 4) The Traffic Impact Mitigation Fee shall be required for this application. The fee is due and payable at the time of building permit application. The fee will be based on the current schedule at the time of payment. The fee shall be automatically adjusted July 1 of each year by the Engineering Construction Cost Index as published by the Engineering News Record. (Resolutions R-00-433)
- 5) The Regional Transportation Impact Fee shall be required for this application. The fee is due and payable at the time of building permit application. The fee will be based on the current schedule at the time of payment. (Resolution R-06-38)
- 6) The Water Supply Facilities Impact Mitigation Fee shall be required for this development. The fee is due and payable prior to issuance of the building permit. The fee will be based on the current schedule at the time of payment. (Development Title Section 9-803.020 and Resolutions R-91-327, R-94-185 and R-97-5)
- 7) The Flood Protection Development Impact Fee shall be required for this application. The fee is due and payable prior to issuance of the building permit. The fee will be based on the current schedule at the time of payment. (Resolutions R-22-135)
- 8) The developer shall provide drainage facilities in accordance with the San Joaquin County Development Standards. Retention basins shall be fenced with six (6) foot high chain link fence or equal when the maximum design depth is 18 inches or more. Required retention basin capacity shall be calculated and submitted along with a drainage plan for review and approval, prior to release of building permit. (Development Title Section 9-606)
- 9) A copy of the Final Site Plan shall be submitted prior to release of building permit.

GM:GG



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Environmental Health Department

Jasjit Kang, REHS, Director

Muniappa Naidu, REHS, Assistant Director

PROGRAM COORDINATORS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS


Steven Shih, REHS

Elena Manzo, REHS

Natalia Subbotnikova, REHS

December 31, 2025

To: San Joaquin County Community Development Department
Attention: Henna Khan

From: Sastina Thammavongsa; (209) 616-3068 
Registered Environmental Health Specialist

RE: **PA-2500250 (A), Referral, SU-2500970**
10365 S. Manthey Road, Lathrop APN: 193-260-05

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

- 1) Submit Water Provision Declaration form to the Environmental Health Department for review. If the EHD determines that the facility classifies as a Small Public Water System (SPWS), the applicant shall submit a Preliminary Technical Report to the California State Water Resources Control Board, Division of Drinking Water (Water Board) prior to issuance of building permits and at least six months before initiating construction of any water related improvement, as defined. The issuance of a permit to operate a small public water system by the local primacy agency, EHD, is prohibited without the concurrence of the Water Board. Please contact Gena Farley at Gena.Farley@waterboards.ca.gov or 209-948-7488 with the SWRCB Division of Drinking Water concerning the requirements for preliminary technical report submittal prior to issuance of building permits.
- 2) Submit a site plan or map to the Environmental Health Department showing sewage and well information that clearly delineates the location and characteristics of the proposed use as required by ordinance requirements (San Joaquin County Development Title, Section 9-605.010(c)(1)).
- 3) The disposal field area of the sewage disposal system shall be barricaded such that 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 9-605.010(c)(3)(5)).
- 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, Elena Manzo (209) 953-7699, 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**



S J C O G , Inc.

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0574 • Email: boyd@sjcog.org

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)

SJMSCP RESPONSE TO LOCAL JURISDICTION (RTLJ) ADVISORY AGENCY NOTICE TO SJCOG, Inc.

To: Henna Khan, San Joaquin County, Community Development Department
From: Laurel Boyd, SJCOG, Inc. Phone: (209) 235-0574 Email: boyd@sjcog.org
Date: January 27, 2026
Local Jurisdiction Project Title: PA-2500250 (A)
Assessor Parcel Number(s): 193-260-05
Local Jurisdiction Project Number: PA-2500250 (A)
Total Acres to be converted from Open Space Use: Unknown
Habitat Types to be Disturbed: Agricultural Habitat Land
Species Impact Findings: Findings to be determined by SJMSCP biologist.

Dear Henna Khan:

SJCOG, Inc. has reviewed the project referral for PA-2500250 (A). This project consists of an Administrative Use Permit application for Owner-Operator Truck Parking. The proposed project will consist of parking for 2 trucks and 4 trailers. The parcel has direct access to South Manthey Road. The parcel is served by onsite well, septic, and natural storm drainage. The project site is on the west side of South Manthey Road, 580 feet south of West Bowman Road, Lathrop (APN/Address: 193-260-05 / 10365 S Manthey Road, Lathrop).

San Joaquin County is a signatory to San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). 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). The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measure are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP. Although participation in the SJMSCP is voluntary, Local Jurisdiction/Lead Agencies should be aware that if project applicants choose against participating in the SJMSCP, they will be required to provide alternative mitigation in an amount and kind equal to that provided in the SJMSCP.

This Project is subject to the SJMSCP. This can be up to a 30 day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. <http://www.sicog.org>

Please contact SJMSCP staff regarding completing the following steps to satisfy SJMSCP requirements:

- Schedule a SJMSCP Biologist to perform a pre-construction survey ***prior to any ground disturbance***
- SJMSCP Incidental take Minimization Measures and mitigation requirement:
 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
 2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
 4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or

2 | S J C O G , I n c .

c. Purchase approved mitigation bank credits.

Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

- Receive your Certificate of Payment and release the required permit

It should be noted that if this project has any potential impacts to waters of the United States [pursuant to Section 404 Clean Water Act], it would require the project to seek voluntary coverage through the unmapped process under the SJMSCP which could take up to 90 days. It may be prudent to obtain a preliminary wetlands map from a qualified consultant. If waters of the United States are confirmed on the project site, the Corps and the Regional Water Quality Control Board (RWQCB) would have regulatory authority over those mapped areas [pursuant to Section 404 and 401 of the Clean Water Act respectively] and permits would be required from each of these resource agencies prior to grading the project site.

If you have any questions, please call (209) 235-0574.



S J C O G, Inc.

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0574 • Email: boyd@sjcog.org

SJMSCP HOLD

TO: Local Jurisdiction: Community Development Department, Planning Department, Building Department, Engineering Department, Survey Department, Transportation Department,
Other: _____

FROM: Laurel Boyd, SJCOG, Inc.

**DO NOT AUTHORIZE SITE DISTURBANCE
DO NOT ISSUE A BUILDING PERMIT
DO NOT ISSUE _____ FOR THIS PROJECT**

The landowner/developer for this site has requested coverage pursuant to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). In accordance with that agreement, the Applicant has agreed to:

- 1) SJMSCP Incidental Take Minimization Measures and mitigation requirement:
 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
 2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
 4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.

Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

Project Title: PA-2500250 (A)

Landowner: Gurnam Singh

Applicant: Waraich Trucking INC

Assessor Parcel #s: 193-260-05

T _____, R _____, Section(s): _____

Local Jurisdiction Contact: Henna Khan

The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measures are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP.



SAN JOAQUIN COUNCIL OF GOVERNMENTS

555 E. Weber Avenue • Stockton, California 95202 • P 209.235.0600 • F 209.235.0438 • www.sjcog.org

December 24, 2025

Christina Figazi
CHAIR

Gary Singh
VICE CHAIR

Diane Nguyen
EXECUTIVE DIRECTOR

Member Agencies
CITIES OF
ESCALON,
LATHROP,
LODI,
MANTECA,
MOUNTAIN HOUSE,
RIPON,
STOCKTON,
TRACY,
AND
THE COUNTY OF SAN
JOAQUIN

Community Development Department
1810 E Hazelton Avenue
Stockton, California 95205

Re: PA-2500250 (A)

Dear Henna Khan,

The San Joaquin Council of Governments (SJCOC), acting as the Airport Land Use Commission (ALUC), has reviewed PA-2500250 (A), which is an Administrative Use Permit for Owner-Operator Truck Parking. The proposed project will consist of parking for 2 trucks and 4 trailers. The parcel has direct access to South Mantney Road. The parcel is served by on-site well, septic, and natural storm drainage.

AIRPORT LAND USE COMMISSION'S REVIEW

This project is in the Stockton Metropolitan Airport Traffic Pattern Zone 8.

SJCOC, as ALUC, finds that this project is compatible with the 2018 San Joaquin County Airport Land Use Compatibility Plan (ALUCP). (<https://www.sjcog.org/ALUC>)

SJCOC would like to provide standards and project design conditions that comply with the Airport Land Use Compatibility Plan as a reference guide. *Note: Jurisdictions determine if the following standards and conditions apply to this project.*

1. New land uses that may cause visual, electronic, or increased bird strike hazards to aircraft in flight shall not be permitted within any airport's influence area. Specific characteristics to be avoided include:
 - a. Glare or distracting lights which could be mistaken for airport lights. Reflective materials are not permitted to be used in structures or signs (excluding traffic directing signs).
 - b. Sources of dust, steam, or smoke which may impair pilot visibility.
 - c. Sources of electrical interference with aircraft communications or navigation. No transmissions which would interfere with aircraft radio communications or navigational signals are permitted.
 - d. Occupied structures must be soundproofed to reduce interior noise to 45 decibels (dB) according to State guidelines.
 - e. Within the airport's influence area, ALUC review is required for any proposed object taller than 100 feet above ground level (AGL).

2. Regardless of location within San Joaquin County, ALUC review is required in addition to Federal Aviation Administration (FAA) notification in accordance with Code of Federal Regulations, Part 77, (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>) for any proposal for construction or alteration under the following conditions:
 - a. If requested by the FAA.
 - b. Any construction or alteration that is more than 200 ft. AGL at its site.
 - c. Any construction or alteration that exceeds an imaginary surface extending outward and upward at any of the following slopes:
 - i. 100 to 1 for a horizontal distance of 20,000 ft. of a public use or military airport from any point on the runway of each airport with its longest runway more than 3,200 ft.
 - ii. 50 to 1 for a horizontal distance of 10,000 ft. of a public use or military airport from any point on the runway of each airport with its longest runway no more than 3,200 ft.
 - iii. 25 to 1 for a horizontal distance of 5,000 ft. of the nearest takeoff and landing area of a public use heliport
 - d. Any highway, railroad, or other traverse way whose prescribed adjusted height would exceed the above noted standards.
 - e. Any construction or alteration located on a public use airport or heliport regardless of height or location.

Thank you again for the opportunity to comment. Please contact ALUC staff Gwen Owens (209-674-5489 or aluc@sjcog.org) if you have any questions or comments.

Sincerely,

Gwen Owens

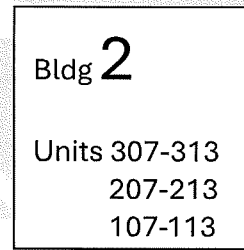
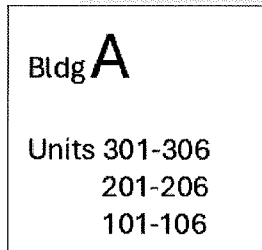
Gwen Owens
Manager of Programming & Project Delivery

**French Camp McKinley Fire Protection District
Fire Prevention Division
310 E. French Camp Rd
French Camp, CA 95231
(209)982-0592**

Fire Department General Conditions

1. Site Address:

- a. Building address numbers shall be plainly visible from the street fronting the property. These numbers shall contrast with their background and be a minimum of 12" in height.
- b. Building numbers for rear buildings shall be visible from the main drive aisle and placed in a uniform position on the building façade.
- c. The entrance shall have a directory of the complex.
- d. Individual units shall be numbered consecutively according to their floor:
 - a. First floor: 100 series
 - b. Second floor: 200 series
 - c. Third floor: 300 series



- e. Each building shall have a durable, all-weather sign listing the building designator and the units contained within.

2. Fire Department Access:

- a. A diagram shall be provided showing a minimum of 44' external radius and an internal radius of 25' on all main entries, drive aisles, and parking lot areas. The main drive aisle shall be designated as an Emergency Vehicle Access Lane and be a minimum of 26' wide.
- b. A diagram showing proposed "Fire Lane" shall be submitted for approval to the Office of the Fire Marshal. Fire Lanes shall be marked in accordance with California Fire Code (Appendix D103.6 Signs).
- c. Approved "Fire Lane" shall consist of red-painted curbs with white letters no smaller than 3 inches in height.

- d. "No Parking Fire Lane" signs may also be required by the Authority Having Jurisdiction (AHJ).
- e. Provide an all-weather access driving surface (aggregate base) throughout all active approved construction sites.
- f. Fire apparatus access roads shall support the imposed loads of fire apparatus with a relative compaction of not less than 90% and must allow for all-weather driving capabilities. A compaction test will be required.
- g. Private roadways in a Planned Unit Development (PUD) or Planned Residential Development (PRD) shall be designed to support fire apparatus, have a minimum compaction of 95%, and have a finished surface of asphaltic concrete pavement or equivalent.
- h. For approaches, drive aisles, and fire department access, please contact the fire prevention department for apparatus turning radius and curb-to-curb radius requirements.

3. Fire Hydrants, FDCs, Standpipes, and PIVs:

- a. Plans and specifications for fire hydrants, post indicator valves (PIVs), and fire department connections (FDCs) must be submitted and approved prior to construction.
- b. Fire hydrants shall be installed on a minimum 8-inch looped water main.
- c. Fire hydrants shall have the 4.5" steamer port facing the drive isle.
- d. Fire hydrants shall be installed around all buildings at a maximum spacing of 300 feet per the California Fire Code. Hydrants should be placed at corners when possible.
- e. Hydrants subject to vehicular damage shall be protected in an approved manner and remain unobstructed.
- f. Maintain 15 feet of clearance on either side of fire hydrants from parked or stopped vehicles.
- g. Additional fire hydrants may be required to meet spacing requirements within 8 feet of FDCs and PIVs.
- h. Fire protection systems (fire hydrants and water mains) must be installed before building permits are issued.
- i. PIVs and FDCs must be within 8 feet of a hydrant in a cluster formation and clearly labeled for their associated building.
- j. FDCs must face the drive lane.
- k. Total fire flow calculations (Appendix B of the CFC) shall be submitted with the permit application.
- l. Truck terminal/storage facilities must have a minimum 20,000-gallon above-ground water storage tank labeled "Fire Dept Use Only" with gallon capacity specified.
- m. Storage tanks must have automatic refills meeting system demand and a valve with 2.5" NH male threads protected by a cap.
- n. Water storage tanks must include a vent pipe, an overflow at the high-water line, and a fire pump if supplying suppression sprinklers and or hydrants.
- o. Crash posts must protect storage tanks without obstructing fire department access.
- p. Water storage tanks must comply with NFPA 22 standards.
- q. If the truck terminal is permitted for truck and trailer parking only there is to be no maintenance buildings/shops and no storage of any nature to include tires.

- r. Standpipe valves shall be non-pressure reducing valves, non-pressure restricting valves, standpipe valves shall be U-Angle Hose Valves consisting of a 2.5" inlet and 2.5" outlet. Preferred brand Elkhart Brass.
- s. Valve outlet shall point at a 90-degree angle outward toward landing.



4. Underground Piping for Fire Sprinkler Systems:

- a. All underground piping for fire sprinkler systems must be approved by the Fire Department before permit issuance.

5. Protection of Gas Meters and Piping:

- a. Above-ground gas meters, regulators, and exposed piping shall be protected from vehicular damage in an approved manner.

6. Fire Suppression Systems:

- a. All buildings must have an approved monitored automatic sprinkler system in compliance with NFPA 13, CFC, and CBC.
- b. Fire alarm/sprinkler monitoring shall be Point ID.

7. Fire Suppression Approval:

- a. Plans and specifications for fire suppression systems must be submitted for review and approval before construction.
- b. Any deviations from approved plans require submission of "As-Built" plans before final inspection.

8. Deferred Submittals:

- a. Plans listed as deferred submittals must be clearly labeled on the building permit submittal cover sheet.

9. Fire Protection Inspections:

- a. Fire protection systems (hydrants, water mains, etc.) must be installed, tested, and approved by the AHJ before any building permits are issued.
- b. The Fire Department must witness all system and acceptance tests.
- c. A minimum of 24-hour notice is required before any system or acceptance tests. (Submit requests at www.frenchcampfire.com)

10. Knox Box Installation:

- a. A Fire Department-approved “Key Lock Box” (Knox Box) must be installed near the main entrance and at additional locations as required.
- b. A 3200 series Knox Box can be ordered at www.frenchcampfire.com. Contact Fire Prevention for assistance.

11. Protection of Gas Infrastructure:

- a. Above-ground gas meters, regulators, and piping exposed to vehicular damage must be protected in an approved manner.

12. Trash Enclosures and Dumpsters:

- a. Dumpsters shall not be placed within 5 feet of combustible walls, openings, or roof eaves unless protected by automatic fire sprinklers.

13. Operational Permits:

- a. Operations requiring permits (e.g., high-piled storage, hot work, compressed gas, battery storage) must be identified on the plan submittal in accordance with CFC 105.

14. Fire Comments in Plan Submittals:

- a. All fire-related comments must be included in a designated fire section of the Building Permit Plan Submittal.
- b. The Authority Having Jurisdiction (AHJ) must be listed in the submittal.

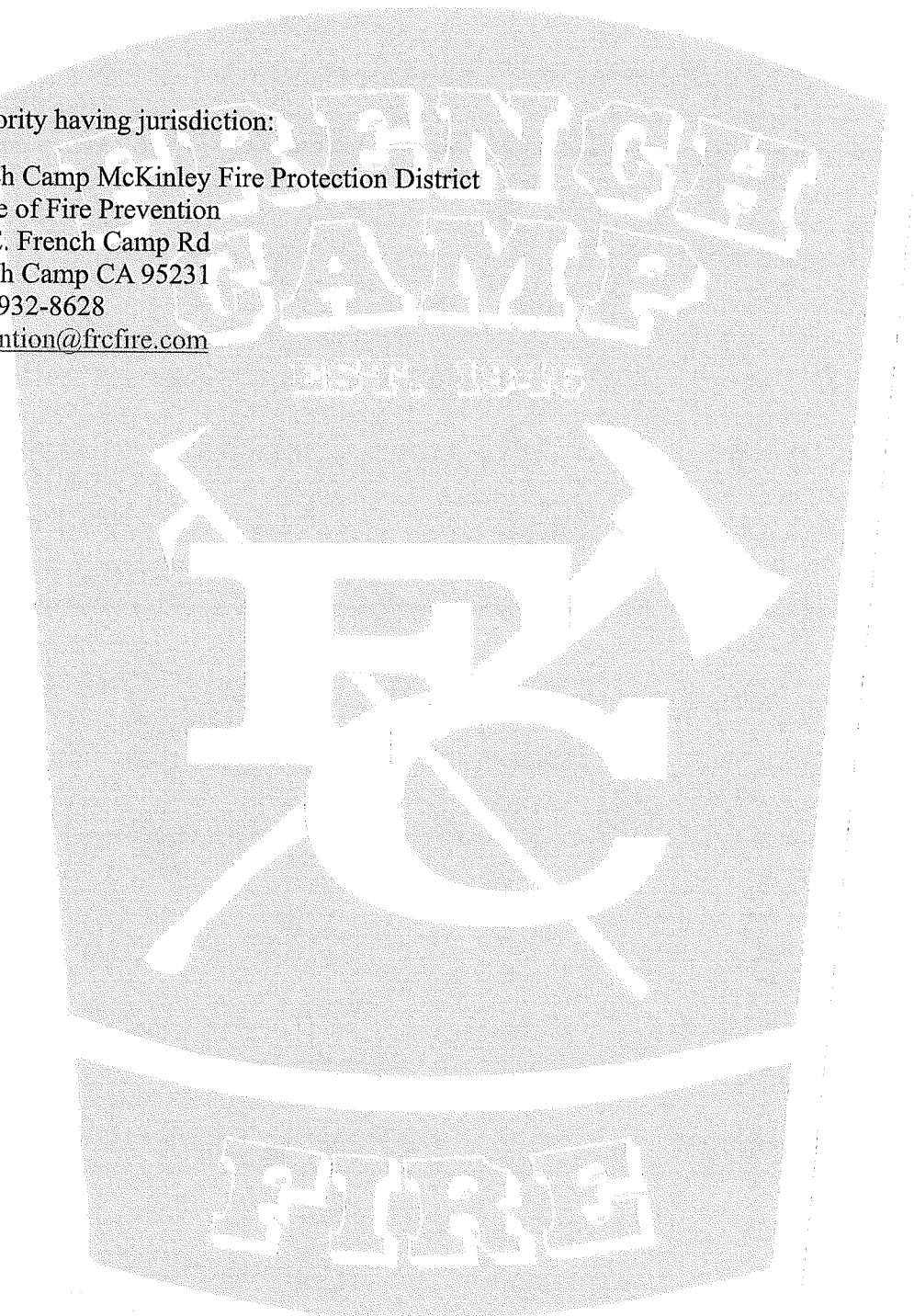
15. Solar Farms:

- a. An approved 12 foot (minimum) all-weather road shall be installed leading to the solar array.
- b. An approved 20-foot minimum road is required around the perimeter of the entire project for emergency vehicles.
- c. All internal roads shall be a minimum of 10 feet wide.
- d. Solar Photovoltaic systems must be clearly marked. Marking is needed to provide emergency responders with appropriate warning and guidance with respect to working around and isolating the solar electric system.
- e. Materials used for marking signs must be weather resistant.
- f. All defensible space requirements shall be maintained for the life of the permitted use.
 1. Vertical clearance of 13 feet 6 inches shall be maintained.
 2. Horizontal clearance of up to 10 feet on each side of the road shall be maintained.
 3. Additional clearance may be required in high fire hazard areas.
 4. Maximum height of organic material under solar panel to be no more than 6 inches in height for the life of the permitted use.

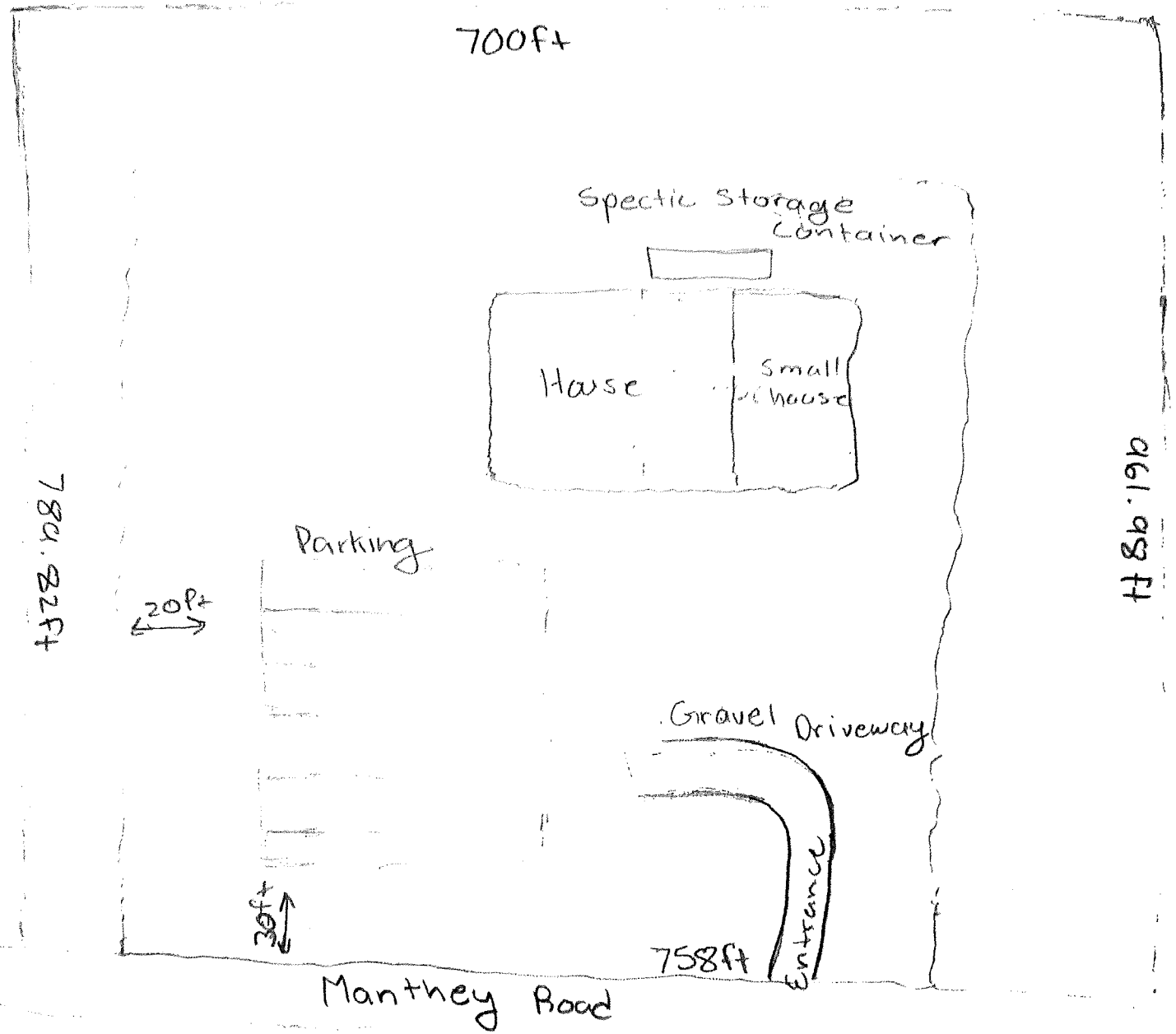
g. For fire department access see Knox Box Installation above.

Authority having jurisdiction:

French Camp McKinley Fire Protection District
Office of Fire Prevention
310 E. French Camp Rd
French Camp CA 95231
(209)932-8628
prevention@frcfire.com



10365 S. Manthey Road, Lathrop



Hwy - 1 - 5

Community Development Department
Planning Division

390 Towne Centre Drive– Lathrop, CA 95330
Phone (209) 941-7290 – Fax (209) 941-7268
www.ci.lathrop.ca.us

January 13, 2026

San Joaquin County Community Development Department
Attn: Ms. Henna Khan
1810 East Hazelton Avenue
Stockton, CA 95205

Re: Project Referral for PA-2500250(A)
10365 S Manthey Road (APN: 193-260-05)

Dear Ms. Khan:

The City of Lathrop is in receipt of the referral for the above referenced project and would like to submit the comments below for the record and your consideration:

- The subject site area is located within the City of Lathrop General Plan and Area of Interest.
- The subject property is within the North Lathrop Study Area and is subject to the North Lathrop Transportation Fee (NLTF). In 2010, the City of Lathrop adopted the North Lathrop Transportation Fee Study (Resolution No. 11-3132, attached). The study identified all proposed and potential development projects which were estimated to generate 22,000 new daily vehicle traffic trips using the Roth Road / I-5 interchange that will degrade the interchange to an unacceptable operating Level of Service (LOS) "F". The City's standards require that the interchange and its associated frontage road operate at a minimum LOS "D", consistent with Caltrans standards. The purpose of the study was to establish an equitable and fair share transportation impact fee to be imposed on all projects within the study area that will impact the Roth Road / I-5 interchange in order to collect the funding construct required transportation system improvements.

The study also determined that improvements to the interchange, including relocation of the Harlan and Manthey frontage road intersections, will be required for the Roth Road / I-5 interchange to operate at a LOS "D" at full build out of the estimated development projects in the north Lathrop area. The cost of these transportation system improvements was originally estimated to be \$28,825,000, which equates to \$1,357.03 (adjusted for inflation) per new traffic trip.

Therefore, the City of Lathrop requests that the County includes the following transportation condition of approval with the development of this project:

"The project lies within the North Lathrop Study Area and is subject to the North Lathrop Transportation Fee. The current fee is \$1,357.03 per new vehicle trip generated by the project."

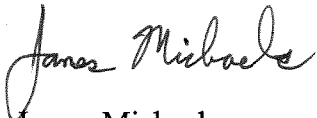
The Applicant shall pay the North Lathrop Transportation Fee prior to the issuance of Grading and/or Building Permit at the rate in effect at that time".

Based on previous correspondence between the City and County regarding similar County project referrals within the North Lathrop Study Area, the City is aware that the NLTF was not adopted by the San Joaquin County Board of Supervisors, and cannot be collected by the County. However, we are obligated to request that the County require the project to pay the NLTF, and emphasize that a large percentage of existing and future traffic utilizing the Roth Road / I-5 interchange is within the County's jurisdiction. Absent the collection of the NLTF, the County should adopt an alternative funding mechanism to collect the County's share of the future Roth Road / I-5 interchange improvements.

The City of Lathrop formally requests the continuation of being notified of any future project referrals, public hearings, and CEQA documents available for public review.

The City of Lathrop appreciates the opportunity to comment on the referral and look forward to the San Joaquin County working cooperatively with the City of Lathrop on this project. If you have any questions please call me at (209) 941-7262 or email me at jmichaels@ci.lathrop.ca.us.

Sincerely,



James Michaels,
Senior Planner

Encl: CC Reso No. 11-3132 Approving the North Lathrop Transportation Fee
North Lathrop Transportation Fee Boundary Map

Cc: Stephen Salvatore, City Manager
Michael King, Assistant City Manager
Salvador Navarrete, City Attorney
Brad Taylor, City Engineer
Rick Caguiat, Community Development Director

RESOLUTION NO. 11-3132

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP
APPROVING THE NORTH LATHROP TRANSPORTATION FEE STUDY DATED
DECEMBER 2010, ADOPT THE FEE AND AMEND THE CAPITAL FACILITY FEE
(CFF) PROGRAM TO INCLUDE THE NEW IMPACT FEE**

WHEREAS, on October 18, 2010, the City Council adopted Resolution 10-3106, authorizing the City Manager to contract with Mark Thomas Company to review available information for proposed development projects located in the North Lathrop Study Area and determine their impacts to the Roth Road/I-5 interchange and the associated frontage roads; and

WHEREAS, in order to be able to provide information to San Joaquin County and the City of Manteca regarding their proposed development projects potential impacts and related fees to the Roth Road /I-5 interchange area, the Mark Thomas Company prepared preliminary geometrics and preliminary construction cost estimate for improvements at the Roth Road/I-5 interchange; and

WHEREAS, the City of Lathrop Municipal Code, Chapter 3.20 Capital Facilities Fee allows for the adoption of new or revised transportation fees by resolution; and

WHEREAS, the North Lathrop Transportation Impact Fee Study of December 2010 has been reviewed and considered by the City Council and by reference is hereby entered into the public record; and

WHEREAS, a notice of the public hearing was published in the Tri-Valley Herald on December 18 and December 24, 2010; and

WHEREAS, the findings required by the State of California Mitigation Fee Act (also known as "AB 1600," Government Code sections 66000, et seq.) have been made as contained said reports and in the administrative record, all of which is hereby incorporated by reference herein; and

WHEREAS, the City Council did use its independent judgment and considered all of said reports, recommendations and other evidence in the administrative record, all of which is hereby incorporated by reference herein.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop does hereby approve the Report, approve the new North Lathrop Transportation Impact Fee (see attached Exhibit "A") in addition to any fees previously imposed by the City , and approve revisions to the Capital Facility Fee Program to incorporate the new fee, based on findings required by the State of California Mitigation Fee Act (also known as "AB 1600," Government Code sections 66000, et seq.) and each finding contained therein and further finds as follows:

1. The purposes of the North Lathrop Transportation Impact Fee imposed by this Resolution are necessary to fund transportation system improvements for the Roth Rd. / I-5 Interchange and the associated frontage roads. Pursuant to the Lathrop Municipal Code Section 3.20.040 collected fees may be used for no other purpose.
2. The geographic area in which the fees will be imposed is the North Lathrop Study Area boundary map is contained in the North Lathrop Transportation Impact Fee report and is hereby incorporated by reference herein.
3. The estimated reasonable costs for providing the transportation system improvements, are contained in the North Lathrop Transportation Impact Fee report and are hereby incorporated by reference and attached as Exhibit "A".
4. There is a reasonable relationship between the type of development projects on which the fee is imposed and the uses of the fees for off-site transportation system improvements, because, as set forth in the Report the development projects can be expected to generate traffic at the identified roadways.
5. There is a reasonable relationship between the amount of the fees and the cost of the specified public facilities attributable to the development projects on which the fee is imposed, because, as is set forth in the Report, the fees have been apportioned based upon a land use's anticipated traffic generation.

BE IT FURTHER RESOLVED, that the City Council of the City of Lathrop, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, hereby established the following North Lathrop Transportation Impact Fee for the North Lathrop Area for transportation system improvements for the Roth Rd. / I-5 Interchange and the associated frontage roads at:

\$1,307.26 per vehicle traffic trip; and

BE IT FURTHER RESOLVED, that these fees shall, automatically, and without further action of this Council, be adjusted on July 1, of each year, beginning July 1, 2012, to reflect the effects of inflation. The adjusted rates shall be calculated by multiplying the amounts set forth above by a factor that is equal to the then most current Bay Area Construction Cost Index published in the Engineering News-Record divided by the Construction Cost Index in effect as of the date Resolution. Additionally, the City Council may, following the procedures set forth in Chapter 3.20 of the Municipal Code, take future action to make other revisions to these rates; and

BE IT FURTHER RESOLVED, that these fees shall be in addition to any fees previously imposed by the City, that these fees shall be collected and administered in the manner set forth in Chapter 3.20 of the Municipal Code and that these fees shall be effective sixty (60) days after the adoption of this Resolution.

PASSED AND ADOPTED this 3rd day of January, 2011, by the following vote:

AYES: Dhaliwal, Mateo, Ornelas, Salcedo and Santos.

NOES: None.

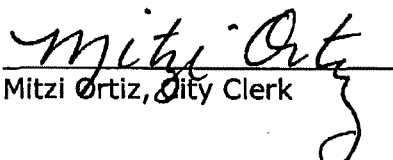
ABSENT: None.

ABSTAIN: None.



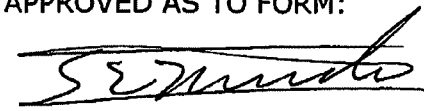
J. "CHAKA" SANTOS, MAYOR

ATTEST:



Mitzi Ortiz, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

Roth Road / I-5 Interchange Improvements
Cost Sharing
December 1, 2010

Preliminary Construction Cost Estimate with Right of Way, Utilities, and Project Development Costs

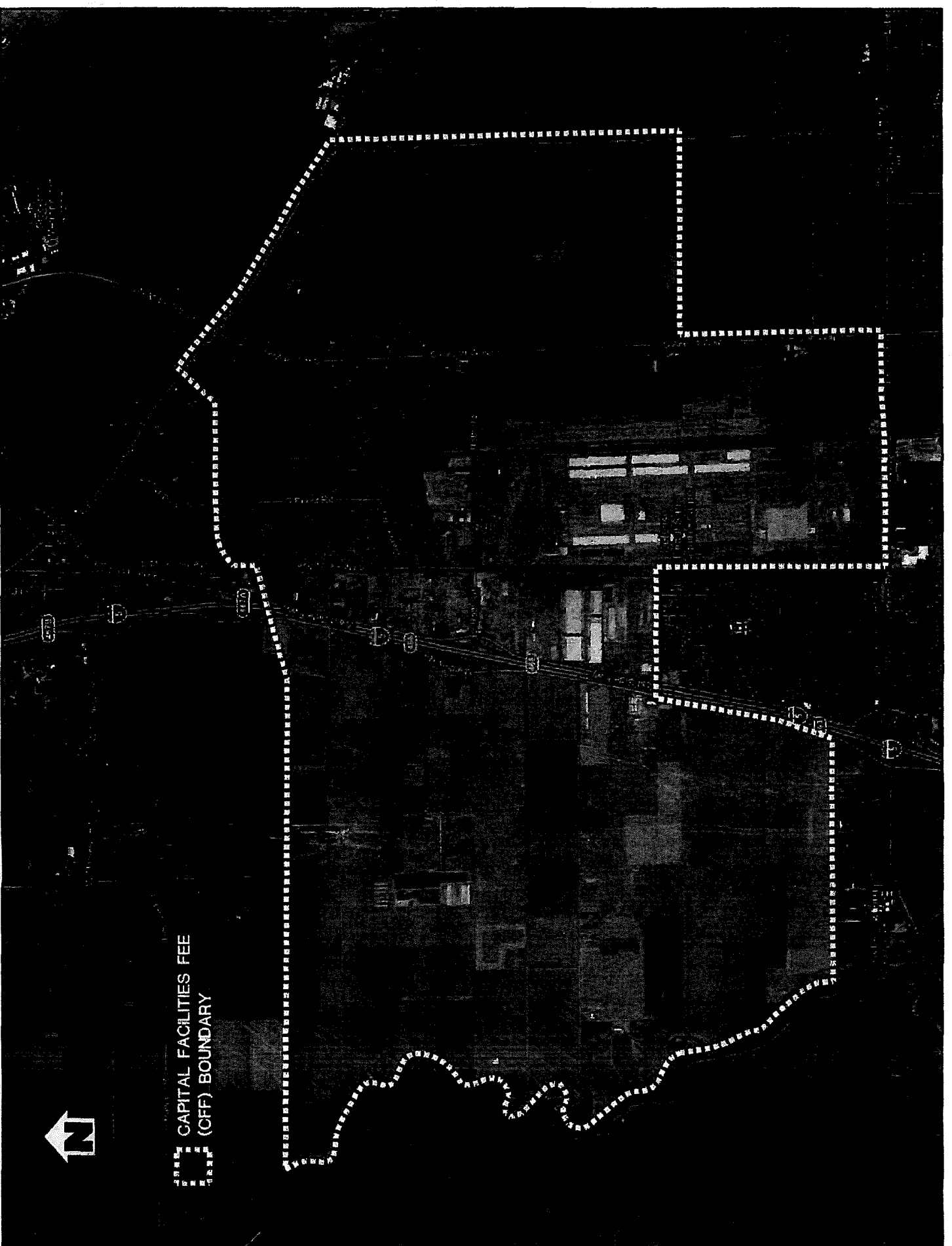
Dec 17 2010

Ultimate: \$28,825,000 (Current Value)
 Phase 1: \$500,000 (Current Value)
 Phase 2: \$14,800,000 (Escalated 5 years)
 Phase 3: \$17,100,000 (Escalated 15 years)
 Phase 4: \$9,400,000 (Escalated 25 years)

City of Lathrop	Specific Plan	#trips	Ultimate (Not Phased) December, 2010	Phase 1 (2011) Escalated	Phase 2 (2015) Escalated	Phase 3 (2025) Escalated	Phase 4 (2035) Escalated	Ultimate (Not Phased) December, 2010	Cost/unit Fee
Central Lathrop	Specific Plan								
Phase 2 Residential	2250 DU	900	\$ 7,189,909.30	\$124,716.55	\$ 3,691,609.98	\$ 4,265,306.12	\$ 2,344,671.20	1,307.26	\$ 522.90 per DU
Commercial	2,100,000 SF	4,600	\$ 6,013,378.68	\$104,308.39	\$ 3,087,528.34	\$ 3,587,346.94	\$ 1,960,997.73	1,307.26	\$ 2,863.51 per 1000SF
North Lathrop Area									
Residential	950 DU	450	\$ 3,860,317.46	\$ 63,492.06	\$ 1,879,365.08	\$ 2,171,428.57	\$ 1,193,650.79	1,307.26	\$ 619.23 per DU
Commercial	75,000 SF	2350	\$ 3,072,052.15	\$ 53,287.98	\$ 1,577,324.25	\$ 1,822,448.98	\$ 1,001,814.06	1,307.26	\$ 40,860.70 per 1000SF
Gordon Trucking									
Industrial	16 acres	200	\$ 261,451.25	\$ 4,535.15	\$ 134,240.36	\$ 155,102.04	\$ 85,260.77	1,307.26	\$ 16,340.70 per acre
LN Industrial Building									
Industrial	749,100 SF	500	\$ 653,628.12	\$ 11,337.87	\$ 335,600.91	\$ 387,755.10	\$ 213,151.93	1,307.26	\$ 872.55 per 1000SF
KSC Travel Center									
Highway Commercial	11acres	700	\$ 915,079.37	\$ 15,873.02	\$ 469,841.27	\$ 542,857.14	\$ 298,412.70	1,307.26	\$ 83,189.03 per acre
Other Lathrop Projects									
Residential	650 DU	300	\$ 392,176.97	\$ 6,802.72	\$ 201,350.54	\$ 232,653.06	\$ 127,891.16	1,307.26	\$ 603.35 per DU
Highway Commercial	12,000 SF	600	\$ 784,353.74	\$ 13,005.44	\$ 402,721.09	\$ 465,306.12	\$ 255,782.31	1,307.26	\$ 65,362.81 per 1000SF
Total for City of Lathrop		10600	\$ 13,856,916.10	\$ 240,382.81	\$ 7,114,739.23	\$ 8,220,408.16	\$ 4,518,820.86	1,307.26	
City of Manteca									
CenterPoint									
Light Industrial	3,177,000 SF	1600	\$ 2,091,508.98	\$ 36,281.18	\$ 1,073,922.90	\$ 1,240,816.33	\$ 682,088.17	1,307.26	\$ 658.36 per 1000SF
Other Manteca Projects									
Light Industrial	1,275,600 SF	1070	\$ 5,229,024.94	\$ 90,702.95	\$ 2,684,807.26	\$ 3,102,040.82	\$ 1,705,216.42	1,307.26	\$ 1,096.55 per 1000SF
Retail	205,820 SF	2930	\$ 3,830,260.77	\$ 66,439.91	\$ 1,956,621.32	\$ 2,272,244.90	\$ 1,249,070.29	1,307.26	\$ 18,608.76 per 1000SF
Total for City of Manteca		5600	\$ 7,320,634.92	\$ 126,984.13	\$ 3,758,730.16	\$ 4,342,857.14	\$ 2,387,301.59	1,307.26	
San Joaquin County									
Intermodal Facility									
Light Industrial	142 acres	4200	\$ 5,490,476.19	\$ 95,238.10	\$ 2,819,047.62	\$ 3,257,142.86	\$ 1,790,476.19	1,307.26	\$ 38,665.33 per acre
Other SJ County Projects									
Residential	314 acres	445	\$ 2,156,972.79	\$ 37,414.97	\$ 1,107,482.99	\$ 1,279,591.84	\$ 703,401.36	1,307.26	\$ 1,852.84 per acre
Retail	11 acres	575	\$ 581,729.02	\$ 10,060.70	\$ 298,684.81	\$ 345,102.04	\$ 189,705.22	1,307.26	\$ 68,333.85 per acre
Light Industrial	143 acres	630	\$ 751,672.34	\$ 13,038.55	\$ 385,941.04	\$ 445,918.37	\$ 245,124.72	1,307.26	\$ 5,759.24 per acre
Total for San Joaquin County		5850	\$ 7,647,448.98	\$ 132,653.06	\$ 3,926,530.81	\$ 4,536,734.69	\$ 2,493,877.55	1,307.26	
Total Trips		22050	\$ 28,825,000.00	\$ 500,000.00	\$ 14,800,000.00	\$ 17,100,000.00	\$ 9,400,000.00		



CAPITAL FACILITIES FEE
(OFF) BOUNDARY





Pacific Gas and Electric Company
PGEPlanReview@pge.com
Land Management
300 Lakeside Drive
Oakland, CA 94612

January 17, 2026

Re: Gas and Electric Transmission and Distribution

Dear Sean Cardenas,

Thank you for providing PG&E the opportunity to review your proposed plans for PA-2500250 (A). Our review indicates the proposed work and/or improvements do not appear to directly interfere with any of PG&E's existing facilities or land rights.

Please note, this is our preliminary review and PG&E may provide additional comments in the future as the project progresses or if additional information is provided. If there are subsequent modifications made to the design, we ask that the plans be resubmitted for review to the email address listed below.

If PG&E gas and/or electric service are needed, please submit an application through PG&E's Your Project Portal: [Sign In \(yourprojects-pge.com\)](#).

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (2) working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding this response, please contact me at (877) 259-8314 or pgeplanreview@pge.com

Sincerely,

PG&E Plan Review Team
Land Management



FINDINGS FOR SITE APPROVAL

PA-2500250

GURNAM SINGH / WARAICH TRUCKING, INC.

1. The proposed use is consistent with the goals, policies, standards, and maps of the General Plan, any applicable Master Plan, Specific Plan, and Special Purpose Plan, and any other applicable plan adopted by the County.
 - **This finding can be made because the Owner Operator Truck Parking use type may be conditionally permitted as an accessory use to a residence in the AG-40 (General Agriculture, 40-acre minimum) zone with an approved Use Permit. The AG-40 zone implements the General Plan's A/G (General Agriculture) designation. The subject parcel has an A/G General Plan designation and is zoned AG-40. Therefore, the use is consistent with the goals, policies, standards, and maps of the General Plan.**
 - **There are no Master Plans, Specific Plans, and/or Special Purpose Plans in the project vicinity. The City of Lathrop has adopted a fee, the North Lathrop Transportation Fee (NLTF), which must be paid by development projects in the project area based on the number of new anticipated vehicle trips. Pursuant to Government Code Section 66002(b), capital improvement plans must be adopted by, and annually updated by, the local jurisdiction and adopted at a noticed public hearing. This fee was only adopted by the City of Lathrop's City Council and was never adopted by the San Joaquin County Board of Supervisors. Therefore, the NLTF is not applicable to development projects within the boundaries of unincorporated San Joaquin County.**
2. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, and the proposed improvements are properly related to existing and proposed roadways.
 - **This finding can be made because adequate utilities, site access, sanitation, water supply, drainage, and other necessary facilities either exist or are proposed as part of the project. The property is served by an on-site well and septic. A site plan or map will be submitted to the Environmental Health Department showing sewage and well information. Storm drainage is on-site natural storm drainage. The project site has direct access to South Manthey Road, which is a paved and improved publicly maintained road.**
3. The site is physically suitable for the type of development and for the intensity of development.
 - **This finding can be made because the 14.98-acre project site is of sufficient size and configuration to accommodate all required yards, building coverage, setbacks, parking areas, and other applicable standards of the Development Title for the proposed use, as shown on the Site Plan dated January 22, 2026.**
4. The location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.
 - **This finding can be made because the proposed uses location, size, design, and operating characteristics will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood. North, South, and West surrounding properties are agricultural with the East side being General Industrial. The nearest residences are adjacent to the General Industrial group of parcels and is approximately 1,800 feet east of the project site. The proposed use may be conditionally permitted in the AG-40 zone subject to an approved**

Use Permit.

5. The proposed use will not create any nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding ambient conditions.
 - **This finding can be made because the proposed use will not create any nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding ambient conditions**

6. The site of the proposed use is adequately served by highways, streets, water, sewer, storm drainage, and other public facilities and services.
 - **This finding can be made because the proposed use will adequately be served by highways, streets, water, sewer, storm drainage, and other public facilities and services. The property is served by an on-site well and septic. The project site has a well for water supply and a septic system for wastewater disposal. Storm drainage is on-site and will be reviewed by the Department of Public Works at the time of Building Permit submittal. Primary access to the site is from South Manthey Road. The applicant has an approved Zoning Administrator Determination for surfacing, and the applicant is proposing that the driveway and parking area be surfaced with gravel. Development Title Section 9-406.060(i) requires that ingress and egress areas that connect to a paved road or highway shall also be surfaced and permanently maintained with asphalt concrete or Portland cement concrete or with pervious pavements, sand-set pavers, and supported turf systems, and this requirement has been incorporated into the project's Conditions of Approval. Additionally, the project will require an Encroachment Permit through the Department of Public Works, which will ensure the driveway entrance will be developed to County standards.**

7. The proposed use complies with all applicable provisions of this Title.
 - **This finding can be made because the project has been conditioned to meet San Joaquin County development regulations that protect public health, safety, and welfare and to ensure the project is not injurious to adjacent properties.**