



## PLANNING COMMISSION STAFF REPORT

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<b>DATE:</b>	October 19, 2022
<b>APPLICATION NO:</b>	Tentative Subdivision Map No. VTM-22-118
<b>LOCATION:</b>	310 and 342 Shilling Avenue Lathrop, CA 95330 APNs: 196-080-34 and -35
<b>REQUEST:</b>	Planning Commission to Consider Adoption of a Resolution Recommending the City Council Approve the Alaniz Estates Vesting Tentative Subdivision Map. The Project Proposes to Subdivide Two Parcels Consisting of Approximately 0.75-Acres into Eight Residential Lots

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<b>APPLICANT:</b>	Rama Builders, Inc. a California Corporation Attn: Mr. Manny Alaniz 4114 Hubbard Road Stockton, CA 95215
<b>OWNER:</b>	Same
<b>GENERAL PLAN:</b>	MD, Medium Density
<b>ZONING:</b>	RM-3, Multi-Family Residential
<b>CEQA STATUS:</b>	The proposed Vesting Tentative Subdivision Map is exempt according to California Environmental Quality Act (CEQA) Article 19 § 15332 Class 32 "In-Fill Development".

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### SUMMARY:

The applicant is requesting approval of a Vesting Tentative Subdivision Map to subdivide two parcels consisting of approximately 0.75-acres into eight individual residential lots. Parcels 1 through 7 are 3,850 sq. ft. in size and Parcel 8 is 5,744 sq. ft. in size. The map will serve as the basis for design and construction of future single-family homes.

Staff recommends the Planning Commission adopt a Resolution recommending the City Council approve the proposed Alaniz Estates Vesting Tentative Subdivision Map (VTM-22-118), subject to the attached Conditions of Approval.

**SITE DESCRIPTION:**

The project site is located in east Lathrop on Shilling Avenue approximately 1/4 mile, east of Harlan Road. The property is located at the southwest corner of Shilling Avenue and Avon Avenue and is bounded by residential uses to the north, east, south, and west. The project site has a General Plan Land Use Designation of MD, Medium Density Residential and is within the RM-3, Multi-Family Residential Zoning District. The table below lists surrounding land uses, zoning districts, and General Plan land use designations.

The project site contains two dilapidated houses that would be demolished as part of this development. The remaining balance of the property is vacant.

**ANALYSIS:**

As noted above, the proposed Vesting Tentative Subdivision Map proposes to subdivide the combined 0.75-acre parcels into eight single-family residential lots. Parcels 1 through 7 are 3,850 sq. ft. in size and Parcel 8 is 5,744 sq. ft. in size. The minimum site area pursuant to Chapter 17.36, *RM Multifamily Residential District* of the LMC is 6,000 sq. ft.; however, the proposed project is located within the Historic Lathrop Overlay District (Chapter 17.38) which allows for more flexible development standards. The following table provides an overview of the differences in the development standards between the RM-3 Zoning District and the Historic Overlay District.

<b>Development Standard</b>	<b>RM-3 Zoning District</b>	<b>Historic Overlay District</b>
Minimum Site Area	6,000 sq. ft.	2,800 sq. ft.
Width (Corner)	50 ft.	35 ft. (40 ft.)
Depth	80 ft.	80 ft.
Lot Coverage	50%	65%
Front Yard Setback		
Porch	10 ft.	8 ft.
Living Area	15 ft.	12 ft.
Garage	20 ft.	20 ft.
Side Yard Setback		
Interior Lot	5 ft.	4 ft.
Corner Lot	10 ft.	4 ft.
Rear Yard Setback	10 ft.	5 ft. / 10 ft.

The proposed project is consistent with the Historic Overlay District as follows:

<b>Chapter 17.38, Historic Overlay District</b>	<b>Requirement</b>	<b>Vesting Tentative Subdivision Map</b>	<b>Compliance?</b>
Minimum Site Area	2,800 sq. ft.	Lots 1 – 7 = 3,850 sq. ft. Lot 8 = 5,744 sq. ft.	Yes
Width (Corner)	35 ft. (40 ft.)	Lots 1 – 7 – 35 ft. Lot 8 (Corner) = 40 ft.	Yes
Depth	80 ft.	110 ft.	Yes

The remaining development standards such as Lot Coverage and Setbacks (Front, Side and Rear Yard) will be reviewed as part of an Architectural Design Review (ADR) confirm that the proposed buildings meet the City's Zoning Code requirements.

The proposed project is designed with a density of 10.6 dwelling units per acre (du/ac), which meets the Medium Density Residential Land Use Designation requirement of 8 to 15 du/ac.

Each lot will include a driveway on Shilling Avenue and will need to meet the minimum garage Front Yard Setback of twenty (20) feet. The project will be required to connect to City utilities (water, sewer and storm drain) which are located in Shilling Avenue. Frontage improvements such as sidewalk, curb, gutter, pavement, street lights, fire hydrants, etc. will be constructed in accordance with City Standards.

The applicant will be required to purchase wastewater capacity as well as underground overhead utility lines along the frontage of the property. Electric and natural gas service will be provided by Pacific Gas & Electric to each individual lot.

#### General Plan and Zoning Consistency

As currently designed and conditioned, the project is a reasonable request that is consistent with the Goals and Policies of the General Plan. Specifically, the project is consistent with the following Policies:

- |                |  |
|----------------|--|
| Policy LU-1.3: | Maintain a supply of developable lands sufficient to meet desired levels of housing, jobs, economic, educational, and recreational needs of the city over the planning horizon.  |
| Policy LU-1.4  | Continue to support the development of a variety of housing types and densities that meet the needs of individuals and families, and offers residents of all income levels, age groups and special needs sufficient housing opportunities and choices. |

Policy 1-3	Preserve and protect residentially zoned sites needed to accommodate residential development consistent with the City of Lathrop RHNA through implementing the provision of the Government Code by preventing down zoning of a residential property without a commitment for up-zoning of a comparable property.
Policy 1-5	Encourage development of housing that has, to the extent possible, a support structure of shopping, services, and jobs within easy access.

The proposed project will also comply with the requirements of the Zoning Ordinance and design standards in the RM-3, Multi-Family Residential Zoning District and the Historic Overlay Zoning District. The project is also consistent with the City's Subdivision Ordinance (Title 16) and the State Subdivision Map Act.

#### Conditions of Approval

Planning staff routed the project plans on August 11, 2022 and August 31, 2022 to the Building Division, Public Works Department, Lathrop-Manteca Fire District, and Lathrop Police Department to ensure compliance with applicable codes and requirements. Planning staff also routed an external referral to outside agencies on August 11, 2022 and received comment letters from the following agencies:

- Airport Land Use Commission (ALUC)
- Manteca Unified School District (MUSD)
- Pacific Gas & Electric (PGE)
- San Joaquin County Environmental Health Department (SJ EHD)

The ALUC letter stated that the project is compatible with the 2018 Stockton Metropolitan Airport Land Use Compatibility Plan (ALUCP) and provided standards and project design conditions to comply with the ALUCP. The MUSD letter identified the District's plan for future school funding. As requested staff provided a copy of the letter to the applicant.. The SJ EHD letter included a recommended Condition of Approval that any geotechnical drilling shall be conducted under permit and inspection by the Environmental Health Department.

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

#### Public Notice

A Notice of Public Hearing was advertised in the Manteca Bulletin on October 4, 2022. Staff also mailed the public hearing notice on October 6, 2022 to notify property owners located within a 300-foot radius from the project site. In addition, the meeting agenda was also posted at our designated posting locations in the City and posted on the City's website. As of the writing of this report, no comments were received in favor or against the proposed project.

**CEQA REVIEW:**

The City finds that the proposed project is exempt according to the California Environmental Quality Act (CEQA) Article 19 § 15332 Class 32 “In-Fill Development”. The project is consistent with the General Plan and Zoning and regulations of the parcel, and occurs within the City limits on a project site of five (5) acres or less. The project 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 measure have been required.

**RECOMMENDATION:**

Staff recommends the Planning Commission adopt Resolution 22-13 recommending the City Council approve the request for the proposed Alaniz Estates Vesting Tentative Subdivision Map (VTM-22-118) subject to the attached Conditions of Approval dated October 19, 2022.

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**Approvals:**



David Niskanen, Contract Planner

10/4/2022

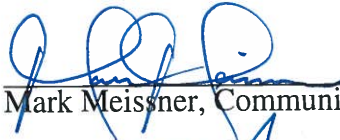
Date



Rick Caguiat, Assistant Community Development Director

10/7/22

Date



Mark Meissner, Community Development Director

10/4/2022

Date



Salvador Navarrete, City Attorney

10-7-2022

Date

**Attachments:**

1. PC Resolution No. 22-13 for the Alaniz Estates Subdivision
2. Conditions of Approval for VTM-22-118
3. Vicinity Map
4. Vesting Tentative Subdivision Map and Preliminary Development Plan

**CITY OF LATHROP  
PLANNING COMMISSION RESOLUTION NO. 22-13**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LATHROP  
RECOMMENDING THAT THE CITY COUNCIL APPROVE THE ALANIZ ESTATES  
VESTING TENTATIVE SUBDIVISION MAP (VTM-22-118)**

**WHEREAS**, the City of Lathrop Planning Commission held a duly noticed public hearing to consider the Alaniz Estates Vesting Tentative Subdivision Map (VTM-22-118) project pursuant to the Lathrop Municipal Code; and

**WHEREAS**, the property is located at 310 and 342 Shilling Avenue (APN: 196-080-34 and -35); and

**WHEREAS**, the subject site is located in a Medium Density Residential (MD) General Plan designation, Multi-Family Residential (RM-3) Zoning District; and

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

**WHEREAS**, by Adopting Resolution No. 21-4923 based on substantial evidence in the record, City Council, acting as the lead agency, adopted Adequate Progress Findings toward providing 200-year Urban Level of Flood Protection in the Reclamation District 17 basin by the year 2028; and

**WHEREAS**, the Planning Commission finds that the proposed project is consistent with the land use goals and policies the City of Lathrop General Plan, the Lathrop Municipal Code (LMC), including the Historic Overlay District, and also consistent with the City’s Subdivision Ordinance and the State Subdivision Map Act; and

**WHEREAS**, the Planning Commission finds that the requirements and conditions of this resolution are reasonable in preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general, and the persons who work in or visit the development in particular; and

**WHEREAS**, section 16.12.050 of the Lathrop Municipal Code mandates the transmittal of a recommendation to the City Council by Resolution; and

**WHEREAS**, proper notice of this public meeting was given in all respects as required by law; and

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

**NOW, THEREFORE, BE IT RESOLVED** the Planning Commission of the City of Lathrop does hereby make the following findings;

1. The location of the proposed project is consistent with the objectives of the zoning code and the purpose of the district in which the site is located. The proposed use is consistent with the standards for the RM Multifamily Residential District and Historic Overlay District Zoning District. The use is compatible with surrounding land uses and will not be detrimental to the health, safety or general welfare of the City.
2. The proposed project will comply with each of the applicable provisions of Chapter 17.36 and Chapter 17.38 of the Lathrop Municipal Code. As conditioned, the project will also comply with the General Plan, Zoning Ordinance, and various federal, state and local standards applicable to the project. The Conditions of Approval address Planning, Building, and Fire Department requirements.
3. The proposed Tentative Subdivision Map and Minor Variance are exempt according to the California Environmental Quality Act (CEQA) Article 19 §15332 Class 32 “In-Fill Development”.
4. By Adopting Resolution No. 21-4923 based on substantial evidence in the record, City Council, acting as the lead agency, adopted Adequate Progress Findings toward providing 200-year Urban Level of Flood Protection in the Reclamation District 17 basin by the year 2028.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Lathrop does hereby make the following Tentative Subdivision Map findings;

1. *The proposed map is consistent with the General Plan.* The proposed map is a residential subdivision that implements the land use objectives in the Lathrop General Plan.
2. *The design or improvements of the proposed subdivision are consistent with the General Plan.* As conditioned, the design of the map and proposed utility and improvements are consistent with the requirements of the General Plan. All required improvements are conditioned to comply with the City’s standards and specifications.
3. *The site is physically suitable for the proposed residential development.* The site is designated as Medium Density Residential land use in the General Plan. The applicant and staff have worked closely to ensure the map and its conditions of approval address public infrastructure and public services for the development of the propose residential development.
4. *The site is physically suitable for the proposed density of development.* The Lathrop General Plan identifies the project area to allow for residential development. The map satisfies the Medium Density requirement at 10.6 units per acre (range is 8-15 units per acre) and meets the minimum standards for lot widths and lot depths. Development of the site will comply with the requirements set forth in the Lathrop Municipal Code Development Standards.



5. *The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially injure fish or wildlife or their habitat.* As stated above the project is exempt according to the California Environmental Quality Act (CEQA) Article 19 §15332 Class 32 “In-Fill Development.”
6. *The design of the subdivision or type of improvements will not cause serious public health problems.* The development of the project would not involve a range of potentially significant effects on public health and safety. As stated above the project is exempt according to the California Environmental Quality Act (CEQA) Article 19 §15332 Class 32 “In-Fill Development.”
7. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.* The design of the subdivision does not conflict with any public easements for access through or use of property within the subdivision. Conditions of approval are included to dedicate land, right of way and to provide easements where necessary for public access, utilities, and infrastructure.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Lathrop based on substantial evidence in the administrative record of proceedings, its findings above and pursuant to its independent review and consideration, does hereby recommend approval of the Alaniz Estates Vesting Tentative Subdivision Map (VTM-22-118) to the City Council, subject to the Conditions of Approval dated October 19, 2022 listed as Attachment #2 of the Staff Report, incorporated by reference herein.

**PASSED AND ADOPTED** by the Planning Commission of the City of Lathrop at a regular meeting on the 19<sup>th</sup> day of October, 2022 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Gloryanna Rhodes, Chair

ATTEST:

APPROVED AS TO FORM:



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Mark Meissner, Secretary

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Salvador Navarrete, City Attorney

Community Development Department – Planning Division

Consolidated Conditions of Approval

October 19, 2022

**Project Name:** Alaniz Estates Vesting Tentative Subdivision Map  
**File Number:** Vesting Tentative Subdivision Map No. VTM-22-118  
**Project Address:** 310 and 342 Shilling Avenue (APNs: 196-080-34 and -35)

*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 exhibits and diagrams dated June 29, 2022.*

**DESCRIPTION**

The applicant is requesting approval of a Vesting Tentative Subdivision Map to subdivide two (2) parcels consisting of approximately 0.75-acres into eight (8) individual residential lots. Parcels 1 through 7 are 3,850 sq. ft. in size and Parcel 8 is 5,744 sq. ft. in size. The map will serve as the basis for design and construction of future single-family homes.

**PLANNING**

***CEQA Determination***

The City finds that the project is Categorically Exempt according to the California Environmental Quality Act Article 19 § 15332 Class 32 “In-Fill Development”. In this regard, the proposed project it is consistent with the General Plan and Zoning regulations of the parcel, and occurs within the City limits and is no more than 5-acres. 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 effect 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 measure have been required.

1. The applicant shall contact the Finance Department to process the assessment apportionment or pay off the outstanding assessment prior to final map recordation.
2. Future development of the parcel shall comply with the development standards for Multifamily Residential Detached Units (MFD Small Lots) per Section 17.38.090 of the Lathrop Municipal Code (LMC).
3. Prior to any ground disturbance, the project shall consult with the San Joaquin County Multi-Species Habitat Conversation and Open Space Plan (SJMSCP) for biological coverage, mitigation and participation in the plan. Participation in the SJMSCP satisfies requirements for both the State and Federal endangered species acts, and ensures that the impact are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA).

4. 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 8021, Dust Control Plan, Rule 9510, Indirect Source Review, etc. The applicant shall provide proof of compliance prior to building permit issuance.
5. The Final Map shall be in substantial conformance with the approved Vesting Tentative Subdivision Map, as conditioned, and future development shall be consistent with applicable sections of the Lathrop Municipal Code.
6. The applicant is responsible for contacting all appropriate utility companies to obtain their agreement for extension and/or relocation of services necessary to final the proposed Vesting Tentative Subdivision Map.
7. Any activity authorized by this Vesting Tentative Subdivision Map shall constitute acceptance of all of the conditions and obligations imposed by the City on this Vesting Tentative Subdivision Map. The applicant(s), by said acceptance of these Conditions, waives any challenge as to the validity of these conditions.
8. Unless otherwise specified, all conditions of approval shall be complied with prior to issuance of any Building Permits.
9. The Vesting Tentative Subdivision Map shall expire twenty-four (24) months from the date of approval unless a time extension is granted consistent with the policies and procedures of the Lathrop Municipal Code and the Subdivision Map Act.

## **BUILDING**

1. All construction shall comply with the most recent adopted City and State building codes:
  - 2019 California Building Code
  - 2019 California Residential Code
  - 2019 California Electrical Code
  - 2019 California Mechanical Code
  - 2019 California Plumbing Code
  - 2019 California Fire Code
  - 2019 California Green Code
2. Dimensioned building setbacks and property lines, street centerlines and between buildings or other structures shall be designed on plot plan.
3. All property lines and easements must be shown on plot plan. A statement that such lines and easements are shown is required.
4. 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.

## **PUBLIC WORKS**

### **1. Wastewater**

- a. Applicant shall be required to connect to the City sewer system prior to certificate of occupancy for the first building within the project.
- b. The wastewater will be treated at the Manteca Wastewater Quality Control Facility (MWQCF) and capacity is available for purchase. Each parcel will require one ISU of wastewater capacity (240 gallons per day for low density residential).
- c. Applicant shall submit a wastewater study proving that the existing City infrastructure can support the additional wastewater contribution and shall participate in and fund any Master Plan updates if required.
- d. Wastewater laterals shall be shown on the utility site plans and shall not be located within the driveway. A clean out shall be provided at the property line.

### **2. Potable Water**

- a. Applicant shall be required to connect to the water utility for domestic supply and pay all applicable connection fees. Any groundwater wells on site shall be abandoned under a permit from San Joaquin County prior to connecting potable water to the site.
- b. Water capacity is available for purchase from the City and each parcel will require 430 gallons per day of capacity.
- c. Applicant shall submit a potable water study proving that the existing City infrastructure can support the additional demand and shall participate in and fund any Master Plan updates if required.
- d. Water laterals and meter locations shall be shown on the utility site plans and shall not be located within the driveway.

### **3. Storm Drain**

- a. Applicant shall show storm water conveyance on the utility site plan.
- b. Applicant shall submit a storm water study proving that the existing City infrastructure can support the additional storm water contribution and shall participate in and fund any Master Plan updates if required. Applicant shall fund and construct improvements to the City's storm drain system if it is determined to be insufficient to support the additional storm water from the Project.

### **4. Storm Water – Construction**

- a. Project is less than one acre, applicant shall complete a small project ESCP and submit to City for review and approval.

### **5. Frontage Improvements**

- a. Applicant shall dedicate Right-of-Way Easement (ROW) and Public Utility Easement (PUE) to City as necessary.
- b. Applicant shall move all existing overhead utilities less than 34.5 kVA underground within the frontage of the proposed development. All new utility connections shall be placed underground.

- c. Applicant shall submit a photometric plan to support the number and placement of the streetlight(s).
- d. Applicant shall install all frontage improvements including but not limited to ½ street width paving, sidewalk, curb, gutter, landscaping, hydrants, signing and striping, and streetlights.
- e. Applicant shall enter into a Subdivision Improvement Agreement prior to the approval of the final map to guarantee all public improvements.

## **6. General Comments**

- a. Applicant shall retain the services of a California licensed civil engineer to design the improvements and utility plans for sewer, water storm drain lines and systems.
- b. Applicant shall create or participate in a Community Facilities District (CFD) to fund the maintenance of all public infrastructure prior to issuance of the first building permit within the subdivision.
- c. Applicant shall insure that all off-site and on-site improvements comply with City Standards.
- d. Hydrology and hydraulic calculations and plans for on-site storm water system shall be submitted to the City for review and approval.
- e. The Applicant shall execute a maintenance agreement for all onsite storm water quality treatment devices, swales and/or ponds.
- f. Applicant shall install as part of their onsite improvement all necessary Best Management Practices (BMP's) for post construction in accordance with City guidelines and standards. The BMP's must be in place prior to final occupancy.
- g. Applicant shall pay all appropriate fees including but not limited to Levee Impact Fee, Capital Facilities Fees, and Plan Check and Inspection Fees.
- h. 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.
- i. 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.
- j. Applicant shall provide a separate demolition plan and apply for a demolition permit for any existing buildings.
- k. All improvements shall be designed and constructed per the most current City Standards.

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

- 1. The project must conform to the appropriate edition of the California Fire Code (currently the 2019 edition) and all related standards.
- 2. Permits shall be obtained from the fire code official. Permit(s) and fees, shall be paid prior to issuance of any and/or all permits. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the fire code official. (Permits are to be renewed on an annual basis)

3. 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.
4. 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.
5. 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.

### **ADMINISTRATIVE SERVICES**

1. By exercising this Permit, 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 Vesting Tentative Subdivision Map to the fullest extent permitted by law.

### **SAN JOAQUIN COUNTY ENVIRONMENTAL HEALTH DEPARTMENT**

See enclosed memo dated August 23, 2022.



**SAN JOAQUIN**  
— COUNTY —  
*Greatness grows here.*

## Environmental Health Department

**Jasjit Kang, REHS, Director**

*Muniappa Naidu, REHS, Assistant Director*

**PROGRAM COORDINATORS**

Robert McClellon, REHS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS

Michael Kith, REHS

Melissa Nissim, REHS

Steven Shih, REHS

Michelle Henry, REHS

Elena Manzo, REHS

August 23, 2022

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

From: Aldara Salinas; 209-616-3019  
Environmental Health Specialist

A handwritten signature in blue ink, appearing to be "CR", enclosed in a circle.

RE: **TSM-22-118, Referral, SU0015102**  
**310 & 342 Shilling Ave., Lathrop**

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The San Joaquin County Environmental Health Department (EHD) recommends the following conditions as a part of developing this project:

1. Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-1115.3 and 9-1115.6).

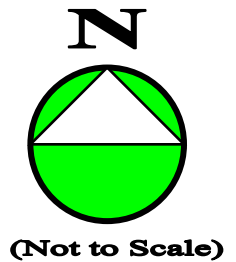


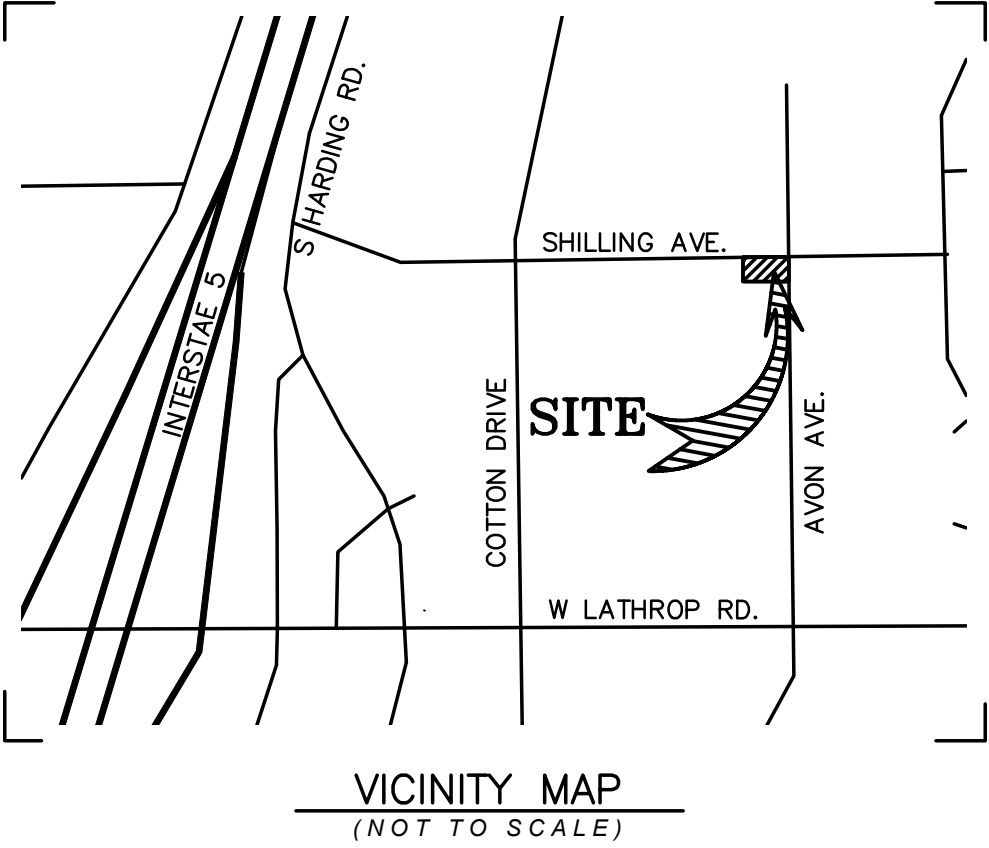
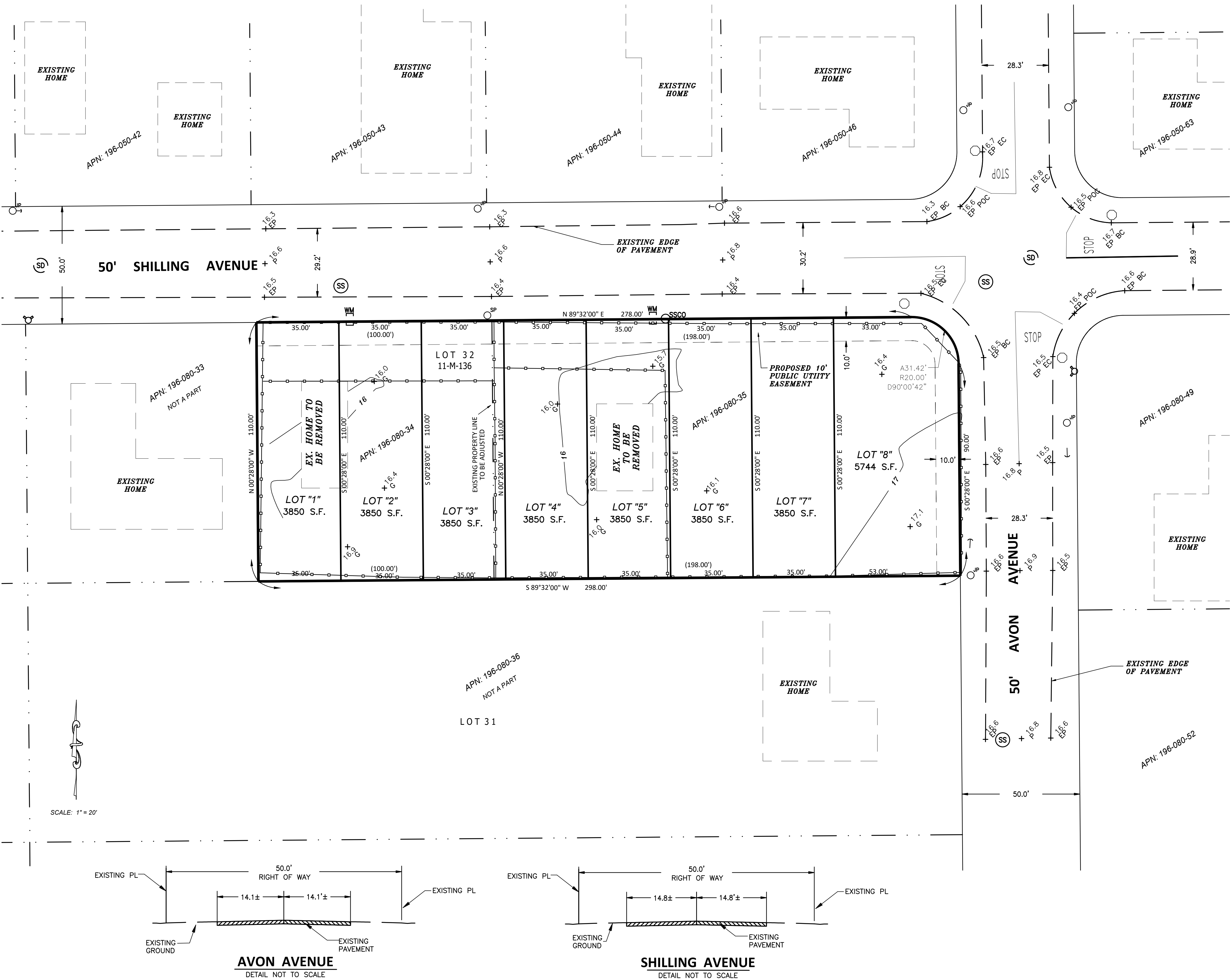


**PLANNING DIVISION  
Vicinity Map**



**VTM-22-118  
Vesting Tentative Map  
Alaniz Estates Subdivision  
310 and 342 Schilling Avenue  
APN: 196-080-34 and -35**





**OWNER:** RAMA BUILDERS INC.  
4114 HUBBARD ROAD  
STOCKTON, CA 95215  
PH: (209) 915-2016

**PROJECT DESCRIPTION:**  
TO SUBDIVIDE 0.75± ACRES, CONSISTING OF TWO (2) EXISTING PARCELS INTO SEVEN (7) 3,850 SQFT LOTS AND ONE (1) 5,744 SQFT CORNER LOT - EIGHT (8) LOTS IN TOTAL.

**LEGAL DESCRIPTION:**  
PER TITLE REPORT  
PARCEL 1:  
THE EAST 100 FEET OF THE WEST 198 FEET OF LOT 32, AS SHOWN ON MAP OF TRACT NO. 142, LATHROP ACRES, FILED FOR RECORD APRIL 10, 1947, IN VOLUME 11 OF MAPS AND PLATS, PAGE 136, SAN JOAQUIN COUNTY RECORDS.

PARCEL 2:  
LOT 32, EXCEPT THE WEST 198 OF TRACT NO. 142, LATHROP ACRES, FILED FOR RECORD APRIL 10, 1947, IN VOLUME 11 OF MAPS AND PLATS, PAGE 136, SAN JOAQUIN COUNTY RECORDS.

APN: 196-080-34 & 196-080-35

**PROJECT ADDRESS:** 310 & 342 SCHILLING AVE.

**PROJECT SIZE:** 0.75± GROSS ACRES

**LOT SIZE:** LOTS 1-7 3850 S.F.  
LOT 8 5744 S.F.

**A.P.N.:** 196-080-34 & 196-080-35

**ZONING:** RM-3 MULTIFAMILY RESIDENTIAL

- LEGEND:**
- SUBJECT PARCEL LINE
  - RIGHT-OF-WAY
  - SURROUNDING PARCEL LINES
  - EXISTING WOOD FENCE
  - EXISTING CONTOUR
  - EXISTING LOT DISTANCE
  - EXISTING SEWER MANHOLE
  - EXISTING STOP SIGN
  - EXISTING STORM DRAIN MANHOLE
  - EXISTING JUNCTION POLE
  - EXISTING FIRE HYDRANT
  - EXISTING WATER METER BOX
  - EXISTING SEWER CLEAN OUT
  - EXISTING GRADE

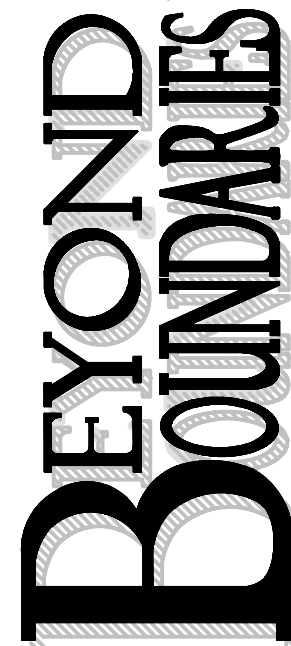
VESTING TENTATIVE SUBDIVISION MAP FOR  
**ALANIZ ESTATES SUBDIVISION**

BEING A DIVISION OF A PORTION OF LOT 32 OF THE LATHROP ACRES, MAPS AND PLATS VOLUME 11 AT PAGE 136, SAN JOAQUIN COUNTY RECORDS, BEING IN A PORTION OF THE SOUTHWEST QUARTER SECTION 23, T. 1 S., R. 6 E., MOUNT DIABLO BASE AND MERIDIAN, CITY OF LATHROP, COUNTY OF SAN JOAQUIN, CALIFORNIA



2227 52ND AVE, SUITE 100, CA 95355  
PHONE: (209) 478-7162  
EMAIL: tom@pacificland.com

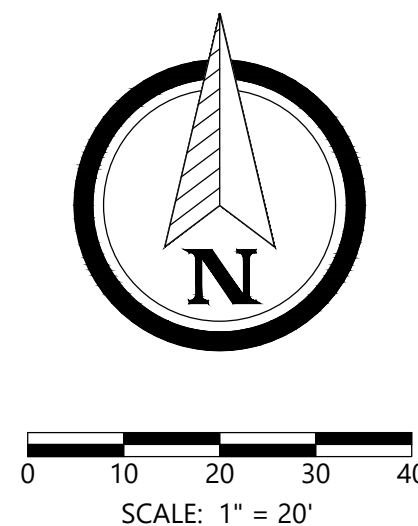
LORRIE SILVA  
LAND PLANNING CONSULTANT  
936 RUSSELL ROAD, MODESTO, CA 95358  
(209) 404-0350  
lsilva3.lbs@gmail.com



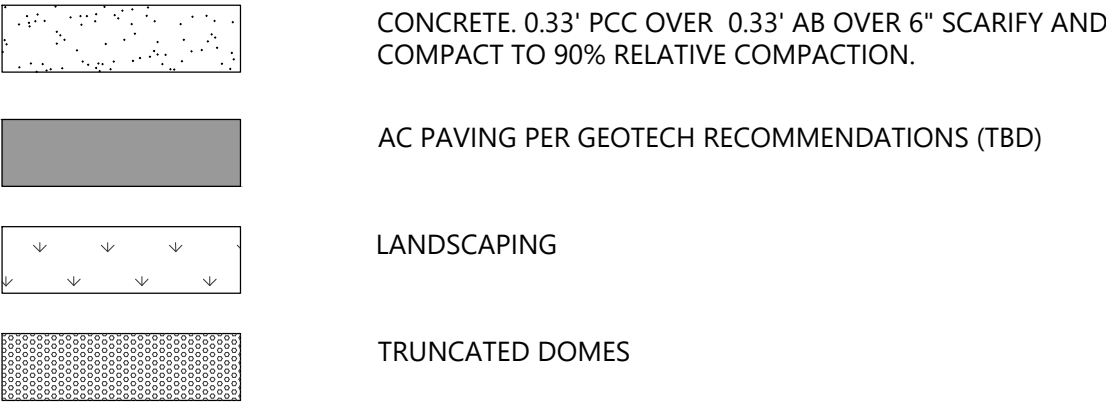
JOB NO: 21-07

SHEET 1 OF 1  
6/29/2022





### SITE PLAN LEGEND:

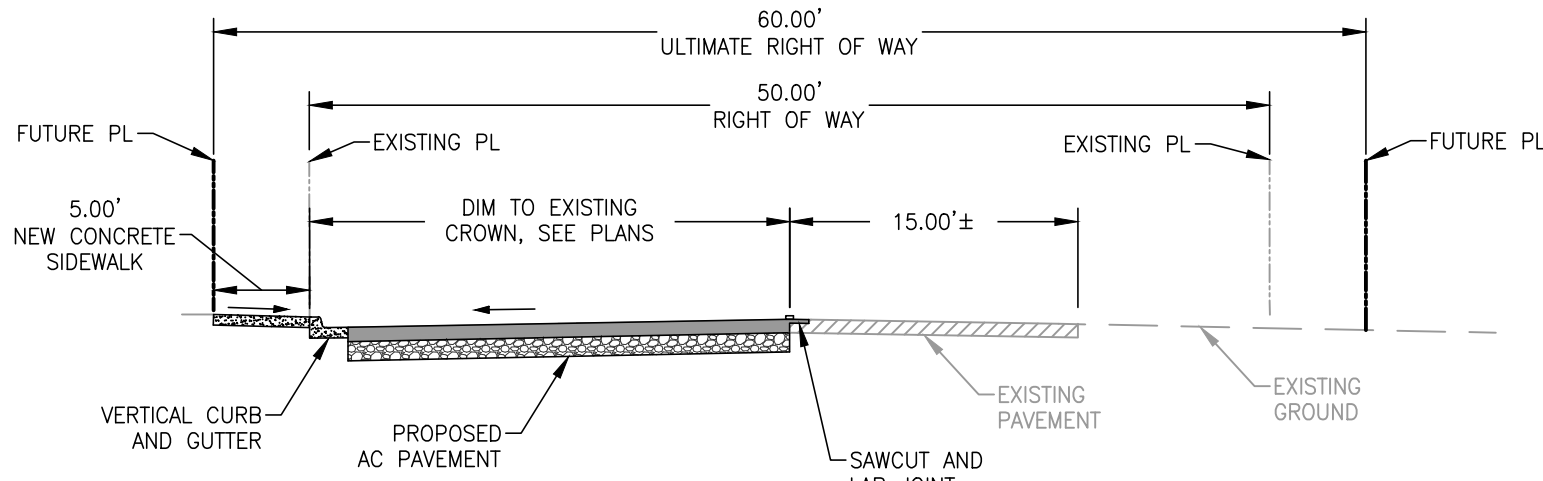


C	CONCRETE
CBC	CALIFORNIA BUILDING CODE
EL	ELEVATION
GB	GRADEBREAK
MIN	MINIMUM
PV	PAVEMENT
TC	TOP OF CURB

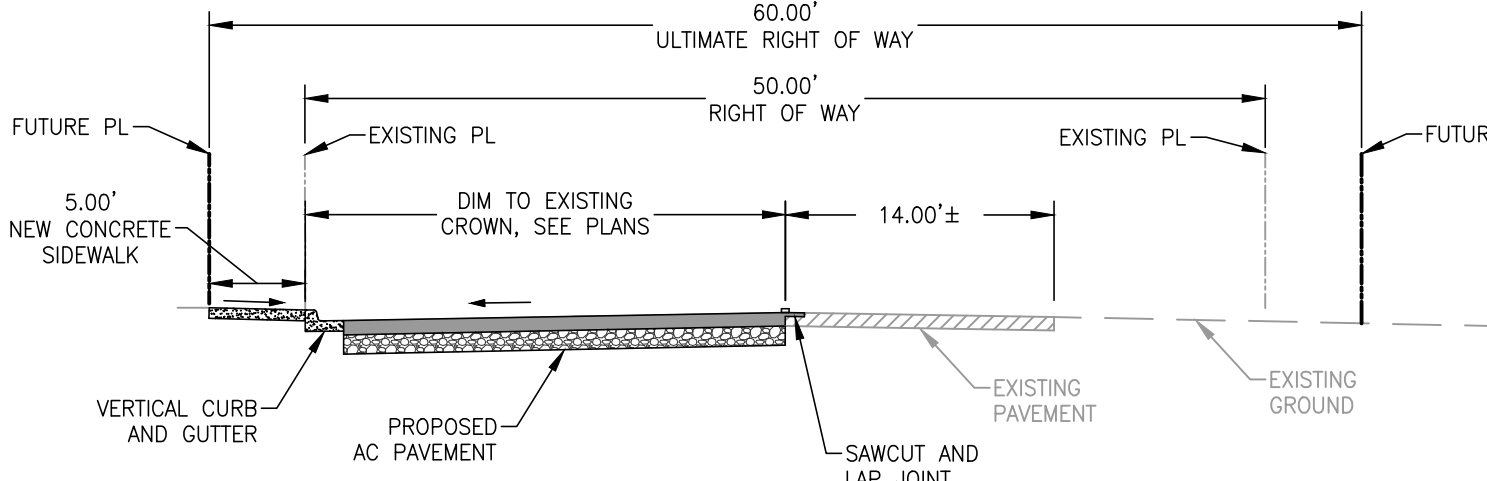
## LOT SIZE

LOTS 1-7: 3,675 SF  
LOT 8: 4,955 SF

SECTION A-A - SHILLING AVE



## SECTION B-B - AVON AVE



Know what's below.  
Call before you dig.