

ITEM 5.2

**CITY MANAGER’S REPORT
OCTOBER 10, 2022 CITY COUNCIL REGULAR MEETING**

ITEM: PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER VESTING TENTATIVE SUBDIVISION MAP VTM-22-100 FOR THE QUEIROLO ROAD SUBDIVISION PROJECT

RECOMMENDATION: Council to Consider the Following:
1. Hold a Public Hearing; and
2. Adopt a Resolution Approving Vesting Tentative Subdivision Map (VTM-22-100) for the Proposed Queirolo Road Subdivision Project to Create 85 Single-Family Residential Lots

SUMMARY:

The applicant is requesting approval of a Vesting Tentative Subdivision Map to subdivide a 19.98-acre parcel into eighty-five (85) individual residential lots with an average lot size of 3,574 square feet per lot including a 3.5-acre park. The map will serve as the basis for design and construction of the future homes.

The Planning Commission and staff recommend that the City Council consider all information provided and submitted, take and consider all public testimony and, if determined to be appropriate, adopt a Resolution to approve the Vesting Tentative Subdivision Map (VTM-22-100) for the Queirolo Road Subdivision Project.

SITE DESCRIPTION:

The project site is located at the southwest corner of Sadler Oak Drive & Golden Valley Parkway and east of the San Joaquin River, within and subject to the Mossdale Landing South Urban Design Concept. The project is bounded by a residential subdivision to the north, legal non-conforming residential and vacant properties to the east, the San Joaquin River to the west, and undeveloped property to the south. The zoning of the property and surrounding areas are listed below:

Project Location	Medium Density Residential (RM-MV), Public Schools Parks Open Space (P-MV), and Service Commercial (CS-MV)
North	Medium Density Residential (RM-MV)
East	Service Commercial (CS-MV)
South	Public Schools Parks Open Space (P-MV) & Medium Density Residential (RM-MV)

The project site is currently vacant and undeveloped. There are no buildings or structures on the property and the site is physically suitable for the proposed development.

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The applicant will be required to extend existing City utilities located in Sadler Oak Drive, south to serve this development (i.e. sewer, water, and storm drainage). The project is also proposing to connect to the existing Mossdale Landing South Multi-Use Pedestrian/Bicycle Trail along the San Joaquin River, which will further provide connectivity north into the Mossdale Landing community.

BACKGROUND:

In 2004, the City adopted the Mossdale Landing South Urban Design Concept, which included the certification of the Final Environmental Impact Report (FEIR) (SCH #2004052069). The property is located in Mossdale Landing South, which is a master-planned community consisting of approximately 400 dwelling units, 247,000 square feet of service commercial, parks and open space with a total site area of approximately 106 acres. The Mossdale Landing South is part of the Mossdale Village, which includes the original Mossdale Landing & Mossdale Landing East, area encompassed by the West Lathrop Specific Plan.

On September 21, 2022, the Planning Commission held a public hearing on the proposed Vesting Tentative Subdivision Map (VTM-22-100). After review and consideration of all information provided, and after taking and considering all public testimony, the Planning Commission voted unanimously (5-0) to adopt PC Resolution No. 22-10 (Attachment 5) recommending the City Council approves the Vesting Tentative Subdivision Map VTM-22-100.

ANALYSIS:

Map Design & Development Standards

The Vesting Tentative Subdivision Map proposes to subdivide a 19.98-acre parcel into eighty-five (85) residential lots ranging in size from 2,200 to 6,717 square feet. The project is consistent with the Medium Density Residential land use designation density requirement at eight (8.3) units per acre (range is 8-15 units per acre). The site is suitable for the proposed development and the design and layout of the subdivision is consistent with the City's general plan and zoning ordinances as well as the Mossdale Landing South Urban Design Concept. The project is required to adhere to the Medium Density Residential – Mossdale Village Development Standards (RM-MV) for 2,200 square foot minimum lot sizes. Staff reviewed the proposed lot dimensions and confirmed that they meet the minimum development standards. The applicant has also included an exhibit on sheet C3.1 (Attachment 4), which illustrates the setback requirements for the project.

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As proposed, Parcels "F" and "G" will be created east of Golden Valley Parkway resulting from the roadway alignment. These parcels are currently zoned Service Commercial (CS-MV) and will be conditioned as "Designated Remainders" that are not developable until subsequent plans are provided to the City showing the parcels are viable for development in terms of access and utilities.

The applicant will be required to provide a list of proposed street names to staff. Staff will then review the proposed street names in coordination with the San Joaquin County 9-1-1 Coordinator, City of Ripon 9-1-1 Coordinator (Lathrop Police Department Dispatch), and Lathrop-Manteca Fire District prior to Final Map approval.

Access & Improvements

The primary access to the project site will be from Sadler Oak Drive along the northern boundary of the project which connects to Golden Valley Parkway to the east. Additional access is provided by the southern extension of Inland Passage Way from Sadler Oak Drive along the west boundary of the project. The streets will be public and designed to be consistent with the Mossdale Landing South street cross sections. The applicant will also be required to fund the construction or construct the necessary improvements to Golden Valley Parkway and to construct an eight (8) foot Community Masonry Wall along Golden Valley Parkway. A Noise Analysis is required to determine whether a block wall or wood fence is needed along Sadler Oak Drive. Frontage improvements such as sidewalk, curb, and gutter, pavement, streetlights, fire hydrants, driveway aprons, curb ramps, etc. will be constructed in accordance with City Standards.

Utilities

The project site will be required to extend the water and sewer utilities from Sadler Oak Drive to the project site. The project includes a storm drain bioretention basin located in the proposed park that will be connected to the City's storm drain system. The applicant will be required to purchase wastewater capacity as well as dedicate both Right-of-Way (ROW) and Public Utility Easement (PUE) as necessary prior to Final Map approval. Electric and natural gas service will be provided by Pacific Gas & Electric to the project site.

Park

As discussed above the project is proposing an approximate 3.5-acre neighborhood park located in the southwest area of the project site. The proposed location is consistent with the exhibits depicted in the Mossdale Landing South Urban Design Concept. Additionally, Reclamation District 17, which oversees the maintenance of the levee along the San Joaquin River, has given approval for this project to allow connectivity to the existing levee trail, providing connection to the Mossdale Landing Subdivision area to the north.

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The design of the park will be reviewed by the Parks, Recreation & Maintenance and Public Works Departments prior to Final Map approval.

General Plan and Zoning Consistency

As currently designed and conditioned, the project is a reasonable request that is consistent with the goals and policies of the General Plan and will comply with the requirements of the Zoning Ordinance and design standards of the RM-MV (Medium Density Residential Mossdale Village), P-MV (Public Schools Parks Open Space, Mossdale Village), and CS-MV (Service Commercial, Mossdale Village) District development. The project is also consistent with the City's subdivision ordinance, Mossdale Landing South Urban Design Concept, and the State Subdivision Map Act.

Public Notice

On September 29, 2022, a Notice of Public Hearing was advertised in the Manteca Bulletin and staff also mailed the public hearing notice on September 29, 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.

Conditions of Approval

Planning staff routed the project plans on August 11, 2022 to the Building Department, Public Works Department, Lathrop Police Department, and Lathrop-Manteca Fire District to ensure compliance with applicable codes and regulations. In addition Planning staff routed external referral to outside agencies and departments for review and comment on August 11, 2022. The City received comments from the following agencies:

- San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)
- San Joaquin Environmental Health Department (SJC EHD)
- San Joaquin Valley Air Pollution Control District (SJVAPCD)
- Pacific Gas & Electric (PGE)
- Manteca Unified School District (MUSD)

The SJMSCP letter states that the project is subject to the SJMSCP and is required to participate prior to ground disturbance. Conditional of Approval #7 (Planning), required the applicant to contact SJCOG for participation in the SJMSCP prior to ground disturbance. For reference the SJMSCP letter, dated August 11, 2022 is attached to the Conditions of Approval (Attachment 2).

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The SJC EHD letter includes recommended Conditions of Approval related to wells and septic tanks that may be located at the project site. For reference, the SJC EHD letter, dated August 22, 2022, is attached to the Conditions of Approval (Attachment 2).

The SJVAPCD letter includes the District's requirements and recommendation for the project, including consistency with the requirements of District Rule 9510 (Indirect Source Assessment), and to conduct a Health Risk Screening to identify potential Toxic Air Contaminants (TACs) impact on surrounding sensitive receptors such as hospitals, daycare centers, schools, work-sites, and residences. Condition of Approval #8 (Planning), required the applicant to contact SJVAPCD prior to ground disturbance and to comply with various District regulations. For reference the SJVAPCD letter dated, August 31, 2022 is attached to the Conditions of Approval (Attachment 2).

The PGE letter included standard development comments in regards to possible easements being located within the project site.

The MUSD letter identified the District's plan for future school funding. As requested staff provided a copy of the letter to the applicant.

CEQA REVIEW:

The environmental impacts of the Mossdale Landing South project were addressed in a certified Final Environmental Impact Report (FEIR) (SCH #2004052069) as well as the West Lathrop Specific Plan Final Environmental Impact Report (FEIR) (SCH#93112027). The City has determined that the potential environmental effects of the proposed project falls within the scope analyzed in both EIR's and no new or substantially increased significant environmental impacts that were not previously analyzed would occur as a result of the project; therefore, no further environmental review is required in compliance with the California Environmental Quality Act (CEQA).

RECOMMENDATION:

The Planning Commission and staff recommend that the City Council consider all information provided and submitted, take and consider all public testimony and, if determined to be appropriate, adopt a Resolution to approve the Vesting Tentative Subdivision Map (VTM-22-100) for the Queirolo Road Subdivision Project.

FISCAL IMPACT:

All application processing fees and costs are charged to the applicant. The request has no fiscal impact to the City.

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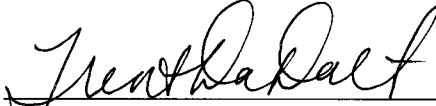
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ATTACHMENT:

1. City Council Resolution Approving Vesting Tentative Subdivision Map (VTM-22-100).
2. Consolidated Conditions of Approval dated September 21, 2022
3. Vicinity Map
4. Vesting Tentative Subdivision Map Plan Set
5. Planning Commission Resolution No. 22-10 Recommending City Council Approval

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APPROVALS:




Trent DaDalt
Assistant Planner

9/27/2022
Date



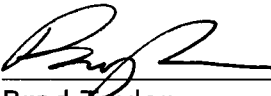
Ricardo Caguiat
Assistant Community Development Director

9/27/22
Date



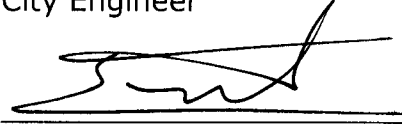
Mark Meissner
Community Development Director

9/27/2022
Date




Brad Taylor
City Engineer

9/28/2022
Date



Salvador Navarrete
City Attorney

9.29.2022
Date



Stephen J. Salvatore
City Manager

9.30.22
Date

RESOLUTION NO. 22-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING VESTING TENTATIVE SUBDIVISION MAP (VTM-22-100) FOR THE PROPOSED QUEIROLO ROAD SUBDIVISION PROJECT

WHEREAS, the City of Lathrop City Council held a duly noticed public hearing on October 10, 2022 and proper public notice of this meeting was given in all respects as required by law to consider the Queirolo Road Vesting Tentative Subdivision Map (VTM-22-100) project pursuant to the Lathrop Municipal Code; and

WHEREAS, the property site is located at 18401 Queirolo Road (APN: 241-020-63); and

WHEREAS, the subject site is located in a Medium Density Residential, Neighborhood Park, and Service Commercial General Plan designation, Medium Density Residential, Public Schools Parks Open Space, and Service Commercial Zoning District within the Mossdale Landing South Urban Design Concept; and

WHEREAS, the environmental impacts of the Mossdale Landing South Urban Design Concept project were addressed in a certified Final Environmental Impact Report (FEIR) (SCH #200452069) as well as the West Lathrop Specific Plan Final Environmental Impact Report (FEIR) (SCH #93112027); 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 a 200-year Urban Level of Flood Protection in the Reclamation District 17 basin by the year 2028; and

WHEREAS, 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 Planning Commission transmittal of a recommendation to the City Council by Resolution. On September 21, 2022 the Planning Commission held a public hearing and voted unanimously (5-0) to recommend the City Council approve the Queirolo Road Vesting Tentative Subdivision Map (VTM-22-100); and

WHEREAS, the City Council has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT RESOLVED the City Council 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 Medium Density Residential, Mosssdale Village (RM-MV), Public Schools Parks Open Space, Mosssdale Village (P-MV), and Service Commercial, Mosssdale Village (CS-MV) 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 Mosssdale Landing South Urban Design Concept, Medium Density Residential – Mosssdale Village Development standards for 2,200 square foot minimum lot sizes. As conditioned, the project will also comply with the General Plan, Zoning Ordinance, City’s Subdivision Ordinance, State Subdivision Map Act, 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 Vesting Tentative Subdivision Map environmental impacts have been addressed in both the certified Final Environmental Impact Report (FEIR) (SCH #200452069) for the Mosssdale Landing South project and the certified Final Environmental Impact Report (FEIR) (SCH #93112027) for the West Lathrop Specific Plan.
4. The City Council, acting as the land use agency, adopted Resolution No. 21-4923 based on substantial evidence in the record, adopted Adequate Progress Findings towards providing a 200-year Urban Level of Flood Protection in the Reclamation District 17 basin by the year 2028.

BE IT FURTHER RESOLVED that the City Council of the City of Lathrop does hereby make the following findings regarding the proposed Vesting Tentative Subdivision Map per Government Code Section 66474 of the Subdivision Map Act:

1. *The proposed Queirolo Road Vesting Tentative Subdivision 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 subdivision proposed in the Queirolo Road Vesting Tentative Subdivision Map 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, Neighborhood Park, and Service Commercial land uses 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 proposed 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 single-family residential development. The map satisfies the Medium Density requirement at 8.3 units per acre (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 Mossdale Landing South Urban Design Concept, Medium Density Residential – Mossdale Village Development Standards for 2,200 square foot minimum lot sizes.
5. *The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantially injure fish or wildlife or their habitat.* As stated above the environmental impacts of the Mossdale Landing South project were addressed in a certified Final Environmental Impact Report (FEIR) (SCH #200452069) as well as the West Lathrop Specific Plan Final Environmental Impact Report (FEIR) (SCH #93112027).
6. *The design of the subdivision and proposed 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 environmental impact of the Mossdale Landing South project were addressed in a certified Final Environmental Impact Report (FEIR) (SCH #200452069) as well as the West Lathrop Specific Plan Final Environmental Impact Report (FEIR) (SCH #93112027).
7. *The design of the subdivision and proposed 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 City Council 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 approve the Queirolo Road Vesting Tentative Subdivision Map (VTM-22-100), subject to the Consolidated Conditions of Approval dated September 21, 2022 listed as Attachment #2 of the Staff Report for this item, incorporated by reference herein.

PASSED AND ADOPTED by the City Council of the City of Lathrop at a regular meeting on the 10th day of October, 2022 by the following vote:

AYES:

NOES:

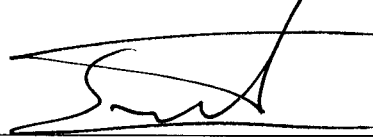
ABSTAIN:

ABSENT:

SONNY DHALIWAL, MAYOR

ATTEST:

APPROVED AS TO FORM:



Teresa Vargas, City Clerk

Salvador Navarrete, City Attorney



Community Development Department – Planning Division

Consolidated Conditions of Approval

September 21, 2022

Project Name: Queirolo Road Vesting Tentative Subdivision Map
File Number: Vesting Tentative Map No. VTM-22-100
Project Address: 18401 Queirolo Road (APN: 241-020-63)

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. The following comments and conditions of approval are based on the exhibits and diagrams dated August 3, 2022.

DESCRIPTION

The applicant is requesting approval of a Vesting Tentative Subdivision Map to subdivide a 19.98-acre parcel into eighty-five (85) residential lots with an average lot size of 3,574 square feet including a 3.5-acre park located south of Sadler Oak Drive and west of Golden Valley Parkway. The project site is within the Medium Density Residential (RM-MV), Public Schools Parks Open Space (P-MV), and Service Commercial (CS-MV) zoning districts and is consistent with the West Lathrop Specific Plan and the Mossdale Landing South Urban Design Concept. The project is proposing installation of four new public streets as well as extending public utilities from Sadler Oak Drive.

CEQA Determination

The environmental impacts of the Mossdale Landing South project were addressed in a certified Final Environmental Impact Report (FEIR) (SCH #2004052069) as well the West Lathrop Specific Plan Final Environmental Impact Report (FEIR) (SCH #93112027). The City has determined that the potential environmental effects of the proposed project falls within the scope of both FEIR's and no new substantially increases significant environmental impacts that were not previously analyzed would occur as a result of the project; therefore no further environmental review is required in compliance with the California Environmental Quality Act (CEQA).

PLANNING

1. The Mitigation Monitoring and Reporting Program (MMRP) set forth in the Final EIR for the Mossdale Landing South Urban Design Concept that are applicable to the project site, are incorporated herein by reference as part of these Conditions of Approval (enclosed).
2. Parcels "F" and "G" as shown on the Vesting Tentative Subdivision Map are not designated for development at this time. As such, these parcels will be labeled "Designated Reminders" on the Final Map. Future Final Map(s) shall be approved with Conditions of Approval specific to the development of Parcels "F" and "G".

3. The applicant shall construct an eight (8) foot Community Masonry Wall (CMU) along the eastern boundary of the project site adjacent to Golden Valley Parkway.
4. The applicant shall prepare a Noise Barrier Assessment to determine the required noise barrier along Sadler Oak Drive.
5. The applicant shall provide a list of street names for City review prior to Final Map recordation.
6. In the event clarification is required for these Conditions of Approval, the Community Development Director and the Public Works Director shall have the authority to administratively clarify the intent and wording of these Conditions of Approval without the requirement of a public hearing or to refer questions regarding the interpretation of these Conditions of Approval to the City Council. If an applicant takes issue with the clarification provided administratively, the applicant shall have the right to appeal, the administrative clarification to the City Council. The Community Development Director and Public Works Director also shall have the authority to make minor modifications to these Conditions without a public hearing, provided such modifications are made at the request of an applicant and are consistent with and in furtherance of the underlying intent of the condition being modified.
7. The applicant shall comply with all architectural and design criteria set forth in the Mossdale Landing South Urban Design Concept.
8. The applicant shall complete the Architectural Design Review process with the City prior to submittal of the Construction Drawings (Master Plans) to the Building Department.
9. 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).
10. 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.
11. 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.
12. 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.
13. The applicant shall disclose LMC Chapter 15.48 Agricultural Land Preservation, also commonly referred to as "Right-to-Farm" during the sale of lots within the project area. This provision shall include all properties on site which may be impacted or affected by on-going farming operations.
14. 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.
15. Unless otherwise specified, all conditions of approval shall be complied with prior to issuance of any Building Permits.

16. 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, currently:
 - 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 consumption light fixtures, and insulation and shall use to the extent feasible draught landscaping.

PUBLIC WORKS

1. **Sewer**
 - a. Prior to approval of the first final map, the applicant shall prepare a wastewater collection system design report. The design report shall identify any distribution pipes and pump stations necessary to convey the wastewater to the nearest collection point as well as analyze the existing collection system for capacity and conveyance of this project's wastewater to the Combined Treatment Facility (CTF). Pump station facilities shall be connected to the City's SCADA system via fiber optic connection.
 - b. Prior to or concurrent with approval of the first final map, the applicant shall purchase sufficient wastewater treatment, storage (if necessary), and disposal (if necessary) capacity for the Project using the most current wastewater generation factor from the City Standards.
 - c. Prior to building permit issuance, the applicant shall pay all wastewater related Capital Facility Fees (CFF) and reimbursements.
2. **Recycled Water**
 - a. All public irrigation shall be supplied with recycled water. The applicant shall install recycled water mains, backflow preventers and meters as necessary.

3. Water

- a. Prior to approval of the first final map, the applicant shall prepare a potable water system design report. The design report shall identify any distribution pipes and other improvements necessary to convey water to the Project as well as modelling to ensure that the existing City water system is sized to provide sufficient flow and pressure to the Project.
- b. Prior to or concurrent with approval of the first final map, the applicant shall purchase sufficient water capacity for the project using the most current water use factor from the City Standards.
- c. Prior to building permit issuance, the applicant shall pay all water related Capital Facility Fees (CFF) and reimbursements.

4. Storm Water

- a. Prior to approval of the first final map, the applicant shall prepare a storm drain system design report. The design report shall identify the necessary storm drain infrastructure for the Project including collection and conveyance systems, storage basins, storm water treatment, pump stations and ensure that the existing City storm water system, pump stations, detention basins and outfall structures are sufficient to accommodate the storm water from this Project. Pump station facilities shall be connected to the City's SCADA system via fiber optic connection.
- b. Prior to building permit issuance, the applicant shall pay all storm water related Capital Facility Fees (CFF) and reimbursements.

5. Public Improvements/Traffic

- a. Prior to approval of the first final map, the applicant shall prepare a traffic queue, level of service and traffic control device warrant technical memorandum for any intersection that may be impacted by the Project. The applicant shall improve roadways and/or construct traffic control devices such as traffic signals, signs or striping if any deficiencies are identified as an impact of the Project.
- b. Traffic signal for Golden Valley Parkway & Sadler Oak: The applicant shall either construct this traffic signal if it is warranted with the additional trips from the Project or contribute ¼ of the total cost of the traffic signal to the City prior to approval of the first final map.
- c. With the first final map, the applicant shall dedicate all necessary right of way, public utility easement and any other easements necessary to construct the adjacent roadways as determined by the City for Golden Valley Parkway, Sadler Oak Drive and any internal public roads.
- d. Golden Valley Parkway Improvements: For any portion of the roadway along the frontage of a developable parcel, the applicant shall be responsible to construct or fund the construction of water, sewer, storm water and recycled water mains, curb, gutter, sidewalk, outside lane pavement, signing, striping, parkway strip landscaping, median lighting and any other improvement necessary to facilitate the mobility of vehicles along the frontage of the Project. Depending on the street cross section needed for the planned Golden Valley Parkway bridge that will cross the San Joaquin River south of the Project, the applicant may be required to install an alternate version or portions of the cross section shown in the Mossdale Landing South Urban Design Concept however, the improvement scope and cost will not exceed the original obligation.

If the applicant funds the construction of the improvements, the applicant shall provide a cash deposit for a value agreed upon by the City Engineer prior to Final Map Recordation.

- e. Sadler Oak Drive Improvements: The applicant shall construct curb, gutter, sidewalk, landscaping, streetlights, new intersections and repair any existing pavement along the frontage of the Project.
- f. All new and existing utilities under 34.5 kVA shall be placed underground within, adjacent to and across the frontage of the Project.

6. General Comments

- a. With the first final map, applicant shall enter into a Subdivision Improvement Agreement (SIA) with the City for all public improvements including any offsite utility or roadway improvements that are needed to serve the Project. Applicant shall provide performance (110%) and labor and materials (50%) securities to guarantee the Project improvements, approved by the City Engineer, prior to the execution of the SIA and approval of the first final map.
- b. All water meters shall be within the public right of way or public utility easement. City shall not maintain water and sewer system lines beyond existing main line stub outs or on private property, unless otherwise agreed to by the City.
- c. With any final map, applicant shall dedicate or otherwise convey to the City all groundwater rights underlying the Project area.
- d. Applicant can enter into a reimbursement agreement with the City for construction cost reimbursement of any infrastructure that provides a regional benefit.
- e. Prior to approval of the first final map, the applicant shall make provision for the maintenance of public infrastructure by creating or entering into (if existing) a Community Facilities District.
- f. The 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.
- g. The applicant shall ensure that all off-site and on-site improvements comply with City Standards.
- h. Hydrology and hydraulic calculations and plans for on-site storm water system shall be submitted to the City for review and approval.
- i. The applicant shall execute a maintenance agreement for all onsite storm water quality treatment devices, swales and/or ponds.
- j. The 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.
- k. The applicant shall pay all appropriate fees including but not limited to Levee Impact Fee, Capital Facilities Fees, and Plan Check and Inspection Fees.
- l. 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.

- m. 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.
- n. 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.
- o. The applicant shall provide a separate demolition plan and apply for a demolition permit for any existing buildings.
- p. 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 and the California Residential Code (currently the 2019 edition) and all related standards.
2. Permits shall be obtained from the LMFD official. Permit(s) and fees, if any, 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 LMFD official.
3. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). Adequate turnaround shall be provided per City of Lathrop City Standards and Appendix D of the 2019 CFC.
4. Where access to the development is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, a key box is required to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.
5. Where a portion of the added street is constructed more than 200 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route, an additional fire hydrant and main shall be provided. NOTE: provide exact locations and distances of existing hydrants in the area. (2019 CFC Appendix C, and City of Lathrop Water System Standards)
6. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.
7. An approved water supply for fire protection, either temporary or permanent, shall be made available prior to commencing construction beyond the foundation stage, or as soon as combustible material arrives on the site.
8. All residential structures shall be Fire Sprinkler protected, as per the City of Lathrop's Fire Sprinkler Ordinance, 2019 California Fire Code, California Residential Code and the 2019 California Building Standards Codes. Fire suppression system plans shall be modified under separate fire permit and shall be submitted by a licensed fire contractor, to the (AHJ) Fire District for review and approval prior to installation. Deferred submittal accepted.

9. Final approval is subject to field inspections. Minimum 48 hour notice required prior to any life-safety fire inspections. Other conditions may apply at time of inspections and are subject to correction.

LATHROP POLICE DEPARTMENT

1. All conditions are subject to approval by both the Police Chief and Fire Chief collaboratively.
2. Landscaping installed for the proposed park shall conform to standard CPTED Measurements:
 - a. Maintain natural visible surveillance to building from parking lot and street.
 - b. Plans taller than 8 feet shall be trimmed up 4 feet from ground.
 - c. Plants under 8 feet shall be trimmed to allow ground level surveillance.

ADMINISTRATIVE SERVICES

1. By exercising this 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 MULTI-SPECIES HABITAT CONSERVATION & OPEN SPACE PLAN

See attached memo dated August 11, 2022

SAN JOAQUIN COUNTY ENVIORNMENTAL HEALTH DEPARTMENT

See attached memo dated August 22, 2022

SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT

See attached memo dated August 31, 2022



S J C O G , I n c .

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0600 • FAX (209) 235-0438

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

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

To: Trent DaDalt, City of Lathrop, Community Development Department
From: Laurel Boyd, SJCOG, Inc. Phone: (209) 235-0574 Email: boyd@sjcog.org
Date: August 11, 2022

-Local Jurisdiction Project Title: Queirola Road Subdivision Project (VTM-22-100)

Assessor Parcel Number(s): 241-020-63

Local Jurisdiction Project Number: VTM-22-100

Total Acres to be converted from Open Space Use: Unknown

Habitat Types to be Disturbed: Multi-Purpose Open Space Habitat Land

Species Impact Findings: Findings to be determined by SJMSCP biologist.

Dear Mr. DaDalt:

SJCOG, Inc. has reviewed the project referral for the Queirola Road Subdivision Project. This project consists of a Vesting Tentative Map to subdivide a 19.98-acre parcel into 85 residential lots including a 3.5-acre park. The property is currently zoned RM-MV (Medium Density Residential, Mossdale Village), P-MV (Public Schools Parks Open Space, Mossdale Village) and CS-MV (Service Commercial, Mossdale Village) and is located within the Mossdale Landing South Urban Design Concept (UDC). The property also has a General Plan designation of MD (Medium Density Residential) with a density of 8-15 dwelling units/acres, NP (Neighborhood Park), and SC (Service Commercial). Associated site improvements would include utility connections from Sadler Oak (north of the project), installation of various public streets throughout the project, installation of the required Golden Valley Parkway frontage, as well as curb, gutter sidewalk, landscaping, off-street parking, etc. and frontage improvements along Sadler Oak and Golden Valley Parkway. The project site is located at 18401 Queirola Road, Lathrop (APN: 241-020-63).

The City of Lathrop 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.sjcog.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

2 | SJCOG, Inc.

- 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.

- 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) 235-0600.



S J C O G, Inc.

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

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0600 • FAX (209) 235-0438

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: Queirolo Road Subdivision Project (VTM-22-100)

Assessor Parcel #s: 241-020-63

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

Local Jurisdiction Contact: Trent DaDalt

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.

Jasjit Kang, REHS, Director

Muniappa Naidu, REHS, Assistant Director

PROGRAM COORDINATORS

Robert McClellon, REHS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS

Steven Shih, REHS

Michelle Henry, REHS

Elena Manzo, REHS

August 22, 2022

To: City of Lathrop Community Development Department Planning Division
Attention: Trent DaDalt

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



RE: **VTM-22-100, Referral, SU0015103**
18401 Queirolo Rd., Lathrop

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

1. Destroy any abandoned well(s) under permit and inspection by the Environmental Health Department as required by San Joaquin County Development Title, Section 9-1115.5(e).
2. Open, pump, and backfill any septic tank(s), seepage pit or excavation under permit and inspection by the Environmental Health Department (San Joaquin County Development Title, Section 9-1110.3 & 9-1110.4).
3. 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).



August 31, 2022

Trent DaDalt
City of Lathrop
Community Development Department
390 Towne Centre Drive
Lathrop, CA 95330

Project: Queirolo Road Subdivision, TVM-22-100

District CEQA Reference No: 20221129

Dear Mr. DaDalt>:

The San Joaquin Valley Air Pollution Control District (District) has reviewed the Vesting Tentative Map No. VTM 22-100 from the City of Lathrop (City). Per the Vesting Tentative Map, the project consists of subdividing a 19.98-acre parcel into 85 residential lots including a 3.5-acre park. (Project). The Project is located at 18401 Queirolo Road, Lathrop, CA.

The District offers the following comments regarding the Project:

1) Project Related Emissions

At the federal level under the National Ambient Air Quality Standards (NAAQS), the District is designated as extreme nonattainment for the 8-hour ozone standards and serious nonattainment for the particulate matter less than 2.5 microns in size (PM2.5) standards. At the state level under California Ambient Air Quality Standards (CAAQS), the District is designated as nonattainment for the 8-hour ozone, PM10, PM2.5 standards.

Based on information provided to the District, Project specific annual criteria pollutant emissions from construction and operation are not expected to exceed any of the significance thresholds as identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI):

<https://www.valleyair.org/transportation/GAMAQI.pdf>.

Samir Sheikh

Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356 8713
Tel: (209) 557 6400 FAX: (209) 557 6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726 0244
Tel: (559) 230 6000 FAX: (559) 230 6061

Southern Region
34948 Flyover Court
Bakersfield, CA 93308 9725
Tel: (661) 392 5500 FAX: (661) 392 5525

1a) Construction Emissions

The District recommends, to reduce impacts from construction-related diesel exhaust emissions, the Project should utilize the cleanest available off-road construction equipment, including the latest tier equipment.

2) Health Risk Screening/Assessment

The City should evaluate the risk associated with the Project for sensitive receptors (residences, businesses, hospitals, day-care facilities, health care facilities, etc.) in the area and mitigate any potentially significant risk to help limit exposure of sensitive receptors to emissions.

To determine potential health impacts on surrounding receptors (residences, businesses, hospitals, day-care facilities, health care facilities, etc.) a Prioritization and/or a Health Risk Assessment (HRA) should be performed for the Project. These health risk determinations should quantify and characterize potential Toxic Air Contaminants (TACs) identified by the Office of Environmental Health Hazard Assessment/California Air Resources Board (OEHHA/CARB) that pose a present or potential hazard to human health.

Health risk analyses should include all potential air emissions from the project, which include emissions from construction of the project, including multi-year construction, as well as ongoing operational activities of the project. Note, two common sources of TACs can be attributed to diesel exhaust emitted from heavy-duty off-road earth moving equipment during construction, and from ongoing operation of heavy-duty on-road trucks.

Prioritization (Screening Health Risk Assessment):

A "Prioritization" is the recommended method for a conservative screening-level health risk assessment. The Prioritization should be performed using the California Air Pollution Control Officers Association's (CAPCOA) methodology.

The District recommends that a more refined analysis, in the form of an HRA, be performed for any project resulting in a Prioritization score of 10 or greater. This is because the prioritization results are a conservative health risk representation, while the detailed HRA provides a more accurate health risk evaluation.

To assist land use agencies and project proponents with Prioritization analyses, the District has created a prioritization calculator based on the aforementioned CAPCOA guidelines, which can be found here:

http://www.valleyair.org/busind/pto/emission_factors/Criteria/Toxics/Utilities/PRIORITIZATION-CALCULATOR.xls

Health Risk Assessment:

Prior to performing an HRA, it is strongly recommended that land use agencies/ project proponents develop and submit for District review a health risk modeling protocol that outlines the sources and methodologies that will be used to perform the HRA. This step will ensure all components are addressed when performing the HRA.

A development project would be considered to have a potentially significant health risk if the HRA demonstrates that the project-related health impacts would exceed the District's significance threshold of 20 in a million for carcinogenic risk, or 1.0 for either the Acute or Chronic Hazard Indices.

A project with a significant health risk would trigger all feasible mitigation measures. The District strongly recommends that development projects that result in a significant health risk not be approved by the land use agency.

The District is available to review HRA protocols and analyses. For HRA submittals please provide the following information electronically to the District for review:

- HRA (AERMOD) modeling files
- HARP2 files
- Summary of emissions source locations, emissions rates, and emission factor calculations and methodologies.

For assistance, please contact the District's Technical Services Department by:

- E-Mailing inquiries to: hramodeler@valleyair.org
- Calling (559) 230-5900

Recommended Measure: Development projects resulting in TAC emissions should be located an adequate distance from residential areas and other sensitive receptors in accordance to CARB's Air Quality and Land Use Handbook: A Community Health Perspective located at <https://ww3.arb.ca.gov/ch/handbook.pdf>.

3) Ambient Air Quality Analysis

An Ambient Air Quality Analysis (AAQA) uses air dispersion modeling to determine if emissions increases from a project will cause or contribute to a violation of State or National Ambient Air Quality Standards. The District recommends an AAQA be performed for the Project if emissions exceed 100 pounds per day of any pollutant

An acceptable analysis would include emissions from both project-specific permitted and non-permitted equipment and activities. The District recommends consultation with District staff to determine the appropriate model and input data to use in the analysis.

Specific information for assessing significance, including screening tools and modeling guidance, is available online at the District's website: www.valleyair.org/ceqa.

4) Vegetative Barriers and Urban Greening

There are residential units located north of the Project. The District suggests the City consider the feasibility of incorporating vegetative barriers and urban greening as a measure to further reduce air pollution exposure on sensitive receptors (e.g., residential units).

While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, vegetative barriers have been shown to be an additional measure to potentially reduce a population's exposure to air pollution through the interception of airborne particles and the uptake of gaseous pollutants. Examples of vegetative barriers include, but are not limited to the following: trees, bushes, shrubs, or a mix of these. Generally, a higher and thicker vegetative barrier with full coverage will result in greater reductions in downwind pollutant concentrations. In the same manner, urban greening is also a way to help improve air quality and public health in addition to enhancing the overall beautification of a community with drought tolerant, low-maintenance greenery.

5) Clean Lawn and Garden Equipment in the Community

Since the Project consists of residential development, gas-powered residential lawn and garden equipment have the potential to result in an increase of NOx and PM2.5 emissions. Utilizing electric lawn care equipment can provide residents with immediate economic, environmental, and health benefits. The District recommends the Project proponent consider the District's Clean Green Yard Machines (CGYM) program which provides incentive funding for replacement of existing gas powered lawn and garden equipment. More information on the District CGYM program and funding can be found at: <http://www.valleyair.org/grants/cgym.htm> and <http://valleyair.org/grants/cgym-commercial.htm>.

6) On-Site Solar Deployment

It is the policy of the State of California that renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers by December 31, 2045. While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, the production of solar energy is contributing to improving air quality and public health. The District suggests that the City consider incorporating solar power systems as an emission reduction strategy for the Project.

7) District Rules and Regulations

The District issues permits for many types of air pollution sources, and regulates some activities that do not require permits. A project subject to District rules and regulations would reduce its impacts on air quality through compliance with the District's regulatory framework. In general, a regulation is a collection of individual rules, each of which deals with a specific topic. As an example, Regulation II (Permits) includes District Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), Rule 2520 (Federally Mandated Operating Permits), and several other rules pertaining to District permitting requirements and processes.

The list of rules below is neither exhaustive nor exclusive. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm. To identify other District rules or regulations that apply to future projects, or to obtain information about District permit requirements, the project proponents are strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (209) 557-6446.

7a) District Rule 9510 - Indirect Source Review (ISR)

The Project is subject to District Rule 9510 because it will receive a project-level discretionary approval from a public agency and will equal or exceed 50 residential units.

The purpose of District Rule 9510 is to reduce the growth in both NO_x and PM emissions associated with development and transportation projects from mobile and area sources; specifically, the emissions associated with the construction and subsequent operation of development projects. The ISR Rule requires developers to mitigate their NO_x and PM emissions by incorporating clean air design elements into their projects. Should the proposed development project clean air design elements be insufficient to meet the required emission reductions, developers must pay a fee that ultimately funds incentive projects to achieve off-site emissions reductions.

Per Section 5.0 of the ISR Rule, an Air Impact Assessment (AIA) application is required to be submitted no later than applying for project-level approval from a public agency. As of the date of this letter, the District has not received an AIA application for this Project. Please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510. One AIA application should be submitted for the entire Project. It is preferable for the applicant to submit an AIA application as early as possible in the City's approval process so that proper mitigation and clean air design under ISR can be incorporated into the City's analysis.

Information about how to comply with District Rule 9510 can be found online at:
<http://www.valleyair.org/ISR/ISRHome.htm>.

The AIA application form can be found online at:
<http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>.

District staff is available to provide assistance with determining if the Project OR future development projects will be subject to Rule 9510, and can be reached by phone at (559) 230-5900 or by email at ISR@valleyair.org.

7b) District Rule 4601 (Architectural Coatings)

The Project may be subject to District Rule 4601 since it may utilize architectural coatings. Architectural coatings are paints, varnishes, sealers, or stains that are applied to structures, portable buildings, pavements or curbs. The purpose of this rule is to limit VOC emissions from architectural coatings. In addition, this rule specifies architectural coatings storage, cleanup and labeling requirements. Additional information on how to comply with District Rule 4601 requirements can be found online at:
<http://www.valleyair.org/rules/currnrules/r4601.pdf>

7c) District Regulation VIII (Fugitive PM10 Prohibitions)

The project proponent may be required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in Regulation VIII, specifically Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities*.

Should the project result in at least 1-acre in size, the project proponent shall provide written notification to the District at least 48 hours prior to the project proponents intent to commence any earthmoving activities pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). Also, should the project result in the disturbance of 5-acres or more, or will include moving, depositing, or relocating more than 2,500 cubic yards per day of bulk materials, the project proponent shall submit to the District a Dust Control Plan pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). For additional information regarding the written notification or Dust Control Plan requirements, please contact District Compliance staff at (559) 230-5950.

The application for both the Construction Notification and Dust Control Plan can be found online at:
<https://www.valleyair.org/busind/comply/PM10/forms/DCP-Form.docx>

Information about District Regulation VIII can be found online at:
http://www.valleyair.org/busind/comply/pm10/compliance_pm10.htm

7d) District Rule 4901 - Wood Burning Fireplaces and Heaters

The purpose of this rule is to limit emissions of carbon monoxide and particulate matter from wood burning fireplaces, wood burning heaters, and outdoor wood burning devices. This rule establishes limitations on the installation of new wood burning fireplaces and wood burning heaters. Specifically, at elevations below 3,000 feet in areas with natural gas service, no person shall install a wood burning fireplace, low mass fireplace, masonry heater, or wood burning heater.

Information about District Rule 4901 can be found online at:
<http://valleyair.org/rule4901/>

7e) Other District Rules and Regulations

The Project may also be subject to the following District rules: Rule 4102 (Nuisance) and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).

8) District Comment Letter

The District recommends that a copy of the District's comments be provided to the Project proponent.

If you have any questions or require further information, please contact Carol Flores by e-mail at Carol.Flores@valleyair.org or by phone at (559) 230-5935.

Sincerely,

Brian Clements
Director of Permit Services



For: Mark Montelongo
Program Manager

Mossdale Landing South
Mitigation Monitoring and Reporting Program (MMRP)

**TABLE 2-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation
4.0 AESTHETICS			
Aesthetic Effects of Proposed Residential Development	LS	None required	
Light and Glare	PS	4.1 Light and Glare Screening	LS
		Exterior commercial lighting associated with the project shall, as indicated in the WLSP EIR (p. IV-16), be directed away from residential areas and hooded to prevent glare. Special attention shall be given to the hooding or direction of lighting mounted high on building walls, poles, roofs, equipment and other facilities.	
5.0 AGRICULTURE			
Conversion of Agricultural Land	S	5.1 Agricultural Land Conversion Mitigation Fee.	S
		The applicants shall participate in the City's agricultural land conversion mitigation fees system when adopted.	
Urban Agricultural Conflicts	LS	None required	
Williamson Act Contracts	LS	None available	
6.0 AIR QUALITY			
Construction-Related Emissions	S	6.1 Construction Dust Control	LS
		A. The owners, developers and/or successors-in-interest shall comply with all applicable requirements of SJVAPCD Regulation VIII, including compliance with the following mitigation measures B through J.	

S = Significant, CS = Cumulatively Significant, PS = Potentially Significant, LS = Less than Significant, SOC Adopted = Statement of Overriding Considerations previously adopted.

TABLE 2-2 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation
		<p>B. Visible Dust Emissions (VDE) from construction, demolition, excavation or other earthmoving activities related to the project shall be limited to 20% opacity or less, as defined in Rule 8011, Appendix A. The dust control measures specified in mitigations 3 through 10 shall be applied as required to maintain the VDE standard.</p> <p>C. Pre-water all land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activity sites and phase earthmoving.</p> <p>D. Apply water, chemical / organic stabilizer / suppressant, or vegetative ground cover to all disturbed areas, including unpaved roads.</p> <p>E. Restrict vehicular access to the disturbance area during periods of inactivity.</p> <p>F. Apply water or chemical /organic stabilizers / suppressants, construct wind barriers and/or cover exposed potentially dust-generating materials.</p> <p>G. When materials are transported off-site, stabilize and cover all materials to be transported and maintain six inches of freeboard space from the top of the container.</p>	

TABLE 2-2 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation
		<p>H. Remove carryout and trackout of soil materials on a daily basis unless it extends more than 50 feet from site; carryout and trackout extending more than 50 feet from the site shall be removed immediately. The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden. If the project would involve more than 150 construction vehicle trips per day onto the public street, additional restrictions specified in Section 5.8 of Rule 8041 will apply.</p> <p>I. Traffic speeds on unpaved roads shall be limited to 15 mph.</p> <p>J. The ODS shall submit a Dust Control Plan to the SJVAPCD at least 30 days prior to the start of construction activity, as required by Rule 8021, for any activities that involve more than 40 acres of disturbed surface area or will include moving more than 2,500 cubic yards per day of bulk materials on at least three days.</p>	

TABLE 2-2 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation
Ozone Precursor Emissions	S (Short term)	<p>6.2 Ozone Reduction Measures</p> <p>The proponents shall implement the following mitigation measures:</p> <p>Install central water heaters in all residential and commercial buildings.</p> <p>Prohibit the use of wood stoves or fireplaces in all residential dwellings.</p> <p>Orient buildings north/south to take advantage of solar heat gain.</p> <p>Provide bus turnouts and transit improvements where requested by SMART.</p> <p>Provide sidewalks and/or pedestrian paths.</p> <p>Provide direct pedestrian connections.</p> <p>Provide street lighting.</p> <p>Provide pedestrian signalization and signage.</p> <p>Provide bike lanes/paths connecting to bikeway system.</p> <p>Provide shade trees to shade sidewalks.</p> <p>Provide pedestrian safety designs/infrastructure at crossings.</p> <p>Provide secure bicycle parking.</p> <p>Provide outdoor electric outlets and gas hook-ups.</p>	S (Short term, less than significant after 2025)
	6.3	<p><u>The applicants shall prepare and implement an ozone precursor mitigation plan that incorporates feasible elements of the list included in the APCD's Draft EIR comment letter of August 10, 2004. The plan shall be subject to the review and approval of the Director of Community Development prior to final map approval.</u></p>	
Carbon Monoxide Emissions	LS		None required
Odor Impacts	LS		None required

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**TABLE 2-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Potential Impact	Significance Before Mitigation Measures	Significance After Mitigation
7.0 BIOLOGICAL RESOURCES		
Impacts of Waters of the U.S. and Wetlands	LS	None required
Project Impacts on Swainson's Hawk, Burrowing Owl and Other Sensitive Species Addressed by the San Joaquin County Habitat Conservation Program	S	<p style="text-align: center;">7.1 Compliance with the SJCMSHCP</p> <p>A. The project proponent shall pay the applicable (SJMSHCP) fee prior to the issuance of any building permit for the parcel area to be developed.</p> <p>B. The Project proponents shall also implement other "Incidental Take Avoidance Measures" as specified in the SJMSHCP.</p>
Project Impacts on Riparian Brush Rabbit	LS	None required
Project Impacts on Heritage Oak Trees	LS	None required
Sensitive Fish Species, Water Quality Concerns	LS	None required
Impacts on Other Sensitive Plant or Wildlife Species	LS	None required
8.0 CULTURAL RESOURCES		
Impact on Known Archaeological Resources	S	<p style="text-align: center;">8.1 Avoidance</p> <p>A. The applicants or their successors shall retain a qualified archaeologist to field stake the boundaries of CA-SJO-19/H where it encroaches on any land proposed for development. Said boundary shall be surveyed by a qualified engineer or surveyor, and development or physical disturbance shall be permanently prohibited within the CA-SJO-19/H site area. Legal exclusion may be by final map, open space easement or other means acceptable to the Community Development Director.</p>

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TABLE 2-2 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation
		<p>B. Prior to development or physical disturbance of lands adjacent to CA-SJO-19/H, the site boundary shall be marked with colored plastic construction fencing and signed as required to prevent construction equipment encroachment.</p>	
		<p>8.2 Archeological Survey, Phase 8 Area</p>	
		<p>A. Prior to any urban development activity or entitlement approvals within the Phase 8 area, the applicants shall retain a qualified archaeologist to perform an archaeological survey of the proposed development area. If the survey identifies either archaeological or potential historical resources, said resources shall be evaluated for their potential uniqueness and/or significance under CEQA. If any resources are considered unique and/or significant under CEQA, the resources shall either be avoided, or feasible mitigation that will reduce impacts so less than significant shall be incorporated in the project. If not, additional CEQA review will be required.</p>	
		<p>8.3 Unknown Archeological Resource Discovery</p>	LS
Impact on Unknown Archaeological Resources	PS	<p>A. If subsurface cultural materials are encountered, all construction activities in that area shall be halted until a qualified archaeologist can examine these materials and make a determination of their significance. The City of Lathrop Community Development Department shall be notified, and impacts on significant cultural resources shall be mitigated pursuant to the requirements of the CEQA Guidelines.</p>	

TABLE 2-2 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation Measures	Significance After Mitigation
	Mitigation Measures	

B. If human remains are encountered at any time during the development of the project, all work in the vicinity of the find shall halt, and the County Coroner and the Community Development Department shall be notified immediately. If the remains are of Native American origin, the Coroner must contact the Native American Heritage Commission. At the same time, a qualified archaeologist must be contacted to evaluate the archaeological implications of the finds. The CEQA Guidelines detail additional steps to be taken if human remains are found to be of Native American origin.

C. The developer shall inform / educate members of the earthmoving team prior to ground disturbances of the possibility of subsurface cultural materials being located within the project area and instruct the team about the proper procedure to be utilized if subsurface cultural materials are unearthed. The construction team shall include the general contractor and all subcontractors involved in ground disturbance activities.

None required

Impacts on Historic Architectural Resources

LS

9.0 FISCAL IMPACTS

There are no significant issues in this issue area. See chapter 9.0 Fiscal Impacts for information in this issue area.

**TABLE 2-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation
10.0 GEOLOGY AND SOILS			
Seismic-Related and Soils Hazards	S	<p>10.1 Geotechnical Report and Soils Reports.</p> <p>A. The project proponent shall submit geotechnical reports prepared by qualified geotechnical or soils engineers and addressing all areas proposed for development to the Lathrop Building Department for review and approval.</p> <p>B. All proposed development shall conform to the soils engineer's recommendations, as detailed in the approved soils report.</p>	LS
Shallow Groundwater Constraints	LS	None required	
Soil Erosion	PS	<p>10.2 Water Controls/Erosion Control</p> <p>Comply with mitigation measures identified for storm water quality effects in Chapter 12.0, Hydrology and Water Quality.</p>	LS
11.0 HAZARDS AND HAZARDOUS MATERIAL			
Exposure to Hazardous Materials Transportation Risks	LS	None required	
Exposure to High-voltage Power Lines and Electromagnetic Fields	LS	None required	
Exposure to Hazardous and Toxic Materials and Sites	LS	None required	
Hazardous Air Pollutants	LS	None required	

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**TABLE 2-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation
12.0 HYDROLOGY AND WATER QUALITY			
Direct Impacts on Surface Water Features	LS	None required	
Potential Effects on River Flow and Volume	LS	None required	
Project Effects on Levee Stability and Flooding Risk	LS	None required	
Construction Effects on Surface Water Quality	PS	12.1 SWPPP	LS
		A. The project proponent shall prepare a Notice of Intent and Storm Water Pollution Prevention Plan and submit these documents to the California Regional Water Quality Control Board and the City of Lathrop.	
		B. The proponent shall implement all relevant provisions of the SWPPP, the City SWMP and Construction General Permit during project construction.	
Urban Runoff Effects on Surface Water Quality	PS	12.2 SWPPP and General Permit Requirements and BMP's.	LS
		The project proponent shall prepare and implement a Storm Water Pollution Prevention Plan consistent with the requirements of the City's Storm Water Management Plan, including Best Management Practices, as required in Mitigation Measure 12.1.	
Effects of Recycled Water Storage and Disposal on Surface Water Quality	LS	None required	

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SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Potential Impact	Significance Before Mitigation Measures	Significance After Mitigation	Mitigation Measures
Project Effects on Groundwater Quality	PS	LS	12.3 Groundwater Quality Protection The project proponent shall prepare and implement an SWPPP for the project as defined in Mitigation Measure 12.2.
13.0 LAND USE AND PLANNING			
Interim Land Use Conflicts during Project Buildout	LS	None required	
Conflicts between Planned and Existing Land Uses	LS	None required	
14.0 NOISE			
Increases in Traffic Noise Levels at Existing Land Uses in the Project Vicinity	LS	None required	
Traffic Noise Impacts at Proposed Residential Land Uses Developed within the Project	S	LS	14.1 Sound Wall Project improvement plans shall include construction of a minimum 8-foot high sound barrier along the east line of lots backing up to Golden Valley Parkway.
Other Noise Producing Sources	LS	None required	
Construction Noise	PS	LS	14.2 Construction Schedule Construction activities should be restricted to the daytime hours of 7:00 a.m. to 7:00 p.m. In addition, all equipment shall be fitted with factory-equipped mufflers, and in good working order.

**TABLE 2-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation
15.0 PUBLIC SERVICES			
Project Impact on Law Enforcement	PS	<p>15.1 Police Service Start-up Costs</p> <p>The applicants shall be responsible for paying startup costs associated with police services. The manner and timing of payment shall be established in the project Development Agreement.</p> <p>15.2 Police Ongoing Costs</p> <p>The applicant shall pay their proportionate share of ongoing costs associated with additional services until revenues generated from the project can cover this cost via participation in the Mossdale Village CFD, or an equivalent funding mechanism.</p> <p>15.3 Capital Facilities Fees</p> <p>The applicant shall pay Capital Facilities Fees to defray capital facilities costs associated with public safety.</p> <p>15.4 Construction Security</p> <p>The applicant shall fence, provide night lighting, and provide private security for contractors' storage yards during the construction phases of new development to prevent theft and vandalism, and to reduce calls for assistance from the Police Department.</p>	LS

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TABLE 2-2 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation
	15.5	<p>Public Safety Review</p> <p>The proposed tentative map, circulation designs, residential numbering and other elements of the project shall be subject to the review of, and developed in coordination with the Police, Fire, and Public Works Department. The same mitigation measure is repeated in the following Section 7.2 Fire Protection.</p>	
	15.6	<p>Preemption Devices</p> <p>The applicant shall be responsible for providing traffic control preemption devices on all traffic lights to be constructed in conjunction with MLS development.</p>	
Project Impact on Animal Control Services	PS	15.7	LS
		<p>Animal Control Start-up Costs</p> <p>The Development Agreement shall include a provision that will ensure maintenance of the existing level of animal control service in the City. The agreement shall be designed to ensure that resources are available for animal control facilities and staff to expand to meet demand associated with the proposed project. The project applicant shall pay the one-time start up cost for these animal control services.</p>	
		15.8	
		<p>Animal Control Ongoing Costs</p> <p>The applicant shall pay their proportionate share of ongoing costs associated with additional services until revenues generated from the project can cover this cost via participation in the Mossdale Village CFD, or an equivalent funding mechanism.</p>	

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Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation
Project Impact on Fire Protection	PS	<p>15.9 Capital Facilities Fees</p> <p>The applicant shall pay Capital Facilities Fees to defray capital facilities costs associated with an animal control facility.</p>	
	PS	<p>15.10 Fire Facilities Fee</p> <p>The applicant shall pay applicable Fire Facility Fees at the time of building permit issuance, in accordance with the City of Lathrop's fee schedule in force at the time of development. If required in order to maintain fire district response time standards, and when requested by the fire district, the City may require that these fees be paid at the time of filing of final maps.</p>	LS
	PS	<p>15.11 LMFPD Review, Secondary Access</p> <p>Improvement plans for each phase of development shall be subject to the review of the Lathrop-Manteca Fire Protection District, including consideration of the need to maintain secondary access to properties requiring fire protection.</p>	
	PS	<p>15.12 UFC Compliance</p> <p>Planned water distribution facilities shall be designed in order to meet applicable, adopted Uniform Fire Code requirements for the proposed land uses.</p>	

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SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation
Project Impact on Parks and Recreation	PS	15.13 Park Land Dedication	LS
		15.14 Park Fees	
		15.15 Linear Park Improvements	
Project Impact on Schools	S	School Fees	LS
		None required	
Project Impact on Solid Waste	LS		

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SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Potential Impact	Significance Before Mitigation Measures	Significance After Mitigation	Mitigation Measures
16.0 TRANSPORTATION AND CIRCULATION			
Near-Term Base Case Traffic Impacts	S	LS	Payment of Traffic Impact Fees The City of Lathrop shall ensure that the project applicant pays its applicable Transportation Impact Fee for its fair share contribution towards those improvements identified in the City's Capital Facilities Fee program at the River Islands Parkway/I-5 Southbound Ramps and the Louise Avenue/I-5 Northbound Ramps.
Near-Term Intersection Signal Warrant	LS	None required	16.2 Traffic Monitoring Program Implementation
Near-Term Freeway Level of Service	LS	None required	The project applicant shall participate in the City of Lathrop Traffic Monitoring Program
Year 2025 Intersection Level of Service Impacts	S	LS	16.3 Payment of TIF Fees The City of Lathrop shall ensure that the project applicant pays its applicable Transportation Impact Fee for its fair share contribution towards those improvements identified in the City's Capital Facilities Fee program at River Islands Parkway/I-5 Southbound Ramps, Louise Avenue/I-5 Northbound Ramps, River Islands Parkway/Golden Valley Parkway and Golden Valley Parkway/Towne Centre Drive.
Year 2025 Intersection Signal Warrant	LS	None required	

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SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Potential Impact	Significance Before Mitigation Measures	Significance After Mitigation	Mitigation Measures
Year 2025 Freeway Level of Service	S	16.4	<p>Payment of TIF Fees</p> <p>The City of Lathrop shall ensure that the project applicant pays its Applicable Transportation Impact Fee for its fair share contribution for I-5, I-205 and SR 120 freeway improvements detailed as follows:</p> <p>Summary of Required Freeway Lanes for Base Case + Project Peak Hour Traffic</p> <p>I-5 (north of Louise Avenue) - 4 lanes each direction</p> <p>I-5 (north of SR 120) - 5 lanes northbound/4 lanes southbound</p> <p>I-5 (between SR 120 and I-205) – 8 lanes each direction</p> <p>I-5 (south of I-205) – 3 lanes each direction</p> <p>I-205 (west of I-5) – 6 lanes each direction</p> <p>SR 120 (east of I-5) - 5 lanes each direction</p> <p>Construction Traffic</p>
Construction Traffic	S	16.6	<p>Construction Traffic</p> <p>A. No construction delivery truck traffic shall be allowed on the local roadway network before 8:00 AM or after 4:30 PM.</p> <p>B. No construction worker traffic shall be allowed on the local roadway network between 6:30 and 8:30 AM and between 4:30 and 6:00 PM.</p>

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**TABLE 2-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation
Internal Circulation in the Northern (Unit 1) Single-Family Residential Area	LS	None required	
Internal Circulation in the Southern (Unit 2) Single-Family Residential Area (Northern Section)	S	16.8 Residential Street Width Curves All proposed residential streets shall be at least 36 feet wide curb to curb on the approaches to and through each major curve—or—on-street parking shall be prohibited on the inside of all ±90-degree curves.	LS
Unit 1 Service Commercial Area	S	16.9 Deceleration Lanes, Manthey Road Provide sufficient curb-to-curb pavement width to provide right and left turn deceleration lanes on the Manthey Road approaches to project driveways and Brookhurst Boulevard.	LS
Unit 2 Service Commercial Area	S	Provide left and right turn deceleration lanes on the Manthey Road approaches to project driveways as well as on the approach to the Cornucopia Way intersection (near term horizon).	LS
Pedestrian Circulation	S	16.10 Service Commercial Area Sidewalk Provide a sidewalk along the east as well as the west side of Manthey Road.	LS

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**TABLE 2-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation
Transit Service	PS	16.11 Transit Coordination The project applicant should work with local transit agency to incorporate potential future transit route and transit stop designs into their plans for Brookhurst Boulevard, Golden Valley Parkway, Manthey Road, Cornucopia Way and Inland Passage Way.	LS
Bicycle Circulation	PS	16.12 Bike Lane Widths Widen all streets within the Unit 2 subdivision to at least 36-foot widths on the approaches to and through each ±90-degree curve, or prohibit parking on the inside of each 90-degree or sharper curve.	LS
17.0 UTILITIES			
Project Impacts on Existing and Planned Municipal Water Supplies	PS	17.1 Water Allocation Proportionate share groundwater and surface water allocations shall be acquired for the proposed project site before the project connects to the municipal water system.	LS
Potential Effects on Water Distribution System	LS	None required	
Water Storage	LS	None required	
Demands for Wastewater Treatment Capacity	PS	17.2 Wastewater Treatment Capacity The owners, developers, and successors-in-interest shall not exceed their allotted wastewater treatment capacity. Additional wastewater treatment capacity will need to be acquired before additional development is allowed.	LS

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TABLE 2-2 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation
Wastewater Collection Systems	PS	17.3 WRP-1 Expansion Reimbursement The owners, developers, and successors-in-interest shall reimburse sewer consortium properties for their share of WRP-1 expansion improvements.	LS
		17.4 Wastewater Infrastructure	
	A.	If wastewater infrastructure required to connect the project site to WRP-1 is unavailable, the project proponents shall construct the necessary wastewater collection system improvements prior to occupation of the first house.	
		B. The owners, developers and successors-in-interest shall pay their proportionate share of wastewater infrastructure improvements installed by others, in accordance with established reimbursement systems.	
Recycled Water Systems	PS	17.5 Recycled Water Facilities Proposed water recycling facilities shall be subject to the review and approval, including all conditions and requirements imposed on said facilities through review by City of Lathrop, Regional Water Quality Control Board and other agencies.	LS
Impacts on Terminal Drainage Facility	LS	None required	
Adequacy of Storm Drainage Collection and Disposal System	LS	None required	
Project Demands For Other Utility Services	LS	None required	

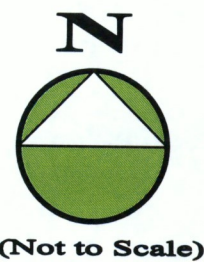
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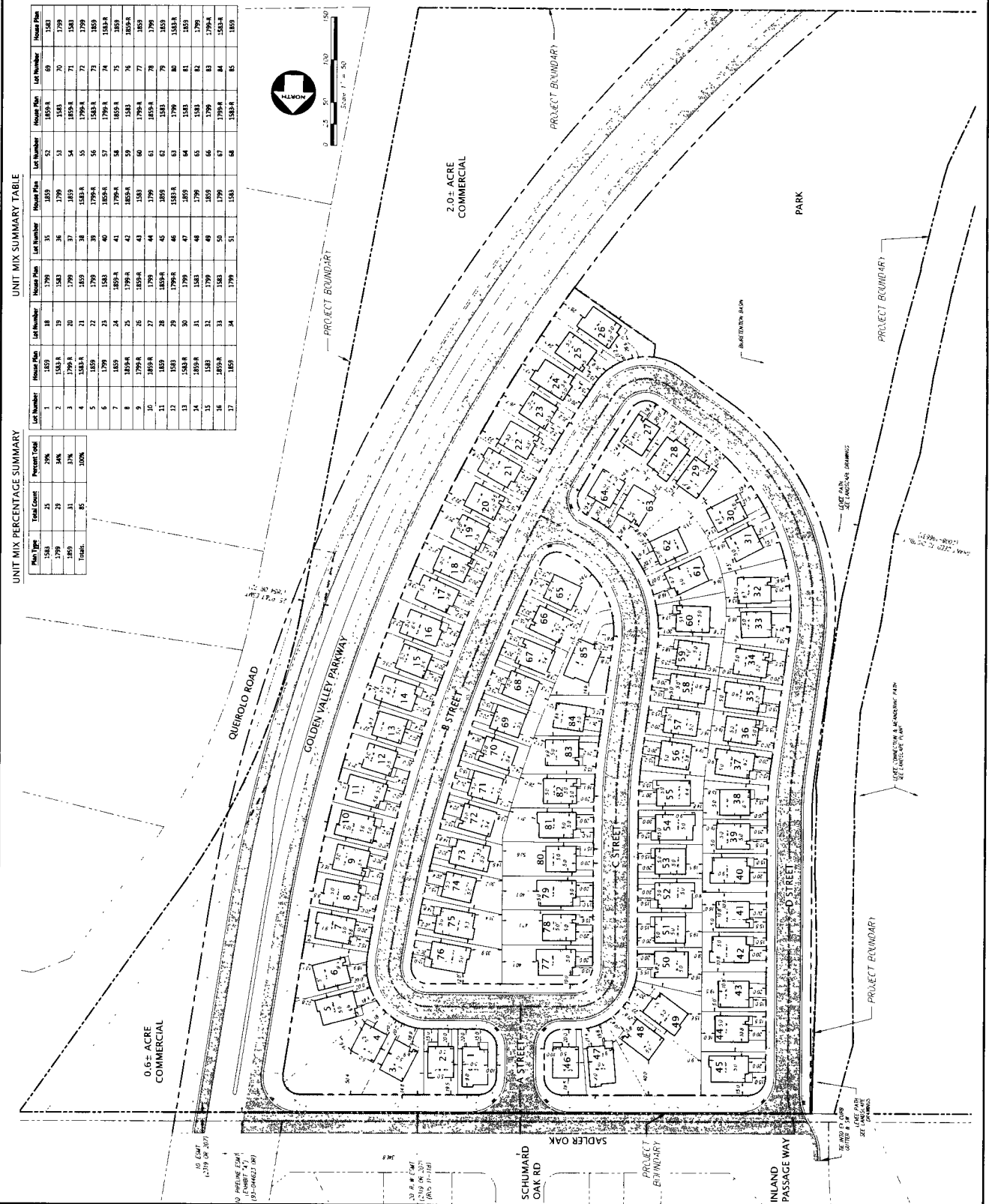
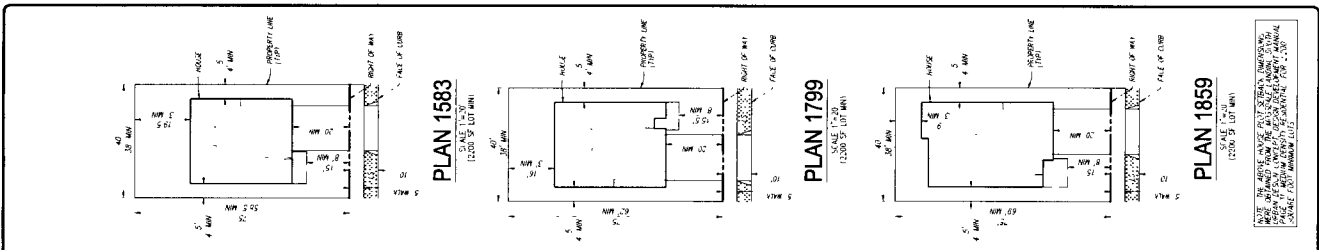


**PLANNING DIVISION
Vicinity Map**



**VTM-22-100
Vesting Tentative Map
Queirolo Road Subdivision
18401 Queirolo Road
APN: 241-020-63**



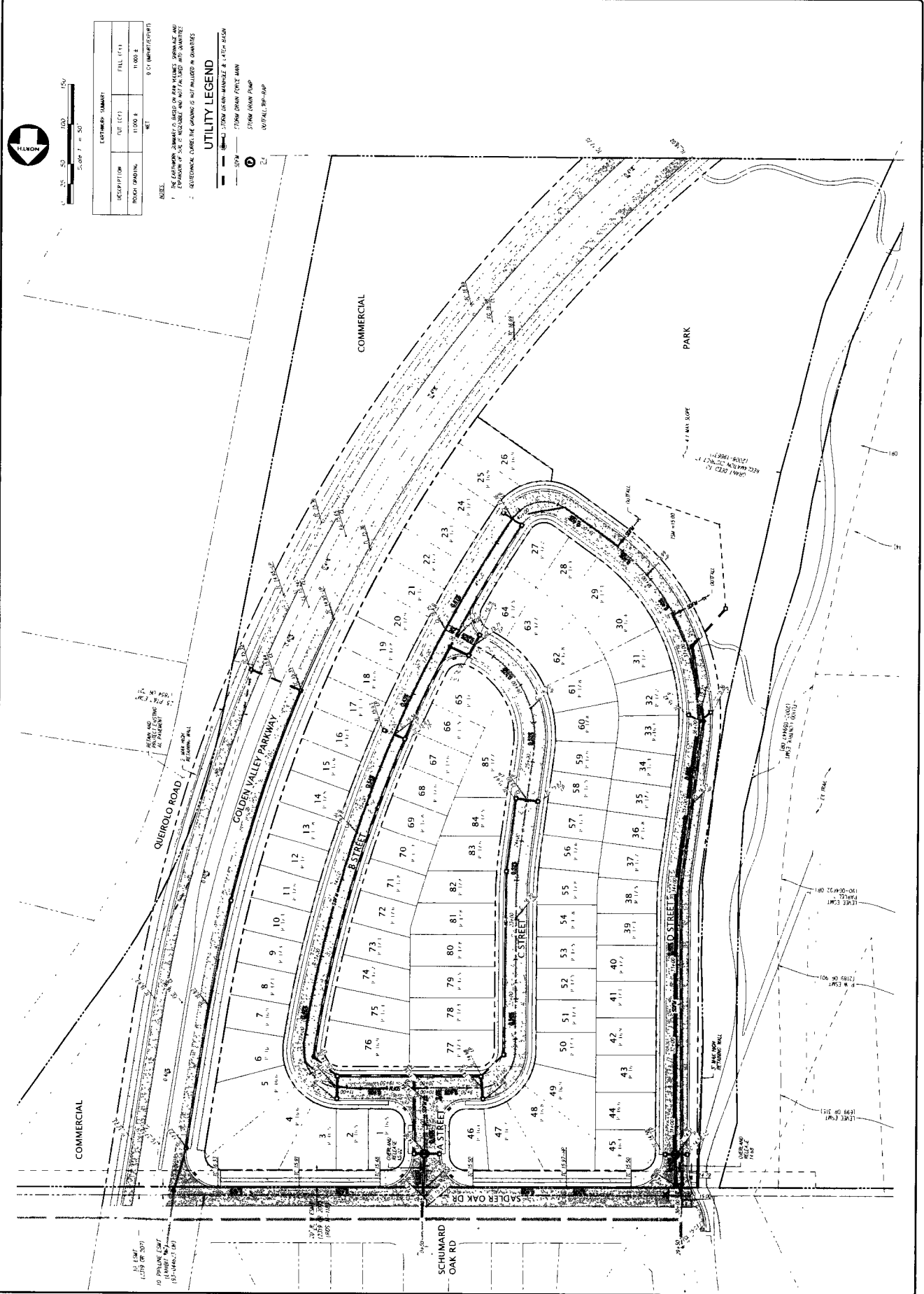


UNIT MIX PERCENTAGE SUMMARY

Plan Type	Total Count	Percent Total
1583	25	29%
1799	23	28%
1859	37	43%
TOTAL	85	100%

UNIT MIX SUMMARY TABLE

Lot Number	House Plan	Lot Number	House Plan	Lot Number	House Plan	Lot Number	House Plan
1	1859	18	1799	35	1859	52	1859
2	1583	19	1583	36	1799	53	1859
3	1799	20	1799	37	1859	54	1859
4	1583	21	1859	38	1583	55	1799
5	1799	22	1799	39	1799	56	1859
6	1859	23	1583	40	1799	57	1859
7	1859	24	1859	41	1859	58	1859
8	1859	25	1859	42	1859	59	1859
9	1799	26	1859	43	1583	60	1859
10	1859	27	1799	44	1799	61	1859
11	1859	28	1859	45	1859	62	1859
12	1859	29	1859	46	1859	63	1799
13	1859	30	1799	47	1859	64	1859
14	1859	31	1859	48	1799	65	1859
15	1859	32	1799	49	1859	66	1799
16	1859	33	1859	50	1799	67	1799
17	1859	34	1799	51	1859	68	1859



ESTIMATED SUMMARY

DESCRIPTION	TOT. (CY)	FILL (CY)
ROUGH GRADING	11,000 ±	11,000 ±
NET		0.00 (IMPORT/EXPORT)

1. GRADING SHALL BE DONE BY THE CONTRACTOR UNDER THE SUPERVISION OF THE ENGINEER AND SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF DENVER.
 2. QUOTED/CALCULATED QUANTITIES ARE NOT INCLUDED IN QUANTITIES.

- UTILITY LEGEND**
- STORM DRAIN FORCE MAIN
 - STORM DRAIN PUMP
 - OUTFALL PIPE/PAIP

15' E.M.T. (12/19 OR 20/1)
 12' PAVEMENT E.M.T. (12/19 OR 20/1)
 15' E.M.T. (12/19 OR 20/1)

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 12' PAVEMENT E.M.T. (12/19 OR 20/1)
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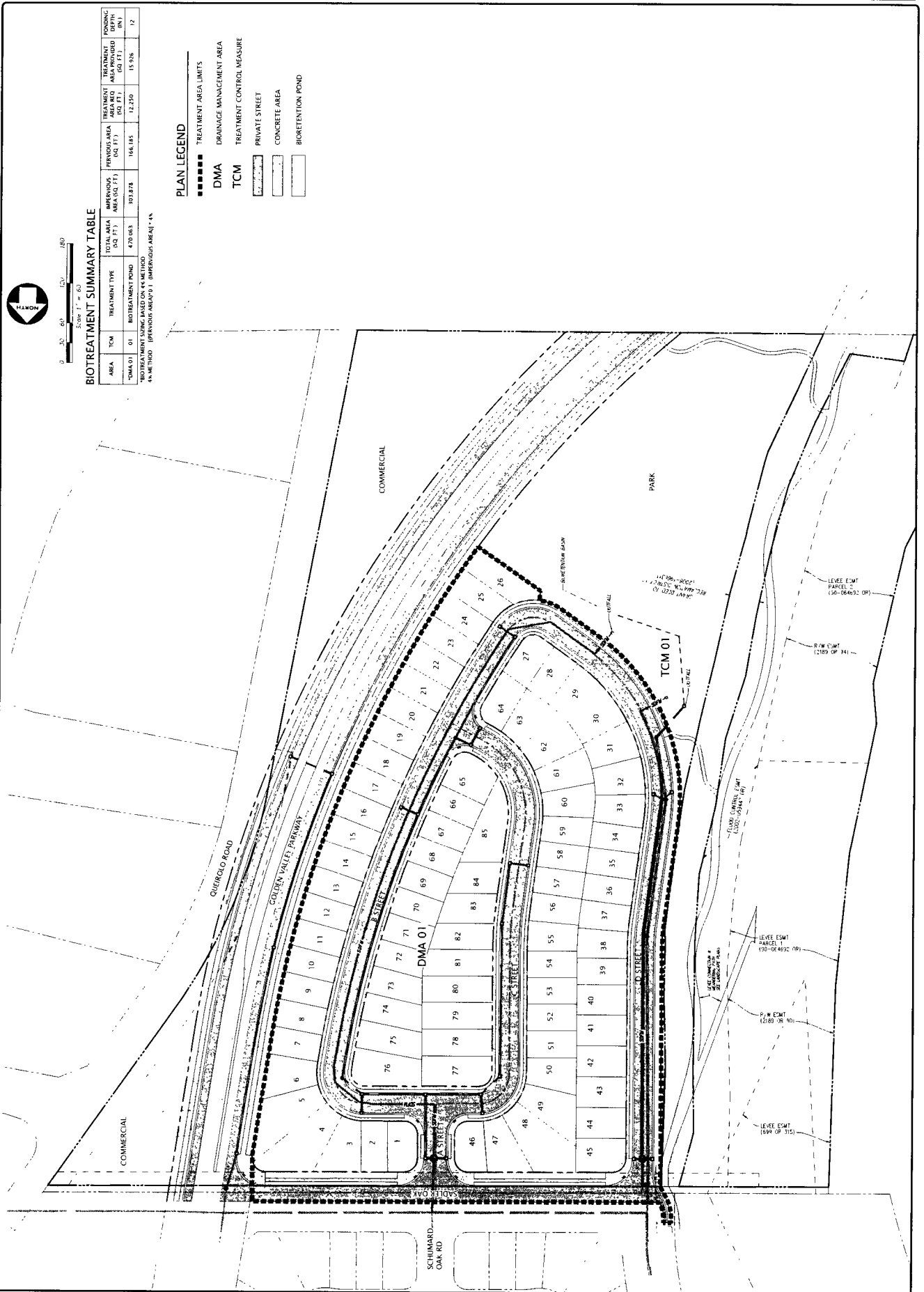
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BIOTREATMENT SUMMARY TABLE

AREA	TCM	TREATMENT TYPE	TOTAL AREA (SQ FT)	BIOTREATMENT AREA (SQ FT)	PERCENTAGE BIOTREATMENT AREA (SQ FT)	TREATMENT AREA PROVIDED (SQ FT)	PONDING DEPTH (IN)
DMA 01	01	BIOTREATMENT POND	470,063	303,878	166,185	12,250	15-936

*BIOTREATMENT SIZING BASED ON 4% METHOD
 **METHOD: (PREVIOUS AREA) * 1.1 (BIOTREATMENT AREA) * 1.4

- PLAN LEGEND**
- TREATMENT AREA LIMITS
 - DRAINAGE MANAGEMENT AREA
 - TCM
 - PRIVATE STREET
 - CONCRETE AREA
 - BIOTRETION POND





Location Map
 Not to scale



Aerial Map
 Not to scale

Landscape Concept

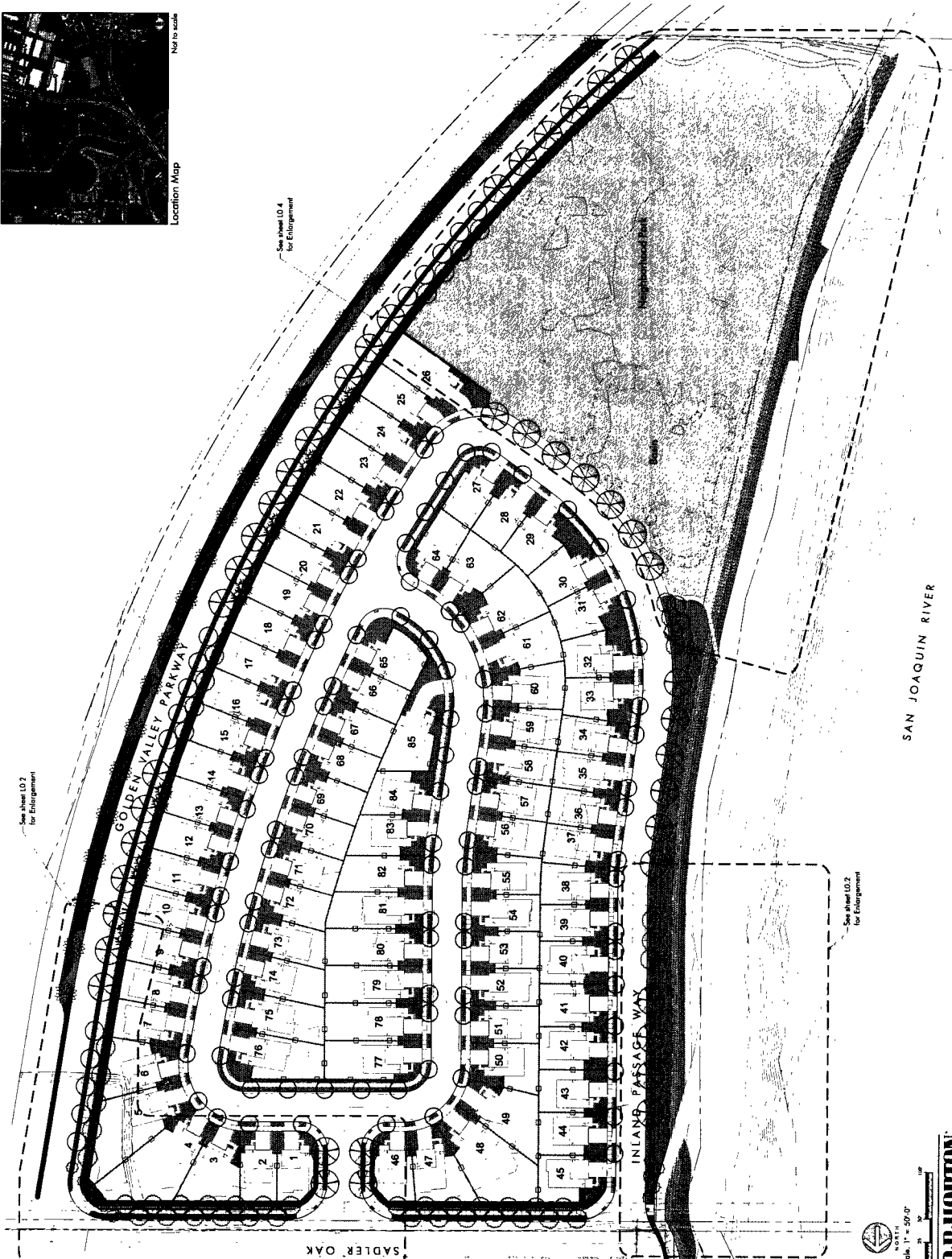
The landscape concept for the proposed community is to create an aesthetically pleasing and enjoyable environment for residents while meeting the needs of the various uses. The overall landscape design provides for a combination of the landscape concepts provided. The overall landscape design provides for a combination of the landscape concepts provided. The overall landscape design provides for a combination of the landscape concepts provided. The overall landscape design provides for a combination of the landscape concepts provided.

The site is intended to be a pedestrian friendly park with active and passive uses. The site is intended to be a pedestrian friendly park with active and passive uses. The site is intended to be a pedestrian friendly park with active and passive uses. The site is intended to be a pedestrian friendly park with active and passive uses.

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Landscape Area Legend

- Impervious areas and groundcover landscape areas to be designed and installed in accordance with the City of Lafayette's Stormwater Management Manual.
- Low water-use plant species are to be used for plantings in all areas.
- Neighborhood Park
- Front yard landscape to be installed by the home-builder with the construction of each home. Landscaping to comply with the Prospective Method of WELO (Weed-Free, Irrigated, and Maintained) as set forth in the City of Lafayette's Stormwater Management Manual.
- Back yard landscape to be installed by the home-owner and per the responsibility of the home-owner. Not a part of these plans.
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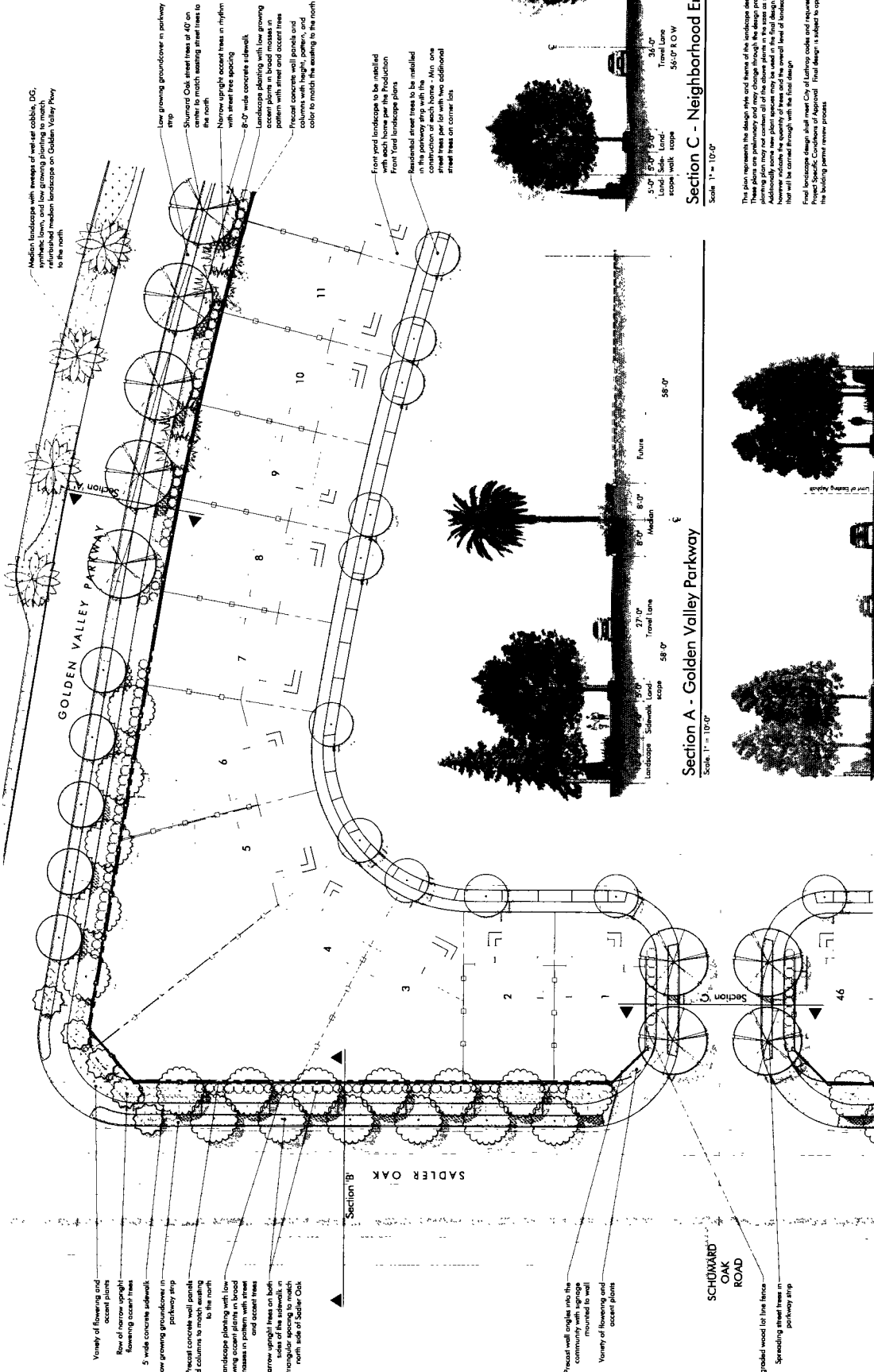


See sheet L0.2 for Enlargement

See sheet L0.4 for Enlargement

See sheet L0.2 for Enlargement





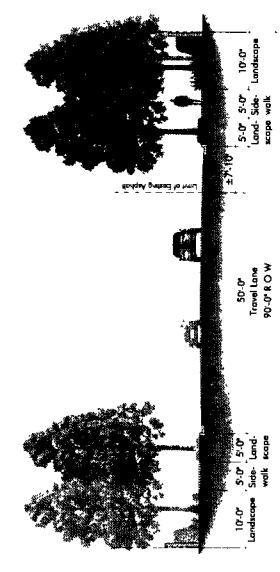
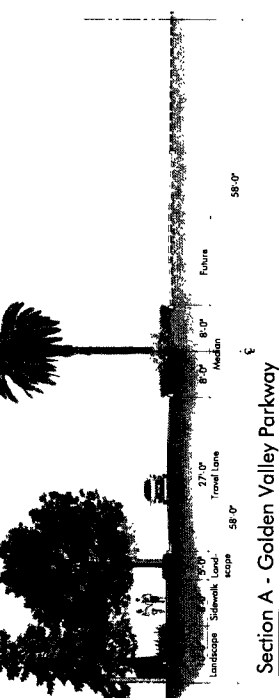
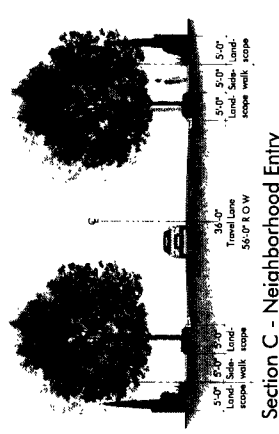
The plan represents the design tree and lawn & landscape design and planting. These plans are preliminary and should not be used for construction. The final planting plan may not contain all of the above plants in the same or shown. Additionally some tree plant species may be used in the final design. This plan does not represent a final design and should not be used for construction purposes. Final landscape design shall meet City of Berkeley codes and requirements, as well as Project Specific Conditions of Approval. Final design is subject to approval through the building permit review process.

DRHORTON
America's Builder

Scale: 1" = 20'-0"

August 2, 2022
22-2435

L0.2 Queirolo Property Streetscape Conceptual Plan



**CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 22-10**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LATHROP
RECOMMENDING THAT THE CITY COUNCIL APPROVE THE QUEIROLO ROAD
VESTING TENTATIVE SUBDIVISION MAP (VTM-22-100)**

WHEREAS, the City of Lathrop Planning Commission held a duly noticed public hearing to consider the Queirolo Road Vesting Tentative Subdivision Map (VTM-22-100) project pursuant to the Lathrop Municipal Code; and

WHEREAS, the property is located at 18401 Queirolo Road (APN: 241-020-63); and

WHEREAS, the subject site is located in a Medium Density Residential, Neighborhood Park, and Service Commercial General Plan designation, Medium Density Residential, Public Schools Parks Open Space, and Service Commercial Zoning District within the Mossdale Landing South Urban Design Concept; and

WHEREAS, the environmental impacts of the Mossdale Landing South Urban Design Concept project were addressed in a certified Final Environmental Impact Report (FEIR) (SCH #2004052069) as well as the West Lathrop Specific Plan Final Environmental Impact Report (FEIR) (SCH #93112027); 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 a 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 Medium Density Residential (MD), Neighborhood Park (NP), and Service Commercial (SC) use goals and policies the City of Lathrop General Plan and also consistent with the City's Subdivision Ordinance, Mossdale Landing South Urban Design Concept, 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 Medium Density Residential, Mossdale Village (RM-MV), Public Schools Parks Open Space, Mossdale Village (P-MV), and Service Commercial, Mossdale Village (CS-MV) 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 Mossdale Landing South Urban Design Concept, Medium Density Residential – Mossdale Village Development standards for 2,200 square foot minimum lot sizes. 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, Police, and Fire Department requirements.
3. The proposed Vesting Tentative Subdivision Map environmental impacts have been addressed in both the certified Final Environmental Impact Report (FEIR) (SCH #200452069) for the Mossdale Landing South project and the certified Final Environmental Impact Report (FEIR) (SCH #93112027) for the West Lathrop Specific Plan.
4. The City Council, acting as the land use agency, adopted Resolution No. 21-4923 based on substantial evidence in the record, adopted Adequate Progress Findings towards providing a 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 Vesting 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, Neighborhood Park, and Service Commercial land uses 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 single-family residential development. The map satisfies the Medium Density requirement at 8.3 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 Mosssdale Landing South Urban Design Concept, Medium Density Residential –Mosssdale Village Development Standards for 2,220 square foot minimum lot sizes.
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 environmental impacts of the Mosssdale Landing South project were addressed in a certified Final Environmental Impact Report (FEIR) (SCH #200452069) as well as the West Lathrop Specific Plan Final Environmental Impact Report (FEIR) (SCH #93112027).
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 environmental impact of the Mosssdale Landing South project were addressed in a certified Final Environmental Impact Report (FEIR) (SCH #200452069) as well as the West Lathrop Specific Plan Final Environmental Impact Report (FEIR) (SCH #93112027).
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 Queirolo Road Vesting Tentative Subdivision Map (VTM-22-100) to the City Council, subject to the Conditions of Approval dated September 21, 2022 listed as Attachment #2 of the Staff Report, incorporated by reference herein.

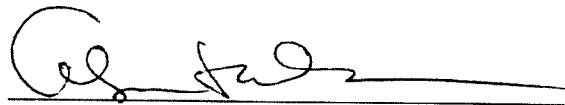
PASSED AND ADOPTED by the Planning Commission of the City of Lathrop at a regular meeting on the 21st day of September 2022, by the following vote:

AYES: Rhodes, Ishihara, Ralmilay, Gatto, Jackson

NOES: None


ABSTAIN: None

ABSENT: None



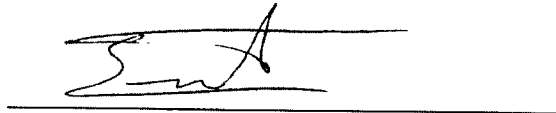
Gloryanna Rhodes, Chair

ATTEST:



Mark Meissner, Secretary

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney