

**CITY MANAGER'S REPORT
JUNE 11, 2018 CITY COUNCIL REGULAR MEETING**

ITEM: **PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER TENTATIVE PARCEL MAP FOR THE NORTH CROSSROADS BUSINESS CENTER PROJECT**

RECOMMENDATION: **Council to Consider the Following:**

- 1. Hold a Public Hearing; and**
- 2. Adopt a Resolution affirming the Planning Commission's recommendation to approve the Tentative Parcel Map for the North Crossroads Project (TPM-18-18).**

SUMMARY:

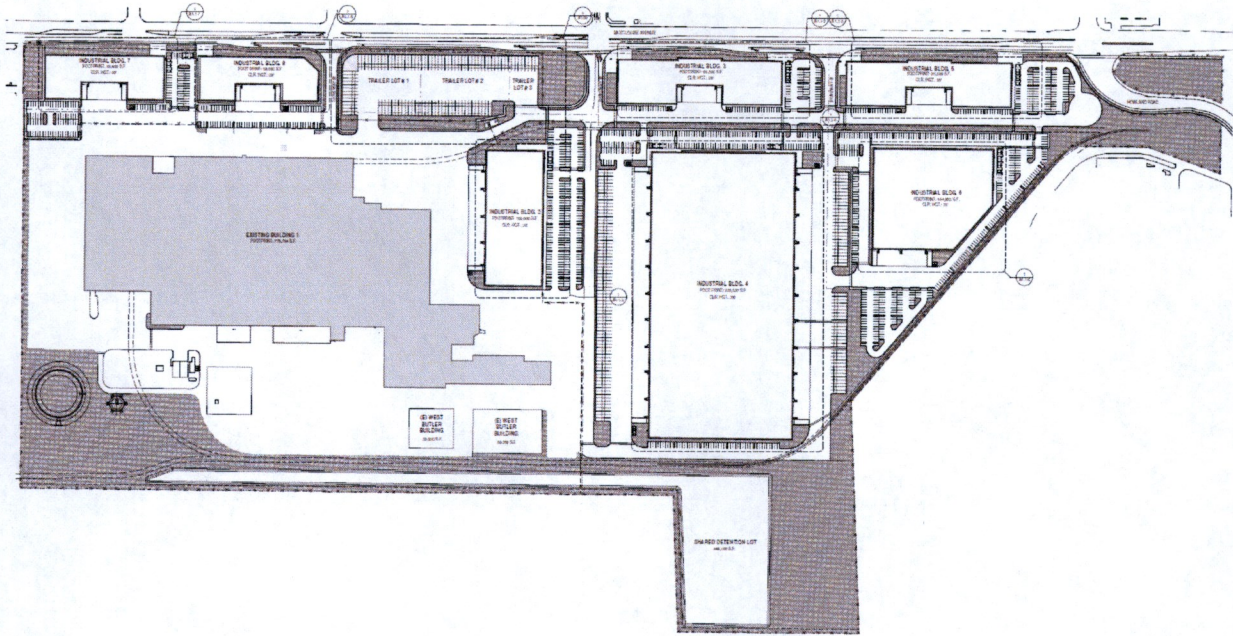
The request is for a Tentative Parcel Map (TPM) to subdivide a 69-acre parcel into 11 lots ranging in size from 1 to 24 acres. This is a companion project to a Site Plan Review (SPR) to construct 7 new industrial buildings for warehouse and manufacturing uses, totaling approximately 1 million square feet with over 1,000 vehicle and 250 truck trailer parking stalls on the undeveloped acreage of the redeveloping Pilkington float glass facility, which was approved by the Planning Commission at their special meeting of May 30, 2018.

BACKGROUND:

The project site was the former Libby-Owens-Ford (LOF) Pilkington North America float glass manufacturing facility that makes up the majority of the undeveloped land area south of Louise Avenue between McDonalds on the corner of Louise and Harland on the west and Howland on the east.

The facility was originally constructed by LOF in 1961 and was acquired by Pilkington in the 1980's and then by Nippon Sheet Glass Company (NSG) in 2006. Faced with the high costs of equipment replacement and pollution control, the facility ceased operations in 2013. Following the closure, the site was acquired by the applicants, Reynolds & Brown.

Existing furnaces and some other industrial structures were demolished and removed following. Following a significant investment in building improvements by Reynolds & Brown, the existing building was leased to the Kraft Heinz Company in 2016 for product storage, and a 5-acre portion of the site is currently leased to Home Depot for truck and trailer storage. The remaining undeveloped area of the project site is proposed for development as described in the summary above and illustrated on the Site Plan below:



On May 30, 2018, the Planning Commission held a public hearing and voted unanimously (4-0, with Chair Torres-O'Callaghan absent), to approve the Site Plan Review and recommended the City Council to approve the associated Tentative Parcel Map.

ANALYSIS:

Tentative Parcel Map

According to Section 16.12.060 of the Lathrop Municipal Code (LMC), the City Council shall review the decision of the Planning Commission related to Tentative Parcel Maps, and may affirm, reverse, or modify the decision.

The Tentative Parcel Map consists of 1 parcel approximately 69 acres in size. The proposal is to subdivide the property into 11 individual industrial parcels ranging in size from 1 to 24 acres. The map will also dedicate right-of-way for the installation of acceleration and deceleration lanes. Public Utility Easements will be offered for dedication along the Louise Avenue frontage.

Utilities

Regarding water, the site was previously provided water from private wells. The site will now be served by new connections to the City water main in Louise Avenue. Regarding sewer, the site was previously served by an on-site wastewater treatment plant permitted by the Regional Water Quality Control Board. It disposed of both treated sewer and storm drainage by irrigating portions of the site. The site will now be served by the City wastewater treatment facility in Crossroads. Sewage will be collected and transmitted via a private collection system through the Buzz Oates project site adjacent to the south to connect to the public collection system being extended in Murphy Parkway by the Buzz Oates development. In an effort to save the developer construction costs, staff allowed this option, rather than the typical requirement to take all sewer to a City main in Louise Avenue and then pump it to Murphy Parkway for transmission to the treatment plant. Regarding storm drainage, the site previously collected all storm drainage and disposed of it via irrigation on the site. The site will now provide an on-site drainage pond, but it will be greatly reduced in size by allowing connection to the Crossroads storm drainage system, as was intended when the Crossroads system was designed. The site will also pay its share of one-half the cost to underground the overhead utilities along Louise Avenue.

Phasing of Street Improvements

The Developer has also asked that most street improvements west of Cambridge Drive be deferred to the future, when the smaller parcels facing Louise Avenue are developed. There are two reasons: 1) to delay the cost of construction, and 2) to allow the option to construct slightly different frontage improvements (commercial sidewalk and driveways) if retail uses can be identified for these small industrial parcels. Improvements that would not be delayed include construction of the deceleration right turn lane approaching Cambridge and landscaping to screen the existing truck parking.

Staff can support the request to delay these improvements, because the applicant has agreed to construct the full street widening and landscaped median east of Cambridge, as that would provide a substantial improvement that would make a delay in the improvements west of Cambridge justified. Such a delay would be guaranteed with a Deferred Frontage Improvement Agreement to ensure the improvements are constructed in the future when those parcels develop.

Conditions of Approval

Planning staff routed the project plans on March 23, 2018 to the Building Division, Public Works Department, Lathrop-Manteca Fire District, Lathrop Police Services and various non-City agencies to ensure compliance with applicable codes and requirements. As a result, staff developed a consolidated list of conditions. Staff finds that the proposed project has been properly conditioned to meet the City's standards and requirements. The Planning Commission also added two new conditions to the project that the applicant verbally agreed to (Planning #23 and Public Works #30).

General Plan and Zoning Consistency

As currently designed and conditioned, the project is a reasonable request that is consistent with the goals and policies of the General Plan and will comply with the requirements of the Zoning Ordinance upon development. The project is also consistent with the City's subdivision ordinance and the State Subdivision Map Act.

Public Notice

A Notice of Public Hearing was advertised in the Manteca Bulletin on June 1, 2018. Staff also mailed the public hearing notice on June 1, 2018 to notify property owners located within a 300-foot radius from the subject property. In addition, the City Council meeting agenda was posted at the Council Chambers bulletin board and various designated locations accessible to the public. As of writing of this report, no comments were received in favor or against the proposed project.

CEQA REVIEW:

In accordance with Public Resource Code Section 21000 et. seq. and State CEQA Guidelines Section 15000 et. seq., the City of Lathrop prepared and circulated an Initial Study/Mitigated Negative Declaration for a 20-day public review period beginning May 4, 2018 and ending May 23, 2018, that evaluated the potential environmental effects of the proposed project. It was determined that although the proposed project could have a significant effect on the environment, required mitigation measures will be implemented to reduce these effects to a less than significant level. Mitigation measures are incorporated and included as part of the Conditions of Approval for the project.

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 Tentative Parcel Map for the North Crossroads Business Center.

COUNCIL GOALS ADVANCED BY THIS AGENDA ITEM:

The proposed Resolution promotes Economic Growth by supporting and encouraging development, and promotes Team Work between the public, Council and City staff by working together to share the same vision.

FISCAL IMPACT:

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

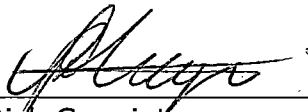
ATTACHMENT:

1. City Council Resolution Approving Tentative Parcel Map (TPM-18-18).
2. Planning Commission Resolution No. 18-15 Recommending City Council Approval
3. Conditions of Approval dated May 30, 2018, as amended by Planning Commission
4. Vicinity Map
5. Tentative Parcel Map for North Crossroads Business Center

**CITY MANAGERS REPORT
JUNE 11, 2018 CITY COUNCIL REGULAR MEETING
NORTH CROSSROADS BUSINESS CENTER**

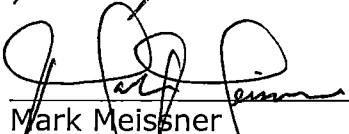
PAGE 6

APPROVALS:



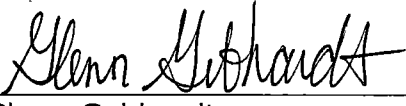
Rick Caguiat
Senior Planner

6/5/18
Date




Mark Meissner
Assistant Community Development Director

6/5/18
Date




Glenn Gebhardt
City Engineer

6/5/18
Date



Salvador Navarrete
City Attorney

6.5.18
Date



Stephen J. Salvatore
City Manager

6.6.18
Date

RESOLUTION NO. 18-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO APPROVE THE TENTATIVE PARCEL MAP FOR THE PROPOSED NORTH CROSSROADS BUSINESS CENTER PROJECT (TPM-18-18) AND AFFIRM THE RECOMMENDATION OF THE PLANNING COMMISSION

WHEREAS, the City of Lathrop Planning Commission held a duly noticed public hearing on May 30, 2018 to consider the North Crossroads Business Center project pursuant to the Lathrop Municipal Code; and

WHEREAS, the request is for a Tentative Parcel map to subdivide 1 parcel into 11 individual industrial parcels ranging in size from 1 to 24 acres; and

WHEREAS, the property is located at 500 E. Louise Avenue (APN's: 198-120-08 & 198-140-16); and

WHEREAS, the subject parcels are located in a General Industrial (GI) General Plan designation, and are located within the General Industrial (IG) Zoning District; and

WHEREAS, in accordance with Public Resource Code Section 21000 et. seq. and State CEQA Guidelines Section 15000 et. seq., the City of Lathrop prepared and circulated an Initial Study and Mitigated Negative Declaration for a 20-day public review period beginning May 4, 2018 and ending May 23, 2018, that evaluated the potential environmental effects of the proposed project; and

WHEREAS, it was determined that although the proposed project could have a significant effect on the environment, required mitigation measures will be implemented to reduce these effects to a less than significant level. Mitigation measures are incorporated and included as part of the Conditions of Approval for the project; and

WHEREAS, the City Council finds that the proposed Tentative Parcel Map is consistent with the General Industrial land use goals and policies the City of Lathrop General Plan, and also consistent with the City's Subdivision Ordinance and the State Subdivision Map Act; and

WHEREAS, the City Council 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, proper notice of this public meeting was given in all respects as required by law; 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 proposed map is consistent with the General Plan.* The proposed map 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 industrial development.* The site is designated as General Industrial land use in the General Plan. The applicant and staff have worked closely to ensure the map and its conditions of approval address public infrastructure, public services and phase for the development of the project.
4. *The site is physically suitable for the proposed density of development.* The Lathrop General Plan identifies the project area to allow for a broad range of use types such as manufacturing, warehouse, distribution and related industrial type uses. Development of the site meets the requirements set forth in the Lathrop Municipal Code Development Standards.
5. *The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially injure fish or wildlife or their habitat.* The development of the North Crossroads Business Center project would involve a range of potentially significant environmental effects, including effects on plant, fish and wildlife species or their habitat. These potential effects were explored in detail, and available mitigations were identified in the Initial Study and Mitigated Negative Declaration. It was determined that although the proposed project could have a significant effect on the environment, required mitigation measures will be implemented to reduce these effects to a less than significant level. Mitigation measures are incorporated and included as part of the Conditions of Approval for the project.
6. *The design of the subdivision or type of improvements will not cause serious public health problems.* The development of the North Crossroads Business Center project would involve a range of potentially significant effects on public health and safety. These potential effects were explored in detail, and available mitigations were identified in the Initial Study and Mitigated Negative Declaration. It was determined that although the proposed project could have a significant effect on the environment, required mitigation measures will be implemented to reduce these effects to a less than significant level. Mitigation measures are incorporated and included as part of the Conditions of Approval for the project.

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 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 Tentative Parcel Map No. TPM-18-18, subject to the Conditions of Approval listed as Attachment #3 of the Staff Report, incorporated by reference herein and affirm the recommendation of the Planning Commission.

PASSED AND ADOPTED by the City Council of the City of Lathrop at a regular meeting on the 11th day of June, 2018 by the following vote:

AYES:

NOES:

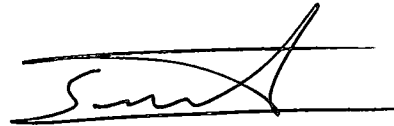
ABSTAIN:

ABSENT:

SONNY DHALIWAL, MAYOR

ATTEST:

APPROVED AS TO FORM:



Teresa Vargas, City Clerk

Salvador Navarrete, City Attorney

**CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 18-15**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LATHROP
RECOMMENDING THE CITY COUNCIL APPROVE THE TENTATIVE PARCEL
MAP FOR THE PROPOSED NORTH CROSSROADS BUSINESS CENTER
(TPM-18-18)**

WHEREAS, the City of Lathrop Planning Commission held a duly noticed public hearing to consider the North Crossroads Business Center project pursuant to the Lathrop Municipal Code; and

WHEREAS, the request is for a Tentative Parcel Map to subdivide 1 parcel into 11 individual industrial parcels ranging in size from 1 to 24 acres; and

WHEREAS, the property is located at 500 E. Louise Avenue (APN's: 198-120-08 & 198-140-16); and

WHEREAS, the subject parcels are located in a General Industrial (GI) General Plan designation, and are located within the General Industrial (IG) Zoning District; and

WHEREAS, in accordance with Public Resource Code Section 21000 et. seq. and State CEQA Guidelines Section 15000 et. seq., the City of Lathrop prepared and circulated an Initial Study and Mitigated Negative Declaration for a 20-day public review period beginning May 4, 2018 and ending May 23, 2018, that evaluated the potential environmental effects of the proposed project; and

WHEREAS, on the basis of the whole record before the Planning Commission, which is documented in the project files of the City of Lathrop Community Development Department, it was determined that although the proposed project could have a significant effect on the environment, required mitigation measures will be implemented to reduce these effects to a less than significant level. Mitigation measures are incorporated and included as part of the Conditions of Approval for the project; and

WHEREAS, the Planning Commission finds that the proposed project is consistent with the General Industrial land use goals and policies the City of Lathrop General Plan, and also consistent with the City's Subdivision Ordinance and the State Subdivision Map Act; and

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

WHEREAS, 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 proposed map is consistent with the General Plan.* The proposed map 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 industrial development.* The site is designated as General Industrial land use in the General Plan. The applicant and staff have worked closely to ensure the map and its conditions of approval address public infrastructure, public services and phase for the development of the project.
4. *The site is physically suitable for the proposed density of development.* The Lathrop General Plan identifies the project area to allow for a broad range of use types such as manufacturing, warehouse, distribution and related industrial type uses. Development of the site meets the requirements set forth in the Lathrop Municipal Code Development Standards.
5. *The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially injure fish or wildlife or their habitat.* The development of the North Crossroads Business Center project would involve a range of potentially significant environmental effects, including effects on plant, fish and wildlife species or their habitat. These potential effects were explored in detail, and available mitigations were identified in the Initial Study and Mitigated Negative Declaration. It was determined that although the proposed project could have a significant effect on the environment, required mitigation measures will be implemented to reduce these effects to a less than significant level. Mitigation measures are incorporated and included as part of the Conditions of Approval for the project.
6. *The design of the subdivision or type of improvements will not cause serious public health problems.* The development of the North Crossroads Business Center project would involve a range of potentially significant effects on public health and safety. These potential effects were explored in detail, and available mitigations were identified in the Initial Study and Mitigated Negative Declaration. It was determined that although the proposed project could have a significant effect on the environment, required mitigation measures will be implemented to reduce these effects to a less than significant level. Mitigation measures are incorporated and included as part of the Conditions of Approval for the project.
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 the City Council approve Tentative Parcel Map No. TPM-18-18, subject to the Conditions of Approval listed as Attachment #4 of the May 30, 2018 Staff Report, incorporated by reference herein.

PASSED AND ADOPTED by the Planning Commission of the City of Lathrop at a Special meeting on the 30th day of May, 2018 by the following vote:

AYES: Lazard, Ishihara, Freeman, Gatto

NOES: NONE

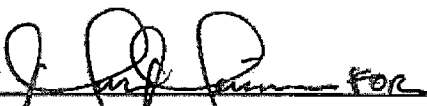
ABSTAIN: NONE

ABSENT: Torres-O'Callaghan



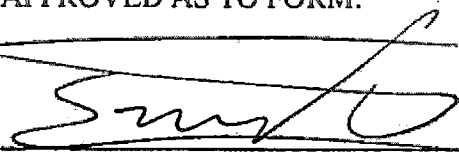
Jennifer Torres-O'Callaghan, Chair

ATTEST:



Rebecca Schmidt, Secretary

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

Community Development Department – Planning Division

Consolidated Conditions of Approval as Amended by Planning Commission

May 30, 2018

Project Name: North Crossroads Business Center
File Number: Site Plan Review No. SPR-18-17
Tentative Parcel Map No. TPM-18-18
Project Address: 500 E. Louise Avenue (APN: 198-120-08 & 198-140-16)

The following list of conditions shall be incorporated into the final construction plans and development phases of the project. The list of conditions are not intended to be all-inclusive or a comprehensive listing of all City or district regulations. Please note that additional comments and/or conditions may be added pending the response to the comments noted below and/or changes to the proposed project.

PLANNING

1. Approval of this project authorizes the construction of 7 new industrial buildings for warehouse and manufacturing use, totaling approximately 1 million square feet with over 1,000 vehicle parking stalls and 250 truck trailer parking on a 133-acre site. The project also includes various site improvements such as paved parking lot, stormwater basin, landscaping, lighting and frontage improvements. The request also involves a Tentative Parcel Map to subdivide 1 parcel into 11 individual industrial parcels ranging in size from 1 to 24 acres.
2. The project is subject to and shall comply with the applicable Mitigation Monitoring and Reporting Program (MMRP) resulting from the North Crossroads Business Center Project Initial Study/Mitigated Negative Declaration, (attached).
3. Prior to any ground disturbance, the developer shall consult with the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) for biological coverage, mitigation and participation in the plan. Participation in the SJMSCP satisfies requirements of both the State and Federal endangered species acts, and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA).
4. The project shall comply with all applicable site development provisions contained in the Lathrop Municipal Code including but not limited to parking, lighting, landscaping, etc.
5. The applicant shall submit appropriate plans to the Community Development Department for plan check and building permit. Final site plan, elevation, landscaping and irrigation, exterior lighting and site improvement plans and details, etc. shall be reviewed and approved by the Planning Division. Any significant change or modification to the approved plan is subject to review and approval by the Community Development Director.
6. Landscaping and irrigation must be consistent with the City’s Water Conservation Requirements (LMC 17.92.060) and the State Water Efficient Landscape Ordinance (AB 1881). Provide a water efficient landscape worksheet with water budget calculations identifying the water allowance and estimated water use.
7. The entire site including landscaping areas shall be maintained in a healthy, weed free condition.

8. The trash enclosure(s) shall include but not be limited to a covered roof, metal gate and have three solid walls. Details and/or alternative designs or location shall be subject to review and approval of the Planning, Building and Public Works Department. The trash enclosure design, material and color shall match or compliment the main building.
9. Any building or parking area lighting including security lighting, shall be arranged to not cast light onto adjoining properties.
10. A final site lighting photometric plan with detailed specifications of all lighting fixtures, poles, and wall packs as well as a manufacture's catalogue sheet containing photometric data, shall be submitted with Building Permits for City review and approval. Parking lots, driveways, trash enclosure/areas shall be illuminated during the hours of darkness with a minimum maintained one foot-candle of light and an average not to exceed four foot-candles of light. The illumination shall not exceed ten (10) foot-candles in any one location.
11. No signs are approved by this project. Sign Permits for any exterior signs shall be submitted to the Planning Division for review and approval prior to installation. All signage must be in accordance with the applicable standards of the Lathrop Municipal Code.
12. Bicycle parking shall be installed consistent with Chapter 17.76.120 of the LMC.
13. Roof-mounted mechanical equipment shall be screened and not visible from the public right-of-way. Screening materials shall be compatible with the architectural style, materials and color of the building upon which the equipment is located, subject to the approval of the Community Development Director.
14. Ground-mounted equipment that is not require to be visible, shall be screened and not visible from the public right-of-way using the most practical means of screening, such as landscaping, a freestanding wall/fence, matching paint, subject to the approval of the Community Development Director.
15. The Final Map shall be in substantial conformance with the approved Tentative Parcel Map, as conditioned, and future development shall be consistent with applicable sections of the Lathrop Municipal Code.
16. 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 Tentative Parcel Map.
17. 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.
18. Any activity authorized by this Tentative Parcel Map shall constitute acceptance of all of the conditions and obligations imposed by the City on this Tentative Parcel Map. The applicant(s), by said acceptance of these Conditions, waives any challenge as to the validity of these conditions.
19. Unless otherwise specified, all conditions of approval shall be complied with prior to the issuance of any Building Permits.
20. The Tentative Parcel 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.

21. The Site Plan shall expire thirty-six (36) months from the date of approval unless a time extension is granted consistent with the policies and procedure of the Lathrop Municipal Code. Prior to the expiration, a building permit must be issued and construction is commenced and diligently pursued toward completion of the site or structures.
22. The City of Lathrop may conduct annual and or spot inspections to ensure that required site improvements and conditions are being complied with and maintained.
23. In the event clarification is required for these Conditions of Approval, the Community Development Director and Public Works Director shall have the authority either to administratively clarify the intent and wording of these Conditions of Approval without the requirement of a public hearing or to refer questions regarding the interpretation of these Conditions of Approval to the City Council. If applicant takes issue with the clarification provided administratively, applicant shall have the right to appeal the administrative clarification to the City Council. The Community Development Director and the Public Works Director also shall have the authority to make minor modifications to these conditions without a public hearing provided such administrative modifications are made at the request of applicant and are consistent with and in furtherance of the underlying intent of the condition being modified.

BUILDING

1. Special Inspections – As indicated by California Building Code Section 1704, the owner shall employ one or more special inspectors who shall provide special inspections when required by CBC section 1704. Please contact the Building Division at time of plan submittal to obtain application for special inspections.
2. All construction shall comply with the most recent adopted City and State building codes:
 - 2016 California Building Code
 - 2016 California Electrical Code
 - 2016 California Mechanical Code
 - 2016 California Plumbing Code
 - 2016 California Fire Code
 - 2016 California Green Code
3. The Title Sheet of the plans shall include:
 - Occupancy Group
 - Occupant Load
 - Description of Use
 - Type of Construction
 - Height of Building
 - Floor area of building(s) and/or occupancy group
4. School impact fees shall be paid prior to permit issuance.
5. Dimensioned building setbacks and property lines, street centerlines and between buildings or other structures shall be designed on plot plan.
6. All property lines and easements must be shown on plot plan. A statement that such lines and easements are shown is required.

7. The project design will conform with energy conservation measures articulated in Title 24 of the California Code of Regulations and address measures to reduce energy consumption such as flow restrictors for toilets, low consumption light fixtures, and insulation and shall use to the extent feasible drought landscaping.
8. A design professional will be required at time of construction drawings, to prepare plans for proposed improvements per the Business and Professions' Code.
9. Public and private site improvements shall be designed in accordance with the Americans with Disabilities Act and Chapter 11 of the California Building Code. Site plan shall include a site accessibility plan identifying exterior routes of travel and detailing running slope, cross slope, width, pedestrian ramp, curb ramps, handrails, signage and truncated domes. Path of travel shall be provided from the public right of way and accessible parking to building. The design professional shall ensure that the site accessibility plan is compliance with the latest Federal and State regulations.

PUBLIC WORKS

1. Applicant shall retain the services of a California licensed civil engineer to design the utility plans for sewer, water, storm drain lines and systems.
2. Potable Water: prior to Building Permit issuance for each building, the Applicant shall prepare, for review and approval by Public Works, a potable water supply and distribution plan to determine the necessary potable water infrastructure for that development including the potable distribution lines, meter locations and fire lines. The plan shall include all necessary private easements and maintenance agreements for all lines that cross another parcel.
3. Prior to parcel map approval, the Applicant shall purchase and allocate to the proposed parcels adequate potable water to serve the subdivision.
4. Wastewater: prior to Building Permit issuance the applicant shall prepare, for review and approval by Public Works, a wastewater collection system plan to determine the necessary wastewater infrastructure for that development including the collection and conveyance system and all private pump stations on this site and on the site to the south. The plan shall include all necessary private easements and maintenance agreements for all lines that cross another parcel.
5. Prior to parcel map approval, the Applicant shall purchase and allocate to the proposed parcels adequate wastewater collection, treatment, storage and disposal capacity to serve the subdivision. As options, the Applicant shall either purchase treatment capacity in the Consolidated Treatment Facility (CTF) and provide land and improvements to construct storage and spray fields plus any distribution pipes and pump stations necessary to deliver recycled water from the Lathrop CTF to the disposal sites, to allow treatment and disposal of adequate sewer capacity to serve the new and existing parcels, or shall pay \$75/gallon of capacity and the City will acquire or provide facilities to serve the subdivision. Since the new parcels will use the wastewater pump station to send wastewater into the City collection system, the existing wastewater treatment facility must be decommissioned and removed with the first parcel map.
6. Storm Drainage: prior to parcel map approval, the applicant shall prepare, for review and approval by Public Works, a storm drain plan to determine the necessary storm drain infrastructure for that development, including collection and conveyance systems, storage basins and connection to the Crossroads Storm Drainage System, and shall pay the required connection fee to that storm drainage system for all new and existing lots, since the storm drainage storage and disposal system for the existing parcels will no longer be functional.

The plan shall include all necessary private easements and maintenance agreements for all lines that cross another parcel. The on-site storm drainage detention basin shall be private. Construction of the private storm drainage system shall be identified in the Subdivision Improvement Agreement and shall be guaranteed with standard subdivision bonds.

7. Final maps may be filed in two phases. The first phase will include all parcels and public street dedications and improvements east of Cambridge Drive, but will also provide the eastbound deceleration right turn lane approach to Cambridge, and will guarantee landscape screening of existing truck parking west of Cambridge. This first phase map will designate the land west of Cambridge as a designated remainder, and so it will not be subdivided. The second phase will include all small parcels west of Cambridge in the designated remainder, and will include all remaining public improvements and street dedications in that area.
8. Each final map shall “stand alone” and be self-sufficient regarding adequate site access, on-site circulation, physical infrastructure, fire protection methods and land use patterns. The Director of Public Works, in discussion with the Fire Chief of the Lathrop-Manteca Fire Protection District, shall approve any and all changes in the phasing plan. Approval of a revised phasing plan may include the requirement for construction of additional site improvements.
9. Future improvements within the VTPM area shall comply with applicable water conservation techniques included in the City’s Urban Water Management plan.
10. The Applicant shall enter into a Subdivision Improvement Agreement with the City for all public improvements, including any required on-site detention pond and offsite storm drainage, wastewater or roadway improvements needed to serve the subdivision that have not been bonded with another Subdivision Improvement Agreement. Public Improvements shall include dedication of a 64-foot half street (measured from the northerly side of the median island) plus additional right of way for right turn deceleration lanes, plus a 10 foot PUE beyond the right of way, plus design and construction of street lighting and fire hydrants, a landscaped and irrigated 16-foot wide raised median, a 13-foot number 1 lane, and 12-foot number 2 lane, an 8-foot breakdown/bicycle lane, curb and gutter, and 6 ½ foot landscape strip adjacent to the curb that includes street trees, and space for a future 7 foot wide detached sidewalk, unless these dimensions are modified by City Council. Construction of sidewalks is not required, because the City of Lathrop agreed to fund a future sidewalk along the south side of Louise Avenue in exchange for the prior owner of this property funding sidewalks along the north side of Louise Avenue.
11. The Applicant shall obtain an encroachment permit for all offsite work.
12. The development is also responsible to pay one half the cost of undergrounding all overhead electric, phone and cable TV lines along either side of Louise along the project frontage. This requirement can be funded prior to final map approval, or can be deferred with a Deferred Frontage Improvement Agreement to guarantee their share of this cost in the future when these overhead lines are placed underground.
13. The Developer shall provide 100 percent of the total estimated cost of the improvements to be performed as a performance bond, and 50 percent of the total estimated cost of the improvements to be performed as a labor and materials bond as security to guarantee the subdivision improvements. The City Engineer shall approve the proposed security prior to the execution of the Subdivision Improvement Agreement and approval of the parcel map.
14. All water meters shall be located within the public right-of-way or a public utility easement (PUE) unless the Director of Public Works specifically approves exceptions. The City shall not maintain water and sewer system lines beyond existing main line stub outs or on private property.

15. Prior to approval of a final map, applicant(s) shall dedicate or otherwise convey to the City all groundwater rights underlying the project area.
16. Development under this approval shall be subject to State water conservation measures.
17. The applicant shall comply with the Transportation and Circulation measures as well as the Utilities measures as detailed in the North Crossroads Business Center Project Initial Study/Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan (MMRP).
18. Prior to approval of a final map or the issuance of the first building permit, applicant shall make provision for funding the maintenance of public infrastructure, including street lights and public landscaping. Such maintenance may be funded through the creation of a Community Facilities District or through an alternative means subject to the approval by the Public Works Director.
19. Prior to Building Permit issuance, Applicant shall pay Capital Facilities Fees (CFF) for East Lathrop in effect at the time of permit issuance, plus annual Engineering News Record Cost Construction Index, Consumer Price Index, or other reasonable measure of change in the cost of providing the facilities, improvements, or services that the fees are intended to fund.
20. Applicant shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) for construction activities and file a Notice of Intent (NOI) with the State Water Resources Control Board if applicable.
21. 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.
22. The project shall comply with the Multi-Agency Post Construction Stormwater Standards Manual.
23. The Applicant shall execute a maintenance agreement for all onsite storm water quality treatment devices, swales and/or ponds.
24. Applicant shall provide driveway access and on-site circulation capable of safely accommodating an STAA size truck for development which includes truck parking.
25. 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.
26. Grading and other construction activities that may cause dust shall be watered to control dust at the City Engineer's direction. A water vehicle shall be available for dust control operations at all times during grading operations. The adjacent public street shall be kept free and clean of any project dirt, mud, materials, and debris.
27. Solid waste service will be required for the project. Applicant shall construct roofed trash enclosures that consist of three (3) solid walls and gated fourth wall, which is plumbed with a sanitary sewer drain.
28. As part of the Building Permit application, all existing survey monuments and markers of record within the area of work shall be researched and identified on an existing conditions or demolition plan sheet. The project surveyor shall be required to submit a pre and post construction certification that all monuments have been preserved or reset with appropriate documentation. The City Surveyor may require a corner record or record of survey be prepared if any survey monuments have the potential to be disturbed.

29. Any existing groundwater wells on site shall be abandoned under a permit from San Joaquin County prior to connecting to municipal water.
30. The Applicant is relieved of the requirement to construct a 10 foot wide Class I bicycle path, and the City Council is asked to reflect this change in the Bicycle Masterplan when the General Plan is amended. The reason is because that proposed bicycle path was intended to connect to Class I bicycle paths going north and south along the Union Pacific Railroad right of way, and UPRR has informed the City that they will not allow a Class I bicycle path on their right of way that includes an active rail line.

LATHROP-MANTECA FIRE DISTRICT (LMFD)

1. The project must conform to the appropriate edition of the California Fire Code (currently the 2016 edition) and all related standards.
2. Permits shall be obtained from the fire code official. Permit(s) and fees, shall be paid prior to issuance of any and/or all permits. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the fire code official. (Permits are to be renewed on an annual basis).
3. Approved automatic sprinkler systems shall be provided as required in 2016 California Fire Code §903.2. Tenant/Occupant/Owner shall have the responsibility to ensure that the correct fire suppression system is added/modified/tested and accepted by the (AHJ) Fire District. Fire suppression system plans shall be modified under separate fire permit and shall be submitted by a licensed contractor, to the (AHJ) Fire District for review and approval prior to modification. Deferred submittal accepted.
4. Approved fire alarm systems shall be installed in accordance with 2016 CFC §907.2 and 2013 NFPA 72.
5. Fire Department Development Fees for all new buildings must be paid in accordance with the City of Lathrop's Ordinance and Resolutions adopting the fee schedule.
6. An approved 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.
7. 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.
8. The Fire Department Fire Access Roads shall meet the requirements established by the San Joaquin County Fire Chief's Association.
9. An on-site fire hydrant system capable of supplying the required fire flow for fire protection shall be provided in compliance with 2016 California Fire Code, Appendix C.
10. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, a key box is required to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official. In addition to key box(es), any automatic gates shall have Opticom access ability to provide necessary access for emergency apparatus.

11. Other fire & life safety requirements may be required at time of building plan review.
12. 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 SERVICES (LPS)

1. Prior to occupancy, the applicant shall install roof top address, subject to review and approval by LPS. The numbers shall be at least 3' tall, 2' wide, 9" apart, with 6" brush stroke with a color that contrast the roof top. The number shall be oriented to be read from west to east.
2. Applicant shall install dedicated lights in the parking lot that are properly maintained.
3. Applicant shall install recording security camera system that is maintained and accessible to LPS with camera views covering all ingress and egress to buildings and parking areas.
4. Landscaping shall conform to standard CPTED measurements:
 - a. Maintain natural visible surveillance to building from parking lot and street.
 - b. Plants taller than 8 feet shall be trimmed up 4 feet from ground.
 - c. Plants under 8 feet shall be trimmed to allow ground level surveillance.

ADMINISTRATIVE SERVICES

By exercising this approval, the applicant hereby agrees to indemnify, hold harmless and defend the City, its officers, agents, elected and appointed officials, and employees, from any and all liability or claims that may be brought against the City arising out of its approval of this Tentative Parcel Map and Site Plan Review to the fullest extent permitted by law.

PACIFIC GAS & ELECTRIC

See attached memo dated March 9, 2018.

SAN JOAQUIN COUNTY MULTI-SPECIES HABITAT CONSERVATION & OPEN SPACE PLAN

See attached memo dated March 9, 2018.

SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT

See attached memo dated March 12, 2018.



March 9, 2018

Rick Caguiat
Senior Planner
City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Ref: Gas and Electric Transmission and Distribution

Dear Rick Caguiat,

Thank you for submitting SPR-18-17 & TPM-18-18 plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management



Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <http://usanorth811.org/wp-content/uploads/2017/05/CA-LAW-English.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)



Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^{\circ} \pm 15^{\circ}$). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.

11. Cathodic Protection: PG&E pipelines are protected from corrosion with an "Impressed Current" cathodic protection system. Any proposed facilities, such as metal conduit, pipes,



service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.



Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.
8. Streets and Roads: Access to facilities to be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for



proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.



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: Rick Caguiat, City of Lathrop, Community Development

From: Laurel Boyd, SJCOG, Inc.

Date: March 9, 2018

-Local Jurisdiction Project Title: North Crossroads Business Park Site Plan Review & Tentative Parcel Map

Assessor Parcel Number(s): 198-120-08

Local Jurisdiction Project Number: SPR-18-17, TPM-18-18

Total Acres to be converted from Open Space Use: Unknown

Habitat Types to be Disturbed: Urban and Agricultural Habitat Land (City of Lathrop Compensation Map)

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

Dear Mr. Caguiat:

SJCOG, Inc. has reviewed the project referral for the North Crossroads Business Park Site Plan Review & Tentative Parcel Map. This project proposes to construct 7 new industrial building for a warehouse and manufacturing use totaling approximately 1 million square feet. The project also proposes to create eleven (11) individual lots ranging in size from 1 to 24 +/- acres. The project proposes to extend public utilities such as water and sewer to the site and includes an on-site storm water detention basin. The project will include various improvements such as parking, landscaping and lighting. The project site is located at the former Pilkington Glass Plant on Louise Avenue just east of Interstate 5, Lathrop (APN/Address: 198-120-08; 500 E. Louise Avenue, Lathrop).

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.sjco.org>

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

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

- a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
- b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
- 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.



MAR 12 2018

RECEIVED

MAR 15 2018

Rick Caguiat
City of Lathrop
Community Development Department
390 Towne Centre Drive
Lathrop, CA 95330

CITY OF LATHROP
COM. DEV. DEPT.

Project: North Crossroads Business Park Site Plan Review & Tentative Parcel Map (SPR-18-17 & TPM-18-18)

District CEQA Reference No: 20180242

Dear Mr. Caguiat:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the Site Plan Review and Tentative Parcel Map for the North Crossroads Business Park. The proposed project consists of constructing 7 new industrial buildings for warehouse and manufacturing use totaling approximately 1 million square feet and create 11 individual lots ranging in size from 1 to 24 acres (Project). The District offers the following comments:

Emissions Analysis

1) At the federal level for the National Ambient Air Quality Standards (NAAQS), the District is currently designated as extreme nonattainment for the 8-hour ozone standards; nonattainment for the PM2.5 standards; and attainment for the 1-Hour ozone, PM10 and CO standards. At the state level, the District is currently designated as nonattainment for the 8-hour ozone, PM10, and PM2.5 California Ambient Air Quality Standards (CAAQS). The District recommends that the Air Quality section of the Environmental Impact Report (EIR) include a discussion of the following impacts:

- a) **Criteria Pollutants:** Project related criteria pollutant emissions should be identified and quantified. The discussion should include existing and post-project emissions.

Sayed Sadredin
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-8000 FAX: (559) 230-8061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: 661-392-5500 FAX: 661-392-5585

- i) **Construction Emissions:** Construction emissions are short-term emissions and should be evaluated separately from operational emissions. For reference, the District's annual criteria thresholds of significance for construction are: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5).
- *Recommended Mitigation Measure if needed:* To reduce impacts from construction related exhaust emissions, the District recommends feasible mitigation for the project to utilize off-road construction fleets that can achieve fleet average emissions equal to or cleaner than the Tier III emission standards, as set forth in §2423 of Title 13 of the California Code of Regulations, and Part 89 of Title 40 Code of Federal Regulations. This can be achieved through any combination of uncontrolled engines and engines complying with Tier III and above engine standards.
- ii) **Operational Emissions:** Permitted (stationary sources) and non-permitted (mobile sources) sources should be analyzed separately. For reference, the annual criteria thresholds of significance for operation of permitted and non-permitted sources each are: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5).
- *Recommended Mitigation Measure if needed:* Project related impacts on air quality can be reduced through incorporation of design elements, for example, that increase energy efficiency, reduce vehicle miles traveled, and reduce construction exhaust related emissions. However, design elements and compliance with District rules and regulations may not be sufficient to reduce project related impacts on air quality to a less than significant level. Another example of a feasible mitigation measure is the mitigation of project emissions through a Voluntary Emission Reduction Agreement (VERA). The VERA is an instrument by which the project proponent provides monies to the District, which is used by the District to fund emission reduction projects that achieve the reductions required by the lead agency. District staff is available to meet with project proponents to discuss a VERA for specific projects. For more information, or questions concerning this topic, please call District Staff at (559) 230-6000.

- iii) **Recommended Model:** Project related criteria pollutant emissions from construction and operation non-permitted (limited to equipment not subject to District permits) should be identified and quantified. Emissions analysis should be performed using CalEEMod (**California Emission Estimator Model**), which uses the most recent approved version of relevant Air Resources Board (ARB) emissions models and emission factors. CalEEMod is available to the public and can be downloaded from the CalEEMod website at: www.caleemod.com.
- b) **Nuisance Odors:** The Project should be evaluated to determine the likelihood that the Project would result in nuisance odors. Nuisance odors are subjective, thus the District has not established thresholds of significance for nuisance odors. Nuisance odors may be assessed qualitatively taking into consideration of Project design elements and proximity to off-site receptors that potentially would be exposed objectionable odors.
- c) **Health Risk Screening/Assessment:** A Health Risk Screening/Assessment identifies potential Toxic Air Contaminants (TAC's) impact on surrounding sensitive receptors such as hospitals, daycare centers, schools, work-sites, and residences. TAC's are air pollutants identified by the Office of Environmental Health Hazard Assessment/California Air Resources Board (OEHHA/CARB) (<https://www.arb.ca.gov/toxics/healthval/healthval.htm>) that pose a present or potential hazard to human health. A common source of TACs can be attributed to diesel exhaust emitted from both mobile and stationary sources. Industry specific TACs generated must also be identified and quantified.

The District recommends the Project be evaluated for potential health impacts to surrounding receptors (on-site and off-site) resulting from operational and multi-year construction TAC emissions.

- i) The District recommends conducting a screening analysis that includes all sources of emissions. A screening analysis is used to identify projects which may have a significant health impact. A prioritization, using CAPCOA's updated methodology, is the recommended screening method. A prioritization score of 10 or greater is considered to be significant and a refined Health Risk Assessment (HRA) should be performed. The prioritization calculator can be found at:
http://www.valleyair.org/busind/pto/emission_factors/Criteria/Toxics/Utilities/PRIORITIZATION%20RMR%202016.XLS.
- ii) The District recommends a refined HRA for projects that result in a prioritization score of 10 or greater. It is recommended that the Project proponent contact the District to review the proposed modeling protocol. The Project would be

considered to have a significant health risk if the HRA demonstrates that the Project related health impacts would exceed the Districts significance threshold of 20 in a million for carcinogenic risk and 1.0 for the Acute and Chronic Hazard Indices.

More information on toxic emission factors, prioritizations and HRAs can be obtained by:

- E-Mailing inquiries to: hramodeler@valleyair.org; or
- The District can be contacted at (559) 230-6000 for assistance; or
- Visiting the Districts website (Modeling Guidance) at http://www.valleyair.org/busind/pto/Tox_Resources/AirQualityMonitoring.htm

- d) **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 the ambient air quality standards. The District recommends that an AAQA be performed for the Project if emissions exceed 100 pounds per day of any pollutant.

If an AAQA is performed, the analysis should 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.

- 2) In addition to the discussions on potential impacts identified above, the District recommends the EIR also include the following discussions:
- a) A discussion of the methodology, model assumptions, inputs and results used in characterizing the Project's impact on air quality. To comply with CEQA requirements for full disclosure, the District recommends that the modeling outputs be provided as appendices to the EIR. The District further recommends that the District be provided with an electronic copy of all input and output files for all modeling.
 - b) A discussion of the components and phases of the Project and the associated emission projections, including ongoing emissions from each previous phase.
 - c) A discussion of Project design elements and mitigation measures, including characterization of the effectiveness of each mitigation measure incorporated into the Project.

- d) A discussion of whether the Project would result in a cumulatively considerable net increase of any criteria pollutant or precursor for which the San Joaquin Valley Air Basin is in non-attainment. More information on the District's attainment status can be found online by visiting the District's website at:
<http://valleyair.org/aqinfo/attainment.htm>.

District Rules and Regulations

- 3) The proposed Project may be subject to District rules and regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).
- 4) Based on information provided, the proposed Project would equal or exceed the relevant District Rule 9510 (Indirect Source Review) applicability threshold of 25,000 square feet of light industrial space. Therefore, the District concludes that the proposed Project is subject to District Rule 9510.

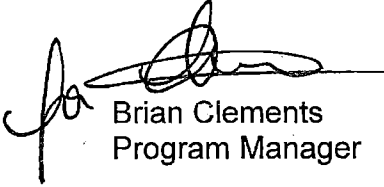
Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval. If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510, including payment of all applicable fees before issuance of the first building permit, be made a condition of project approval. Information about how to comply with District Rule 9510 can be found online at:
<http://www.valleyair.org/ISR/ISRHome.htm>.

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

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 call Carol Flores at (559) 230-5935.

Sincerely,

Arnaud Marjollet
Director of Permit Services



Brian Clements
Program Manager

AM: cf

North Crossroads Business Center Project
Mitigation Monitoring and Reporting Program (MMRP)

**MITIGATION MONITORING
AND
REPORTING PROGRAM**

FOR THE

NORTH CROSSROADS BUSINESS CENTER

Louise Avenue Between Harland Road and Howland Road
City of Lathrop, CA

May 30, 2018

**CITY OF LATHROP
COMMUNITY DEVELOPMENT DEPARTMENT
390 Towne Center Drive
Lathrop, CA 95330
209-941-7260**

1.0 INTRODUCTION

This document is the Mitigation Monitoring/Reporting Program (MMRP) for the North Crossroads Business Center Project. The primary source document for the MMRP is the Initial Study/Mitigated Negative Declaration for the North Crossroads Business Center Project; IS/MND will be adopted by the City at the same time as this document. The proposed project site is located on approximately 58 acres of existing developed industrial land located in an industrial area of the City of Lathrop.

1.1 CEQA REVIEW OF PROPOSED PROJECT

The project applicants, Reynolds & Brown and Jones Development, propose the development of approximately 1,070,000 square feet (sf) of new warehousing/fulfillment and manufacturing buildings, including ancillary office uses, on an approximately 58-acre portion of the former Pilkington float glass facility. The Pilkington site is presently developed with approximately 882,000 square feet of industrial structures associated with the former glass manufacturing facility on the western approximately 64 acres of the site. The project site is located south of Louise Avenue between Harlan Road and Howland Road in Lathrop, California.

As the proposed project involves the potential to result in significant environmental effects as defined by CEQA, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared by consultants, subject to the independent review and approval of City of Lathrop staff. The Draft IS/MND identified significant and/or potentially significant environmental effects that could occur in conjunction with the proposed project. The Draft IS/MND also identified mitigation measures, which would reduce the potential environmental effects to a "less than significant" level.

Prior to public and agency review of the Draft IS/MND, the project applicant approved the mitigation measures included in the IS/MND, which will be attached to the proposed project as binding conditions of approval.

The IS/MND was circulated for agency and public review in May 2018. Minor comments were received and did not result in changes to the environmental effects or mitigation measures identified in the IS/MND. It is anticipated that a final version of the Public Review Draft IS/MND dated May 2018 will be adopted by the City, in conjunction with this document, prior to taking action on the project.

1.2 CEQA REQUIREMENTS REGARDING MITIGATION MONITORING AND REPORTING

To ensure that mitigation measures included in a Mitigated Negative Declaration are actually implemented, CEQA requires the adoption of a mitigation monitoring or reporting program (CEQA Guidelines Section 15074). Specifically, the Guidelines require that the lead agency:

" . . . adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to mitigate or avoid significant environmental effects."

These requirements are met collectively by the Mitigation Monitoring/Reporting Table shown in Section 2.0 of this document. The table lists all of the potential environmental effects of the project that were identified in the IS/MND, identifies all of the mitigation measures that address these effects, and identifies the entities that would be responsible for implementing, and monitoring implementation of, the mitigation measures.

2.0 MITIGATION MONITORING/REPORTING PROGRAM AND CEQA FINDINGS

The following table summarizes the environmental effects that could result from approval of the proposed project. The table identifies 1) each environmental effect and its significance prior to mitigation, 2) how each significant environmental effect would be mitigated, 3) the responsibility for implementation of each mitigation measure, 4) the responsibility for monitoring of the mitigation measures, if the project is approved, and 5) the source of the information supporting the significance of the potential effect after mitigation. The table follows the same sequence as the impact analysis in the IS/MND. Below are acronyms and their definitions that were used throughout the IS/MND and in the attached table;

ODS- Owners Developers and Successor's in Interest

CDD- Community Development Department

IMPACT/MITIGATION MEASURES	IMPLEMENTATION RESPONSIBILITY	MONITORING/REPORTING RESPONSIBILITY	SOURCE
3.1 AESTHETICS			
The IS/MND does not identify significant effects or mitigation measures in this resource area.			
3.2 AGRICULTURE RESOURCES			
The IS/MND does not identify significant effects or mitigation measures in this resource area.			
3.3 AIR QUALITY			
The IS/MND does not identify significant effects or mitigation measures in this resource area.			
3.4 BIOLOGICAL RESOURCES			
Potential Impacts on Special-Status Species. Potentially significant impact.			
BIO-1: The developer shall mitigate for the proportionate loss of potential wildlife habitat from the project site by applying for coverage and implementing Incidental Take Minimization Measures (ITMMs) as required by the adopted San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP).	The ODS will be responsible for completing the application, obtaining SJMSCP coverage and observing ITMM requirements.	The Lathrop Community Development Department (CDD) will be responsible for ensuring that SJMSCP coverage has been obtained prior to issuing construction permits.	IS/MND, Section 3.4
Potential Impacts on Fish and Wildlife Movement. Potentially significant impact.			
BIO-2: In the event trees need to be removed or trimmed to facilitate the project, they should be felled or trimmed outside of the general bird nesting season (February 1 through August 31). If not, the developer shall have a nesting bird survey conducted immediately prior to tree trimming or removal. If active nests are found, tree felling or trimming shall be delayed until the young have fledged.	The ODS will be responsible for observing these requirements.	The Lathrop CDD will be responsible for ensuring that tree removal and trimming and survey requirements are observed.	IS/MND, Section 3.4
3.5 CULTURAL RESOURCES			
Potential Impacts on Historical Resources. Potentially significant impact.			
See TCR-1, TCR-2, and TCR-3	The ODS will be responsible for contracting a qualified cultural resources professional to evaluate archeological materials if found, to recommend cultural resource protection controls and to implement controls.	The Lathrop CDD will be responsible for review and approval of the cultural resources professional evaluation reports and recommendations, and for overseeing any cultural resource follow up work that may be required.	IS/MND, Section 3.5
Potential Impacts on Paleontological Resources/Unique Geologic Features. Potentially significant impact.			

IMPACT/MITIGATION MEASURES	IMPLEMENTATION RESPONSIBILITY	MONITORING/REPORTING RESPONSIBILITY	SOURCE
<p>CULT-1: All construction personnel shall receive brief "tailgate" training by a qualified archaeologist in the identification of paleontological resources, buried cultural resources, including human remains, and protocol for notification should such resources be discovered during construction work.</p> <p>CULT-2: If any subsurface historical or paleontological resources are encountered during construction of the project, all construction activities in the vicinity of the encounter shall be halted until a qualified archaeologist, or paleontologist as appropriate, can examine these materials, make a determination of their significance and, if significant, recommend further measures that would reduce potential effects to a less than significant level, consistent with the requirements of CEQA. The Lathrop CDD shall be notified in the event of a discovery, and the ODS shall be responsible for retaining qualified professionals, implementing recommended mitigation measures and documenting mitigation efforts in written reports to the CDD, consistent with the requirements of the CEQA Guidelines.</p>	<p>The ODS will be responsible for contracting a qualified archaeologist or paleontological resources professional to conduct the worker awareness training, evaluate archeological materials if found, to recommend cultural resource protection controls and to implement controls.</p>	<p>The Lathrop CDD will be responsible for review and approval of the archaeologist or paleontological resources professional evaluation reports and recommendations, and for overseeing any cultural resource follow up work that may be required.</p>	<p>IS/MND, Section 3.5</p>
<p>Potential Impacts on Human Burials. Potentially significant impact.</p>			
<p>See TCR-1, TCR-2, and TCR-3</p>	<p>The ODS will be responsible for notifying the City and for contacting a qualified cultural resources professional to evaluate materials if found, to recommend and implement cultural resource protection controls. The City will be required to notify the Coroner and to oversee implementation of CEQA requirements applicable to human remains.</p>	<p>The Lathrop CDD will be responsible for ensuring that the Coroner is notified and that a cultural resources professional evaluates remains, makes and reports recommendations, and oversees any cultural resource follow up work that may be required.</p>	<p>IS/MND, Section 3.5</p>
<p>3.6 GEOLOGY AND SOILS</p>			
<p>Potential Impacts from Seismic Hazards and Liquefaction. Potentially significant impact.</p>			
<p>GEO-1: The City of Lathrop Engineer shall review and approve a site-specific, design-level geotechnical study for the project, if appropriate the study completed for the site by Berloger, Stevens & Associates, prior to issuing a grading and building permit. All geotechnical engineering and design recommendations included in the approved study shall be implemented during project design and prior to construction.</p>	<p>The ODS will be responsible for preparing and submitting the geotechnical study for the project.</p>	<p>The Lathrop City Engineer will be responsible for review and approval of the geotechnical study.</p>	<p>IS/MND, Section 3.6</p>
<p>Potential Impacts from Soil Erosion. Potentially significant impact.</p>			

IMPACT/MITIGATION MEASURES	IMPLEMENTATION RESPONSIBILITY	MONITORING/REPORTING RESPONSIBILITY	SOURCE
<p>GEO-2: Prior to issuance of a grading permit, the project contractor shall submit, for the review and approval of the Public Works Department, an erosion control plan that complies with the City's Storm Water Development Standards and utilizes Best Management Practices (BMPs) to limit the erosion effects during construction of the proposed project. Measures could include, but are not limited to:</p> <ul style="list-style-type: none"> • Hydro-seeding • Placement of erosion control measures within drainage ways and ahead of drop inlets • The temporary lining (during construction activities) of drop inlets with "filter fabric" (a specific type of geotextile fabric) • The placement of straw wattles along slope contours and back-of-curb prior to installation of landscaping • Directing subcontractors to a single designated "wash-out" location (as opposed to allowing them to wash-out in any location they desire) • The use of siltation fences; and • The use of sediment basins and dust palliatives. 	<p>The ODS will be responsible for preparing and submitting storm water quality plans for City's review and approval.</p>	<p>The Lathrop Public Works Department will be responsible for review and approval of storm water quality and drainage plans.</p>	<p>IS/MND, Section 3.6</p>
<p>3.7 GREENHOUSE GAS EMISSIONS</p>			
<p>Potential Impacts from GHG Emissions and Consistency with GHG Reduction Plans. Potentially significant impact.</p>			
<p>GHG-1: The ODS shall, in cooperation with the City, SJVAPCD and SJCOG, prepare and implement a Transportation Demand Management (TDM) Plan for the project that includes consideration of preferential vanpool and carpool parking spaces, on-site amenities that encourage alternative transportation modes such as locker and shower, secure bicycle parking, on-site services that reduce mid-day trips, telecommuting options and provision of information regarding these and other trip-reducing measures available to employees. The plan shall be subject to City review and approval prior to issuance of the first building permit for building construction in the project area.</p>	<p>The ODS will be responsible for preparing and implementing the TDM Plan.</p>	<p>The Lathrop CDD will be responsible for ensuring that this requirement is met prior to issuing construction permits for the project.</p>	<p>IS/MND, Section 3.7</p>
<p>3.8 HAZARDS AND HAZARDOUS MATERIALS</p>			
<p>Potential Impacts from Use and Transportation of Hazards. Potentially significant impact.</p>			
<p>HAZ-1: Demolition of existing above-ground structures shall be conducted in accordance with a City demolition permit and applicable conditions. Demolition procedures, safety requirements and environmental protections shall be defined in a demolition plan prepared by the applicant and subject to the approval of the Building Official and City Engineer. The demolition plan shall define the required qualifications of demolition contractors. Preparation of the demolition plan shall include testing as required to define potential environmental hazards and mitigation needed during demolition to protect worker and public health and safety. The demolition plan shall identify waste materials to be produced and their disposition.</p>	<p>The ODS will be responsible for retaining a qualified hazardous materials professional to conduct required testing and address any potential health and environmental related risks.</p>	<p>The Lathrop CDD will be responsible for ensuring that this requirement is met prior to issuing demolition permits for the project.</p>	<p>IS/MND, Section 3.8</p>

IMPACT/MITIGATION MEASURES	IMPLEMENTATION RESPONSIBILITY	MONITORING/REPORTING RESPONSIBILITY	SOURCE
<p>HAZ-2: Prior to grading activities, the ODS or its contractor shall retain a qualified professional to collect and analyze soil samples as required to determine whether pesticide residues or other contaminants are present and, if present, whether they pose a health risk to construction workers or an environmental contamination risk. If so, the ODS shall prepare and implement a risk reduction plan that will reduce risk to construction workers.</p> <p>HAZ-3: Planned industrial development in the vicinity of existing hazardous waste cleanup monitoring wells shall be restricted as required to permit the continuing inspection, maintenance and operation of groundwater extraction equipment until the operation is closed by the agency with jurisdiction.</p>			
<p>3.9 HYDROLOGY AND WATER QUALITY</p>			
<p>Potential Impacts on Erosion, Sediment, and Water Quality. Potentially significant impact.</p>			
<p>HYDRO-1: The ODS shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) for the project in accordance with the Construction General Permit. The developer shall incorporate an Erosion Control Plan consistent with all applicable provisions of the SWPPP within the site development plans. The SWPPP shall be available on the construction site at all times. The developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to commencement of construction activity, and shall submit the SWRCB Waste Discharger's Identification Number (WDID) to the City prior to approval of development or grading plans.</p> <p>HYDRO-2: The ODS shall obtain an MS4 permit from the City which would describe post-construction BMPs required to reduce pollutant loads in stormwater discharges to acceptable levels, including compliance with the adopted Multi-Agency Post-Construction Stormwater Standards Manual and the City's Storm Water Development Standards.</p>	<p>The ODS will be responsible for preparing and submitting storm water quality and drainage plans for the City's review and approval.</p>	<p>The Lathrop Public Works Department will be responsible for review and approval of storm water quality and drainage plans.</p>	<p>IS/MND, Section 3.9</p>
<p>Potential Impacts on Drainage, Erosion, and Runoff. Potentially significant impact.</p>			
<p>HYDRO 1 and HYDRO-2</p>	<p>The ODS will be responsible for preparing and submitting storm water quality and drainage plans for the City's review and approval.</p>	<p>The Lathrop Public Works Department will be responsible for review and approval of storm water quality and drainage plans.</p>	<p>IS/MND, Section 3.9</p>
<p>3.10 LAND USE</p>			
<p>The IS/MND does not identify significant effects or mitigation measures in this resource area.</p>			
<p>3.11 MINERAL RESOURCES</p>			
<p>The IS/MND does not identify significant effects or mitigation measures in this resource area.</p>			

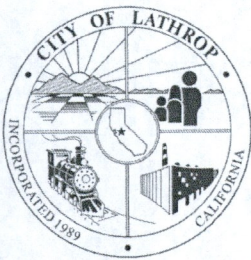
IMPACT/MITIGATION MEASURES	IMPLEMENTATION RESPONSIBILITY	MONITORING/REPORTING RESPONSIBILITY	SOURCE
3.12 NOISE			
The IS/MND does not identify significant effects or mitigation measures in this resource area.			
3.13 POPULATION AND HOUSING			
The IS/MND does not identify significant effects or mitigation measures in this resource area.			
3.14 PUBLIC SERVICES			
The IS/MND does not identify significant effects or mitigation measures in this resource area.			
3.15 RECREATION			
The IS/MND does not identify significant effects or mitigation measures in this resource area.			
3.16 TRANSPORTATION			
The IS/MND does not identify significant effects or mitigation measures in this resource area.			
3.17 TRIBAL CULTURAL RESOURCES			
Potential Impacts on Tribal Cultural Resources. Potentially significant impact.			
<p>TCR-1: If the project site is determined to be a sensitive tribal cultural resource, the ODS shall consult with the affected tribe to establish and implement a procedure for monitoring and reporting all earth-moving and grading activities.</p> <p>TCR-2: In the event that construction encounters evidence of human burial or scattered human remains, construction in the vicinity of the encounter shall be immediately halted. The ODS shall immediately notify the County Coroner, the Lathrop Community Development Department, and the tribal representative. The ODS will be responsible for compliance with the requirements of CEQA as to human remains as defined in CEQA Guidelines Section 15064.5, with California Health and Safety Code Section 7050.5, and as directed by the County Coroner. If the human remains are determined to be Native American, the County Coroner shall notify the Native American Heritage Commission (NAHC), and the NAHC will notify and appoint a Most Likely Descendant. The Most Likely Descendant will work with the archaeologist to decide the proper treatment of the human remains and any associated funerary objects.</p> <p>TCR-3: In the event that other archaeological resources are encountered during project construction, all construction activities in the vicinity of the encounter shall be halted until a qualified archaeologist and tribal representative can examine the materials and make a determination of their "uniqueness" as defined by CEQA. If the resource is determined to be unique, the archaeologist shall recommend avoidance, minimization or mitigation</p>	<p>The ODS will be responsible for contracting a qualified tribal cultural resources professional to evaluate sensitive tribal cultural resources if found, to recommend tribal cultural resource protection controls and to implement controls.</p>	<p>The Lathrop CDD will be responsible for review and approval of the tribal cultural resources professional evaluation reports and recommendations, and for overseeing any tribal cultural resource follow up work that may be required.</p>	<p>IS/MND, Section 3.17</p>

IMPACT/MITIGATION MEASURES	IMPLEMENTATION RESPONSIBILITY	MONITORING/REPORTING RESPONSIBILITY	SOURCE
measures that will reduce potential effects to a less than significant level. The ODS will be responsible for retaining the archaeologist and tribal representative and for implementing the recommendations of the archaeologist, including submittal of a written report to the Lathrop Community Development Department and tribal representative documenting the find and its treatment.			
3.18 UTILITIES AND SERVICES			
Potential Effects on Wastewater Systems. Potentially significant impact.			
UTIL-1: Prior to the issuance of building permits, the ODS shall quantify the need for Individual Sewer Units (ISUs) related to the permit to satisfaction of the Lathrop Public Works Department. The project applicant shall purchase additional ISUs as required to provide adequate capacity for the proposed project, subject to the review and approval of the Public Works Department and City Council.	The ODS will be responsible for obtaining required ISUs.	The Lathrop Public Works Department will be responsible for ensuring that the required ISUs have been obtained.	IS/MND, Section 3.18

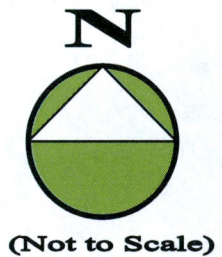
ATTACHMENT " 4 "

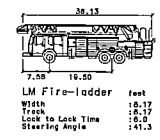
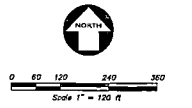
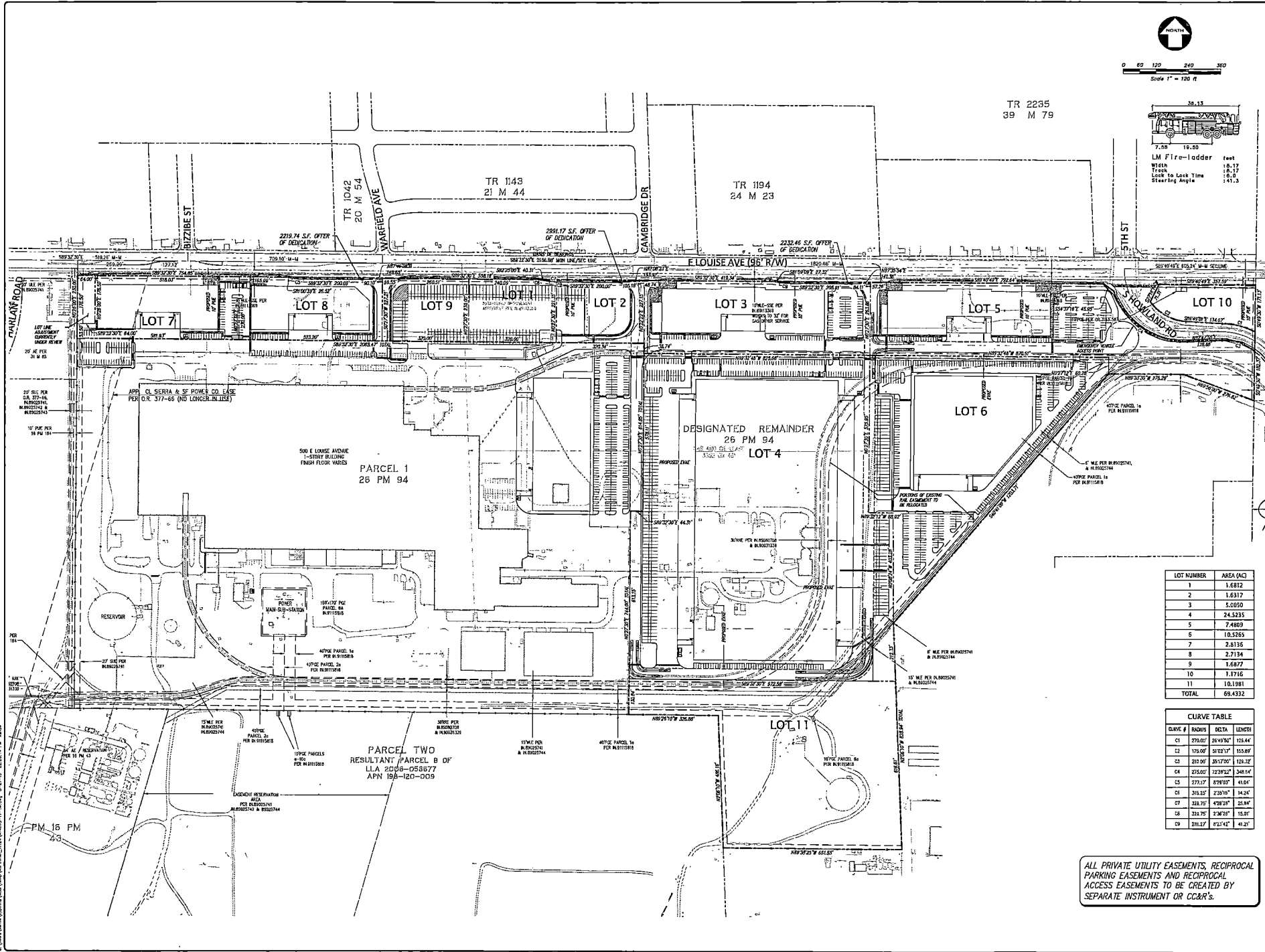


PLANNING DIVISION Vicinity Map



SPR-18-17 & TPM-18-18
Site Plan Review & Tentative Parcel Map
North Crossroads Business Center
500 E. Louise Avenue
APN: 198-120-08 & 198-140-16





TR 2235
39 M 79

TR 1143
21 M 44

TR 1194
24 M 23

2219.74 S.F. OFFER
OF DEDICATION

TR 1042
20 M 54

2991.17 S.F. OFFER
OF DEDICATION

2232.46 S.F. OFFER
OF DEDICATION

E LOUISE AVE (198' R/W)

5TH ST

LOT 7

LOT 8

LOT 9

LOT 2

LOT 3

LOT 5

LOT 10

PARCEL 1
26 PM 94

DESIGNATED REMAINDER
26 PM 94
LOT 4

LOT 6

LOT 11

PARCEL TWO
RESULTANT PARCEL B OF
LLA 2008-058877
APN 19A-120-009

LOT NUMBER	AREA (AC)
1	1.6812
2	1.6317
3	5.0000
4	24.5235
5	7.4869
6	10.5265
7	2.3135
8	2.7134
9	1.6877
10	1.1716
11	10.1981
TOTAL	69.4332

CURVE #	RADIUS	DATA	LENGTH
C1	279.00'	26+49.50'	153.44'
C2	175.00'	51+52.17'	155.89'
C3	210.00'	35+57.00'	128.32'
C4	255.00'	72+58.22'	348.14'
C5	277.17'	87+59.03'	43.04'
C6	315.25'	23+19.16'	14.24'
C7	338.75'	43+28.28'	25.84'
C8	338.75'	23+78.28'	15.81'
C9	281.17'	63+14.42'	41.21'

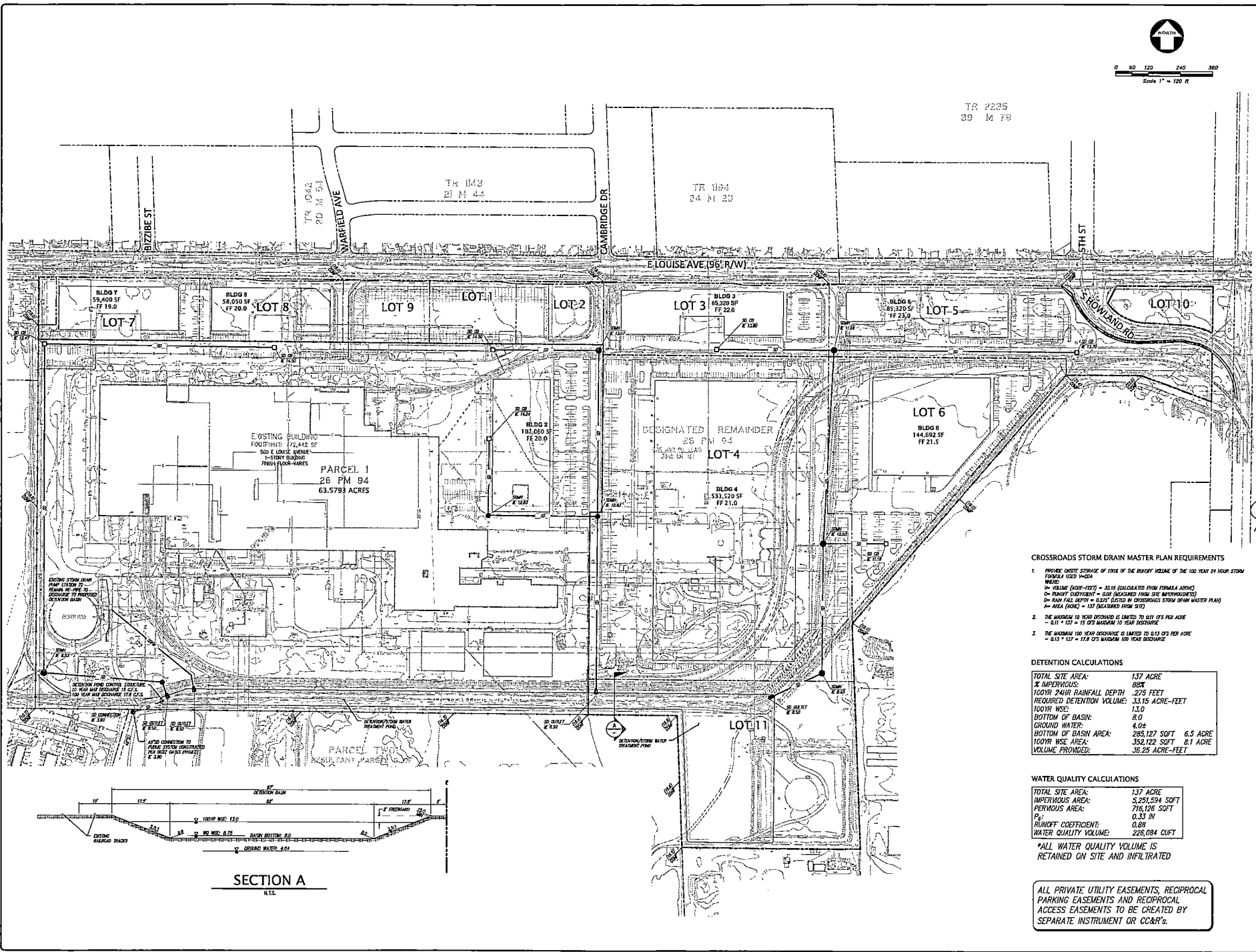
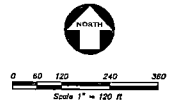
ALL PRIVATE UTILITY EASEMENTS, RECIPROCAL PARKING EASEMENTS AND RECIPROCAL ACCESS EASEMENTS TO BE CREATED BY SEPARATE INSTRUMENT OR CC&R'S.

NO.	DATE	BY	REVISION
1	09-13-2018	JAM	2ND CITY SUBMITTAL
2	01-23-2019	JAM	3RD CITY SUBMITTAL

KIER & WRIGHT
 CIVIL ENGINEERS & SURVEYORS, INC.
 2035 Colton Canyon Road
 Livermore, California 94551
 Phone (925) 445-9198
 Fax (925) 445-9199
 Cell (925) 242-9194

CALIFORNIA
 TENTATIVE MAP
 OF
 NORTH CROSSROADS BUSINESS CENTER
 FOR
 REYNOLDS & BROWN

DATE: MAY, 2018
 SCALE: 1" = 120'
 DESIGNER: JAM
 JOB NO.: A14531-11
 SHEET: TM 2.0
 OF: 9 SHEETS



CROSSROADS STORM DRAIN MASTER PLAN REQUIREMENTS

1. PROVIDE ON-SITE STORAGE OF 100% OF THE PEAK FLOW VOLUME OF THE 100 YEAR 24 HOUR STORM FLOW AS USED IN THE DESIGN.
 - W₁ VOLUME (24HR-100Y) = 33.15 (CALCULATED FROM FORMULA ABOVE)
 - ON-SITE STORAGE = 60% (DESIGNED FROM SITE CHARACTERISTICS)
 - ON-RAIN FALL DEPTH = 0.25" (LISTED IN CROSSROADS STORM DRAIN MASTER PLAN)
 - W₂ AREA (A₂) = 137 (DESIGNED FROM SITE)
2. THE MAXIMUM 100 YEAR DISCHARGE IS LIMITED TO 0.13 CFS PER ACRE
 - 0.13 * 137 = 17.8 CFS MAXIMUM 100 YEAR DISCHARGE

DETENTION CALCULATIONS

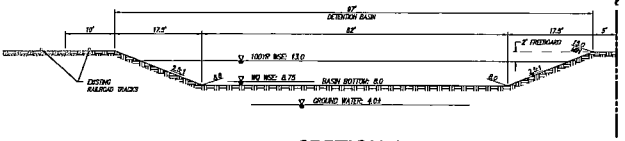
TOTAL SITE AREA:	137 ACRE
% IMPERVIOUS:	82%
100YR 24HR RAINFALL DEPTH:	2.75 FEET
REQUIRED DETENTION VOLUME:	33.15 ACRE-FEET
100YR WSE:	13.0
BOTTOM OF BASIN:	8.0
GROUND WATER:	4.04
BOTTOM OF BASIN AREA:	235,127 SQFT 6.5 ACRE
100YR WSE AREA:	352,122 SQFT 8.1 ACRE
VOLUME PROVIDED:	36.25 ACRE-FEET

WATER QUALITY CALCULATIONS

TOTAL SITE AREA:	137 ACRE
IMPERVIOUS AREA:	5,251,594 SQFT
PERVIOUS AREA:	716,105 SQFT
P ₂ :	0.33 IN
RUNOFF COEFFICIENT:	0.88
WATER QUALITY VOLUME:	226,084 CUFT

*ALL WATER QUALITY VOLUME IS RETAINED ON SITE AND INFILTRATED

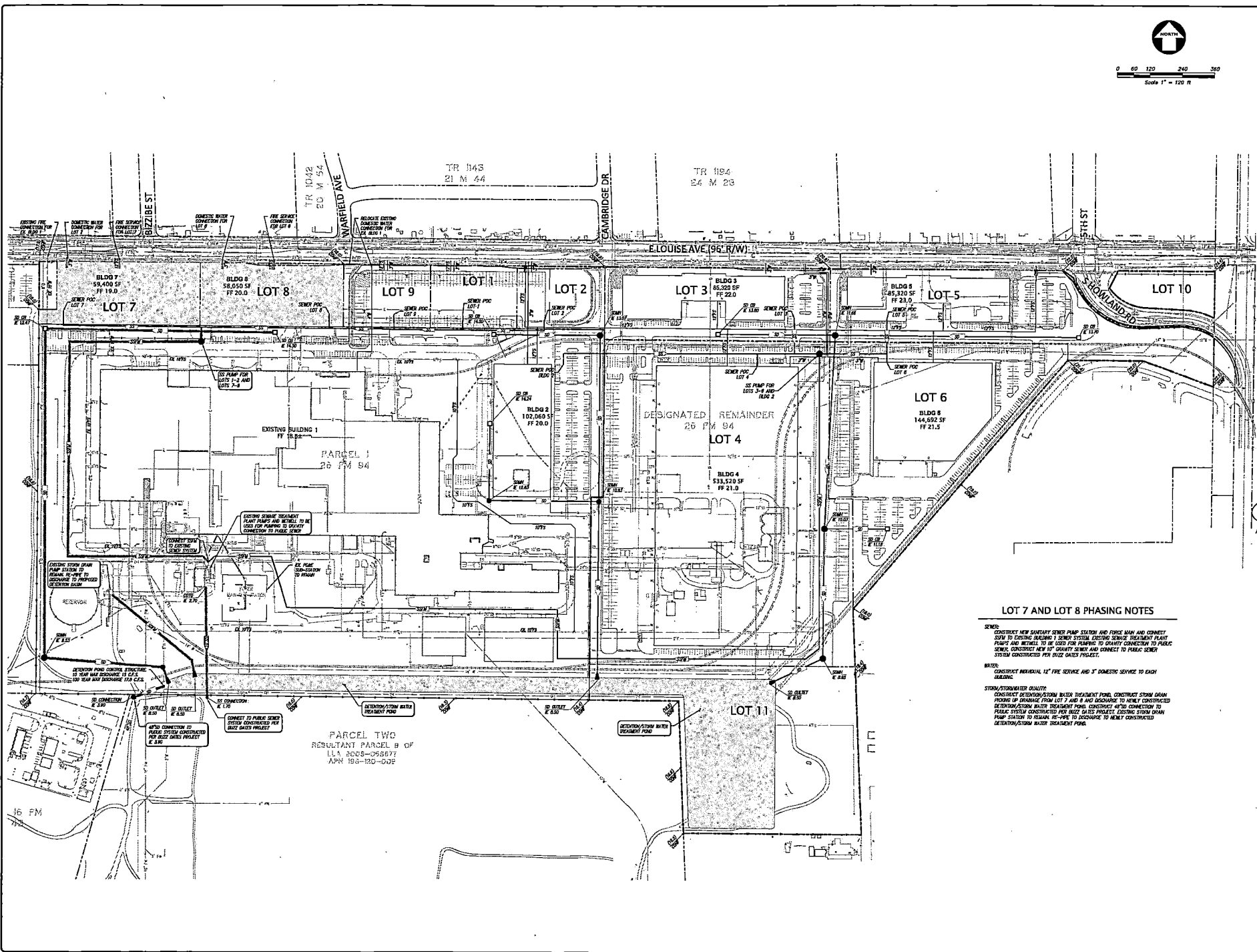
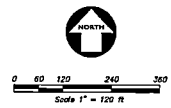
ALL PRIVATE UTILITY EASEMENTS, RECIPROCAL PARKING EASEMENTS AND RECIPROCAL ACCESS EASEMENTS TO BE CREATED BY SEPARATE INSTRUMENT OR CC&R'S.



SECTION A
KTC

PROJECT	STORM WATER QUALITY CONTROL PLAN
CLIENT	REYNOLDS & BROWN
DATE	MAY, 2018
SCALE	1" = 120'
DESIGNER	JAM
DRN NO.	A14683-11
SHEET	TM 4.0
OF	9 SHEETS

CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER
CIVIL ENGINEERING
REYNOLDS & BROWN
2885 Colton Canyon Road
Livermore, California 94551
Phone (925) 241-7788
Fax (925) 241-7799



LOT 7 AND LOT 8 PHASING NOTES

- SEWER:**
 CONSTRUCT NEW SANITARY SEWER PUMP STATION AND FORCE MAIN AND CONNECT SYSTEM TO EXISTING BUILDING 1 SEWER SYSTEM. EXISTING SEWER TREATMENT PLANT PUMPS AND RETAIN TO BE USED FOR PHASING TO GRADUALLY CONNECTION TO PUBLIC SEWER. CONSTRUCT NEW 18" DIAMETER SEWER AND CONNECT TO PUBLIC SEWER SYSTEM CONSTRUCTED PER BUZZ GATES PROJECT.
- WATER:**
 CONSTRUCT INDIVIDUAL 12" PIPE SERVICE AND 3" DOMESTIC SERVICE TO EACH BUILDING.
- STORM/STORAGE/TREAT QUALITY:**
 CONSTRUCT DETENTION/STORM WATER TREATMENT POND. CONSTRUCT STORM DRAIN PIPING UP THROUGH FROM LOT 7 AND 8 AND DISCHARGE TO NEWLY CONSTRUCTED DETENTION/STORM WATER TREATMENT POND. CONSTRUCT 48" DIAMETER CONNECTION TO PUBLIC SYSTEM CONSTRUCTED PER BUZZ GATES PROJECT. EXISTING STORM DRAIN PUMP STATION TO REMAIN IN-SITU TO DISCHARGE TO NEWLY CONSTRUCTED DETENTION/STORM WATER TREATMENT POND.

PARCEL TWO
 RESUBSTANT PARCEL 9 OF
 LLA 2005-056677
 APN 193-120-002

DATE	MAY, 2018
SCALE	1" = 120'
DESIGNER	JAM
JOB NO.	A14683-11
SHEET	TM 5.1
OF	9 SHEETS

REVISIONS:

NO.	DATE	DESCRIPTION
1	09-12-2018	2ND CITY SUBMITTAL
2	02-22-2018	3RD CITY SUBMITTAL

BY: [Signature]

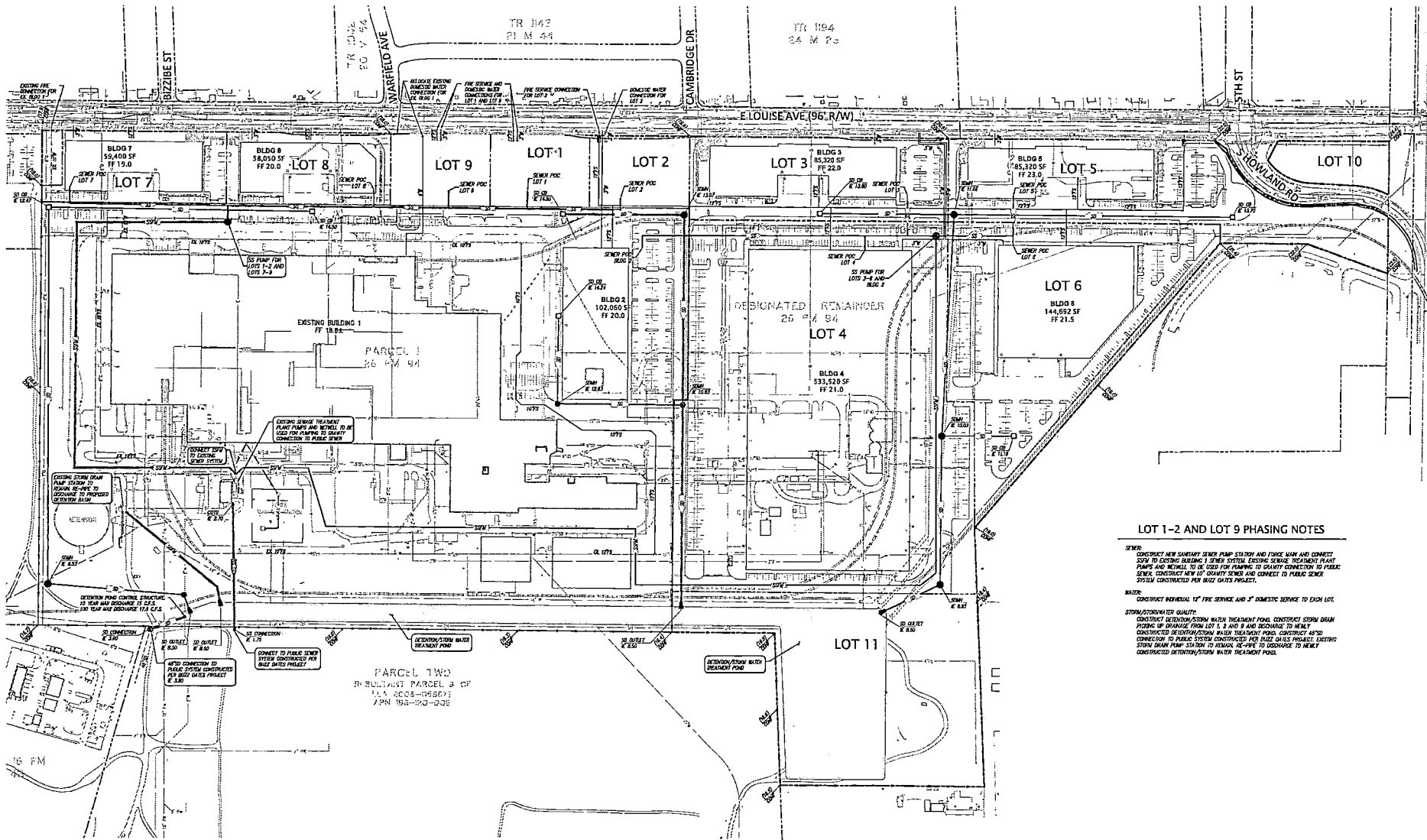
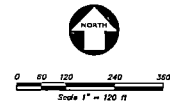
FOR: [Signature]

PROJECT: NORTH CROSSROADS BUSINESS CENTER FOR REYNOLDS & BROWN

LOCATION: CALIFORNIA

DESIGNER: KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
 2815 Gilmer Canyon Road
 Livermore, California 94551
 Phone: (925) 244-8888
 Fax: (925) 244-8979

REGISTERED PROFESSIONAL ENGINEER
 STATE OF CALIFORNIA
 No. 45874
 Exp. 12/31/2020



LOT 1-2 AND LOT 9 PHASING NOTES

- SEWER:**
 CONSTRUCT NEW SANITARY SEWER PUMP STATION AND FORCE MAIN AND CONNECT TO EXISTING BUILDING 1 SEWER SYSTEM. EXISTING SEWER TREATMENT PLANT PUMPS AND METRELLS TO BE USED FOR PUMPING TO QUANTITY CONNECTION TO PUBLIC SEWER. CONSTRUCT NEW 10' QUANTITY SERVICE AND CONNECT TO PUBLIC SEWER SYSTEM. CONSTRUCT PER BUZZ GATES PROJECT.
- WATER:**
 CONSTRUCT INDIVIDUAL 1" FIRE SERVICE AND 3" DOMESTIC SERVICE TO EACH LOT.
- STORMWATER/RAIN QUALITY:**
 CONSTRUCT DETENTION/STORM WATER TREATMENT POND. CONSTRUCT STORM DRAIN PIPING UP DRAINAGE FROM LOT 1, 2 AND 9 AND RECONNECT TO NEWLY CONSTRUCTED DETENTION/STORM WATER TREATMENT POND. CONSTRUCT ASPHALT CONNECTION TO PUBLIC SYSTEM CONSTRUCTED PER BUZZ GATES PROJECT. EXISTING STORM DRAIN PUMP STATION TO REMAIN. BE-APPE TO COORDINATE WITH NEWLY CONSTRUCTED DETENTION/STORM WATER TREATMENT POND.

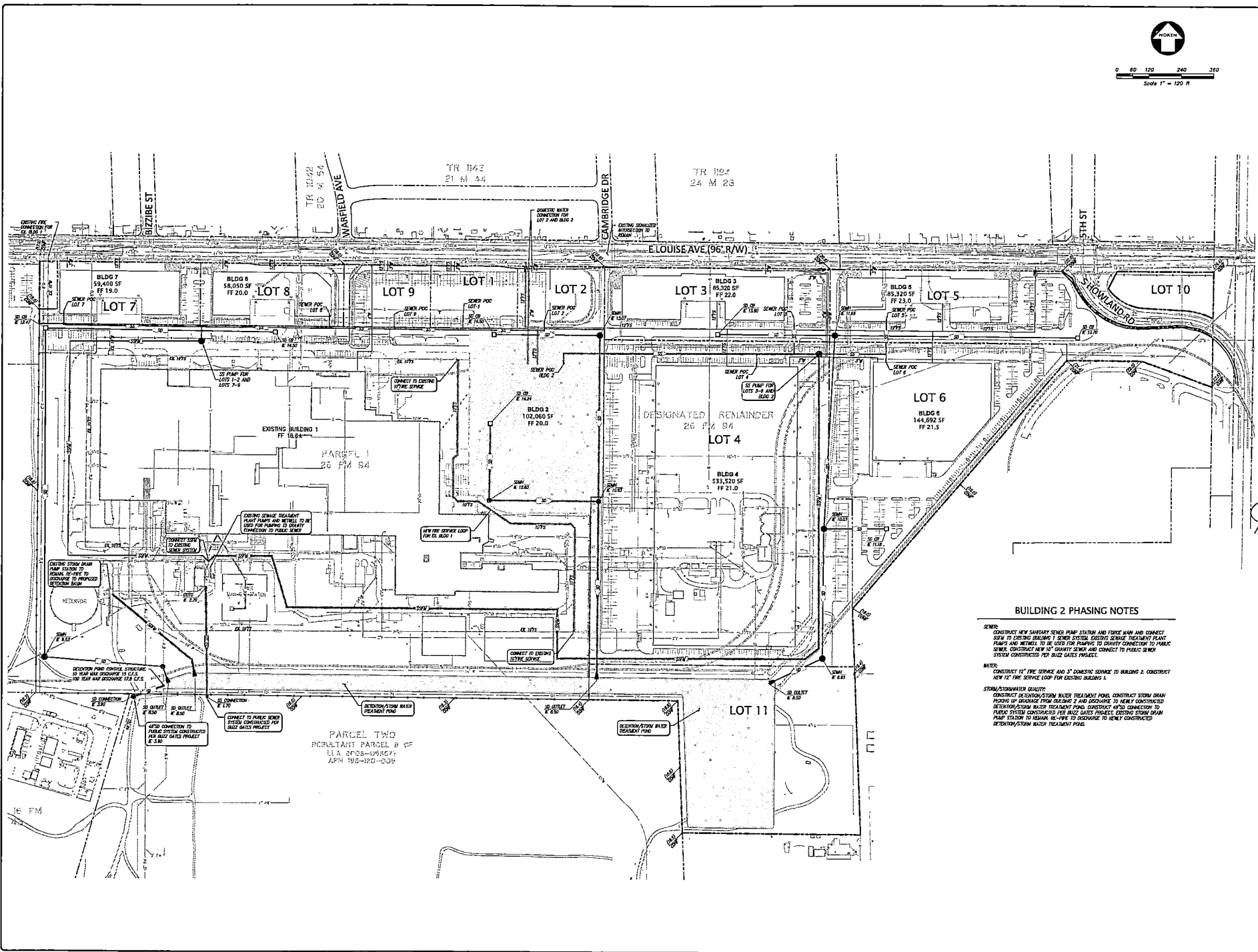
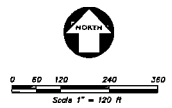
C:\Users\jwheeler\Documents\Projects\North Crossroads Business Center\11111\Utility\Utility Phasing - 5/11/2016.dwg, 05/11/2016, 05:28:02 PM, JWH

NO.									
REV.	DATE	BY	CHKD.	APP'D.	DESCRIPTION	DATE	BY	CHKD.	APP'D.
					JMS CITY SUBMITTAL	01-11-2016			
					JMS CITY SUBMITTAL	01-22-2016			

KIER & WRIGHT
 CIVIL ENGINEERS & SURVEYORS, INC.
 1400 S. GARDEN ST., SUITE 100
 ANAHEIM, CALIFORNIA 92805
 TEL: 714.934.5198
 FAX: 714.934.5199

UTILITY PHASING PLAN
 OF
NORTH CROSSROADS BUSINESS CENTER
 FOR
REYNOLDS & BROWN

DATE: MAY, 2016
 SCALE: 1" = 132'
 DESIGNED: JAM
 JOB NO.: A14563-11
 SHEET: **TM 5.2**
 OF 9 SHEETS



BUILDING 2 PHASING NOTES

- SEWER:**
 CONSTRUCT NEW SANITARY SEWER PUMP STATION AND FORCE MAIN AND CONNECT
 SEWER TO EXISTING BUILDING 1 SEWER SYSTEM. EXISTING SEWER TREATMENT PLANT
 PUMPS AND METRELL TO BE USED FOR PUMPING TO GRAVITY CONNECTION TO PUBLIC
 SEWER. CONSTRUCT NEW 18" GRAVITY SEWER AND CONNECT TO PUBLIC SEWER
 SYSTEM CONSTRUCTED BY BUIZ GATES PROJECT.
- WATER:**
 CONSTRUCT 12" FIRE SERVICE AND 3" DOMESTIC SERVICE TO BUILDING 2. CONSTRUCT
 NEW 12" FIRE SERVICE LOOP FOR EXISTING BUILDING 1.
- STORM/STORMWATER QUALITY:**
 CONSTRUCT DELAYED/STORM WATER TREATMENT POND. CONSTRUCT STORM DRAIN
 PICTURE UP BRIDGE FROM BLDG 11 AND DISCHARGE TO NEWLY CONSTRUCTED
 DELAYED/STORM WATER TREATMENT POND. CONSTRUCT 48" TO CONNECTION TO
 PUBLIC SYSTEM CONSTRUCTED BY BUIZ GATES PROJECT. EXISTING STORM DRAIN
 PUMP STATION TO REMAIN IN-SITU TO BE DISCHARGE TO NEWLY CONSTRUCTED
 DELAYED/STORM WATER TREATMENT POND.

DATE	MAY 2014
SCALE	1" = 120'
DESIGNER	JAW
JOB NO.	A1453-11
SHEET	TM 5.3
OF	9 SHEETS

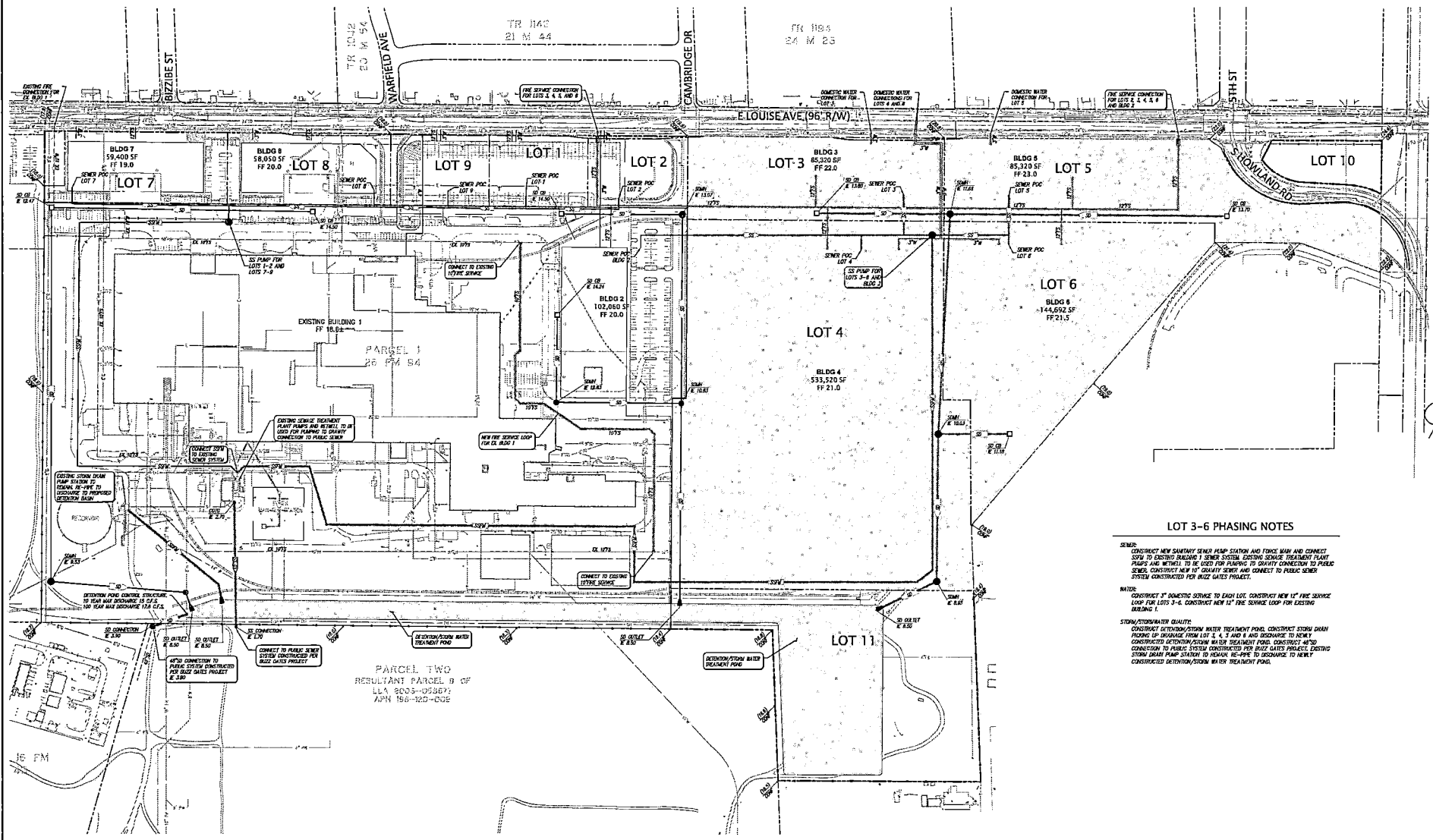
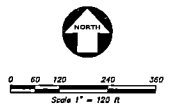
NO.	REV.	DATE	DESCRIPTION
1	ISSUED FOR PERMITS	05-22-2014	
2	ISSUED FOR PERMITS	05-22-2014	
3	ISSUED FOR PERMITS	05-22-2014	
4	ISSUED FOR PERMITS	05-22-2014	

KIER & WRIGHT
 CIVIL ENGINEERS & SURVEYORS, INC.
 2635 Colton Center Road
 Livermore, California 94551
 Phone (925) 243-3338
 Fax (925) 243-3399

UTILITY PHASING PLAN
 OF
NORTH CROSSROADS BUSINESS CENTER
 FOR
REYNOLDS & BROWN

CALIFORNIA
 LATHROP

C:\Users\kier\appdata\local\temp\AutoCAD_2014\AutoCAD-2014-11-18_02:10:25 PM.dwg 3:21:18 02/10/2014 kier



LOT 3-6 PHASING NOTES

- SEWER:**
 CONSTRUCT NEW SANITARY SEWER PUMP STATION AND FORCE MAIN AND CONNECT SSM TO EXISTING REMAINING SEWER SYSTEM. EXISTING SEWAGE TREATMENT PLANT PIPING AND RETICUL TO BE LEFT FOR PHASING TO QUALITY CONNECTION TO PUBLIC SEWER. CONSTRUCT NEW 12" QUALITY SEWER AND CONNECT TO PUBLIC SEWER SYSTEM. CONSTRUCT FOR WAZE GATES PROJECT.
- WATER:**
 CONSTRUCT 3" DOMESTIC SERVICE TO EACH LOT. CONSTRUCT NEW 12" FIRE SERVICE LOOP FOR LOTS 3-6. CONSTRUCT NEW 12" FIRE SERVICE LOOP FOR EXISTING BUILDING 1.
- STORM/STORMWATER QUALITY:**
 CONSTRUCT DETENTION/STORM WATER TREATMENT POND. CONSTRUCT STORM DRAIN PIPING OR OVERSIZING FROM LOT 1, 4, 5 AND 8 AND DISCHARGE TO SEWER. CONSTRUCT DETENTION/STORM WATER TREATMENT POND. CONSTRUCT 48" CONNECTION TO PUBLIC SYSTEM CONSTRUCTED FOR WAZE GATES PROJECT. EXISTING STORM DRAIN PUMP STATION TO REMAIN. RE-PIPE TO DISCHARGE TO NEWLY CONSTRUCTED DETENTION/STORM WATER TREATMENT POND.

**UTILITY PHASING PLAN
 OF
 NORTH CROSSROADS BUSINESS CENTER
 FOR
 REYNOLDS & BROWN**

DATE MAY, 2014
 SCALE 1" = 120'
 DESIGNED JAH
 JOB NO. A14663-11
 SHEET **TM 5.4**
 OF 9 SHEETS

NO.	REVISION	DATE
1	ISSUE FOR PERMITTING	01-15-2014
2	ISSUE FOR PERMITTING	02-10-2014

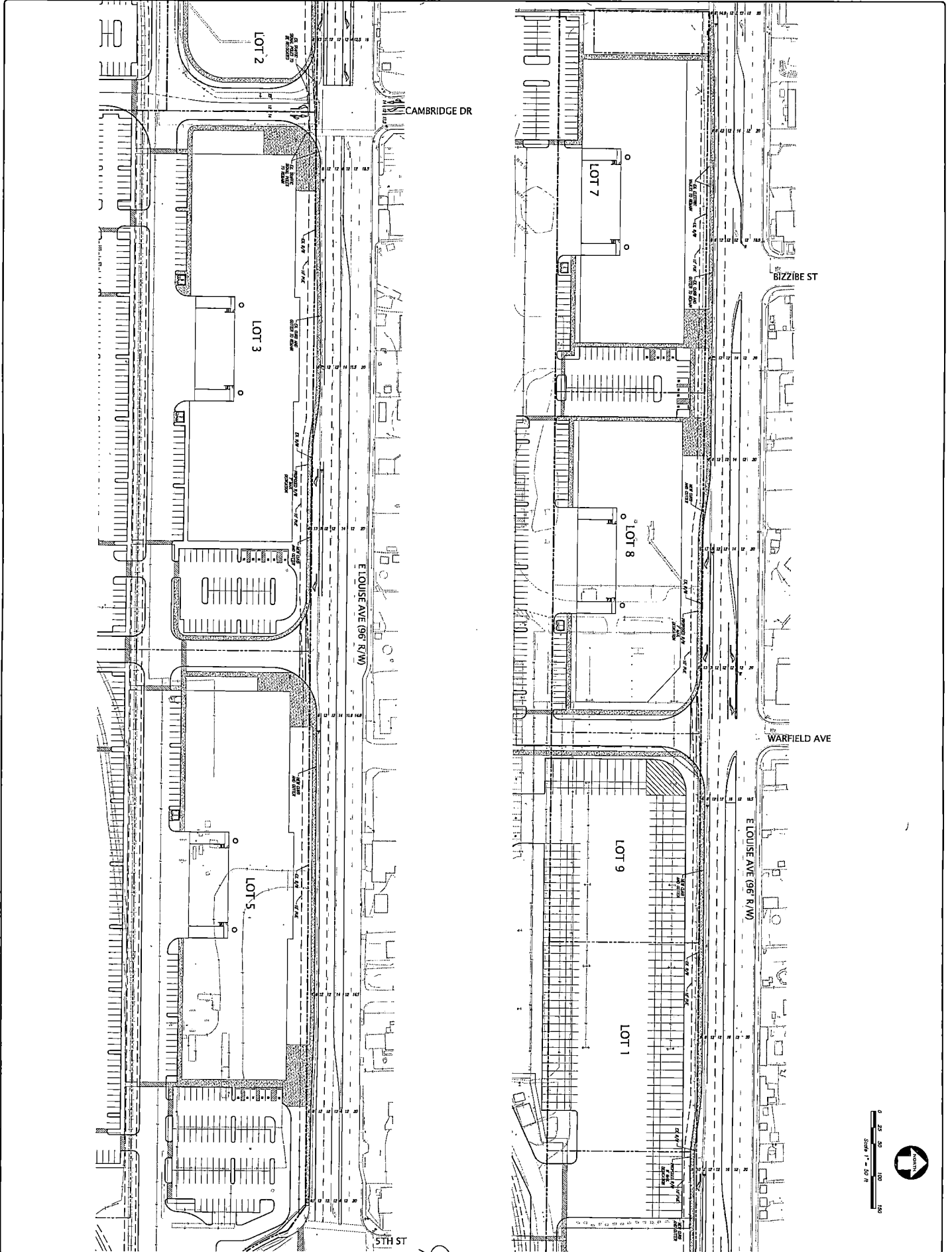
KIER & WRIGHT
 CIVIL ENGINEERS & SURVEYORS, INC.
 2435 Colton Canyon Road
 Sacramento, California 95833
 Phone (916) 484-9498
 Fax (916) 484-9499



CALIFORNIA

LATHROP

C:\Users\james\AppData\Local\Temp\AutoCAD_11154\A14663-11-10.dwg, 3/27/14 10:20:15 AM, jwh



STRIPING PLAN
 OF
NORTH CROSSROADS BUSINESS CENTER
 FOR
REYNOLDS & BROWN
 LATHROP
 CALIFORNIA



KIER & WRIGHT
 CIVIL ENGINEERS & SURVEYORS, INC.
 2850 Collier Canyon Road
 Livermore, California 94551
 Phone (925) 245-8788
 Fax (925) 245-8796

NO.	REVISION	DATE	BY	NO.	REVISION	DATE	BY
1	2ND CITY SUBMITTAL	03-15-2018	JAM	1			
2	3RD CITY SUBMITTAL	05-22-2018	JAM	2			
3				3			
4				4			
5				5			