

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

ITEM: **PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER GENERAL PLAN AMENDMENT AND ZONING MAP AMENDMENT FOR THE LBA NORTH PROJECT**

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

- 1. Hold a Public Hearing; and**
- 2. Adopt a Resolution adopting the Initial Study and Negative Declaration for the LBA North Project.**
- 3. Adopt a Resolution approving the General Plan Map Amendment from Freeway Commercial to General Industrial for the LBA North Project (GPA-18-22).**
- 4. Introduction and first reading of an Ordinance approving a Zoning Map Amendment from Highway Commercial to General Industrial for the LBA North Project (REZ-18-23).**

SUMMARY:

The applicant is requesting approval to amend the General Plan land use map designation of the subject property from Freeway Commercial (FC) to General Industrial (GI), and Zoning from Highway Commercial (HC) to General Industrial (IG). The project is referred to as the LBA North project and is located in the Crossroads Commerce Center. The primary purpose is to modify the type of uses that will be allowed to occupy the previously approved industrial building.

BACKGROUND:

The subject site is located in the Crossroads Commerce Center (formerly referred to as Crossroads Industrial Park). The subject site was included in the environmental analysis that was performed for the Crossroads Industrial Park Environmental Impact Report (EIR) in 1989 and Supplemental EIR, prepared in 2001. The approximately 528-acre Crossroads Industrial Park project includes industrial and commercial uses, as well as a wastewater treatment facility. To date, approximately 90 percent of the Crossroads project is built out.

In 1993, the subject site received approval as Phase II of the 335,000 square foot Big Valley Factory Outlet Mall (Development Plan No. DP-93-05). Phase I of the Outlet Mall consisted of 135,000 square feet of commercial space and was constructed in 1995. Unfortunately, the Outlet Mall concept did not succeed and Phase II was never constructed. Today, the Phase I buildings are now called the Lathrop Business Park and mostly occupied by professional office uses.

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In 2009, the applicant proposed a similar request to amend the property's General Plan and Zoning designation from commercial to industrial. The project received opposition from the adjacent Lathrop Business Park ownership, concerns were related to aesthetics and circulation of vehicles and truck traffic generated by the project. The project received a favorable recommendation from the Planning Commission, but did not receive formal action from the City Council.

On June 15, 2016, the City approved Development Plan No. DP-16-49 for the LBA North Project to construct a 382,000 square foot building containing 32,000 square feet of retail commercial supported by the remaining square footage as an on-site warehouse. The Crossroads Development Agreement established a project review procedure called "Development Plan Review" by which all site specific project development proposals within Crossroads are reviewed and considered administratively by the Planning Division/City staff. The applicant did not propose to amend the property's General Plan and Zoning so Planning Commission and City Council action were not required; instead, the project approval only limited future uses that are allowed in the Commercial Highway Zone.

To address the original concerns regarding aesthetics, the applicant designed the building frontage facing Harlan Road to incorporate office commercial elements such as high windows, metal canopy, decorative light fixtures and enhanced building paint. In regards to circulation and traffic, the project was conditioned to re-route all truck traffic towards the southeast corner of the property with access from Murphy Parkway. The project also included extensive landscaping to provide screening and visual buffer between the project and the adjacent Lathrop Business Park. City staff reached out to the owners of the adjacent Lathrop Business Park regarding the proposed project and they appreciated that the City responded to their concerns and imposed conditions on the project as it relates to truck traffic, access and site circulation.

On May 30, 2018, the Planning Commission held a public hearing on the proposed project. Following Planning Commissioners' deliberation on the item, a member of the public spoke in opposition of the proposed General Plan Amendment and Rezone of the project site. Concerns were expressed on rezoning the site to IG, General Industrial as the uses permitted in the IG Zoning District, such as manufacturing and food processing, if developed, may conflict with the existing commercial uses to the west. At the conclusion of the public hearing, the Planning Commission voted unanimously (4-0) (Torres-O'Callaghan Absent) to recommend the City Council adopt the Initial Study and Negative Declaration and approve the request for a General Plan Amendment, and Rezone for the LBA North Project.

ANALYSIS:

General Plan Map Amendment

As previously stated, the applicant is requesting approval to amend the General Plan land use map designation of the subject property from Freeway Commercial (FC) to General Industrial (GI), and Zoning Map amendment from Highway Commercial (HC) to General Industrial (IG). The primary purpose is to modify the type of uses that will be allowed to occupy the proposed industrial building. It is important to point out that all of the Conditions of Approval for DP-16-49 will remain in full force. This means that they will be required to implement the approved design of the building, proposed landscaping, and restrict truck access to the site via Murphy Parkway. In the event that the existing Development Plan approval expires, or the applicant proposes to redesign the project, the City will require a new Site Plan approval and have an opportunity to address all the concerns as it relates to aesthetics, site circulation and truck access. A Site Plan review application requires approval from the Planning Commission.

The applicant believes the General Plan land use map designation change to General Industrial is the most appropriate designation for this site as it would be an extension of the existing General Industrial designations directly to the east and south. The requested land use designation change is consistent with all existing General Plan Goals, Policies and Implementation strategies and would not require any amendments to the text of the existing General Plan. A written communication from the applicant, dated March 14, 2018 has been provided in support of the proposed project (Attachment 6).

In addition, the proposed General Plan Amendment and Rezone will implement the following policies contained in the General Plan in support of industrial land use designations:

- a) *"Areas designated for industrial use are intended to take advantage of rail and freeway access"*. Although the project does not have rail access, it is located within 1,000 feet from Interstate 5.
- b) *"Areas designated for industrial use are to assure that there will be sufficient long-term availability of industrial land to expand the City's economic base"*. The City has experience a significant increase in demand for manufacturing and distribution due to its location and proximity to interstates, rail, airports and a deep water port.
- c) *"Industrial proposals should be located where possible within an industrial park designed for the accommodation of a community of industries that are compatible in terms of operational characteristics, aesthetics qualities, utility service requirements and street circulation"*.

The proposed General Plan land use change to industrial will be compatible and complement the existing adjacent industrial uses and will serve as a transition land use to the existing commercial uses. The project has been conditioned to incorporate office commercial elements along Harlan Road, will provide extensive landscaping to serve as screening and buffer from adjacent commercial uses and will re-route all truck traffic towards the southeast corner of the property with access from Murphy Parkway.

- d) "*Industries are to be developed and operated in such manner as to avoid damage, destruction or degradation of the environment*". Development of the project has been properly conditioned to minimize impact on the environment. Prior to building permit issuance, the project is required to obtain approvals from various county and state agencies such as: San Joaquin Valley Air Pollution District to mitigate air related impacts, San Joaquin County Multi-Species Habitat Conservation and Open Space Plan to mitigate impacts on biological resources, State Water Resources Control Board to prevent storm water pollution related to construction activities.

Zoning Map Amendment

The applicant is requesting approval to Rezone the subject property from Highway Commercial (CH) to General Industrial (IG). Rezoning of the property will allow a variety of industrial related uses to occupy the building. City staff supports the project and believes the proposed zoning designation will be compatible and complement the existing adjacent industrial uses and will serve as a transition land use to the existing commercial uses.

According to the Lathrop Municipal Code, amendments to the zoning map must be reviewed by the Planning Commission and forwarded to the City Council for approval. Before any recommendation to approve by the Planning Commission, or final approval by the City Council, the following finding must be made:

1. *That the proposed amendment will be consistent with applicable provisions of the General Plan.*

The applicant has filed for both a General Plan Amendment and a Rezoning. If the General Plan land use map designation is approved, the rezoning would be consistent with the City General Plan.

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 May 31, 2018 to notify property owners located within a 300-foot radius from the project site. In addition, staff sent a formal notification to the Northern Valley Yokut Tribe and the Buena Vista Rancheria Me-Wuk Indians to determine if a consult is needed for the General Plan Amendment request, as required by Government Code Section 65352.3.

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The meeting agenda was also posted at our designated posting locations in the City. As of the 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 and Negative Declaration for a 20-day public review period beginning April 30, 2018 and ending May 21, 2018, that evaluated the potential environmental effects of the proposed project. One comment was received from the San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP) stating the SJMSCP rules, regulations and contact information. No response is required as SJMSCP is stating their rules and regulations. It was determined that the proposed project could not have a significant effect on the environment. No significant impacts are anticipated and no mitigation measures are required.

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, take the following actions:

Adopt the Initial Study and Negative Declaration as the environmental document for the project pursuant to CEQA, and approve the request for the proposed General Plan Amendment and Rezone for the LBA North Project.

COUNCIL GOALS ADVANCED BY THIS AGENDA ITEM:

The proposed project 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.

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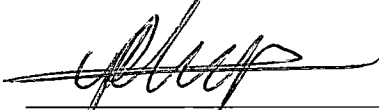
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ATTACHMENTS:

1. Resolution for Initial Study and Negative Declaration
2. Resolution for General Plan Map Amendment
3. Ordinance for Zoning Map Amendment
4. Vicinity Map
5. General Plan and Zoning Exhibit
6. Letter to City and Project Description
7. DP-16-49 Conditions of Approval
8. Initial Study and Negative Declaration
9. Planning Commission Resolution No. 18-11

**CITY MANAGERS REPORT
JULY 11, 2018 CITY COUNCIL MEETING
LBA NORTH GENERAL PLAN AMENDMENT & REZONE**


APPROVALS:



Rick Caguiat
Senior Planner

6-4-18

Date



Mark Meissner
Assistant Community Development Director

6-4-18

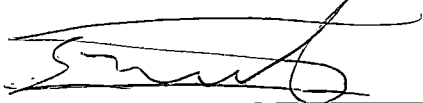
Date



Rebecca Schmidt
Community Development Director

6-4-18

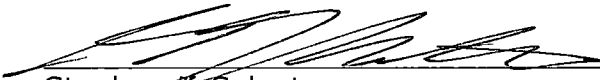
Date



Salvador Navarrete
City Attorney

6-4-18

Date



Stephen J. Salvatore
City Manager

6.5.18

Date

RESOLUTION NO. 18-**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP ADOPTING THE INITIAL STUDY/NEGATIVE DECLARATION FOR THE LBA NORTH PROJECT (GPA-18-22 & REZ-18-23)**

WHEREAS, the City of Lathrop Planning Commission held a duly noticed public meeting on May 30, 2018, at which they adopted PC Resolution No. 18-11 recommending the City Council approve the General Plan Land Use Map Amendment and Zoning Map Amendment request pursuant to the Lathrop Municipal Code; and

WHEREAS, the subject parcels currently have a Freeway Commercial (FC) General Plan designation, and are located within the Highway Commercial (HC) Zoning District; and

WHEREAS, the request is for a General Plan Land Use Map Amendment to General Industrial (GI); Zoning Map Amendment to General Industrial (IG); and

WHEREAS the property is located at 16825 Murphy Parkway (APN's: 198-210-14, -19 & -21); 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 Negative Declaration for a 20-day public review period beginning April 30, 2018 and ending May 21, 2018, that evaluated the potential environmental effects of the proposed project; and

WHEREAS, the City Council has independently reviewed the information contained in the Initial Study/Negative Declaration for the project and any comments received during the public review period; and

WHEREAS, the City Council has utilized its own independent judgment in adopting the Initial Study/Negative Declaration; and

WHEREAS, on the basis of the whole record before the City Council, which is documented in the project files of the City of Lathrop Community Development Department, there is no substantial evidence that the project will have a significant effect on the environment; 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 that the City Council of the City of Lathrop based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, hereby adopts the Initial Study and Negative Declaration attached and incorporated by reference herein (Attachment 8 of the Staff Report), as the appropriate environmental document for the LBA North Project pursuant to CEQA.

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:

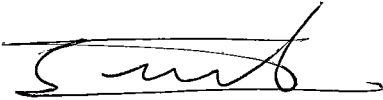
ABSENT:

SONNY DHALIWAL, MAYOR

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

RESOLUTION NO. 18-**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING A GENERAL PLAN LAND USE MAP AMENDMENT FOR THE LBA NORTH PROJECT (GPA-18-22)**

WHEREAS, the City of Lathrop Planning Commission held a duly noticed public meeting on May 30, 2018, at which they adopted PC Resolution No. 18-11 recommending the City Council approve the General Plan Land Use Map Amendment and Zoning Map Amendment request pursuant to the Lathrop Municipal Code; and

WHEREAS, the subject parcels currently have a Freeway Commercial (FC) General Plan designation, and are located within the Highway Commercial (HC) Zoning District; and

WHEREAS, the request is for a General Plan Land Use Map Amendment to General Industrial (GI); Zoning Map Amendment to General Industrial (IG); and

WHEREAS the property is located at 16825 Murphy Parkway (APN's: 198-210-14, -19 & -21); 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 Negative Declaration for a 20-day public review period beginning April 30, 2018 and ending May 21, 2018, that evaluated the potential environmental effects of the proposed project; and

WHEREAS, State Planning Law require the Planning Commission to provide a recommendation for a General Plan amendment to the City Council by resolution; and

WHEREAS, the proposed General Plan Land Use Map Amendment will implement the following policies contained in the General Plan in support of industrial land use designations:

- a) *"Areas designated for industrial use are intended to take advantage of rail and freeway access"*. Although the project does not have rail access, it is located within 1,000 feet from Interstate 5.
- b) *"Areas designated for industrial use are to assure that there will be sufficient long-term availability of industrial land to expand the City's economic base"*. The City has experience a significant increase in demand for manufacturing and distribution due to its location and proximity to interstates, rail, airports and a deep water port.

- c) *"Industrial proposals should be located where possible within an industrial park designed for the accommodation of a community of industries that are compatible in terms of operational characteristics, aesthetics qualities, utility service requirements and street circulation"*. The proposed General Plan land use change to industrial will be compatible and complement the existing adjacent industrial uses and will serve as a transition land use to the existing commercial uses. The project has been conditioned to incorporate office commercial elements along Harlan Road, will provide extensive landscaping to serve as screening and buffer from adjacent commercial uses and will re-route all truck traffic towards the southeast corner of the property with access from Murphy Parkway.
- d) *"Industries are to be developed and operated in such manner as to avoid damage, destruction or degradation of the environment"*. Development of the project has been properly conditioned to minimize impact on the environment. Prior to building permit issuance, the project is required to obtain approvals from various county and state agencies such as: San Joaquin Valley Air Pollution District to mitigate air related impacts, San Joaquin County Multi-Species Habitat Conservation and Open Space Plan to mitigate impacts on biological resources, State Water Resources Control Board to prevent storm water pollution related to construction activities.

WHEREAS, the proposed amendment will be consistent with applicable provisions of the General Plan. The proposed General Plan Land Use Map Amendment to General Industrial and Zoning Map Amendment to General Industrial would provide consistency between the General Plan & Zoning and would further General Plan goals & policies; and

WHEREAS, the City Council finds that the proposed project is consistent with the land use goals and policies of the City of Lathrop General Plan, and complies with all applicable provisions and standards of the Zoning Ordinance; 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 that the City Council of the City of Lathrop based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, hereby approves the General Plan Land Use Map Amendment as shown in Exhibit A for the LBA North Project.

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:

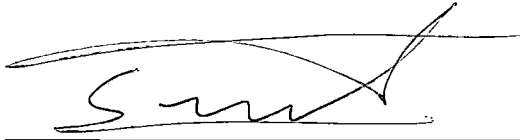
ABSENT:

SONNY DHALIWAL, MAYOR

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

Attachments:

Exhibit A – General Plan Land Use Map Amendment



General Plan Land Use Map Amendment

	<p>EXHIBIT A GPA-18-22 LBA North Project General Plan Land Use Map Amendment 16825 Murphy Parkway APN's: 198-210-14, -19 & -21</p>	<p>N</p> <p>(Not to Scale)</p>
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ORDINANCE NO. 18-**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING A ZONING MAP AMENDMENT FOR THE LBA NORTH PROJECT (REZ-18-23)**

WHEREAS, the City of Lathrop Planning Commission held a duly noticed public meeting on May 30, 2018, at which they adopted PC Resolution No. 18-11 recommending the City Council approve the General Plan Land Use Map Amendment and Zoning Map Amendment request pursuant to the Lathrop Municipal Code; and

WHEREAS, the subject parcels currently have a Freeway Commercial (FC) General Plan designation, and are located within the Highway Commercial (HC) Zoning District; and

WHEREAS, the request is for a General Plan Land Use Map Amendment to General Industrial (GI); Zoning Map Amendment to General Industrial (IG); and

WHEREAS, the property is located at 16825 Murphy Parkway (APN's: 198-210-14, -19 & -21); and

WHEREAS, chapter 17.124 of the Lathrop Municipal Code mandates the transmittal of a Planning Commission recommendation to the City Council by resolution; 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 Negative Declaration for a 20-day public review period beginning April 30, 2018 and ending May 21, 2018, that evaluated the potential environmental effects of the proposed project;

WHEREAS, the City Council finds that the proposed Zoning Map change is consistent with applicable provisions of the Lathrop General Plan; and

WHEREAS, proper notice of this public hearing 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 that the City Council of the City of Lathrop based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, hereby approve the Zoning Map Amendment for the LBA North Project as shown in the attached Exhibit A, incorporated by reference herein.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LATHROP DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The Zoning Map of the City of Lathrop is hereby amended as shown in the attached Exhibit A, incorporated by reference herein.

Section 2. This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the city or any officer or employee thereof a mandatory duty of care toward persons and property within or without the city so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 3. Severability. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the Ordinance, including the application of such part or provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this Ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid, or unenforceable.

Section 4. Effective Date. This Ordinance shall take legal effect 30 days from and after the date of its passage.

Section 5. Publication. Within fifteen days of the adoption of this Ordinance, the city Clerk shall cause a copy of this Ordinance to be published in full accordance with Section 36933 of the Government Code.

THIS ORDINANCE was regularly introduced at a meeting of the City Council of the City of Lathrop on the 11th day of June 2018, and was PASSED AND ADOPTED at a regular meeting of the City Council of the City of Lathrop on the 9th day of July 2018, by the following vote:

AYES:

NOES:

ABSTAIN:

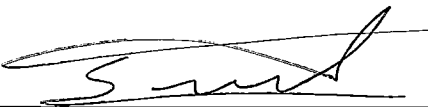
ABSENT:

SONNY DHALIWAL, MAYOR

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

Attachments:

Exhibit A - Zoning Map Amendment



Zoning Map Amendment

	<p>EXHIBIT A REZ-18-23 LBA North Project Zoning Map Amendment 16825 Murphy Parkway APN's: 198-210-14, -19 & -21</p>	<p>N</p> <p>(Not to Scale)</p>
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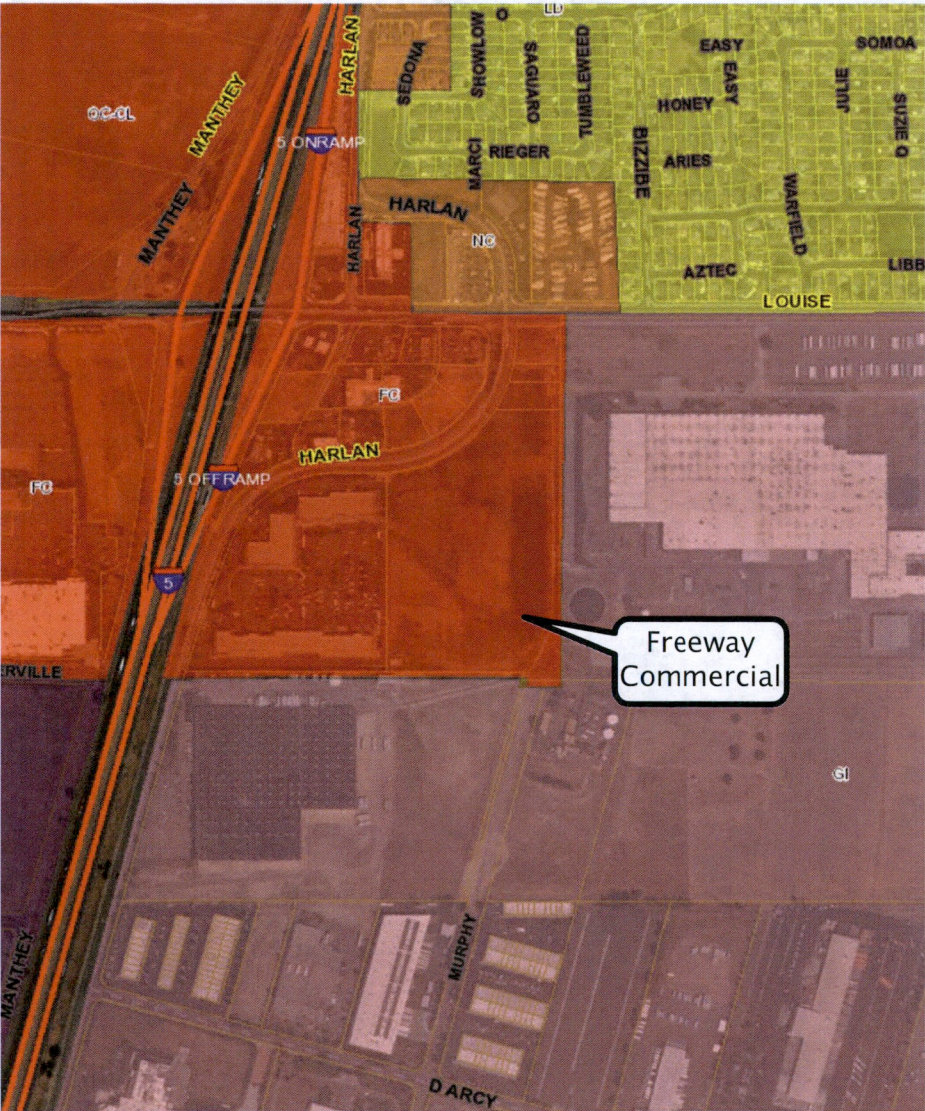


PLANNING DIVISION
Vicinity Map

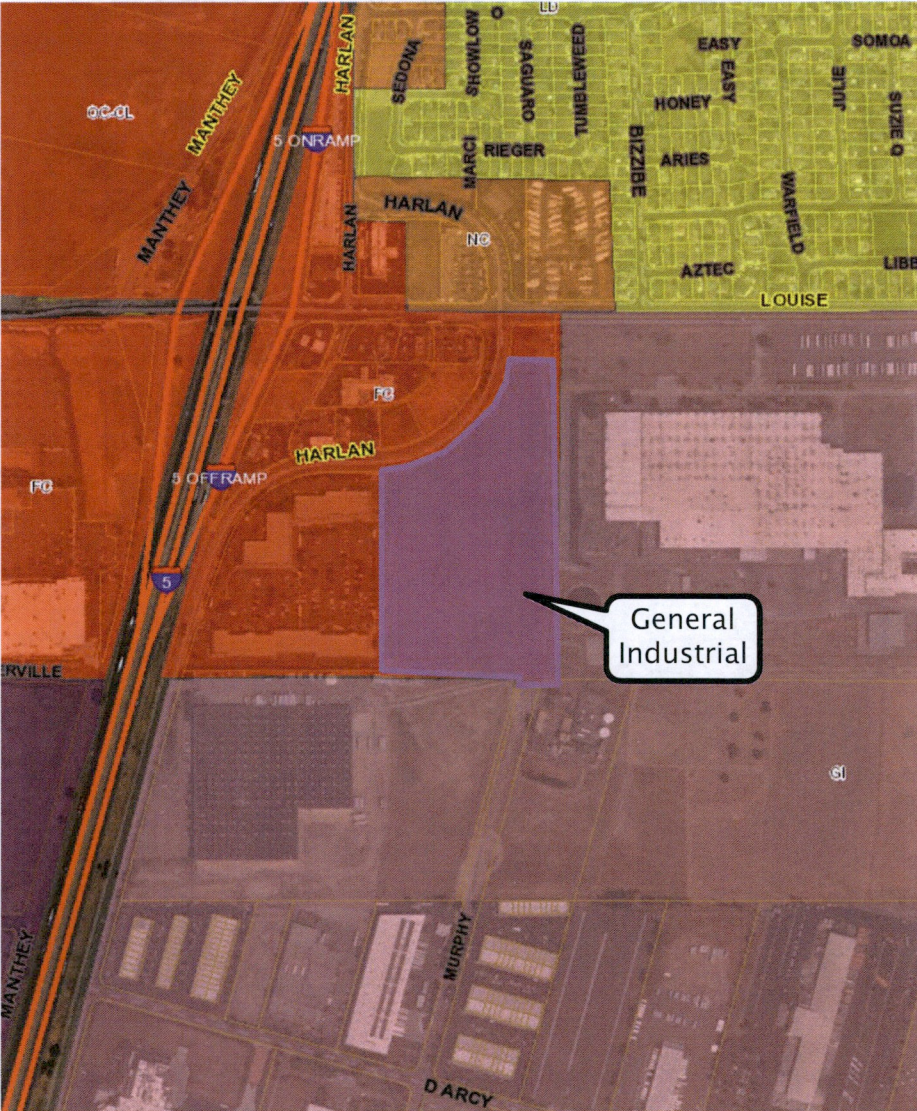
	<p>GPA-18-22 & REZ-18-23 General Plan Amendment & Rezone LBA North 16825 Murphy Parkway APN: 198-210-14, -19 & -21</p>	<p>(Not to Scale)</p>
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General Plan

Current General Plan:
Freeway Commercial

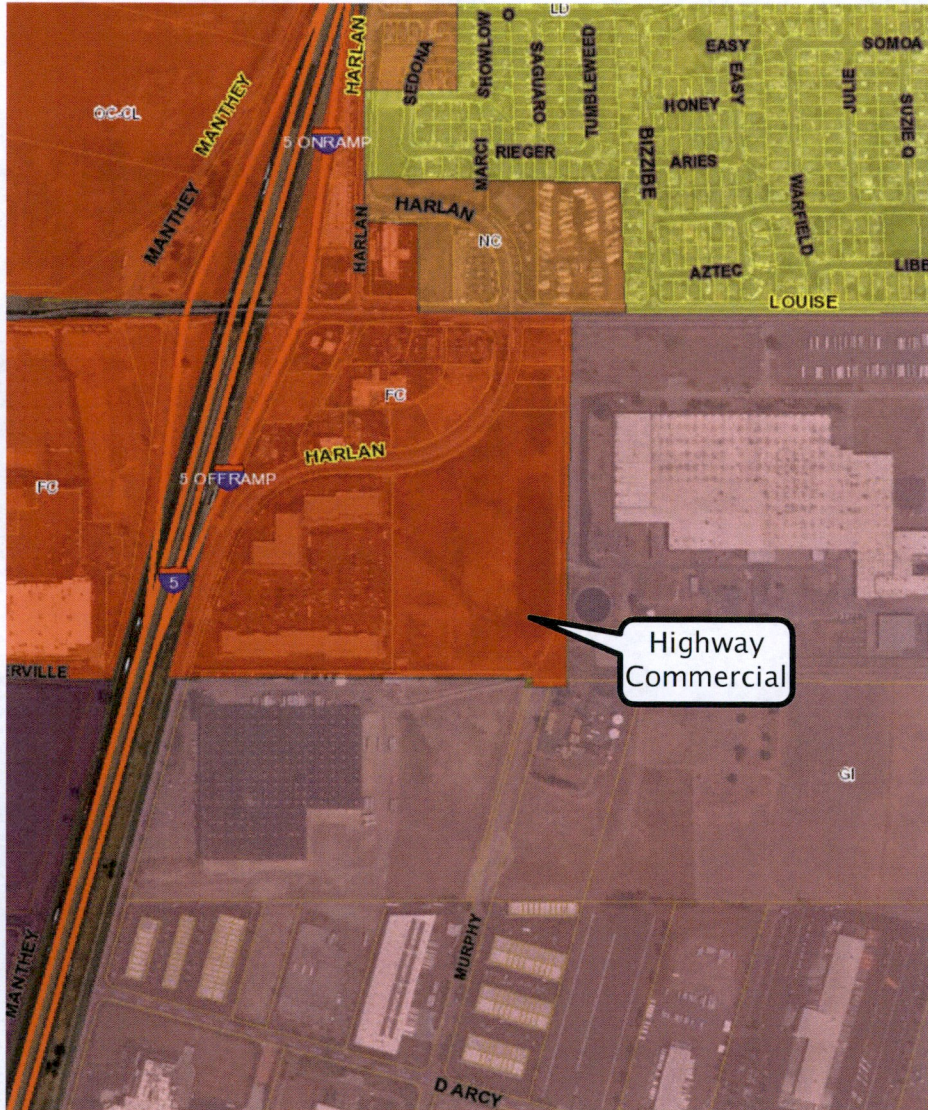


Proposed General Plan:
General Industrial

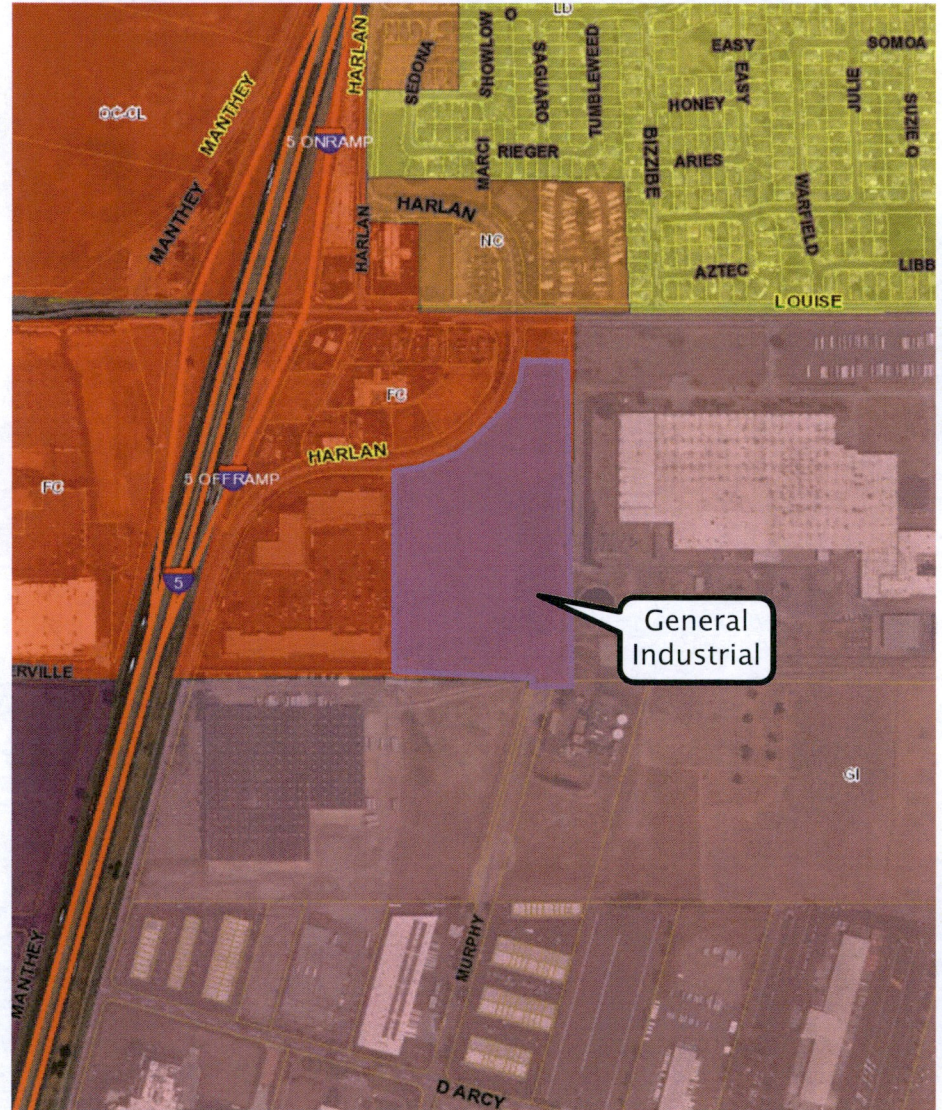


Rezone

Current Zoning:
Highway Commercial



Proposed Zoning:
General Industrial



development net co

March 14, 2018

ATTACHMENT " 6 "

City of Lathrop
Attn: Ricardo Caguiat
390 Towne Centre Drive
Lathrop, CA 95330

Subject: Harlan Road-North rezoning request

As previously discussed, the zoning request submitted is for an approved building to be located at 16825 Murphy Parkway; it is a 350,560 sqft. dual use commercial/industrial warehouse zoned for Freeway Commercial, we are requesting it to be rezoned General Industrial District (IG). This request for rezoning is to better match all the adjacent properties on Murphy Parkway and surrounding area.

Prior to acquiring the real estate, it had been intended by the original developer to be a 2nd phase for an outlet retail mall. The 1st phase of the mall was developed and never occupied due to the city of Tracy developing a similar retail center. The 1st phase was instead converted to an institution of education, ITT was a major tenant before they went bankrupt and the building is now vacant. The 2nd phase was never developed and our goal is to develop the approved building on this site.

With the rezoning approved for IG use it will allow the building to be marketed to a larger range of users like Tesla and businesses of that nature for an industrial park.

And as you know there has been an 800,000 sqft. industrial building approved next to us and other buildings on the former glass plant site; as well as added square footage to the carpenter building all of which are zoned IG.

We respectfully request your consideration and approval to rezone this property and produce a building to bring a tax paying business to your community.

Should you have any questions, or require further information, please do not hesitate to contact me.

Sincerely,



Kevin A. Coleman

KAC:klw

Cc: Bob Kubichek, LBA Realty

City of



ATTACHMENT " 7 "

**Community Development Department
Planning Division**

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

June 15, 2016

Michael DeArney
LBA Realty, Inc.
17901 Von Karman, Suite 950
Irvine, CA 92614

Re: Development Plan (DP-16-4⁹); LBA North, 16825 Murphy Parkway (APN: 198-210-19)

Dear Mr. DeArney:

On this date, the City of Lathrop Community Development Department hereby approves Development Plan No. DP-16-42 for the construction of a new 382,722 square foot building in the Commercial Highway Zone, which includes approximately 32,000 square feet of retail commercial sales on site with their product, supported by onsite warehousing, on a 18.70-acre site located within the Crossroads Commerce Center. The building is designed to accommodate an automobile and farm equipment sales and supply store, which is a permitted use in the Commercial Highway Zone.

This project has been determined to be in conformance with the Crossroads Commerce Center Development Standards and associated Development Agreement. A stamped approved copy of the approved plans and consolidated conditions of approval dated June 15, 2016 are enclosed for your records. The decision of the Community Development Director is subject to appeal within 10 days of the date of this letter pursuant to Lathrop Municipal Code Section 17.108.050.

The City of Lathrop greatly appreciates the development investment that you and your company are making in our community and we look forward to seeing the proposed project constructed.

If you have any questions please do not hesitate to contact me directly at (209) 941-7267.

Sincerely,

A handwritten signature in black ink, appearing to read "Rebecca Willis", is written over the typed name.

Rebecca Willis

Community Development Director

Encl: Conditions of Approval, dated June 15, 2016
Stamped Approved Plans

Cc: Crossroads Commerce Center Owner's Association
Pacific Edge Development, Attn Schyler Eto



Community Development Department – Planning Division

Consolidated Conditions of Approval

June 15, 2016

Project Name: LBA North
File Number: Development Plan No. DP-16-429
Project Address: 16825 Murphy Parkway (APN: 198-210-19)

The following list of conditions shall be incorporated into the final construction plans and development phases of the project. The list of conditions are not intended to be all-inclusive or a comprehensive listing of all City or district regulations. Please note that additional comments and/or conditions may be added pending the response to the comments noted below and/or changes to the proposed project. The following comments and conditions of approval are based on the application and diagrams received April 25, 2016 and dated approved June 15, 2016.

PLANNING

1. The granting of this Development Plan Review authorizes the construction of a new 382,722 square foot building in the Commercial Highway Zone, which includes approximately 32,000 square feet of retail commercial sales on-site with their product, supported by onsite warehousing, on a 18.70-acre site located within the Crossroads Commerce Center. The building is designed to accommodate an automobile and farm equipment sales and supply store, which is a permitted use in the Commercial Highway Zone. The project includes 194 vehicle parking stalls (including 8 accessible stalls) and 47 truck parking stalls with related site work including landscaping, lighting, and continuation of the sidewalk along Harlan Road.
2. This approval only applies to uses that are allowed in the Commercial Highway Zone.
3. Stand-alone warehousing or industrial use of the building is not allowed in the Commercial Highway Zone.
4. The warehouse component shall utilize the 16825 Murphy Parkway address to direct all of its related trucking to access the site via Murphy Parkway.
5. Truck access associated with the warehouse component shall be prohibited from utilizing the existing shared driveway on Harlan Road. In order to enforce this requirement, the following measures shall be included in the development of the site and the operation of the business:
 - a. The applicant shall install signage at its Harlan Road drive approaches to prohibit truck access and directing trucks to Murphy Parkway.
 - b. The applicant shall obtain an encroachment permit and install signage in the median to prohibit truck access to the shared driveway on Harlan Road.
 - c. The site plan shall include breakaway gates to prevent trucks from accessing the dock door areas from the passenger vehicle parking lots at the front of the site on Harlan Road, with

the exception of fire trucks and other emergency responders. The gates shall be locked and secured to prevent violations of this condition.

- d. Security cameras shall include monitoring of the shared driveway on Harlan Road to ensure compliance with conditions.
6. The applicant shall submit a title report along with the plan check drawings to identify the easement holders that have rights on the subject property.
7. The applicant shall provide fence and gate at the Murphy Parkway entrance.
8. The project shall comply with all applicable site development provisions as required by the Lathrop Municipal Code (LMC) including but not limited to parking, lighting, landscaping, etc.
9. The project shall submit plans for architectural review and approval by the Crossroads Commerce Center Owner's Association as required in the CC&Rs.
10. Prior to any ground disturbance, the project shall consult with the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) for biological coverage, mitigation and participation in the plan. Participation in the SJMSCP satisfies requirements of both the State and Federal endangered species acts, and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA).
11. 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.
12. 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).
13. The entire site including landscaping areas shall be maintained in a healthy, weed free condition.
14. The trash enclosure shall include but not limited to a covered roof, metal gate, and sewer drain. Details and/or alternative designs shall be subject to review and approval of the Planning, Building and Public Works Department. The trash enclosure design, material and color shall match or compliment the main building.
15. Any building or parking area illumination including security lighting, shall be arranged to reflect away from adjoining properties.
16. A final site lighting photometric plan and information with detail specifications on fixtures, site poles, and wall packs as well as a manufacture's catalogue containing photometric data, shall be submitted with the Building Permit for City review and approval. A minimum level of 1 foot-candle of lighting shall be provided in all parking areas from dusk until dawn.
17. Sign Design Permit for any exterior signs shall be submitted to the Planning Division for review and approval prior to installation. All signage must be in accordance with the applicable standards of the Lathrop Municipal Code.
18. Bicycle parking shall be installed consistent with Chapter 17.76.120 of the LMC.
19. 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.

20. Unless otherwise specified, all conditions of approval shall be complied with prior to the issuance of any Building Permits.
21. The development for which a Development Plan has been approved pursuant to Chapter 17.100 of the Lathrop Municipal Code (LMC) shall commence within thirty (36) months of the granting of the minor site plan approval. Prior to the expiration, a building permit must be issued and construction is commenced and diligently pursued toward completion of the site or structures which were the subject of the site plan. The approval may be extended for an additional period not to exceed twelve (12) months upon written application to the City prior to the expiration of the first approval date.
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.

BUILDING

1. All construction shall comply with the most recent adopted City and State building codes:
 - 2013 California Building Code
 - 2013 California Residential Code
 - 2013 California Electrical Code
 - 2013 California Mechanical Code
 - 2013 California Plumbing Code
 - 2013 California Fire Code
 - 2013 California Green Code
2. Special Inspections – As indicated by California Building Code Section 1704, the owner shall employ one or more special inspectors who shall provide special inspections when required by CBC section 1704. Please contact the Building Division at time of plan submittal to obtain application for special inspections.
3. The Title Sheet of the plans shall include:
 - Occupancy Group
 - 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 consumptions light fixtures, and insulation and shall use to the extent feasible draught landscaping.

8. A design professional will be required at time of construction drawings, to prepare plans for proposed improvements per the Business and Professions' Code.
9. Public and private site improvements shall be designed in accordance with the Americans with Disabilities Act and Chapter 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 to retain the services of a California licensed civil engineer to design the utility plans for sewer, water and storm drain lines.
2. The project shall adhere to Multi-Agency Post-Construction Stormwater Standards Manual. The Applicant is responsible for providing stormwater quality treatments as required by the post-construction manual. Prior to the issuance of a Grading Permit a water quality drainage and treatment plan shall be submitted to and approved by the City
3. The project shall adhere to the Crossroads Storm Drain Master Plan. Prior to the issuance of a Grading Permit the Applicant shall submit hydrology and hydraulic calculations to the City for review and approval.
4. The project site cumulatively has 10,275 gallons per day(gpd) of wastewater capacity between the three project parcels, APN 198-210-14, -019 & -021. The Applicant shall provide verification of the capacity assignment by Richland Communities. Prior to the issuance of a Grading Permit the Applicant shall verify that this capacity is sufficient for the proposed project. If the existing capacity is not sufficient the Applicant shall secure additional sewer capacity and have it assigned to the parcel as needed.
5. Prior to the issuance of a Building Permit all assigned wastewater capacity shall be paid for by the Applicant at the cost identified in the master fee schedule at the time of building permit submittal.
6. Applicant shall enter into encroachment permit agreement and bond for all offsite improvements and/or wet utility connections within City right-of-way or the public utility easement.
7. Applicant shall insure that all offsite and onsite improvements comply with City Standards.
8. The Applicant shall be required to install full street frontage improvements on Harlan Road, including but not limited to curb, gutter, sidewalk, hydrants, paving and striping. The extent of paving shall include a 2 inch AC grind and overlay across one half street width to the center line of Harlan Road. The City Engineer shall have the authority to defer construction of street improvements with a Deferred Frontage Improvement Agreement.
9. The Applicant shall demonstrate the truck traffic access from Murphy Parkway is in compliance with all of the easements that share or cross the path of access.
10. Applicant shall provide a 10-foot public utility easement along the frontage of Harlan Road unless the easement has already been provided.
11. Applicant shall provide driveway access to the site as well as onsite circulation capable of safely accommodating an STAA size truck.

12. If a gate will be installed at any of the access points to the Applicant shall design site such that all truck stacking occurs on site and not in City right of way.
13. As part of the Building Permit application all existing survey monuments and markers within the area of work shall be researched and identified on an existing conditions or demolition plan sheet. The City Surveyor may require a corner record or record of survey be prepared if any survey monuments have the potential to be disturbed.
14. 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.
15. Applicant shall underground all overhead utilities in compliance with the Lathrop Municipal Code. Overhead power lines in excess of 34.5 KVA are not required to be undergrounded.
16. The Applicant shall provide for an engineering analysis of the following items. The analysis shall be performed in a manner, and provided in a form acceptable to the City Engineer. At the discretion of the City Engineer the Applicant shall mitigate any deficiencies identified in the analysis.
 - a. Street improvements required to provide adequate access to the project from Murphy Parkway.
 - b. Impacts to the signalized intersection at Harlan Rd and the ITT driveway.
17. Prior to the issuance of a Building Permit the Applicant shall pay all appropriate fees including but not limited to Capital Facilities Fees, Plan Check and Inspection Fees. Capital Facility Fees include but are not limited to Municipal Service Facilities, Storm Drainage and Local Transportation Fees
18. The applicant shall provide an erosion and sediment control plan with the Building Permit application.

LATHROP-MANTECA FIRE DISTRICT

1. The project must conform to the appropriate edition of the California Fire Code (currently the 2013 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 2013 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 2013 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. 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.
10. Other fire & life safety requirements may be required at time of building plan review.
11. Final approval is subject to field inspections. Minimum 48 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

1. All conditions are subject to approval by both the Police Chief and Fire Chief collaboratively.
2. Install dedicated lighting in the drive Access and properly maintained. All lighting must comply with minimum average 6Ft. Candlepower at 30" from ground.
3. Roof top address visible 2000' from fixed wing airplane . The numbers shall be at least 3' tall, 2' wide, 9" apart, with 6" brush stroke with a color that contrast the roof top.
4. EVA may be required to allow adequate space for emergency vehicles.
5. All landscaping must comply with standard CPTED recommendations:
 - 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.
6. Install recording security camera system that is maintained and accessible to LPS. (for all commercial buildings). If a tenant is not identified at the time of building completion, the applicant shall coordinate with Lathrop Police Services regarding installation of security cameras that is accessible for investigation purposes at such time when the tenant of the building is identified.

ADMINISTRATIVE SERVICES

1. By exercising this Permit, the applicant hereby agrees to indemnify, hold harmless and defend the City, its officers, agents, elected and appointed officials, and employees, from any and all liability or claims that may be brought against the City arising out of its approval of this Development Plan Review.

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT



HARLAN ROAD NORTH BUILDING SHELL

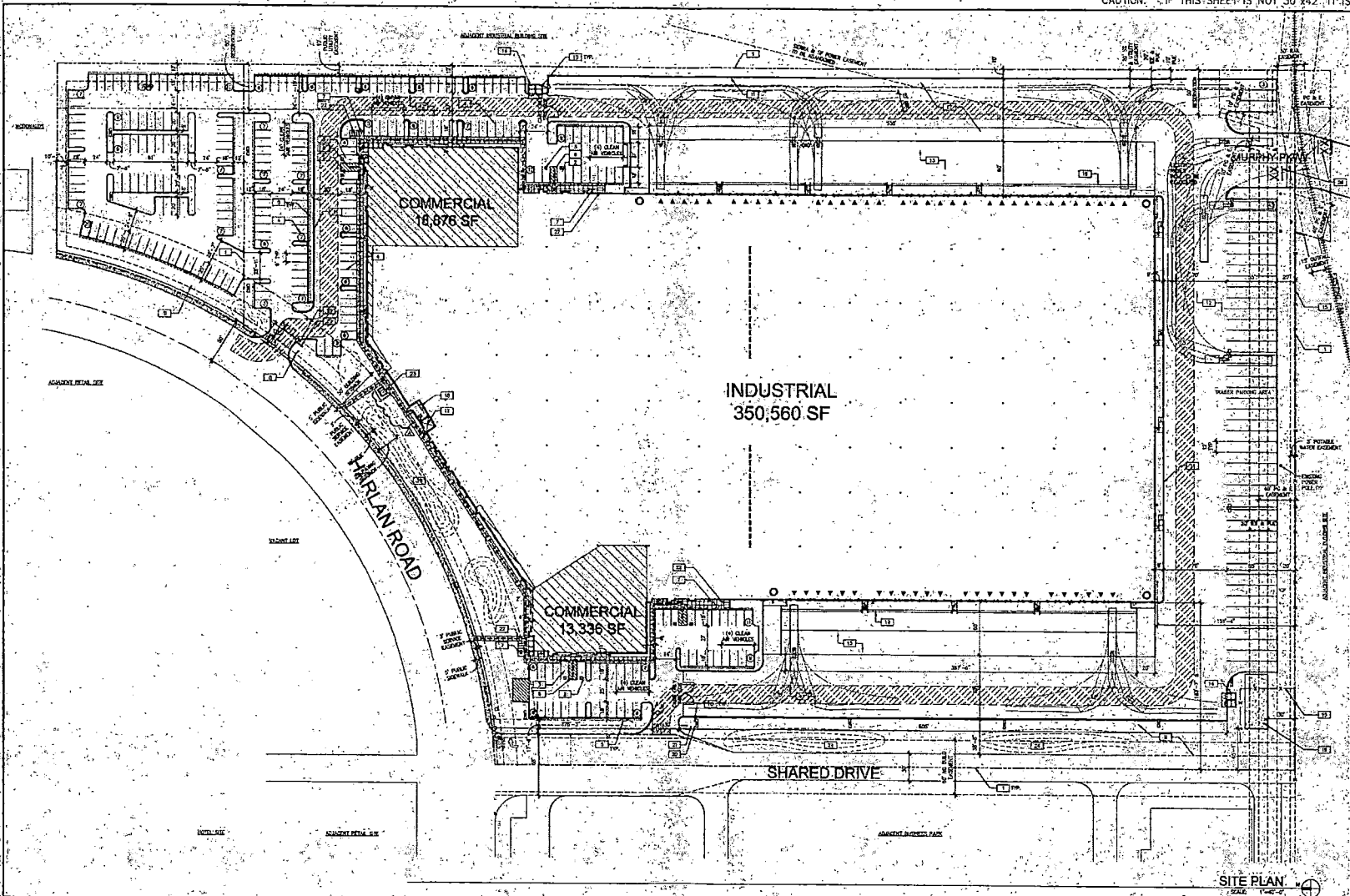
16825 MURPHY PARKWAY LATHROP, CALIFORNIA 95330

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ARCHITECTURAL	06 SHEETS	
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WARE MALCOMB
Landscape Design for Commercial Real Estate
Landscape Architecture
Landscape Construction
Landscape Maintenance
Landscape Management
Landscape Rehabilitation

AP-16-42
APPROVED
6-15-16
RW
PLANNING DIV.

ABBREVIATIONS	
A	Architect
AD	Assistant Designer
AS	Assistant Surveyor
CE	Civil Engineer
EE	Electrical Engineer
ME	Mechanical Engineer
PL	Professional Landscape Architect
PE	Professional Engineer
RF	Registered Fire Marshal
SL	Surveyor License
US	Utility Surveyor
VP	Village Planner
W	Welder
Y	Yard Surveyor
Z	Zoning Administrator
AA	Architectural Assistant
AB	Architectural Bookkeeper
AC	Architectural Coordinator
AD	Architectural Designer
AE	Architectural Engineer
AF	Architectural Foreman
AG	Architectural Graduate
AH	Architectural Helper
AI	Architectural Intern
AJ	Architectural Janitor
AK	Architectural Laborer
AL	Architectural Lead
AM	Architectural Manager
AN	Architectural Night Worker
AO	Architectural Office Assistant
AP	Architectural Project Manager
AQ	Architectural Quality Control
AR	Architectural Receptionist
AS	Architectural Scheduler
AT	Architectural Technician
AU	Architectural Trainer
AV	Architectural Vendor
AW	Architectural Worker
AX	Architectural Apprentice
AY	Architectural Assistant
AZ	Architectural Assistant
BA	Business Administrator
BB	Business Bookkeeper
BC	Business Coordinator
BD	Business Designer
BE	Business Engineer
BF	Business Foreman
BG	Business Graduate
BH	Business Helper
BI	Business Intern
BJ	Business Janitor
BK	Business Laborer
BL	Business Lead
BM	Business Manager
BN	Business Night Worker
BO	Business Office Assistant
BP	Business Project Manager
BQ	Business Quality Control
BR	Business Receptionist
BS	Business Scheduler
BT	Business Technician
BV	Business Trainer
BW	Business Worker
BX	Business Apprentice
BY	Business Assistant
BZ	Business Assistant
CA	Construction Administrator
CB	Construction Bookkeeper
CC	Construction Coordinator
CD	Construction Designer
CE	Construction Engineer
CF	Construction Foreman
CG	Construction Graduate
CH	Construction Helper
CI	Construction Intern
CJ	Construction Janitor
CK	Construction Laborer
CL	Construction Lead
CM	Construction Manager
CN	Construction Night Worker
CO	Construction Office Assistant
CP	Construction Project Manager
CQ	Construction Quality Control
CR	Construction Receptionist
CS	Construction Scheduler
CT	Construction Technician
CV	Construction Trainer
CW	Construction Worker
CX	Construction Apprentice
CY	Construction Assistant
CZ	Construction Assistant
DA	Design Administrator
DB	Design Bookkeeper
DC	Design Coordinator
DD	Design Designer
DE	Design Engineer
DF	Design Foreman
DG	Design Graduate
DH	Design Helper
DI	Design Intern
DJ	Design Janitor
DK	Design Laborer
DL	Design Lead
DM	Design Manager
DN	Design Night Worker
DO	Design Office Assistant
DP	Design Project Manager
DQ	Design Quality Control
DR	Design Receptionist
DS	Design Scheduler
DT	Design Technician
DV	Design Trainer
DW	Design Worker
DX	Design Apprentice
DY	Design Assistant
DZ	Design Assistant
EA	Engineering Administrator
EB	Engineering Bookkeeper
EC	Engineering Coordinator
ED	Engineering Designer
EE	Engineering Engineer
EF	Engineering Foreman
EG	Engineering Graduate
EH	Engineering Helper
EI	Engineering Intern
EJ	Engineering Janitor
EK	Engineering Laborer
EL	Engineering Lead
EM	Engineering Manager
EN	Engineering Night Worker
EO	Engineering Office Assistant
EP	Engineering Project Manager
EQ	Engineering Quality Control
ER	Engineering Receptionist
ES	Engineering Scheduler
ET	Engineering Technician
EV	Engineering Trainer
EW	Engineering Worker
EX	Engineering Apprentice
EY	Engineering Assistant
EZ	Engineering Assistant
FA	Facilities Administrator
FB	Facilities Bookkeeper
FC	Facilities Coordinator
FD	Facilities Designer
FE	Facilities Engineer
FF	Facilities Foreman
FG	Facilities Graduate
FH	Facilities Helper
FI	Facilities Intern
FJ	Facilities Janitor
FK	Facilities Laborer
FL	Facilities Lead
FM	Facilities Manager
FN	Facilities Night Worker
FO	Facilities Office Assistant
FP	Facilities Project Manager
FQ	Facilities Quality Control
FR	Facilities Receptionist
FS	Facilities Scheduler
FT	Facilities Technician
FV	Facilities Trainer
FW	Facilities Worker
FX	Facilities Apprentice
FY	Facilities Assistant
FZ	Facilities Assistant
GA	General Administrator
GB	General Bookkeeper
GC	General Coordinator
GD	General Designer
GE	General Engineer
GF	General Foreman
GG	General Graduate
GH	General Helper
GI	General Intern
GJ	General Janitor
GK	General Laborer
GL	General Lead
GM	General Manager
GN	General Night Worker
GO	General Office Assistant
GP	General Project Manager
GQ	General Quality Control
GR	General Receptionist
GS	General Scheduler
GT	General Technician
GV	General Trainer
GW	General Worker
GX	General Apprentice
GY	General Assistant
GZ	General Assistant
HA	Human Resources Administrator
HB	Human Resources Bookkeeper
HC	Human Resources Coordinator
HD	Human Resources Designer
HE	Human Resources Engineer
HF	Human Resources Foreman
HG	Human Resources Graduate
HH	Human Resources Helper
HI	Human Resources Intern
HJ	Human Resources Janitor
HK	Human Resources Laborer
HL	Human Resources Lead
HM	Human Resources Manager
HN	Human Resources Night Worker
HO	Human Resources Office Assistant
HP	Human Resources Project Manager
HQ	Human Resources Quality Control
HR	Human Resources Receptionist
HS	Human Resources Scheduler
HT	Human Resources Technician
HV	Human Resources Trainer
HW	Human Resources Worker
HX	Human Resources Apprentice
HY	Human Resources Assistant
HZ	Human Resources Assistant
IA	Information Systems Administrator
IB	Information Systems Bookkeeper
IC	Information Systems Coordinator
ID	Information Systems Designer
IE	Information Systems Engineer
IF	Information Systems Foreman
IG	Information Systems Graduate
IH	Information Systems Helper
II	Information Systems Intern
IJ	Information Systems Janitor
IK	Information Systems Laborer
IL	Information Systems Lead
IM	Information Systems Manager
IN	Information Systems Night Worker
IO	Information Systems Office Assistant
IP	Information Systems Project Manager
IQ	Information Systems Quality Control
IR	Information Systems Receptionist
IS	Information Systems Scheduler
IT	Information Systems Technician
IV	Information Systems Trainer
IW	Information Systems Worker
IX	Information Systems Apprentice
IY	Information Systems Assistant
IZ	Information Systems Assistant
JA	Justification Administrator
JB	Justification Bookkeeper
JC	Justification Coordinator
JD	Justification Designer
JE	Justification Engineer
JF	Justification Foreman
JG	Justification Graduate
JH	Justification Helper
JI	Justification Intern
JJ	Justification Janitor
JK	Justification Laborer
JL	Justification Lead
JM	Justification Manager
JN	Justification Night Worker
JO	Justification Office Assistant
JP	Justification Project Manager
JQ	Justification Quality Control
JR	Justification Receptionist
JS	Justification Scheduler
JT	Justification Technician
JV	Justification Trainer
JW	Justification Worker
JX	Justification Apprentice
JY	Justification Assistant
JZ	Justification Assistant
KA	Legal Administrator
KB	Legal Bookkeeper
KC	Legal Coordinator
KD	Legal Designer
KE	Legal Engineer
KF	Legal Foreman
KG	Legal Graduate
KH	Legal Helper
KI	Legal Intern
KJ	Legal Janitor
KK	Legal Laborer
KL	Legal Lead
KM	Legal Manager
KN	Legal Night Worker
KO	Legal Office Assistant
KP	Legal Project Manager
KQ	Legal Quality Control
KR	Legal Receptionist
KS	Legal Scheduler
KT	Legal Technician
KV	Legal Trainer
KW	Legal Worker
KX	Legal Apprentice
KY	Legal Assistant
KZ	Legal Assistant
LA	Landscaping Administrator
LB	Landscaping Bookkeeper
LC	Landscaping Coordinator
LD	Landscaping Designer
LE	Landscaping Engineer
LF	Landscaping Foreman
LG	Landscaping Graduate
LH	Landscaping Helper
LI	Landscaping Intern
LJ	Landscaping Janitor
LK	Landscaping Laborer
LL	Landscaping Lead
LM	Landscaping Manager
LN	Landscaping Night Worker
LO	Landscaping Office Assistant
LP	Landscaping Project Manager
LQ	Landscaping Quality Control
LR	Landscaping Receptionist
LS	Landscaping Scheduler
LT	Landscaping Technician
LV	Landscaping Trainer
LW	Landscaping Worker
LX	Landscaping Apprentice
LY	Landscaping Assistant
LZ	Landscaping Assistant
MA	Marketing Administrator
MB	Marketing Bookkeeper
MC	Marketing Coordinator
MD	Marketing Designer
ME	Marketing Engineer
MF	Marketing Foreman
MG	Marketing Graduate
MH	Marketing Helper
MI	Marketing Intern
MJ	Marketing Janitor
MK	Marketing Laborer
ML	Marketing Lead
MM	Marketing Manager
MN	Marketing Night Worker
MO	Marketing Office Assistant
MP	Marketing Project Manager
MQ	Marketing Quality Control
MR	Marketing Receptionist
MS	Marketing Scheduler
MT	



PROJECT DATA

SITE AREA: 1870 AC (SHADED)
 TOTAL PARKING AREA: 25,000 STALLS
 PAVED: 100%
 TOTAL PARKING: 25,000 STALLS
 ACCESSIBLE PARKING: 2,500 STALLS
 COVERAGE: 100%
 BUILDING: 350,560 SF
 LANDSCAPE: 100%
 FENCING: 100%
 UTILITIES: 100%
 TRUCK TRAILER: 100%
 PAVED AREAS (DRIVE, WALK, DRIVEWAY): 100%
 LIGHTING: 100%
 SIGNAGE: 100%

SITE LEGEND

▲ SOAK HOLE TRACK DOOR
 ○ GRADE LEVEL TRACK DOOR
 ○ POLE LIGHT FOOTING
 ○ WALL MOUNTED LIGHT FIXTURE
 ○ PARKING STALL LIGHT FIXTURE
 ○ FIRE LANE DIVIDER
 ○ FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)

SITE PLAN NOTES

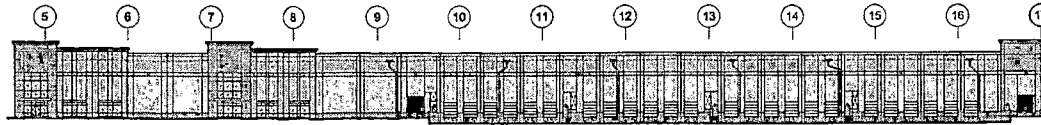
1. PROPERTY LINE
2. ACCESSIBLE PARKING STALL WITH SIGNAGE
3. MAIN ACCESSIBLE PARKING STALL WITH SIGNAGE
4. PARKING STALLS PER CITY STANDARDS
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 LEADING DESIGN FOR COMMERCIAL BUILDINGS

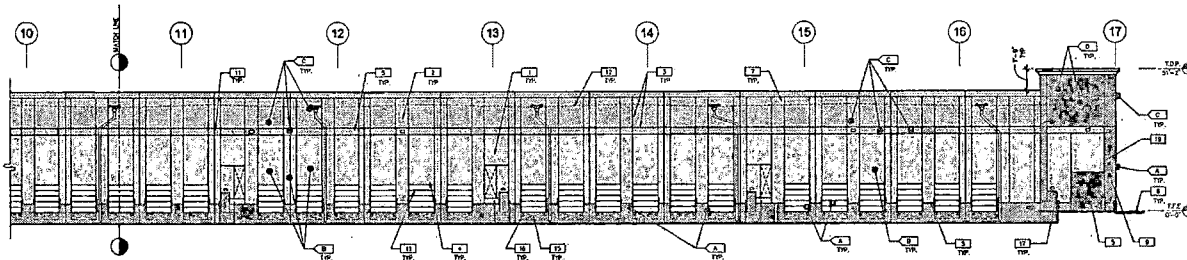
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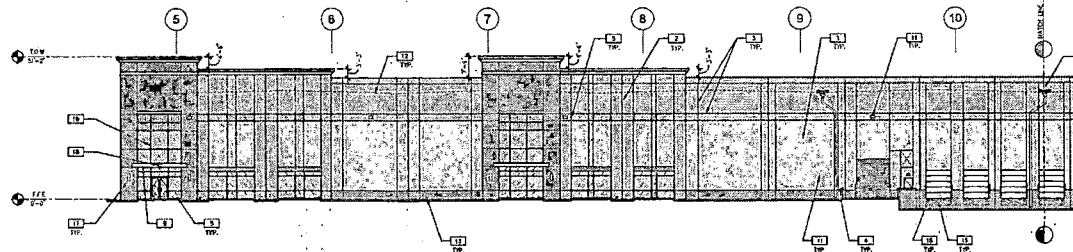
SITE PLAN
 SCALE: 1" = 100'
 DATE: 12/15/2023
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
A11



OVERALL WEST EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



WEST EXTERIOR ELEVATION
SCALE: 1/16"=1'-0"



LEGEND

- 7. WOOD GRAIN VERTICAL SLIP PANEL, 1" REINFORCING LWF D 5/16" x 1/8" SLUICKS EXTENDING 2" U-WALLS, 23
- 8. SHIMMER GLASS: OVAL-COAT FINISH, COLOR MATCHED TO BLACK COLOR
- 9. TINTED GLASS

COLOR LEGEND

NOTES: 4" x 8" WEE PAINT COLOR MATCH-UP FROM HEIGHT OF BUILDING FOR CORNER/ARCHITECT REVIEW

- A. BLUE COLOR: PEPPER SPICE #41750
- B. SECONDARY COLOR: BAKERSIDHAM #41756
- C. ACCENT COLOR: HOPKINS PLAINS #41758
- D. ACCENT COLOR: SONG FORDS LAKE #41779

ELEVATION NOTES

SEE SHEET A0.2 FOR GENERAL NOTES

- 1. CONCRETE WALL, PAINTED
- 2. CONCRETE WALL, JOINT
- 3. 1/2" W-PANEL
- 4. BRUSH-ON EPOXY FINISHES LEADER
- 5. ALUMINUM CORNER/POST SYSTEM DARK BROKE ANODIZED WITH 1" REINFORCING GLASS
- 6. FINISH GUIDE MARKS, SEE CTA, DRAWINGS
- 7. DOWNSPOUT PAINTED TO MATCH BRANDING
- 8. TRUSS STEEL FRAME
- 9. METAL CANOPY - PAINTED
- 10. BRANDING ADDRESS SHALL BE INDICATED ON THE BUILDING BY SIGN & POSITION AS TO THE BRANDING MODEL AND LOCATED FROM THE STREET FOR LOCAL IDENTIFICATION
- 11. WALL ANODIZED LIGHT, PAINTED FINISH TO MATCH ADJACENT WALL
- 12. ROOF LINE NETWORK

- 13. 4" GFD LEADER TERMINATION THROUGH WALL
- 14. 1/2" x 1/2" EXTERIOR ALUMINUM LEADER, PAINT TO MATCH ADJACENT WALL COLOR
- 15. BRUSH-ON FOR FUTURE DOOR LEAKERS
- 16. DOOR LEAKER
- 17. OCCURANCE LIGHT FIXTURE
- 18. CORNER SQUARES
- 19. ALUMINUM CURTAIN WALL SYSTEM DARK BROKE ANODIZED WITH 1" REINFORCING GLASS

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Principal
Architect
Architect
Principal
Principal

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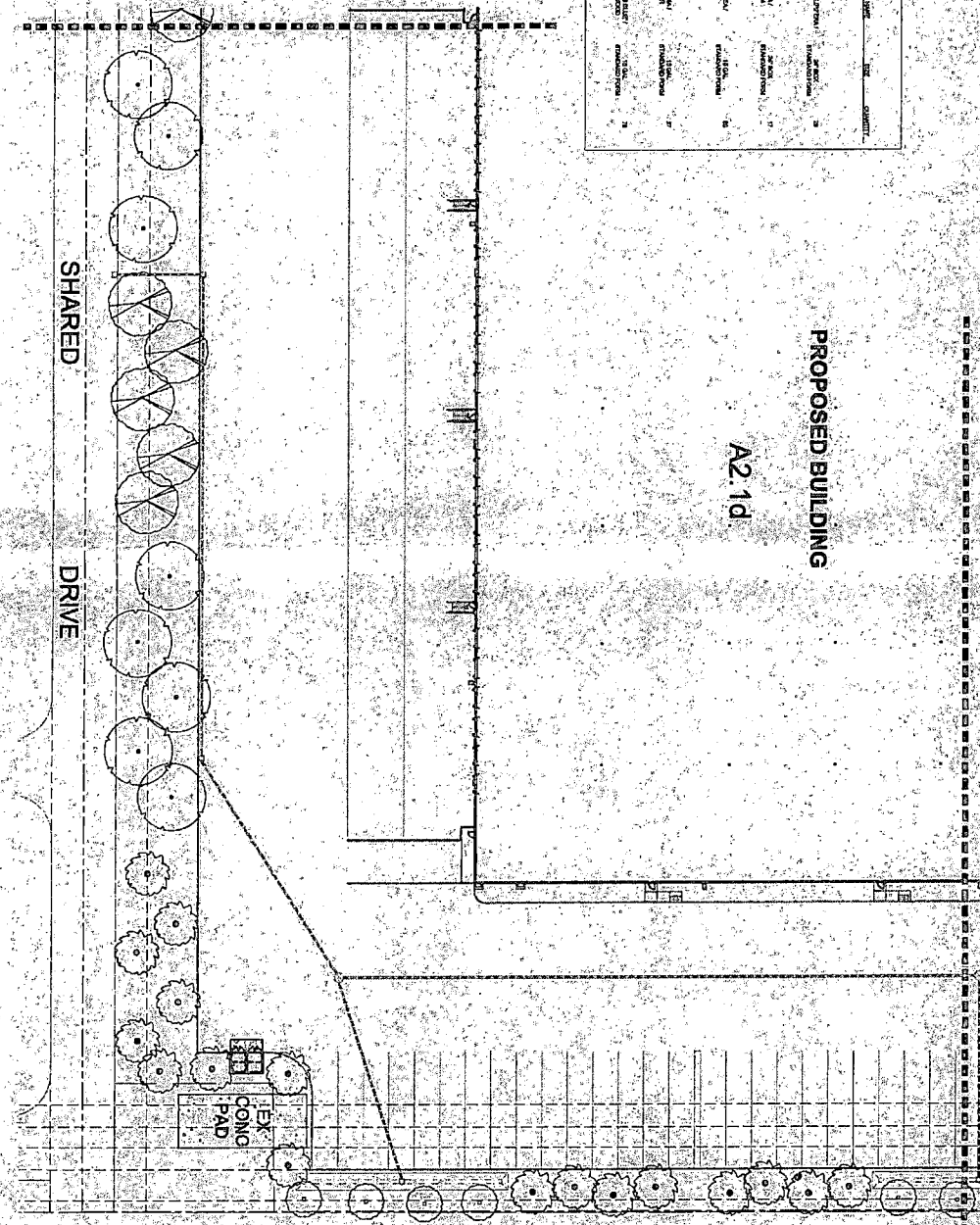
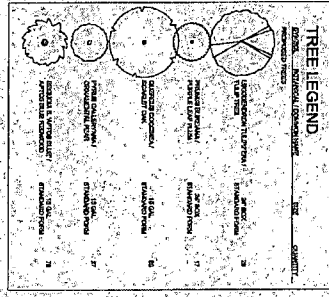
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DATE PRINTED	B.T.
DATE NO.	4/15/2012-02

SHEET
A4.2

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 REGISTERED PROFESSIONAL ENGINEER
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 STATE OF CALIFORNIA
 No. 10000
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NOTES:
 1. ALL TREE PLANTINGS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA TREE TRIMMING AND REMOVAL ACT (CALIFORNIA PUBLIC RESOURCES CODE, CHAPTER 4, DIVISION 2).
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NO.	DATE	DESCRIPTION
1	10/15/2020	ISSUED FOR PERMIT
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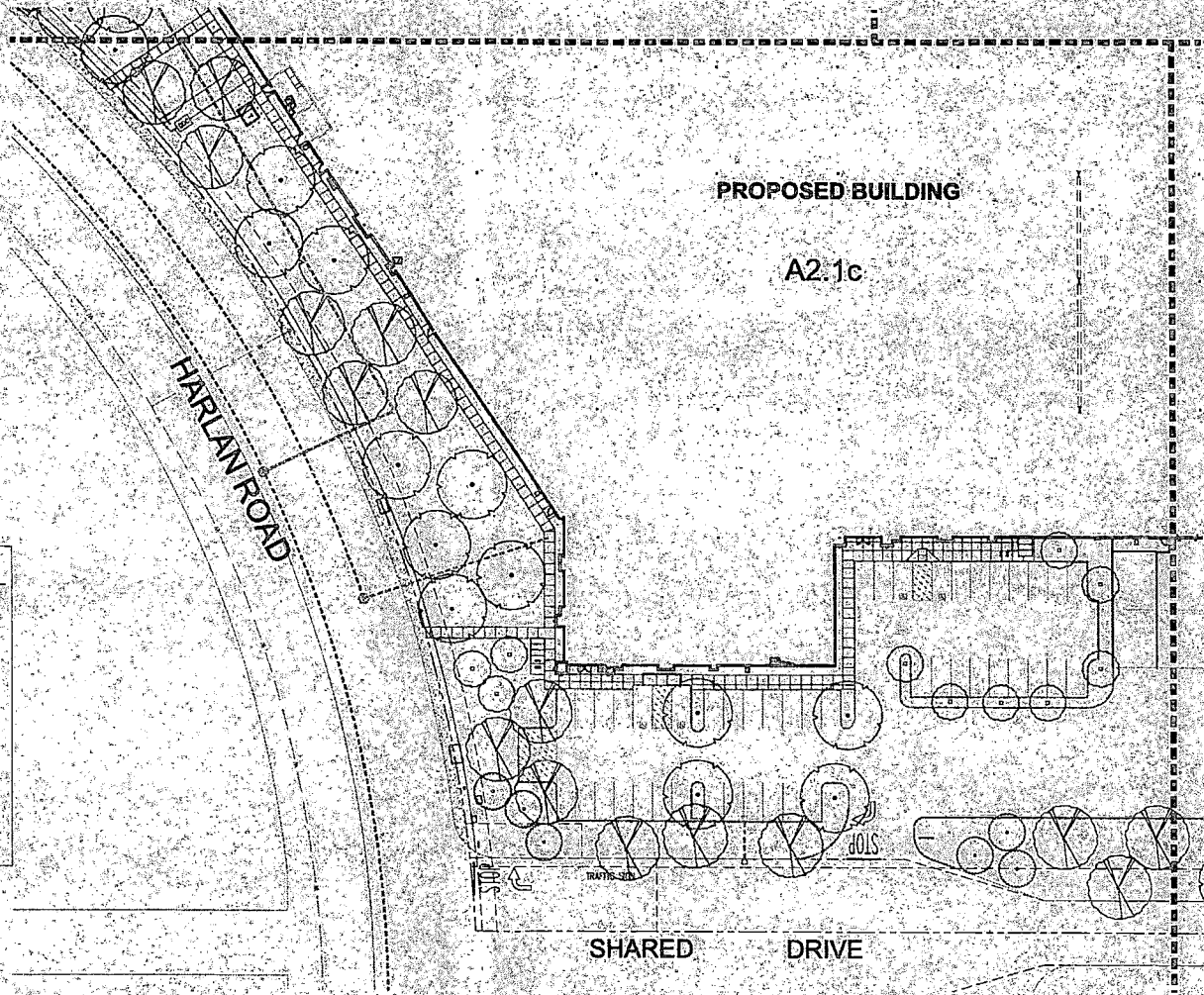
Colleen M. Nolan
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CAUTION: THIS SHEET IS NOT TO SCALE. THIS IS A REDUCED PRINT.

SYMBOL	BOTANICAL (COMMON NAME)	SIZE	QUANTITY
	LEUCODENDRON TILLOFFII / SLIP TREE	12 INCH STANDARD FORM	21
	FRAXINUS BENTHAMII / PURPLE LEAF PLUM	12 INCH STANDARD FORM	17
	QUERCUS DOUGLASSII / SCARLET OAK	18 INCH STANDARD FORM	16
	PIRUS CALLERNAII / ORNAMENTAL PEAR	12 INCH STANDARD FORM	27
	QUERCUS S. V. V. SPUR BLUE OAK	12 INCH STANDARD FORM	18



NOTES:
 1. CHECK FOR SPACING NOTES ON THE PLANT LEGEND FOR PROBLEMS OVER PLANT COATS OR BRUSHES OR TO CONFLICTS.
 2. CONTRACTOR TO SUBMIT SOIL INVESTIGATION AND SOIL CORRECTIVE TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL AT LEAST FOURTEEN (14) DAYS PRIOR TO INSTALLATION OF SOIL PREPARATION OR PLANT MATERIALS.
 3. SOIL PREPARATION AND SUCCESS AGREEMENTS PER SPECIFICATION AS RECOMMENDED BY AGRICULTURE SOIL TEST REPORT.
 4. PROVIDER TO CLEAR ROOT SYSTEMS OF ALL TREES WITHIN 20' OF PROPOSED AREAS. SIZE OF STAKE MAY NOT EXCEED 2" x 4" IN ANY DIMENSION. CONTRACTOR SHALL ASSESS DAMAGE PRIOR TO INSTALLATION. STAKE LEGS SHALL NOT BE APPLIED TO SOILS OR TO PLANT MATERIALS.
 5. ALL TREES WITHIN 5' OF PAVING MATERIALS, EXCEPT FOR TREES WITHIN 10' OF DRIVEWAYS SHALL BE PROTECTED BY ROOT BARRIERS OR ROOT BARRIERS SHALL BE INSTALLED AT ALL DRIVEWAY LOCATIONS.
 6. TREE BRANCHES TO BE TRIMMED IN FIELD TO ALLOW FOR UTILITY AND WATER SERVICE LOCATIONS.

FIELD CORRECTIONS:
 1. INDICATE FIELD CORRECTIONS TO TOTAL. REFER TO PLANNING NOTES, ITEM N, SHEET L4 FOR ADDITIONAL INFORMATION.

ORIGINAL SPECIFICATIONS SHALL BE:
 1. FROM FIELD NOTES
 2. FROM PLANT LEGENDS
 3. FROM MATERIALS AND SOIL TEST REPORTS
 4. FROM STREET LIGHTS
 5. FROM SANITARY SERVICES
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 25. FROM SANITARY SERVICES

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LANDSCAPE TREE PLANTING PLAN
 SHEET NO. L-5

DATE: 08/11/2011
 DRAWN BY: C. MALGOMB
 CHECKED BY: C. MALGOMB
 PROJECT NO.: 16825-001-01

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	08/11/2011
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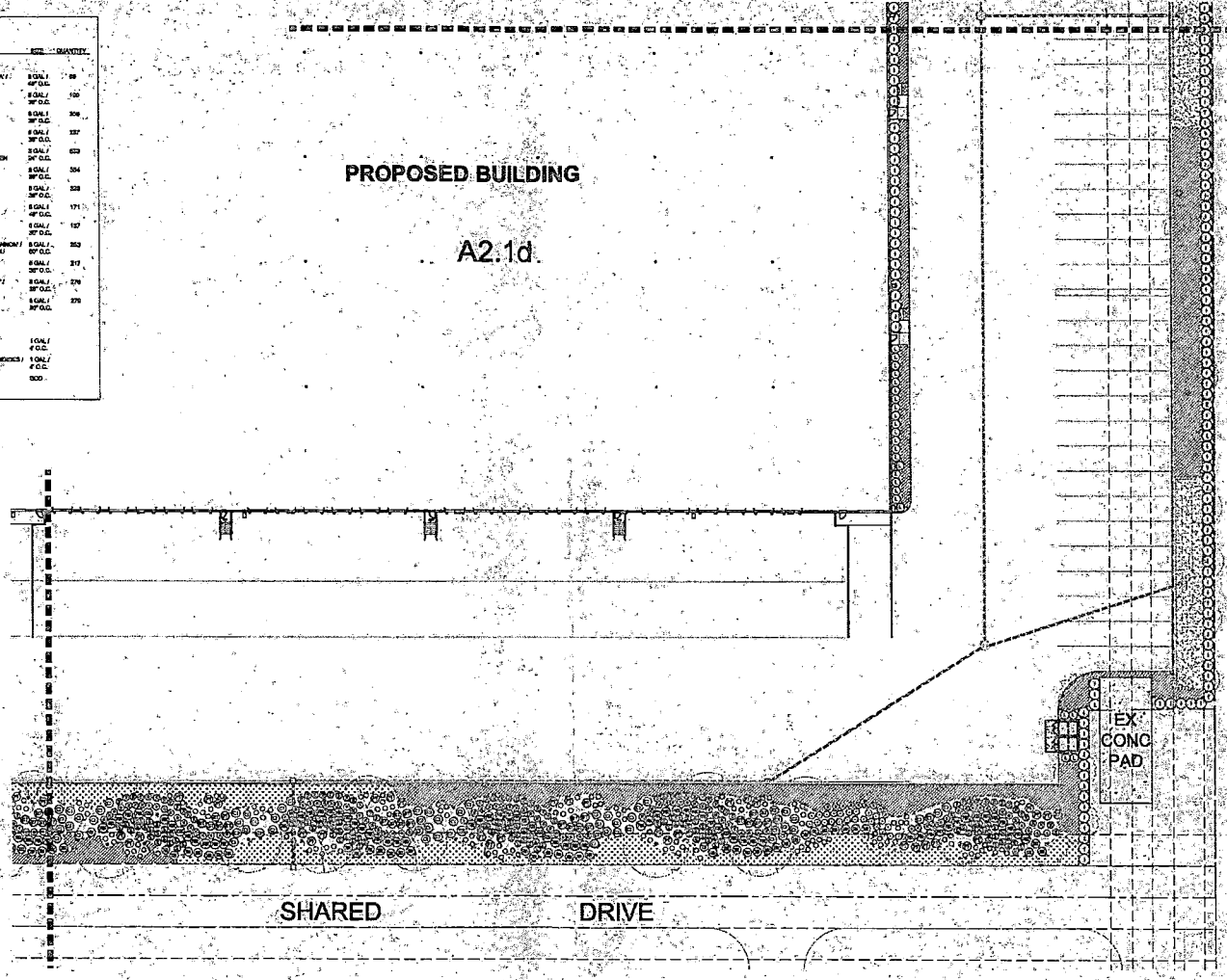
L-5

SHRUB LEGEND			
SYMBOL	BOTANICAL / COMMON NAME	SIZE	QUANTITY
⊗	ROSEOLA S. NIDIFORMIS / PINK ROSE	5 GAL / 4' O.C.	88
⊗	CEYLAN TEA / TEA TREE	5 GAL / 4' O.C.	100
⊗	ORANGE SCURF / ORANGE SCURF	5 GAL / 4' O.C.	306
⊗	PORTULACA LILY / PORTULACA LILY	5 GAL / 4' O.C.	327
⊗	ESCALONIA COMPACTA / COMPACT ESCALONIA	5 GAL / 4' O.C.	327
⊗	HENRIE COLETTA / HENRIE COLETTA	5 GAL / 4' O.C.	623
⊗	LEUCOPHYLLON / LEUCOPHYLLON	5 GAL / 4' O.C.	354
⊗	LEUCOPHYLLON / LEUCOPHYLLON	5 GAL / 4' O.C.	328
⊗	MOCANTHUS S. / MOCANTHUS S.	5 GAL / 4' O.C.	171
⊗	DWARF WOODEN DRAGON / DWARF WOODEN DRAGON	5 GAL / 4' O.C.	107
⊗	POMELIA S. / POMELIA S.	5 GAL / 4' O.C.	107
⊗	RED FOUR O'CLOCK / RED FOUR O'CLOCK	5 GAL / 4' O.C.	107
⊗	PHORADENDRON / PHORADENDRON	5 GAL / 4' O.C.	352
⊗	PHYTOPHOBIA / PHYTOPHOBIA	5 GAL / 4' O.C.	373
⊗	ROSA CANINA / ROSA CANINA	5 GAL / 4' O.C.	276
⊗	ROSA CANINA / ROSA CANINA	5 GAL / 4' O.C.	276
⊗	ROSA CANINA / ROSA CANINA	5 GAL / 4' O.C.	276
⊗	ROSA CANINA / ROSA CANINA	5 GAL / 4' O.C.	276
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⊗	ROSA CANINA / ROSA CANINA	5 GAL / 4' O.C.	276
⊗	ROSA CANINA / ROSA CANINA	5 GAL / 4' O.C.	276
⊗	ROSA CANINA / ROSA CANINA	5 GAL / 4' O.C.	276

PROPOSED GRASSCOVER & FINES:
HYPOCHOERIS P. / HYPOCHOERIS P. 1 GAL / 4' O.C.
TRICHODON P. / TRICHODON P. 1 GAL / 4' O.C.
STYRACIS L. / STYRACIS L. 1 GAL / 4' O.C.
PERITZIA S. / PERITZIA S. 000

PROPOSED BUILDING

A2.1d



NOTES:
1. SHRUB QUANTITIES NOTED ON THIS PLAN SHALL PRECEDENCE OVER PLANT COUNTS ON SYMBOL SHOWN ON THE DRAWING.
2. CONTRACTOR TO VERIFY SOIL INCORPORATION AND BACKFILL OPERATIONS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL AT LEAST FOUR (4) DAYS PRIOR TO INSTALLATION OF SOIL PREPARATION OR PLANT MATERIALS.
3. SOIL INCORPORATION AND BACKFILL REQUIREMENTS FOR SPECIFICATION AS FURNISHED BY AGRICULTURAL EXTENSION SERVICE.
4. PROVIDE LANDSCAPE BARRIERS TO ALL THESE MATERIALS.
5. APPLY AT LEAST ONE (1) INCH OF APPROVED MULCH TO ALL PLANTED AND HELD AREAS. SIZE OF MULCH SHALL NOT EXCEED 3/4" - 1" IN ANY DIMENSION. CONTRACTOR SHALL VERIFY BARRELS PRIOR TO INSTALLATION. MULCH SHALL NOT BE APPLIED TO SIDEWALKS OR DRIVE AREAS.



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DANA POINT, CA 92629

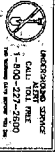
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LANDSCAPE ARCHITECTS

LANDSCAPE SHRUB PLANTING PLAN

DATE:	DATE:
BY:	DATE:
BY:	DATE:
BY:	DATE:

HARLAN ROAD, NORTH
18225 MURPHY PARKWAY
LATHROP, CALIFORNIA 95330
SHELL PERMIT ONLY

1-8



NO SCALE
 CALL FOR ALL DIMENSIONS
 FROM THE DRAWING

NOTES:
 1. THIS PLAN IS A PRELIMINARY DESIGN. THE FINAL DESIGN SHALL BE SUBMITTED TO THE LOCAL AGENCY FOR APPROVAL.
 2. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARD PRACTICES OF THE LANDSCAPE INDUSTRY.
 3. THE PLANTINGS SHALL BE MAINTAINED FOR A PERIOD OF 6 MONTHS AFTER INSTALLATION.
 4. THE PLANTINGS SHALL BE WATERED FREQUENTLY AND AS NEEDED TO KEEP THEM HEALTHY.
 5. THE PLANTINGS SHALL BE PROTECTED FROM DAMAGE BY VEHICLES AND OTHER EQUIPMENT.
 6. THE PLANTINGS SHALL BE PROTECTED FROM DAMAGE BY PESTS AND DISEASES.
 7. THE PLANTINGS SHALL BE PROTECTED FROM DAMAGE BY WEATHER CONDITIONS.
 8. THE PLANTINGS SHALL BE PROTECTED FROM DAMAGE BY OTHER CAUSES.
 9. THE PLANTINGS SHALL BE PROTECTED FROM DAMAGE BY UNAUTHORIZED PERSONNEL.

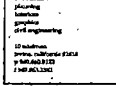
19

LANDSCAPE SHRUB PLANTING PLAN			
NO.	DESCRIPTION	DATE	REVISION
1	DESIGN	10/11/11	ISSUE FOR PERMIT



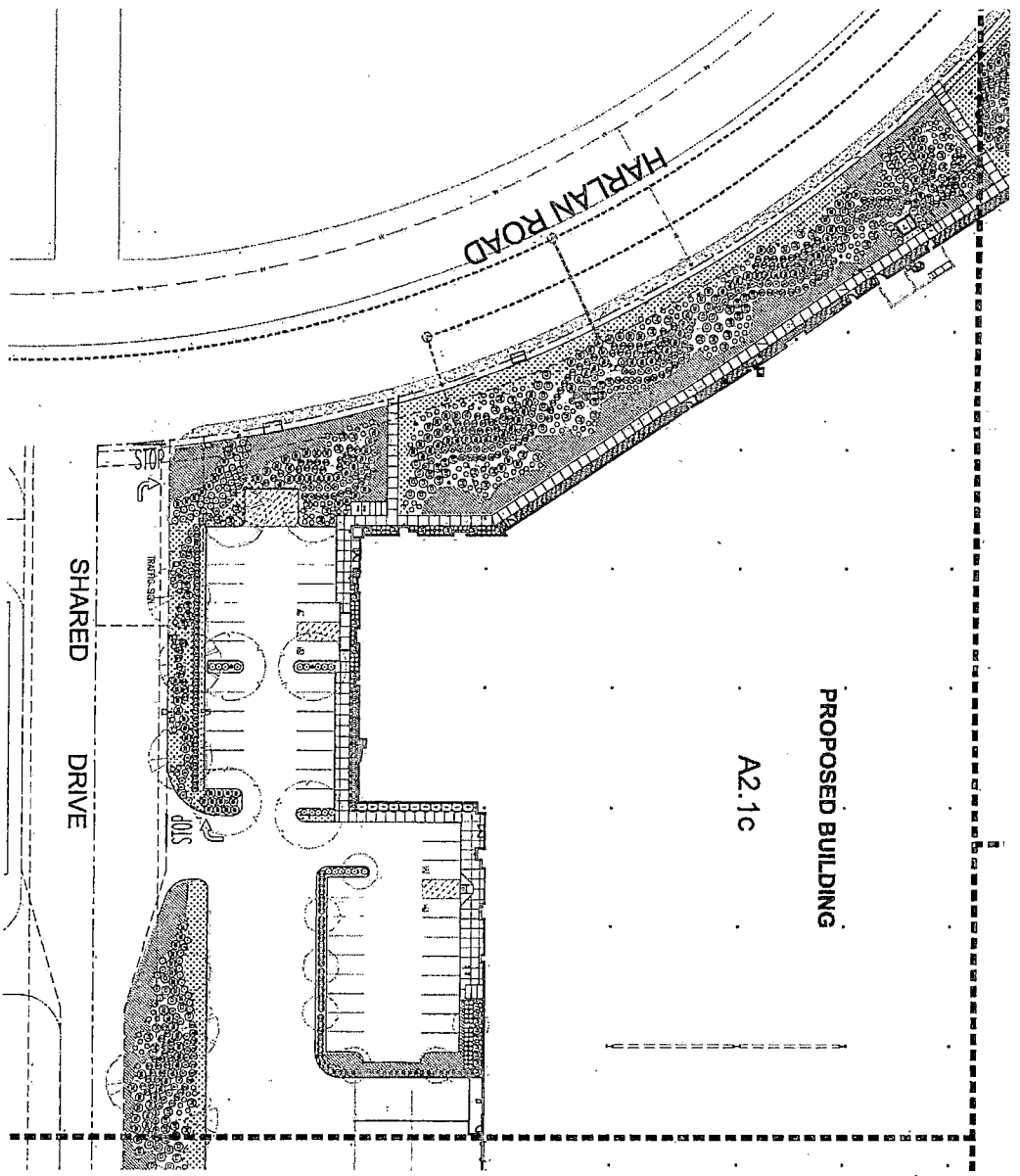
HARLAN ROAD NORTH
 18625 MURPHY PARKWAY
 LATHROP, CALIFORNIA 95330
 SHELL PERMIT ONLY

Colleen M. Nolan
 Landscape Architects, P.C.
 1780
 Riverside Santa Margarita, CA 95026
 Tel: 925.277.7742 Fax: 925.277.7742
 www.colleenm.com



SHRUB LEGEND

SYMBOL / DESCRIPTION	QTY	DATE	REVISION
① 1.0m / 3.0ft	1		
② 1.5m / 4.5ft	1		
③ 2.0m / 6.0ft	1		
④ 2.5m / 7.5ft	1		
⑤ 3.0m / 9.0ft	1		
⑥ 3.5m / 10.5ft	1		
⑦ 4.0m / 12.0ft	1		
⑧ 4.5m / 13.5ft	1		
⑨ 5.0m / 15.0ft	1		
⑩ 5.5m / 16.5ft	1		
⑪ 6.0m / 18.0ft	1		
⑫ 6.5m / 19.5ft	1		
⑬ 7.0m / 21.0ft	1		
⑭ 7.5m / 22.5ft	1		
⑮ 8.0m / 24.0ft	1		
⑯ 8.5m / 25.5ft	1		
⑰ 9.0m / 27.0ft	1		
⑱ 9.5m / 28.5ft	1		
⑲ 10.0m / 30.0ft	1		



CAUTION - IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

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

NOTICE OF AVAILABILITY AND INTENT TO ADOPT A NEGATIVE DECLARATION

The City of Lathrop (City) (as lead agency) has prepared an Initial Study and Negative Declaration for the project pursuant to the requirements of the California Environmental Quality Act Section 21000 *et seq.* and the State CEQA Guidelines Section 15070 through 15075.

PROJECT TITLE: LBA North General Plan Amendment and Rezone (GPA-18-22 & REZ-18-23)

LOCATION: 16825 Murphy Parkway (APN's: 198-210-14, -19 & -21)

DESCRIPTION: The proposal is to amend the General Plan designation from Freeway Commercial (FC) to General Industrial (GI), and Zoning from Highway Commercial (HC) to General Industrial (IG) for the properties listed above. The primary purpose is to expand the type of uses that will be allowed to occupy the proposed industrial building.

On June 15, 2016, the City approved Development Plan No. DP-16-49 for the LBA North Project to construct a 382,000 square foot building incorporating a 32,000 square feet retail commercial supported by an on-site warehouse. The Development Plan was conditioned to comply with the mitigation measures for the Crossroads Industrial Park Supplemental Environmental Impact Report (SCH No. 1988070516).

COMMENT PERIOD: The Initial Study/Negative Declaration is being circulated for public review and comment for a review period of 20 days starting on April 30, 2018 and closes on May 21, 2018. Please submit comments by 5:00 p.m. on May 21, 2018 to Rick Caguiat, Senior Planner at the address below or e-mail to rcaguiat@ci.lathrop.ca.us

PUBLIC HEARING: The project is tentatively scheduled for the May 30, 2018 Planning Commission Special meeting.

DOCUMENTS: Copies of the Initial Study/Negative Declaration are available for review at the following locations:

City of Lathrop
Community Development Department, Planning Division
390 Towne Centre Drive
Lathrop, CA 95330

Or

City of Lathrop website: <http://www.ci.lathrop.ca.us/lathrop/cdd/documents/>



Environmental Initial Study

Project Title: LBA North General Plan Amendment and Rezone (GPA-18-22 & REZ-18-23)

Lead Agency: City of Lathrop
Community Development Department
390 Towne Center Drive
Lathrop, CA 95330

Contact Person: Rick Caguiat, Senior Planner
(209) 941-7296

Project Location: 16825 Murphy Parkway (APN's: 198-210-14, -19 & -21)

Applicant: Net Development Co.
Attn: Kevin A. Coleman
3130 Airway Avenue
Costa Mesa, CA 92626

Property Owners: LBA Realty Fund III-Company XV, LLC
3347 Michelson Drive #200
Irvine, CA 92612

General Plan: Freeway Commercial (FC)

Zoning: Highway Commercial (HC)

Project Description: The proposal is to amend the General Plan designation from Freeway Commercial (FC) to General Industrial (GI), and Zoning from Highway Commercial (HC) to General Industrial (IG) for the properties listed above. The primary purpose is to expand the type of uses that will be allowed to occupy the proposed industrial building.

On June 15, 2016, the City approved Development Plan No. DP-16-49 for the LBA North Project to construct a 382,000 square foot building incorporating a 32,000 square feet retail commercial supported by an on-site warehouse. The Development Plan was conditioned to comply with the mitigation measures for the Crossroads Industrial Park Supplemental Environmental Impact Report (SCH No. 1988070516).

Surrounding Land Uses and Setting: The property is currently vacant and undeveloped, located within a mostly developed commercial and industrial area. Surrounding land uses include: commercial to the north and west, and industrial to the east and south. The project site consists of 3 separate parcels totaling approximately 20-acres in size. The site is relatively flat, with no extraordinary or unusual topographic features.

Other Public Agencies Approval: No other agencies are involved in the approval process.

Environmental Factors Potentially Affected: The environmental factors checked below would be potentially affected by this project.

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utility/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Tribal Cultural Resources | | |

DETERMINATION: On the basis of this initial evaluation:

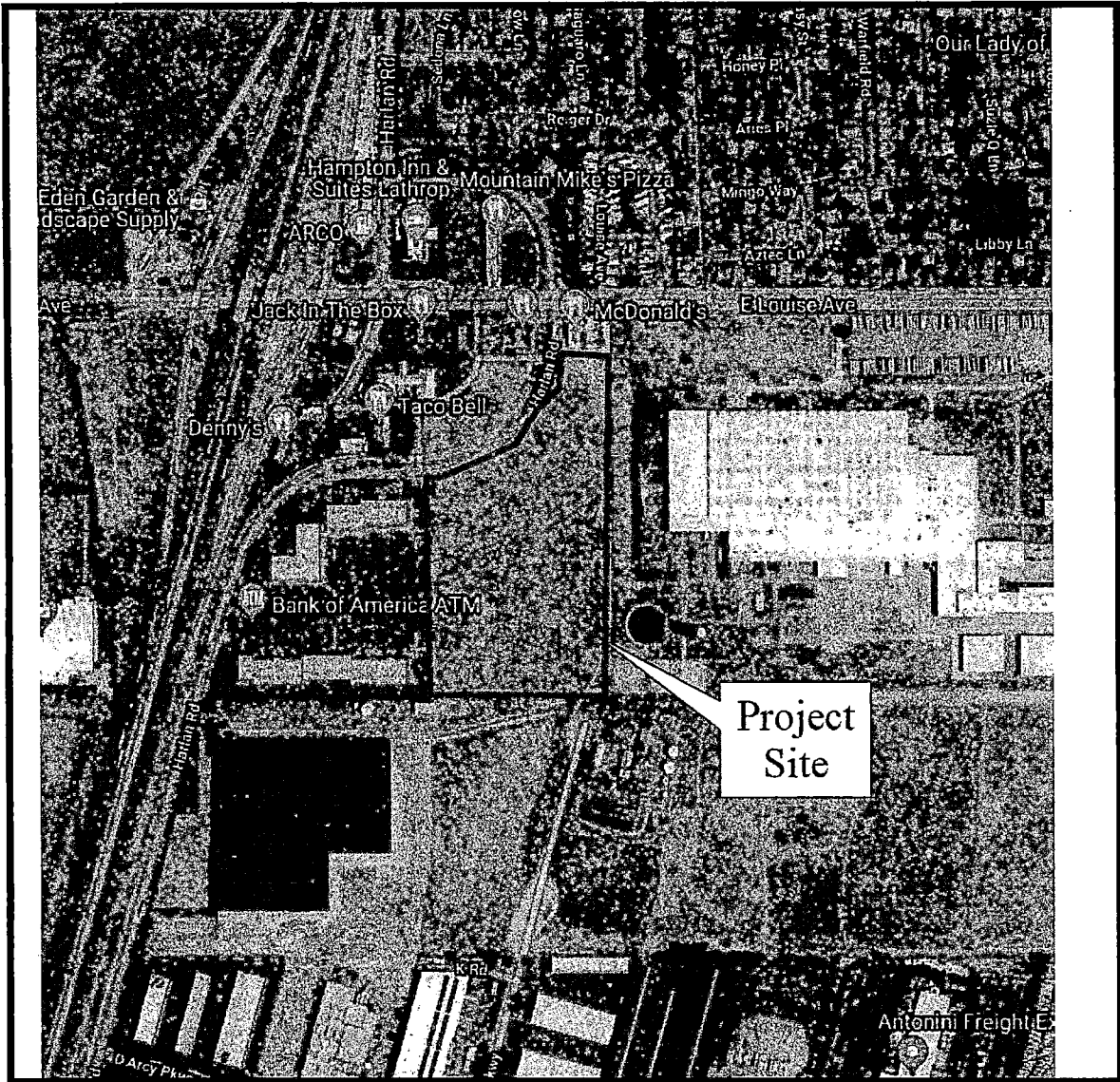
- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature 

Date April 30, 2018

Printed name: Rick Caguiat, Senior Planner

Phone: (209) 941-7296



**PLANNING DIVISION
Vicinity Map**

	<p>GPA-18-22 & REZ-18-23 General Plan Amendment & Rezone LBA North 16825 Murphy Parkway APN: 198-210-14, -19 & -21</p>	<p>N</p> <p>(Not to Scale)</p>
--	---	--

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	--------------

EVALUATION OF ENVIRONMENTAL FACTORS:

I. AESTHETICS - Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

(a-d) The project area is located in an urban setting which is surrounded by mostly developed commercial and industrial zoned land. Lathrop's General Plan does not identify this area as being a scenic vista. Development of the site and area is planned for and anticipated under the City of Lathrop General Plan and Zoning. Development of the site as an industrial use is compatible with the adjacent properties and surrounding area. The light sources will be consistent with the City's lighting standards to minimize light and glare onto adjoining properties but provide sufficient lighting for health and safety. The original project has been appropriately conditioned to comply with the City's General Plan and Zoning standards as it relates to site lighting as part of Development Plan No. DP-16-49. The current proposal is to amend the General Plan designation from Freeway Commercial (FC) to General Industrial (GI), and Zoning from Highway Commercial (HC) to General Industrial (IG). The primary purpose is to expand the type of uses that will be allowed to occupy the approved industrial building. No impacts are anticipated and no mitigations are required.

II. AGRICULTURE RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220 (g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a-e) The subject property and general area is planned and designated on the Lathrop General Plan Map for commercial use. The project site is located on land that is not being used for agricultural purposes. The project site is identified on the San Joaquin County Important Farmland Map 2014 as Urban and Built-Up land, which has no value as farmland and will not contribute to the loss of agricultural land. The property is not under a Williamson Act contract. The project does not involve the rezoning of a forest land or conversion of a forest land to non-forest use. The original project has been appropriately conditioned to comply with the City's General Plan and Zoning standards as part of Development Plan No. DP-16-49. The current proposal is to amend the General Plan designation from Freeway Commercial (FC) to General Industrial (GI), and Zoning from Highway Commercial (HC) to General Industrial (IG). The primary purpose is to expand the type of uses that will be allowed to occupy the approved industrial building. No impacts are anticipated and no mitigations are required.

III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The San Joaquin Valley Air Pollution Control District (SJVAPCD) is responsible for implementation of measures to control air regional air pollution based on the foregoing state and federal standards, as reflected in the approved regional Air Quality Plan. These controls preliminary affect stationary sources such as industry and power plants. Rules and regulation have been developed by SJVAPCD to control air pollution from a wide range of air pollution sources. In March 2007, an Indirect Source Review (ISR) rule was adopted that controls air pollution from new land developments.

Additionally, the SJVAPCD has developed a Guide for Assessing and Mitigating Air Quality Impacts (GAMAQI) which identifies separate thresholds for use in analyzing projects within the San Joaquin Valley area to evaluate potentially significant impacts. The City of Lathrop utilizes the SJVAPCD Guide to determine impact significance based on the following significant criteria:

1. **Construction Emissions of PM:** Construction projects will be found to have a significant impact if they fail to comply with Regulation VIII as listed in the SJVAPCD; however, the size of the project and the proximity to sensitive receptors may warrant additional measures.
2. **Criteria Air Pollutant Emissions:** A significant criteria pollutant impact will occur if the current SJVAPCD criteria construction or operational pollutant emissions standards are exceeded (SJVAPCD applies standards for permitted equipment and activities separately).
3. **Ambient Air Quality:** Emissions that are predicted to cause or contribute to a violation of an ambient air quality would be considered a significant impact. SJVAPCD recommends that dispersion modeling be conducted for construction or operation when on-site emissions exceed 100 pounds per day after implementation of all mitigation measures.
4. **Local CO Concentrations:** Traffic emissions associated with the proposed project would be considered significant if the project contributes to CO concentrations at receptor locations in excess of the ambient air quality standards.

	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Potentially Significant Impact			

5. **Toxic Air Contaminants (TACs) or Hazardous Air Pollutants (HAPs):** Exposure to HAPs or TACs would be considered significant if the probability of contracting cancer for the Maximally Exposed Individual would exceed 20 in 1 million or would result in a Hazard Index greater than 1 for non-cancer health effects.
6. **Odors:** Odor impacts associated with the proposed Project would be considered significant if the Project has the potential to frequently expose members of the public to objectionable odors through development of a new odor source or placement of receptors near an existing odor source.

(a-e) The project would result in some air and dust emissions from construction which would be described as "short term" or temporary in duration. Construction activity would temporarily generate emissions of ROG, Nox, and PM10 from site grading, excavation paving, demolition, motor vehicle exhaust associated with construction equipment, construction and employee commute trips, material transport and other construction operations. The original project has been appropriately conditioned to comply with the City's General Plan and Zoning standards including a mitigation measure requiring compliance with Regulation VIII of the SJVAPCD as part of Development Plan No. DP-16-49. The current proposal is to amend the General Plan designation from Freeway Commercial (FC) to General Industrial (GI), and Zoning from Highway Commercial (HC) to General Industrial (IG). The primary purpose is to expand the type of uses that will be allowed to occupy the approved industrial building. No impacts are anticipated and no mitigations are required.

IV. BIOLOGICAL RESOURCES: - Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a-f) Based on a review of the General Plan and field inspection, the site is not adjacent to wetlands, a creek or natural drainage way. No depressions or vernal pools were observed on the site. The subject site does not contain any native resident or migratory fish or wildlife and will not conflict with any other biological policies or ordinances.

The project area is located within the area covered by the San Joaquin Multi-Species Habitat Conversation and Open Space Plan (SJMSCP). This plan, of which the City is a party to, was developed to minimize and mitigate impacts to plant and wildlife habitat resulting from the conversion of open space to non-open space. Pursuant to the Final EIR/EIS for the SJMSCP, dated November 15, 2000, and certified by the San Joaquin Council of Governments (SJCOG) on December 7, 2000, implementation of the SJMSCP is expected to reduce impacts to biological resources through various mitigation measures.

The project site is listed as a Category "A" Exempt, No Pay Zone, under the SJMSCP map and would not conflict with the provisions of the other habitat conservation plans. The original project has been appropriately conditioned to comply with the City's General Plan and Zoning standards including a condition of approval to participate in the SJMSCP and conduct a pre-construction survey prior to ground disturbance as part of Development Plan No. DP-16-49. The current proposal is to amend the General Plan designation from Freeway Commercial (FC) to General Industrial (GI), and Zoning from Highway Commercial (HC) to General Industrial (IG). The primary purpose is to expand the type of uses that will be allowed to occupy the approved industrial building. No impacts are anticipated and no mitigations are required.

V. CULTURAL RESOURCES - Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a-d) There are no known archaeological, cultural or historical resource on the subject property. No changes to a historical site or archaeological resource are anticipated. There are no unique paleontological or geologic features present on the site. The original project has been appropriately conditioned to comply with the City's General Plan and Zoning standards as part of Development Plan No. DP-16-49. The current proposal is to amend the General Plan designation from Freeway Commercial (FC) to General Industrial (GI), and Zoning from Highway Commercial (HC) to General Industrial (IG). The primary purpose is to expand the type of uses that will be allowed to occupy the approved industrial building. No impacts are anticipated and no mitigations are required.

VI. GEOLOGY AND SOILS - Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in the California Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a-e) The project site including the surrounding area is generally underlain by deposits of Egbert silty clay loam (City of Lathrop Background Reports Page SAFE-11 Soils Map) with shallow groundwater. The site is flat and there is no potential for landslides on or adjacent to the site or for erosion of the soil. The potential for faults within the County to generate moderate to large earthquakes causing strong ground shaking is low. Of the known fault lines in San Joaquin County, none are currently classified by the State Geologist as being active (City of Lathrop Background Reports Pg. SAFE-6). The project will not utilize septic tanks as municipal sewer is available. There are no known unique paleontological or geological features on the project site. All buildings are required to comply with the California Building Code. The original project has been appropriately conditioned to comply with the City's General Plan and Zoning standards as part of Development Plan No. DP-16-49. The current proposal is to amend the General Plan designation from Freeway Commercial (FC) to General Industrial (GI), and Zoning from Highway Commercial (HC) to General Industrial (IG). The primary purpose is to expand the type of uses that will be allowed to occupy the approved industrial building. No impacts are anticipated and no mitigations are required.

VII. GREENHOUSE GAS EMISSIONS Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The San Joaquin Valley Air Pollution Control District (SJVAPCD) has developed a Guide for Assessing and Mitigating Air Quality Impacts (GAMAQI) which identifies separate thresholds for use in analyzing projects within the San Joaquin Valley area to evaluate potentially significant impacts related to greenhouse gasses. The SJVAPCD *Guidance for Valley Land-Use Agencies in Addressing GHG Emissions Impacts for New Projects Under CEQA*, establishes a requirement that land use development projects demonstrate a 29 percent reduction in GHG emissions from Business-As-Usual (BAU).

	Less Than Significant			
Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact	

(a) The project will result in a short term increase in greenhouse gas due to construction related activities a result of material processing, emissions produced by onsite construction equipment and emissions arising from traffic delays due to construction. While construction would slightly increase greenhouse gas emissions temporarily during construction, the operation of the project would combine with various measures to reduce greenhouse gas emissions. The project will be subject to the Title 24 and California Green Building Standards which would reduce energy consumption through building design that increase energy efficiency and promotes water conservation. The project will also be required to comply with the City's Water Conservation strategies to reduce water usage.

(b)The project is not located in a community with an adopted qualified GHG Reduction Strategy, so consistency with such a plan cannot be analyzed at this time. GHG emissions associated with the proposed project were analyzed per the SJVAPCD guidance in addressing GHG emission impacts. SJVAPCD thresholds and methodologies take into account implementation of state-wide regulations and plans, such as the AB 32 Scoping Plan, therefore, there would be no impact in relation to consistency with GHG reduction plans. As discussed in Environmental Topic No. III, the proposed project is required to be consistent with SJVAPCD Rules and Regulations as it relates to Air Quality and Greenhouse Gasses. No further Mitigation measures are required.

The original project has been appropriately conditioned to comply with the City's General Plan and Zoning standards as part of Development Plan No. DP-16-49. The current proposal is to amend the General Plan designation from Freeway Commercial (FC) to General Industrial (GI), and Zoning from Highway Commercial (HC) to General Industrial (IG). The primary purpose is to expand the type of uses that will be allowed to occupy the approved industrial building. No impacts are anticipated and no mitigations are required.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a-c) Subject to compliance with local, state and federal law, the proposed General Plan amendment and Rezone will not involve the handling, storage, or other use of any hazardous materials. All construction work will be required to follow the existing City of Lathrop ordinances related to construction related hazards, material usage and disposal. The construction and operation of the proposed Project will not result in the use of any new or increased quantities of any materials or other substances which are otherwise regulated under the City of Lathrop or county of San Joaquin ordinances. Subject to compliance with applicable federal, state and local laws governing the transport of materials via trucks, the proposed Project will not result in any significant hazard to the public or the environment through upset and/or accident conditions involving the release of hazardous materials into the environment.

(d) The Project site is not located on a known or listed hazardous materials site as regulated by the State of California. The Project site does not include any previously discovered hazardous materials according to the Cal/EPA Cortese List as provided by the CA EPA Department of Toxic Substances pursuant to California Government Code Section 65962.5.

(e-f) The nearest public airport to the project site, Stockton Metropolitan Airport, is approximately five miles to the north. The project site is not located within an Airport Safety Zone and is outside the airport's Area of Influence. There are no private airstrips in the vicinity of the project site. No impacts are anticipated.

(g) The proposed project will not result in any substantial conflicts with emergency response or emergency evacuation plans. There is a potential for traffic disruption from normal construction activity which may have a less than significant effect on local roadways, however, all of the local roadways surrounding the project site (Louise Avenue and Harlan Road) have adequate capacity to handle temporary construction impacts. All construction work shall be in compliance with City Ordinances, which include traffic regulations for temporary construction. No impacts are anticipated

	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Potentially Significant Impact			

(h) Equipment used for construction on site shall be properly licensed and operated in accordance with City ordinances. The Project site is located in an industrial area adjacent to public streets with adequate access for fire protection. The Project site plans have been reviewed by the City and Fire Marshal, who have confirmed the adequacy of all site access, turning radius, and emergency vehicle access requirements. No impacts are anticipated.

The original project has been appropriately conditioned to comply with the City's General Plan and Zoning standards as part of Development Plan No. DP-16-49. The current proposal is to amend the General Plan designation from Freeway Commercial (FC) to General Industrial (GI), and Zoning from Highway Commercial (HC) to General Industrial (IG). The primary purpose is to expand the type of uses that will be allowed to occupy the approved industrial building. No impacts are anticipated and no mitigations are required.

IX. HYDROLOGY AND WATER QUALITY – Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or situation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other food hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a-j) The proposed project would not create an adverse impact as it relates to hydrology or water quality impacts. The project would not degrade water quality and would not place structures in a 100 year flood zone, or within risk of flooding as result of a dam failure, mudflow or tsunami. The original project has been appropriately conditioned to comply with the City's General Plan and Zoning standards as part of Development Plan No. DP-16-49. The current proposal is to amend the General Plan designation from Freeway Commercial (FC) to General Industrial (GI), and Zoning from Highway Commercial (HC) to General Industrial (IG). The primary purpose is to expand the type of uses that will be allowed to occupy the approved industrial building. No impacts are anticipated and no mitigations are required.

X. LAND USE AND PLANNING - Would the project:

a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a-c) The proposed project would not create an adverse impact as it relates to land use and planning. The subject property is located within a mostly developed commercial and industrial area. Surrounding land uses include: commercial to the north and west, and industrial to the east and south. Development of the site is planned for and anticipated under the City of Lathrop General Plan and Zoning. Development of the site as an industrial use is compatible with the adjacent properties and surrounding area. The Project is consistent with the goals and principles set forth by the City of Lathrop General Plan, including policies for Sub-Plan Area #1, including taking advantage of freeway access, and providing "long term availability of industrial land to expand the City's economic base." The proposed Project is consistent with the City General Plan goals related to providing industrial uses "within an industrial park designed for the accommodation of a community of industries that area compatible in terms of operational characteristics, aesthetic qualities, utility service requirements and street circulation".

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The original project has been appropriately conditioned to comply with the City's General Plan and Zoning standards as part of Development Plan No. DP-16-49. The current proposal is to amend the General Plan designation from Freeway Commercial (FC) to General Industrial (GI), and Zoning from Highway Commercial (HC) to General Industrial (IG). The primary purpose is to expand the type of uses that will be allowed to occupy the approved industrial building. No impacts are anticipated and no mitigations are required.

XI. MINERAL RESOURCES - Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

(a-b) The City's General Plan does not identify the project area or vicinity as containing known mineral resources, nor is the area designated on any plan as a locally-important mineral resource recovery site. Therefore, no impacts to mineral resources would occur. The original project has been appropriately conditioned to comply with the City's General Plan and Zoning standards as part of Development Plan No. DP-16-49. The current proposal is to amend the General Plan designation from Freeway Commercial (FC) to General Industrial (GI), and Zoning from Highway Commercial (HC) to General Industrial (IG). The primary purpose is to expand the type of uses that will be allowed to occupy the approved industrial building. No impacts are anticipated and no mitigations are required.

XII. NOISE - Would the project result in:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above level existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The City of Lathrop has set noise standards in its Noise Ordinance (Lathrop Municipal Code Section 8.20.040). In addition, the Lathrop Municipal Code, Section 8.20.110, prohibits outside construction work within 500 feet of a residential zone between 10:00 pm and 7:00 am weekdays, or between 11:00 pm and 9:00 am Fridays, Saturdays, and legal holidays, unless a permit is obtained from the City.

(a-f) The project will not expose people to excessive ground borne vibration. The nearest residential units are located approximately 300 feet to the north. The proposed Project would generate short-term construction-related noise impacts, as well as long-term (operational) noise associated with increases in traffic, consisting of both passenger vehicles and heavy trucks. The subject property is located within a commercial and industrial area. Development of the site and area is planned for and anticipated under the City of Lathrop General Plan and Zoning. The original project has been appropriately conditioned to comply with the City's General Plan and Zoning standards and to comply with Noise Standards of Chapter 8.80.110 of the Lathrop Municipal Code as part of Development Plan No. DP-16-49. The current proposal is to amend the General Plan designation from Freeway Commercial (FC) to General Industrial (GI), and Zoning from Highway Commercial (HC) to General Industrial (IG). The primary purpose is to expand the type of uses that will be allowed to occupy the approved industrial building. No impacts are anticipated and no mitigations are required.

XIII. POPULATION AND HOUSING - Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a-c) The subject property is currently planned and designated on the City's General Plan for commercial uses. The proposed General Plan Amendment and Rezone will have no impact on population increase or displacement of residential units. The proposed project will not have impact on population or housing and does not conflict with the goal and policies of the Housing Element of the General Plan. The original project has been appropriately conditioned to comply with the City's General Plan and Zoning standards as part of Development Plan No. DP-16-49. The current proposal is to amend the General Plan designation from Freeway Commercial (FC) to General Industrial (GI), and Zoning from Highway Commercial (HC) to General Industrial (IG).

	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Potentially Significant Impact			

The primary purpose is to expand the type of uses that will be allowed to occupy the approved industrial building. No impacts are anticipated and no mitigations are required.

XIV. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governments) facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Fire protection services within the City of Lathrop are provided by the Lathrop-Manteca Fire Protection District. Along with fire services, the Fire District provides medical emergency response, river rescue, urban search and rescue, and fire prevention services. The Fire District operates four fire stations: Station #31 on J Street, Station #32 on Union Road, Station #33 on Austin Road, and Station #34 in Mossdale Landing.

Police protection services in the City of Lathrop are provided, by a unit known as Lathrop Police Services, through a contract with the San Joaquin County Sheriff's Department. Lathrop Police Services is staffed by deputy sheriffs who work only within the City and receive training specific to City law enforcement issues. The Police Department is located at 15597 South Seventh Street in Lathrop, northwest of the project site.

The project site is within the service boundaries of the Manteca Unified School District. The School District provides school services for grades kindergarten through 12 within the communities of Manteca, Lathrop, Stockton, and French Camp. It operates 19 elementary schools, four high schools, one continuation school, and two community day schools. The nearest school to the project is Lathrop Elementary School, approximately 1 mile away.

The City of Lathrop Parks and Recreation Department operates three community parks and nine neighborhood parks within the City. The Parks and Recreation Department also operates a senior center, a community center, a skate park, and a dog park temporarily located at Mossdale Community Park. The City currently has 68 developed acres of parkland. The nearest park to the project site is Libby Park, approximately half a mile away.

	Less Than Significant		
Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact

a) The project will not require additional service beyond the existing service provided by the Lathrop Manteca Fire District and Lathrop Police Services. Both Fire and Police will provide the same level of protection as presently provided to the rest of the City. The proposed General Plan Amendment and Rezone will have no impact on schools and parks. The original project has been appropriately conditioned to comply with the City's General Plan and Zoning standards as part of Development Plan No. DP-16-49. The current proposal is to amend the General Plan designation from Freeway Commercial (FC) to General Industrial (GI), and Zoning from Highway Commercial (HC) to General Industrial (IG). The primary purpose is to expand the type of uses that will be allowed to occupy the approved industrial building. No impacts are anticipated and no mitigations are required.

XV. RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

(a-b) The proposed General Plan Amendment and Rezone does not include any residential component, or housing of residents, which could contribute substantially to use of or impacts to the City of Lathrop park system. The proposed project is not expected to create a demand for recreational facilities such that new or expanded facilities would be required. The original project has been appropriately conditioned to comply with the City's General Plan and Zoning standards as part of Development Plan No. DP-16-49. The current proposal is to amend the General Plan designation from Freeway Commercial (FC) to General Industrial (GI), and Zoning from Highway Commercial (HC) to General Industrial (IG). The primary purpose is to expand the type of uses that will be allowed to occupy the approved industrial building. No impacts are anticipated and no mitigations are required.

XVI. TRANSPORTATION/TRAFFIC - Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a-f) The proposed General Plan Amendment and Rezone would not create an adverse impact as it relates as it relates to transportation. The project will not conflict with any adopted policies, plans or programs supporting alternative transportation, and will have no effect on air traffic patterns or emergency access. The original project has been appropriately conditioned to comply with the City's General Plan and Zoning standards including traffic related mitigations as part of Development Plan No. DP-16-49. The current proposal is to amend the General Plan designation from Freeway Commercial (FC) to General Industrial (GI), and Zoning from Highway Commercial (HC) to General Industrial (IG). The primary purpose is to expand the type of uses that will be allowed to occupy the approved industrial building. No impacts are anticipated and no mitigations are required.

XVII. TRIBAL CULTURAL RESOURCES Would the project:

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

ii) A resource determined by the lead agency, at its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

(ai-ii) Pursuant to AB 52, the scope of the evaluation at the project level should include consultation with Native American representatives identified by the Native American Heritage Commission (NAHC) for areas outside of reservations, and with tribal representatives of federally recognized tribes where projects are located near or within lands associated with federally recognized tribes. The purpose of the consultation is to identify tribal cultural resources and ensure that such resources are taken into consideration in the planning process. On February 16, 2018, the City of Lathrop transmitted letters to the Buena Vista Rancheria of Me-Wuk Indians, and the Northern Valley Yokuts Tribe, both of which are traditionally and culturally affiliated with a geographic area within the City of Lathrop's jurisdiction, pursuant to Government Code Section 65352.3 as part of a General Plan Amendment project (90-day consultation). On April 27, 2018, the City of Lathrop transmitted letters to both tribes pursuant to Public Resources Code Section 21080.3.1 subd. (b) for formal notification purposes and determine if consultation is needed.

The original project has been appropriately conditioned to comply with the City's General Plan and Zoning standards including a mitigation to stop all work if human remains are encountered during grading and/or construction within the project area as part of Development Plan No. DP-16-49. The current proposal is to amend the General Plan designation from Freeway Commercial (FC) to General Industrial (GI), and Zoning from Highway Commercial (HC) to General Industrial (IG). The primary purpose is to expand the type of uses that will be allowed to occupy the approved industrial building. No impacts are anticipated and no mitigations are required.

XVIII. UTILITIES AND SERVICE SYSTEMS - Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a-g) The proposed project would not create an adverse impact as it relates to utilities and service systems. The project is not anticipated to create utilities and service systems impacts greater than those already planned for and associated with like development found throughout the community. Municipal sewer and water systems are available on Harlan Road. The project will not require the construction of new water, wastewater, or drainage treatment facilities. Solid waste collection and disposal service is available to the project site. The original project has been appropriately conditioned to comply with the City's General Plan and Zoning standards including provisions for utilities in the Crossroads area as part of Development Plan No. DP-16-49. The current proposal is to amend the General Plan designation from Freeway Commercial (FC) to General Industrial (GI), and Zoning from Highway Commercial (HC) to General Industrial (IG). The primary purpose is to expand the type of uses that will be allowed to occupy the approved industrial building. No impacts are anticipated and no mitigations are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIX. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

(a-c) The project does not have the potential to degrade the quality of the environment, reduce the habitat or the population of fish and wildlife species, eliminate plant or animal community, or eliminate important examples of California history or prehistory. The project will not have any impacts that are individually limited but cumulatively considerable or cause substantial adverse effects on human beings, either directly or indirectly. The original project has been appropriately conditioned to comply with the City's General Plan and Zoning standards as part of Development Plan No. DP-16-49. The current proposal is to amend the General Plan designation from Freeway Commercial (FC) to General Industrial (GI), and Zoning from Highway Commercial (HC) to General Industrial (IG). The primary purpose is to expand the type of uses that will be allowed to occupy the approved industrial building. No impacts are anticipated and no mitigations are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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REFERENCES:

1. California, State of, Governor's Office, Office of Planning and Research, Office of Permit Assistance, *Hazardous waste and Substances Site*, List pursuant to AB 3750, Current Edition.
2. California, State of, Office of Planning and Research, CEQA: *California Environmental Quality Act, Statutes and Guidelines*, Sacramento, California 2003.
3. California, State of, Office of Planning and Research, *State Planning and Zoning Laws*, 2007.
4. The Farmland Mapping and Monitoring Program in the California Resources Agency, Department of Conservation, maintain detailed maps of these and other categories of farmland.
5. City of Lathrop, The Code of Ordinances of Lathrop, *Zoning Ordinance*, current edition.
6. City of Lathrop, Community Development Department, Planning Division, Zone Maps, current edition.
7. Lathrop-Manteca Fire District, Code of Ordinances of Lathrop, Fire Code, current edition.
8. San Joaquin Valley Air Pollution Control District, *Air Basin Significance Thresholds*, current edition.
9. United States Federal Emergency Management Agency, *FIRM Flood Insurance Map, Panel No. 0602990585C*, dated December 16, 2005
10. City of Lathrop, General Plan and EIR for the City of Lathrop adopted December 17, 1991.
11. Section 2081, MOU and Adopted Swainson's Hawk Habitat Management Plan (HMP) by Sycamore Environmental, 1995 (Tracking No. 2081-1995-083-2).
12. City of Lathrop, *Emergency Evacuation Plan*, 1995.
13. City of Lathrop, *Master Storm Drainage Plan*, 1992.
14. City of Lathrop, *Master Water Plan*, 1992.
15. City of Lathrop, *Master Bicycle Plan Amended*, January 28, 2003.
16. City of Lathrop, *Wastewater Facilities Master Plan*, 1996.
17. City of Lathrop, Water, Wastewater, and Recycled Water Master Plan and EIR, 2001.
18. City of Lathrop, West Lathrop Specific Plan and EIR, February 20, 1996
19. City of Lathrop, Mossdale Landing EIR, January 27, 2003
20. City of Lathrop, River Islands at Lathrop SEIR, January 28, 2003
21. City of Lathrop, West Lathrop Specific Plan Amended, January 28, 2003 City of Lathrop
22. Central Lathrop Specific Plan, October 19, 2004

CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 18-11

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LATHROP
RECOMMENDING CITY COUNCIL ADOPTION OF THE INITIAL STUDY
NEGATIVE DECLARATION FOR THE PROPOSED GENERAL PLAN LAND USE
MAP AMENDMENT AND ZONING MAP AMENDMENT FOR THE LBA NORTH
PROJECT (GPA-18-22 & REZ-18-23)**

WHEREAS, the City of Lathrop Planning Commission held a duly noticed public hearing to consider the General Plan Land Use Map Amendment and Zoning Map Amendment request pursuant to the Lathrop Municipal Code; and

WHEREAS, the subject parcels currently have a Freeway Commercial (FC) General Plan designation, and are located within the Highway Commercial (HC) Zoning District; and

WHEREAS, the request is for a General Plan Land Use Map Amendment to General Industrial (GI) and Zoning Map Amendment to General Industrial (IG); and

WHEREAS, the property is located at 16825 Murphy Parkway (APN's: 198-210-14, -19 & -21); 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 Negative Declaration for a 20-day public review period beginning April 30, 2018 and ending May 21, 2018, that evaluated the potential environmental effects of the proposed project; and

WHEREAS, the Planning Commission has independently reviewed the information contained in the Initial Study/Negative Declaration for the project and any comments received during the public review period; and

WHEREAS, the Planning Commission has utilized its own independent judgment in adopting the Initial Study/Negative Declaration; 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, there is no substantial evidence that the project will have a significant effect on the environment; and

WHEREAS, State Planning Law and the Lathrop Municipal Code require the Planning Commission to provide a recommendation for a General Plan Land Use Map Amendment and Zoning Map Amendment to the City Council by resolution; and

WHEREAS, the proposed General Plan Land Use Map Amendment will implement the following policies contained in the General Plan in support of industrial land use designations:

- a) *"Areas designated for industrial use are intended to take advantage of rail and freeway access"*. Although the project does not have rail access, it is located within 1,000 feet from Interstate 5.
- b) *"Areas designated for industrial use are to assure that there will be sufficient long-term availability of industrial land to expand the City's economic base"*. The City has experience a significant increase in demand for manufacturing and distribution due to its location and proximity to interstates, rail, airports and a deep water port.
- c) *"Industrial proposals should be located where possible within an industrial park designed for the accommodation of a community of industries that are compatible in terms of operational characteristics, aesthetics qualities, utility service requirements and street circulation"*. The proposed General Plan land use change to industrial will be compatible and complement the existing adjacent industrial uses and will serve as a transition land use to the existing commercial uses. The project has been conditioned to incorporate office commercial elements along Harlan Road, will provide extensive landscaping to serve as screening and buffer from adjacent commercial uses and will re-route all truck traffic towards the southeast corner of the property with access from Murphy Parkway.
- d) *"Industries are to be developed and operated in such manner as to avoid damage, destruction or degradation of the environment"*. Development of the project has been properly conditioned to minimize impact on the environment. Prior to building permit issuance, the project is required to obtain approvals from various county and state agencies such as: San Joaquin Valley Air Pollution District to mitigate air related impacts, San Joaquin County Multi-Species Habitat Conservation and Open Space Plan to mitigate impacts on biological resources, State Water Resources Control Board to prevent storm water pollution related to construction activities.

WHEREAS, the proposed amendment will be consistent with applicable provisions of the General Plan. The proposed General Plan Land Use Map Amendment to General Industrial and Zoning Map Amendment to General Industrial would provide consistency between the General Plan & Zoning and would further General Plan goals & policies; and

WHEREAS, the Planning Commission finds that the proposed project is consistent with the land use goals and policies the City of Lathrop General Plan, and complies with all applicable provisions and standards of the Zoning Ordinance; 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 that the Planning Commission of the City of Lathrop based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby recommend the City Council adopt the Initial Study and Negative Declaration, and approve the General Plan Land Use Map Amendment and Zoning Map Amendment request for the LBA North Project.

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

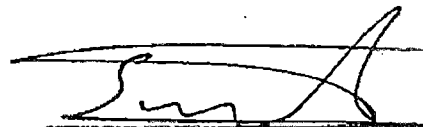
ABSENT: Torres-O'Callaghan


Jennifer Torres-O'Callaghan, Chair

ATTEST:


Rebecca Schmidt, Secretary

APPROVED AS TO FORM:


Salvador Navarrete, City Attorney

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