



PLANNING COMMISSION STAFF REPORT

DATE:	May 18, 2022
APPLICATION NO:	TownePlace Suites by Marriott Conditional Use Permit No. CUP-22-40 and Site Plan Review No. SPR-22-41
LOCATION:	17400 Golden Valley Parkway Lathrop, CA 95330 APN: 191-190-62
REQUEST:	Planning Commission to Consider Adoption of a Resolution Approving the Conditional Use Permit and Site Plan Review to Construct a Four-Story, 53,493 square foot TownePlace Suites by Marriott Hotel. The Hotel Includes 97 Guestrooms, Lobby/Breakfast Area, Open-Air Fenced Patio Lounge Area with a Sports Court, Pool and Spa, BBQ and Trellis, and Fitness Room. The Project Site is Approximately 2.36-acres in Size and Includes 103 Parking Stalls, Including 3 Accessible Spaces.
APPLICANT:	Golden Valley Parkway Investments, LLC Attn: Mr. Byron Chapman 4120 Dale Road J-8, #235 Modesto, CA 95356
OWNER:	Ms. Jass K. Sangha 2092 Golden Gate Drive Tracy, CA 95377
GENERAL PLAN:	SC, Service Commercial
ZONING:	CS-MV, Service Commercial
CEQA STATUS:	The environmental impacts of the Mossdale Landing Project were addressed in a certified Environmental Impact Report (EIR) (SCH 2001052059). The City has determined that the potential environmental effects of the proposed project falls within the scope analyzed in the SEIR; therefore, no further environmental review is required in compliance with the California Environmental Quality Act (CEQA).

SUMMARY:

The applicant is requesting approval of a Conditional Use Permit (CUP) and Site Plan Review (SPR) to construct a TownePlace Suites hotel. The proposed four-story, 53,493 sq. ft. hotel includes 97 guestrooms and various guest amenities such as swimming pool and spa, fitness room, open-air fenced patio area with sports court, BBQ area, and fitness room. The proposed project is located along Golden Valley Parkway, south of Mossdale Landing Business Park and north of Nationwide Fleet. Additionally, the proposed project is located adjacent to the recently approved Fairfield Inn & Suites by Marriott (CUP-21-54 and SPR-21-55), located on Manthey Road.

Staff recommends the Planning Commission adopt a Resolution to approve the Conditional Use Permit and Site Plan Review for the TownePlace Suites by Marriott hotel, subject to the attached Conditions of Approval.

SITE DESCRIPTION:

The property is located within the Mossdale Landing subdivision and is adjacent to existing commercial developments including Fairfield Inn & Suites by Marriott currently under construction. The project site is 2.36-acres in size and is vacant and undeveloped. The project is bounded by office and commercial development to the north, Fairfield Inn & Suites by Marriott to the east, Nationwide Fleet and Lathrop Veterinary Center to the south, and Golden Valley Parkway and an existing residential subdivision to the west. As illustrated on the Vicinity Map (Attachment 4), the site includes frontage improvements (curb, gutter, and sidewalk and landscaping) on Golden Valley Parkway. The property has a General Plan Land Use Designation of SC, Service Commercial and is within the CS-MV, Service Commercial Zoning District.

BACKGROUND:

In 2003, the City approved the Mossdale Landing Project, which included the following entitlements: certification of the Environmental Impact Report, approval of the Mossdale Landing Urban Design Concept (UDC), approval of Vesting Tentative Map No. 3142 and 3225, and a Development Agreement (DA). The property is located within the Mossdale Landing subdivision which is a mixed-use master planned community consisting of approximately 1,690 residential lots, village commercial, service commercial, parks and open space with a total site area of approximately 477 acres. The Mossdale Landing is part of the Mossdale village area encompassed by the West Lathrop Specific Plan.

According to the applicant, TownePlace Suites by Marriott provides productivity-oriented business travelers and recreational guests with a positive travel experience. Guests are pleased to find a “problem free” stay, respectful courteous service and exceptional value. TownePlace Suites by Marriott has over 470 hotels on 3 continents with a brand-wide occupancy rate of 70%.

ANALYSIS:

Site Plan & Circulation

As previously stated, the proposed project includes the construction of a four (4) story, 53,493 sq. ft. hotel with 97 guestrooms on an approximately 2.36-acre site. The hotel building is located in the middle of the project site and surrounded by a minimum 24' wide driveway around the building for circulation and emergency access. The project is required to provide parking at a ratio of one (1) space per guest room and one (1) per employee. The project satisfied this requirement by providing 103 vehicle parking spaces. The project is providing six (6) bicycle parking spaces, consistent with the requirement per Section 17.76.120 of the Lathrop Municipal Code (LMC). The trash enclosure is located at the southwest corner of the site and is easily accessible to employees and waste collection services.

Access to the project site is provided via shared driveway located in the northern portion of the project site that provides access to a right-in and right-out driveway on Golden Valley Parkway and a driveway on Manthey Road. Additionally, the project will provide a 26' wide shared driveway access to the adjacent Fairfield Inn & Suites project to the west. To improve access for emergency vehicles to the project, a 20' wide Emergency Vehicle Access (EVA) is provided to Golden Valley Parkway at the southeast corner of the project site. The EVA will be designed to meet the City's Standard Detail (Standard Detail F-1 "Emergency Fire Access Driveway") that incorporates a short curb (3") and light landscaping so that emergency vehicles can access the driveway. The site plan is well organized, with a clear circulation and parking arrangement designed to accommodate the safe movement of customers and emergency vehicles. Pedestrian access to the hotel is provided via access to the existing Golden Valley Parkway sidewalk. Additionally, a sidewalk will be provided to the adjacent Fairfield Inn & Suites hotel. The Site Plan is attached to this Staff Report as Attachment 4.

The project is subject to the Mossdale Landing Urban Design Concept (UDC) Development Standards. The proposed hotel satisfies the requirement as it relates to building setback, lot coverage, and off-street parking. Per the Development Standards in the Mossdale Landing UDC, the height limit for General Commercial uses is 55 feet. The proposed project varies in height from 48' feet to 55' 4" feet with the addition of various architectural features that further enhances the appearance of the building and is allowed to exceed the height requirement per the UDC. In terms of Floor Area Ratio or FAR (ratio of the total building floor area to land area), the total FAR for this project is 0.14, which is below the maximum permitted by the UDC of 0.60.

Floor Plan & Elevation

The 97 guestrooms will include a mix of 44 King rooms, 53 Double Queen rooms with each of those configurations in accessible room formats. The guest rooms range in size from 326 sq. ft. to 547 sq. ft.

The hotel includes a number of amenities including: 1,796 sq. ft. lobby/breakfast area, an open-air fenced patio lounge area with a sports court, pool and spa, BBQ and trellis, and a fitness room. The hotel will operate twenty-four (24) hours a day, 365 days a year. The Floor Plan is attached to this Staff Report as Attachment 4

The exterior of the building is a contemporary design using high-quality mixed materials including stucco, fiber-cement siding, and stone with complementary colors. The exterior materials are chosen for durability that are articulated to create an interesting façade using colors that complement the architectural theme established for Mossdale Landing.

Landscaping and Lighting

According to the applicant, the landscape design concept for the project is to provide an enjoyable and aesthetic space for guests and employees that fits within the landscape character of the existing surrounding uses. Plant material has been selected that performs well in the special conditions of the Central Valley. The plans provide for the installation of drought-resistant shrubs and groundcover with flowering plants at the main driveway entry on S. Manthey Road. Shade trees are proposed throughout the site to provide shade for the parking areas as well as aesthetic value. The preliminary landscape plan shows a proposed landscape area of 28,553 sq. ft. which accounts for 28% of the site, exceeding the minimum LMC requirement of 15%. The Preliminary Landscape Plan is attached to this Staff Report as Attachment 5.

Lighting fixtures will be installed on the exterior of the buildings for general security and to provide lighting for walkways and parking areas. Light poles will be distributed appropriately throughout the site to provide sufficient lighting coverage. A detailed Photometric Plan is attached to this Staff Report as Attachment 5 and illustrates the lighting levels for the project site and extending into Golden Valley Parkway. As illustrated, the lighting levels will meet the minimum City standard (1-foot candle power) for parking areas and drive aisle as well as not bleed onto adjacent uses, including residential homes to the west.

Utilities

As previously stated, the project site is vacant and undeveloped. The proposed project will be required to repair (if needed) existing frontage improvements (curb, gutter, and sidewalk) along Golden Valley Parkway. Additionally, existing landscaping along Golden Valley Parkway is required to be improved. The project will connect to City services for water, sanitary sewer and storm drain.

For sanitary sewer and water, the project will connect to an existing sewer and water stub located on the southwest corner of the project site in Golden Valley Parkway. The fire sprinkler system will be looped around the proposed building providing fire hydrants appropriately spaced out and connected at two (2) points of connection to the existing water system. The fire sprinkler system is anticipated to be routed from fire riser room located on the west face of the proposed building and connected to the proposed fire loop system. Water meters and backflow devices will be installed per City standards. Electric and natural gas service will be provided by PG&E to the project site.

For stormwater, the project will connect to the existing storm drain stub, located in the north eastern portion of the project site. Stormwater will connect to the City's regional system that serves the Mosssdale Landing area.

Conditional Use Permit

The proposed hotel is listed as a conditionally permitted use in the Mosssdale Landing UDC for properties located in the Service Commercial zone. Staff finds that the proposed use is compatible with the existing and future retail and service uses within Mosssdale Landing.

The site is conveniently located on Golden Valley Parkway with freeway access to Interstate 5 via Golden Valley Parkway to River Islands Parkway. Staff finds that the proposed hotel will not adversely affect the character of the area. The proposed CUP will allow the City to condition the use to comply with City adopted land use policies and regulations for uses within the Service Commercial Zoning District.

In consideration of the CUP, the Planning Commission must make certain findings contained in Section 17.112.060, A of the Lathrop Municipal Code (LMC). The findings are re-stated below and include:

1. The granting of a use permit for the proposed use is necessary for the preservation and enjoyment of a substantial property right.
2. The location of the proposed use is consistent with the objectives of the zoning code and the purpose of the district in which the site is located.
3. The proposed use will comply with each of the applicable provisions of Chapter 17.112 of the LMC.

Staff has reviewed each of the findings presented above and determined that the proposed hotel has been designed so that the use is compatible with surrounding land uses and will not be detrimental to the health, safety or general welfare of the City.

Site Plan Review

Pursuant to Chapter 17.100, in taking action on a proposed Site Plan, the Planning Commission shall make certain findings contained in Section 17.100.050 of the Lathrop Municipal Code (LMC). The findings are re-stated below and include:

1. That the site plan complies with all applicable provisions of this chapter;
2. That the site improvements listed (a. through i.) are so arranged that traffic congestion is avoided and that pedestrian and vehicular safety and welfare are protected, and there will not be adverse effect on surrounding property;
3. Proposed lighting is so arranged as to deflect the light away from adjoining properties;

4. The adequate provision is made to reduce adverse or potentially adverse environmental impacts to acceptable levels.

Based on staff's review of the project, it was determined that the project complies with each of the findings presented above. As discussed in the Analysis Section, staff finds that the proposed project has been designed or is otherwise conditioned so that the use is compatible with surrounding land uses and will not be detrimental to the health, safety or general welfare of the City.

General Plan and Zoning Consistency

As currently designed and conditioned, the project is a reasonable request that is consistent with the goals and policies of the General Plan and the West Lathrop Specific Plan and will comply with the requirements of the Zoning Ordinance and design guidelines of the Mossdale Landing UDC upon development. The design guidelines address site design and architecture, including building placement and orientation, public spaces and pedestrian amenities, landscaping and style and design details.

Conditions of Approval

Planning staff routed the project plans on March 24, 2022 to the Building Division, Public Works Department, Lathrop-Manteca Fire District, and Lathrop Police Services to ensure compliance with applicable codes and regulations. In addition, Planning staff routed an external referral to outside agencies and departments for review and comment on March 24, 2022. The City received comments from the following agencies:

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

The PGE letter stated that the proposed improvements do not appear to directly interfere with PGE or PGE's easement rights. The SJC EHD letter includes recommended Conditions of Approval related to the food facilities proposed for the TownePlace Suites by Marriott. For reference, the SJC EHD letter, dated March 30, 2022, is attached to the Conditions of Approval (Attachment 2).

The SJMSCP letter stated that the project is subject to the SJMSCP and is required to participate prior to ground disturbance. Condition of Approval #3 (Planning), requires the applicant to contact SJCOG for participation in the SJMSCP prior to ground disturbance.

The SJVAPCD letter includes the District's requirements and recommendations for the project, including submittal of an Air Impact Assessment (AIA), consistent with the requirements the requirements of District Rule 9510 (Indirect Source Assessment), and to conduct a Health Risk Screening to identify potential Toxic Air Contaminants (TACs) impact on surrounding sensitive receptors such as hospitals, daycare centers, schools, work-sites, and residences.

For reference, the SJVAPCD letter, dated April 8, 2022, is attached to the Conditions of Approval (Attachment 2). The applicant submitted and obtained approval for AIA Application from SJVAPCD on April 15, 2022 and is attached to this Staff Report as Attachment 6.

As noted in the SJVAPCD letter, the project annual emissions from construction and operation emissions of criteria pollutants are not expected to exceed the District's significance thresholds. With regards to the Health Risk Screening to identify potential TACs, the applicant submitted a Ambient Air Quality Analysis Screening and Health Risk Screening Analysis, prepared by Johnson Johnson and Miler Air Quality Consulting Services, dated February 24, 2022. The Health Risk Screening Results showed that the project would not exceed the cancer risk or chronic hazard threshold levels. The Ambient Air Quality Analysis Screening and Health Risk Screening Analysis is attached to this Staff Report as Attachment 5. Because the Health Risk Screening results are below the SJVAPCD thresholds, a Health Risk Assessment is not required for this project.

Staff finds that the proposed project has been properly conditioned to meet the City's standards and requirements as well as consistency with the Mossdale Landing UDC.

Public Notice

A Notice of Public Hearing was advertised in the Manteca Bulletin and email notification sent to Public Hearing subscribers on May 5, 2022. Staff also mailed the public hearing notice on May 5, 2022 to notify property owners located within a 300-foot radius from the subject property. In addition, the meeting agenda was posted at the Council Chambers bulletin board and three (3) other locations accessible to the public. The agenda is also posted to the City's website. As of the writing of this report, no comments were received in favor or against the proposed project.

CEQA REVIEW:

The environmental impacts of the Mossdale Landing Project were addressed in a certified Environmental Impact Report (EIR) (SCH 2001052059). The City has determined that the potential environmental effects of the proposed project falls within the scope analyzed in the EIR, and no new or substantially increased significant environmental impacts that were not previously analyzed would occur as a result of the project; therefore, no further environmental review is required in compliance with the California Environmental Quality Act (CEQA).

RECOMMENDATION:

Staff recommends that the Planning Commission review and consider all information provided and submitted and, if determined appropriate, consider adoption of Resolution No. 22-2, approving the Conditional Use Permit No. CUP-22-40 and Site Plan Review No. SPR-22-41 for the TownePlace Suites by Marriott Hotel to construct a four-story, 53,493 square foot hotel with 97 guestrooms and various guest amenities such as lobby/breakfast Area, open-air patio lounge with a sports court, pool and spa, BBQ and trellis, and fitness room and associated improvements, subject to the Conditions of Approval dated May 18, 2022.

Approvals:



David Niskanen, Contract Planner

5/6/2022

Date



Rick Caguiat, Assistant Community Development Director

5/6/22

Date



for Mark Meissner, Community Development Director

5/6/22

Date



Salvador Navarrete, City Attorney

5.9.2022

Date

Attachments:

1. PC Resolution No. 22-2 for Conditional Use Permit and Site Plan Review
2. Conditions of Approval dated May 18, 2022
3. Vicinity Map
4. Project Plans
5. Ambient Air Quality Analysis Screening and Health Risk Screening Analysis by Johnson Johnson and Miller Air Quality Consulting Services, dated February 24, 2022
6. Air Impact Assessment Approval from SJVAPCD, dated April 15, 2022

**CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 22-2**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LATHROP
APPROVING A CONDITIONAL USE PERMIT AND SITE PLAN REVIEW FOR
TOWNEPLACE SUITES BY MARRIOTT (CUP-22-40 AND SPR-22-41)**

WHEREAS, the City of Lathrop Planning Commission held a duly noticed public hearing to consider the TownePlace Suites by Marriott project pursuant to the Lathrop Municipal Code; and

WHEREAS, the request is for a Conditional Use Permit and Site Plan Review to construct a four-story, 53,493 square foot hotel with 97 guestrooms and various guest amenities such as lobby/breakfast area, open-air fenced patio lounge area with a sports court, pool and spa, BBQ and trellis, fitness room, and associated improvements; and

WHEREAS, the project is located at 17400 Golden Valley Parkway (APN: 191-190-62); and

WHEREAS, the environmental impacts of the Mossdale Landing Project were addressed in a certified Environmental Impact Report (EIR) (SCH 2001052059). The City has determined that the potential environmental effects of the proposed project falls within the scope analyzed in the EIR, and no new or substantially increased significant environmental impacts that were not previously analyzed would occur as a result of the project; therefore, no further environmental review is required in compliance with the California Environmental Quality Act (CEQA); and

WHEREAS, it is determined that although the proposed project could have a significant effect on the environment, required mitigation measures resulting from the Mossdale Landing Urban Design Concept EIR will be implemented to mitigate or avoid significant impacts to the environment; and

WHEREAS, the Planning Commission finds that the proposed hotel project is consistent with the Service Commercial land use goals and policies the City of Lathrop General Plan and West Lathrop Specific Plan, and will comply with the requirements of the Zoning Ordinance and design standards of the Mossdale Landing Urban Design Concept upon development, as conditioned; and

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

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

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

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

1. Conditional Use Permit Findings. Pursuant to Section 17.112.060(A) of the Lathrop Municipal Code (LMC), the Planning Commission finds as follows:
 - a. The granting of a use permit for the proposed hotel is necessary for the preservation and enjoyment of a substantial property right. The applicant is proposing a business consistent with the provisions of the General Plan and Zoning Ordinance.
 - b. The location of the proposed of the hotel is consistent with the objectives of the zoning code and the purpose of the district in which the site is located. The proposed hotel is consistent with the standards for the Service Commercial Zoning district. The use is compatible with surrounding land uses and will not be detrimental to the health, safety or general welfare of the City.
 - c. The proposed use will comply with each of the applicable provisions of Chapter 17.112 of the Lathrop Municipal Code and the Mossdale Landing Urban Design Concept. As conditioned, the project will also comply with the General Plan, Zoning Ordinance, and various federal, state and local standards applicable to the project. The Conditions of Approval address Planning, Building, Public Works and Police and Fire Department requirements.
2. Site Plan Review Findings. Pursuant to Section 17.100.050 of the LMC, the Planning Commission finds as follows:
 - a. The proposed Site Plan Review complies with all applicable provisions of Chapter 17.100.
 - b. The proposed Site Plan Review is consistent with the site improvements listed in Chapter 17.100 (a. through i.) and improvements are such that traffic congestion is avoided and pedestrian and vehicular safety and welfare are protected and there will not be adverse effects on surrounding properties.
 - c. Proposed lighting for the project area is so arranged as to deflect away from adjoining properties.
 - d. The proposed Site Plan Review is compatible with the surrounding land uses and will not be detrimental to the health, safety, and general welfare of the City.
3. The Planning Commission finds that the proposed TownePlace Suites by Marriott is consistent with the Service Commercial land use goals and policies in the General Plan. The proposed use complies with all applicable provisions and standards in the Service Commercial Zoning District and Mossdale Landing Urban Design Concept.
4. The Planning Commission finds that the requirements and conditions of this resolution are reasonable in preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general, and persons who work in or visit the development in particular.

5. The Planning Commission finds that the environmental impacts of the Mossdale Landing Project were addressed in a certified Environmental Impact Report (EIR) (SCH 2001052059). The City has determined that the potential environmental effects of the proposed project falls within the scope analyzed in the EIR, and no new or substantially increased significant environmental impacts that were not previously analyzed would occur as a result of the project; therefore, no further environmental review is required in compliance with the California Environmental Quality Act (CEQA);

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lathrop based on substantial evidence in the administrative record of proceedings, its findings above and pursuant to its independent review and consideration, does hereby Approve Conditional Use Permit No. CUP-22-40 and Site Plan Review No. SPR-22-41, subject to the Conditions of Approval listed as Attachment #2 of the Staff Report, incorporated by reference herein.

PASSED AND ADOPTED by the Planning Commission of the City of Lathrop at a special meeting on the 18th day of May, 2022 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Steve Dresser, Chair

ATTEST:

APPROVED AS TO FORM:



Mark Meissner, Secretary

Salvador Navarrete, City Attorney



Community Development Department – Planning Division

Consolidated Conditions of Approval

May 18, 2022

Project Name: TownePlace Suites by Marriott
File Number: Conditional Use Permit No. CUP-22-40 and Site Plan Review No. SPR-22-41
Project Address: 17400 Golden Valley Parkway (APN: 191-190-62)

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 submitted April 13, 2022.

PLANNING

Approval of this project authorizes the construction of a four-story, 53,493 square foot TownePlace Suites by Marriott hotel located on Golden Valley Parkway. The hotel includes 97 guestrooms, lobby/breakfast area, open-air patio fenced patio lounge area with a sports court, pool and spa, BBQ and trellis, and fitness room. The project site is approximately 2.36-acres in size and includes 103 parking stalls, including 3 accessible spaces.

CEQA Determination

The environmental impacts of the Mossdale Landing Project were addressed in a certified Environmental Impact Report (EIR) (SCH 2001052059). The City has determined that the potential environmental effects of the proposed project falls within the scope analyzed in the EIR, and no new or substantially increased significant environmental impacts that were not previously analyzed would occur as a result of the project; therefore, no further environmental review is required in compliance with the California Environmental Quality Act (CEQA).

1. The Mitigation Monitoring and Reporting Program (MMRP) set forth in the Final EIR for the Mossdale Landing Urban Design Concept that are applicable to the project site, are incorporated herein by reference as part of these Conditions of Approval (enclosed).
2. The applicant shall provide a recorded copy of a reciprocal Access and Parking Easement or Covenant consistent with Chapter 17.13 of the Lathrop Municipal Code (LMC) between the project site (APN: 191-190-62) and the Fairfield Inn and Suites by Marriott site (APN: 191-190-61) prior to issuance of a Certificate of Occupancy.

3. Prior to any ground disturbance, the applicant shall consult with the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) for biological coverage, mitigation and participation in the plan. Participation in the SJMSCP satisfies requirements of both the State and Federal endangered species acts, and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA).
4. The applicant shall coordinate with the San Joaquin Valley Air Pollution Control District to comply with District rules and regulations including but not limited to Dust Control Plan, Rule 9510 (Indirect Source Review), etc. The applicant shall provide proof of compliance prior to permit issuance.
5. The project shall comply with all applicable site development provisions contained in the Mossdale Landing Urban Design Concept and/or Lathrop Municipal Code including but not limited to parking, lighting, landscaping, etc.
6. 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.
7. Landscaping and irrigation must be consistent with the City's Water Conservation Requirements (LMC 17.92.060) and the State Water Efficient Landscape Ordinance (AB 1881). Provide a water efficient landscape worksheet with water budget calculations identifying the water allowance and estimated water use.
8. The entire site including landscaping areas shall be maintained in a healthy, weed free condition.
9. The trash enclosure(s) shall include but not limited to a covered roof, metal gate and have three solid walls. 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.
10. Any building or parking area illumination including security lighting, shall be arranged to direct light away from adjoining properties.
11. A site lighting photometric plan and information with detail specifications on fixtures, poles, and wall packs as well as a manufacture's catalog sheets containing photometric data, shall be submitted with construction drawings for plan check and Building Permit review and approval. Parking lots, driveways, trash enclosure/areas shall be illuminated during the hours of darkness with a minimum maintained one foot-candle of light and an average not to exceed four foot-candles of light. The illumination shall not exceed ten (10) foot-candles in any one location.
12. No signs are approved by this project. Sign 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.
13. Bicycle parking shall be installed consistent with Chapter 17.76.120 of the LMC.
14. 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.

15. Unless otherwise specified, all conditions of approval shall be complied with prior to the issuance of any Building Permits.
16. The Site Plan shall expire thirty-six (36) months from the date of approval unless a time extension is granted consistent with the policies and procedure of the Lathrop Municipal Code. Prior to the expiration, a building permit must be issued and construction is commenced and diligently pursued toward completion of the site or structures.
17. 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:
 - 2019 California Building Code
 - 2019 California Residential Code
 - 2019 California Electrical Code
 - 2019 California Mechanical Code
 - 2019 California Plumbing Code
 - 2019 California Fire Code
 - 2019 California Green Code
2. 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	Type of Construction
Occupant Load	Height of Building
Description of Use	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 11B 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.
10. A site accessibility plan shall be required as the attached policy from the link below. https://www.ci.lathrop.ca.us/sites/default/files/fileattachments/building_division/page/1651/site_accessibility_plan_requirements_3-17-20.pdf

PUBLIC WORKS

1. Storm Water – Construction

- a. Project is greater than one acre, applicant shall complete a SWPPP, obtain a WDID number and list the number on the improvement plans, and submit the SWPPP to the City for review and approval.

2. Storm Drain

- a. Applicant shall be required to connect to the storm drain utility and pay all applicable connection fees.
- b. Applicant shall be required to install a storm water treatment device on-site. Applicant shall refer to the Multi-Agency Post-Construction Stormwater Standards Manual for design and calculation requirements.

3. Water

- a. Applicant shall be required to connect to the water utility for domestic and irrigation supply and pay all applicable connection fees. Any groundwater wells on site shall be abandoned under a permit from San Joaquin County prior to connecting potable water to the site.
- b. Fire service only requires a back flow device. No meter is necessary for fire service.
- c. Applicant shall work with fire department to determine the best location for the fire department connection.
- d. Thrust block is required at every bend, 90 degrees, and tee.

4. Sewer

- a. Applicant shall be required to connect to the City sewer system prior to certificate of occupancy for the project.
- b. Applicant shall secure sufficient sewer capacity for the project and pay all connection fees and reimbursements prior to issuance of the first building permit.
- c. Applicant shall install sewer drain and grease interceptor inside the trash enclosure.
- d. Applicant shall install a small grease interceptor in the kitchen sink.

5. Solid Waste

- a. Applicant shall install a trash enclosure with three solid walls, the fourth wall with a gate, man door and a roof.

- b. Applicant shall contact Republic Services to determine best location for trash enclosure.

6. Frontage Improvements

- a. Applicant shall submit an encroachment permit for all frontage improvements and abide by current ADA standards.
- b. Applicant shall construct the sidewalk to conform to neighboring sites if not already constructed.
- c. Applicant shall construct commercial driveways per City Standard design in place of current driveways.
- d. Applicant shall install frontage landscaping on Golden Valley Parkway and repair any existing landscaping, sidewalk or pavement that is damaged or not in compliance with current City Standards.
- e. Applicant shall provide emergency vehicle access near the south end of the project with the dedication of emergency vehicle access easement, construction of a reduced mountable curb (Standard Detail F-1 “Emergency Fire Access Driveway”) and traffic rated landscaping.

7. Traffic

- a. Applicant shall provide truck turning template for garbage truck.
- b. Applicant shall construct parking stalls per latest City Standards.
- c. Applicant shall provide a reciprocal access agreement between parcels 191-190-62 and 191-190-61.
- d. The primary access to the project shall be via Manthey Road or northbound Golden Valley Parkway, no left access from southbound Golden Valley Parkway will be permitted.

8. General Comments

- a. Applicant shall retain the services of a California licensed civil engineer to design the utility plans for sewer, water, storm drain lines and systems.
- b. Applicant shall insure that all off-site and on-site improvements comply with City Standards.
- c. The parking areas and drive isles on site shall be paved with asphalt concrete.
- d. The Applicant shall execute a maintenance agreement for all onsite storm water quality treatment devices, swales and/or ponds.
- e. 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.
- f. The Applicant shall obtain an encroachment permit and bond for all offsite work.
- g. Grading and other construction activities that may cause dust shall be watered to control dust at the City Engineer’s direction. A water vehicle shall be available for dust control operations at all times during grading operations. The adjacent public street shall be kept free and clean of any project dirt, mud, materials, and debris.
- h. Applicant shall pay all appropriate fees including but not limited to Levee Impact Fee, Capital Facilities Fees, and Plan Check and Inspection Fees.

LATHROP-MANTECA FIRE DISTRICT (LMFD)

1. The project must conform to the appropriate edition of the California Fire Code (currently the 2019 edition) and all related standards.
2. Permits shall be obtained from the fire code official. Permit(s) and fees, shall be paid prior to issuance of any and/or all permits. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the fire code official. (Permits are to be renewed on an annual basis).
3. Depending on proposed Occupancy Type & fire area occupant load, Fire Sprinklers may be required. In the case where fire sprinklers are required, 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 fire 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 2019 CFC §907.2 and NFPA 72
5. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
6. 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.
7. An approved water supply for fire protection, either temporary or permanent, shall be made available prior to commencing construction beyond the foundation stage, or as soon as combustible material arrives on the site.
8. 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.
9. The Fire Department Fire Access Roads shall meet the requirements established by the San Joaquin County Fire Chief's Association.
10. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, a key box is required to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.
11. Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system that is listed and labeled for its intended use as follows:
 1. Wet chemical extinguishing system, complying with UL 300
 2. Carbon dioxide extinguishing systems
 3. Automatic fire sprinkler systems

12. Approved automatic sprinkler systems shall be provided as required in 2019 California Fire Code §903.2. If required, 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.
13. Other fire & life safety requirements may be required at time of building plan review.
14. Final approval is subject to field inspections. Minimum 48 hour notice required prior to any life-safety fire inspections. Other conditions may apply at time of inspections and are subject to correction.

LATHROP POLICE SERVICES (LPS)

1. All conditions are subject to approval by both the Police Chief and Fire Chief collaboratively.
2. Applicant shall paint the address on the roof top for each individual building. The numbers shall be at least 3 feet tall, 2 feet wide, 9 inches apart, with 6-inch brush stroke with a color that contrast the roof top, top of numbers/letters should point north.
3. Install recording security camera system that is maintained and accessible to LPS. (for all commercial buildings)
4. Install dedicated lighting in the drive Access and properly maintained. All lighting must comply with minimum average 6Ft. Candlepower at 30” from ground.
5. Landscaping shall conform to standard CPTED measurements:
 - a. Maintain natural visible surveillance to building from parking lot and street.
 - b. Plants taller than 8 feet shall be trimmed up 4 feet from ground.
 - c. Plants under 8 feet shall be trimmed to allow ground level surveillance.

ADMINISTRATIVE SERVICES

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

SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT

See attached memo dated April 8, 2022.

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

See attached memo dated March 28, 2022

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) FOR THE MOSSDALE LANDING URBAN DESIGN CONCEPT

Mossdale Landing
Mitigation Monitoring and Reporting Program (MMRP)



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

To: David Niskanen, City of Lathrop, Community Development Department
From: Laurel Boyd, SJCOG, Inc. Phone: (209) 235-0574 Email: boyd@sjcog.org
Date: March 28, 2022

-Local Jurisdiction Project Title: TownePlace Suites by Marriott (CUP-22-40, SPR-22-41)

Assessor Parcel Number(s): 191-190-62

Local Jurisdiction Project Number: CUP-22-40, SPR-22-41

Total Acres to be converted from Open Space Use: Unknown

Habitat Types to be Disturbed: Agricultural Habitat Land

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

Dear Mr. Niskanen:

SJCOG, Inc. has reviewed the project referral for the TownePlace Suites by Marriott (CUP-22-40, SPR-22-41). This project consists of a Conditional Use Permit and Site Plan Review application for a proposed TownePlace Suites by Marriott. The proposed 4-store, 53,493 square foot hotel includes 97 guestrooms, lobby/breakfast area, open-air fenced patio lounge with pool and spa, half basketball court, fitness center, and guest laundry room. The project site is approximately 2.36 acres in size and includes 103 parking spaces including 3 accessible spaces. Various site improvements include paving, landscaping, and lighting. The project site is located at 17400 Gold Valley Parkway (APN: 191-190-62).

The City of Lathrop is a signatory to San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Participation in the SJMSCP satisfies requirements of both the state and federal endangered species acts, and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA). [The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measure are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP.](#) Although participation in the SJMSCP is voluntary, Local Jurisdiction/Lead Agencies should be aware that if project applicants choose against participating in the SJMSCP, they will be required to provide alternative mitigation in an amount and kind equal to that provided in the SJMSCP.

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

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

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

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

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

- Receive your Certificate of Payment and release the required permit

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

If you have any questions, please call (209) 235-0600.



S J C O G , I n c .

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

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

SJMSCP HOLD

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

FROM: Laurel Boyd, SJCOG, Inc.

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

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

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

Project Title: TownePlace Suites by Marriott (CUP, SPR-22-41)

Assessor Parcel #s: 191-190-62

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

Local Jurisdiction Contact: David Niskanen

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



April 8, 2022

David Niskanen
City of Lathrop
Community Development Department
390 Towne Centre Drive
Lathrop, CA 95330

Project: Towne Place Suites by Marriott (CUP-22-40 and SPR-22-41)

District CEQA Reference No: 20220375

Dear Mr. Niskanen:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above from the City of Lathrop (City). The project consists of constructing a 4-story, 53,493 square foot hotel with 97 guestrooms located on 2.36-acres (Project). The Project is located at 17400 Golden Valley Parkway, in Lathrop, CA (APN 191-190-62).

Project Scope

Based on information provided to the District, Project specific annual emissions from construction and operation emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5).

Other potential significant air quality impacts related to Toxic Air Contaminants (see information below under Health Risk Assessment), Ambient Air Quality Standards, Hazards and Odors, may require assessments and mitigation. More information can be found in the District's Guidance for Assessing and Mitigating Air Quality Impacts at: <https://www.valleyair.org/transportation/GAMAQI.pdf>

The District offers the following comments:

Samir Sheikh
Executive Director/Air Pollution Control Officer

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

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

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

1) Project Related Criteria Pollutant Emissions

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

1a) Construction Emissions:

Although the construction-related emissions are expected to have a less than significant impact, the District suggests that the City advise project proponents with construction-related exhaust emissions and activities resulting in less than significant impact on air quality to utilize the cleanest reasonably available off-road construction fleets and practices (i.e. eliminating unnecessary idling) to further reduce impacts from construction-related exhaust emissions and activities.

1b) Health Risk Screening/Assessment

A Health Risk Screening/Assessment identifies potential Toxic Air Contaminants (TACs) impact on surrounding sensitive receptors such as hospitals, daycare centers, schools, work-sites, and residences. TACs are air pollutants identified by the Office of Environmental Health Hazard Assessment/California Air Resources Board (OEHHA/CARB) that pose a present or potential hazard to human health. A common source of TACs can be attributed to diesel exhaust emitted from both mobile and stationary sources. List of TACs identified by OEHHA/CARB can be found at: <https://ww2.arb.ca.gov/resources/documents/carb-identified-toxic-air-contaminants>

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

- i) The District recommends conducting a screening analysis that includes all sources of emissions. A screening analysis is used to identify projects which may have a significant health impact. A prioritization, using the latest approved California Air Pollution Control Officer's Association (CAPCOA) methodology, is the recommended screening method. A prioritization score of 10 or greater is considered to be significant and a refined Health Risk Assessment (HRA) should be performed.

For your convenience, the District's prioritization calculator can be found at:

http://www.valleyair.org/busind/pto/emission_factors/Criteria/Toxics/Utilities/PRIORITIZATION%20RMR%202016.XLS.

- ii) The District recommends a refined HRA for development projects that result in a prioritization score of 10 or greater. Prior to performing an HRA, it is recommended that development project applicants contact the District to review the proposed modeling protocol. A development project would be considered to have a significant health risk if the HRA demonstrates that the project related health impacts would exceed the Districts significance threshold of 20 in a million for carcinogenic risk and 1.0 for the Acute and Chronic Hazard Indices, and would trigger all feasible mitigation measures. The District recommends that development projects which result in a significant health risk not be approved.

For HRA submittals, please provide the following information electronically to the District for review:

- HRA AERMOD model files
- HARP2 files
- Summary of emissions source locations, emissions rates, and emission factor calculations and methodology.

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

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

1c) Ambient Air Quality Analysis

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

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

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

2) Vegetative Barriers and Urban Greening

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

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

3) On-site Solar Deployment

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

4) Clean Lawn and Garden Equipment in the Community

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

5) Charge Up! Electric Vehicle Charger

To support further installation of electric vehicle charging equipment and development of such infrastructure, the District offers incentives to public agencies, businesses, and property owners of multi-unit dwellings to install electric charging infrastructure (Level 2 and 3 chargers). The purpose of this incentive program is to promote clean air alternative-fuel technologies and the use of low or zero-emission vehicles. The District suggests that the City and Project proponent consider the feasibility of installing electric vehicle chargers for this Project.

Please visit www.valleyair.org/grants/chargeup.htm for more information.

6) District Rules and Regulation

The District issues permits for many types of air pollution sources and regulates some activities not requiring permits. A project subject to District rules and regulation would reduce its impacts on air quality through compliance with regulatory requirements. In general, a regulation is a collection of rules, each of which deals with a specific topic. For example, *Regulation II - Permits* encompasses multiple rules associated with the permitting of emission sources such as Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), and others.

6a) District Rules 2010 and 2201 - Air Quality Permitting for Stationary Sources

Stationary Source emissions include any building, structure, facility, or installation which emits or may emit any affected pollutant directly or as a fugitive emission. District Rule 2010 requires operators of emission sources to obtain an Authority to Construct (ATC) and Permit to Operate (PTO) from the District. District Rule 2201 requires that new and modified stationary sources of emissions mitigate their emissions using best available control technology (BACT).

This Project may be subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and may require District permits.

Prior to commencing construction on any permit-required equipment or process, a finalized Authority to Construct (ATC) must be issued to the Project proponent by the District. For further information or assistance, the project proponent may contact the District's Small Business Assistance (SBA) Office at (661) 392-5665.

6b) District Rule 9510 (Indirect Source Review)

The proposed Project is subject to District Rule 9510 because it will receive a project-level discretionary approval from a public agency and will equal or exceed 2,000 square feet of commercial space. When subject to the rule, an Air Impact Assessment (AIA) application is required no later than applying for project-level approval from a public agency.

The District received an Air Impact Assessment (AIA) Application Form for the Project on March 9, 2022.

6c) District Rule 4002 (National Emissions Standards for Hazardous Air Pollutants)

In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002. This rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. Information on how to comply with District Rule 4002 can be found online at: <http://www.valleyair.org/busind/comply/asbestosbultn.htm>.

6d) District Regulation VIII (Fugitive PM10 Prohibitions)

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

The application for both the Construction Notification and Dust Control Plan can be found online at:

<https://www.valleyair.org/busind/comply/PM10/forms/DCP-Form.docx>

Information about District Regulation VIII can be found online at:

http://www.valleyair.org/busind/comply/pm10/compliance_pm10.htm

6e) Other District Rules and Regulations

The Project may also be subject to the following District rules: (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).

The list of rules above is neither exhaustive nor exclusive. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm. To identify other District rules or regulations that apply to this Project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (661) 392-5665.

7) **District Comment Letter**

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

If you have any questions or require further information, please contact Patrick Chimienti by e-mail at Patrick.Chimienti@valleyair.org or by phone at (559) 230-6139.

Sincerely,

Brian Clements
Director of Permit Services

A handwritten signature in blue ink that reads "Seth Lane". The signature is written in a cursive style with a large initial "S" and a long horizontal stroke at the end.

For: Mark Montelongo
Program Manager

**MOSSDALE LANDING UDC EIR
MITIGATION MONITORING PROGRAM**

#	Mitigation Measures	Timing/ Schedule	Implementation Responsibility	Verification		
				Monitoring Action	Monitoring Responsibility	Date Completed
<p>4.1 FLOOD CONTROL/DRAINAGE</p> <p>4.1-c Flood Control/Drainage - Expose People Or Structures To A Significant Risk of Flooding, Including Flooding As A Result of the Failure Of A Levee.</p> <p>The storm drain pipelines installed beneath the future roads of the development shall also be designed and constructed [by the project applicant] to act as French drains, with seepage being collected in the bedding zone of the proposed development and allowed to enter into manholes of the drain pipelines at specific elevations.</p>						
<p>4.2 SURFACE WATER QUALITY - STORMWATER RUNOFF</p> <p>4.2-c Surface Water Quality - Proposed Best Management Practices (BMPs).</p> <p>The project applicant shall implement the following measures with respect to the BMPs proposed in the Mossdale Landing UDC Document and described under the AProject Proposals@ subheading of Section 4.2 of this EIR:</p> <p>Responsibilities for Implementation of Proposed BMPs. For those proposed Best Management Practices (BMPs) identified under the "Project Proposals" subheading of Section 4.2 of the EIR:</p> <p>- The [project applicant] "developers" of each project under the UDC shall be responsible for the physical improvements</p>						
		Before approval of improvement plans	Project applicant		City Public Works	
		Before approval of improvement plans	Project Applicant		City Public Works	

**MOSSDALE LANDING UDC EIR
MITIGATION MONITORING PROGRAM**

#	Mitigation Measures	Timing/ Schedule	Implementation Responsibility	Verification		
				Monitoring Action	Monitoring Responsibility	Date Completed
	<p>associated with each BMP</p> <p>- A Landscape and Lighting Maintenance District and/or Geotechnical District shall be established for the proposed project by the City of Lathrop that shall be responsible for operation of the proposed structural BMPs and overseeing implementation of the proposed programmatic BMPs. The Landscape and Lighting Maintenance District and/or Geotechnical District will also be responsible for implementing any BMP requirements of the stormwater pollution prevention plan (SWPPP) to be prepared for the proposed project [by the applicant].</p> <p><u>Implementation of Proposed BMP's During All Project Phases.</u> The proposed Best Management Practices (BMPs) listed under the A[Project Proposals@ subheading of Section 4.2 of the EIR shall be implemented [by the project applicant (physical improvements) and the project Landscape and Lighting Maintenance Districts and/or Geotechnical Districts (operation of BMPs)] during [operation of] all phases of the proposed project, in perpetuity, rather than during only the early phases of the proposed project.</p>	<p>improvement plans</p> <p>Before Final Map</p>	<p>Project Applicant</p>		<p>City Public Works</p>	
4.5 TRAFFIC						
4.5-1	<u>Traffic - Timing Of, And Payment For, Required Traffic Improvements.</u>					
	<p>The project applicant shall undertake the following measures to ensure the proper timing of, and payment for, the traffic improvements required for the proposed project:</p>					

**MOSSDALE LANDING UDC EIR
MITIGATION MONITORING PROGRAM**

#	Mitigation Measures	Timing/ Schedule	Implementation Responsibility	Verification		Date Completed
				Monitoring Action	Monitoring Responsibility	
	<p><u>Traffic Monitoring Program.</u> The project applicant shall prepare a traffic monitoring program for those transportation related improvements identified in the Final EIR, including, but not limited to the I-5/ Louise Avenue interchange, the Louise Avenue/Mantley Road intersection, and the Mantley Road/Main Street intersection.</p> <p>Monitoring shall commence as follows:</p> <p>I-5/Louise Ave. Interchange</p> <p>Louise/Mantley Intersection</p> <p>Mantley/Main Street Intersection</p> <p><u>Fair Share Funding Program.</u></p> <p>In conjunction with the required Traffic Monitoring Program discussed above, the City shall update its Capital Facilities Fee (CFF) Program to include all required transportation improvements included in the Final EIR.</p> <p>The City shall require the payment of the updated CFF for funding transportation improvements required within the Mossdale Landing UDC area.</p> <p>In addition to the CFF Transportation fee, the Mossdale Landing</p>	<p>Prior to First Final Map</p> <p>Occupancy of 50th residential unit</p> <p>Occupancy of 50th residential unit</p> <p>Upon Development of Main Street</p>	<p>Project Applicant</p> <p>Traffic Consultant</p> <p>Traffic Consultant</p> <p>Traffic Consultant</p>	<p>City Public Works</p> <p>City Public Works</p> <p>City Public Works</p> <p>City Public Works</p>	<p>City Public Works</p> <p>City Public Works</p> <p>City Building Services</p> <p>City Building</p>	
		<p>Prior to Building Permit</p> <p>Prior to Building</p>	<p>Project Applicant</p> <p>Project Applicant</p>	<p>City Building Services</p> <p>City Building</p>		

**MOSSDALE LANDING UDC EIR
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#	Mitigation Measures	Timing/ Schedule	Implementation Responsibility	Verification		Date Completed
				Monitoring Action	Monitoring Responsibility	
	UDC project shall be subject to the West Lathrop Specific Plan Regional Transportation Fee.	Permit			Services	
4.5-a	<u>Traffic - Degradation of LOS at Signalized Intersections.</u> The project applicant shall pay the fair share cost of improvements to the Louise Ave./Interstate 5 Interchange Southbound and Northbound Ramps. If any of these improvements are determined to be required during the annual traffic monitoring program, the project applicant shall construct that improvement.	Prior to Building Permit As determined by traffic monitoring program	Project Applicant Project applicant		City Building Services City Public Works	
4.5-b	<u>Traffic - Degradation of LOS at Existing Unsignalized Intersections and Unacceptable Operation at New Unsignalized Intersections.</u> The project applicant shall pay the fair share cost of improvements identified in mitigation measure 4.5-b of the Final EIR at the Louise Ave./Manthey Rd. Intersection. If any of these improvements are determined to be required during the annual traffic monitoring program, the project applicant shall construct that improvement	Prior to Building Permit As determined by traffic monitoring program	Project applicant Project applicant	City Building Services City Public Works		
4.5-c	<u>Traffic - Vehicle Backups Extending From One Intersection Through an Adjacent Intersection.</u> The project applicant shall pay the fair share cost to improvements to move the Manthey Road connection to Louise Avenue at least 300	Prior to Building Permit	Project applicant		City Building Services	

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MITIGATION MONITORING PROGRAM**

#	Mitigation Measures	Timing/ Schedule	Implementation Responsibility	Verification		
				Monitoring Action	Monitoring Responsibility	Date Completed
	feet to the west and provide approach and departure lanes as indicated in Mitigation Measures 4.5-a and 4.5-b. If any of these improvements are determined to be required during the annual traffic monitoring program, the project applicant shall construct that improvement	As determined by traffic monitoring program	Project Applicant		City Public Works	
4-5-d	<u>Traffic - Lack of Both Right and Left Turn Deceleration Lanes on Approaches to Mantley Road Intersections and Driveways.</u> The project applicant shall provide left and right turn deceleration lanes on the Mantley Road approaches to all roadway and driveway intersections [as part of construction of Phase I of the project].	Prior to Approval of Improvement Plans for Phase I	Project applicant		City Public Works	
4-5-e	<u>Traffic - Mantley Road Pavement Condition Could Deteriorate Significantly With Proposed Volume Levels.</u> The project applicant and the City of Lathrop Department of Public Works shall survey pavement conditions along Mantley Road before and after each phase of residential, school and commercial construction associated with the proposed project. The applicant at its expense shall repair any degradation to pavement conditions along Mantley Road caused by the project.	Prior to Approval of Improvement Plans with each phase	Project applicant and City Public Works		City Public Works	

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#	Mitigation Measures	Timing/ Schedule	Implementation Responsibility	Verification		
				Monitoring Action	Monitoring Responsibility	Date Completed
4-5-f	<u>Traffic - Degradation of Freeway Operation.</u> The project applicant shall pay its required [WLSP] regional traffic impact fee for its fair share contribution for already planned I-205 freeway improvements.	Prior to Building Permit	Project applicant		City Building Services	
4-5-g	<u>Traffic - Construction Traffic Impacts.</u> Project construction worker commute traffic shall be scheduled on the Lathrop roadway system such that it avoids the peak hours of 6:45-8:15 AM and 4:15-5:45 PM.	During Construction - each phase	Project applicant		City Public Works	
4-5-h	<u>Traffic - Proposed Internal Circulation Plan.</u> The project applicant shall revise the project site plan and UDC to ensure safe and efficient internal circulation for areas indicated in the Final EIR.	Prior to Approval of Improvement Plans for each phase	Project applicant		City Public Works and Community Development	
4-5-j	<u>Traffic - Bicycle Circulation.</u> The project applicant shall provide bike lanes along North 40 Avenue and Mossdale Boulevard south of Louise Avenue, Class II bike lanes along at least one residential street leading to the north project boundary (or River Road North), and bike paths along Gold Rush Boulevard to the west of Mossdale Boulevard along most project frontages.	Prior to Approval of Improvement Plans for each phase	Project applicant		City Public Works	
4-5-k	<u>Traffic - Provisions For Public Transit.</u>					

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#	Mitigation Measures	Timing/ Schedule	Implementation Responsibility	Verification		
				Monitoring Action	Monitoring Responsibility	Date Completed
	The applicant shall incorporate the suggestions from the local transit agency into the final residential and commercial area circulation system designs [during final design] to provide extra street width and/or right-of-way where considered potentially needed [by the local transit agency] for bus stops or to facilitate bus flow through the project (other than along arterial roadways).	Prior to Approval of Improvement Plans for each phase	Project applicant		City Public Works	
4-5-1	Traffic - Timing Of, And Payment For, Required Traffic Improvements. (See Beginning of Traffic Section)					
4.6 AIR QUALITY						
4-6-a	Air Quality - Short-Term Construction Impacts. In accordance with SJVAPCD Guidelines (SJVAPCD 1998), including SJVAPCD Regulation VIII, the applicant shall implement control measures based SJVAPCD's Compliance Assistance Bulletin for short term construction impacts. In addition to the requirements identified above, applicant shall contact SJVAPCD to discuss required mitigation measures and shall implement the measures from Table 6-4 of the Guide for Assessing and Mitigating Air Quality Impacts (FANMAQI) shall be followed by the project applicant prior and during construction.	Prior to and during construction - each phase	Project Applicant		City Public Works	
4-6-c	Air Quality - Long-Term Regional Impact. In accordance with SJVAPCD Guidelines (SJVAPCD 1998), mitigations as listed in the Final EIR shall be incorporated and implemented by the project applicant and subsequent property	Prior to Approval of Improvements Plan for each phase, Prior	Project applicant		City Public Works, if prior to improvement plans - City Building	

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#	Mitigation Measures	Timing/ Schedule ...	Implementation Responsibility	Verification		
				Monitoring Action	Monitoring Responsibility	Date Completed
	owners to alleviate long-term regional air quality impacts.	to Building Permit Issuance, Prior to Occupancy and During Operation Depending on the Mitigation Measure as included in the Final EIR.			Services, if prior to building permit, occupancy or operation	
4.7 NOISE						
4.7-a	<u>Noise - Project Construction Noise.</u> The project shall comply with the City's Noise Ordinance for construction activities.	During Construction	Project Applicant		City Building Services	
4.7-b	<u>Noise - Project Pump and Lift Station Stationary) Noise.</u> The proposed wastewater lift station and stormwater pump stations shall each be fully enclosed by a structure that would attenuate noise from the pumps by at least 17 dBA and 23 dBA, respectively.	Prior to Final Design	Project applicant		City Public Works	
4.7-c	<u>Noise - Project Traffic Noise.</u> The project shall include the additional noise barriers identified in Exhibits 4.7-6 and 4.7-7 of the Final EIR prior to occupancy of the proposed adjacent residential units. Buildings shall be oriented, where possible, to provide some acoustical shielding for outdoor use areas	Prior to Approval of Improvement Plans - each phase Prior to Building Permit	Project applicant Project Applicant		City Public Works City Building Services	

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#	Mitigation Measures	Timing/ Schedule	Implementation Responsibility	Verification		
				Monitoring Action	Monitoring Responsibility	Date Completed
	Sound-rated windows and exterior walls may be needed for second floor units to lower the indoor noise level.	Prior to Building Permit	Project Applicant		City Building Services	
4.7-d	<p>Noise - Project Activity Noise.</p> <p>Schools and Parks</p> <p>The project applicant, in the design for all project residences located immediately adjacent to a school or any commercial development, shall include noise barriers of at least 6 feet in height.</p> <p>Any public address systems proposed as part of the proposed schools or parks shall first be evaluated by an acoustical engineer for their compliance with City noise regulations. Such systems shall not be permitted if they would result in exceedance of applicable noise standards at adjacent noise sensitive uses.</p> <p><u>Commercial Development and Fire Station</u></p> <p>An acoustical consultant shall review the specific details and design of the commercial development and the fire station to ensure the associated noises comply with the City's noise performance standards. In addition, future residents within 500 feet of the proposed fire station shall be notified [by the project applicant and/or project home builders] of the potential fire station noise in the disclosure statement for the project.</p>	<p>Prior to Approval of Improvement Plans</p> <p>Prior to Final Building Plans</p>	<p>Project applicant</p> <p>MUSD – Division of the State Architect</p>		<p>City Public Works</p> <p>MUSD</p>	
4.7-e	<p>Noise - Existing Adjacent Agricultural Noise.</p> <p>The project applicant shall develop six-foot wooden fencing between existing agricultural uses and proposed residential, school and park development. This fencing shall be accompanied by vegetative</p>	Prior to Improvement Plans	Project Applicant		City Public Works	

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#	Mitigation Measures	Timing/ Schedule	Implementation Responsibility	Verification		
				Monitoring Action	Monitoring Responsibility	Date Completed
	screening treatments to include trees and shrubs. In addition, future residents to occupy proposed project residences located along the agricultural/urban interface shall be notified [by the project applicant and/or project homebuilders] of the potential for agricultural noise in the disclosure statement for the project.	Prior to Occupancy	Project Applicant		City Building Services	
4.8 UTILITY SYSTEMS						
4-8-b	<u>Utilities - Demand For Potable Water At Buildout.</u> No occupancy of the proposed project shall take place until potable water and water for fire protection is available to the site.	Prior to occupancy - each phase	Project Applicant		City Public Works	
4-8-d	<u>Utilities - Demand For Wastewater Treatment Capacity During Interim Conditions.</u> No occupancy of the proposed project shall take place until adequate treatment and disposal capacity under Title 22 is available to the site under interim conditions as defined by the Final EIR.	Prior to occupancy - each phase	Project Applicant		City Public Works	
4-8-e	<u>Utilities - Demand For Wastewater Treatment Capacity At Buildout.</u> No occupancy of the proposed project shall take place until adequate treatment and disposal capacity under Title 22 is available to the site under buildout conditions as defined by the Final EIR	Prior to occupancy - each phase	Project Applicant		City Public Works	
4-8-h	<u>Utilities - Demand For Recycled Water Disposal Capacity At Buildout.</u>					

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#	Mitigation Measures	Timing/ Schedule	Implementation Responsibility	Verification		Date Completed
				Monitoring Action	Monitoring Responsibility	
	Buildout of the proposed project shall not commence until and unless additional disposal capacity is provided to dispose of the incremental increase in treated wastewater to be generated by the proposed project between interim conditions and buildout. The additional disposal capacity may be provided either to land or to the SJR as defined by the Final EIR.	Prior to occupancy - each phase	Project Applicant		City Public Works	
4.8-j	<u>Utilities - Increased Generation Of Solid Waste At Buildout.</u> While no mitigation is required for Impact 4.8-j, which is identified as less than significant, the project shall implement the solid waste reduction measures of the WLSJP.	During operation.	Project Applicant		City Public Works	
4.9 PUBLIC SERVICES						
4.9-a	<u>Public services - Obstruction Of Roadways During Construction.</u> Standard traffic controls (i.e., signage, flagmen, etc.) shall be implemented during project construction.	During Construction.	Project Applicant		City Public Works	
4.9-b	<u>Public Services - Increased Demand For Police Protection Facilities And Services During Construction.</u> The project applicant shall provide private security for its construction sites during the eight-year construction period. In addition, construction sites shall be illuminated at night [by the project applicant/project contractors] to aid in security.	During Construction	Project Applicant		City Police Services	
4.9-c	<u>Public Services - Increased Demand For Police Protection</u>					

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#	Mitigation Measures	Timing/ Schedule	Implementation Responsibility	Verification		
				Monitoring Action	Monitoring Responsibility	Date Completed
	<p><u>Facilities And Services During Operation.</u></p> <p>The project applicant shall pay the start-up and equipment costs incurred in the hiring and training of new police officers as defined in the Final EIR.</p> <p>The project applicant shall also ensure that the following crime prevention measures are incorporated into the proposed project: 3M Addressable Opticom Traffic Control Pre-emption devices and detectors/reflectors in all traffic lights for which the project is responsible; and graffiti proof or graffiti resistant walls.</p>	<p>Prior to Final Map – Each Phase</p> <p>Prior to Approval of Improvement Plans – Each Phase</p>	<p>Project applicant</p> <p>Project Applicant</p>		<p>City Police Services</p> <p>City Public Works</p>	
4.9-e	<p><u>Public Services - Increased Demand For Fire Protection Facilities And Services During Operations.</u></p> <p>The Mossdale Landing applicant shall comply with the May 15, 2002 agreement negotiated between the LMF and the PUH entitled Alathrop-Manteca Fire District Position on Fire Station Location - Mossdale Landing Project.</p> <p>The Mossdale Landing applicant shall pay all applicable fire service fees and assessments required to pay for its fair share of fire district facilities and services required to serve the Mossdale Landing project.</p>	<p>Prior to Final Map – Each Phase</p> <p>Prior to Building Permit</p>	<p>Project applicant</p> <p>Project applicant</p>		<p>Lathrop Manteca Fire District</p> <p>City Building Services</p>	
4.9-g	<p><u>Public Services - Increased Demand For Fire Flow.</u></p> <p>The applicant shall provide fire flows as required by the Lathrop-Manteca Fire District.</p>	<p>Prior to Approval of Improvement Plans</p>	<p>Project applicant</p>		<p>Lathrop Manteca Fire District, City Public Works</p>	

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#	Mitigation Measures	Timing/ Schedule	Implementation Responsibility	Verification		
				Monitoring Action	Monitoring Responsibility	Date Completed
4-9-i	Public Services - Increased Demand For Elementary School Facilities And Services During Operation.					
	The developer shall pay State required school developer fees.	Prior to Building Permit	Project applicant		City Building Services	
4-9-k	The developer shall work with the Manteca Unified School District regarding the sale of land and provision of infrastructure improvements as shown on the vesting tentative map.	Prior to Final Map	Project Applicant, Manteca Unified School District		City Public Works	
	Public Services - Increased Demand For Animal Control Facilities And Services During Operation.					
	The project applicant shall provide for the cost of an additional animal control officer and patrol unit as a result of the project as required by the Final EIR.	Prior to Final Map - Each Phase	Project applicant		City Animal Control	
4.10 TERRESTRIAL BIOLOGY						
4.10-b	Terrestrial Biology - Valley Elderberry Longhorn Beetle.					
	The applicant shall use the SJMSCP to mitigate potentially significant impacts to the valley elderberry longhorn beetle.	Prior to Disturbance of Land	Project applicant		City Community Development	
4.10-c	Terrestrial Biology - Swainson's Hawk.					
	The applicant shall use the SJMSCP to mitigate potentially significant impacts to this species foraging habitat OR the City's HMP for the Swanson's Hawk.	Prior to Disturbance of Land	Project applicant		City Community Development	

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#	Mitigation Measures	Timing/ Schedule	Implementation Responsibility	Verification		
				Monitoring Action	Monitoring Responsibility	Date Completed
4.10-d	<u>Terrestrial Biology - Burrowing Owl.</u> No burrowing owls are known to use the project site. Any impacts to this owl would be mitigated using the methods provided in the SIMSCP.	Prior to Disturbance of Land	Project applicant		City Community Development	
4.10-e	<u>Terrestrial Biology - Birds Nesting Along Riparian Corridors.</u> Preconstruction nesting surveys for Cooper's hawk, sharp-shinned hawk, white-tailed kite, yellow warbler, and yellow-breasted chat shall be conducted by a qualified raptor biologist/ ornithologist prior to ground disturbance and appropriate mitigation measures taken according to the Final EIR.	Prior to Disturbance of Land	Project applicant		City Community Development	
4.10-f	<u>Terrestrial Biology - Birds Nesting In Isolated Trees Or Shrubs Outside Of Riparian Corridors.</u> To prevent potential impacts to the loggerhead shrike during nesting, preconstruction surveys shall be conducted prior to ground disturbance and appropriate mitigation measures according to the Final EIR.	Prior to Disturbance of Land	Project applicant		City Community Development	
4.10-g	<u>Terrestrial Biology - Other Tree-Nesting Raptors.</u> To prevent potential impacts to nesting red-tailed hawks, red-shouldered hawks, and great-horned owls, preconstruction surveys shall be conducted in all areas with trees on or within 500 feet of the project and appropriate mitigation measures according to the Final EIR.	Prior to Disturbance of Land	Project applicant		City Community Development	

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#	Mitigation Measures	Timing/ Schedule	Implementation Responsibility	Verification		
				Monitoring Action	Monitoring Responsibility	Date Completed
4.10-h	<u>Terrestrial Biology - Ground Nesting Or Streamside/Lakeside Nesting Birds.</u> A qualified raptor biologist shall conduct preconstruction surveys on the project in suitable areas prior to ground disturbance to determine if there are any Northern Harriers and if found, suitable mitigation measures shall be implemented in accordance with the Final EIR.	Prior to Disturbance of Land	Project applicant		City Community Development	
4.10-i	<u>Terrestrial Biology - Colonial Nesting Birds.</u> To prevent potential impacts to colonial nesting birds, including the tricolored blackbird and the black-crowned night heron, preconstruction surveys shall be conducted prior to ground disturbance and suitable mitigation measures in accordance with the Final EIR.	Prior to Disturbance of Land	Project applicant		City Community Development	
4.10-j	<u>Terrestrial Biology - Riparian Habitat.</u> Riparian vegetation that is removed during outfall construction and/or that occurs in agricultural ditches should be replaced in accordance with the Final EIR.	Prior to Disturbance of Land	Project applicant		City Community Development	
4.10-k	<u>Terrestrial Biology - Waters Of The State And Waters Of The U.S.</u> Prior to installing the proposed outfall, the applicant shall obtain all necessary environmental permits, including, but not limited to, permits from the U.S. Army Corps of Engineers, CDFG, RWQCB, and the Bureau of Reclamation (District 17) in accordance with the	Prior to Improvements Plans for the Storm Drain Outfall	Project applicant		City Public Works	

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#	Mitigation Measures	Timing/ Schedule	Implementation Responsibility	Verification		
				Monitoring Action	Monitoring Responsibility	Date Completed
	Final EIR.					
4.10-1	<u>Terrestrial Biology - Off-Site Roadway Improvements.</u> The applicant shall implement the same mitigation measures required by 4.10-c and 4.10-h.	Prior to Disturbance of Land	Project applicant		City Community Development	
4.10-m	<u>Terrestrial Biology - Gold Rush Boulevard PPL.</u> The applicant shall implement the same mitigation measures required by 4.10-c, 4.10-d and 4.10-h.	Prior to Disturbance of Land	Project applicant		City Community Development	
4.10-n	<u>Terrestrial Biology - Oak Trees</u> For any valley oak trees of 18 inches dbh or greater which are to be removed, they shall be replaced by the project applicant at a 3:1 ratio (three replacements for each impacted tree in accordance with the mitigation measures included in the Final EIR.	Prior to Disturbance of Land	Project applicant		City Community Development	
4.10.o	<u>Terrestrial Biology - Riparian Brush Rabbit.</u> A trapping survey shall be conducted in the oxbow habitat by a qualified biologist [to be paid for by the project applicant]. If riparian brush rabbits are captured during the survey, the project applicant shall commission a genetic study to determine the genetic complement of the riparian brush rabbit found in the oxbow habitat. If the genetic complement of the captured rabbits is near or similar to known populations of riparian brush rabbits, the rabbits in the oxbow shall be re-trapped and relocated to safe habitats containing	Prior to Disturbance of Land	Project applicant		City Community Development	

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#	Mitigation Measures	Timing/ Schedule	Implementation Responsibility	Verification		
				Monitoring Action	Monitoring Responsibility	Date Completed
	the genetically similar riparian brush rabbit population. If the species is determined to be riparian brush rabbit but its genetic compliment is dissimilar to any known riparian brush rabbit population, the rabbits shall be re-trapped and reintroduced to an appropriate refuge site in consultation with USFWS.					
4.11 FISHERIES RESOURCES						
4.11-a	Fisheries - Potential Impacts To Aquatic Habitat. Project engineers shall design the proposed outfall using the NMFS Guidelines for Salmonid Passage at Stream Crossings (2000). Avoidance and minimization Best Management Practices (BMPs) taken from these Guidelines shall be incorporated into the design and construction of the outfall as outlined in the Final EIR. Project biologists shall also consult with the NMFS and USFWS regarding the design of the proposed outfall station. If required by NMFS and/or USFWS, incidental take permits shall be acquired [by the applicant] prior to installation of the outfall station.	Final to Approval of Improvement Plans for the Storm Drain Outfall	Project applicant		City Public Works	
4.11-c	Fisheries - Potential Impacts To Special-Status Fish Species. Implement Mitigation Measure 4.11-a.	Final to Approval of Improvement Plans for the Storm Drain Outfall	Project applicant		City Public Works	
4.12 CULTURAL RESOURCES						
4.12-b	Cultural Resources - Impacts To Recorded Archaeological Sites. The project applicant shall retain a professional archaeologist to	Prior to Construction	Project applicant		City Community Development	

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#	Mitigation Measures	Timing/ Schedule	Implementation Responsibility	Verification		
				Monitoring Action	Monitoring Responsibility	Date Completed
	conduct Phase II testing (i.e., limited test excavation to characterize the extent/nature of the archaeological deposit) at Moss Site 2 in accordance with the Final EIR. The project applicant shall pay the costs for a Native American representative, to be chosen by the Northern Valley Yokut Tribe (NVYT), to observe the Phase II testing at Moss Site 2.	During Testing	NVYT		City Community Development	
4.12-c	<u>Cultural Resources - Impacts To Undiscovered/Unrecorded Archaeological Sites.</u> All construction personnel shall be alerted to the possibility of buried cultural resources by the project applicant and follow appropriate mitigations of the Final EIR. The project applicant shall pay the costs for a Native American representative, to be chosen by the Northern Valley Yokut Tribe (NVYT), to observe all earth moving and excavation activities associated with project construction.	Prior to Construction During Construction	Project applicant NVYT		City Community Development City Community Development	
4.12-d	<u>Cultural Resources - Impacts To Undiscovered/Unrecorded Human Remains.</u> If human remains are discovered at the project site, off-site utility improvement sites, and the Gold Rush Boulevard PPL during construction, work at the specific construction site at which the remains have been uncovered shall be suspended, and mitigation measures identified in the Final EIR shall be implemented.	During Construction - Each Phase	Project applicant		City Public Works, County Coroner, NAHC as appropriate	
4.12-f	<u>Cultural Resources - Impact To Cultural Resources Associated</u>					

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#	Mitigation Measures	Timing/ Schedule	Implementation Responsibility	Verification		
				Monitoring Action	Monitoring Responsibility	Date Completed
	<u>With Off-Site Roadway Improvements</u> , Implement Mitigation Measures 4.12-c and 4.12-d.	See 4.12-c and 4.12-d	See 4.12-c and 4.12-d		City Public Works, County Coroner, NAHC as appropriate	
CUMULATIVE IMPACTS						
5.3-a	<u>Cumulative Flood Control/Drainage.</u> Adhere to NPDES and SWPPP requirements for the discharge of stormwater runoff to the San Joaquin River, and implement the sediment reduction BMPs (i.e., stormwater detention basins, etc.) proposed under the Mossdale Landing project (see Sections 4.1 And 4.2 for description).	During Operation	Project applicant, cumulative projects (project applicants, HOAs, business associations, and businesses)		City Public Works	
5.3-c	<u>Cumulative Surface Water Quality - Recycled Water.</u> Regional Water Quality Control Board to adopt TMDLs for DO and other pollutants of concern in the San Joaquin Delta	Ongoing (TMDLs)	California Regional Water Quality Control Board		City Public Works	
5.3-e	<u>Cumulative Traffic.</u> a. <u>Traffic - Degradation of LOS At Signalized Intersections.</u> The City of Lathrop shall require the Mossdale Landing applicant to pay its fair share of costs towards signalized intersections shown on Exhibit 5-6 of the Final EIR in accordance with the ongoing traffic-	As determined by traffic monitoring program	Project applicant		City Public Works	

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				Monitoring Action	Monitoring Responsibility	Date Completed
	monitoring program.					
	<u>b. Traffic - Degradation of LOS at Unsignalized Intersections.</u> The City of Lathrop shall require the Mossdale Landing applicant to pay its fair share of costs towards unsignalized intersections shown on Exhibit 5-6 of the Final EIR in accordance with the ongoing traffic-monitoring program.	As determined by traffic monitoring program	Project applicant		City Public Works	
	<u>c. Traffic - Vehicle Backups Extending from One Intersection Through an Adjacent Intersection in 2010.</u> To eliminate vehicle queues extending on Louise Avenue between the Louise Avenue/I-5 northbound ramps and Louise Avenue/I-5 southbound ramps, the project applicant shall implement Mitigation measure 4.5-f and pay its fair share towards the improvements included in measure 4.5-f.	As determined by traffic monitoring program	Project applicant		City Public Works	
	<u>d. Traffic- Degradation of Freeway Operations.</u> No mitigation is available to mitigate the temporary significant cumulative traffic impact on the I-205 between I-5 and MacArthur Drive. The significant impact on this freeway segment would continue until improvements programmed for this freeway segment by Caltrans are completed (anticipated in 2007).	2007	Caltrans		Caltrans	
	<u>e. Traffic - Degradation of Arterial Operation.</u> The City of Lathrop shall ensure that the improvements listed under Mitigation Measure 5.3-f in the Final EIR are completed by the time the Mossdale Landing project is built out (expected in 2010) or as	As determined by traffic monitoring program	Project applicant		City Public Works	

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				Monitoring Action	Monitoring Responsibility	Date Completed
	needed before project buildout based upon the project's ongoing traffic monitoring program and the fair share funding mechanisms discussed under Mitigation Measure 5.3-e (a) which shall also identify fair share funding requirements for certain improvements shown in Mitigation Measure 5.3-e of the Final EIR.					
5.3-f	<u>Cumulative Air Quality.</u> Implement Mitigation Measures 4.6-a and 4.6-c.	As indicated in Mitigation Measures 4.6-a and 4.6-c	As indicated in Mitigation Measures 4.6-a and 4.6-c		As indicated in Mitigation Measures 4.6-a and 4.6-c	
5.3-g	<u>Cumulative Noise.</u> Implement Mitigation Measures 4.7-a through 4.7-e.	As indicated in Mitigation Measures 4.7-a through 4.7-e	As indicated in Mitigation Measures 4.7-a through 4.7-e		As indicated in Mitigation Measures 4.7-a through 4.7-e	
5.3-h	<u>Cumulative Utilities.</u> Implement Mitigation Measures 4.8-b, 4.8-d, 4.8-e, 4.8-h, and 4.8-j, as applicable.	As indicated in Mitigation Measures 4.8-b, 4.8-d, 4.8-e, 4.8-h, and 4.8-i, as applicable	As indicated in Mitigation Measures 4.8-b, 4.8-d, 4.8-e, 4.8-h, and 4.8-i, as applicable		As indicated in Mitigation Measures 4.8-b, 4.8-d, 4.8-e, 4.8-h, and 4.8-i, as applicable	
5.3-i	<u>Cumulative Public Services.</u> Implement Mitigation Measures 4.8-b, 4.8-d, 4.8-e, 4.8-h, and 4.8-j,	As indicated in	As indicated in		As indicated in	

**MOSSDALE LANDING UDC EIR
MITIGATION MONITORING PROGRAM**

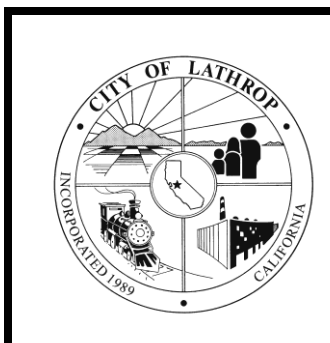
#	Mitigation Measures	Timing/ Schedule	Implementation Responsibility	Verification		
				Monitoring Action	Monitoring Responsibility	Date Completed
	as applicable, and 4.9-k, as applicable.	Mitigation Measures 4.8-b, 4.8-d, 4.8-e, 4.8-h, and 4.8-j, as applicable, and 4.9-k, as applicable	Mitigation Measures 4.8-b, 4.8-d, 4.8-e, 4.8-h, and 4.8-j, as applicable, and 4.9-k, as applicable	Mitigation Measures 4.8-b, 4.8-d, 4.8-e, 4.8-h, and 4.8-j, as applicable, and 4.9-k, as applicable		
5-3-j	<u>Cumulative Terrestrial Biology.</u> Implement Mitigation Measures 4.10-b, 4.10-c, 4.10-d, 4.10-e, 4.10-f, 4.10-g, 4.10-h, 4.10-i, 4.10-j, and 4.10-k, as applicable. In addition to the above, adopt an oak tree preservation/avoidance plan that would preserve or replace the largest oaks at each cumulative project site.	As indicated in Mitigation Measures 4.10-b, 4.10-c, 4.10-d, 4.10-e, 4.10-f, 4.10-g, 4.10-h, 4.10-i, 4.10-j, and 4.10-k, as applicable	As indicated in Mitigation Measures 4.10-b, 4.10-c, 4.10-d, 4.10-e, 4.10-f, 4.10-g, 4.10-h, 4.10-i, 4.10-j, and 4.10-k, as applicable	As indicated in Mitigation Measures 4.10-b, 4.10-c, 4.10-d, 4.10-e, 4.10-f, 4.10-g, 4.10-h, 4.10-i, 4.10-j, and 4.10-k, as applicable		
5-3-k	<u>Cumulative Fisheries.</u> Implement the sediment reduction BMPs (i.e., stormwater detention basins, etc.) proposed under the Mossdale Landing project (see Sections 4.1 And 4.2 for description). In addition, implement Mitigation Measures 4.11-a and 4.11-c [i.e., protection of sensitive fisheries resources associated with the cumulative projects]	As indicated in Mitigation Measures 4.11-a and 4.11-c	As indicated in Mitigation Measures 4.11-a and 4.11-c	As indicated in Mitigation Measures 4.11-a and 4.11-c		
5-3-l	<u>Cumulative Cultural Resources.</u> For related projects proposed on vacant land or on large parcels of agricultural land, an archaeological field survey should be conducted	Prior to construction	Cumulative projects proposed on vacant	City Community Development		

**MOSSDALE LANDING UDC EIR
MITIGATION MONITORING PROGRAM**

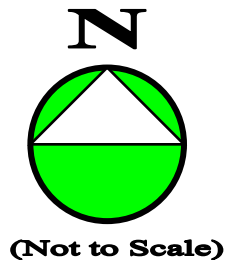
#	Mitigation Measures	Timing/ Schedule	Implementation Responsibility	Verification		
				Monitoring Action	Monitoring Responsibility	Date Completed
	<p>by a trained archaeologist, any cultural resources found during the survey recorded, and any mitigation measures (i.e., curation, preservation, avoidance, etc.) identified by the archaeologist implemented.</p> <p>For related projects where structures are present, it should be determined whether any of these structures are 45 years of age or older, and if they are, a trained architectural historian should be called in to perform a State Register Eligibility evaluation of the structures. If any of the structures are determined to be eligible for inclusion in the State Register, any mitigation measures identified by the historian (i.e., photo documentation, preservation, avoidance, etc.) should be implemented.</p>	Prior to construction	land Cumulative projects with existing structures of 45 years of age or older		City Community Development	



**PLANNING DIVISION
Vicinity Map**



**CUP-22-40 and SPR-22-41
Conditional Use Permit and Site Plan
Review
TownePlace Suites by Marriott
17400 Golden Valley Parkway
APN: 191-190-62**



TOWNEPLACE SUITES[®]

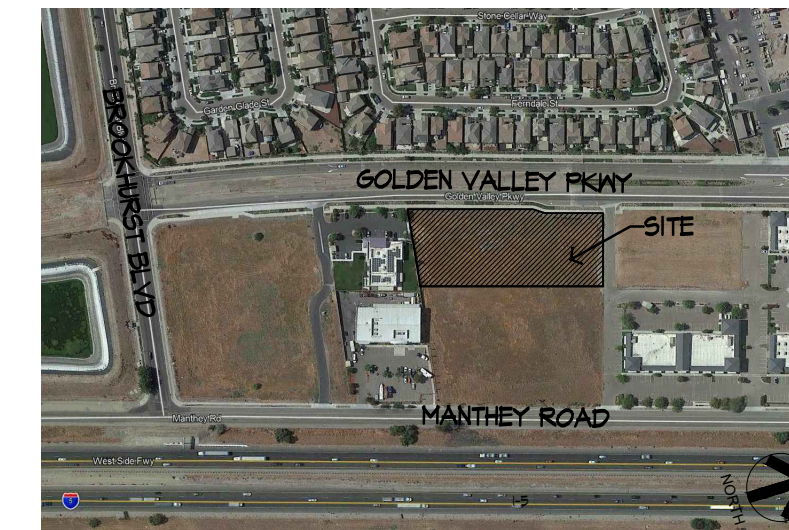
BY MARRIOTT

LATHROP, CA
97 UNIT, 4 STORY

TOWNEPLACE SUITES FRANCHISE INFO

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ALL RELEVANT STANDARDS AND INCORPORATE SAID ITEMS INTO THIS PROJECT. THIS PROJECT IS BASED ON THE GENERATION 5 PROTOTYPE DATED JUNE 25, 2019, REVISED AUGUST 30, 2021 AND THE BRAND STANDARDS DATED AUGUST 2021.

VICINITY MAP



PROJECT INFO

SITE ADDRESS: 17400 GOLDEN VALLEY PARKWAY
ASSESSOR'S PARCEL NUMBER: 191-190-62
BUILDING HEIGHT: 52'-8"
STORIES: 4
OCCUPANCY USE: R-1, A-2, B, S-1, S-2
TYPE OF CONSTRUCTION: V-A
OCCUPANT LOAD: 4804/-
ZONING: CS-MV COMMERCIAL SERVICE
CODES: 2019 CALIFORNIA BUILDING STANDARDS CODE, TITLE 24, VOLUMES 1 & 2
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CALIFORNIA FIRE CODE

PROJECT TEAM

CLIENT: GOLDEN VALLEY PARKWAY INVESTMENTS, LLC
4120 DALE ROAD J-B #235
MODESTO, CA 95356
(209) 609-3417

ARCHITECT: TRUMAN HOWELL ARCHITECTS
206 CHELSEA ROAD
MONTICELLO, MN 55362
(763) 314-0222

CIVIL ENGINEER: NORTH STAR ENGINEERING GROUP, INC
620 12TH STREET
MODESTO, CA 95354
(209) 524-3525

LANDSCAPE: SAM HARNED LANDSCAPE ARCHITECTURE
PO BOX 2275
OAKDALE, CA 95361
(209) 380-7316

SHEET SCHEDULES

ARCHITECTURAL

T1.0 TITLE SHEET
A51 SITE PLAN
A1.1 FIRST FLOOR PLAN
A1.2 SECOND FLOOR PLAN
A1.3 THIRD FLOOR PLAN
A1.4 FOURTH FLOOR PLAN
A2.1 COLORED EXTERIOR ELEVATIONS
A2.2 COLORED EXTERIOR ELEVATIONS

ELECTRICAL

ESP1 PHOTOMETRIC
ESP2 SPECIFICATIONS

CIVIL

C1.1 COVER SHEET
C1.2 LEGENDS AND ABBREVIATIONS
C2.1 TOPOGRAPHIC AND DEMOLITION PLAN
C3.1 DIMENSION AND PAVING PLAN
C3.2 TRUCK TURN PLAN
C4.1 GRADING AND DRAINAGE PLAN
C5.1 COMPOSITE UTILITY AND STORMWATER QUALITY PLAN

LANDSCAPE

L1 PRELIMINARY LANDSCAPE PLAN
L2 PRELIMINARY LANDSCAPE PLAN



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(763)314-0222 FAX:(763)314-0354

TOWNEPLACE SUITES[®]

BY MARRIOTT

LATHROP CALIFORNIA

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of California

Truman Howell

Date: _____

License No: _____

PRELIMINARY PLANS NOT FOR CONSTRUCTION

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

TITLE SHEET

DATE 04/11/22

SCALE: NO SCALE

T1.0

DRAWING SYMBOLS

SYMBOL DESCRIPTION

	NORTH ARROW		ROOM NAME AND NUMBER
	GRID LINE		DATUM ELEVATION
	DRAWING TITLE		DOOR NUMBER
	BUILDING SECTION		WALL TYPE
	WALL SECTION		WINDOW TAG
	BUILDING ELEVATION		CEILING HEIGHT AND MATERIAL TYPE
	INTERIOR ELEVATION		REVISION AREA AND DELTA
	DETAIL BUBBLE		HANDICAP SYMBOL

GUESTROOM MATRIX

UNIT TYPE	DESCRIPTION	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL UNITS
UNIT A	STUDIO KING	6	12	12	12	42
UNIT A-1	ACCESSIBLE KING STUDIO	0	2	0	0	2
UNIT B	STUDIO DOUBLE QUEEN	6	8	10	11	35
UNIT B-1	ACCESSIBLE DOUBLE QUEEN STUDIO	X	1	1	0	2
UNIT C	STUDIO DOUBLE QUEEN END	2	2	2	2	8
UNIT D	ONE BEDROOM QUEEN & LOCKOUT	1	2	2	2	7
UNIT D-1	ACCESSIBLE ONE BEDROOM QUEEN & LOCKOUT	1	0	0	0	1
TOTAL		16	21	21	21	41

BUILDING SQUARE FOOTAGES

FIRST FLOOR	14,049 SF
SECOND FLOOR	13,150 SF
THIRD FLOOR	13,150 SF
FOURTH FLOOR	13,150 SF
TOTAL	53,499 SF

ROOM SQUARE FOOTAGES

NAME	AREA
ACCESSIBLE DOUBLE QUEEN STUDIO	450 SF
ACCESSIBLE KING STUDIO	450 SF
ACCESSIBLE ONE BEDROOM QUEEN & LOCKOUT	547 SF
BREAKFAST	747 SF
BUFFET	387 SF
EMPLOYEE BREAKROOM	145 SF
FITNESS CENTER	848 SF
FOOD PREP	368 SF
FRONT DESK	116 SF
GUEST LAUNDRY	108 SF
LOBBY	662 SF
ONE BEDROOM QUEEN & LOCKOUT	543 SF
STUDIO DOUBLE QUEEN	418 SF
STUDIO DOUBLE QUEEN END	464 SF
STUDIO KING	326 SF
VESTIBULE	126 SF



NOTE: THIS PLAN IS A SCHEMATIC LAYOUT, NOT TO BE USED FOR STAKING OR PLATTING PURPOSES. ALL PROPERTY LINES & ZONING REQUIREMENTS NEED TO BE VERIFIED.

SITE INFORMATION

PROJECT ADDRESS: TOWNEPLACE SUITES
17400 GOLDEN VALLEY PARKWAY
LATHROP, GA 49830

ASSESSOR'S PARCEL NUMBER: 191-190-62

ZONING: CS-MV COMMERCIAL SERVICE

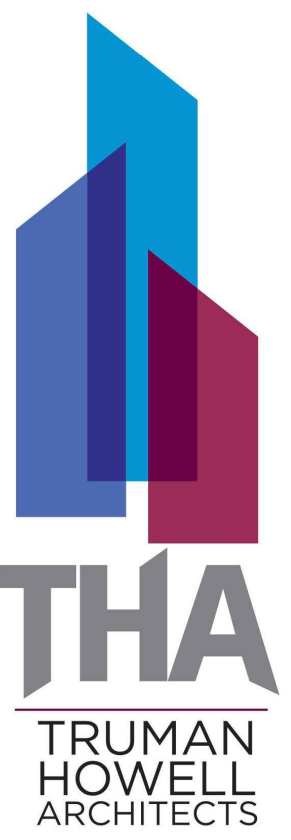
SITE USE: HOTEL/TRAVEL ACCOMMODATIONS

SITE AREA:
PARCEL (NET): 102,718 S.F. 2.36 ACRES

BUILDING AREA:
FIRST FLOOR: 14,043 S.F.
SECOND FLOOR: 13,150 S.F.
THIRD FLOOR: 13,150 S.F.
FOURTH FLOOR: 13,150 S.F.
TOTAL AREA: 53,493 S.F.

FLOOR AREA RATIO CALCULATIONS:
14,043 S.F./102,718 S.F. = .14

PARKING ANALYSIS:
REQUIRED: 1 STALL PER UNIT = 47 UNITS x 1 = 47 STALLS
1 STALL PER EMPLOYEE = 5 EMPLOYEES x 1 = 5 STALLS
PROVIDED: 103 STALLS



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Truman Howell
Date: _____
License No: _____

PRELIMINARY PLANS NOT FOR CONSTRUCTION

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

SITE PLAN

DATE: 04/11/22
SCALE: 1"=30'-0"

AS1

TOWNEPLACE SUITESSM
BY HARRIOTT
LATHROP CALIFORNIA

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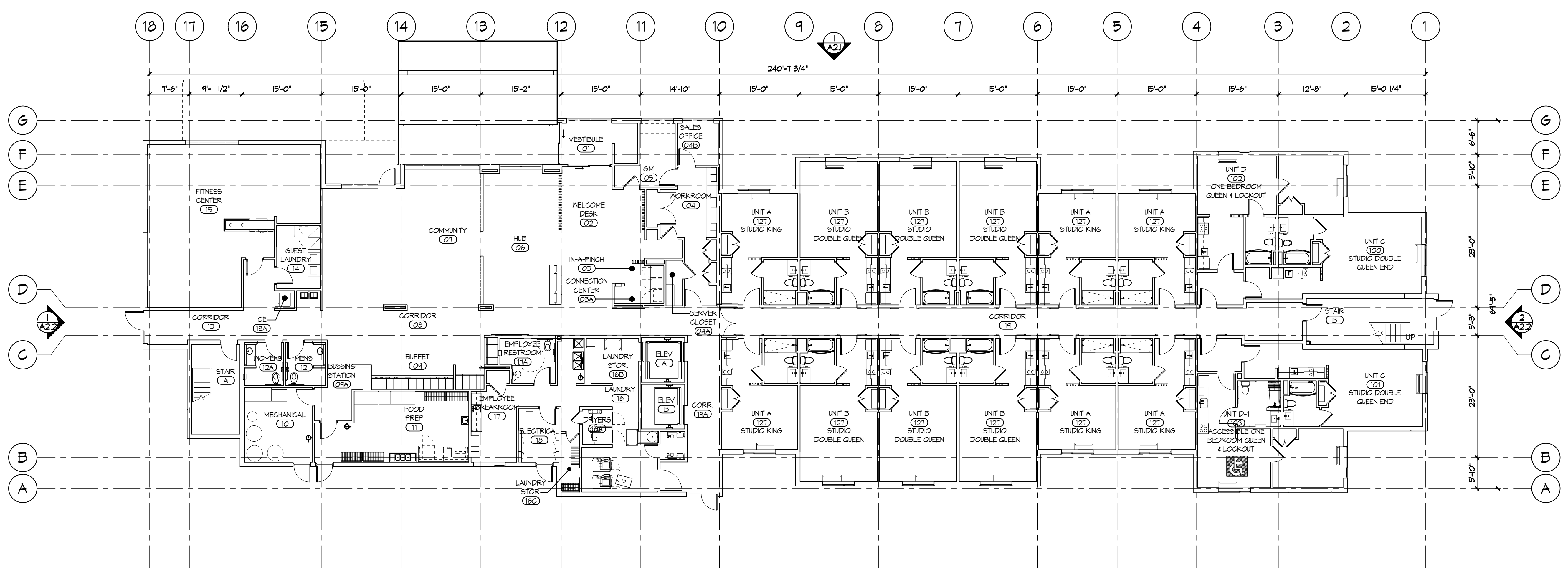
PRELIMINARY PLANS NOT FOR CONSTRUCTION

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

FIRST FLOOR PLAN

DATE: 04/11/22
SCALE: 3/32"=1'-0"

A1.1



1 A1.1 FIRST FLOOR PLAN
3/32"=1'-0"

**TOWNEPLACE
SUITESSM**
BY MARRIOTT

**LATHROP
CALIFORNIA**

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License No: _____

**PRELIMINARY
PLANS NOT FOR
CONSTRUCTION**

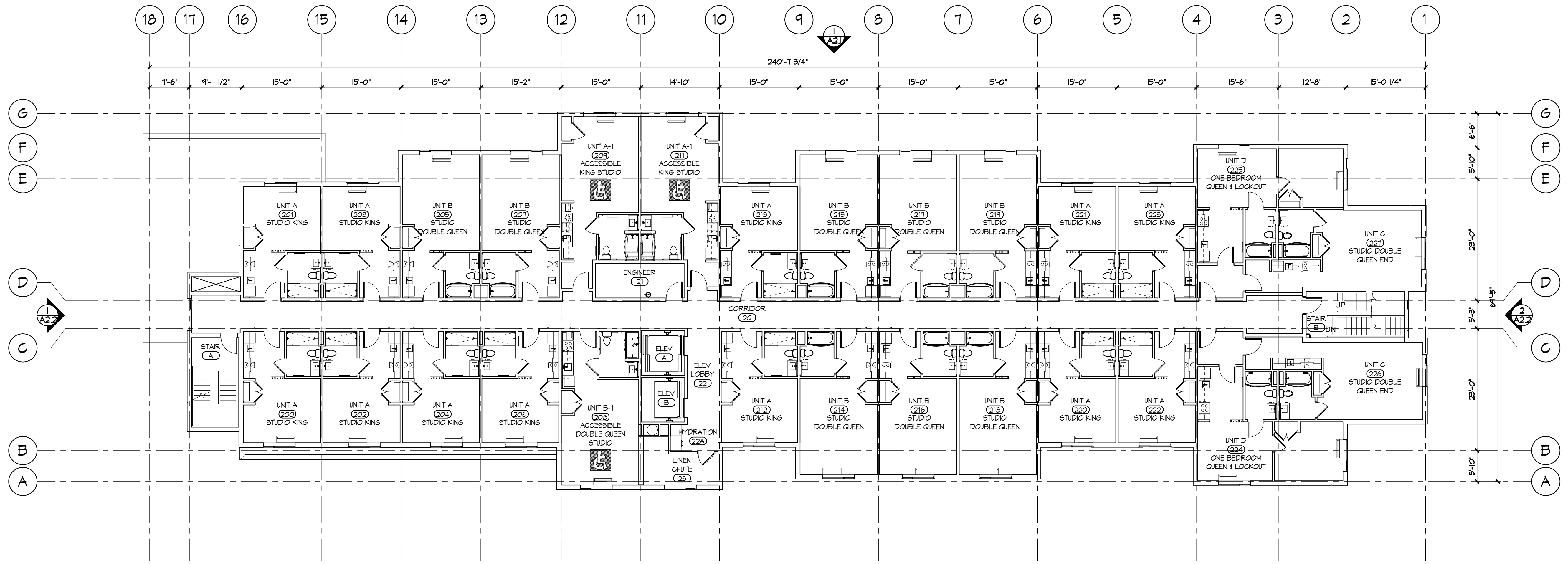
REVISION SCHEDULE

NO.	DATE	DESCRIPTION

**SECOND
FLOOR PLAN**

DATE: 04/11/22
SCALE: 3/32"=1'-0"

A1.2



1
A1.2 SECOND FLOOR PLAN
3/32"=1'-0"

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Date: _____
License No: _____

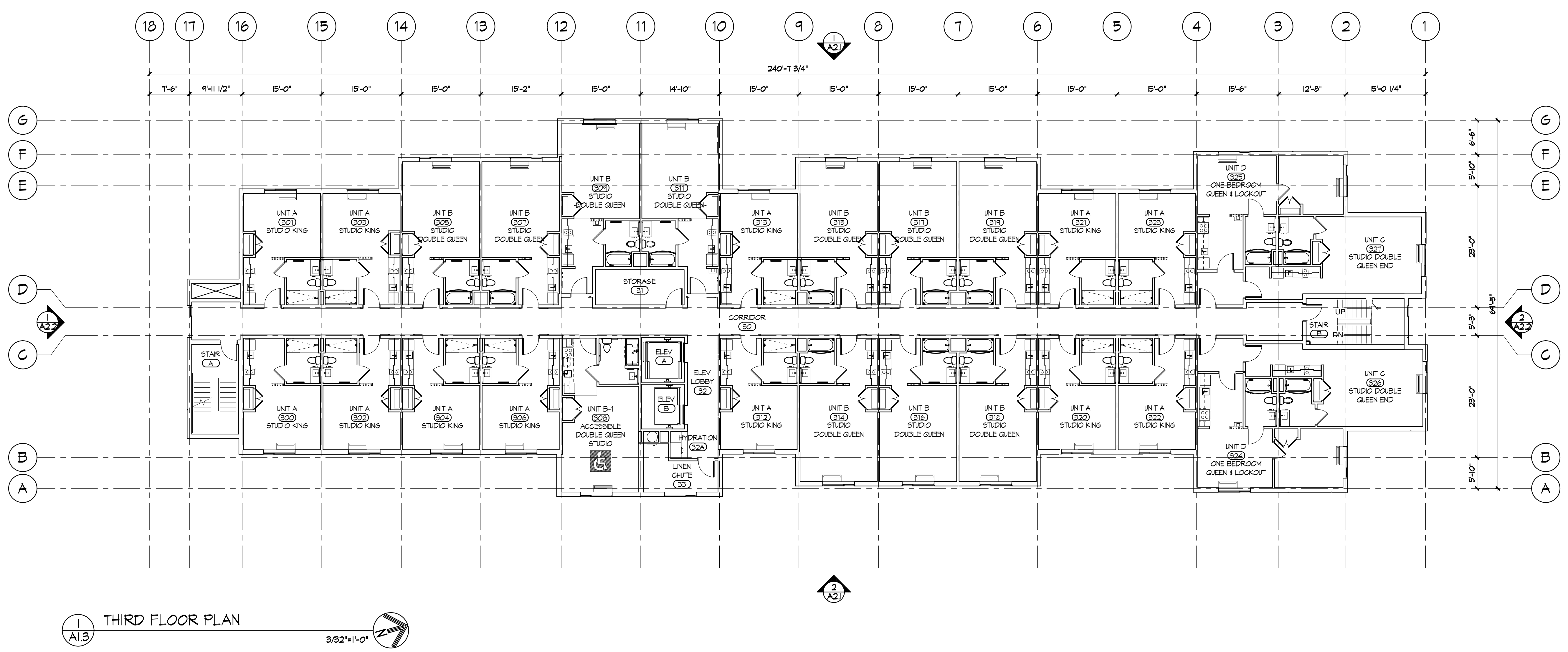
PRELIMINARY PLANS NOT FOR CONSTRUCTION

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

THIRD FLOOR PLAN

DATE: 04/11/22
SCALE: 3/32"=1'-0"

A1.3



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SUITESSM**
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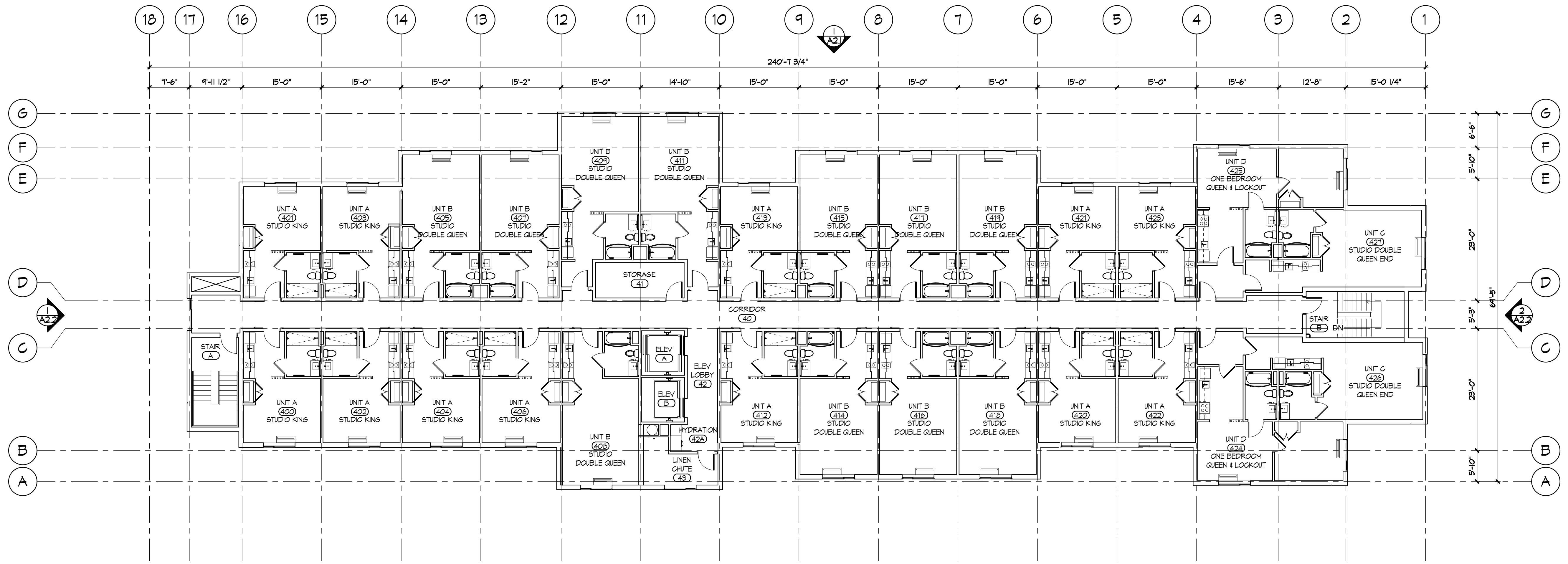
**PRELIMINARY
PLANS NOT FOR
CONSTRUCTION**

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

**FOURTH
FLOOR PLAN**

DATE: 04/11/22
SCALE: 3/32"=1'-0"

A1.4



1 A1.4 FOURTH FLOOR PLAN
3/32"=1'-0"

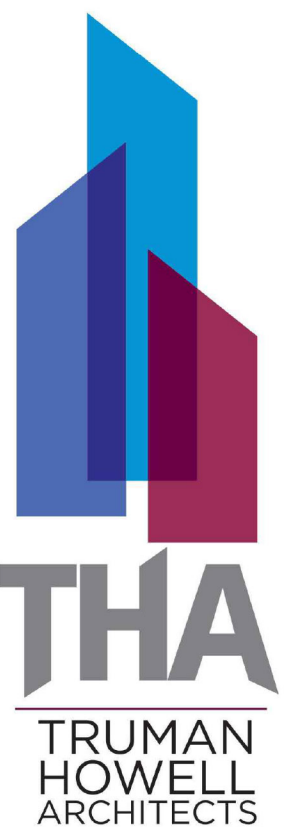


1
A2.1 EXTERIOR ELEVATION @ FRONT 3/32"=1'-0"

MATERIAL/COLOR SCHEDULE			
MATERIAL	MANUFACTURER	PATTERN	COLOR
AC-1 ALUMINUM COPING	METAL-ERA	-	TO MATCH SC-1
AC-2 ALUMINUM COPING	METAL-ERA	-	TO MATCH SC-2
AC-3 ALUMINUM COPING	METAL-ERA	-	TO MATCH BENJAMIN MOORE 'STONE BROWN 2112-30'
AC-4 ALUMINUM COPING	METAL-ERA	-	TO MATCH SC-4
AC-5 ALUMINUM COPING	METAL-ERA	-	TO MATCH FC-1
FC-1 FIBER-CEMENT PANELS	NICHIHA	18"x10'-0"	TOBACCO
GL-1 CLEAR GLASS	TBD	-	CLEAR
PT-1 PAINT	BENJAMIN MOORE	-	TO MATCH NICHIHA WHITE DIAMOND
SC-1 STUCCO	STO	SANDPEBBLE FINE	TO MATCH BENJAMIN MOORE 'MANOR BLUE 1021'
SC-2 STUCCO	STO	SANDPEBBLE FINE	TO MATCH BENJAMIN MOORE 'NOVEMBER RAIN 2142-60'
SC-4 STUCCO	STO	SANDPEBBLE FINE	TO MATCH SHERWIN WILLIAMS 'BLACK BEAN SW 6006'
NF-1 WINDOW FRAMES	TBD	-	WHITE



2
A2.1 EXTERIOR ELEVATION @ REAR 3/32"=1'-0"



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License No: _____

PRELIMINARY PLANS NOT FOR CONSTRUCTION

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

EXTERIOR ELEVATIONS

DATE 04/11/22
SCALE: 3/32"=1'-0"

A2.1

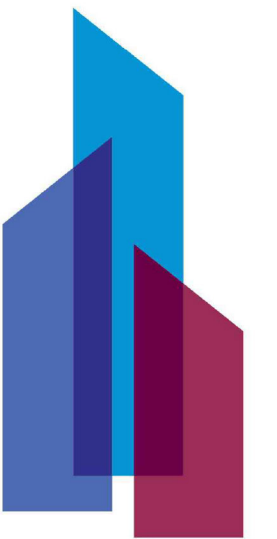


1 EXTERIOR ELEVATION @ SIDE
A2.2 3/32"=1'-0"



2 EXTERIOR ELEVATION @ SIDE
A2.2 3/32"=1'-0"

MATERIAL/COLOR SCHEDULE			
MATERIAL	MANUFACTURER	PATTERN	COLOR
AC-1 ALUMINUM COPING	METAL-ERA	-	TO MATCH SC-1
AC-2 ALUMINUM COPING	METAL-ERA	-	TO MATCH SC-2
AC-3 ALUMINUM COPING	METAL-ERA	-	TO MATCH BENJAMIN MOORE 'STONE BROWN 2112-30'
AC-4 ALUMINUM COPING	METAL-ERA	-	TO MATCH SC-4
AC-5 ALUMINUM COPING	METAL-ERA	-	TO MATCH FC-1
FC-1 FIBER-CEMENT PANELS	NICHIHA	18"x10'-0"	TOBACCO
GL-1 CLEAR GLASS	TBD	-	CLEAR
PT-1 PAINT	BENJAMIN MOORE	-	TO MATCH NICHIHA WHITE DIAMOND
SC-1 STUCCO	STO	SANDPEBBLE FINE	TO MATCH BENJAMIN MOORE 'MANOR BLUE 1621'
SC-2 STUCCO	STO	SANDPEBBLE FINE	TO MATCH BENJAMIN MOORE 'NOVEMBER RAIN 2142-60'
SC-4 STUCCO	STO	SANDPEBBLE FINE	TO MATCH SHERWIN WILLIAMS 'BLACK BEAN SW 6006'
WF-1 WINDOW FRAMES	TBD	-	WHITE



THA
TRUMAN
HOWELL
ARCHITECTS

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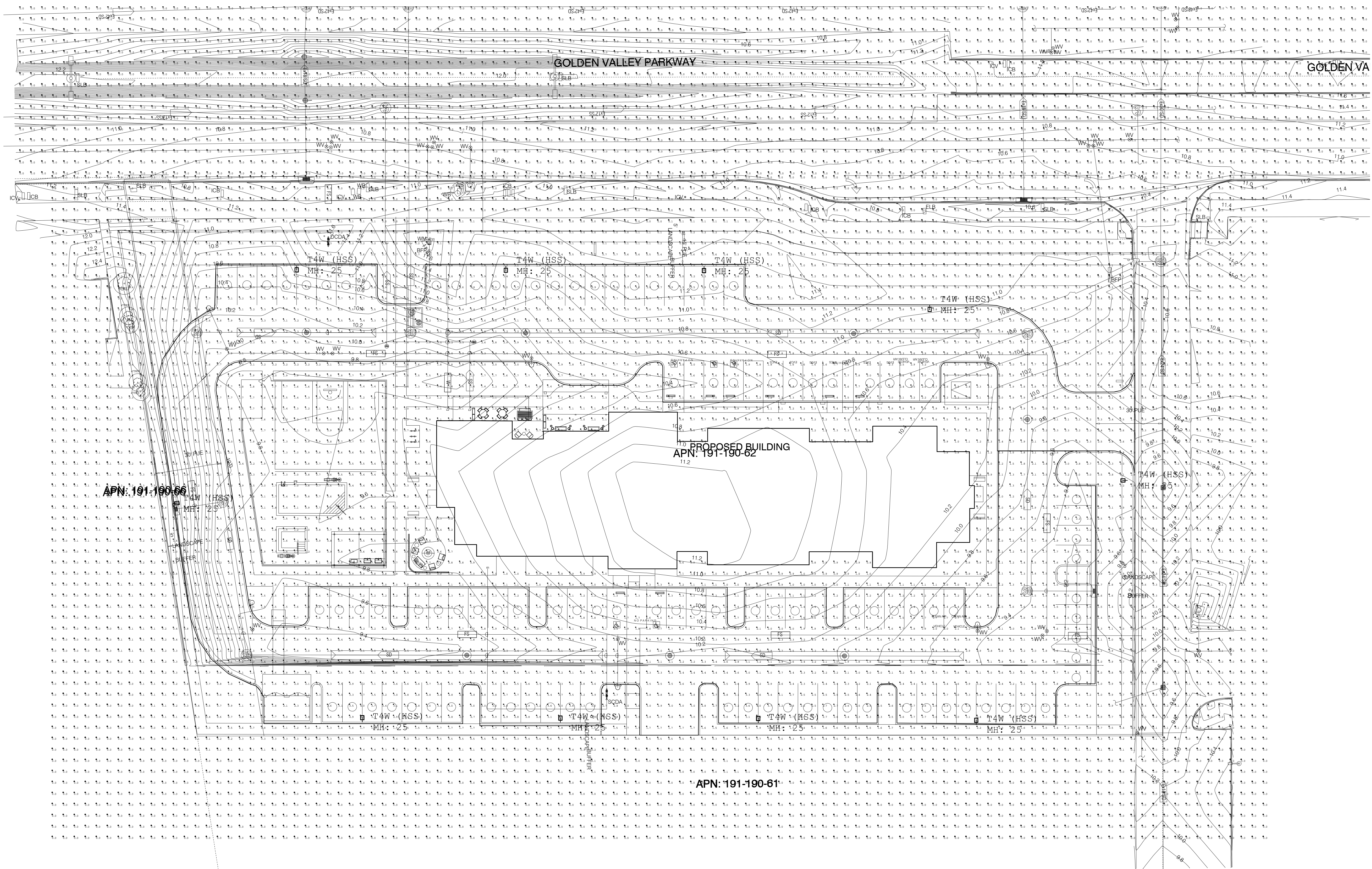
REVISION SCHEDULE

NO.	DATE	DESCRIPTION

**EXTERIOR
ELEVATIONS**

DATE **04/11/22**
SCALE: **3/32"=1'-0"**

A2.2



Symbol	Qty	Label	Arrangement	Lum. Watts	Lum. Lumens	LLD	LLD	BF	LLF	BUG Rating	[MANUFAC]	Description	Filename
	10	PRV-XL-PA3A-T4W-HSS	Single	172	17617	1.000	0.900	1.000	0.900	B1-U0-G4	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-XL-PA3A-740-U-T4W-HSS	PRV-XL-PA3A-740-U-T4W-HSS.ies

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking & Drive Aisle StatArea	Illuminance	Fc	2.16	3.8	1.0	2.16	3.80



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LIC. 976636

Mark Kirkes

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**PRELIMINARY
PLANS NOT FOR
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REVISION SCHEDULE

NO.	DATE	DESCRIPTION

PHOTOMETRIC

DATE: **02/04/22**
SCALE:

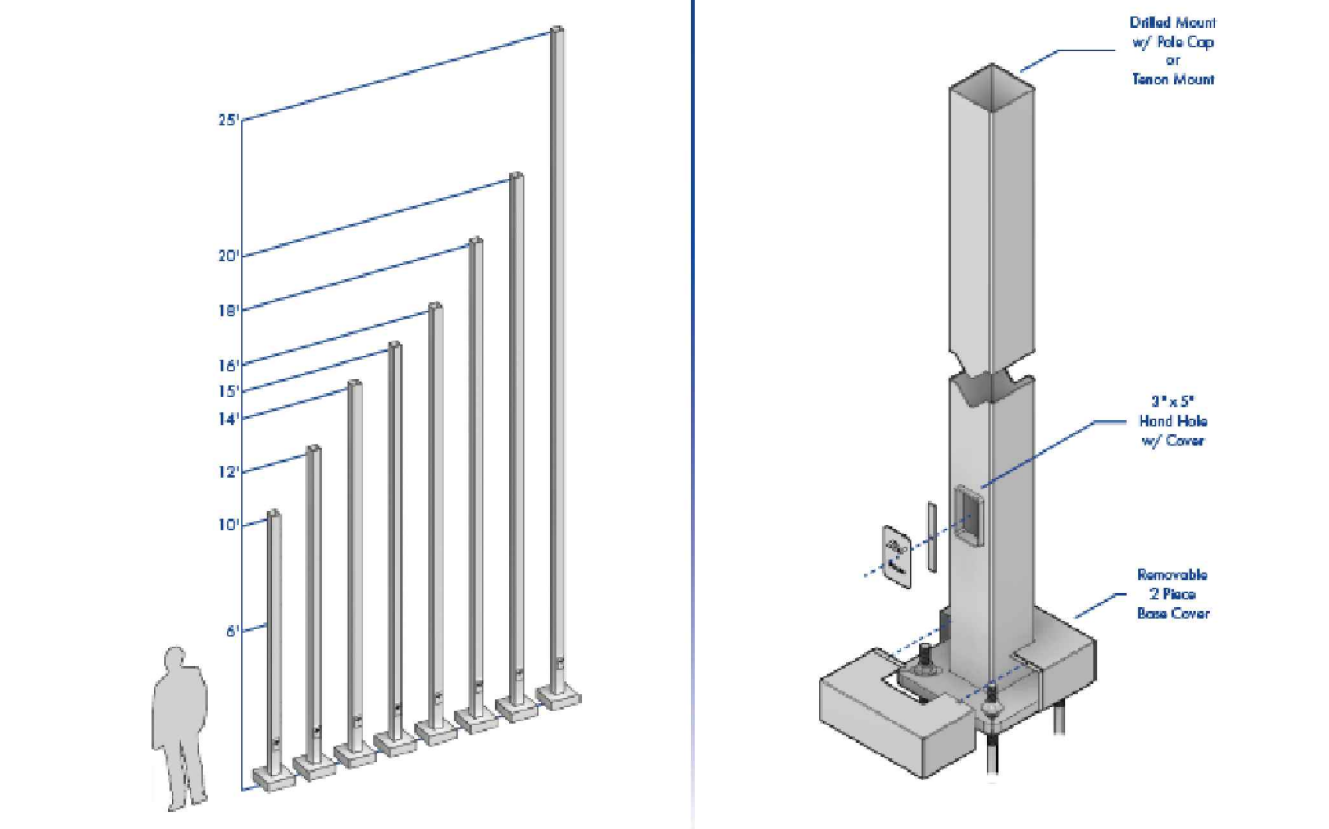
ESP1



SSS 4-11

Job Name: _____ Client Name: _____
Job Location: _____ City: _____
Type: _____ Order Date: _____
AV POLES & LIGHTING
4327 Delaney Dr.
Lanham, CA 93253
Tel: (661) 864-7780 ext 100
Fax: (661) 864-2784
www.polesandlighting.com
www.ssspoles.com

4" SQUARE STRAIGHT STEEL (0.120 Standard Wall)



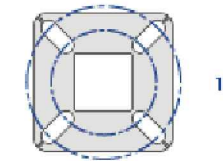
SHAFT: Commercial-quality, hot-rolled, carbon steel tubing with a minimum yield strength of 48,000 PSI conforms to ASTM A500 grade A.
FINISH: TPOC thermoplastic polyester powder coat finish is electrochemically applied on a 3.0 mil minimum thickness. A five stage metal pretreatment process and water provide maximum corrosion resistance. The powder top coat is locked in excess of 400 degrees for maximum adhesion.
HARDWARE: 5304 stainless steel.
EPA DATA SCHEDULE: Calculations based on standard steel base pole additional 1.3 mph gust.

POLE SCHEDULE

Table with columns: CATALOG NUMBER, POLE HEIGHT, SHAFT SIZE, WALL GAUGE, BOLT CIRCLE, ANCHOR BOLTS, MAX. FIXT. WT., 70 MPH, 80 MPH, 90 MPH, 100 MPH. Lists various pole configurations and their performance metrics.

ANCHOR PLATE

ANCHOR PLATE: Fabricated from hot-rolled carbon steel plate conforming to ASTM A36 meets or exceeds minimum yield strength of 36,000 PSI. All welds shall conform to AWS D1.1. Base plate and stud are circumferentially welded top and bottom.



ANCHOR BOLTS

ANCHOR BOLTS: Fabricated from hot-rolled carbon steel bar with minimum yield strength of 55,000 PSI. Bolts are fully galvanized and conform to ASTM F1554 A55. Each bolt is finished with two hex nuts and two flat washers.

BASE COVER

BASE BOLT COVER: Two-piece standard full base cover is fabricated from heavy gauge quality carbon steel and pre-treated with corrosion inhibitors. Provided with 3104 stainless steel hardware. Spin and coat aluminum covers are available.

HAND HOLE

HAND HOLE: Reinforced 3" x 5" hand hole is located 18" above base. Cover and attachment hardware provided.

TENON OR DRILL MOUNT

TENON MOUNT: Available with 2.375" O.D. or 2.875" O.D. tenon.
DRILL MOUNT: Removable top cap provided with drill-mount poles.

GFI RECEPTACLE

GFI-METAL COVER: 2 gang vertical GFI receptacle with NEC 2017 Section 408.1(B)(1) compliant metal cover.
GFI-WEATHER PROOF IN-USE COVER: 2 gang vertical GFI receptacle with UV Non-Metallic (NEMA) In-Use Cover.

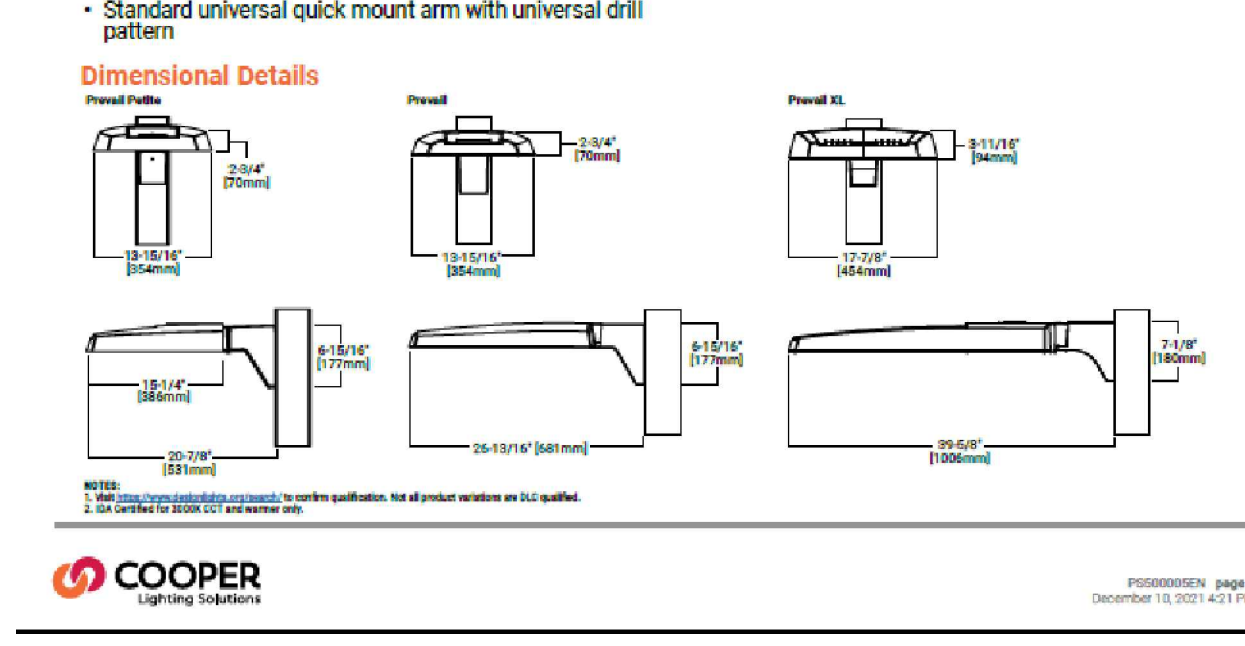
ORDERING INFORMATION table with columns: HEIGHT, SHAFT, SHAFT WALL, MOUNTING, GR, ACCESSORIES, FINISH. Includes a detailed list of part numbers for different pole configurations.

Table with columns: Project, Catalog #, Type, Prepared by, Notes, Date.



Interactive Menu
• Ordering Information page 2
• Product Specifications page 1
• Mounting Details page 1
• Optical Configurations page 1
• Energy and Performance Data page 4
• Control Options page 6

Quick Facts
• Direct-mounted discrete light engine for improved optical uniformity and visual comfort
• Lumen packages range from 4,300 - 41,000 nominal lumens (SDW - 300W)
• Replaces 70W up to 1,000W HID equivalents
• Efficacies up to 148 lumens per watt
• Standard universal quick mount arm with universal drill pattern



Lumark Prevail Discrete LED

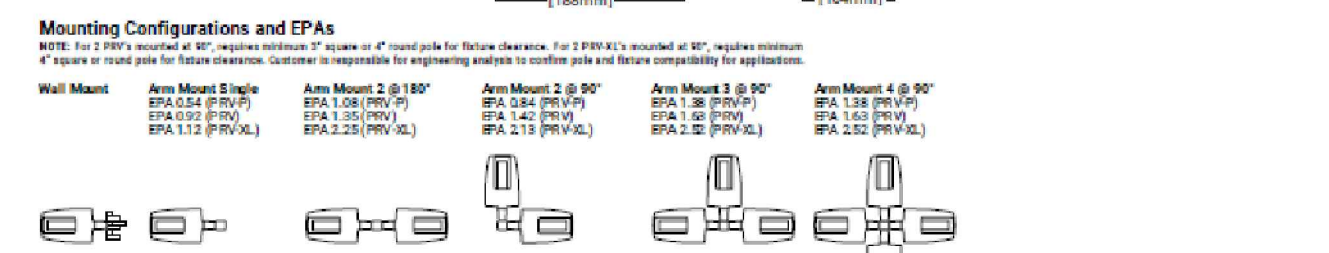
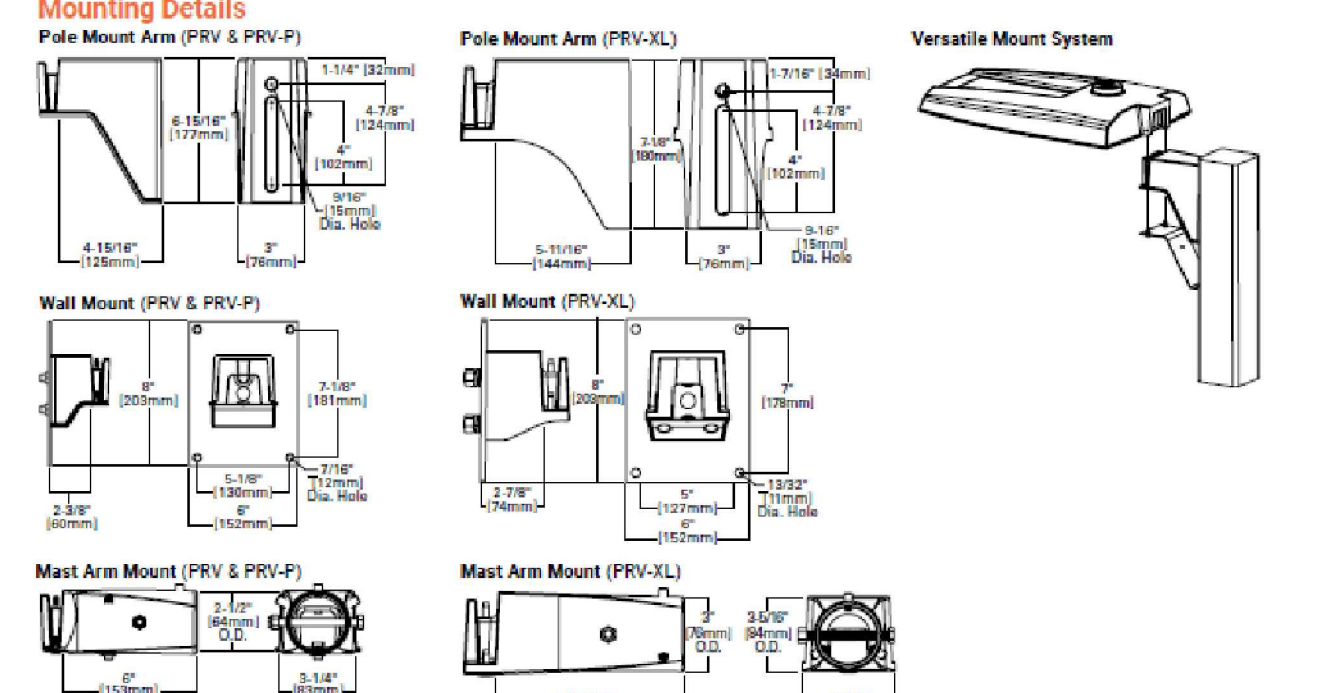
Ordering Information table with columns: Product Family, Light Engine, Color Temperature, Voltage, Distribution, Mounting, Finish.

Options (Add as Suffix) table listing various accessories and configurations like mounting arms, covers, and sensors.

Product Certifications: IES, DLC, ICES, ENEC, CE, RoHS, REACH, IP66, IMA, IEC, BAA.
Connected Systems: WaveLinx.

Product Specifications table detailing construction, mounting, electrical, and warranty information.

Lumark Prevail Discrete LED



Optical Configurations table showing different luminaire models and their beam spread options.

Lumark Prevail Discrete LED

Energy and Performance Data. View FRV-F LEDIES, View FRV-IL LEDIES, View FRV-XL LEDIES.

Energy and Performance Data table with columns: Product Family, Light Engine, Power (Watts), Input Current (A), Distribution, Type II, Type III, Type IV, Type V, Type VI, Type VII, Type VIII, Type IX, Type X, Type XI, Type XII, Type XIII, Type XIV, Type XV, Type XVI, Type XVII, Type XVIII, Type XIX, Type XX, Type XXI, Type XXII, Type XXIII, Type XXIV, Type XXV, Type XXVI, Type XXVII, Type XXVIII, Type XXIX, Type XXX.

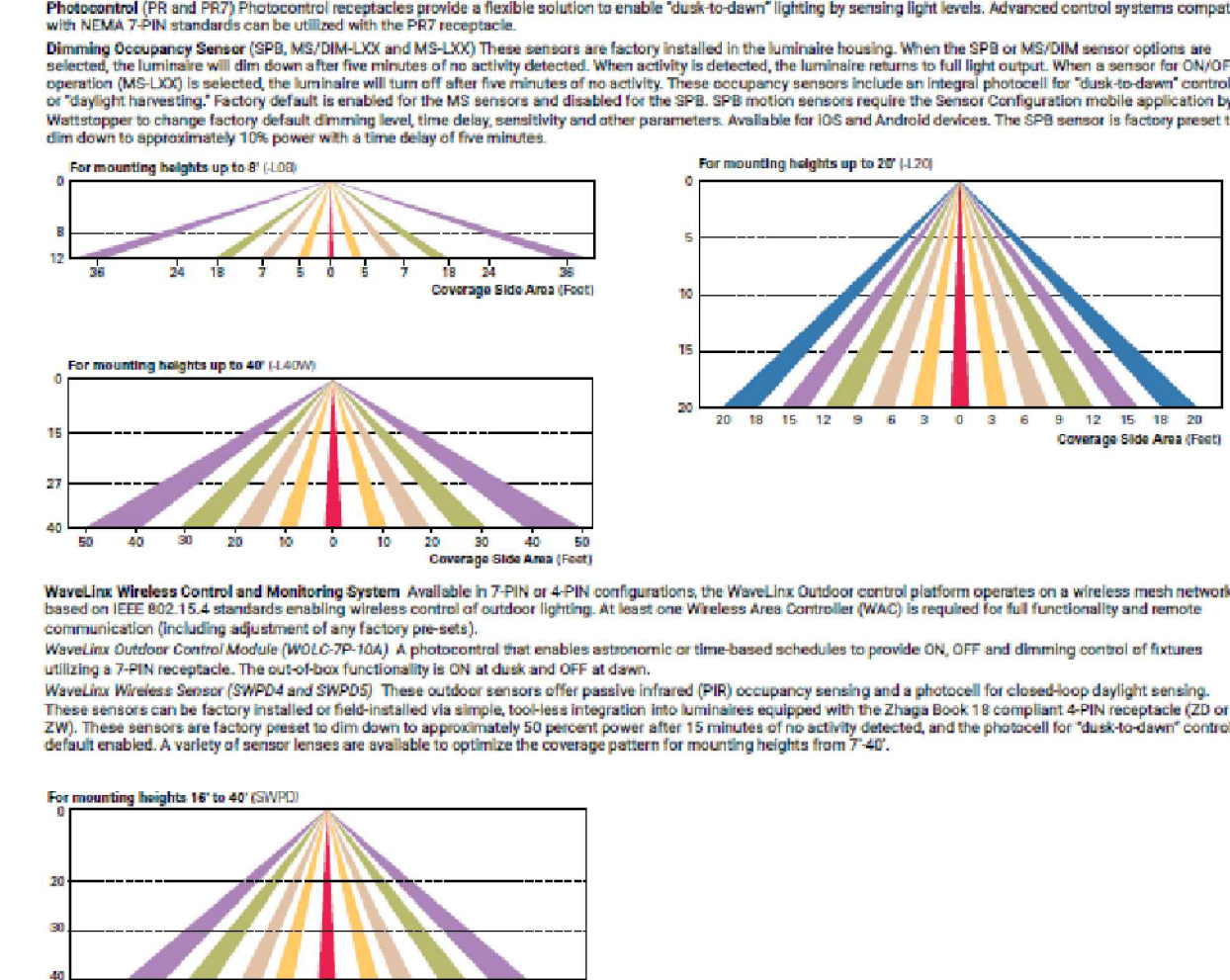
Lumark Prevail Discrete LED

Energy and Performance Data. View FRV-F LEDIES, View FRV-IL LEDIES, View FRV-XL LEDIES.

Energy and Performance Data table with columns: Product Family, Light Engine, Power (Watts), Input Current (A), Distribution, Type II, Type III, Type IV, Type V, Type VI, Type VII, Type VIII, Type IX, Type X, Type XI, Type XII, Type XIII, Type XIV, Type XV, Type XVI, Type XVII, Type XVIII, Type XIX, Type XX, Type XXI, Type XXII, Type XXIII, Type XXIV, Type XXV, Type XXVI, Type XXVII, Type XXVIII, Type XXIX, Type XXX.

Lumark Prevail Discrete LED

Control Options. Photocell (FR) and PIR (FR2) photocell photocell provides a flexible solution to enable "dark-to-dark" lighting by sensing light levels.



WaveLinx: Wireless Control and Monitoring System Available in FRV-F or FRV-XL configurations. The WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.11s (i.e. standards enabling wireless control of outdoor lighting). At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory presets).



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MONTICELLO, MN 55362
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TOWNEPLACE SUITES BY MARIOTT

LATHROP CALIFORNIA

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of CALIFORNIA.
Truman Howell
Date: _____
License No: _____

PRELIMINARY PLANS NOT FOR CONSTRUCTION

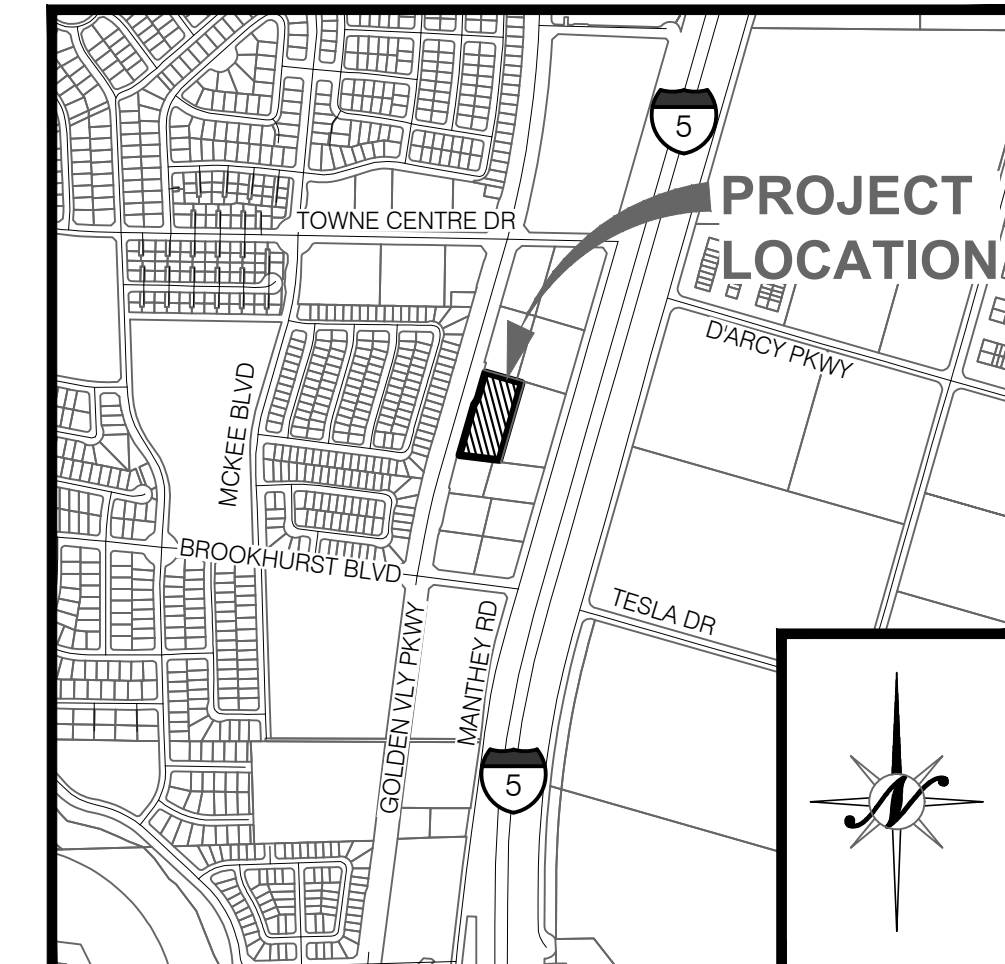
REVISION SCHEDULE

Table with columns: NO., DATE, DESCRIPTION.

SPECIFICATIONS DATE 02/04/22 SCALE: ESP2

CONCEPTUAL PLANNING PLANS FOR TOWNEPLACE SUITES BY MARRIOTT

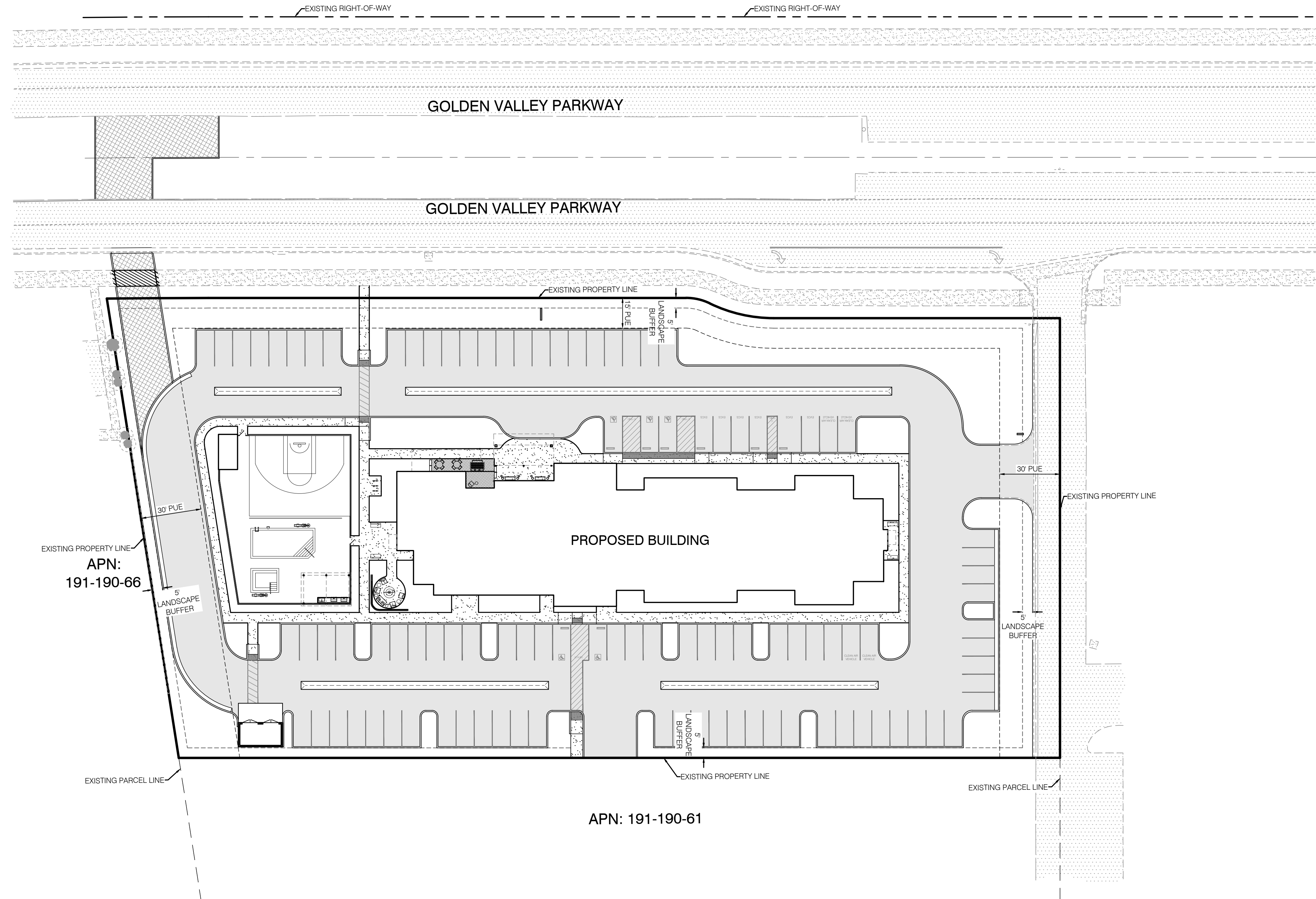
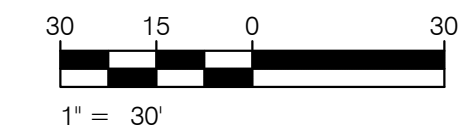
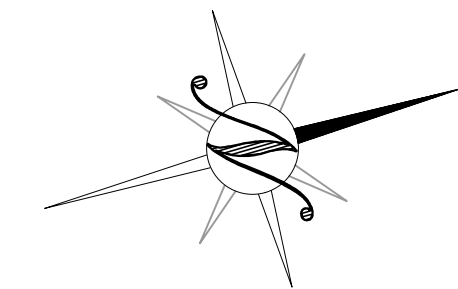
LATHROP, CALIFORNIA



VICINITY MAP
NTS

BENCHMARK

ELEVATION: 10.76
 CITY OF LATHROP BENCHMARK #1032
 SURVEY CONTROL POINT 98. A 2" DISC IN CONCRETE LOCATED IN THE NORTHWEST CORNER OF CONCRETE BASE OF THE FLAG POLE AT THE SOUTHWEST SIDE OF THE CITY HALL BUILDING, 23 FEET EAST FROM FACE OF CURB.



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PRELIMINARY PLANS NOT FOR CONSTRUCTION

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

COVER SHEET

DATE: **04/11/22**
 SCALE: **AS SHOWN**

C1.1

PREPARED FOR

CLIENT:
 GOLDEN VALLEY PARKWAY INVESTMENTS, LLC
 4120 DALE ROAD J-8 #235
 MODesto, CA 95356
 P: (209) 609-3417
 CONTACT:
 BYRON CHAPMAN

PROJECT LOCATION

SITE ADDRESS:
 17400 GOLDEN VALLEY PARKWAY
 LATHROP, CA 95330

SHEET INDEX

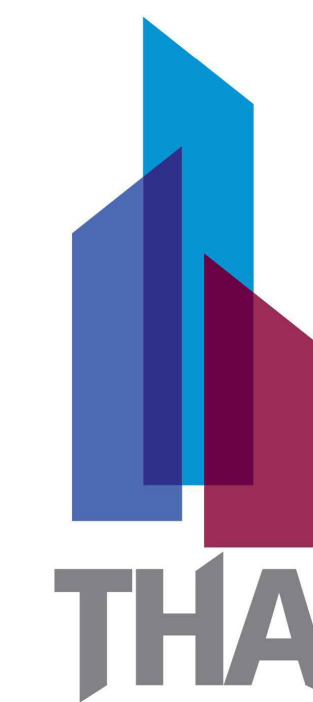
- GENERAL INFORMATION**
- C1.1 COVER SHEET
 - C1.2 LEGENDS AND ABBREVIATIONS
- SITE PLANS**
- C2.1 TOPOGRAPHIC AND DEMOLITION PLAN
 - C3.1 DIMENSION AND PAVING PLAN
 - C3.2 TRUCK TURN PLAN
 - C4.1 GRADING AND DRAINAGE PLAN
 - C5.1 COMPOSITE UTILITY AND STORMWATER QUALITY PLAN

LEGEND

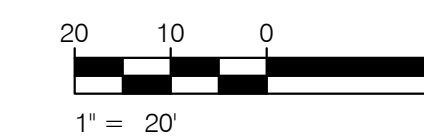
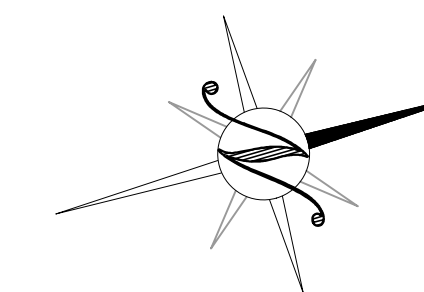
	EXISTING	PROPOSED		EXISTING	PROPOSED
BOUNDARY LINE			WATER WELL		
CENTERLINE			WATER (DOMESTIC)		
RIGHT-OF-WAY			WATER (NON-POTABLE WATER)		
LOT LINE			WATER (FIRE SERVICE)		
SECTION LINE		N/A	WATER STRUCTURE ID	N/A	
EASEMENT			IRRIGATION MANHOLE		
RIGHT-OF-WAY EASEMENT			IRRIGATION METER		
SETBACK LINE	N/A		BACKFLOW PREVENTER		
RESTRICTED ACCESS			IRRIGATION CONTROL BOX		
CENTERLINE STATION POINT			IRRIGATION CONTROL VALVE		
MONUMENT			IRRIGATION LINE		
PROPERTY CORNER			GAS VALVE		
BENCHMARK			GAS METER		
TREE			GAS LINE		
BOULDER		N/A	ELECTROLIER		
STUMP		N/A	SITE LIGHTING		
CONCRETE			TRAFFIC SIGNAL		
CURB + GUTTER			TRAFFIC SIGNAL WITH STREET LIGHT		
ACCESSIBLE RAMP			UTILITY POLE		
DETECTABLE WARNING SURFACE			UTILITY POLE WITH LIGHT		
EDGE OF PAVEMENT			WIRE ANCHOR		
BUILDING OVERHEAD			UTILITY BOX		
RAILROAD			TELEPHONE MAINTENANCE HOLE		
BUILDING			ELECTRIC MAINTENANCE HOLE		
WHEEL STOP			CABLE MAINTENANCE HOLE		
HANDRAIL			TRANSFORMER		
BOLLARD	N/A		OUTLET		
DOOR			UTILITY VALVE		
VALLEY GUTTER			JOINT TRENCH		
WALL			OVERHEAD ELECTRICAL		
WALL			TELEVISION/CABLE		
RETAINING WALL			UNDERGROUND ELECTRICAL		
FENCE - CHAINLINK/VINYL/CABLE			TELEPHONE		
FENCE - WOOD/METAL/STEEL			ELECTRICAL		
FENCE - BARBED WIRE			MISCELLANEOUS UTILITY		
FENCE - PICKET			SEWER MANHOLE		
FENCE - SPLIT RAIL		N/A	ECCENTRIC SEWER MANHOLE		
FENCE - HOGWIRE			SEWER CLEAN OUT		
BARRICADE			SEPTIC TANK		
GUARDRAIL		N/A	SEWER STRUCTURE ID		
ROLLING GATE			SEWER (MAIN)		
SWING GATE			SEWER (LATERAL)		
TRENCH		N/A	SEWER (FORCE MAIN)		
SAWCUT		N/A	STORM DRAIN MANHOLE		
UTILITY REMOVAL		N/A	DEWATERING MANHOLE		
CONTOUR - MAJOR			ECCENTRIC MANHOLE		
CONTOUR - MINOR			STORM DRAIN CLEAN OUT		
DAYLIGHT CUT	N/A		CURB INLET		
DAYLIGHT FILL	N/A		DRAIN INLET		
GRADE BREAK			DRAIN INLET ON MANHOLE		
PAD ELEVATION			STORM DRAIN STRUCTURE ID		
SLOPE			RAINWATER LEADER		
ELEVATION TAG			RIPRAP (ROCK DISCHARGE PAD)		
TOE OF SLOPE			STORM DRAIN		
HIGH POINT			STORM DRAIN TRENCH DRAIN		
SIGN			SWALE		
SINGLE LINE			STORM DRAIN (LANDSCAPE SERVICES)	N/A	
DOUBLE LINE			ROCK TRENCH		
STOP BAR/CROSSWALK			FRENCH DRAIN		
DASHED LINE			CULVERT		
DOUBLE DASHED LINE					
MANHOLE					
MAILBOX					
UTILITY STRUCTURE					
WATER VALVE					
WATER METER					
BLOW OFF VALVE					
BACKFLOW PREVENTER					
DOUBLE CHECK DETECTOR ASSEMBLY					
FIRE HYDRANT					
MONITORING WELL					
AIR RELEASE VALVE					

ABBREVIATIONS

=	PLUS OR MINUS (NOT EXACT)	JB	JUNCTION BOX	USA-G	SEWER/STORM DRAIN (GREEN)
@		JP	JUNCTION POLE	USA-M	TEMPORARY SURVEY MARKINGS (MAGENTA)
Ø	DIAMETER	JT	JOINT TRENCH	USA-O	COMMUNICATION CATV (ORANGE)
AB	AGGREGATE BASE	JP	JOINT POLE	USA-P	RECLAIMED WATER IRR. SLURRY (PURPLE)
ABDN	ABANDONED	L, LT	LEFT	USA-R	ELECTRICAL (RED)
AC	ACRE, ASPHALT CONCRETE	L=	LENGTH (CURVE)	USA-W	PROPOSED EXCAVATION (WHITE)
ACP	AIR CONDITIONING	LF	LINEAL/LINEAR FEET	USA-Y	GAS, OIL, STEAM (YELLOW)
ACM	ASBESTOS CEMENT PIPE	LAT	LATERAL	VC	VERTICAL CURVE
AD	ASBESTOS CONTAINING MATERIAL	LIP	LIP OF GUTTER	VCP	VITRIFIED CLAY PIPE
ADA	AMERICANS W/ DISABILITIES ACT	LANE	LANE	VERT	VERTICAL
AG	ATRIUM GRATE	LP	LIGHT POLE, LOW POINT	W	WEST, WATER
AGG	AGGREGATE	FH	FIRE HYDRANT	WI	WITH
ALGN	ALIGNMENT	LS	LANDSCAPE	WA	WALL
ALT	ALTERNATE	LSA	LANDSCAPE ARCHITECT	WB	WATER BOX
APN	ASSESSORS PARCEL NUMBER	MA	MAXIMUM	WM	WATER METER
ARV	AIR RELEASE VALVE	MAX	MECHANICAL/ELECTRICAL/PLUMBING	WMB	WATER METER BOX
ASB	AGGREGATE SUBBASE	MEP	MECHANICAL/ELECTRICAL/PLUMBING	WOA	WASHOUT AREA
ASPH	ASPHALT	MH	MAN/MAINTENANCE HOLE	WS	WATER SERVICE
ASR	AUTOMATIC SPRINKLER RISER	MIN	MINIMUM	WW	WATER VALVE
BC	BEGIN CURVE	MIPT	MALE IRON PIPE THREAD	WWW	WATER WELL
BNDY	BOUNDARY	MJ	MECHANICAL JOINT	WY	WELDED WIRE FABRIC
BFP	BACKFLOW PREVENTOR	MPVC	MIDPOINT OF VERTICAL CURVE	YD	YARD
BK	BOOK	MON	MONUMENT		
BLDC	BUILDING CORNER	MS	MOW STRIP		
BLDG	BUILDING	MW	MONITORING WELL		
BMP	BEST MANAGEMENT PRACTICES	(N)	NORTH, NORTHING COORDINATE		
BM	BENCHMARK	N	NORTHSTAR ENGINEERING		
BO	BLOW OFF	NDS	NDS INC. (MANUFACTURER)		
BOD	BOTTOM OF DOCK	NIC	NOT INCLUDED/IN CONTRACT		
BOLL	BOLLARD	NO	NUMBER		
BOW	BACK OF WALK	NSE	NORTHSTAR ENGINEERING		
BSW	BACK OF SIDEWALK	NTS	NOT TO SCALE		
BS	BEGIN STRIPING	OC	ON CENTER		
BSL	BUILDING SETBACK LINE	OG	ORIGINAL GROUND / GRADE		
BVC	BEGIN VERTICAL CURVE	OHE	OVERHEAD ELECTRICAL		
BW	FINISHED GRADE AT BOTTOM OF WALL	O.R.	OFFICIAL RECORDS		
C	CONCRETE	(P)	PROPOSED		
CC	CONCRETE	P, PAV	PAVEMENT		
CB	CATCH BASIN	PB	PULL BOX		
CBL	CABLE	PCC	POINT OF COMPOUND/CONVERSE CURVATURE		
CDS	CONTINUOUS DEFLECTION	PCC	PORTLAND CEMENT CONCRETE		
CG&G	CURB AND GUTTER	PE	PLAIN END		
CG&S	CURB, GUTTER & SIDEWALK	PED	PEDESTRIAN		
CI	CAST IRON PIPE	PERF	PERFORATED		
CIP	CAST IRON PIPE	PG	PAGE		
CL	CENTER LINE	PG&E	PACIFIC GAS AND ELECTRIC		
OR CL	CENTER LINE	PH	POT HOLE		
CLR	CLEAR	PID	POINT ID		
CMH	CABLE MAINTENANCE HOLE	PIV	POST/PRESSURE INDICATOR VALVE		
CMN	COMMUNICATION	PL	PROPERTY LINE		
CMP	CORRUGATED METAL PIPE	PM	PARKING METER, PARCEL MAP		
CO	CLEAN OUT	PMH	POWER MANHOLE		
COMP	COMPACTION	PO	PUSH-ON		
CONC OR CC	CONCRETE	PCC	POINT ON CURVE/POINT OF CONNECTION		
CONST	CONSTRUCTION OR CONSTRUCT	POI	POINT OF INTERSECTION		
CONF	CONFORM TO EXISTING	PP	POWER POLE		
COL OR C.O.L	CITY OF LATHROP	PRC	POINT OF REVERSE CURVATURE		
CR	CURB/CROWN	PROF	PROFILE		
CT	COURT/CUBIC	PRV	PRESSURE REDUCING VALVE		
CJ	CULVERT	PRUE	PRIVATE UTILITY EASEMENT		
CV	CHECK VALVE	PT	POINT		
CY	CUBIC YARD	PH	PACIFIC TELEPHONE & TELEGRAPH		
D=	DELTA (CURVE)	PUE	PUBLIC UTILITY EASEMENT		
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY	PVC	POLYVINYL CHLORIDE PIPE		
DEMO	DEMOLISH	R	RIGHT		
DEPT	DEPARTMENT	R=	RADIUS		
DI	DROP DRAIN INLET/DUCTILE IRON	RC	RELATIVE COMPACTION		
DIA	DIAMETER	RCP	REINFORCED CONCRETE PIPE		
DIP	DUCTILE IRON PIPE	RD	ROAD, RELATIVE DENSITY		
DOM, (DOM)	DOMESTIC	RJ	RESTRAINED JOINT		
DR	DRIVE	RP	RADIUS POINT		
DS	DOWNSPOUT	RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY		
DTL	DETAIL	RSC	RECEIVING AND SUPPORT CENTER		
DW	DOMESTIC WATER/DRYWELL/DEWATERING	RV	RESISTANCE VALVE		
DWG	DRAWING	RW	RECYCLED WATER		
DWY	DRIVEWAY	RW, R/W, ROW	RIGHT-OF-WAY		
E	EXISTING	RWL	RAINWATER LEADER		
(E)	EXISTING	S	SOUTH, SLOPE		
EC	END CURVE	S.A.D.	SEE ARCHITECTURAL DRAWINGS		
EG	EXISTING GRADE	SBL	SETBACK LINE, SOLID BLACK LINE		
EL	ELEVATION	SCO	SEWER CLEANOUT		
ELB	ELECTRIC BOX	SD	STORM DRAIN		
ELC/ELEC	ELECTRICAL	SDB	STORM DRAIN BASIN		
ELV	ELECTRIC VAULT	SDCB	STORM DRAIN CATCH BASIN		
EM	ELECTRIC METER	SDCC	STORM DRAIN CLEAN OUT		
EMH	ELECTRIC MAINTENANCE HOLE	SDDW	STORM DRAIN DEWATERING		
EP	EDGE OF PAVEMENT	SDI	STORM DRAIN INLET		
ES	END STRIPING	SDFM	STORM DRAIN FORCE MAIN		
ESMT OR EASE	EASEMENT	SDMH	STORM DRAIN MAINTENANCE HOLE		
EVC	END OF VERTICAL CURVE	S.E.D.	SEE ELECTRICAL DRAWINGS		
EX OR EXIST	EXISTING	SG	SUB-GRADE		
EVA	EMERGENCY VEHICLE ACCESS	SP	SILT FENCE SG SUBGRADE		
(F)	FUTURE	SHT	SHEET		
FA	FIRE ALARM	SIM	SIMILAR		
FAB	FIRE ALARM BOX	SJC	SAN JOAQUIN COUNTY		
FAC, F/C	FACE OF CURB	SL	STREET LIGHT		
FD	FOUND/FRENCH DRAIN	S.L.D.	SEE LANDSCAPE DRAWINGS		
FDC	FIRE DEPARTMENT CONNECTION	SLB	STREET LIGHT BOX		
FE	FENCE	SMH	SIGNAL MANHOLE		
FES	FLARED END SECTION	S.M.D.	SEE MECHANICAL DRAWINGS		
FF	FINISH FLOOR	SMS	STREET NAME SIGN		
FFE	FINISH FLOOR ELEVATION	SP	SERVICE POLE		
FG	FINISH GRADE	S.P.D	SEE PLUMBING DRAWINGS		
FH	FIRE HYDRANT	SRL	SOLID RED LINE		
FIPT	FEMALE IRON PIPE THREAD	SS	SANITARY SEWER		
FL	FLOW LINE/FLANGE	SSCO	SANITARY SEWER CLEAN OUT		
FLG	FLANGE	SSFM	SANITARY SEWER FORCE MAIN		
FM	FLOWMETER/FORCE MAIN	SSMH	SANITARY SEWER MAN/MAINTENANCE HOLE		
FOUND	FOUNDATION	SSPS	SANITARY SEWER PUMP STATION		
FS	FINISHED SURFACE, FIRE SERVICE	ST	STREET, SEPTIC TANK		
FRR	FIRE SPRINKLER RISER	STA	STATION		
FT	FOOT, FEET	STD	STANDARD		
FW	FIRE WATER	STL	STEEL		
G	GAS, GROUND	S/W, SW	SIDEWALK		
GB	GRADE BREAK	SWL	SOLID WHITE LINE, SWALE		
GE	GROUND ELEVATION	T	TELEPHONE		
GI	GALVANIZED IRON	TC	TOP OF CURB		
GM	GAS METER	TBC	TOP BACK OF CURB		
GR	GRATE	TCP	TEMPORARY CONTROL POINT		
GRD	GROUND	TD	TRENCH DRAIN		



THA
TRUMAN
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ARCHITECTS
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**TOWNEPLACE
SUITESSM**
BY HARRIOTT

**LATHROP
CALIFORNIA**



**PRELIMINARY
PLANS NOT FOR
CONSTRUCTION**

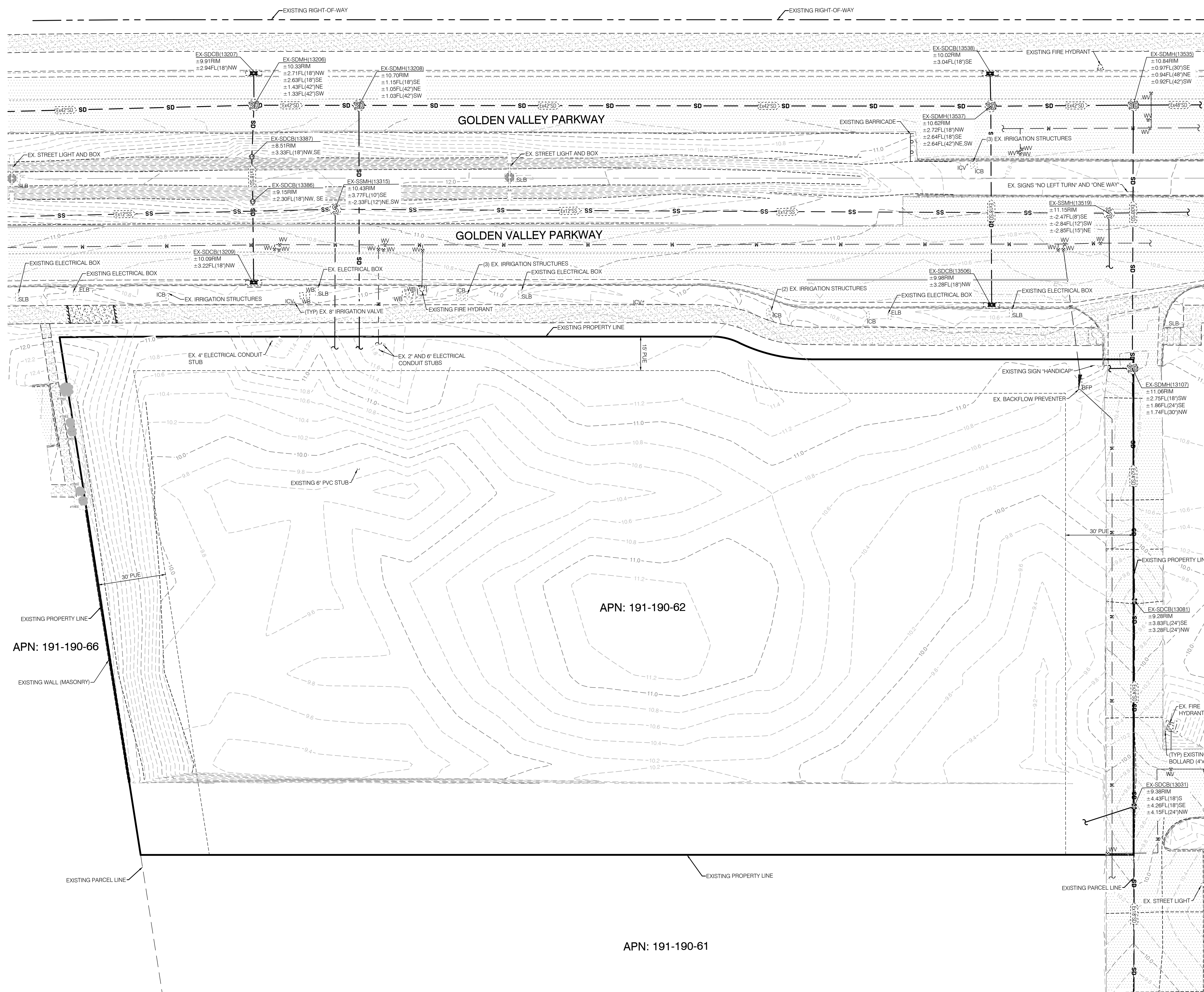
REVISION SCHEDULE

NO.	DATE	DESCRIPTION

**TOPOGRAPHIC
AND DEMOLITION
PLAN**

DATE: **04/11/22**
SCALE: **AS SHOWN**

C2.1



LEGEND

	EXISTING CONCRETE		EXISTING PAVEMENT
	EXISTING CONCRETE TO BE REMOVED		



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TOWNEPLACE SUITES
BY HARRIOTT

LATHROP CALIFORNIA



PRELIMINARY PLANS NOT FOR CONSTRUCTION

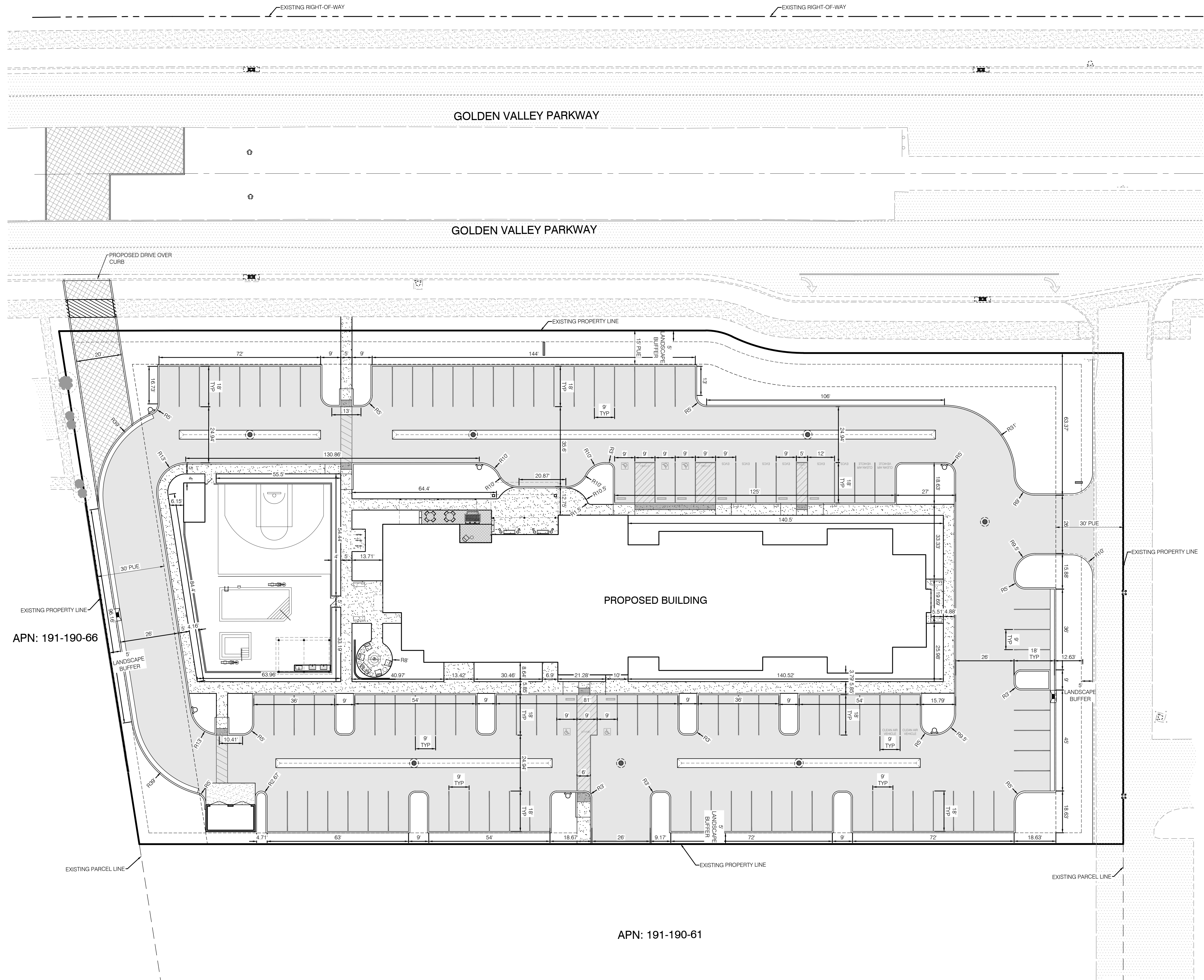
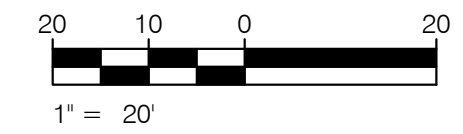
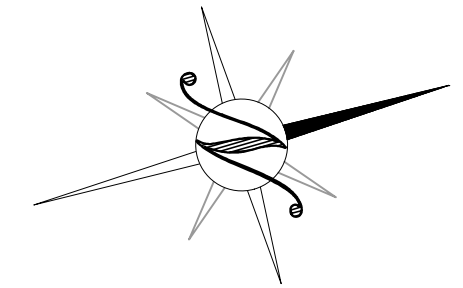
REVISION SCHEDULE

NO.	DATE	DESCRIPTION
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DIMENSION AND PAVING PLAN

DATE: **04/11/22**
SCALE: **AS SHOWN**

C3.1

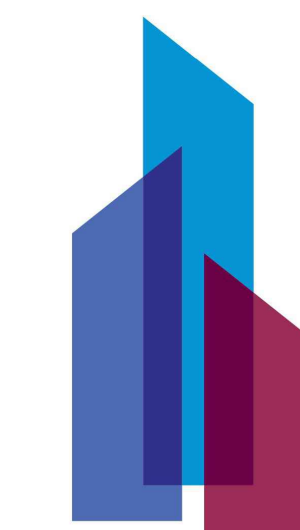


APN: 191-190-66

APN: 191-190-61

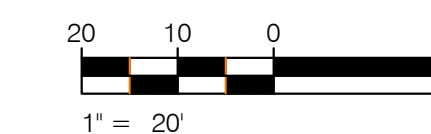
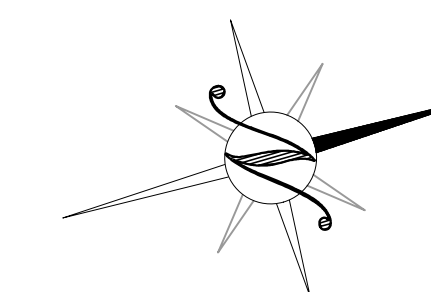
LEGEND

	EXISTING CONCRETE		EXISTING PAVEMENT
	PROPOSED CONCRETE		PROPOSED PAVEMENT
	PROPOSED GRASS PAVERS		PROPOSED VEHICULAR CONCRETE



THA
TRUMAN
HOWELL
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MONTICELLO, MN 55362
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**TOWNEPLACE
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CALIFORNIA**



**PRELIMINARY
PLANS NOT FOR
CONSTRUCTION**

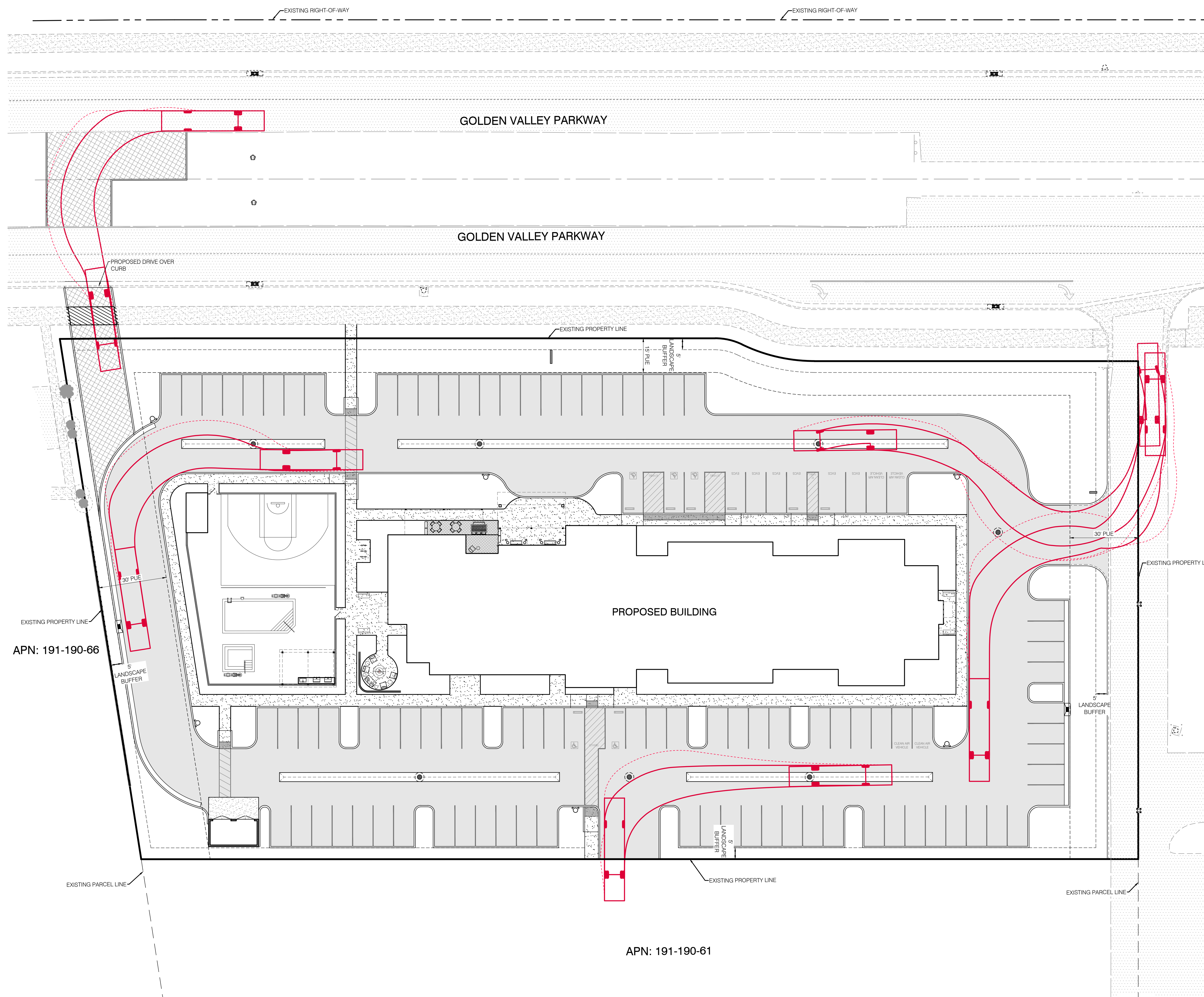
REVISION SCHEDULE

NO.	DATE	DESCRIPTION

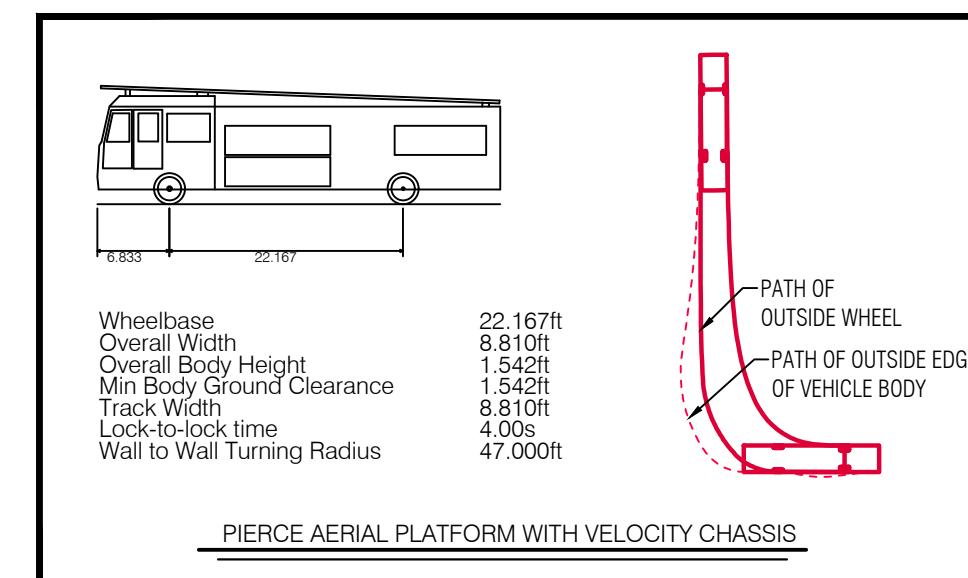
TRUCK TURN PLAN

DATE: **04/11/22**
SCALE: **AS SHOWN**

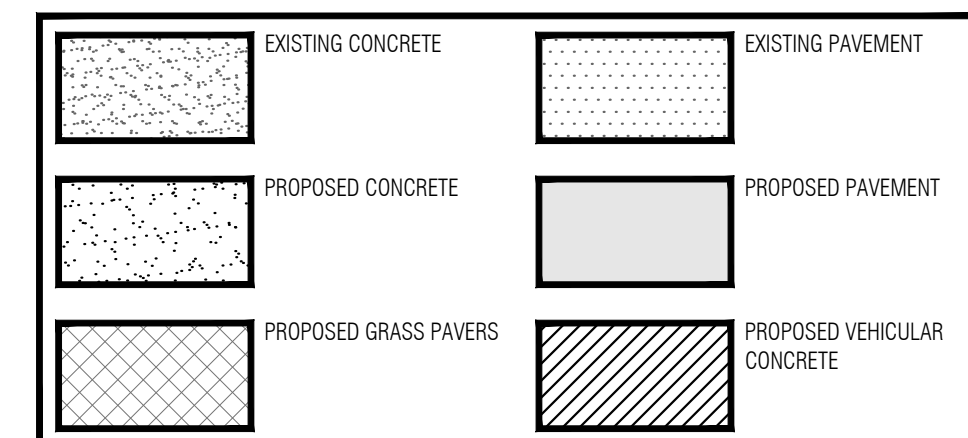
C3.2



TRUCK TURN TEMPLATES



LEGEND



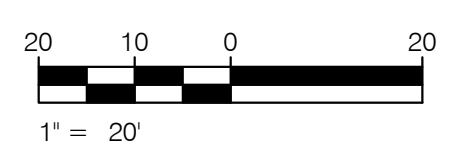
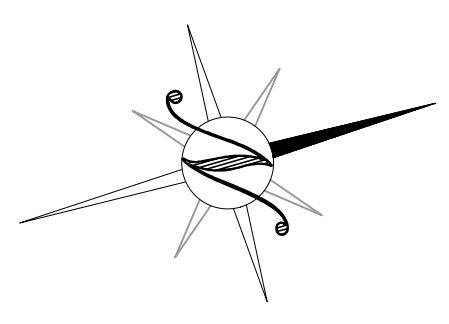
APN: 191-190-66

APN: 191-190-61

PLOTTED: 04/11/2022 14:28 PLOTTED BY: jacob949
DRAWING: 191-190-61-TRUCK TURN PLAN-PLANNING-03.12024.dwg



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TOWNEPLACE SUITES
BY MARRIOTT

LATHROP CALIFORNIA



PRELIMINARY PLANS NOT FOR CONSTRUCTION

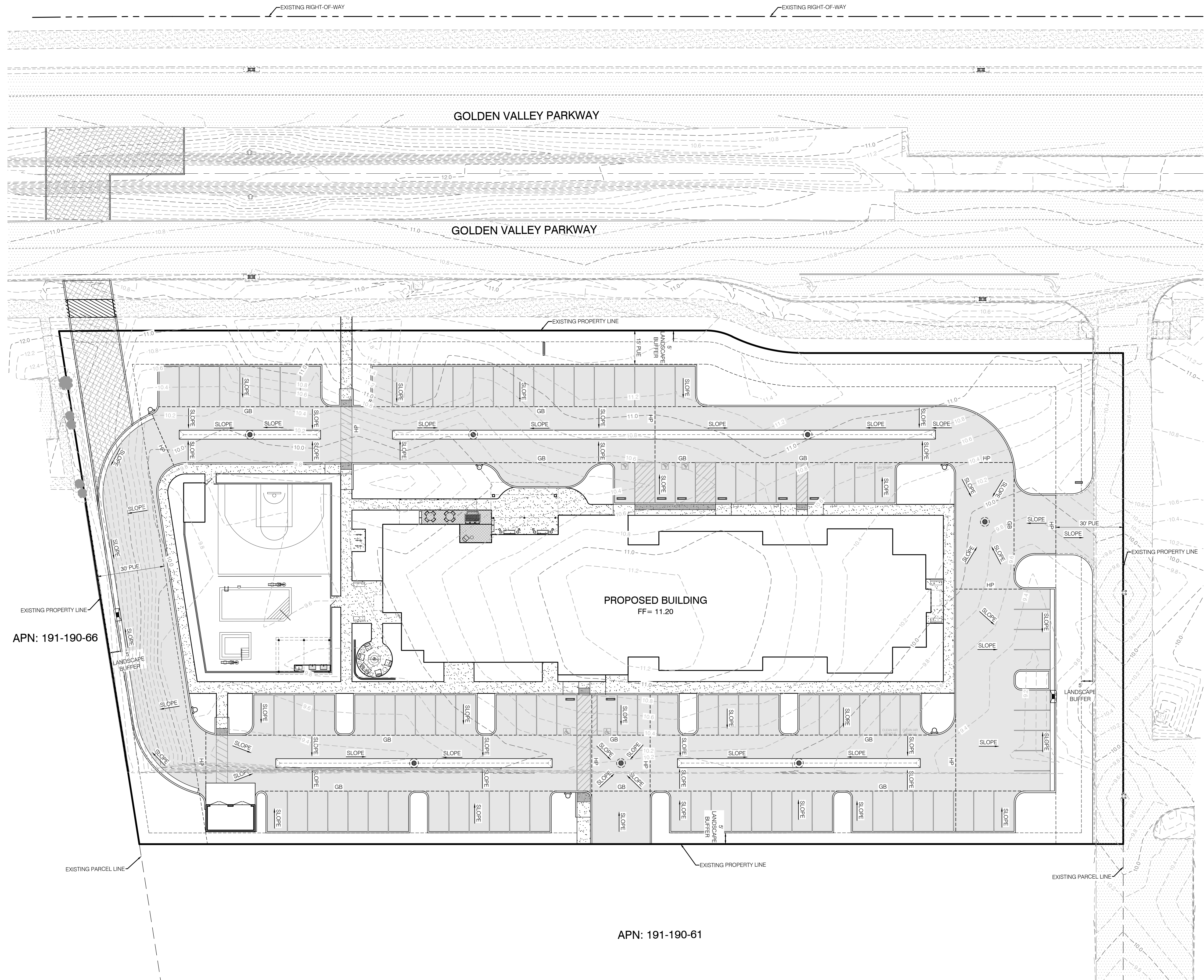
REVISION SCHEDULE

NO.	DATE	DESCRIPTION

GRADING AND DRAINAGE PLAN

DATE: **04/11/22**
SCALE: **AS SHOWN**

C4.1



APN: 191-190-66

APN: 191-190-61



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REVISION SCHEDULE

NO. DATE DESCRIPTION

COMPOSITE UTILITY AND STORMWATER QUALITY PLAN

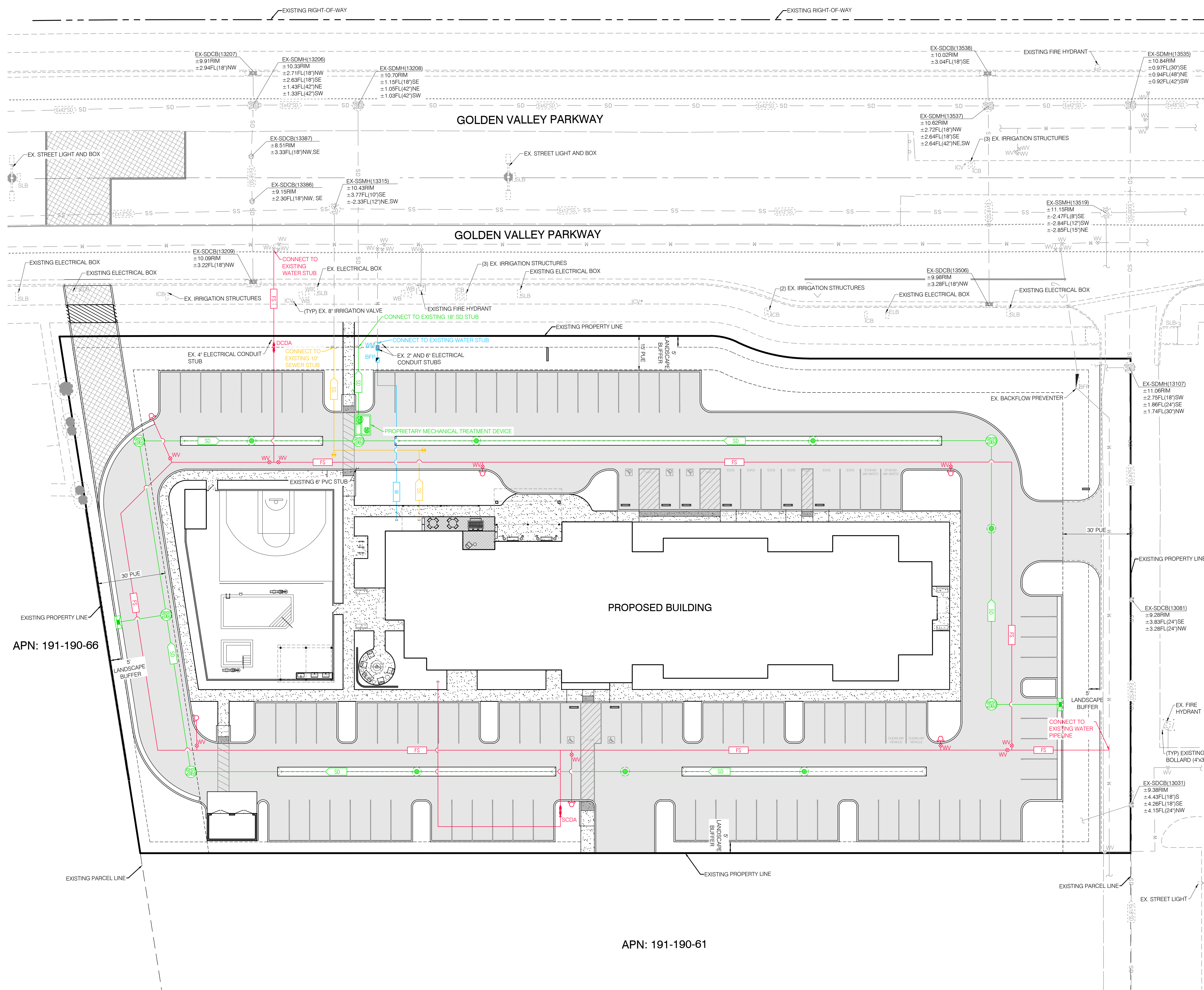
DATE 04/11/22

SCALE: AS SHOWN

C5.1

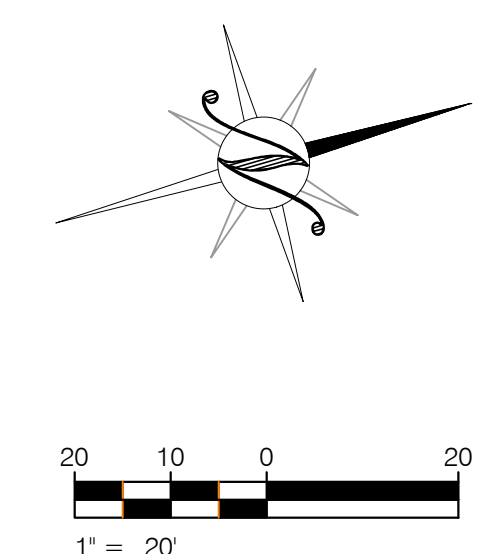
STORMWATER QUALITY NOTE

PROJECT AREA = 2.36 ACRES
DUE TO SITE CONSTRAINTS OF THE PROJECT BEING COMMERCIAL USE WITH MINIMAL LANDSCAPE AREAS AVAILABLE, THE INSTALLATION OF BIO-RETENTION AREAS IS NOT FEASIBLE FOR THE SUBJECT PROPERTY. THE PROJECT PROPOSES TO INSTALL A MECHANICAL FILTRATION DEVICE TO SATISFY THE TREATMENT REQUIREMENTS OF THE MULTI-AGENCY POST-CONSTRUCTION STORMWATER STANDARDS MANUAL, DATED JUNE 2015. PER COORDINATION WITH THE CITY OF LATHROP, THE PROJECT PROPOSES TO DISCHARGE THE RUNOFF FROM THE PROJECT SITE TO EXISTING CITY OF LATHROP STORM DRAIN PIPELINES IN GOLDEN VALLEY PARKWAY. DETENTION AND/OR RETENTION VOLUME STORAGE IS NOT PROPOSED AS PART OF THIS PROJECT.
RUNOFF FROM THE FULL PROJECT AREA WILL BE COLLECTED BY THE PROPOSED STORM DRAINAGE SYSTEM AND ROUTED TO A MECHANICAL FILTRATION DEVICE AT THE WEST EDGE OF THE PROJECT SITE. THE MECHANICAL FILTRATION DEVICE WILL BE SIZED APPROPRIATELY FOR TREATMENT ACCORDING TO SECTION 6.2 AND APPENDIX F OF THE MULTI-AGENCY POST-CONSTRUCTION STORMWATER STANDARDS MANUAL.

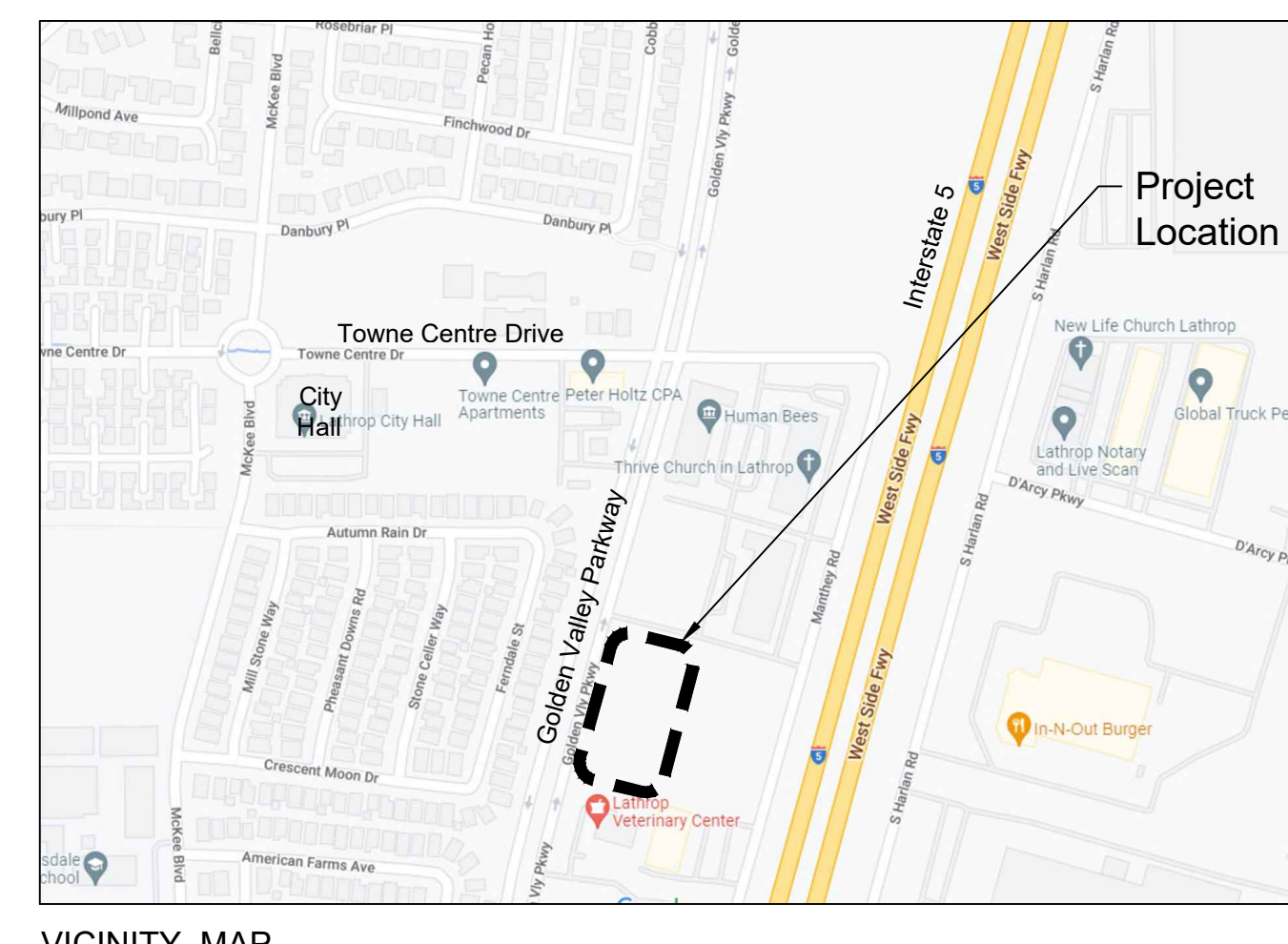
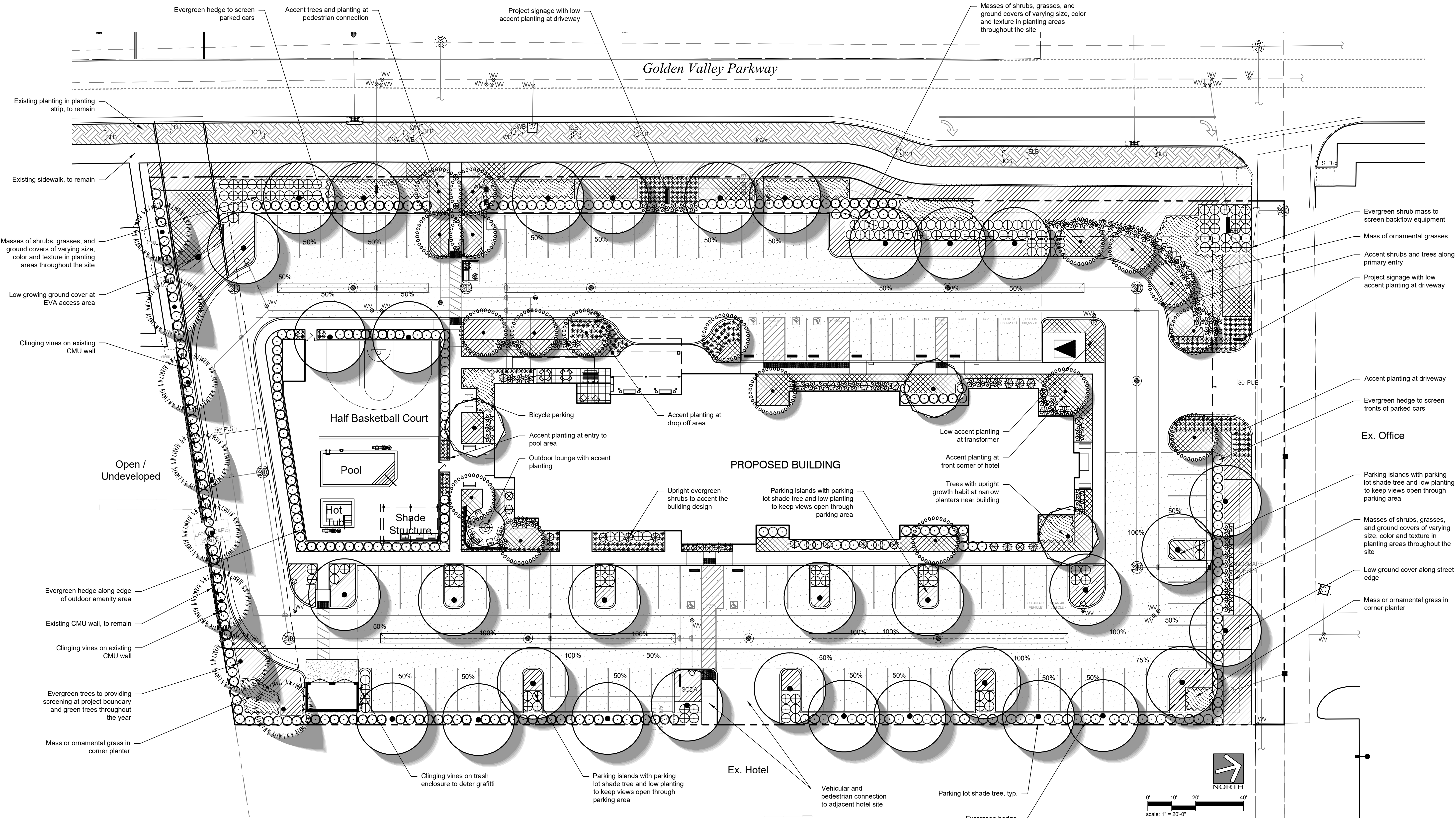


APN: 191-190-66

APN: 191-190-61



PRINTED: 04/11/2022 14:27 PLOTTED BY: jandrea
DRAWING: 22-230 TownePlace Suites Primary Plans C5.1 (1) - 444



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PRELIMINARY
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REVISION SCHEDULE

NO.	DATE	DESCRIPTION

Preliminary
Landscape Plan

DATE: 11 April 2022
SCALE: 1" = 20'-0"

L1

WELO COMPLIANCE

This project has been designed to conform with the State's Model Water Efficient Landscape Ordinance (MWEL0).

IRRIGATION DESIGN

The irrigation on the site will use drip irrigation, will meet the City's requirements, and will comply with the requirements of WELO. Equipment will include dedicated irrigation meter, smart controller, weather sensor, and efficient irrigation emitters, nozzles, and other equipment.

PLANTING DESIGN

The landscape design uses water-wise plant species suitable for this region and that are low maintenance and durable, uses trees to shade paved areas, and plants have been grouped into hydro-zones. References used for the landscape design include published information from the local jurisdiction, Sunset Western Garden Book and WUCOLS.

LANDSCAPE AREA CALCULATIONS

Total Site Area:	102,778 sf.
Total Landscape Area:	28,553 sf.
Percentage of Total Site as Landscape:	28 %

PARKING LOT TREE REQUIREMENTS

Number parking spaces:	101
Req'd trees (1 tree per 6 parking spaces):	17
Trees Provided:	33

BICYCLE PARKING REQUIREMENT

Number parking spaces:	101
Req'd parking (1 bike per 5% of vehicle parking spaces):	6
Bike Parking Provided:	6

PARKING LOT SHADE CALCULATIONS

Shade area on plans is identified with the hatch symbol shown here and conforms to the municipalities guidelines. Tree diameters per species based on published City documentation or the Sunset Western Garden Book.

Tree Type	Area at 100%	Quantity				Subtotal (sf)
		100%	75%	50%	25%	
Parking Lot Shade Tree	962 sf	7,696 (8)	722 (1)	12,025 (25)	0	20,443
Total shade provided:						20,443 sf
Parking area:						36,892 sf
Percentage of shade provided (min. 50% req'd):						55 %

PRELIMINARY WELO CALCULATIONS

The calculations provided below are an initial estimate of water usage for the planting and irrigation design being processed with this plan. Hydrozones are approximated and may change with the final design, but the overall intent will remain and compliance with WELO will be achieved.

City (ETO): Lathrop (50.9)

Plant Type	Water Use (per WUCOLS)	Type of Irrigation (IE)	Plant Factor	Hydrozone Area (sf)	ETWU (gal.)
Shrubs	Moderate	Drip (0.81)	0.5	8,895 sf	173,277
Shrubs	Low	Drip (0.81)	0.3	19,658 sf	229,766
				Total:	28,553 sf 88,517

Estimated Total Water Use (ETWU): 403,042 gal.

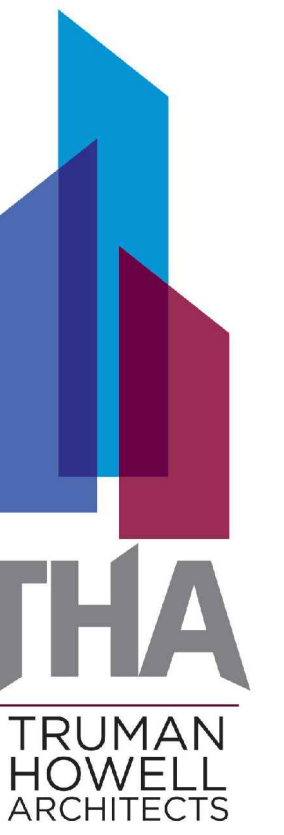
Maximum Applied Water Allowance (MAWA): 405,484 gal.

Estimated Average ETAF: 0.45

Maximum Allowable ETAF: 0.45

CONCEPT PLANT SCHEDULE

	PARKING LOT SHADE TREE Shade trees to meet City minimum standards for parking lot shading. Magnolia grandiflora 'D.D. Blanchard' / D.D. Blanchard Southern Magnolia Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache Quercus shumardii / Shumard Oak Quercus virginiana / Southern Live Oak Ulmus parvifolia 'Drake' / Drake Lacebark Elm	33		15 gal. 15 gal. 15 gal. 15 gal. 15 gal.
	ACCENT TREE Small to medium tree with interesting form, color or flowers Acer palmatum / Japanese Maple Lagerstroemia indica / Crape Myrtle	18		24" box 24" box
	EVERGREEN / SCREEN TREE Medium to large evergreen tree to provide green all year long and to provide screening Laurus x 'Saratoga' / Saratoga Hybrid Laurel Pinus edularica / Afghan Pine Podocarpus gracilior / Fern Pine	8		15 gal. 15 gal. 15 gal.
	UPRIGHT TREE Tree with upright form for narrow spaces near building Brachychiton populneus / Kurrajong Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	3		15 gal. 15 gal.
	UPRIGHT EVERGREEN Evergreen with narrow, upright form to accentuate the building facade Cupressus sempervirens 'Monshel' TM / Tiny Tower Italian Cypress Juniperus virginiana 'Skyrocket' / Skyrocket Eastern Redcedar Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	30		15 gal. 15 gal. 15 gal.
	HEDGE Small to medium evergreen hedge, non-sheared, for edges, screening parked cars, and foundation planting Ligustrum japonicum 'Texanum' / Texanum Privet Olea europaea 'Little Ollie' TM / Little Ollie Olive Rhapiolepis umbellata 'Minor' / Dwarf Yedda Hawthorn	331		5 gal. 5 gal. 5 gal.
	ACCENT SHRUB Medium shrub with interesting form, texture, or flowers, located at prominent view areas and entries Berberis thunbergii 'Rose Glow' / Rose Glow Japanese Barberry Chondropetalum tectorum / Small Cape Rush Muhlenbergia capillaris / Pink Muhly Grass Phormium tenax / New Zealand Flax Rosa x 'Noatraum' TM / Flower Carpet Pink Rose	80		5 gal. 5 gal. 5 gal. 5 gal. 5 gal.
	INFILL SHRUB Medium shrub for mid-ground and mass plantings Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush Diets iridioides / Fortnight Lily Nandina domestica 'Gulf Stream' TM / Gulf Stream Heavenly Bamboo Rhapiolepis indica 'Ballerina' / Ballerina Indian Hawthorn	154		5 gal. 5 gal. 5 gal. 5 gal.
	SMALL ACCENT SHRUBS Small shrub with interesting texture or flowers, for mass planting and borders at high visibility locations and entries Dianella revoluta 'DR5000' TM / Little Rev Flax Lily Dianella revoluta 'Variegated' / Variegated Flax Lily Liriope muscari 'Majestic' / Majestic Lilyturf Liriope muscari 'Silvery Sunproof' / Silvery Sunproof Lilyturf	404		1 gal. 1 gal. 1 gal. 1 gal.
	VINE Climbing vine for on CMU walls to deter graffiti Ficus pumila / Creeping Fig Parthenocissus tricuspidata / Boston Ivy	19		5 gal. 5 gal.
	ORNAMENTAL GRASS Mass of ornamental grasses Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass Muhlenbergia capillaris / Pink Muhly Grass Muhlenbergia rigens / Deer Grass	2,076 sf		177 1 gal. 42" oc 135 1 gal. 48" oc 135 1 gal. 48" oc
	ACCENT GROUND COVER Low ground cover, 12"-30" height, with interesting form, texture, or flowers Hemerocallis x 'Evergreen Yellow' / Evergreen Yellow Daylily Lomandra longifolia 'Breeze' TM / Breeze Mat Rush Nandina domestica 'Harbour Dwarf' / Harbour Dwarf Heavenly Bamboo	5,530 sf		639 1 gal. 36" oc 639 1 gal. 36" oc 920 1 gal. 30" oc
	SPREADING GROUND COVER Low growing spreading evergreen ground cover Cotoneaster dammeri 'Lowfast' / Lowfast Bearberry Cotoneaster Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper Myoporum parvifolium 'Putah Creek' / Putah Creek Trailing Myoporum	8,316 sf		541 1 gal. 48" oc 541 1 gal. 48" oc 541 1 gal. 48" oc
	Existing planter area, to remain. No work in this area.			



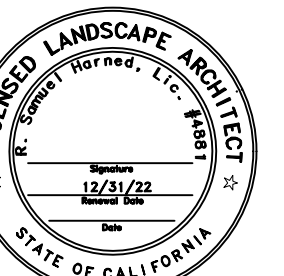
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PRELIMINARY
PLANS NOT FOR
CONSTRUCTION

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

Preliminary
Landscape Plan

DATE: 11 April 2022

SCALE: 1" = 20'-0"

L2

TownePlace Suites by Marriott in Lathrop, CA
Ambient Air Quality Analysis Screening and Health Risk Screening Analysis
February 24, 2022

To: Golden Valley Parkway
Investments, LLC
Attn: Byron Chapman, Managing
Member
4120 Dale Road J-8 #235
Modesto, CA 95356
byron@deancommercial.com

From: Johnson Johnson and Miller Air Quality
Consulting Services
Contact: Kimber Johnson, Air Quality and
Climate Change Specialist
kjohnson.jjm.environmental@gmail.com

Subject: Ambient Air Quality Analysis Screening and Health Risk Screening Analysis for the TownePlace Suites by Marriott in Lathrop, CA

Date: February 24, 2022

Project Location and Description

The TownePlace Suites by Marriott project consists of the construction and development of a four (4) story, 97 guestroom hotel totaling 53,493 square feet. The project site occupies a 2.36-acre site north-northeast of the northeast corner of Brookhurst Boulevard and Golden Valley Parkway in in the City of Lathrop. The APN associated with the project site is 191-190-62. The site is currently vacant.

The City of Lathrop reviewed the project and requested analysis to determine if the project would exceed ambient air quality standards for localized criteria pollutant emissions and health risk impacts from toxic air contaminants. There are existing sensitive receptors in the form of single-family residents, the closest of which are located approximately 145 feet west of the project site.

The site plan for the proposed project is overlaid at the project location in Figure 1.

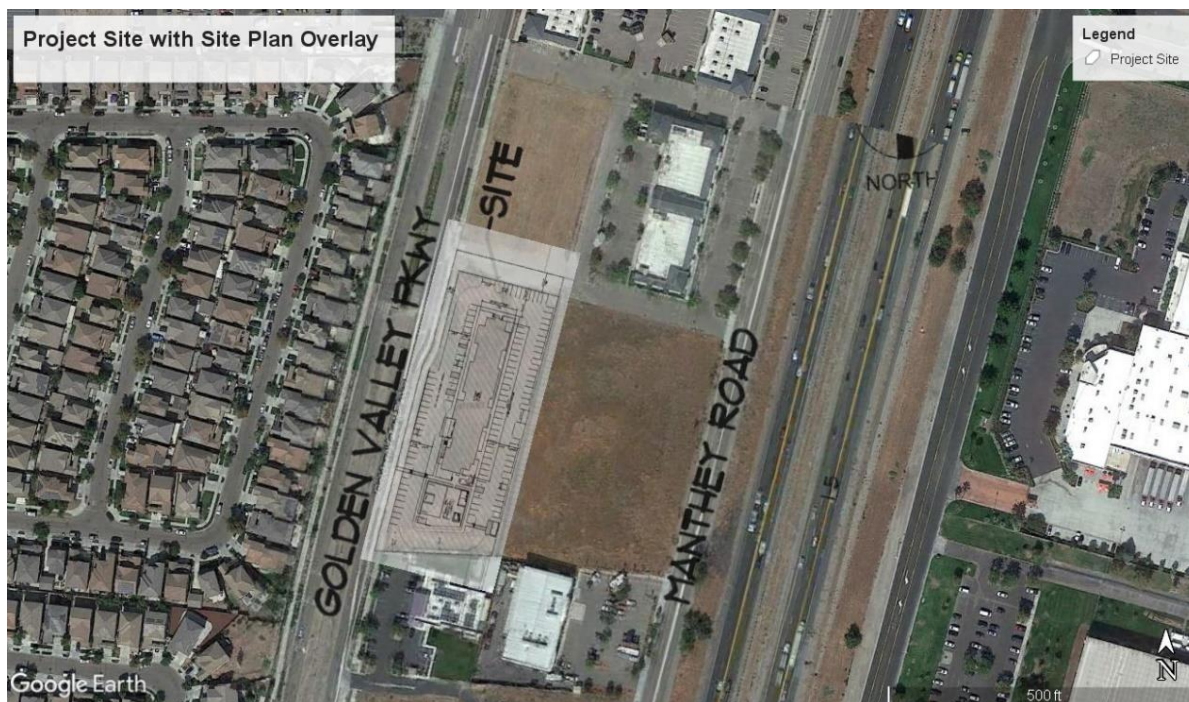


Figure 1 – Vicinity Map with Site Plan Overlay

Project Purpose and Analysis

An ambient air quality screening analysis and a health risk screening analysis were prepared to evaluate potential localized air quality impacts and health risk impacts associated with the proposed project.

Ambient Air Quality Analysis: When assessing the significance of project-related impacts on air quality, the impacts may be significant when on-site emission increases from construction activities or operational activities exceed the 100-pounds-per-day screening level of any criteria pollutant after implementation of all enforceable mitigation measures. Projects that exceed the screening threshold would require an ambient air quality analysis using dispersion modeling to determine if projects would result in or contribute to a violation of the ambient air quality standard.

Toxic Air Contaminants: A Toxic Air Contaminant (TAC) is defined as an air pollutant that may cause or contribute to an increase in mortality or serious illness, or that may pose a hazard to human health. TACs are usually present in minute quantities in the ambient air; however, their high toxicity or health risk may pose a threat to public health even at low concentrations.

The California Almanac of Emissions and Air Quality—2009 Edition presents the relevant concentration and cancer risk data for the ten TACs that pose the most substantial health risk in California based on available data.¹ The ten TACs are acetaldehyde, benzene, 1,3-butadiene, carbon tetrachloride, hexavalent chromium, para-dichlorobenzene, formaldehyde, methylene chloride, perchloroethylene, and diesel particulate matter (DPM).

¹ California Air Resources Board (CARB). 2009. The California Almanac of Emissions and Air Quality—2009 Edition. Website: https://www.arb.ca.gov/aqd/almanac/almanac09/almanac2009_all.pdf.

Some studies indicate that DPM poses the greatest health risk among the TACs listed above. A 10-year research program demonstrated that DPM from diesel-fueled engines is a human carcinogen and that chronic (long-term) inhalation exposure to DPM poses a chronic health risk.² In addition to increasing the risk of lung cancer, exposure to diesel exhaust can have other health effects. Diesel exhaust can irritate the eyes, nose, throat, and lungs, and it can cause coughs, headaches, lightheadedness, and nausea. Diesel exhaust is a major source of fine particulate pollution as well, and studies have linked elevated particle levels in the air to increased hospital admissions, emergency room visits, asthma attacks, and premature deaths among those suffering from respiratory problems.

Carcinogenic (cancer) risk is expressed as cancer cases per one million. Noncarcinogenic (acute and chronic) hazard indices (HI) are expressed as a ratio of expected exposure levels to acceptable exposure levels. The significance of the impacts of TAC emissions from both permitted and non-permitted equipment and activities is evaluated under a single threshold (currently 20 in one million).

The non-carcinogenic effects can be further divided into long-term (chronic) health effects such as birth defects, neurological damage, or genetic damage; and short-term (acute) effects such as eye irritation, respiratory irritation, and nausea. Projects with acute or chronic risk that exceed a HI score of 1 would result in a significant non-cancer impact.

A screening analysis using the SJVAPCD Prioritization Calculator was conducted for the proposed project. The screening analysis is used to identify projects which may have a significant health impact from TAC emissions. The prioritization uses the latest approved California Air Pollution Control Officer's Association (CAPCOA) methodology and is the screening method recommended by the SJVAPCD. A prioritization score of 10 or greater is considered to be potentially significant and a refined Health Risk Assessment (HRA) using dispersion modeling and a health risk model should be performed to determine significance.

Summary of Results

On the basis of the assessment provided herein:

- **Ambient Air Quality Analysis:** The project's construction and operational emissions would not exceed the applicable 100-pound-per-day screening thresholds for any criteria pollutant. Based on the SJVAPCD's guidance, the project's emissions would not cause an ambient air quality standard violation. Therefore, the project's localized criteria pollutant impacts from construction and long-term operations would be less than significant.
- **Health Risk Assessment:** TACs generated during long-term operations of the project would not cause an exceed the applicable health risk thresholds for cancer risk, acute risk, or chronic risk. As such, the impact related to the project's potential to expose sensitive receptors to substantial pollutant concentrations would be less than significant.

The analysis addresses localized criteria pollutant, and toxic air contaminant emissions during project construction and operation using the CalEEMod 2020.4.0 emission model and EMFAC 2017.

² California Air Resources Board (CARB). 1998. The Toxic Air Contaminant Identification Process: Toxic Air Contaminant Emissions from Diesel-fueled Engines. Website: www.arb.ca.gov/toxics/dieseltac/factsht1.pdf.

Model Selection and Parameters

Project modeling quantifies emissions that will occur during construction and operation of the proposed project. The modeling is based on the size of the project, the timing of construction and operation, the type of land use, trip generation, energy consumption, and other factors.

- Project Lot Size: 2.37 acres
- Land Use Representation in CalEEMod to Estimate Emissions:
 - Land Use: Hotel
 - Building Area: 53,493 square feet (higher CalEEMod default of 140,844 square feet used to estimate emissions, which would account for emissions associated with the proposed hotel building and associated outdoor activity areas)
 - Rooms: 97
 - Parking Lot: 107 spaces
 - Total Site Acreage from all Land Uses Above: 2.37 acres
- Air Basin: San Joaquin Valley Air Basin
- County: San Joaquin County
- Construction Schedule: September 1, 2022 – August 31, 2023
- Start of Project Operations: September 2023

The analysis addresses localized criteria pollutant and toxic air contaminant emissions during project construction and operation using the CalEEMod 2020.4.0 emission model and EMFAC 2017.

The following criteria air pollutants were assessed in this analysis: reactive organic gases (ROG),³ oxides of nitrogen (NO_x), carbon monoxide (CO), particulate matter less than 10 microns in diameter (PM₁₀), and particulate matter less than 2.5 microns in diameter (PM_{2.5}). Note that the proposed project would emit ozone precursors ROG and NO_x. However, the proposed project would not directly emit ozone since it is formed in the atmosphere during the photochemical reaction of ozone precursors.

The health risk screening uses PM₁₀ exhaust as a surrogate for DPM per SJVAPCD guidance.

Construction Modeling Assumptions

Construction emissions can vary substantially from day to day, depending on the level of activity, the specific type of operation, and prevailing weather conditions. Construction emissions result from on-site and off-site activities. On-site emissions principally consist of exhaust emissions from the activity levels of heavy-duty construction equipment, motor vehicle operation, and fugitive dust (mainly PM₁₀) from disturbed soil. Additionally, paving operations and application of architectural coatings would release VOC emissions. Off-site emissions are caused by motor vehicle exhaust from delivery vehicles, worker traffic, and road dust (PM₁₀ and PM_{2.5}).

³ Note: Although there are slight differences in the definition of ROGs and VOCs, the two terms are often used interchangeably. VOC = volatile organic compounds

Based on estimates provided by the project applicant, the project was assumed to begin construction as early as September 2022 with buildout completed after twelve (12) months. CalEEMod includes default equipment lists and construction schedules. The number of days of ground-up building construction was extended from the default of 220 days to 232 days to match the project-specific schedule. Where project-specific information was unknown, CalEEMod default values were used.

Table 1 shows the conceptual construction schedule for the proposed project. The construction schedule utilized in the analysis represents a “worst-case” analysis scenario since emission factors for construction equipment decrease as the analysis year increases, due to improvements in technology and more stringent regulatory requirements. Therefore, construction emissions would decrease if the construction schedule moved to later years. The duration of construction activity and associated equipment represent a reasonable approximation of the expected construction fleet as required per CEQA guidelines. The site-specific construction fleet may vary due to specific project needs at the time of construction.

Table 1: Project Construction Schedule

Construction Task	Start Date	End Date	Construction Workdays	Notes
Site Preparation	9/1/2022	9/5/2022	3	Default duration
Grading	9/6/2022	9/13/2022	6	Default duration
Paving	9/14/2022	9/27/2022	10	Default duration
Building Construction	9/28/2022	8/17/2023	232	Adjusted to reflect project-specific information
Architectural Coating	8/18/2023	8/31/2023	10	Default duration

Source: Modeling Assumptions and Results (Attachment A).

Construction equipment for each construction activity is shown in Table 2.

Table 2: Estimated Project Construction Equipment Usage

Construction Task	Equipment Type	Pieces of Equipment	Usage (hours/day)	Horsepower	Load Factor	Fuel Type
Site Preparation	Graders	1	8	187	0.41	Diesel
	Scrapers	1	8	367	0.48	Diesel
	Tractors/Loaders/Backhoes	1	7	97	0.37	Diesel
Grading	Graders	1	8	187	0.41	Diesel
	Rubber Tired Dozers	1	8	247	0.40	Diesel
	Tractors/Loaders/Backhoes	2	7	97	0.37	Diesel
Paving	Cement and Mortar Mixers	1	8	9	0.56	Diesel
	Pavers	1	8	130	0.42	Diesel
	Paving Equipment	1	8	132	0.36	Diesel
	Rollers	2	8	80	0.38	Diesel
	Tractors/Loaders/Backhoes	1	8	97	0.37	Diesel
Building Construction	Cranes	1	8	231	0.29	Diesel

Construction Task	Equipment Type	Pieces of Equipment	Usage (hours/day)	Horsepower	Load Factor	Fuel Type
	Forklifts	2	7	89	0.20	Diesel
	Generator Sets	1	8	84	0.74	Diesel
	Tractors/Loaders/Backhoes	1	6	97	0.37	Diesel
	Welders	3	8	46	0.45	Diesel
Architectural Coating	Air Compressors	1	6	78	0.48	Diesel

Source: Modeling Assumptions and Results (Attachment A).

Full construction assumptions are provided in Attachment A. Summer and winter daily emissions were modeled to identify the highest daily emissions in any year for comparison with the SJVAPCD daily screening threshold of 100 pounds per day.

Operational Modeling Assumptions

Operational emissions are those emissions that occur during long-term operations of the proposed project. Where project-specific information is unknown, the analysis used CalEEMod default modeling assumptions.

Area Sources

Consumer Products

Consumer products are various solvents used in non-industrial applications, which emit VOCs during their product use. “Consumer Product” means a chemically formulated product used by household and institutional consumers, including but not limited to: detergents; cleaning compounds; polishes; floor finishes; cosmetics; personal care products; home, lawn, and garden products; disinfectants; sanitizers; aerosol paints; and automotive specialty products. It does not include other paint products, furniture coatings, or architectural coatings. CalEEMod includes default consumer product use rates based on building square footage. The default emission factors developed for CalEEMod were used for consumer products associated with parking uses and the general consumer product category.

Architectural Coatings (Painting)

Paints release VOC emissions during application and drying. The buildings in the project would be repainted on occasion. The project is required to comply with the SJVAPCD Rule 4601—Architectural Coatings. The rule required flat paints to meet a standard of 50 grams per liter (g/l) and gloss paints 100 g/l by 2012 for an average rate of 65 g/l. Effective January 1, 2022, nonflat gloss and semigloss paints will also be required to meet the 50 g/l standard, providing lower VOC emissions for buildings constructed after that date. Therefore, the analysis uses the 50 g/l emission factor for the analysis.

Motor Vehicles

Project trips were based on trip rates from the most recent Institute of Transportation Engineers (ITE) Trip Generation Manual (ITE 11th Edition Trip Generation Manual). Table 3 presents trip generation characteristics for trips used to estimate emissions for operations of the TownePlace Suites by Marriott in Lathrop project.

Table 3: Project Trip Generation Calculations

Description	Weekday (Trips per Day)	Saturday (Trips per Day)	Sunday (Trips per Day)
Proposed Project	775.0	782.8	576.2
Source of daily trip rates: Institute of Transportation Engineers (ITE) Trip Generation Manual, 11 th Edition. Trip rates were obtained for the ITE Land Use 310 - Hotel.			

To account for only localized emissions, the mobile source results were adjusted to reflect emissions that would occur on-site and within one half mile of the project site.

Diesel Truck Assumptions

Hotels generate relatively small numbers of heavy-duty diesel truck trips. Truck trip generation rates compiled in the National Cooperative Highway Research Program Synthesis 298 Truck Trip Generation Data were reviewed for comparison with a purpose-based project estimate. The highest rate for hotels in the document is 0.040 truck trips per 1,000 square feet or approximately 2.2 trips per day based on the project's size. Using a purpose-based estimate that includes potential trips from guests using U-Haul type moving trucks and work service trucks, delivery trucks providing package delivery, laundry, food service, etc., and refuse trucks resulted in an average of 5.43 truck trips per day. The analysis used the higher purpose-based rate as a conservative assumption. Detailed assumptions for the truck trips are provided in Attachment A.

The truck emission rates are from EMFAC 2017 emission factors for each truck classification. The analysis includes onsite idling emissions, onsite travel, and offsite travel within one half mile of the project site. The onsite trip distance (0.20 mile) was estimated using the Google Earth path measurement tool. Trucks accessing the site were assumed to only be present on site for a delivery or for overnight parking enroute to an ultimate destination.

IMPACT ANALYSIS—CRITERIA POLLUTANT AMBIENT AIR QUALITY ANALYSIS

Significance Threshold

The SJVAPCD's GAMAQI includes screening thresholds for identifying projects that need detailed analysis for localized impacts. Projects with on-site emission increases from construction activities or operational activities that exceed the 100 pounds per day screening level of any criteria pollutant after implementation of all enforceable mitigation measures would require additional analysis to determine if the preparation of an ambient air quality analysis is needed. The criteria pollutants of concern for localized impact in the Air Basin are PM₁₀, PM_{2.5}, NO_x, and CO. There is no localized emission standard for ROG and most types of ROG are not toxic and have no health-based standard; however, ROG was included for informational purposes only.

Sensitive Receptors

Those who are sensitive to air pollution include children, the elderly, and persons with preexisting respiratory or cardiovascular illness. Sensitive receptor are locations that house or attract children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollutants.

Criteria Pollutant Air Quality Impact Screening Analysis

Emissions occurring at or near the project have the potential to create a localized impact, also referred to as an air pollutant hotspot. Localized emissions are considered significant if when combined with background emissions, they would result in exceedance of any health-based air quality standard. In locations that already exceed standards for these pollutants, significance is based on a significant impact level (SIL) that represents the amount that is considered a cumulatively considerable contribution to an existing violation of an air quality standard.

An analysis of maximum daily emissions during construction and operation was conducted using CalEEMod to determine if emissions would exceed 100 pounds per day for any pollutant of concern. The maximum daily operational emissions would occur at project buildout, which was assumed to occur in 2023. Operational emissions include those generated on-site by area sources such as consumer products, and landscape maintenance, energy use from natural gas combustion, and motor vehicles operation at the project site. Motor vehicle emissions are estimated for on-site operations and travel within 0.50 mile of the site.

The results of the construction screening analysis are presented in Table 4. The highest daily NO_x, PM₁₀, and PM_{2.5}, emissions occur during grading activities. The highest ROG emissions occur during application of architectural coatings, and the highest CO emissions occur during building construction.

Table 4: Localized Concentrations of ROG, PM₁₀, PM_{2.5}, CO, and NO_x for Construction

Source	On-site Emissions (pounds per day)				
	ROG	NO _x	CO	PM ₁₀	PM _{2.5}
Site Preparation	1.39	15.67	10.12	1.32	0.63
Grading	1.62	18.13	10.04	3.99	2.24
Paving	1.22	9.34	11.82	0.50	0.45
Building Construction 2022	2.03	15.17	15.27	0.77	0.69
Building Construction 2023	1.87	14.15	15.10	0.68	0.61
Architectural Coating	67.29	1.31	1.93	0.08	0.07
Maximum Daily On-site Emissions	67.29	18.13	15.27	3.99	2.24
Significance Thresholds	—	100	100	100	100
Exceed Significance Thresholds?	—	No	No	No	No
Note: Overlap of construction activities is based on the construction schedule shown in Table 1 and Attachment A. Source of Emissions: Modeling Assumptions and Results (Attachment A). Source of Thresholds: San Joaquin Valley Air Pollution Control District (SJVAPCD). 2015. Guidance for Assessing and Mitigating Air Quality Impacts. February 19. Website: https://www.valleyair.org/transportation/GAMAQI-2015/FINAL-DRAFT-GAMAQI.PDF . Accessed February 20, 2022.					

As shown in Table 4, construction emissions are below the applicable screening thresholds and, therefore, are less than significant on a project basis.

The maximum daily operational emissions are shown by source in Table 5.

Table 5: Localized Concentrations of ROG, PM₁₀, PM_{2.5}, CO, and NO_x for Operations

Source	Localized Emissions (pounds per day)				
	ROG	NO _x	CO	PM ₁₀	PM _{2.5}
Area	3.21	0.00	0.02	0.00	0.00
Energy	0.11	1.00	0.84	0.08	0.08
Mobile (Vehicle)	1.69	0.64	6.95	0.42	0.12
Total	5.01	1.64	7.82	0.50	0.19
Significance Thresholds	—	100	100	100	100
Exceed Significance Thresholds?	—	No	No	No	No

Source of Emissions: Modeling Assumptions and Results (Attachment A). Maximum daily emissions of NO_x, CO, PM₁₀, and PM_{2.5} were highest in the Winter scenario, while maximum daily emissions of ROG were highest in the Summer scenario.
 Source of Thresholds: San Joaquin Valley Air Pollution Control District (SJVAPCD). 2015. Guidance for Assessing and Mitigating Air Quality Impacts. February 19. Website: <https://www.valleyair.org/transportation/GAMAQI-2015/FINAL-DRAFT-GAMAQI.PDF>. Accessed February 20, 2022.

As shown in Table 5, operational emissions are below the significance thresholds and, therefore, are less than significant on a project basis.

IMPACT ANALYSIS—HEALTH RISK IMPACTS FROM TOXIC AIR POLLUTANT EMISSIONS

Significance Thresholds

The SJVAPCD thresholds of significance for cancer and non-cancer risk are listed in Table 6.

Table 6: Health Risk Assessment Thresholds

Health Risk Metric	Applicable Threshold of Significance
Maximum Cancer Risk (Risk per Million)	Maximally exposed individual receptor equals or exceeds 20 in one million
Non-Cancer Hazard Index	Maximally exposed individual receptor equals or exceeds 1.0

Source of Thresholds: San Joaquin Valley Air Pollution Control District (SJVAPCD). 2015. Guidance for Assessing and Mitigating Air Quality Impacts. February 19. Website: <https://www.valleyair.org/transportation/GAMAQI-2015/FINAL-DRAFT-GAMAQI.PDF>. Accessed February 20, 2022.

IMPACT ANALYSIS—TOXIC AIR CONTAMINANTS/HEALTH RISK ASSESSMENT

Construction

Project construction would involve the use of diesel-fueled vehicles and equipment that emit DPM, which is considered a TAC. The SJVAPCD's current threshold of significance for TAC emissions is an increase in cancer risk for the maximally exposed individual of 20 in a million (formerly 10 in a million). The SJVAPCD's 2015 GAMAQI does not currently recommend analysis of TAC emissions from project construction activities, but instead focuses on projects with operational emissions that would expose sensitive receptors over a typical lifetime of 70 years. However, OHEHHA guidelines recommend

assessing large construction projects that would expose sensitive receptors to substantial amounts of DPM for a period of three months or longer.⁴ At only 2.37 gross acres in size, the project construction site is relatively small. Grading and site preparation would have the highest intensity of construction activities and will require less than three months to complete; therefore, no additional analysis is required to determine that the risk is less than significant. In addition, localized emissions of PM₁₀ were evaluated as part of the criteria pollutant air quality impact screening analysis. Exhaust PM₁₀, which is a component of total PM₁₀, is commonly used as a proxy for DPM. DPM would be the TAC of concern during construction from construction equipment use and construction vehicles. As shown in Table 4, the project would not exceed the emission screening thresholds during project construction. Therefore, no dispersion modeling is required to ensure that localized construction impacts would be less than significant.

Operations

Operational DPM emissions from diesel trucks were estimated using EMFAC 2017 emission factors and estimated truck travel and idling at the project site. The emissions were entered into the SJVAPCD Prioritization Screening Tool to determine the risk scores, with complete calculations and assumptions included as part of Attachment A. The results of the screening analysis are provided in Table 7.

Table 7: Prioritization Tool Health Risk Screening Results

Impact Source	Cancer Risk Score	Chronic Risk Score	Acute Risk Score
Diesel Trucks	0.734	0.005	0.000
Total Risk from Project Operations	0.734	0.005	0.000
Screening Risk Score Threshold	10	1	1
Significance Threshold (Cancer Risk)	20	1	1
Screening Thresholds Exceeded?	No	No	No
Source: Attachment A (Modeling Assumptions and Results).			

As shown in Table 7, the project would not exceed the cancer risk or chronic hazard threshold levels. The primary source of the emissions responsible for chronic risk are from diesel trucks. DPM does not have an acute risk factor. Since the project does not exceed the applicable SJVAPCD screening thresholds for cancer risk, acute risk, or chronic risk, this impact would be less than significant.

⁴ California Office of Environmental Health Hazards Assessment (OEHHA). 2015. Air Toxics Hot Spots Program Risk Assessment Guidelines. Guidance Manual for Preparation of Health Risk Assessments. February. Website: <http://oehha.ca.gov/media/downloads/cnr/2015guidancemanual.pdf>. Accessed November 13, 2021.



April 15, 2022

Byron Chapman
 Golden Valley Parkway Investments, LLC
 4120 Dale Rd J-8 #235
 Modesto, CA 95356

Re: Air Impact Assessment (AIA) Application Approval
ISR Project Number: C-20220113
Land Use Agency: City of Lathrop
Land Use Agency ID Number: Unknown

Dear Mr. Chapman:

The San Joaquin Valley Air Pollution Control District (District) has approved your Air Impact Assessment (AIA) for the Towneplace Suites by Marriott project, located at Golden Valley Parkway in Lathrop, California. The project consists of constructing a 97 guestroom hotel. The District has determined that the mitigated baseline emissions for construction and operation will be less than two tons NOx per year and two tons PM10 per year. Pursuant to District Rule 9510 Section 4.3, this project is exempt from the requirements of Section 6.0 (General Mitigation Requirements) and Section 7.0 (Off-site Emission Reduction Fee Calculations and Fee Schedules) of the rule. As such, the District has determined that this project complies with the emission reduction requirements of District Rule 9510 and is not subject to payment of off-site fees. The determination is based on the project construction details provided with the application. Changes in the construction details may result in increased project related emissions and loss of this exemption.

Pursuant to District Rule 9510, Section 8.4, the District is providing you with the following information:

- A notification of AIA approval (this letter)
- A statement of tentative rule compliance (this letter)
- An approved Monitoring and Reporting Schedule

In addition, to maintain this exemption you must comply with all mitigation measures identified in the enclosed Monitoring and Reporting Schedule. Please notify the District of any changes to the project as identified in the approved Air Impact Assessment for this project.

Samir Sheikh
 Executive Director/Air Pollution Control Officer

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

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

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

Change in Developer Form

If all or a portion of the project changes ownership, a completed Change in Developer form must be submitted to the District within thirty (30) days following the date of transfer.

Additional Requirements

- Dust Control Plan. Please be aware that you may be required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in District Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities*.
- Asbestos Requirements for Demolitions. If demolition is involved, a Certified Asbestos Consultant will need to perform an asbestos survey prior to the demolition of a regulated facility. Following the completion of an asbestos survey; the asbestos survey, Asbestos Notification, Demolition Permit Release, and the proper fees are to be submitted to the District 10 working days prior to the removal of the Regulated Asbestos Containing Material and/or the demolition when no asbestos is present.
- Permits. Per District Rule 2010 (Permits Required), you may be required to obtain a District Authority to Construct prior to installation of equipment that controls or may emit air contaminants, including but not limited to emergency internal combustion engines, boilers, and baghouses.

To identify other District rules or regulations that apply to this project or to obtain information about District rules and permit requirements, the applicant is strongly encouraged to visit www.valleyair.org or contact the District's Small Business Assistance office nearest you:

Fresno office: (559) 230-5888
Modesto office: (209) 557-6446
Bakersfield office: (661) 392-5665

Mr. Chapman
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Thank you for your cooperation in this matter. Please note the District also issued a letter to the land-use agency notifying the agency of this AIA approval. If you have any questions, please contact Mr. Patrick C Chimienti by telephone at (559) 230-6139 or by email at patrick.chimienti@valleyair.org.

Sincerely,

Brian Clements
Director of Permit Services

A handwritten signature in blue ink that reads "Seth Lane". The signature is written in a cursive style with a large initial "S" and a long horizontal stroke at the end.

For: Mark Montelongo
Program Manager

Enclosures

cc: Richard Miller via email
rmiller.jjm.environmental@gmail.com
Johnson Johnson & Miller Air Quality Con