



PLANNING COMMISSION
STAFF REPORT

DATE:	September 21, 2022
APPLICATION NO:	Vesting Tentative Subdivision Map No. VTM-22-100
LOCATION:	18401 Queirolo Road Lathrop, CA 95330 APN: 241-020-63
REQUEST:	Planning Commission to Consider Adoption of a Resolution Recommending the City Council Approve the Queirolo Road Vesting Tentative Subdivision Map (VTM-22-100). The Project Proposes to Subdivide a 19.98-acre Parcel into Eighty-Five (85) Residential Lots with an Average Lot Size of 3,574 Square Feet.

APPLICANT:	D.R. Horton BAY Inc., a Delaware Corporation Attn: Adam Foster 3000 Executive Parkway, STE 100 San Ramon, CA 94583
OWNER:	Angelo D Queirolo, Etal 18424 Queirolo Road Lathrop, CA 95330
GENERAL PLAN:	MD (Medium Density Residential), NP (Neighborhood Park), and SC (Service Commercial)
ZONING:	RM-MV (Medium Density Residential, Mossdale Village), P-MV (Public Schools Parks Open Space, Mossdale Village), and CS-MV (Service Commercial, Mossdale Village)
CEQA STATUS:	The environmental impacts of the Mossdale Landing South project were addressed in a certified Final Environmental Impact Report (FEIR) (SCH #2004052069) as well as the West Lathrop Specific Plan Final Environmental Impact Report (FEIR) (SCH #93112027).

SUMMARY:

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

Staff recommends the Planning Commission adopt a Resolution recommending the City Council approve the request for the proposed Queirolo Road Vesting Tentative Subdivision Map (VTM-22-100), subject to the attached Consolidated Conditions of Approval (Attachment 2).

SITE DESCRIPTION:

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

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

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

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

BACKGROUND:

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

ANALYSIS:

Map Design & Development Standards

The Vesting Tentative Subdivision Map proposes to subdivide a 19.98-acre parcel into eighty-five (85) residential lots ranging in size from 2,200 to 6,717 square feet. The project is consistent with the Medium Density Residential land use designation density requirement at eight (8.3) units per acre (range is 8-15 units per acre).

The site is suitable for the proposed development and the design and layout of the subdivision is consistent with the City's general plan and zoning ordinances as well as the Mossdale Landing South Urban Design Concept. The project is required to adhere to the Medium Density Residential – Mossdale Village Development Standards (RM-MV) for 2,200 square foot minimum lot sizes. Staff reviewed the proposed lot dimensions and confirmed that they meet the minimum development standards. The applicant has also included an exhibit on sheet C3.1 (Attachment 4), which illustrates the setback requirements for the project.

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

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

Access

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

Utilities

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

Park

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

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

General Plan and Zoning Consistency

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

Public Notice

A Notice of Public Hearing was advertised in the Manteca Bulletin on September 9, 2022. Staff also mailed the public hearing notice on September 9, 2022 to notify property owners located within a 300-foot radius from the project site. In addition, the meeting agenda was also posted at our designated posting locations in the City and posted on the City's website

Conditions of Approval

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

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

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

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

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

Condition of Approval #8 (Planning), required the applicant to contact SJVAPCD prior to ground disturbance. For reference the SJVAPCD letter dated, August 31, 2022 is attached to the Conditions of Approval (Attachment 2).

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

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

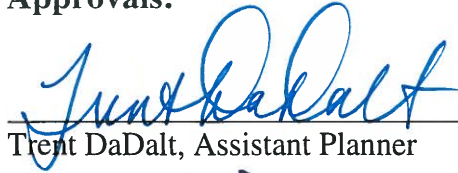
CEQA REVIEW:

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

RECOMMENDATION:

Staff recommends the Planning Commission adopt Resolution 22-10 recommending the City Council approve the request for the proposed Queirolo Road Vesting Tentative Subdivision Map (VTM-22-100) subject to the attached Conditions of Approval dated September 21, 2022.

Approvals:


Trent DaDalt, Assistant Planner

9/14/22
Date


Rick Caguiat, Asst. Community Development Director


9/14/22
Date


Mark Meissner, Community Development Director

9/14/22
Date


Brad Taylor, City Engineer

9/15/2022
Date


Salvador Navarrete, City Attorney

9-15-2022
Date

Attachments:

1. PC Reso No. 22-10 for Queirolo Road Vesting Tentative Subdivision Map
2. Conditions of Approval for VTM-22-100
3. Vicinity Map
4. Queirolo Road Vesting Tentative Subdivision Map

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

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

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

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

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

WHEREAS, the environmental impacts of the Mossdale Landing South Urban Design Concept project were addressed in a certified Final Environmental Impact Report (FEIR) (SCH #2004052069) as well as the West Lathrop Specific Plan Final Environmental Impact Report (FEIR) (SCH #93112027); and

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

WHEREAS, the Planning Commission finds that the proposed project is consistent with the Medium Density Residential (MD), Neighborhood Park (NP), and Service Commercial (SC) use goals and policies the City of Lathrop General Plan and also consistent with the City's Subdivision Ordinance, Mossdale Landing South Urban Design Concept, and the State Subdivision Map Act; and

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

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

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

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

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

1. The location of the proposed project is consistent with the objectives of the zoning code and the purpose of the district in which the site is located. The proposed use is consistent with the standards for the Medium Density Residential, Mosssdale Village (RM-MV), Public Schools Parks Open Space, Mosssdale Village (P-MV), and Service Commercial, Mosssdale Village (CS-MV) Zoning District. The use is compatible with surrounding land uses and will not be detrimental to the health, safety or general welfare of the City.
2. The proposed project will comply with each of the applicable provisions of Mosssdale Landing South Urban Design Concept, Medium Density Residential – Mosssdale Village Development standards for 2,200 square foot minimum lot sizes. As conditioned, the project will also comply with the General Plan, Zoning Ordinance, and various federal, state and local standards applicable to the project. The Conditions of Approval address Planning, Building, Police, and Fire Department requirements.
3. The proposed Vesting Tentative Subdivision Map environmental impacts have been addressed in both the certified Final Environmental Impact Report (FEIR) (SCH #200452069) for the Mosssdale Landing South project and the certified Final Environmental Impact Report (FEIR) (SCH #93112027) for the West Lathrop Specific Plan.
4. The City Council, acting as the land use agency, adopted Resolution No. 21-4923 based on substantial evidence in the record, adopted Adequate Progress Findings towards providing a 200-year Urban Level of Flood Protection in the Reclamation District 17 basin by the year 2028.

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

1. *The proposed map is consistent with the General Plan.* The proposed map is a residential subdivision that implements the land use objectives in the Lathrop General Plan.
2. *The design or improvements of the proposed subdivision are consistent with the General Plan.* As conditioned, the design of the map and proposed utility and improvements are consistent with the requirements of the General Plan. All required improvements are conditioned to comply with the City's standards and specifications.
3. *The site is physically suitable for the proposed residential development.* The site is designated as Medium Density Residential, Neighborhood Park, and Service Commercial land uses in the General Plan. The applicant and staff have worked closely to ensure the map and its conditions of approval address public infrastructure and public services for the development of the propose residential development.

4. *The site is physically suitable for the proposed density of development.* The Lathrop General Plan identifies the project area to allow for single-family residential development. The map satisfies the Medium Density requirement at 8.3 units per acre (range is 8-15 units per acre) and meets the minimum standards for lot widths and lot depths. Development of the site will comply with the requirements set forth in the Mossdale Landing South Urban Design Concept, Medium Density Residential –Mossdale Village Development Standards for 2,220 square foot minimum lot sizes.
5. *The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially injure fish or wildlife or their habitat.* As stated above the environmental impacts of the Mossdale Landing South project were addressed in a certified Final Environmental Impact Report (FEIR) (SCH #200452069) as well as the West Lathrop Specific Plan Final Environmental Impact Report (FEIR) (SCH #93112027).
6. *The design of the subdivision or type of improvements will not cause serious public health problems.* The development of the project would not involve a range of potentially significant effects on public health and safety. As stated above the project environmental impact of the Mossdale Landing South project were addressed in a certified Final Environmental Impact Report (FEIR) (SCH #200452069) as well as the West Lathrop Specific Plan Final Environmental Impact Report (FEIR) (SCH #93112027).
7. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.* The design of the subdivision does not conflict with any public easements for access through or use of property within the subdivision. Conditions of approval are included to dedicate land, right of way and to provide easements where necessary for public access, utilities, and infrastructure.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lathrop based on substantial evidence in the administrative record of proceedings, its findings above and pursuant to its independent review and consideration, does hereby recommend approval of the Queirolo Road Vesting Tentative Subdivision Map (VTM-22-100) to the City Council, subject to the Conditions of Approval dated September 21, 2022 listed as Attachment #2 of the Staff Report, incorporated by reference herein.

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

AYES:

NOES:

ABSTAIN:

ABSENT:

Gloryanna Rhodes, Chair

ATTEST:

APPROVED AS TO FORM:



Mark Meissner, Secretary

Salvador Navarrete, City Attorney

Community Development Department – Planning Division

Consolidated Conditions of Approval

September 21, 2022

Project Name: Queirolo Road Vesting Tentative Subdivision Map

File Number: Vesting Tentative Map No. VTM-22-100

Project Address: 18401 Queirolo Road (APN: 241-020-63)

The following list of conditions shall be incorporated into the final construction plans and development phases of the project. The list of conditions are not intended to be all-inclusive or a comprehensive listing of all City or district regulations. The following comments and conditions of approval are based on the exhibits and diagrams dated August 3, 2022.

DESCRIPTION

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

CEQA Determination

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

PLANNING

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

3. The applicant shall construct an eight (8) foot Community Masonry Wall (CMU) along the eastern boundary of the project site adjacent to Golden Valley Parkway.
4. The applicant shall prepare a Noise Barrier Assessment to determine the required noise barrier along Sadler Oak Drive.
5. The applicant shall provide a list of street names for City review prior to Final Map recordation.
6. In the event clarification is required for these Conditions of Approval, the Community Development Director and the Public Works Director shall have the authority to administratively clarify the intent and wording of these Conditions of Approval without the requirement of a public hearing or to refer questions regarding the interpretation of these Conditions of Approval to the City Council. If an applicant takes issue with the clarification provided administratively, the applicant shall have the right to appeal, the administrative clarification to the City Council. The Community Development Director and Public Works Director also shall have the authority to make minor modifications to these Conditions without a public hearing, provided such modifications are made at the request of an applicant and are consistent with and in furtherance of the underlying intent of the condition being modified.
7. The applicant shall comply with all architectural and design criteria set forth in the Mossdale Landing South Urban Design Concept.
8. The applicant shall complete the Architectural Design Review process with the City prior to submittal of the Construction Drawings (Master Plans) to the Building Department.
9. Prior to any ground disturbance, the project shall consult with the San Joaquin County Multi-Species Habitat Conversation and Open Space Plan (SJMSCP) for biological coverage, mitigation and participation in the plan. Participation in the SJMSCP satisfies requirements for both the State and Federal endangered species acts, and ensures that the impact are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA).
10. The applicant shall coordinate with the San Joaquin Valley Air Pollution Control District to comply with District rules and regulations including but not limited to Rule 8021, Dust Control Plan, Rule 9510, Indirect Source Review, etc. The applicant shall provide proof of compliance prior to building permit issuance.
11. The Final Map shall be in substantial conformance with the approved Vesting Tentative Subdivision Map, as conditioned, and future development shall be consistent with applicable sections of the Lathrop Municipal Code.
12. The applicant is responsible for contacting all appropriate utility companies to obtain their agreement for extension and/or relocation of services necessary to final the proposed Vesting Tentative Subdivision Map.
13. The applicant shall disclose LMC Chapter 15.48 Agricultural Land Preservation, also commonly referred to as “Right-to-Farm” during the sale of lots within the project area. This provision shall include all properties on site which may be impacted or affected by on-going farming operations.
14. Any activity authorized by this Vesting Tentative Subdivision Map shall constitute acceptance of all of the conditions and obligations imposed by the City on this Vesting Tentative Subdivision Map. The applicant(s), by said acceptance of these Conditions, waives any challenge as to the validity of these conditions.
15. Unless otherwise specified, all conditions of approval shall be complied with prior to issuance of any Building Permits.

16. The Vesting Tentative Subdivision Map shall expire twenty-four (24) months from the date of approval unless a time extension is granted consistent with the policies and procedures of the Lathrop Municipal Code and the Subdivision Map Act.

BUILDING

1. All construction shall comply with the most recent adopted City and State building codes, currently:
 - 2019 California Building Code
 - 2019 California Residential Code
 - 2019 California Electrical Code
 - 2019 California Mechanical Code
 - 2019 California Plumbing Code
 - 2019 California Fire Code
 - 2019 California Green Code
2. Dimensioned building setbacks and property lines, street centerlines and between buildings or other structures shall be designed on plot plan.
3. All property lines and easements must be shown on plot plan. A statement that such lines and easements are shown is required.
4. The project design will conform with energy conservation measures articulated in Title 24 of the California Code of Regulations and address measures to reduce energy consumption such as flow restrictors for toilets, low consumptions light fixtures, and insulation and shall use to the extent feasible draught landscaping.

PUBLIC WORKS

1. Sewer

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

2. Recycled Water

- a. All public irrigation shall be supplied with recycled water. The applicant shall install recycled water mains, backflow preventers and meters as necessary.

3. Water

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

4. Storm Water

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

5. Public Improvements/Traffic

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

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

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

6. General Comments

- a. With the first final map, applicant shall enter into a Subdivision Improvement Agreement (SIA) with the City for all public improvements including any offsite utility or roadway improvements that are needed to serve the Project. Applicant shall provide performance (110%) and labor and materials (50%) securities to guarantee the Project improvements, approved by the City Engineer, prior to the execution of the SIA and approval of the first final map.
- b. All water meters shall be within the public right of way or public utility easement. City shall not maintain water and sewer system lines beyond existing main line stub outs or on private property, unless otherwise agreed to by the City.
- c. With any final map, applicant shall dedicate or otherwise convey to the City all groundwater rights underlying the Project area.
- d. Applicant can enter into a reimbursement agreement with the City for construction cost reimbursement of any infrastructure that provides a regional benefit.
- e. Prior to approval of the first final map, the applicant shall make provision for the maintenance of public infrastructure by creating or entering into (if existing) a Community Facilities District.
- f. The applicant shall retain the services of a California licensed civil engineer to design the improvements and utility plans for sewer, water storm drain lines and systems.
- g. The applicant shall ensure that all off-site and on-site improvements comply with City Standards.
- h. Hydrology and hydraulic calculations and plans for on-site storm water system shall be submitted to the City for review and approval.
- i. The applicant shall execute a maintenance agreement for all onsite storm water quality treatment devices, swales and/or ponds.
- j. The applicant shall install as part of their onsite improvement all necessary Best Management Practices (BMP's) for post construction in accordance with City guidelines and standards. The BMP's must be in place prior to final occupancy.
- k. The applicant shall pay all appropriate fees including but not limited to Levee Impact Fee, Capital Facilities Fees, and Plan Check and Inspection Fees.
- l. A geotechnical report shall be submitted for the project, which includes groundwater elevations, percolation rates for retention basins, soil compaction requirements, and recommendations for asphalt paving.

- m. Grading and other construction activities that may cause dust shall be watered to control dust at the City Engineer's direction. A water vehicle shall be available for dust control.
- n. operations. at all times during grading operations. The adjacent public street shall be kept free and clean of any project dirt, mud, materials, and debris.
- o. The applicant shall provide a separate demolition plan and apply for a demolition permit for any existing buildings.
- p. All improvements shall be designed and constructed per the most current City Standards.

LATHROP-MANTECA FIRE DISTRICT (LMFD)

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

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

LATHROP POLICE DEPARTMENT

1. All conditions are subject to approval by both the Police Chief and Fire Chief collaboratively.
2. Landscaping installed for the proposed park shall conform to standard CPTED Measurements:
 - a. Maintain natural visible surveillance to building from parking lot and street.
 - b. 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 Permit, the applicant hereby agrees to indemnify, hold harmless and defend the City, its officers, agents, elected and appointed officials, and employees, from any and all liability or claims that may be brought against the City arising out of its approval of this Vesting Tentative Subdivision Map to the fullest extent permitted by law.

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

See attached memo dated August 11, 2022

SAN JOAQUIN COUNTY ENVIORNMENTAL HEALTH DEPARTMENT

See attached memo dated August 22, 2022

SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT

See attached memo dated August 31, 2022



SAN JOAQUIN
— COUNTY —
Greatness grows here.

Environmental Health Department

Jasjit Kang, REHS, Director

Muniappa Naidu, REHS, Assistant Director

PROGRAM COORDINATORS

Robert McClellon, REHS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS

Steven Shih, REHS

Michelle Henry, REHS

Elena Manzo, REHS

August 22, 2022

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

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

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

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

1. Destroy any abandoned well(s) under permit and inspection by the Environmental Health Department as required by San Joaquin County Development Title, Section 9-1115.5(e).
2. Open, pump, and backfill any septic tank(s), seepage pit or excavation under permit and inspection by the Environmental Health Department (San Joaquin County Development Title, Section 9-1110.3 & 9-1110.4).
3. Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-1115.3 and 9-1115.6).



S J C O G , I n c .

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

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

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

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

-Local Jurisdiction Project Title: Queirolo Road Subdivision Project (VTM-22-100)
Assessor Parcel Number(s): 241-020-63
Local Jurisdiction Project Number: VTM-22-100
Total Acres to be converted from Open Space Use: Unknown
Habitat Types to be Disturbed: Multi-Purpose Open Space Habitat Land
Species Impact Findings: Findings to be determined by SJMSCP biologist.

Dear Mr. DaDalt:

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

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

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

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

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

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

Assessor Parcel #s: 241-020-63

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

Local Jurisdiction Contact: Trent DaDalt

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



Mossdale Landing South
Mitigation Monitoring and Reporting Program (MMRP)

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

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

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

TABLE 2-2 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation
		<ul style="list-style-type: none"> B. Visible Dust Emissions (VDE) from construction, demolition, excavation or other earthmoving activities related to the project shall be limited to 20% opacity or less, as defined in Rule 8011, Appendix A. The dust control measures specified in mitigations 3 through 10 shall be applied as required to maintain the VDE standard. C. Pre-water all land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activity sites and phase earthmoving. D. Apply water, chemical / organic stabilizer / suppressant, or vegetative ground cover to all disturbed areas, including unpaved roads. E. Restrict vehicular access to the disturbance area during periods of inactivity. F. Apply water or chemical /organic stabilizers / suppressants, construct wind barriers and/or cover exposed potentially dust-generating materials. G. When materials are transported off-site, stabilize and cover all materials to be transported and maintain six inches of freeboard space from the top of the container. 	

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

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

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

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

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

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation
7.0 BIOLOGICAL RESOURCES			
Impacts of Waters of the U.S. and Wetlands	LS	None required	
Project Impacts on Swainson's Hawk, Burrowing Owl and Other Sensitive Species Addressed by the San Joaquin County Habitat Conservation Program	S	7.1 Compliance with the SJCMShCP A. The project proponent shall pay the applicable (SJMSHCP) fee prior to the issuance of any building permit for the parcel area to be developed. B. The Project proponents shall also implement other "Incidental Take Avoidance Measures" as specified in the SJMSHCP.	LS
Project Impacts on Riparian Brush Rabbit	LS	None required	
Project Impacts on Heritage Oak Trees	LS	None required	
Sensitive Fish Species, Water Quality Concerns	LS	None required	
Impacts on Other Sensitive Plant or Wildlife Species	LS	None required	
8.0 CULTURAL RESOURCES			
Impact on Known Archaeological Resources	S	8.1 Avoidance A. The applicants or their successors shall retain a qualified archaeologist to field stake the boundaries of CA-SJO-19/H where it encroaches on any land proposed for development. Said boundary shall be surveyed by a qualified engineer or surveyor, and development or physical disturbance shall be permanently prohibited within the CA-SJO-19/H site area. Legal exclusion may be by final map, open space easement or other means acceptable to the Community Development Director.	LS (unless additional significant cultural resources are identified within the Phase 8 area)

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

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

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

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation
		<p>B. If human remains are encountered at any time during the development of the project, all work in the vicinity of the find shall halt, and the County Coroner and the Community Development Department shall be notified immediately. If the remains are of Native American origin, the Coroner must contact the Native American Heritage Commission. At the same time, a qualified archaeologist must be contacted to evaluate the archaeological implications of the finds. The CEQA Guidelines detail additional steps to be taken if human remains are found to be of Native American origin.</p> <p>C. The developer shall inform / educate members of the earthmoving team prior to ground disturbances of the possibility of subsurface cultural materials being located within the project area and instruct the team about the proper procedure to be utilized if subsurface cultural materials are unearthed. The construction team shall include the general contractor and all subcontractors involved in ground disturbance activities.</p>	
Impacts on Historic Architectural Resources	LS	None required	

9.0 FISCAL IMPACTS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation
Project Impact on Parks and Recreation	PS	15.13 Park Land Dedication	LS
		<p><u>At each phase of development, the project proponent shall dedicate any portions of the linear/river park sites that are within the development phase area, and that are shown in the UDC for public recreational use, and necessary easements or right of way, as determined by the City, to provide public access to the parks.</u></p>	
		15.14 Park Fees	
		<p>After consideration of <u>linear/river</u> parkland dedications, the applicant shall pay any remaining required parkland in-lieu fees. The applicant shall pay required Cultural and Leisure Capital Facilities Fees in order to meet park requirements generated by the project.</p>	
		15.15 Linear Park Improvements	
		<p><u>Any linear Park Improvements constructed by the developer as credit against Cultural and Leisure Capital Facilities fees shall conform to design standards provided by the City.</u></p>	
Project Impact on Schools	S	15.16 School Fees	LS
		<p>Consistent with Government Code sections 53080-53080.15 and 65995-65995.3, the project proponents shall pay adopted developer fees toward construction of new schools prior to issuance of construction permits in accordance with the rate in effect at the time of building permits.</p>	
Project Impact on Solid Waste	LS	None required	

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

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

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation
16.0 TRANSPORTATION AND CIRCULATION			
Near-Term Base Case Traffic Impacts	S	16.1 Payment of Traffic Impact Fees The City of Lathrop shall ensure that the project applicant pays its applicable Transportation Impact Fee for its fair share contribution towards those improvements identified in the City's Capital Facilities Fee program at the River Islands Parkway/I-5 Southbound Ramps and the Louise Avenue/I-5 Northbound Ramps.	LS
		16.2 Traffic Monitoring Program Implementation The project applicant shall participate in the City of Lathrop Traffic Monitoring Program	
Near-Term Intersection Signal Warrant	LS	None required	
Near-Term Freeway Level of Service	LS	None required	
Year 2025 Intersection Level of Service Impacts	S	16.3 Payment of TIF Fees The City of Lathrop shall ensure that the project applicant pays its applicable Transportation Impact Fee for its fair share contribution towards those improvements identified in the City's Capital Facilities Fee program at River Islands Parkway/I-5 Southbound Ramps, Louise Avenue/I-5 Northbound Ramps, River Islands Parkway/Golden Valley Parkway and Golden Valley Parkway/Towne Centre Drive.	LS
Year 2025 Intersection Signal Warrant	LS	None required	

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

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

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

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation
		C.	
		All degradation of pavement condition along Louise Avenue, McKee Boulevard, Brookhurst Boulevard, River Islands Parkway and Manthey Road due to Mossdale Landing South construction traffic will be fully repaired to the satisfaction of the City of Lathrop. City staff and project applicant shall jointly monitor the condition of each roadway every six months.	
Internal Circulation in the Northern (Unit 1) Single-Family Residential Area	LS	None required	
Internal Circulation in the Southern (Unit 2) Single-Family Residential Area (Northern Section)	S	16.8 Residential Street Width Curves	LS
		All proposed residential streets shall be at least 36 feet wide curb to curb on the approaches to and through each major curve—or—on-street parking shall be prohibited on the inside of all ±90-degree curves.	
Unit 1 Service Commercial Area	S	16.9 Deceleration Lanes, Manthey Road	LS
		Provide sufficient curb-to-curb pavement width to provide right and left turn deceleration lanes on the Manthey Road approaches to project driveways and Brookhurst Boulevard.	
Unit 2 Service Commercial Area	S	Provide left and right turn deceleration lanes on the Manthey Road approaches to project driveways as well as on the approach to the Cornucopia Way intersection (near term horizon).	LS
Pedestrian Circulation	S	16.10 Service Commercial Area Sidewalk	LS
		Provide a sidewalk along the east as well as the west side of Manthey Road.	

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

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

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

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

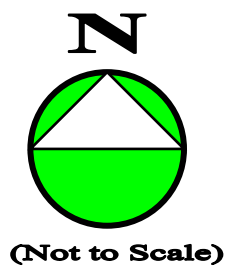
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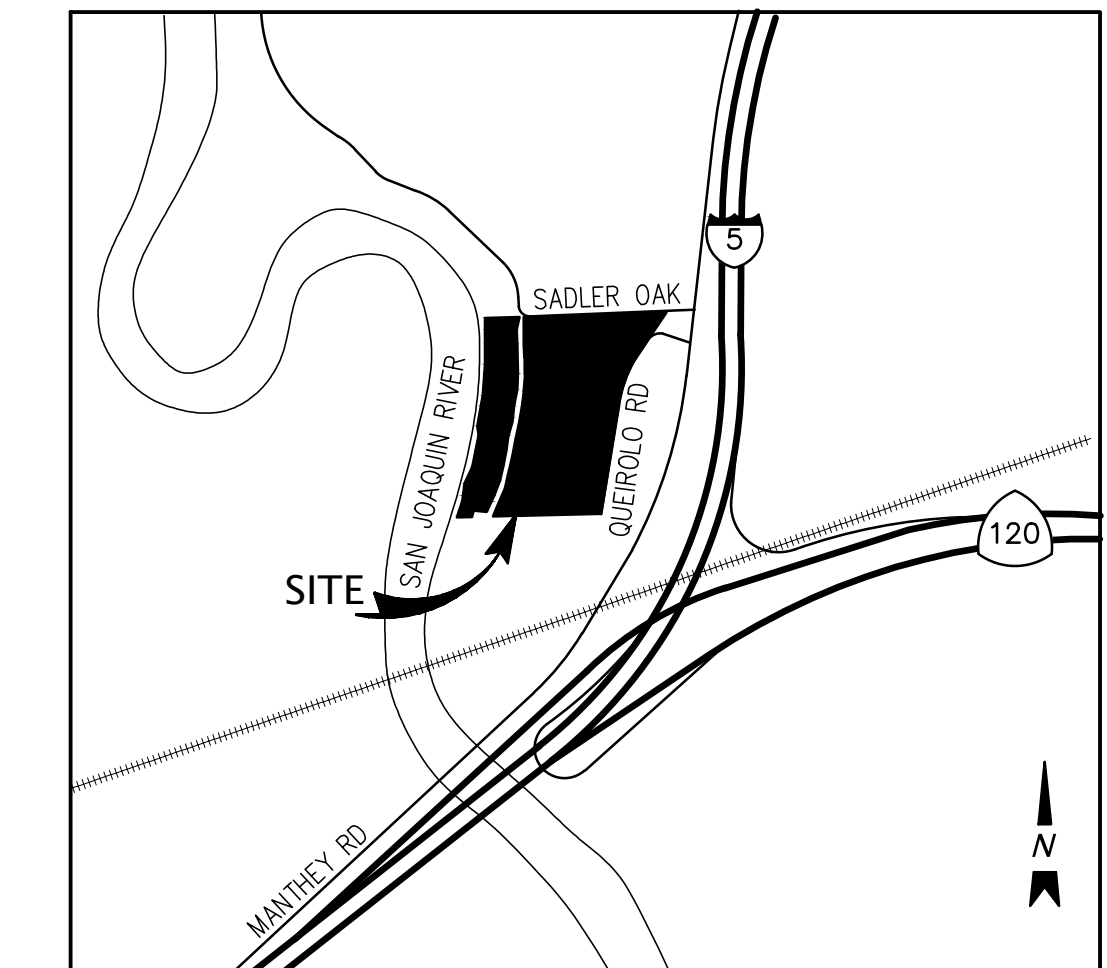
**PLANNING DIVISION
Vicinity Map**



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



VESTING TENTATIVE MAP OF 18401 QUEIROLO ROAD FOR D.R. HORTON LATHROP, CALIFORNIA

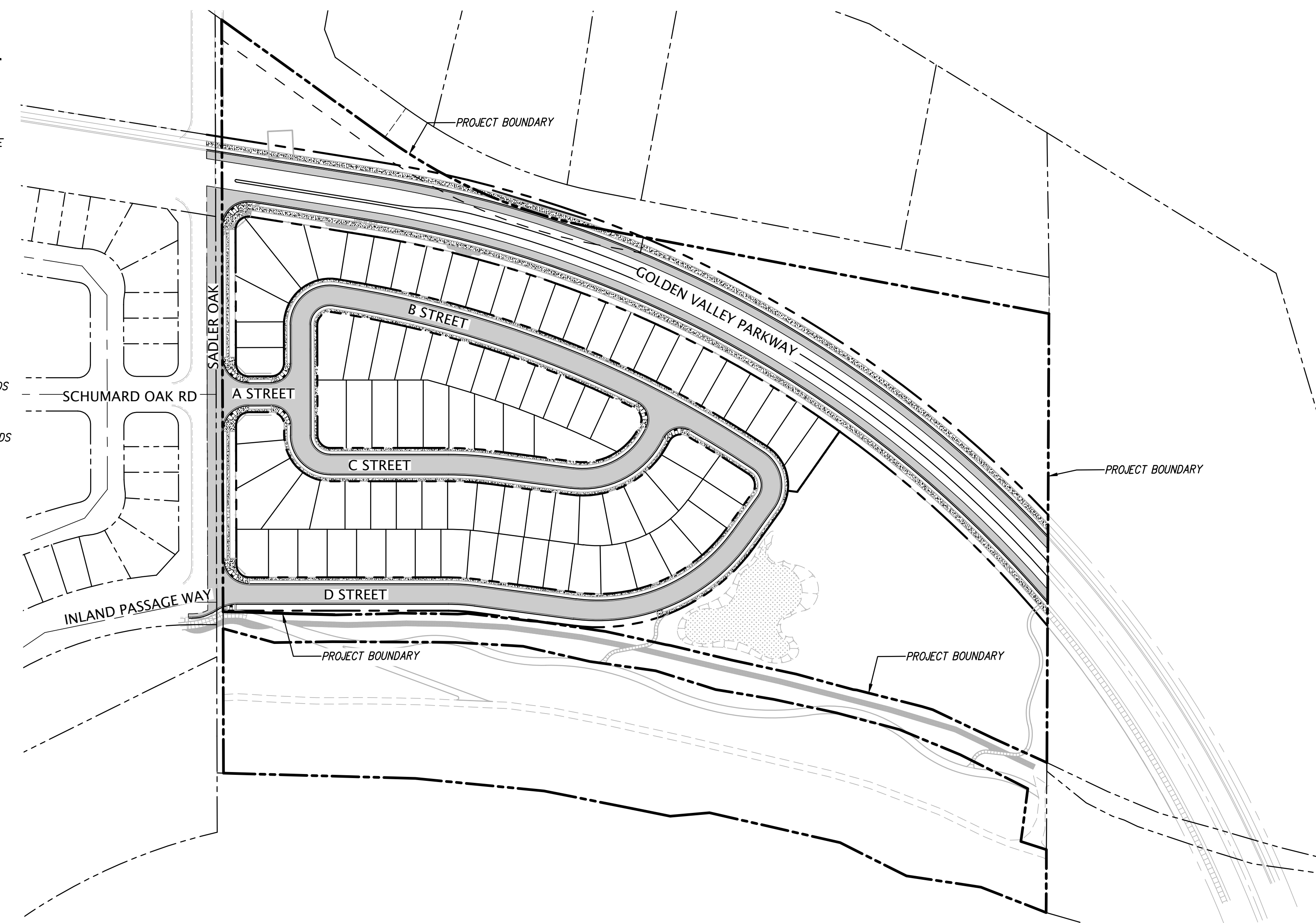


VICINITY MAP

NOT TO SCALE

GENERAL NOTES

1. ASSESSOR PARCEL NUMBERS: 241-020-630-000 AND PORTION OF 241-0202-620-000
2. SITE AREA: 20.37 AC±
3. BOUNDARY: THE BOUNDARY INFORMATION SHOWN IS PER RECORD DATA ONLY. ALL AREAS SHOWN ARE PER RECORD DATA.
4. EXISTING ZONING: RM-MV, MEDIUM DENSITY RESIDENTIAL
PROPOSED ZONING: RM-MV, MEDIUM DENSITY RESIDENTIAL
5. EXISTING LAND USE: AGRICULTURAL
PROPOSED LAND USE: RESIDENTIAL
6. NUMBER OF RESIDENTIAL UNITS: 85 SINGLE FAMILY RESIDENTIAL UNITS.
7. PHASING: THIS PROJECT MAY BE CONSTRUCTED IN PHASES. MULTIPLE MAPS MAY BE FILED.
8. EXISTING STRUCTURES: ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.
9. EXISTING UTILITIES: ALL EXISTING UTILITIES TO BE REMOVED UNLESS OTHERWISE NOTED.
10. STREETS: ALL DRIVE AISLES ONSITE WILL BE OWNED & MAINTAINED BY THE CITY OF LATHROP.
11. STREET-TREES: STREET TREES WITHIN THE PROJECT WILL BE INSTALLED PER CITY OF LATHROP STANDARDS AND WILL BE PRIVATELY MAINTAINED, EXCEPT STREET TREES ALONG GOLDEN VALLEY PARKWAY WHICH WILL BE PUBLICLY MAINTAINED.
12. STREET LIGHTS: STREET LIGHTS WITHIN THE PROJECT WILL BE INSTALLED PER CITY OF LATHROP STANDARDS AND WILL BE PRIVATELY MAINTAINED, EXCEPT STREET LIGHTS ALONG GOLDEN VALLEY PARKWAY WHICH WILL BE PUBLICLY MAINTAINED.
13. WALLS: ALL WALLS WITHIN PROJECT SITE WILL BE PRIVATE AND WILL BE PRIVATELY MAINTAINED.
14. UTILITIES
WATER: CITY OF LATHROP
SANITARY SEWER: CITY OF LATHROP
STORM DRAIN: CITY OF LATHROP
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC PG&E
TELEPHONE: VERIZON OF CALIFORNIA
FIRE: LATHROP MANTECO FIRE DISTRICT
15. LANDSCAPING: ALL LANDSCAPING WITHIN THE PROJECT BOUNDARY WILL BE PRIVATE AND WILL BE PRIVATELY MAINTAINED, EXCEPT LANDSCAPE ALONG GOLDEN VALLEY PARKWAY, AND THE PARK WHICH WILL BE PUBLICLY MAINTAINED.
16. FLOOD ZONE: ZONE X & AE
REFER TO:
FLOOD INSURANCE RATE MAP
PANEL 06077C0620F (OCTOBER 16, 2009)
17. WELLS ONSITE: NONE
18. MAP NOTE: PURSUANT TO GOVERNMENT CODE SECTION 66456.1, THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS VESTING TENTATIVE SUBDIVISION MAP. THE FILING OF A FINAL MAP ON A PORTION OF THE VESTING TENTATIVE SUBDIVISION MAP SHALL NOT INVALIDATE ANY PART OF THIS VESTING TENTATIVE SUBDIVISION MAP
19. SAN JOAQUIN COUNTY ASSIGNED VESTING TENTATIVE MAP NUMBER: #4151



SHEET INDEX

SHEET	DESCRIPTION
CIVIL	
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C1.1	NOTES
C1.2	PROJECT AREAS
C2.0	CROSS SECTIONS
C3.0	PRELIMINARY SITE PLAN
C3.1	SITE PLAN UNIT MIX
C4.0	PRELIMINARY GRADING PLAN
C5.0	PRELIMINARY UTILITY PLAN
C6.0	PRELIMINARY STORMWATER CONTROL PLAN
C7.0	CONCEPTUAL PARKING PLAN
LANDSCAPE	
L0.1	CONCEPTUAL LANDSCAPE PLAN
L0.2	STREETSCAPE CONCEPTUAL PLAN
L0.3	LEVEE CONCEPTUAL PLAN
L0.4	PARK CONCEPTUAL PLAN
L0.5	LANDSCAPE IMAGERY

CONTACTS

APPLICANT

D.R. HORTON
ATTN: ADAM FOSTER
3000 EXECUTIVE PARKWAY, SUITE 100
SAN RAMON, CA, 94583
(925) 332-6737

CIVIL ENGINEER

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
ATTN: NECTARIOS MATHEOU
3350 SCOTT BLVD, BLDG. 22
SANTA CLARA, CA, 95054
(408) 727-6665

JOINT TRENCH

UD SOLUTIONS
ATTN: GINA COX
30211 AVENIDA DE LAS
BANDERAS, #200 RANCHO
SANTA MARGARITA, CA 92688

ARCHITECT

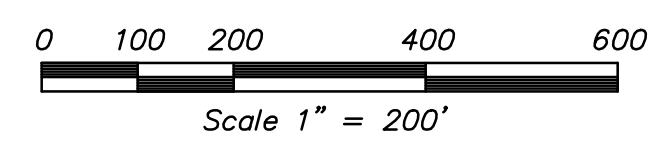
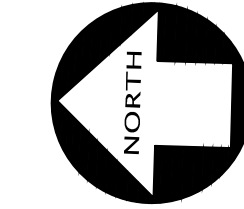
WHA ARCHITECTS
ATTN: MARK RETHERFORD
5000 EXECUTIVE PARKWAY, SUITE 375
SAN RAMON, CA, 94583
(925) 463-1700

LANDSCAPE ARCHITECT

KLA, INC.
ATTN: TOM HOLLOWAY
151 N. NORLIN ST
SONORA, CA 95370
209-532-2856

GEOTECHNICAL ENGINEER

QUANTUM GEOTECHNICAL, INC.
ATTN: SIMON MAKDESSI, PE, GE, QSD
1110 BURNETT AVENUE, SUITE B
CONCORD, CA 94520
(925) 788-2751



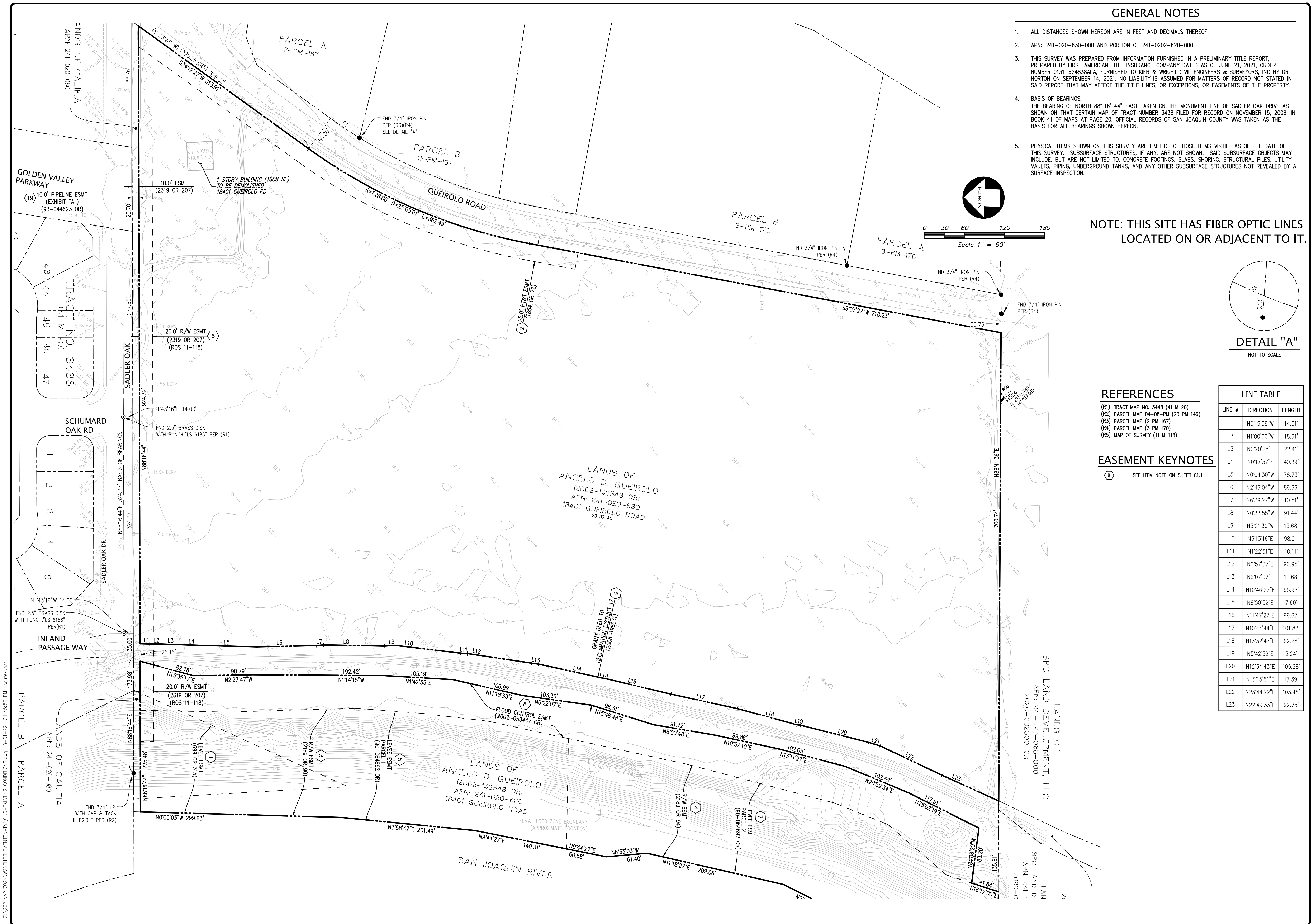
NO.	BY	NO.	REVISION

KIER+WRIGHT
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

COVER SHEET OF 18401 QUEIROLO ROAD FOR D.R. HORTON LATHROP, CALIFORNIA

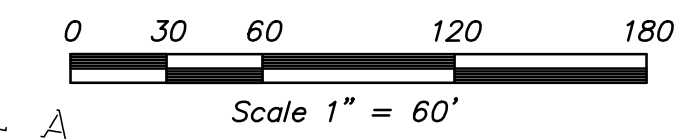
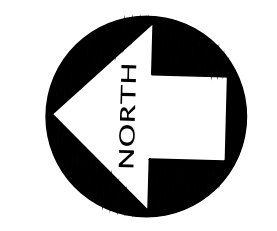
DATE	AUGUST 2, 2022
SCALE	AS SHOWN
DESIGNER	PB
DRAWN BY	WD
JOB NO.	A21702
SHEET	C0.0
OF	16 SHEETS

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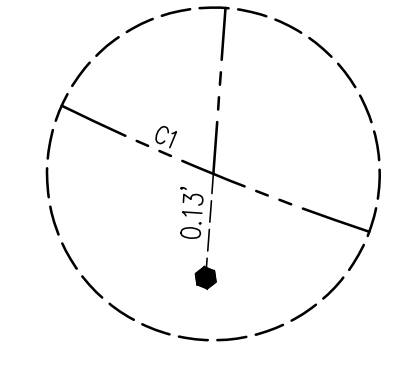


GENERAL NOTES

- ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- APN: 241-020-630-000 AND PORTION OF 241-0202-620-000
- THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED AS OF JUNE 21, 2021, ORDER NUMBER 0131-624838A, FURNISHED TO KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC BY DR HORTON ON SEPTEMBER 14, 2021. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
- BASIS OF BEARINGS:**
THE BEARING OF NORTH 88° 16' 44" EAST TAKEN ON THE MONUMENT LINE OF SADLER OAK DRIVE AS SHOWN ON THAT CERTAIN MAP OF TRACT NUMBER 3438 FILED FOR RECORD ON NOVEMBER 15, 2006, IN BOOK 41 OF MAPS AT PAGE 20, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.



NOTE: THIS SITE HAS FIBER OPTIC LINES LOCATED ON OR ADJACENT TO IT.



DETAIL "A"
NOT TO SCALE

REFERENCES

- (R1) TRACT MAP NO. 3448 (41 M 20)
- (R2) PARCEL MAP 04-08-PM (23 PM 146)
- (R3) PARCEL MAP (2 PM 167)
- (R4) PARCEL MAP (3 PM 170)
- (R5) MAP OF SURVEY (11 M 118)

EASEMENT KEYNOTES

(X) SEE ITEM NOTE ON SHEET C1.1

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N0°15'58"W	14.51'
L2	N1°00'00"W	18.61'
L3	N0°20'28"E	22.41'
L4	N0°17'37"E	40.39'
L5	N0°04'30"W	78.73'
L6	N2°49'04"W	89.66'
L7	N6°39'27"W	10.51'
L8	N0°33'55"W	91.44'
L9	N5°21'30"W	15.68'
L10	N5°13'16"E	98.91'
L11	N1°22'51"E	10.11'
L12	N6°57'37"E	96.95'
L13	N6°07'07"E	10.68'
L14	N10°46'22"E	95.92'
L15	N8°50'52"E	7.60'
L16	N11°47'27"E	99.67'
L17	N10°44'44"E	101.83'
L18	N13°32'47"E	92.28'
L19	N5°42'52"E	5.24'
L20	N12°34'43"E	105.28'
L21	N15°15'51"E	17.39'
L22	N23°44'22"E	103.48'
L23	N22°49'33"E	92.75'

BY		REVISION		NO.		NO.	
BY	NO.	REVISION	NO.	NO.	NO.	NO.	NO.

KIER+WRIGHT

3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

EXISTING CONDITIONS OF 18401 QUEIROLO ROAD FOR D.R. HORTON

CALIFORNIA

LATHROP,

DATE	AUGUST 2, 2022
SCALE	AS SHOWN
DESIGNER	PB
DRAWN BY	WD
JOB NO.	A21702
SHEET	C1.0
OF	16 SHEETS

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ABBREVIATIONS

APN:	ASSESSOR'S PARCEL NUMBER	N	NORTH
BL	BUILDING LINE	NO.	NUMBER
CB	CATCH BASIN	OH	OVERHEAD
E	EAST	PL	PROPERTY LINE
EOR	EDGE OF GRAVEL ROAD	PP	POWER POLE
EP	EDGE OF PAVEMENT	PT&T	PACIFIC TELEGRAPH AND TELEPHONE
ESMT	EASEMENT	R/W	RIGHT OF WAY
EX	EXISTING	RD	ROOF DRAIN
FC	FACE OF CURB	ROS	RECORD OF SURVEY
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	RW	RECLAIMED WATER LINE
FH	FIRE HYDRANT	S	SOUTH
FL	FLOW LINE	SDMH	STORM DRAIN MANHOLE
FND	FOUND	SL	STREET LIGHT
GA	GUY ANCHOR	SLB	STREET LIGHT BOX
GB	GRADE BREAK	SS	SANITARY SEWER
I.P.	IRON PIPE	SSMH	SANITARY SEWER MANHOLE
LS	LANDSCAPE	TYP	TYPICAL
MH	MANHOLE	W	WEST
MON	MONUMENT	WB	WATER BOX
		WDF	WOOD FENCE
		WV	WATER VALVE

SURVEY NOTES

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TITLE EXCEPTION NOTES

- THE EFFECTS OF AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF A LEVEE AND INCIDENTAL PURPOSES IN FAVOR OF RECLAMATION DISTRICT NO. 17, RECORDED JUNE 25, 1940 IN BOOK 699, AT PAGE 315, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.
(THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON.)

REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR PARTICULARS.
- THE EFFECTS OF AN EASEMENT FOR FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED APRIL 4, 1956 IN BOOK 1854, AT PAGE 72, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.
(THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON.)

REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR PARTICULARS.
- THE EFFECTS OF A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY OR ROADWAY, AS CONTAINED IN THE DOCUMENT RECORDED JUNE 15, 1959 IN BOOK 2189 ON PAGE 90 OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.
(THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON.)

REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR PARTICULARS.
- THE EFFECTS OF THOSE CERTAIN TERMS & PROVISIONS AS CONTAINED IN THE DOCUMENT ENTITLED "INDENTURE", RECORDED ON JUNE 15, 1959 AS INSTRUMENT NO.25406 IN BOOK 2189 ON PAGE 94 OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.
(THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON.)

REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR PARTICULARS.
- THE EFFECTS OF THOSE CERTAIN TERMS & PROVISIONS AS CONTAINED IN THE DOCUMENT ENTITLED "INDENTURE", RECORDED ON JULY 15, 1959 IN BOOK 2189 ON PAGE 90 OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.
(THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON.)

REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR PARTICULARS.
- THE EFFECTS OF AN EASEMENT FOR INGRESS, EGRESS, AND PUMPING STATION AND INCIDENTAL PURPOSES IN FAVOR OF LIBBEY-OWENS-FORD GLASS COMPANY, RECORDED JULY 19, 1960 IN BOOK 2319, AT PAGE 207, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.
(THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON.)

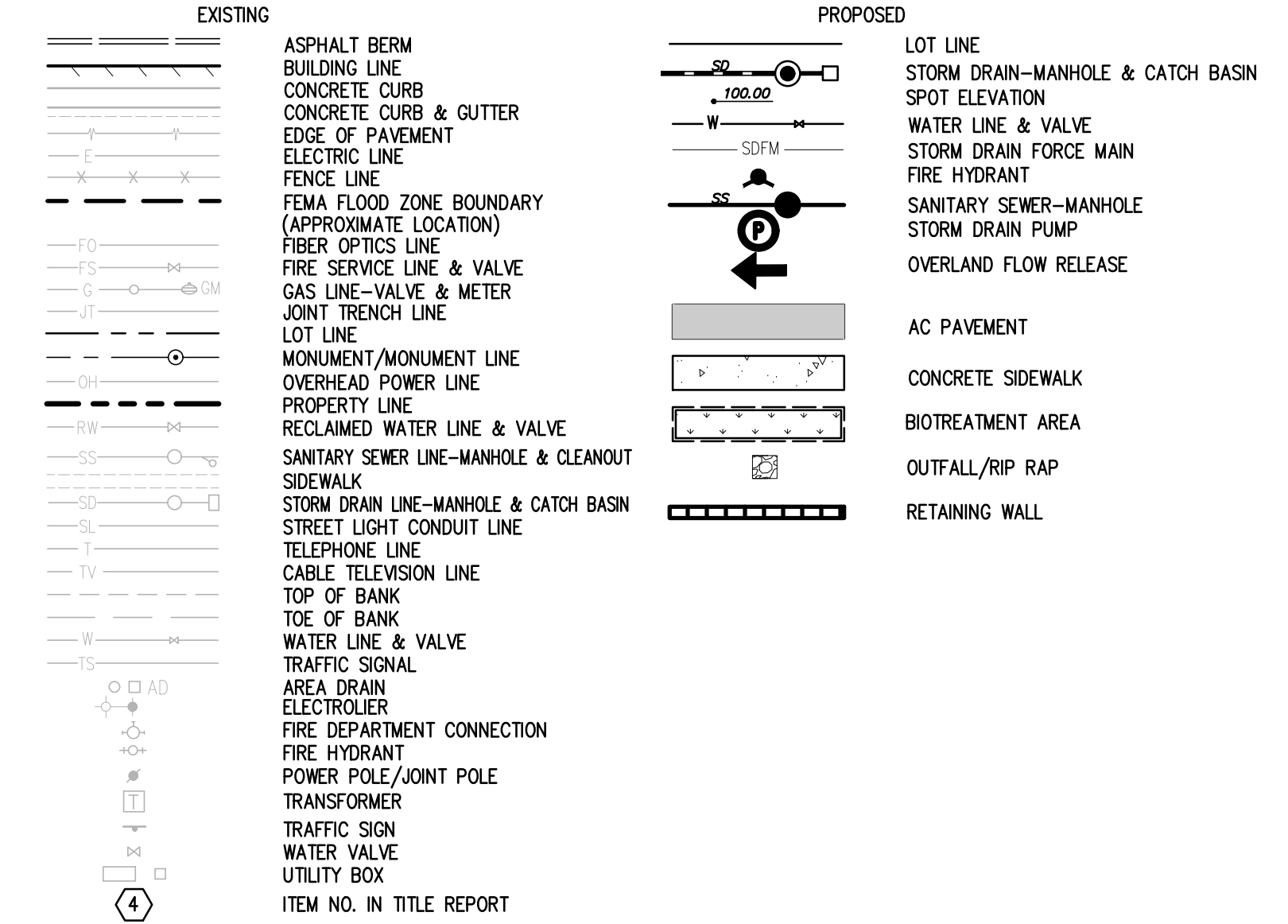
REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR PARTICULARS.
- THE EFFECTS OF AN EASEMENT FOR LEVEE AND INCIDENTAL PURPOSES IN FAVOR OF RECLAMATION DISTRICT NO. 17, A PUBLIC AGENCY, RECORDED JUNE 28, 1990 AS INSTRUMENT NO. 90-064692, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.
(THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON.)

REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR PARTICULARS.
- THE EFFECTS OF AN EASEMENT FOR FLOOD CONTROL PROJECTS AND INCIDENTAL PURPOSES IN FAVOR OF SACRAMENTO AND SAN JOAQUIN DRAINAGE DISTRICT, RECORDED APRIL 05, 2002 AS INSTRUMENT NO. 2002-059447 OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.
(THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON.)

REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR PARTICULARS.
- THE EFFECTS OF THOSE CERTAIN TERMS & PROVISIONS AS CONTAINED IN THE DOCUMENT ENTITLED "GRANT DEED", RECORDED ON DECEMBER 24, 2008 AS INSTRUMENT NO. 2008-196631 OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.
(THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON.)

REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR PARTICULARS.

LEGEND



LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:

THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL LYING WEST OF THE WESTERLY LINE OF QUEROLO ROAD: ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST SIDE OF THE COUNTY ROAD, SAID POINT LYING SOUTH 14 DEGREES 00' WEST, 710 FEET FROM THE SOUTHEAST CORNER OF COUNTY SURVEY NO. 2498; RUNNING THENCE SOUTH 88 DEGREES 10' WEST, 1400 FEET, MORE OR LESS TO THE LEVEE ON THE RIGHT BANK OF THE SAN JOAQUIN RIVER; THENCE SOUTH 5 DEGREES 45' EAST 200.00 FEET; THENCE SOUTH 15 DEGREES WEST 453 FEET; THENCE NORTH 87 DEGREES 10 EAST, 1517 FEET MORE OR LESS TO THE WEST SIDE OF THE COUNTY ROAD; THENCE NORTH 7 DEGREES 30' WEST, 460 FEET; THENCE NORTH 14 DEGREES 00' EAST 177 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL LYING WEST OF THE WESTERLY LINE OF QUEROLO ROAD: ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT INTERSECTION OF THE SOUTH LINE OF COUNTY SURVEY NO. 2498 AND THE WEST LINE OF STATE HIGHWAY KNOWN AS U.S. NO. 50, RUNNING THENCE ALONG SAID SOUTH LINE OF COUNTY SURVEY NO. 2498, SOUTH 87 DEGREES 28' WEST, 1523.5 FEET MORE OR LESS TO THE EAST BANK OF THE SAN JOAQUIN RIVER; THENCE SOUTHERLY ALONG SAID EAST BANK OF THE SAN JOAQUIN RIVER TO A POINT WHERE IT INTERSECTS THE WESTERLY EXTENSION OF THE NORTH LINE OF THE LAND FORMERLY OWNED BY THE CARMINE MAURO AS DESCRIBED IN DEED RECORDED APRIL 3, 1902 IN BOOK "A" OF DEEDS, VOLUME 121, PAGE 301, THENCE EASTERLY ALONG THE NORTH LINE OF MAURO'S LAND, 1400 FEET, MORE OR LESS TO THE WEST LINE OF STATE HIGHWAY, THENCE NORTHERLY ALONG THE WEST LINE OF SAID HIGHWAY, 710 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPTING FROM PARCEL TWO ABOVE THE NORTHERLY 10 FEET THEREOF, AS THE SAME IS DESCRIBED AND CONVEYED TO LIBBEY-OWENS-FORD GLASS COMPANY RECORDED JULY 19, 1960, IN BOOK 2319, PAGE 207, OF OFFICIAL RECORDS.

EXCEPTING FROM PARCELS ONE AND TWO ABOVE THAT PORTION CONVEYED TO RECLAMATION DISTRICT NO. 17, A PUBLIC AGENCY, BY DEED RECORDED DECEMBER 24, 2008, INSTRUMENT NO. 2008-196631, OF OFFICIAL RECORDS.

SURVEYOR'S CERTIFICATE

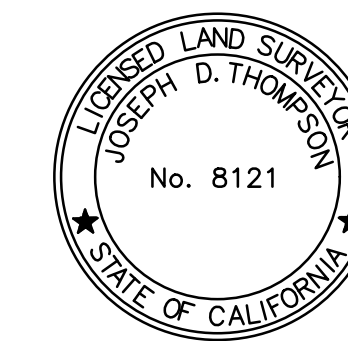
TO: DR HORTON BAY INC.

AND: FIRST AMERICAN TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(A), 7(A), 7(B), 7(C), 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 9, 2021.

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.

Joseph D. Thompson



PREPARED BY OR UNDER THE SUPERVISION OF JOSEPH D. THOMPSON, L.S. 8121 JTHOMPSON@KIERWRIGHT.COM

BY					
REVISION					
NO.	1	2	3	4	5

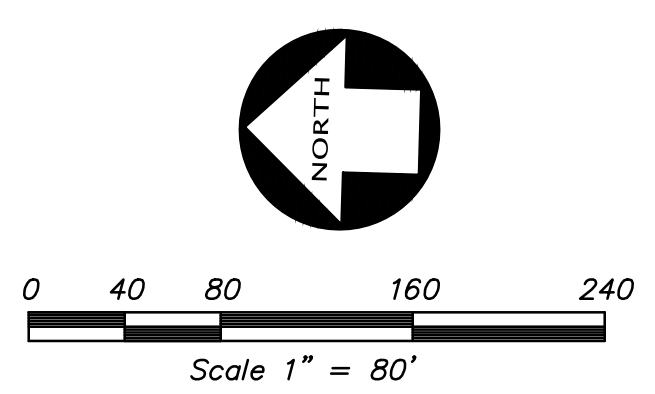
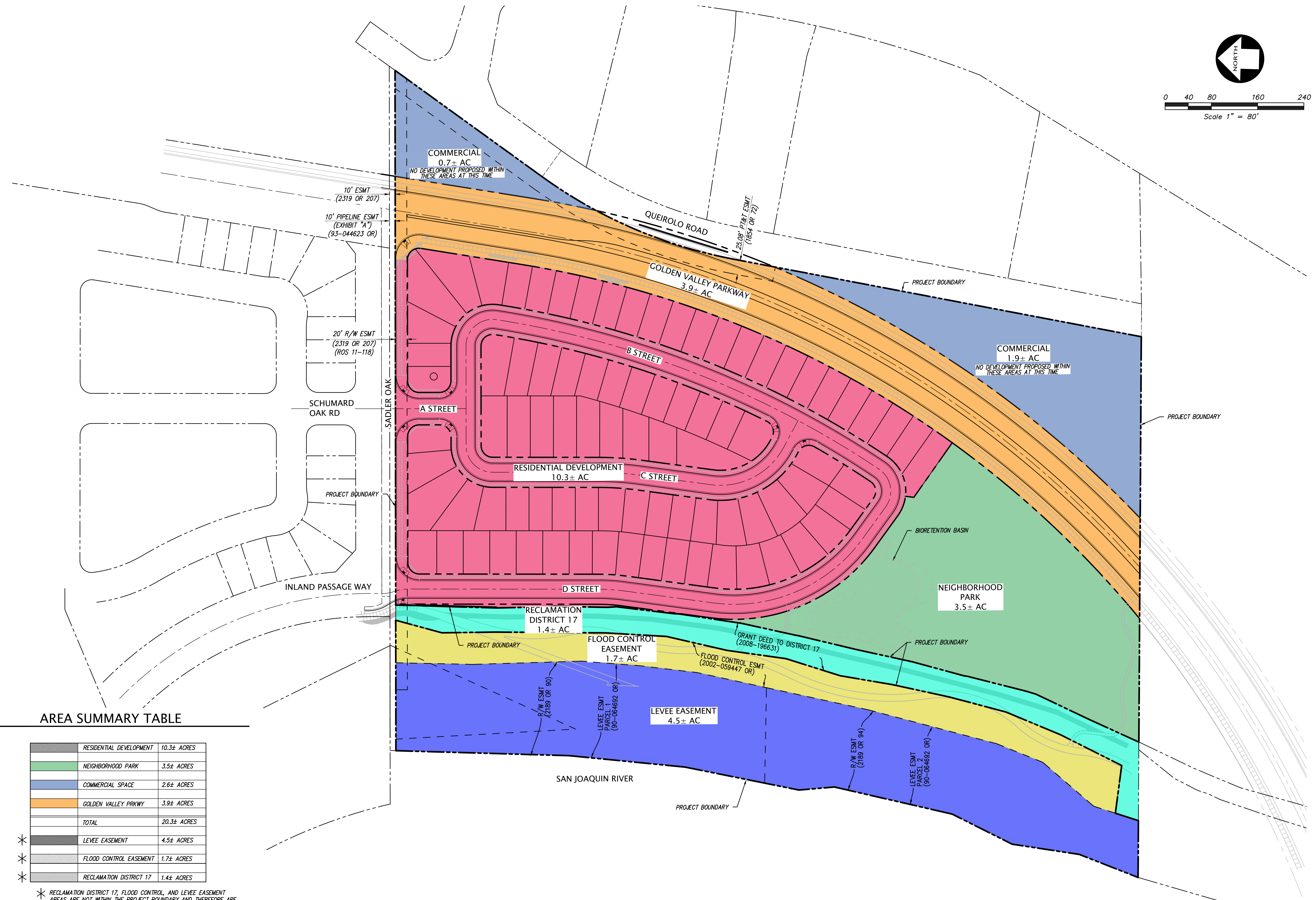


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 Santa Clara, California 95054
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NOTES OF 18401 QUEIROLO ROAD FOR D.R. HORTON LATHROP, CALIFORNIA

DATE	AUGUST 2, 2022
SCALE	AS SHOWN
DESIGNER	PB
DRAWN BY	WD
JOB NO.	A21702
SHEET	C1.1
OF	16 SHEETS

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AREA SUMMARY TABLE

RESIDENTIAL DEVELOPMENT	10.3± ACRES
NEIGHBORHOOD PARK	3.5± ACRES
COMMERCIAL SPACE	2.6± ACRES
GOLDEN VALLEY PRKWY	3.9± ACRES
TOTAL	20.3± ACRES
* LEVEE EASEMENT	4.5± ACRES
* FLOOD CONTROL EASEMENT	1.7± ACRES
* RECLAMATION DISTRICT 17	1.4± ACRES

* RECLAMATION DISTRICT 17, FLOOD CONTROL, AND LEVEE EASEMENT AREAS ARE NOT WITHIN THE PROJECT BOUNDARY AND THEREFORE ARE NOT INCLUDED IN THE TOTAL ACREAGE.

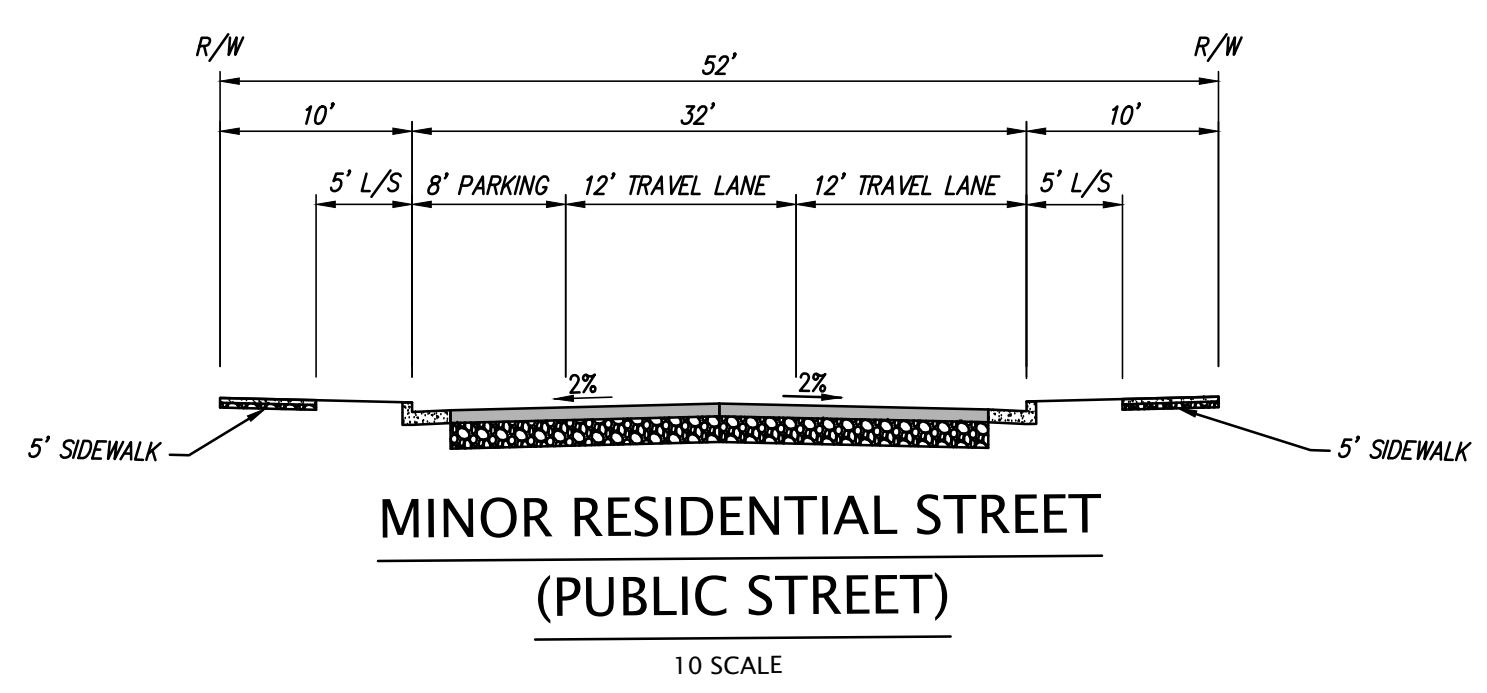
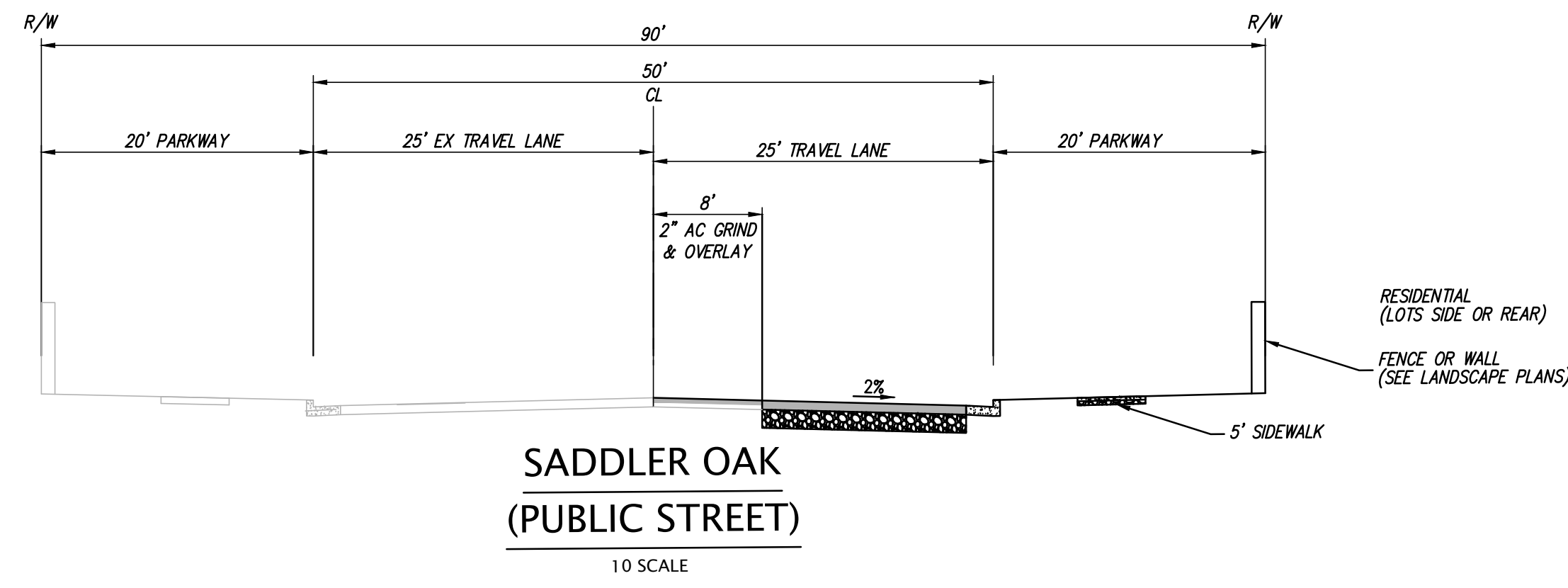
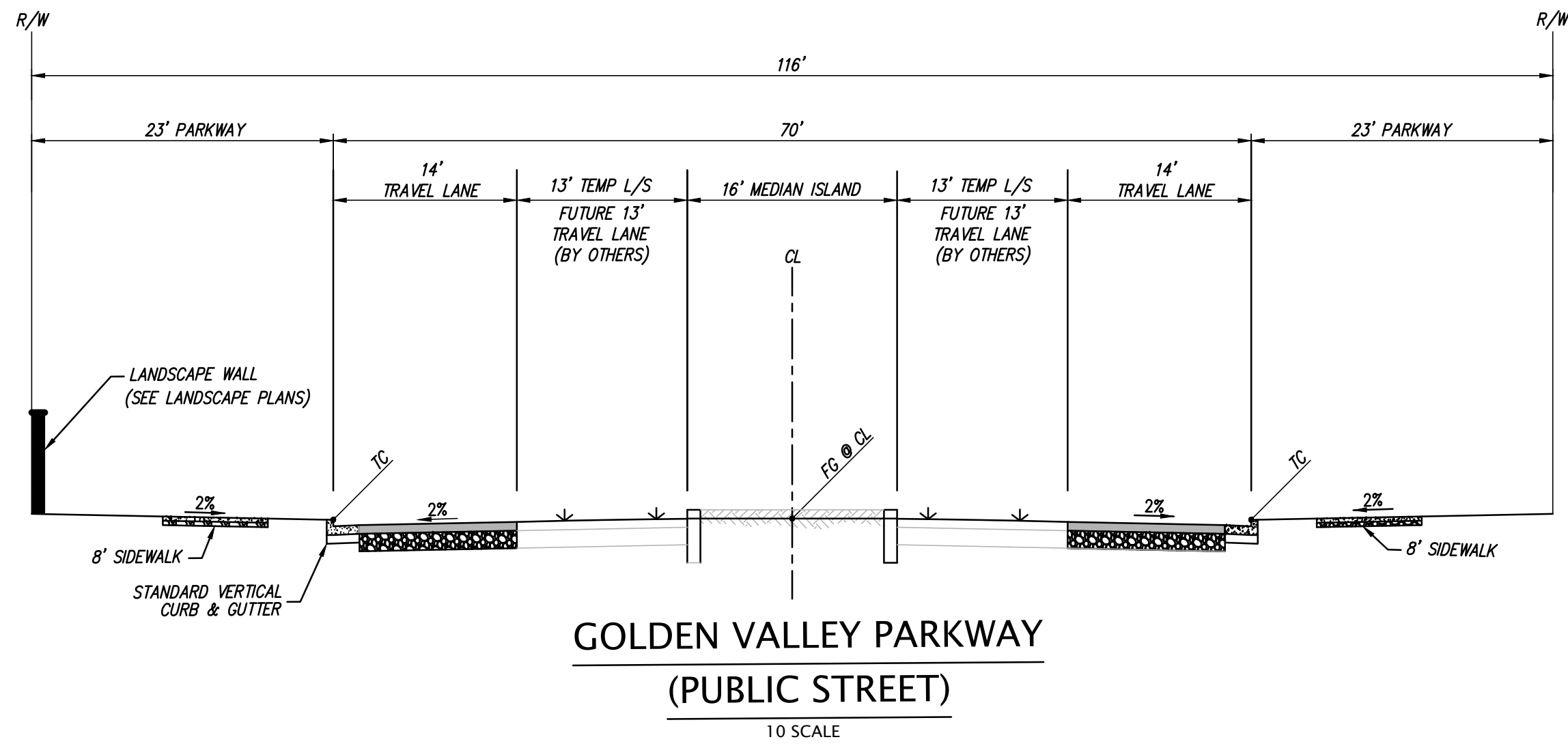
BY	NO.	REVISION
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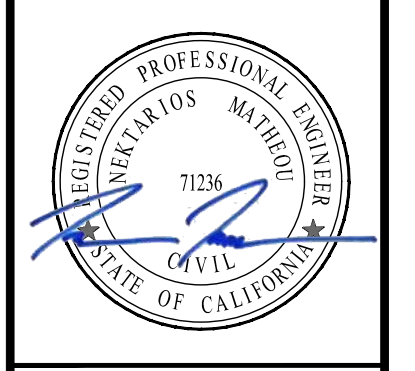
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PROJECT AREAS
 OF
 18401 QUEIROLO ROAD
 FOR
D.R. HORTON
 LATHROP,
 CALIFORNIA

DATE	AUGUST 2, 2022
SCALE	AS SHOWN
DESIGNER	PB
DRAWN BY	WD
JOB NO.	A21702
SHEET	C1.2
OF	16 SHEETS



NO.	REVISION	BY	NO.

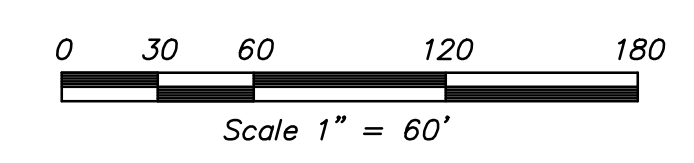
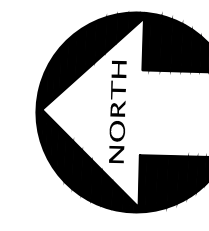


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CROSS SECTIONS
 OF
18401 QUEIROLO ROAD
 FOR
D.R. HORTON
 LATHROP, CALIFORNIA

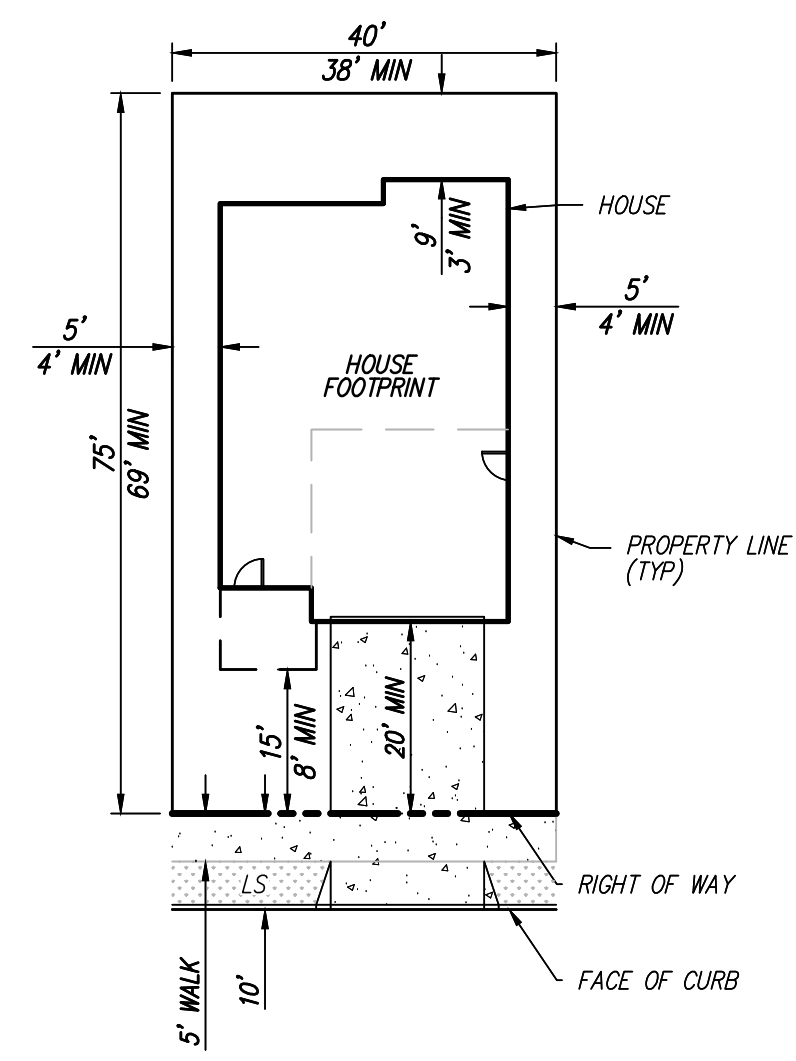
DATE	AUGUST 2, 2022
SCALE	AS SHOWN
DESIGNER	PB
DRAWN BY	WD
JOB NO.	A21702
SHEET	C2.0
OF	16 SHEETS

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NEIGHBORHOOD SITE DATA

1. LOT COUNT: 85 LOTS
2. PARCEL COUNT: 7 PARCELS (SEE PARCEL SUMMARY)
3. MINIMUM LOT SIZE: 38'x69'
4. SEE SHEET C2.0 FOR TYPICAL STREET SECTIONS.



TYPICAL LOT MINIMUM SETBACKS

MINIMUM 2,200 SF LOT

	SPECIFIC PLAN	PROPOSED PROJECT
GARAGE:	20' MIN	20'
PORCH:	8' MIN	8'
FRONT (LIVING SPACE):	9' MIN	15'
SIDE:	4' MIN	5'
SIDE (CORNER LOT):	10' MIN	10'
REAR (LIVING SPACE):	3' MIN	9'

NOTE: ARCHITECTURAL POPOUTS INCLUDING SECOND STORY OVERHANG, BAY WINDOWS, MEDIA NICHES, FIREPLACES, NOOK, ETC MAY ENCRUCH UP TO 2' INTO FRONT, REAR OR SIDE SETBACK

NOTE: THE ABOVE HOUSE PLOT SETBACK DIMENSIONS WERE OBTAINED FROM THE MOSSDALE LANDING SOUTH URBAN DESIGN CONCEPT DESIGN DEVELOPMENT MANUAL, PAGE 31, MEDIUM DENSITY RESIDENTIAL, FOR 2,200 SQUARE FOOT MINIMUM LOTS.

PARCEL SUMMARY TABLE

PARCEL	OWNERSHIP	LAND USE
A	CITY	A-STREET
B	CITY	B-STREET
C	CITY	C-STREET
D	CITY	D-STREET
E	CITY	PARK
F	PRIVATE	COMMERCIAL
G	PRIVATE	COMMERCIAL
H	CITY	GOLDEN VALLEY PARKWAY

- NOTES:**
1. PARCEL A, B, C, D, AND H ARE ALL PUBLIC STREETS AND ARE PUBLICLY OWNED AND MAINTAINED BY THE CITY OF LATHROP.
 2. PARCEL BOUNDARIES OF PUBLIC STREETS TO BE DETERMINED WITH FINAL DESIGN PENDING PROJECT CONSTRUCTION AND DRE PHASING SCHEDULE.



NO.	REVISION	BY	NO.

KIER+WRIGHT
 REGISTERED PROFESSIONAL ENGINEER
 71236
 CIVIL
 STATE OF CALIFORNIA

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 www.kierwright.com

PRELIMINARY SITE PLAN
 OF
18401 QUEIROLO ROAD
 FOR
D.R. HORTON
 CALIFORNIA

LATHROP, CALIFORNIA

DATE: AUGUST 2, 2022
 SCALE: AS SHOWN
 DESIGNER: PB
 DRAWN BY: WD
 JOB NO.: A21702
 SHEET: **C3.0**
 OF 16 SHEETS

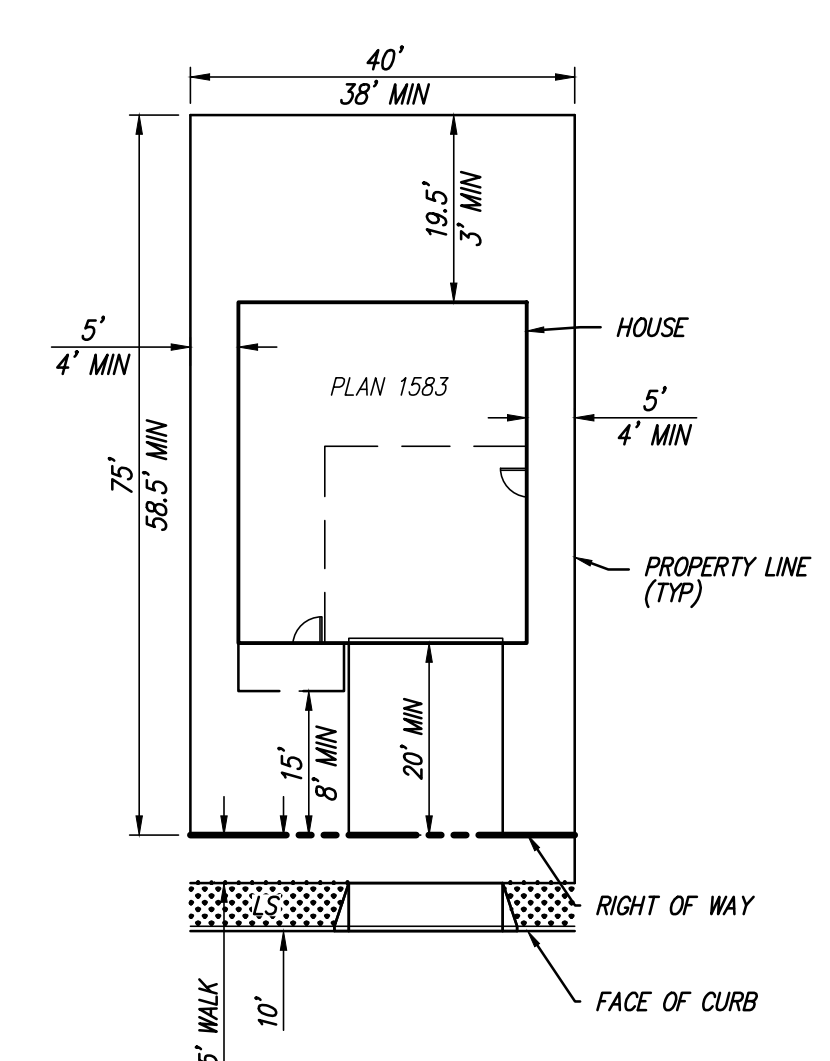
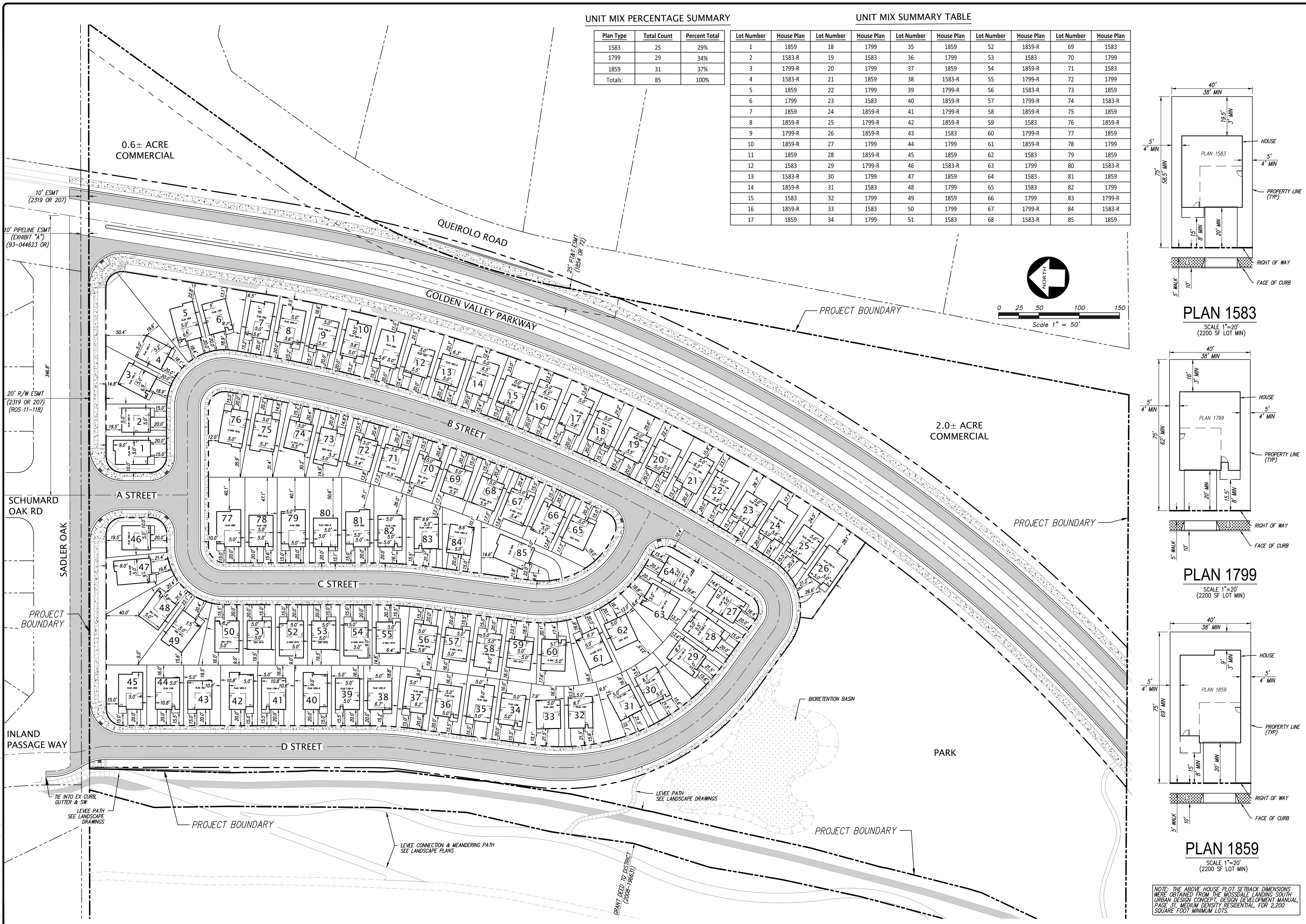
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UNIT MIX PERCENTAGE SUMMARY

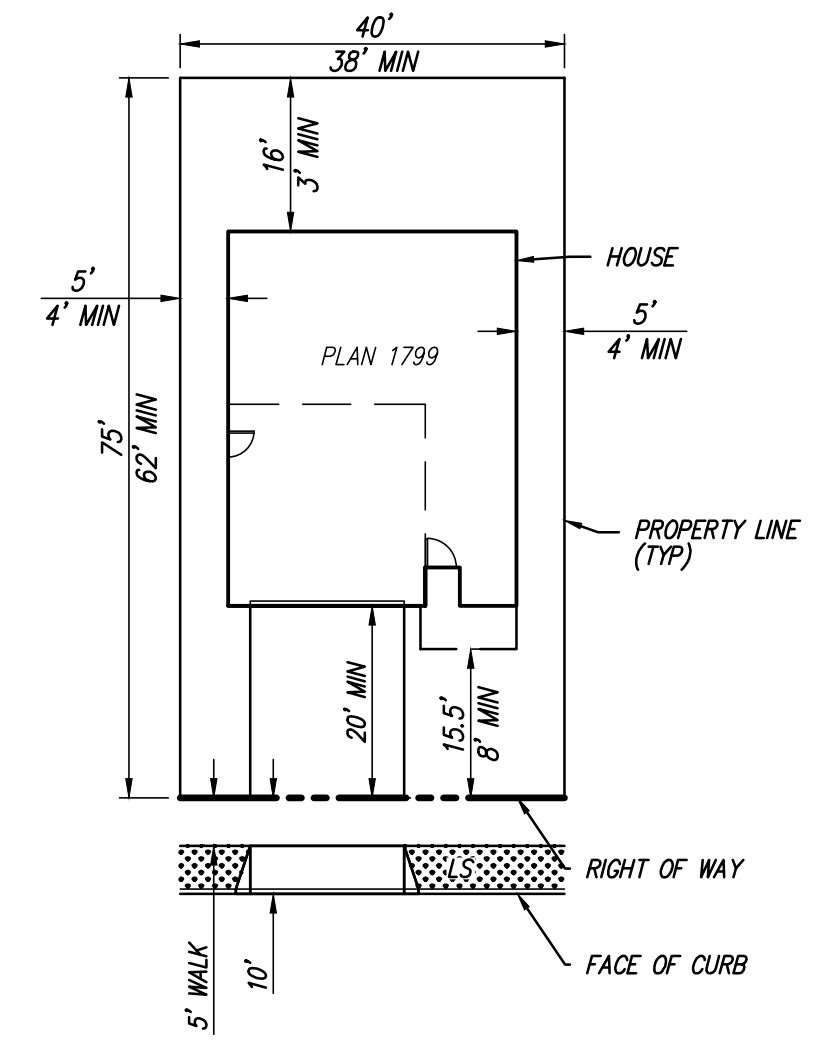
Plan Type	Total Count	Percent Total
1583	25	29%
1799	29	34%
1859	31	37%
Totals:	85	100%

UNIT MIX SUMMARY TABLE

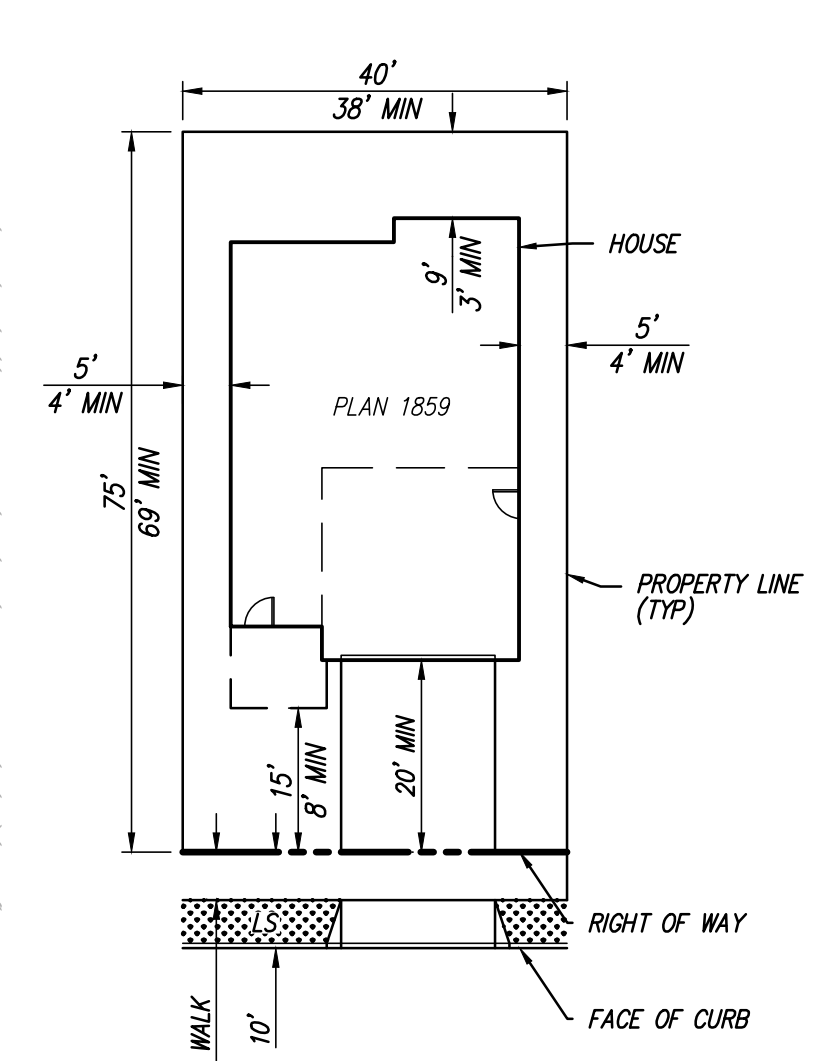
Lot Number	House Plan	Lot Number	House Plan	Lot Number	House Plan	Lot Number	House Plan	Lot Number	House Plan
1	1859	18	1799	35	1859	52	1859-R	69	1583
2	1583-R	19	1583	36	1799	53	1583	70	1799
3	1799-R	20	1799	37	1859	54	1859-R	71	1583
4	1583-R	21	1859	38	1583-R	55	1799-R	72	1799
5	1859	22	1799	39	1799-R	56	1583-R	73	1859
6	1799	23	1583	40	1859-R	57	1799-R	74	1583-R
7	1859	24	1859-R	41	1799-R	58	1859-R	75	1859
8	1859-R	25	1799-R	42	1859-R	59	1583	76	1859-R
9	1799-R	26	1859-R	43	1583	60	1799-R	77	1859
10	1859-R	27	1799	44	1799	61	1859-R	78	1799
11	1859	28	1859-R	45	1859	62	1583	79	1859
12	1583	29	1799-R	46	1583-R	63	1799	80	1583-R
13	1583-R	30	1799	47	1859	64	1583	81	1859
14	1859-R	31	1583	48	1799	65	1583	82	1799
15	1583	32	1799	49	1859	66	1799	83	1799-R
16	1859-R	33	1583	50	1799	67	1799-R	84	1583-R
17	1859	34	1799	51	1583	68	1583-R	85	1859



PLAN 1583
SCALE 1"=20"
(2200 SF LOT MIN)



PLAN 1799
SCALE 1"=20"
(2200 SF LOT MIN)



PLAN 1859
SCALE 1"=20"
(2200 SF LOT MIN)

NOTE: THE ABOVE HOUSE PLOT SETBACK DIMENSIONS WERE OBTAINED FROM THE MOSSDALE LANDING SOUTH URBAN DESIGN CONCEPT, DESIGN DEVELOPMENT MANUAL, PAGE 37, MEDIUM DENSITY RESIDENTIAL, FOR 2,200 SQUARE FOOT MINIMUM LOTS.

REVISION	NO.	BY	DATE

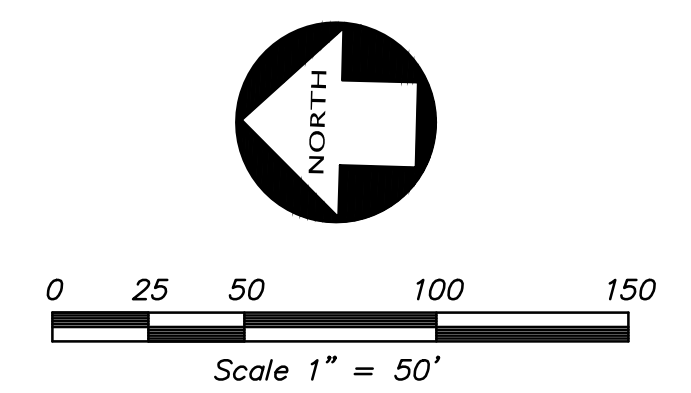
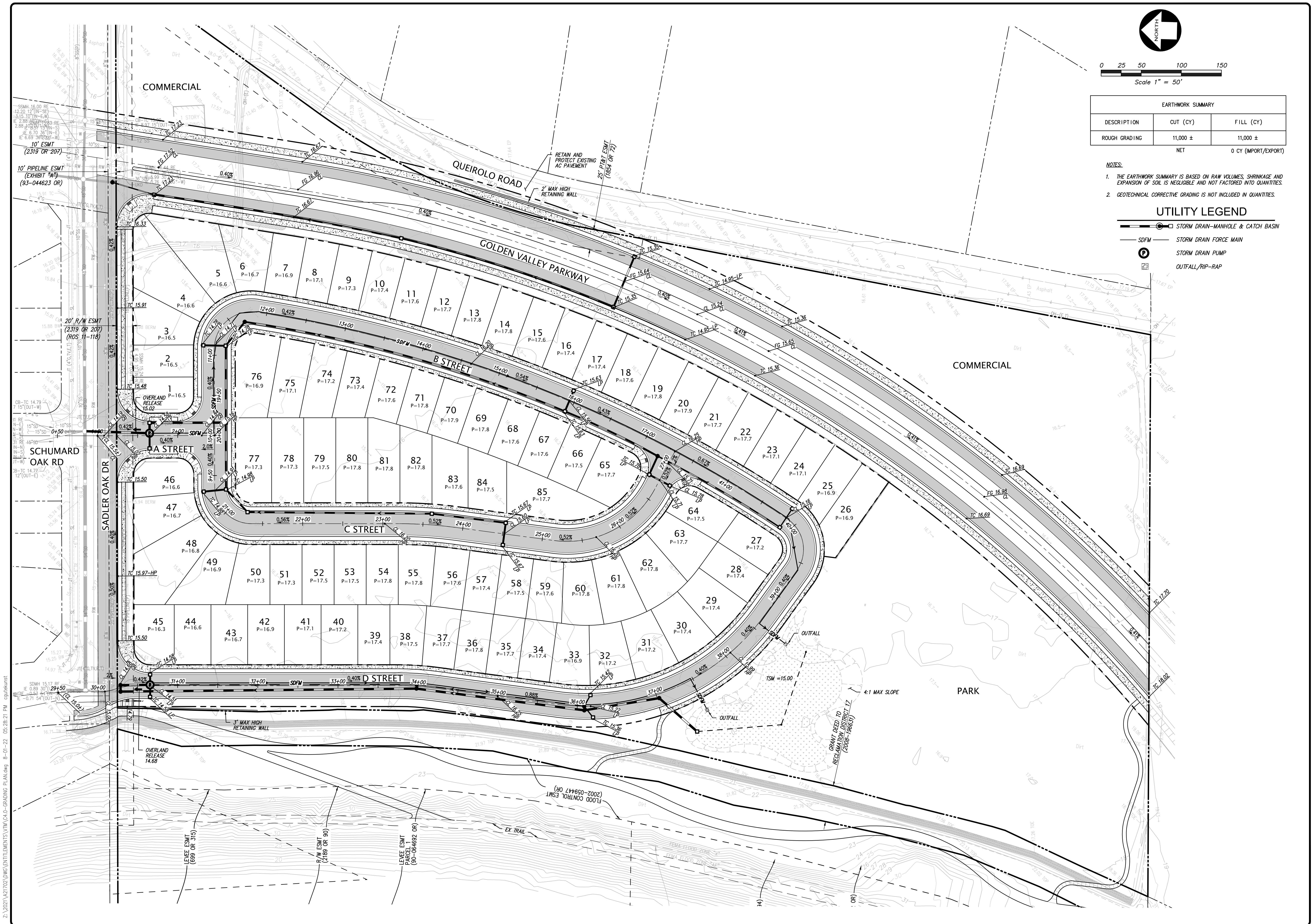
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
71236
KIER+WRIGHT

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Santa Clara, California 95054
Phone: (408) 727-6665
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SITE PLAN UNIT MIX OF 18401 QUEIROLO ROAD FOR D.R. HORTON, LATHROP, CALIFORNIA

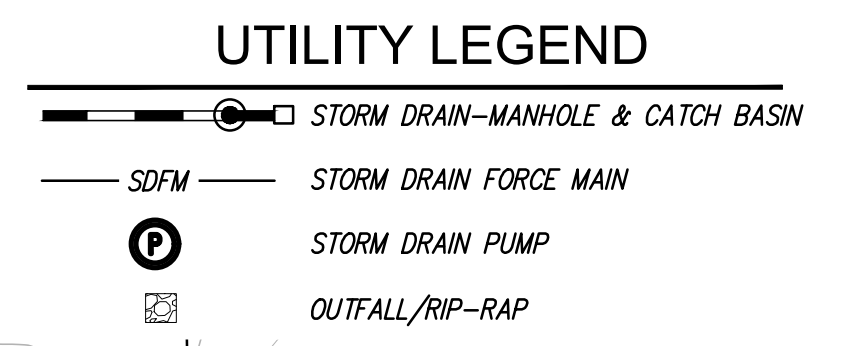
DATE: AUGUST 2, 2022
SCALE: AS SHOWN
DESIGNER: PB
DRAWN BY: WD
JOB NO.: A21702
SHEET: C3.1 OF 16 SHEETS

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EARTHWORK SUMMARY		
DESCRIPTION	CUT (CY)	FILL (CY)
ROUGH GRADING	11,000 ±	11,000 ±
NET	0 CY (IMPORT/EXPORT)	

- NOTES:**
1. THE EARTHWORK SUMMARY IS BASED ON RAW VOLUMES, SHRINKAGE AND EXPANSION OF SOIL IS NEGLIGIBLE AND NOT FACTORED INTO QUANTITIES.
 2. GEOTECHNICAL CORRECTIVE GRADING IS NOT INCLUDED IN QUANTITIES.



BY	NO.	REVISION

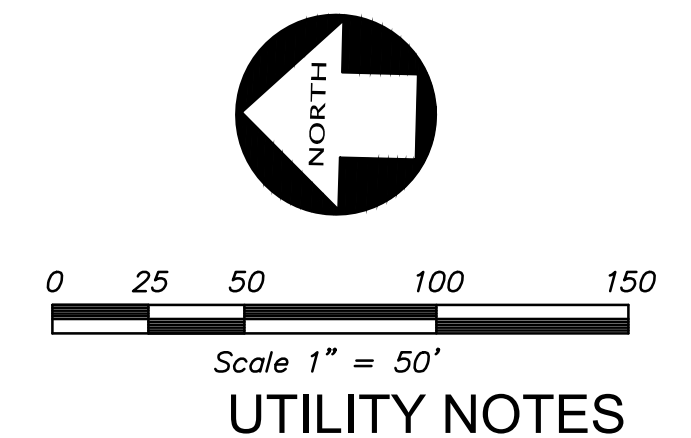
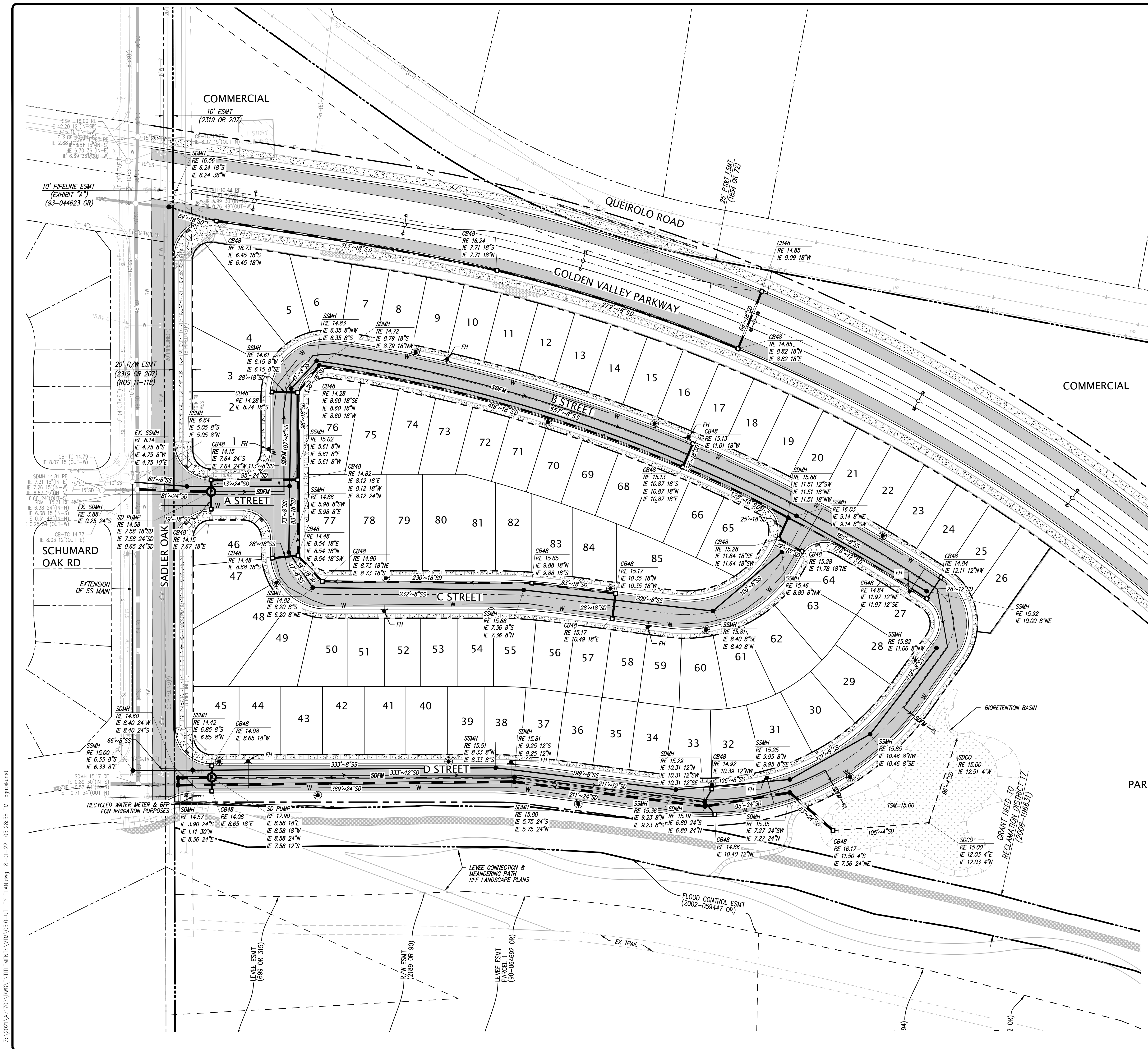


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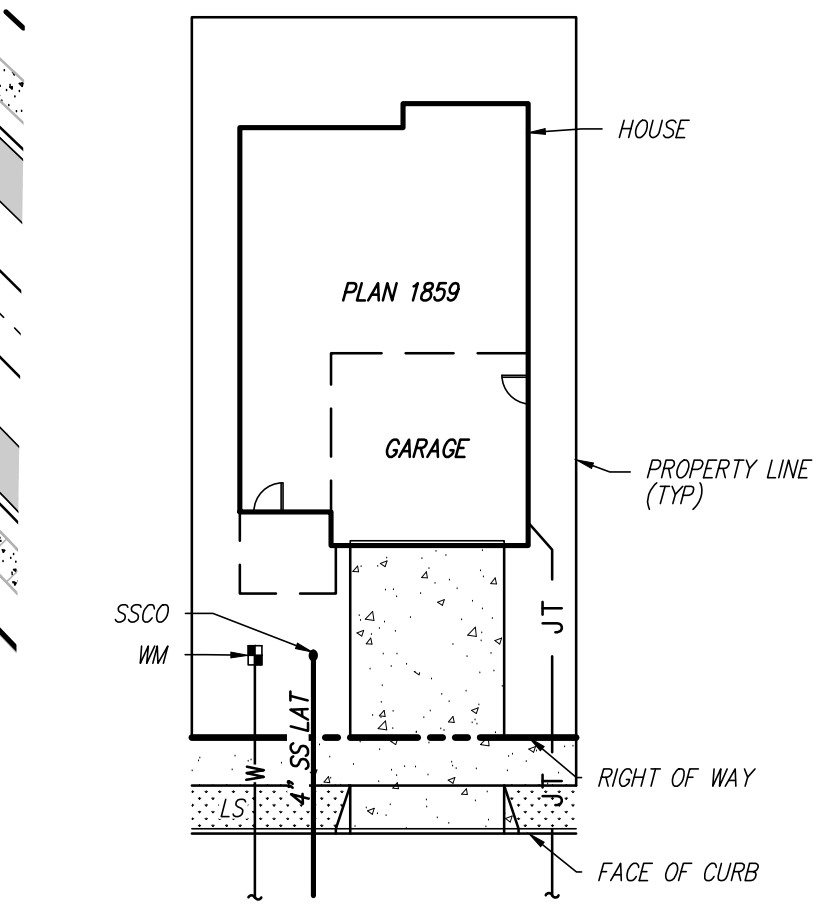
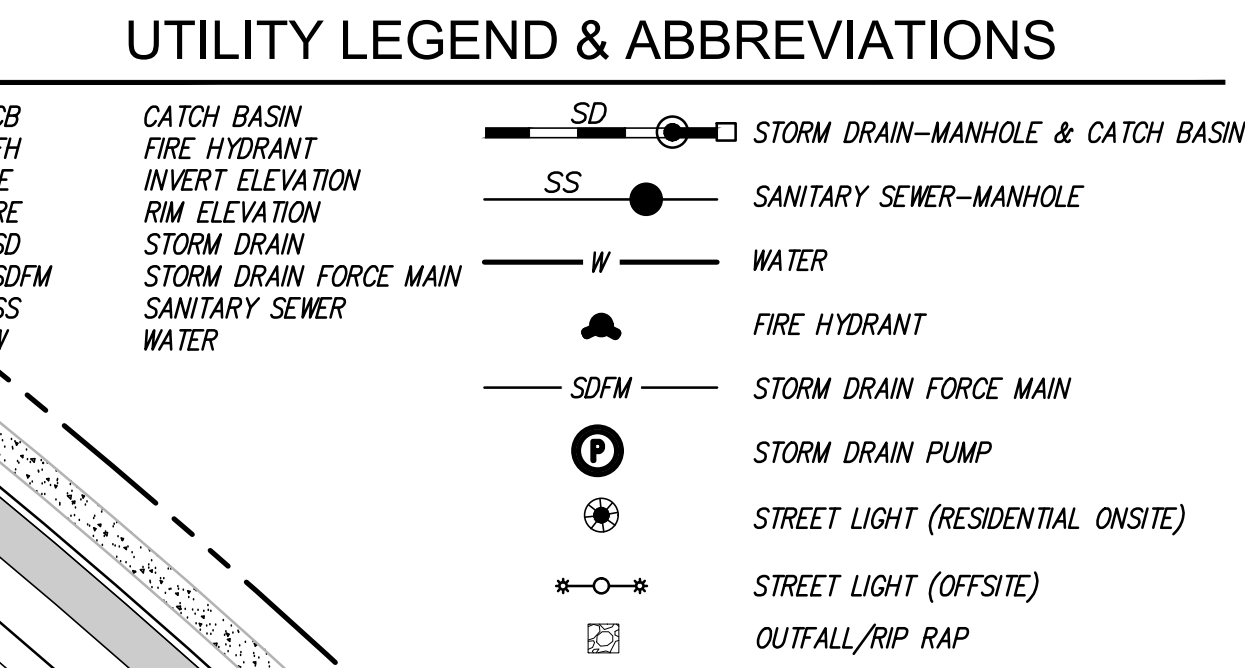
PRELIMINARY GRADING PLAN
 OF
18401 QUEIROLO ROAD
 FOR
D.R. HORTON
 LATHROP, CALIFORNIA

DATE	AUGUST 2, 2022
SCALE	AS SHOWN
DESIGNER	PB
DRAWN BY	WD
JOB NO.	A21702
SHEET	C4.0
OF	16 SHEETS

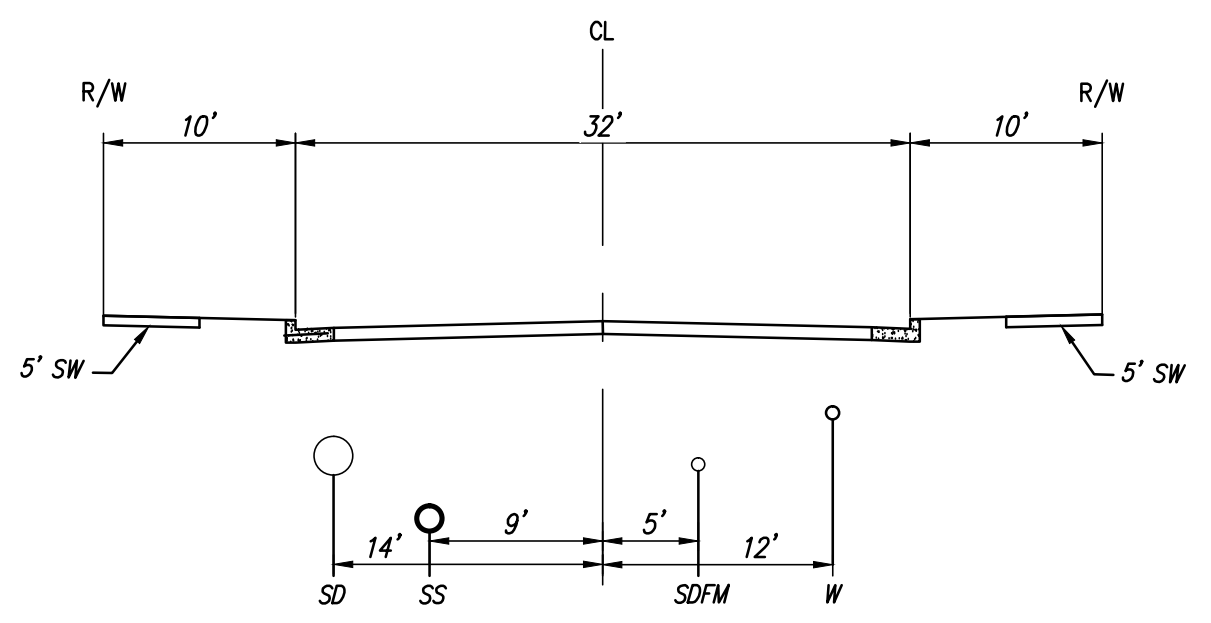
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- ### UTILITY NOTES
- BACKFILLING AND COMPACTION FOR ALL TRENCHES SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER.
 - CONTRACTOR TO VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO ANY SITE WORK. ALL WORK FOR STORM DRAIN AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UPSTREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
 - ALL WORK ON-SITE AND IN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE CITY OF LATHROP STANDARDS AND REQUIREMENTS.
 - GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND UTILITIES. PROVIDE 6" MINIMUM BETWEEN PIPES CROSSING ELECTRICAL LINES HORIZONTALLY AND 12" MINIMUM BETWEEN PARALLEL PIPES CROSSING ELECTRICAL LINES.
 - FOR UTILITY MATERIALS AND TYPES, SEE THE PROJECT SPECIFICATIONS IF APPLICABLE AND NOT IDENTIFIED ON THESE PLANS.
 - STORM DRAIN PIPE SHALL BE: 10" DIAMETER AND SMALLER SDR 35 PVC OR HDPE WITH RUBBER GASKETS MEETING ASTM F477. 12" DIAMETER TO BE SDR 35 PVC, CLASS III RCP OR BLUE SEAL HDPE AS MANUFACTURED BY HANCOR WITH WATER TIGHT JOINTS MEETING ASTM F477 AND ASTM D3212. 15" THROUGH 24" DIAMETERS; PIPE TO BE CLASS III RCP OR BLUE SEAL HDPE AS SPECIFIED ABOVE.
 - WATER LINES SHALL BE 12" MINIMUM ABOVE SANITARY SEWER LINE AT ALL CROSSINGS.
 - MINIMUM COVER FOR WATER LINES IS 3.0 FEET.
 - SANITARY SEWER SHALL BE 8" PVC SDR 26.
 - DOMESTIC/FIRE WATER LINES SHALL BE 8" C900 DR 18 PIPE.
 - ALL EXISTING UTILITY SERVICE CONNECTIONS SHALL BE ABANDONED PER CITY STANDARDS.
 - FUTURE PARK PARCEL SHALL BE UTILIZED FOR CONSTRUCTION STAGING OF THE RESIDENTIAL DEVELOPMENT. PARK SHALL BE CONSTRUCTED BY CITY AFTER RESIDENTIAL DEVELOPMENT IS COMPLETE.



TYPICAL UTILITY LOT LAYOUT



TYPICAL UTILITY LAYOUT IN STREET

BY	
REVISION	
NO.	
NO.	

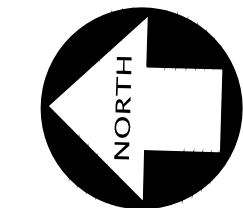


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PRELIMINARY UTILITY PLAN
OF
18401 QUEIROLO ROAD
FOR
D.R. HORTON
LATHROP, CALIFORNIA

DATE: AUGUST 2, 2022
SCALE: AS SHOWN
DESIGNER: PB
DRAWN BY: WD
JOB NO.: A21702
SHEET: C5.0 OF 16 SHEETS

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Scale 1" = 60'

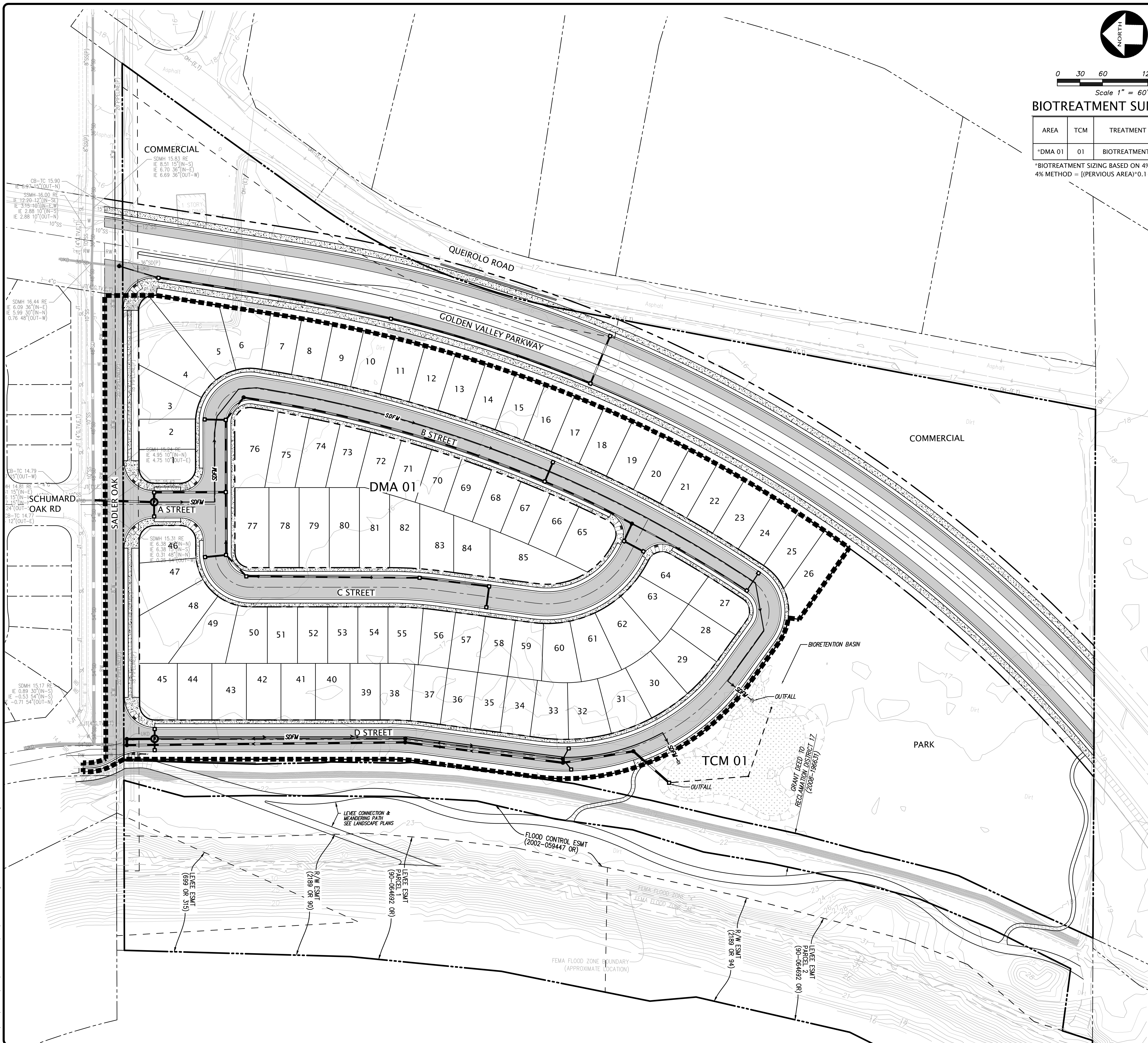
BIOTREATMENT SUMMARY TABLE

AREA	TCM	TREATMENT TYPE	TOTAL AREA (SQ. FT.)	IMPERVIOUS AREA (SQ. FT.)	PERVIOUS AREA (SQ. FT.)	TREATMENT AREA REQ. (SQ. FT.)	TREATMENT AREA PROVIDED (SQ. FT.)	PONDING DEPTH (IN.)
*DMA 01	01	BIOTREATMENT POND	470,063	303,878	166,185	12,250	15,926	12

*BIOTREATMENT SIZING BASED ON 4% METHOD
4% METHOD = ((PERVIOUS AREA)*0.1 + (IMPERVIOUS AREA) * 4%)

PLAN LEGEND

- TREATMENT AREA LIMITS
- DMA DRAINAGE MANAGEMENT AREA
- TCM TREATMENT CONTROL MEASURE
- PRIVATE STREET
- CONCRETE AREA
- BIORETENTION POND



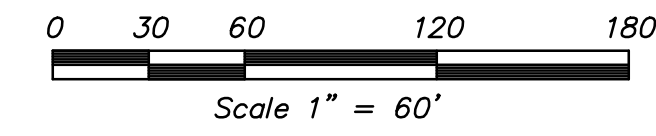
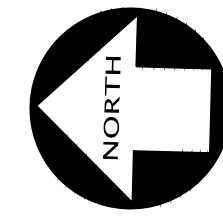
REVISION	NO.	BY	NO.	BY	NO.	BY	NO.

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PRELIMINARY STORMWATER CONTROL PLAN
 OF
18401 QUEIROLO ROAD
 FOR
D.R. HORTON
 LATHROP, CALIFORNIA

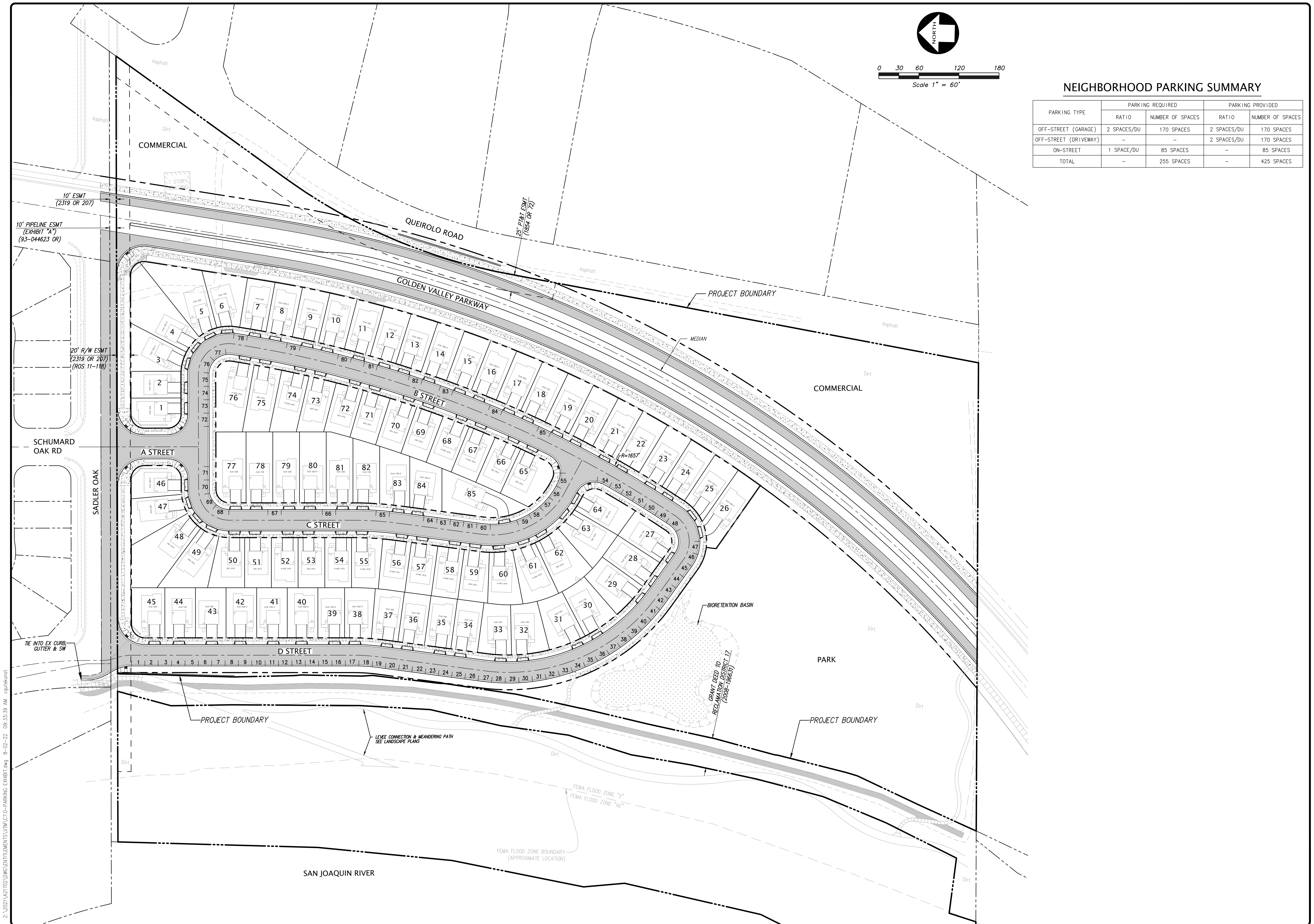
DATE	AUGUST 2, 2022
SCALE	AS SHOWN
DESIGNER	PB
DRAWN BY	WD
JOB NO.	A21702
SHEET	C6.0
OF	16 SHEETS

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NEIGHBORHOOD PARKING SUMMARY

PARKING TYPE	PARKING REQUIRED		PARKING PROVIDED	
	RATIO	NUMBER OF SPACES	RATIO	NUMBER OF SPACES
OFF-STREET (GARAGE)	2 SPACES/DU	170 SPACES	2 SPACES/DU	170 SPACES
OFF-STREET (DRIVEWAY)	-	-	2 SPACES/DU	170 SPACES
ON-STREET	1 SPACE/DU	85 SPACES	-	85 SPACES
TOTAL	-	255 SPACES	-	425 SPACES



<p>KIER+WRIGHT</p> <p>3350 Scott Boulevard, Building 22 Santa Clara, California 95054 Phone: (408) 727-6665 www.kierwright.com</p>	<p>CONCEPTUAL PARKING PLAN OF 18401 QUEIROLO ROAD FOR D. R. HORTON LATHROP, CALIFORNIA</p>												
<p>DATE AUGUST 2, 2022</p> <p>SCALE AS SHOWN</p> <p>DESIGNER PB</p> <p>DRAWN BY WD</p> <p>JOB NO. A21702</p> <p>SHEET C7.0</p> <p>OF 16 SHEETS</p>													
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">NO.</td> <td style="width: 10%;">BY</td> <td style="width: 10%;">REVISION</td> <td style="width: 10%;">NO.</td> <td style="width: 10%;">BY</td> <td style="width: 10%;">REVISION</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>		NO.	BY	REVISION	NO.	BY	REVISION						
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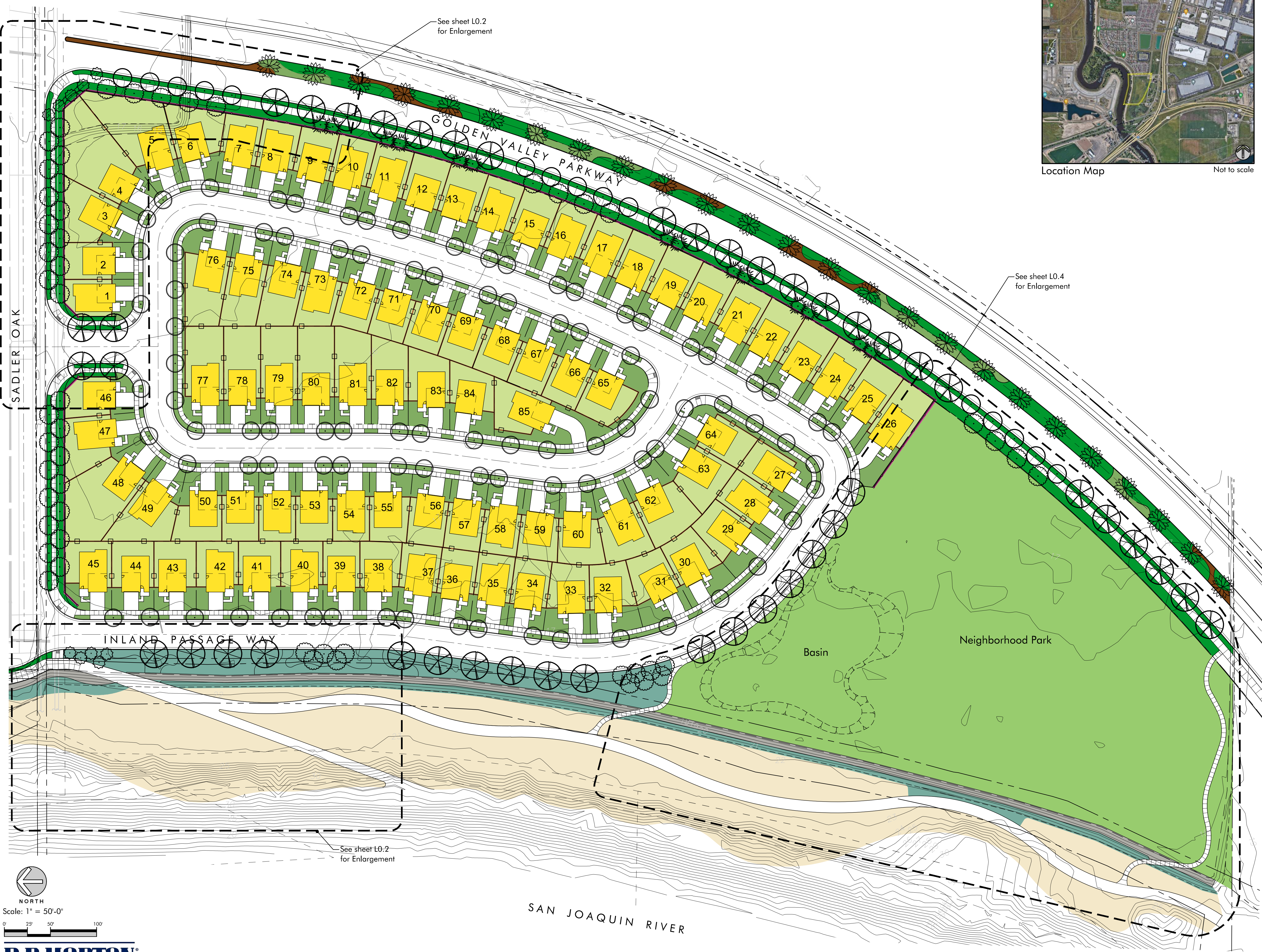
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Location Map Not to scale



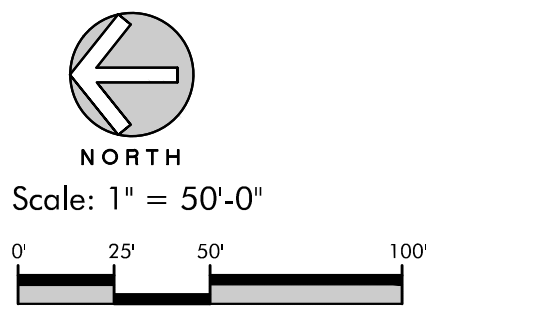
Aerial Map Not to scale



See sheet L0.2 for Enlargement

See sheet L0.4 for Enlargement

See sheet L0.2 for Enlargement



Landscape Concept

The landscape design concept for the proposed community is to create an aesthetically pleasing and enjoyable environment for residents while meeting the function of the various landscape areas. Streetscape, levee enhancements, walking trails, and a park has been provided. The overall landscape design provides for a continuation of the landscape concepts and plant palette that is a signature of Mossdale Landing while meeting the City of Lathrop's current expectations of low water-use, ease of maintenance, and incorporation of more non-living landscape materials such as cobble, decomposed granite, and synthetic lawn. The goal is for the Queirolo Property development to fit within the fabric of the surrounding community. Plant material has been selected that performs well in the City of Lathrop, is low water use, and requires relatively minimal landscape. Irrigation will be designed to meet the requirements of the City.











Special considerations have been provided in selection of plant material that respect the needs of the residents and the general public. Clear and secure view corridors have been provided to ensure safety of residents entering and moving around the site - both vehicular and pedestrian.

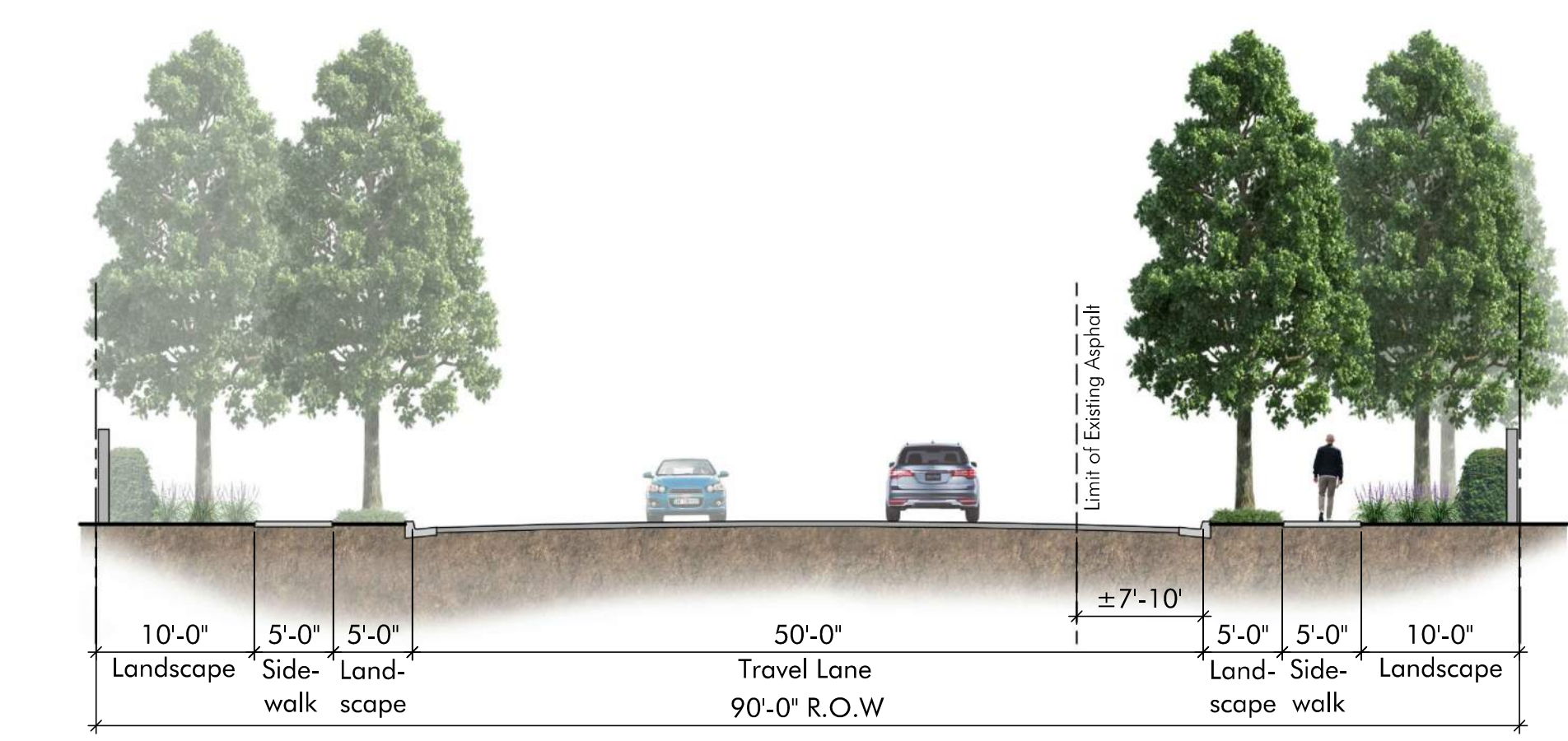
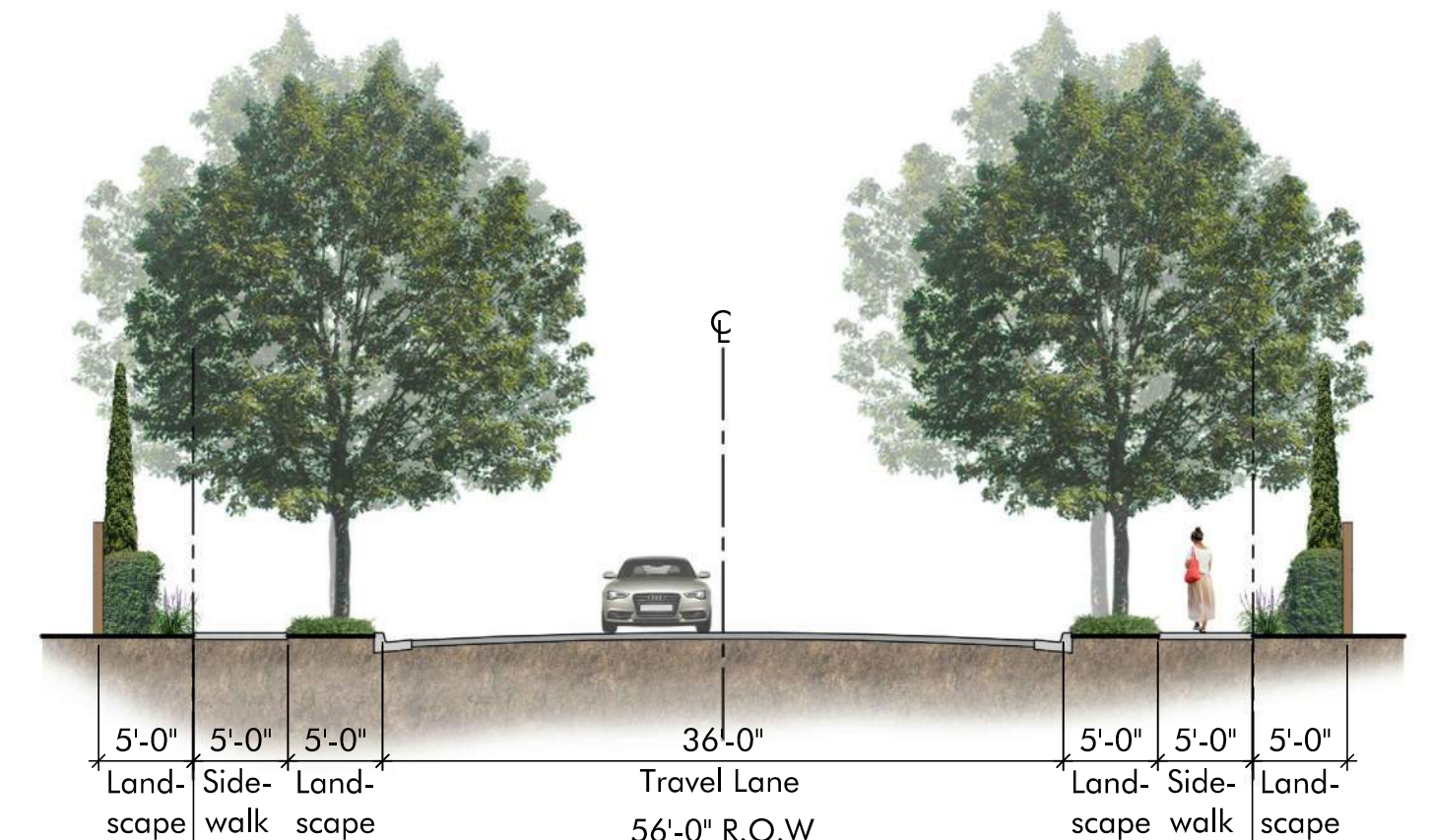
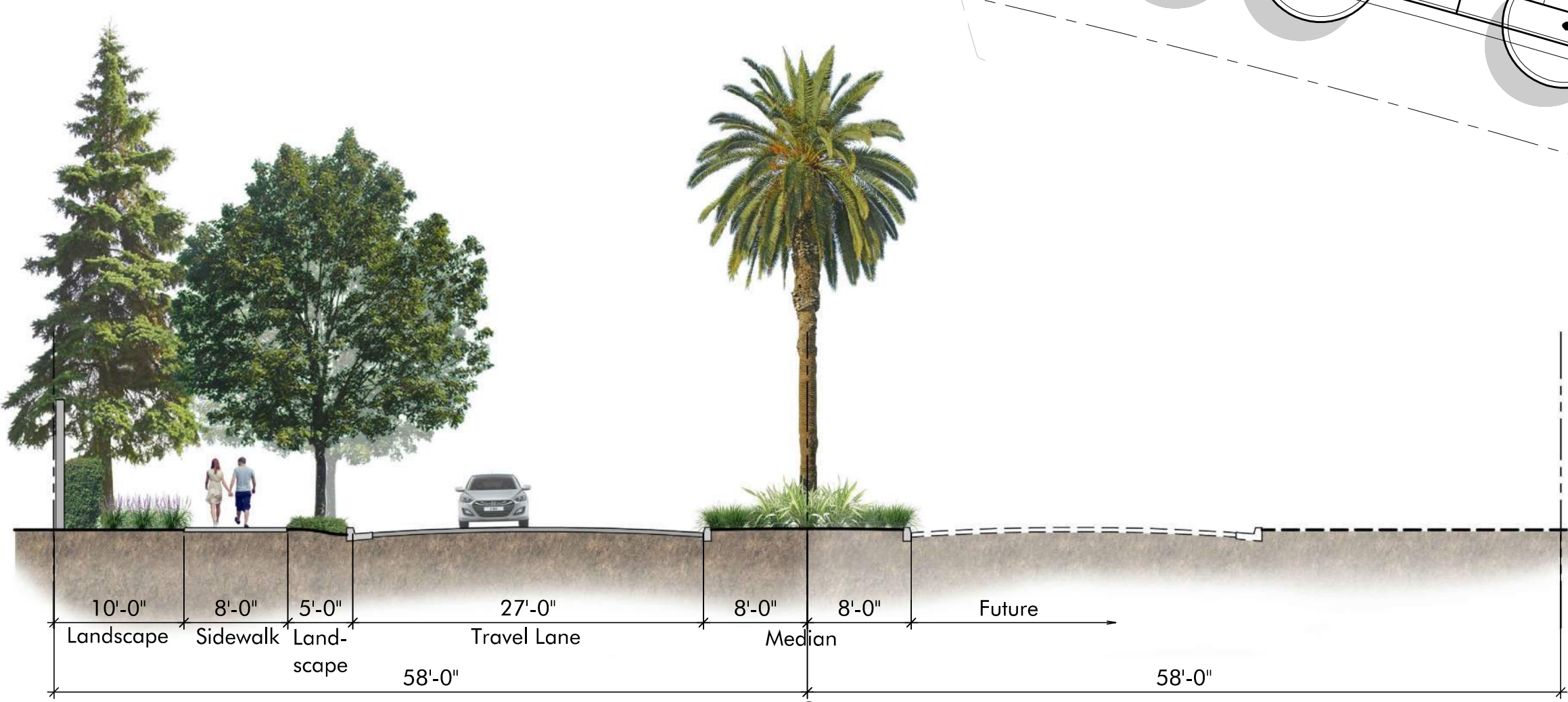
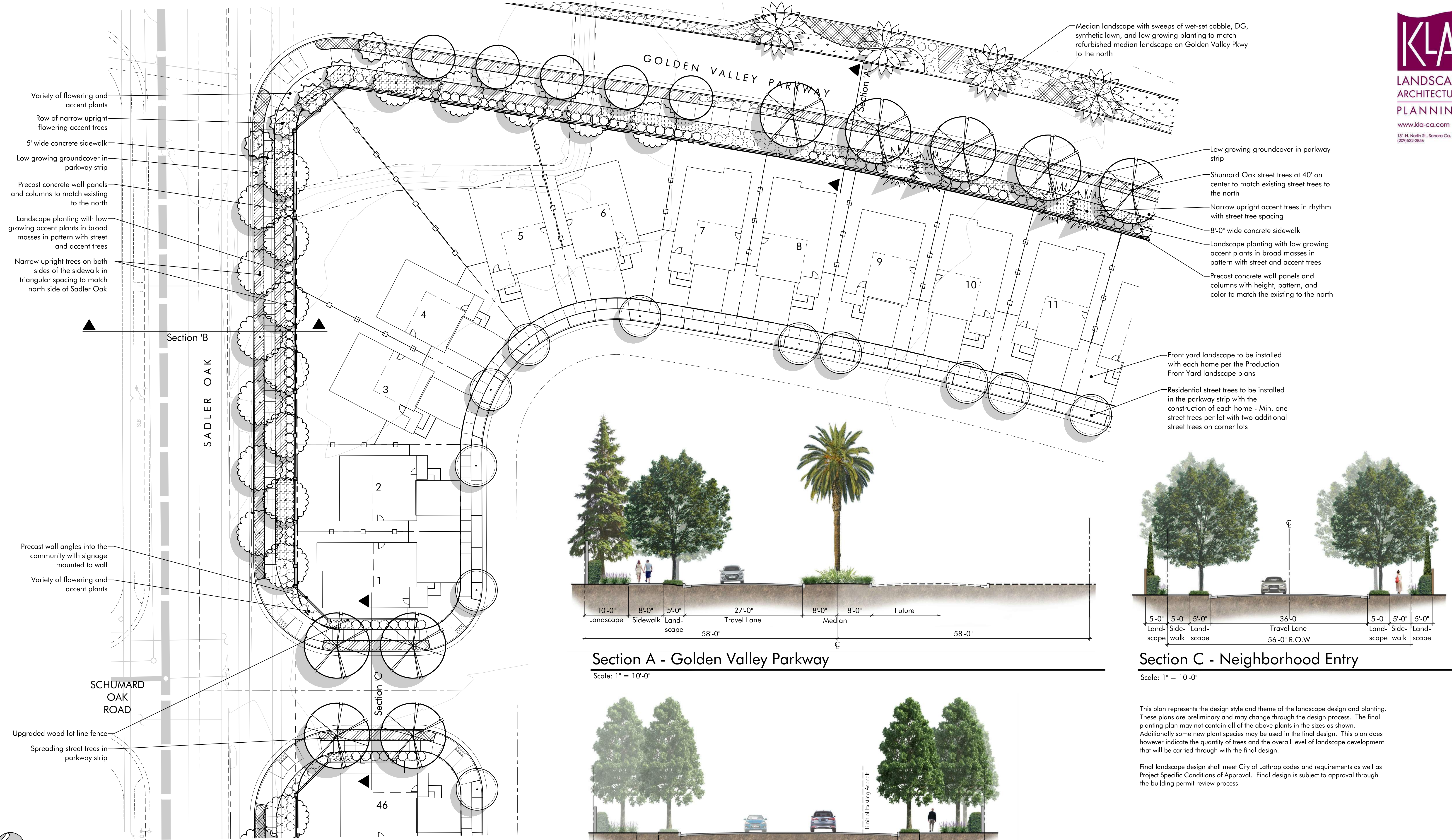
Park
 The park is intended to be a native/natural style park with native and endemic plant species that reflect the culture of the native Americans that inhabited this area. The park will include walking trails, small picnic and seating areas, and interpretive signage to describe the how the native Americans lived and thrived along the course of the San Joaquin River. See sheet L0.4 for a more detailed description of the park design.

Streetscape
 The Streetscape has a separated sidewalk with a parkway strip and precast masonry wall with pilasters along Golden Valley Parkway and Sadler Oak. Street trees and evergreen shrubs, grasses, and groundcover are provided that continue the character of planting along the streetscapes to the northwest. Golden Valley Parkway will be a continuation of the refurbished median landscape to the west, with Date Palms and sweeps of cobble, DG, synthetic lawn, and low accent plantings. Street trees are high canopy to allow trunks to drive under. Most planting is low to maintain clear sight lines with upright shrubs at the wall to provide buffering and accent. The streetscape has been designed per the requirements of the City.

For parkway strips within the community (residential streets), landscape will be provided with the construction of each home to complete the community with front yard plantings and street trees as required by the City of Lathrop.

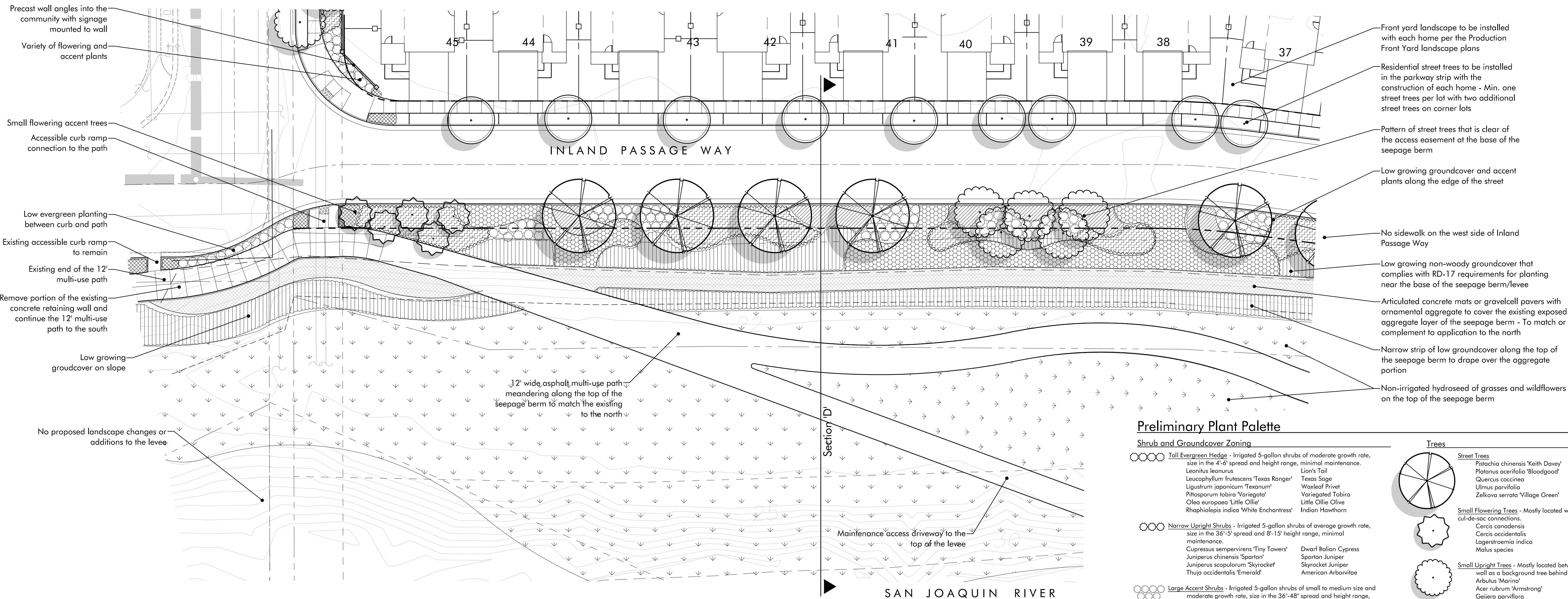
Landscape Area Legend

-  Irrigated shrub and groundcover landscape areas to be designed and installed to meet City of Lathrop standards and requirements. Predominately low water-use plant species at wide spacing for gaps between plants. Bubbler irrigation and Central Control irrigation controller. All planting to comply with the Water Efficient Landscape Ordinance (WEL0).
-  Neighborhood Park
-  Front yard landscape to be installed by the home-builder with the construction of each home. Landscape to comply with the Prescriptive Method of WEL0. Parkway strip landscape in front or along the side of each home to be installed, irrigated, and maintained as part of the front yard landscape - Not City of Lathrop maintained.
-  Back yard landscape that is behind the lot line fencing and per the responsibility of the home-owner. Not a part of these plans.
-  Irrigated low growing, non-woody plant species that comply with the requirements of RD-17 for planting along the face of the seepage berm. No trees within the seepage berm or the 15' clear zone in front of the seepage berm. To be reviewed and approved by RD-17.
-  Non-irrigated hydroseed of grasses and wildflowers on the top of the seepage berm. To be reviewed and approved by RD-17.
-  Articulated concrete mats along the face of the aggregate portion of the seepage berm to match the existing to the northwest. Or alternately, a GravelCell Paver or similar mat to be placed with ornamental aggregate on top of the existing aggregate face. To be reviewed and approved by RD-17.
-  Homes per Architectural Plans
-  Precast concrete wall with columns at approximately 20' on center. Wall pattern and color to match the existing wall along Sadler Oak and Golden Valley Parkway.
-  Wood lot line fence and back yard access gates. For all portions of the lot line fence that faces the street, the finished side of the fence shall face the street. Fence to be installed with the Production Front Yard Landscape and is the responsibility of the home-owner to maintain.



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Final landscape design shall meet City of Lathrop codes and requirements as well as Project Specific Conditions of Approval. Final design is subject to approval through the building permit review process.



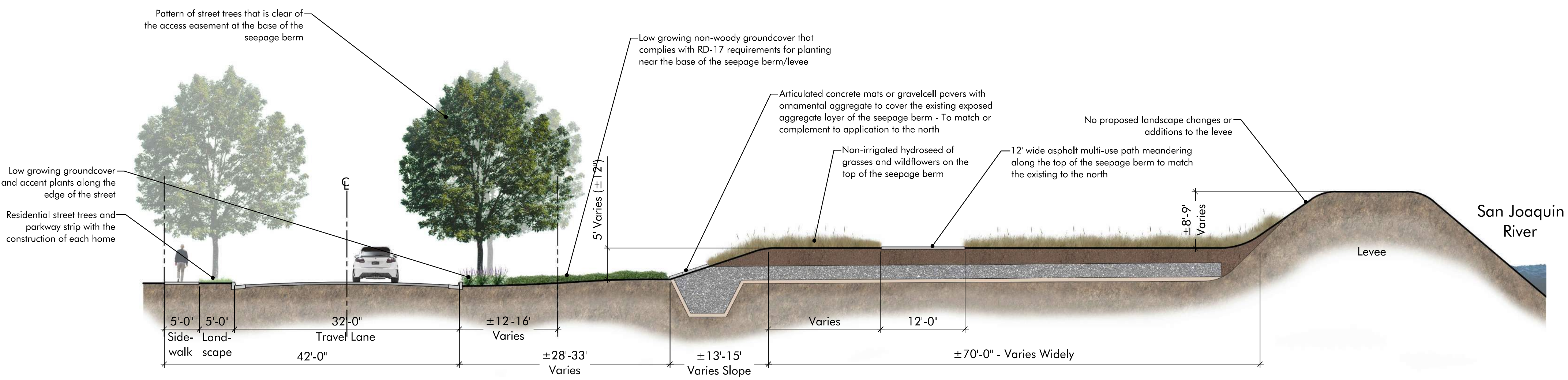
Preliminary Plant Palette

Shrub and Groundcover Zoning

- Tall Evergreen Hedge** - Irrigated 5-gallon shrubs of moderate growth rate, size in the 4'-6' spread and height range, minimal maintenance.
 - Leonurus leonurus
 - Leucophyllum frutescens 'Texas Ranger'
 - Ligustrum japonicum 'Texanum'
 - Pittosporum tobira 'Variegata'
 - Olea europaea 'Little Ollie'
 - Rhaphiolepis indica 'White Enchantress'
 - Texas Sage
 - Waxleaf Privet
 - Variegated Tobira
 - Little Ollie Olive
 - Indian Hawthorn
- Narrow Upright Shrubs** - Irrigated 5-gallon shrubs of average growth rate, size in the 3'-5' spread and 8'-15' height range, minimal maintenance.
 - Cupressus sempervirens 'Tiny Towers'
 - Juniperus chinensis 'Spartan'
 - Juniperus scopulorum 'Skyrocket'
 - Thuja occidentalis 'Emerald'
 - Dwarf Italian Cypress
 - Spartan Juniper
 - Skyrocket Juniper
 - American Arborvitae
- Large Accent Shrubs** - Irrigated 5-gallon shrubs of small to medium size and moderate growth rate, size in the 36"-48" spread and height range, minimal maintenance.
 - Callistemon viminalis 'Little John'
 - Hesperaloe parviflora
 - Lantana hybridus 'Gold Rush'
 - Rosa 'Pink Flower Carpet'
 - Salvia greggii
 - Dwarf Bottlebrush
 - Red Yucca
 - Gold Rush Lantana
 - Flower Carpet Rose
 - Autumn Sage
- Grasses / Grass-like Plants** - Irrigated 1-gallon and 5-gallon perennial and evergreen grasses and strip leaf plants planted in masses, size in the 24"-42" spread and height range.
 - Calamagrostis acutiflora 'Karl Foerster'
 - Dianella tasmanica 'Variegata'
 - Dietes bicolor
 - Lomandra longifolia 'Breeze'
 - Muhlenbergia dubia
 - Dwarf Feather Reed Grass
 - Flax Lily
 - Fortnight Lily
 - Dwarf Mat Rush
 - Pine Muhly
- Small Flowering Accent Shrubs** - Irrigated 1-gallon plants of moderate growth rate, size in the 18"-48" spread and height range.
 - Agapanthus africanus
 - Hemerocallis hybridus
 - Salvia nemerosa
 - Zauschneria californica
 - Coyote Bush
 - Bearberry
 - Juniper species (Groundcover)
 - Myoporum parvifolia
 - Asian Jasmine
- Low Groundcover** - Irrigated 1-gallon evergreen low spreading groundcover at 48"-6" o.c.
 - Baccharis pilularis 'Twin Peaks II'
 - Coloneaster dammeri 'Lowfast'
 - Juniper species (Groundcover)
 - Myoporum parvifolia
 - Trachelospermum asiaticum
 - Creeping Fig
 - Boston Ivy
 - Star Jasmine
- Low Groundcover at Seepage Berm** - Low growing non-woody spreading groundcover that is acceptable to RD-17 for work on the seepage berm. Final plant list to be determined with RD-17.
 - Vines: Ficus pumila, Parthenocissus tricuspidata, Trachelospermum jasminoides
 - Synthetic Turf
 - Lawn - Sodded lawn with pop-up spray irrigation designed to meet City and WELO requirements.
 - No-Mow Fescue - Sodded with pop-up spray irrigation designed to meet City and WELO requirements.
 - Non-Irrigated Hydroseed - Grasses and wildflowers.
 - Wet-Set Cobble - 2'-4" river cobble set in concrete slurry
 - Loose cobble - 2'-4" river cobble

Trees

- Street Trees**
 - Pistachia chinensis 'Keith Davy'
 - Platanus acerifolia 'Bloodgood'
 - Quercus coccinea
 - Ulmus parvifolia
 - Zelkova serrata 'Village Green'
 - Chinese Pistache
 - London Plane Tree
 - Scarlet Oak
 - Evergreen Elm
 - Village Green Zelkova
- Small Flowering Trees** - Mostly located where path is adjacent to street and cul-de-sac connections.
 - Cercis canadensis
 - Cercis occidentalis
 - Lagerstroemia indica
 - Malus species
 - Eastern Redbud
 - Western Redbud
 - Crape Myrtle
 - Crabapple
- Small Upright Trees** - Mostly located between the sidewalk and existing block wall as a background tree behind the street trees.
 - Arbutus 'Marina'
 - Acer rubrum 'Armstrong'
 - Geijera parviflora
 - Ginkgo biloba 'Princeton Sentry'
 - Strawberry Tree
 - Armstrong Red Maple
 - Australian Willow
 - Princeton Sentry Ginkgo
- Conifers**
 - Cedrus deodora
 - Pinus canariensis
 - Pinus eldarica
 - Thuja plicata 'Spring Glove'
 - Deodar Cedar
 - Canary Island Pine
 - Mandell Pine
 - Western Red Cedar
- Focal Point Tree**
 - Schinus molle
 - Quercus wislizeni
 - Platanus x acerifolia 'Bloodgood'
 - Liquidambar styraciflua 'Rotundiloba'
 - California Pepper
 - Interior Live Oak
 - Bloodgood London Plane
 - Rotundiloba Sweet Gum
- Screen Trees**
 - Laurus nobilis 'Saratoga'
 - Nyssa sylvatica
 - Magnolia grandiflora 'Samuel Sommer'
 - Quercus ilex
 - Saratoga Laurel
 - Black Gum
 - Southern Magnolia
 - Holly Oak



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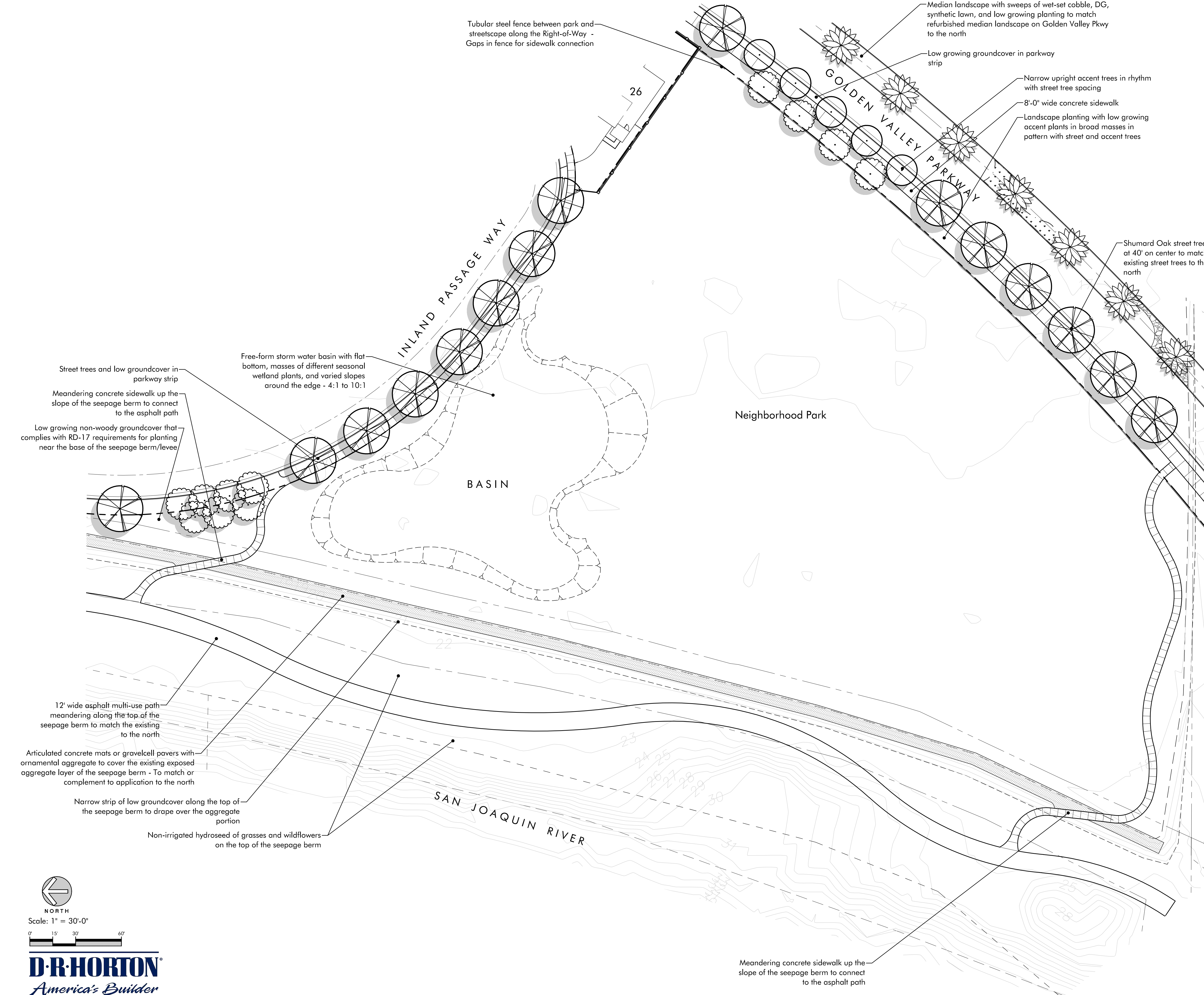
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Preliminary Plant Palette

Trees	
Street Trees	<ul style="list-style-type: none"> Pistachia chinensis 'Keith Davey' Platanus acerifolia 'Bloodgood' Quercus coccinea Ulmus parvifolia Zelkova serrata 'Village Green'
Small Flowering Trees - Mostly located where path is adjacent to street and cul-de-sac connections.	<ul style="list-style-type: none"> Cercis canadensis Cercis occidentalis Lagerstroemia indica Malus species
Small Upright Trees - Mostly located between the sidewalk and existing block wall as a background tree behind the street trees.	<ul style="list-style-type: none"> Arbutus 'Marina' Acer rubrum 'Armstrong' Gaijera parviflora Ginkgo biloba 'Princeton Sentry'
Conifers	<ul style="list-style-type: none"> Cedrus deodara Pinus canariensis Pinus eldaraica Thuja plicata 'Spring Glove'
Focal Point Tree	<ul style="list-style-type: none"> Schinus molle Quercus wislizeni Platanus x acerifolia 'Bloodgood' Liquidambar styraciflua 'Rotundiloba'
Screen Trees	<ul style="list-style-type: none"> Laurus nobilis 'Saratoga' Nyssa sylvatica Magnolia grandiflora 'Samuel Sommer' Quercus ilex
	<ul style="list-style-type: none"> Chinese Pistache London Plane Tree Scarlet Oak Evergreen Elm Village Green Zelkova Eastern Redbud Western Redbud Crape Myrtle Crabapple Strawberry Tree Armstrong Red Maple Australian Willow Princeton Sentry Ginkgo Deodar Cedar Canary Island Pine Mondell Pine Western Red Cedar California Pepper Interior Live Oak Bloodgood London Plane Rotundiloba Sweet Gum Saratoga Laurel Black Gum Southern Magnolia Holly Oak

Shrub and Groundcover Zoning

Tall Evergreen Hedge - Irrigated 5-gallon shrubs of moderate growth rate, size in the 4'-6' spread and height range, minimal maintenance.	<ul style="list-style-type: none"> Leonitus leonurus Leucophyllum frutescens 'Texas Ranger' Ligustrum japonicum 'Texanum' Pinus strobus 'Variegata' Oliva europaea 'Little Olive' Rhaphiolepis indica 'White Enchantress'
Narrow Upright Shrubs - Irrigated 5-gallon shrubs of average growth rate, size in the 36"-5' spread and 8'-15' height range, minimal maintenance.	<ul style="list-style-type: none"> Cupressus sempervirens 'Tiny Towers' Juniperus chinensis 'Spartan' Juniperus scopulorum 'Skyrocket' Thuja occidentalis 'Emerald' Dwarf Italian Cypress Spartan Juniper Skyrocket Juniper American Arborvitae
Large Accent Shrubs - Irrigated 5-gallon shrubs of small to medium size and moderate growth rate, size in the 36"-48" spread and height range, minimal maintenance.	<ul style="list-style-type: none"> Callistemon viminalis 'Little John' Hesperaloe parviflora Lantana hybridus 'Gold Rush' Rosa 'Pink Flower Carpet' Salvia greggia Dwarf Bottlebrush Red Yucca Gold Rush Lantana Flower Carpet Rose Autumn Sage
Grasses / Grass-like Plants - Irrigated 1-gallon and 5-gallon perennial and evergreen grasses and strip leaf plants planted in masses, size in the 24"-42" spread and height range.	<ul style="list-style-type: none"> Calamagrostis acutiflora 'Karl Foerster' Dianella tasmanica 'Variegata' Dietes bicolor Lonandria longifolia 'Breeze' Muhlenbergia dubia Dwarf Feather Reed Grass Flax Lily Fortnight Lily Dwarf Mat Rush Pine Muhly
Small Flowering Accent Shrubs - Irrigated 1-gallon plants of moderate growth rate, size in the 18"-48" spread and height range.	<ul style="list-style-type: none"> Agapanthus africanus Hemerocallis hybridus Salvia nemerosa Zauschneria californica Lily of the Nile Day Lily Sage California Fuchsia
Low Groundcover - Irrigated 1-gallon evergreen low spreading groundcover at 48"-6" o.c.	<ul style="list-style-type: none"> Baccharis pilularis 'Twin Peaks II' Catanostemum dammeri 'Lowfest' Juniperus species (Groundcover) Myoporum parviflora Trachelospermum asiaticum Coyote Bush Bearberry Juniper Myoporum Asian Jasmine
Low Groundcover at Seepage Berm - Low growing non-woody spreading groundcover that is acceptable to RD-17 for work on the seepage berm. Final plant list to be determined with RD-17.	
Vines	<ul style="list-style-type: none"> Ficus pumila Parthenocissus tricuspidata Trachelospermum jasminoides Creeping Fig Boston Ivy Star Jasmine
Synthetic Turf	
Lawn - Sodded lawn with pop-up spray irrigation designed to meet City and WELO requirements.	
No-Mow Fescue - Sodded with pop-up spray irrigation designed to meet City and WELO requirements.	
Non-Irrigated Hydroseed - Grasses and wildflowers.	
Wet-Set Cobble - 2"-4" river cobble set in concrete slurry	
Loose cobble - 2"-4" river cobble	



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L0.4

Queirolo Property
Park Conceptual Plan

Plant Photos

Street Trees



Pistachia chinensis 'Keith Davey' *Platanus acerifolia* 'Bloodgood' *Quercus coccinea* *Ulmus parvifolia*

Small Flowering Trees



Cercis canadensis *Cercis occidentalis* *Lagerstroemia indica* *Malus* spp.

Small Upright Trees



Acer rubrum 'Armstrong' *Arbutus* 'Marina' *Geijera parviflora* *Ginkgo biloba* 'Princeton Sentry'

Conifer Trees



Cedrus deodora *Pinus canariensis* *Pinus eldarica* *Thuja plicata* 'Spring Grove'

Focal Point Trees



Schinus molle *Quercus wislizeni* *Platanus acerifolia* 'Bloodgood' *Liquidambar styraciflua* 'Rotundiloba'

Screen Trees



Laurus nobilis 'Saratoga' *Nyssa sylvatica* *Magnolia grandiflora* 'Samuel Sommer' *Quercus ilex*

Tall Evergreen Hedge



Leucophyllum frutescens 'Texas Ranger' *Ligustrum japonicum* 'Texanum' *Pittosporum tobira* 'Variegata' *Rhampholepis indica*

Narrow Upright Shrubs



Cupressus sempervirens 'Tiny Towers' *Juniperus chinensis* 'Spartan' *Juniperus scopulorum* 'Skyrocket' *Thuja occidentalis* 'Emerald'

Large Accent Shrubs



Callistemon viminalis 'Little John' *Hesperaloe parviflora* *Rosa* 'Pink Flower Carpet' *Salvia leucantha*

Grasses / Grass-like Plants



Calamagrostis acutiflora 'Karl Foerster' *Dianella tasmanica* 'Variegata' *Dietes bicolor* *Muhlenbergia dubia*

Small Flowering Accent Shrubs



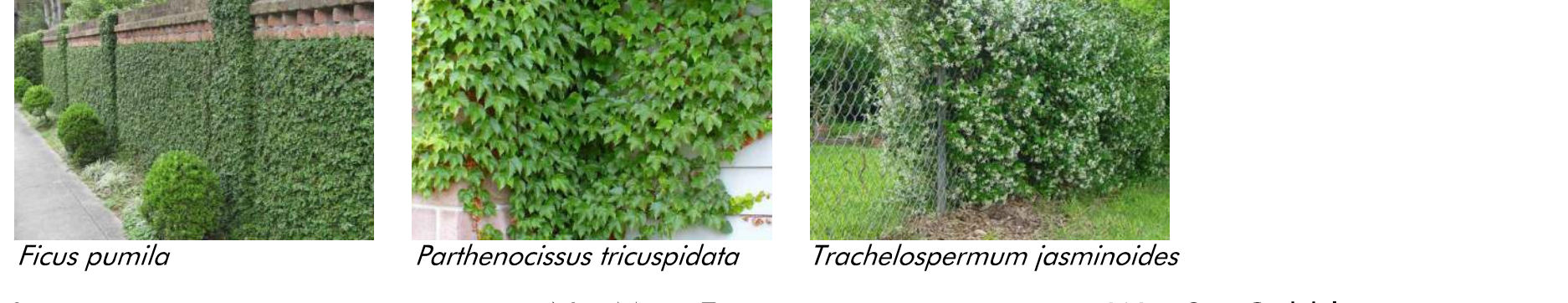
Agapanthus africanus *Hemerocallis hybridus* *Salvia nemerosa* *Zauschneria californica*

Low Groundcover



Baccharis pilularis 'Twin Peaks II' *Cotoneaster dammeri* 'Lowfast' *Juniperus* spp. *Myoporum parvifolia*

Vines



Ficus pumila *Parthenocissus tricuspidata* *Trachelospermum jasminoides*

Lawn



Lawn

No-Mow Fescue



No-Mow Fescue

Wet-Set Cobble



Wet-Set Cobble

Preliminary Plant Palette

Trees

	Street Trees Pistachia chinensis 'Keith Davey' Platanus acerifolia 'Bloodgood' Quercus coccinea Ulmus parvifolia Zelkova serrata 'Village Green'	Chinese Pistache London Plane Tree Scarlet Oak Evergreen Elm Village Green Zelkova
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	Conifers Cedrus deodora Pinus canariensis Pinus eldarica Thuja plicata 'Spring Grove'	Deodar Cedar Canary Island Pine Mondell Pine Western Red Cedar
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	Narrow Upright Shrubs - Irrigated 5-gallon shrubs of average growth rate, size in the 36"-5' spread and 8'-15' height range, minimal maintenance. Cupressus sempervirens 'Tiny Towers' Juniperus chinensis 'Spartan' Juniperus scopulorum 'Skyrocket' Thuja occidentalis 'Emerald'	Dwarf Italian Cypress Spartan Juniper Skyrocket Juniper American Arborvitae
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	Low Groundcover - Irrigated 1-gallon evergreen low spreading groundcover at 48"-6' o.c. Baccharis pilularis 'Twin Peaks II' Cotoneaster dammeri 'Lowfast' Juniperus species (Groundcover) Myoporum parvifolia Trachelospermum asiaticum	Coyote Bush Bearberry Juniper Myoporum Asian Jasmine
	Low Groundcover at Seepage Berm - Low growing non-woody spreading groundcover that is acceptable to RD-17 for work on the seepage berm. Final plant list to be determined with RD-17.	
	Vines Ficus pumila Parthenocissus tricuspidata Trachelospermum jasminoides	Creeping Fig Boston Ivy Star Jasmine
	Synthetic Turf	
	Lawn - Sodded lawn with pop-up spray irrigation designed to meet City and WELO requirements.	
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	Non-Irrigated Hydroseed - Grasses and wildflowers.	
	Wet-Set Cobble - 2"-4" river cobble set in concrete slurry	
	Loose cobble - 2"-4" river cobble	

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