



PLANNING COMMISSION STAFF REPORT

DATE:	June 19, 2024
APPLICATION NO:	Conditional Use Permit No. CUP-24-68 & Site Plan Review No. SPR-24-74 – River Islands High School Private Gymnasium
LOCATION:	16419 Riptide Way Lathrop, CA 95330 APN: 213-620-05 & -06
REQUEST:	Planning Commission to consider adoption of a resolution approving the Conditional Use Permit and Site Plan Review for the development of a 15,250 sq. ft. private gymnasium on a 0.91-acre site located south of River Islands Parkway along Riptide Way within the West Village District (Phase 2 of the River Islands at Lathrop).

APPLICANT:	River Islands Construction, LLC Attn: Susan Dell’Osso 73 W. Stewart Road Lathrop, CA 95330
OWNER:	Califia, LLC 16419 Riptide Way Lathrop, CA 95330
GENERAL PLAN:	RL-RI, Residential Low
ZONING:	RL-RI, Residential Low
CEQA STATUS:	Environmental review for the River Islands project as a whole was completed in the certified Subsequent Environmental Impact Report (SEIR) for the River Islands at Lathrop Phase 2 Project (State Clearinghouse No. 1993112027). The SEIR considered the full range of potential environmental effects of urban development of the entire River Islands Project, including planned urban development of the Project Site. The proposed project falls within the scope of the previous SEIR and does not require further environmental review under the California Environmental Quality Act (CEQA).

SUMMARY:

The applicant is requesting approval of a Conditional Use Permit (CUP) and Site Plan Review (SPR) for the development of a 15,250 sq. ft. private gymnasium (gym) on a 0.91-acre site located south of River Islands Parkway along Riptide Way within the West Village District (Phase 2 of River Islands at Lathrop).

The proposed gym will provide multi-purpose sports courts including: an indoor basketball/volleyball court, a platform (stage), bleacher seats, concession, restrooms, and storage areas. The gym will allow the applicant to host various sports and special events primarily for the adjacent high school which is currently under construction. The gym may also be used to host recreational and community oriented events programmed by the City on days when it is not being used by the high school.

Staff recommends the Planning Commission adopt Resolution No. 24-13, to approve the Conditional Use Permit and Site Plan Review for the River Islands High School private gym, subject to the attached Conditions of Approval.

SITE DESCRIPTION:

The property is located within the West Village Planning District of the River Islands Project (Phase 2). Specifically, the project is located along Riptide Way south of River Islands Parkway, adjacent to the future River Islands High School (Banta Unified School District) that is currently under construction (see Vicinity Map). The project site is 0.91-acres in size and is currently undeveloped and was previously part of the C2 Community Park. The property has a General Plan Land Use Designation of “RL-RI, Residential Low” and is within the “RL-RI, Residential Low” Zoning District.

The applicant will be required to submit a Parcel Map for this project to create a separate parcel for the gym adjacent to the Community Park, which will be subject to the review and approval by the City.

BACKGROUND:

In 2003, the River Islands Project received City approval of various entitlements, including certification of a Subsequent Environmental Impact Report (SEIR), revised West Lathrop Specific Plan (WLSP), Urban Design Concept (UDC), Vesting Tentative Map No. 3221, and a Preliminary Development Plan (PDP) for Phase 1. The approvals allowed for the development of 11,000 new dwelling units, commercial development, open space, schools, and public facilities.

In 2015, the River Islands Project received approval of major amendments to the WLSP, the River Islands UDC, and Vesting Tentative Map to accommodate various changes to the roadways, residential unit mix, replacement of the canal system with a decentralized lake system, open space, and parkland modifications.

On June 14, 2021, River Islands received City approval for the Phase 2 project area. This action created 4,010 additional residential units (bringing the total to 15,010 units), a “town center” mixed-use area at Paradise Road (Paradise Cut Village Center), a mixed-use Transit Oriented Development (TOD) area to complement the future planned Valley Link transit station, and changed the circulation pattern for the Phase 2 area. Additionally, the City also approved the River Islands Phase 2 Parks and Open Space Master Plan consisting of 230.29 acres of land for the River Islands Modified Phase Two Project. The Master Plan includes community parks, linear parks (trails), and pocket parks.

In May of 2022, the City of Lathrop’s Community Development Director approved Substantial Conformance requests from the River Islands Development (RID) for both the Woodlands East and Woodlands West Districts associated with VTM 6716. The modifications included road alignments, size of residential lots, and an increase in acreage for the two Neighborhood Parks (N5 and N7). Approval of these modifications allowed an overall increase in neighborhood acreage for Phase 2 of River Islands, thereby meeting the State’s Quimby Act requirement.

In March of 2024, the City adopted Resolution No. 24-5489 to approve the modification to the River Islands Phase 2 Parks and Open Space Master Plan to adjust the C2 Community Park acreage from 22.50 acres to 21.59 acres, a reduction of 0.91 acres. The reduction in 0.91 acres, for Phase 2 still maintains compliance with the Quimby Act requirements as the Community Park requirements and the condition that community parks are 20 acres or greater in size, which is being satisfied for Phase 2. The location of the C2 Community Park remains unchanged as first approved with VTM 6716.

ANALYSIS:

Site Plan & Circulation

Vehicle access is provided along Riptide Way, south of River Islands Parkway via a shared driveway with the proposed Community Park to the north. Pedestrian access is provided via a walkway from the sidewalk along Riptide Way which will also be used by students and school staff to access the gym.

Parking for the gym is subject to Section 17.76.020: *Off-street parking facilities required.* The required off-street parking for “Auditoriums or Similar Establishments” shall be one (1) space for each fifty (50) square feet of floor area if seats are not fixed or one (1) space for each four (4) seats, plus one (1) space for each employee.”

When applying the parking requirement for non-fixed seating, the total floor area that will be used for assembly when the bleachers are not utilized is 10,072 sq. ft. (lobby, gymnasium floor, & platform) divided by 50 sq. ft. per stall, establishing the total parking required at 201 spaces.

When applying the fixed seating standard, the seating capacity of the gym is based on 350 bleacher seats and four (4) employees. Therefore, when using seats to calculate the required parking, the minimum requirement is 92 off-street parking spaces ($350/4 = 87.5 + 4$ employees).

According to the Parking Exhibit, either calculation will work. The number of parking spaces provided are as follows:

Type Parking Space (Gym & School)	Number of Spaces
Full parking space (9' x 20')	205
Electrical Vehicle parking space	47
Accessible parking space (including van accessible space)	20
Total	272

The private gym relies on the ability to utilize the adjacent parking lots for the high school. As such, this arrangement is further described under Planning Condition #1. In addition, a total of fifteen (15) bicycle parking spaces will be required for the gym, located adjacent to the building.

The project is subject to the River Island Urban Design Concept (UDC) Development Standards. The proposed project satisfies the requirements as it relates to building setback, lot coverage, and height.

Floor Plan & Elevation

As illustrated on the Floor Plan (Attachment 4), the proposed 15,250 sq. ft. gym accommodates basketball, volleyball and other indoor activities, bleacher seats, a platform (stage), restrooms, concessions, and storage areas.

The exterior of the building will use high-quality mixed materials including masonry block rather than utilizing a steel shell. The building colors and aesthetic are designed to be consistent and compliment the building associated with the adjacent high school.

Landscaping and Lighting

Landscaping is provided throughout the site and includes a variety of trees, shrubs, groundcover and turf areas. As illustrated on the Landscape Plan (Attachment 4), street frontage landscaping is provided along Riptide Way. Trees are proposed throughout the site to provide shade for the parking areas as well as for aesthetic value.

Lighting fixtures will be installed on the exterior of the buildings for security and for lighting of walkways and parking areas. Light poles will be distributed appropriately throughout the site to provide sufficient lighting coverage.

The project includes a Condition of Approval to provide a detailed Photometric Plan that will show lighting levels meeting the minimum City standard (1-foot candle power) for parking areas and drive aisles.

Utilities

The proposed project will be required to connect to City services for sanitary sewer, water and stormwater. For sanitary sewer and water services, the project will connect to the existing sewer and water lines in River Islands Parkway. Water meters and backflow devices will be installed per City standards. Electric service is to be provided by Lathrop Irrigation District with gas service provided by PG&E to the project site. Additionally, the project will connect to the existing stormwater system for River Islands via a connection to an existing stormwater line in River Islands Parkway.

Private Gym Use

The school will utilize the gym for sports related classes, performing areas, assemblies, and other similar events. The gym can also be used for other non-school uses, mostly recreational in nature. The facility allows for non-school sponsored recreational and community events and activities, particularly during weekends (Sunday) and summer breaks when school is not in session. The applicant intends to coordinate the programming of such uses and events with the City's Parks and Recreation Department. Additionally, the project is required to obtain a Temporary Use Permit (TUP) for any outdoor (private) events not associated with the school or the City.

Conditional Use Permit Considerations

As noted above, the private gym is listed as a conditionally permitted use in Chapter 17.61: *River Islands Zoning Districts*. Staff finds that the proposed private recreational facility is compatible with the surrounding uses and will support the adjacent high school.

The site is conveniently located along Riptide Way with access to River Islands Parkway to the north and associated arterials. Staff finds that the proposed private recreational facility will not adversely affect the character of the area and the CUP will allow the City to condition the use to comply with City adopted land use policies and regulations.

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

1. The granting of a use permit for the proposed use is necessary for the preservation and enjoyment of a substantial property right.
2. The location of the proposed use is consistent with the objectives of the zoning code and the purpose of the district in which the site is located.

3. The proposed use will comply with each of the applicable provisions of Chapter 17.112 of the LMC.

Staff has reviewed each of the findings presented above and determined that the proposed private recreational facility has been designed so that the use is compatible with surrounding land uses and will not be detrimental to the health, safety or general welfare of the City. The facility will be used primarily for educational and community related purpose.

Site Plan Review Considerations

The Site Plan Review is required for the review and approval of the architecture and aesthetics associated with the proposed improvements for the 15,250 sq. ft. gym including: indoor basketball/volleyball court, a platform (stage), bleacher seats, concession, restrooms, storage areas, landscaping, and light parking lot areas (approximately 273 parking spaces), see Attachment 4.

It is anticipated that the project improvements are expected to begin immediately with the gym being available for the school to use by the start of the Fall 2024 school year (September). Staff supports the proposed architecture and aesthetics for this project as the improvements are designed to meet the intent of both the West Village Neighborhood Development Plan (NDP) and the West Village Age Restricted Neighborhoods Design Guidelines and Development Standards (DG/DS).

STDRC Recommendation

The private gymnasium proposal was presented to the Stewart Tract Design Review Committee (STDRC) on June 3, 2024. The STDRC voted unanimously to recommend the City Planning Commission approve the Conditional Use Permit and Site Plan Review to allow for the construction of the project.

General Plan and Zoning Consistency

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

Conditions of Approval

Planning staff routed the project plans on April 25, 2024 to the Building Department, Public Works Department, Lathrop Police Department, and Lathrop-Manteca Fire District, to ensure compliance with applicable codes and requirements.

In addition, planning staff routed an external referral to outside agencies and departments for review and comment on May 9, 2024. The City received comments from the following agencies:

- San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)
- Pacific Gas and Electric (PG&E)
- San Joaquin County Environmental Health Department (SJCEHD)
- San Joaquin Valley Air Pollution Control District (SJVAPCD)

The SJMSCP letter provided requirements for participation in the SJMSCP and although the project site has mitigation in the past, the site is subject to a biological site visit. The PG&E letter stated that the applicant will need to contact the appropriate PG&E representative to relocate the existing gas and electric services that are currently on-site and provided the contact information to do so. The SJCEHD letter provided standard requirements as it pertains to food facility and geotechnical drilling. Finally, the SJVAPCD provided the District's requirements and recommendation for the project, including consistency with the requirements of the District Rule 9510 (Indirect Source Assessment), etc.

As a result, staff developed a consolidated list of conditions. Staff finds that the proposed project has been properly conditioned to meet the City's standards and requirements as well as consistency with the River Islands UDC.

Public Notice

A Notice of Public Hearing was advertised in the Manteca Bulletin on or before June 7, 2024. Staff also mailed the public hearing notice on or before June 7, 2024 to notify property owners located within a 300-foot radius from the subject property. In addition, the meeting agenda was posted at the Council Chambers bulletin board and three (3) other locations accessible to the public. The agenda is also posted on the City's website. As of the writing of this report, no comments were received in favor or against the proposed project.

CEQA REVIEW:

Environmental review for the River Islands project as a whole was completed in the certified Subsequent Environmental Impact Report (SEIR) for the River Islands at Lathrop Phase 2 Project (State Clearinghouse No. 1993112027). The SEIR considered the full range of potential environmental effects of urban development of the entire River Islands Project, including planned urban development of the Project Site. The proposed project falls within the scope of the previous SEIR and does not require further environmental review under the California Environmental Quality Act (CEQA).

The proposed project will not produce any new significant environmental impacts, and no new mitigation measures are required. The SEIR specified the mitigation measures needed to reduce potentially significant environmental effects of the River Islands project to a less than significant level. The proposed project is required to conform to these mitigation measures.

RECOMMENDATION:


Staff recommends that the Planning Commission Adopt Resolution No. 24-13, approving the Conditional Use Permit No. CUP-24-68 and Site Plan Review No. SPR-24-74 for the development of a 15,250 sq. ft. private gymnasium on a 0.91-acre site located south of River Islands Parkway along Riptide Way within the West Village District (Phase 2 of River Islands at Lathrop).

Approvals:



Trent DaDalt, Associate Planner

6/6/2024
Date



James Michaels, Senior Planner

6/6/2024
Date




Todd Sebastian, Parks and Recreation Director

6/6/24
Date



Rick Caguiat, Community Development Director

6/6/24
Date



Salvador Navarrete, City Attorney

6.6.2024
Date

Attachments:

1. PC Reso No. 24-13 for Conditional Use Permit & Site Plan Review
2. Conditions of Approval dated June 19, 2024
3. Vicinity Map
4. Project Plans
5. STDRC Letter, dated June 3, 2024

**CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 24-13**

**A RESOLUTION OF THE CITY OF LATHROP PLANNING COMMISSION
APPROVING A CONDITIONAL USE PERMIT AND A SITE PLAN REVIEW TO
CONSTRUCT AND OPERATE THE RIVER ISLANDS HIGH SCHOOL PRIVATE
GYMNASIUM LOCATED IN THE RIVER ISLANDS WEST VILLAGE DISTRICT.
(CUP-24-68 AND SPR-24-74)**

WHEREAS, the City of Lathrop Planning Commission held a duly-noticed public hearing to consider the Conditional Use Permit and Site Plan Review request pursuant to the Lathrop Municipal Code; and

WHEREAS, River Islands Construction, LLC (“RIC”) has made application to the City for approval of a Conditional Use Permit and a Site Plan Review application to construct and operate a private gymnasium located in the River Islands West Village District area designed to host school related recreational type events; and

WHEREAS, the proposed project includes a 15,250 square foot gymnasium designed to host multi-purpose sports courts including an indoor basketball/volleyball court, a platform (stage), bleacher seats, concessions, restrooms, storage areas, landscaping, lighted parking lot areas, within the 0.91-acre site area; and

WHEREAS, the project site comprises of 0.91 acres within 2 parcels totaling approximately 29-acres (APN: 213-650-05 & -06) and is generally located along Riptide Way south of River Islands Parkway within the West Village District of River Islands Phase 2; and

WHEREAS, the project site has a general plan land use designation of “RL-RI, Residential Low – River Islands” and a zoning designation of “RL-RI, Residential Low – River Islands”, which allows for public or private recreational uses subject to City approval of a Conditional Use Permit; and

WHEREAS, the project site is protected by accredited levees from a 100-year flood event as defined by FEMA; and

WHEREAS, the City of Lathrop Planning Commission approved the West Village Neighborhood Development Plan (NDP) for the District (in October 2022, and amended in December 2023); and

WHEREAS, proper notice of this public hearing was given in all respects as required by law including the publishing of a legal notice of the hearing in the Manteca Bulletin on or about June 7, 2024, mailed the public notice to notify property owners located within a 300-foot radius from the project site boundary, emailed to the City’s Public Hearing subscribers and interested parties and posted at three (3) locations accessible to the public and the City website; and

WHEREAS, the proposed River Islands High School Private Gymnasium project has been reviewed by City staff, who have recommended that the Planning Commission approve both CUP-24-68 and SPR-24-74, along with certain conditions of approval that will ensure that the private gymnasium project is consistent with the 2022 Lathrop General Plan, the 2003 West Lathrop Specific Plan (WLSP), the Lathrop Municipal Code (LMC), the River Islands Urban Design Concept (UDC), the River Islands West Village District Neighborhood Development Plan (NDP) and Architectural Design Guidelines and Development Standards (DG/DS), and other applicable regulations and standards (conditions included and incorporated herein as Attachment "2"); 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. California Environmental Quality Act (CEQA) Findings. Pursuant to Public Resources Code section 21083.3 and CEQA Guidelines Section 15183, the Planning Commission finds as follows:
 - a) The City Council approved the River Islands (RI) at Lathrop Project, certified the Final Subsequent Environmental Impact Report (SEIR) for the RI at Lathrop Project, adopted the 2003 West Lathrop Specific Plan (WLSP) and the Urban Design Concept, and approved a Phase 2 subdivision map and the 2003 Amended and Restated Development Agreement for the RI at Lathrop Project.
 - b) The above referenced RI Project documents, including the SEIR, have been updated and amended several times thereafter, most recently in 2018 with the adoption of the Sixth Addendum to the SEIR.
 - c) Environmental review for the River Islands project as a whole was completed in the certified Subsequent Environmental Impact Report (SEIR) for the River Islands at Lathrop Project in February 2003 (State Clearinghouse No. 1993112027). The SEIR considered the full range of potential environmental effects of urban development of the entire River Islands Project. The proposed gymnasium project falls within the scope of the previous SEIR and does not require further environmental review under the California Environmental Quality Act (CEQA).
2. Conditional Use Permit Findings. Pursuant to Section 17.112.060 of the Lathrop Municipal Code (LMC), the Planning Commission finds as follows:
 - a) That there are circumstances or conditions applicable to the land, structure or use which makes the granting of a use permit necessary for the preservation and enjoyment of a substantial property right. *The River Islands developer is creating new recreational opportunities for its school age residents and the private gym use will become essential component of the River Islands community.*

- b) That the proposed location of the conditional use is in accordance with the objectives of the City’s zoning ordinance and the purposes of the district in which the project site is located. *The private gym is consistent with the residential land use designations of the WLSP and the City of Lathrop General Plan, and is also consistent with the development standards for the “RL-RI, Residential Low” zoning district, which allows for public or private recreational uses.*
 - c) That the proposed use will comply with each of the applicable provisions of the LMC. *Private and public recreational facilities are a conditionally permitted use in the “RL-RI, Residential Low” area and the proposed Conditions of Approval require that the project conforms to the development requirements and guidelines of the LMC.*
3. Site Plan Review Findings. Pursuant to Section 17.100.050 of the Lathrop Municipal Code (LMC), the Planning Commission finds as follows:
- a) The proposed Site Plan Review complies with all applicable provisions of Chapter 17.100, and the proposed project as conditioned, is consistent with Chapter 17 Zoning of the Lathrop Municipal Code (LMC), with the provisions of the “RL-RI, Residential Low” zoning district, and other applicable land use standards and regulations;
 - b) The propose Site Plan Review is consistent with the site improvements listed in Chapter 17.100 (a. through i.) and improvements are such that: traffic congestion is avoided, pedestrian and vehicular safety and welfare are protect, and will not have adverse effects on surrounding properties.
 - c) The proposed lighting for the project is so arranged to deflect away from adjoining properties.
 - d) The proposed Site Plan Review is compatible with surrounding land uses and the conditions of approval made a part of the proposed project by this resolution (Attachment “2”) are reasonable to ensure the project will not be detrimental to the health, safety and general welfare of the City.

BE IT FURTHER RESOLVED, based on the findings set forth in this resolution, evidence in the staff report, evidence presented during the public hearing, and pursuant to its independent review and consideration, the Planning Commission hereby approves the proposed Conditional Use Permit (CUP-24-68) and Site Plan Review (SPR-24-74) subject to the Conditions of Approval listed as Attachment 2 of the June 19, 2024 Staff Report, incorporated by reference herein.

PASSED AND ADOPTED by the Planning Commission of the City of Lathrop at a regular meeting on the 19th day of June, 2024 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Tosh Ishihara, Chair

ATTEST:

APPROVED AS TO FORM:



Rick Caguiat, Secretary

Salvador Navarrete, City Attorney



Community Development Department – Planning Division

Consolidated Conditions of Approval

June 19, 2024

Project Name: River Islands High School Private Gymnasium
File Number: Conditional Use Permit No. CUP-24-68 & Site Plan Review No. SPR-24-74
Project Address: 16419 Riptide Way (APN: 213-620-05 & -06)

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 application and diagrams submitted June 4, 2024.

Project Description

Approval of this project authorizes the development of an 15,520 sq. ft. private community gymnasium on a 0.91-acre site located along Riptide Way south of River Islands Parkway in the West Village Planning District of River Islands Phase 2. The private gym includes multi-purpose sports courts including an indoor basketball/volleyball court, a platform (stage), bleacher seats, concession, restrooms, and storage areas. The gym will host various sports and special events primarily for the adjacent high school currently under construction. The gymnasium may also host recreational and community oriented events programmed by the City on days when the school is not using the gym.

CEQA Determination

Environmental review for the River Islands project as a whole was completed in the certified Subsequent Environmental Impact Report (SEIR) for the River Islands at Lathrop Phase 2 Project (State Clearinghouse No. 1993112027). The SEIR considered the full range of potential environmental effects of urban development of the entire River Islands Project, including planned urban development of the Project Site. The proposed project falls within the scope of the previous SEIR and does not require further environmental review under the California Environmental Quality Act (CEQA).

PLANNING

1. Within 30 days of the River Islands High School property being dedicated to Banta Unified School District, a copy of the recorded Shared Parking Agreement between River Islands Development (RID) and Banta Unified School District shall be provided to the City identifying the ten (10) on-site parking stalls and two hundred sixty-two (262) parking stalls that are available to use for gym parking. The City reserves the right to revoke this permit in accordance with Chapter 17.112 of the Lathrop Municipal Code (LMC) if the agreement with the District expires, terminates or otherwise not renewed.
2. The private community gym owner shall maintain the long-term agreement with the District to use the adjacent 262 off-street parking spaces and provide notice to the City of any amendments, expiration or termination when it is known to the owner.

3. If the private community gym site and the District site remain under common ownership, the owner shall record a Shared Parking and Access Agreement on both properties to be binding with future successors in interest in compliance with Chapter 17.13 of the Lathrop Municipal Code.
4. The applicant shall install a turnaround designed for the gym that has been approved by the City Engineer.
5. In the event that construction of the gym has not commenced within 12 months from the date of this letter, that applicant shall submit an application to the City to amend the Phase 2 Parks and Open Space Master Plan to redesignate the 0.91 – acres back to the C2 Community Park overall acreage.
6. Once construction is completed for the gym the applicant shall make the gym available for use to River Islands Academies (RIA) who may only use the facility for school programs and events.
7. When RIA is not utilizing the gym (anticipated to occur on Sundays' and summer breaks when school is not in session), the applicant shall allow the City to have first priority use of the gym.
8. The applicant shall notify the City of any third party requests to utilize the gym and shall not grant permission without written consent from the City.
9. During the time when the City utilizes the gym, the City shall provide insurance coverage naming the applicant as additionally insured and shall fund the janitorial services required for the City's actual use of the gym.
10. In the event that the applicant decides to sell the gym to a private entity, the City shall have the first right of refusal to purchase the gym on the same terms and conditions as outlined in the sale to a private entity.
11. Private events (not associated with the school or the City) primarily held outdoor requires a Temporary Use Permit (TUP).
12. Per the Stewart Tract Design Review Committee (STDRC) recommendation, the color scheme and elevation enhancement of the gym shall match the adjacent school for consistency as determined by the Community Development Director.
13. The applicant shall coordinate the naming convention for the proposed gymnasium with the City's Parks and Recreation Department to avoid potential conflict with City facilities.
14. The proposed use shall comply with the City's Noise Ordinance (Chapter 8.20).
15. The project shall comply with all applicable site development provisions contained in the West Lathrop Specific Plan, River Islands Urban Design Concept, and Lathrop Municipal Code including but not limited to parking, lighting, landscaping, etc.
16. The applicant shall submit appropriate plans to the Community Development Department for plan check and building permit. Final site plan, floor plan, elevation, landscaping and irrigation, exterior lighting and site improvement plans and details, etc. shall be reviewed and approved by the Planning Division. Any significant change or modification to the approved plan is subject to review and approval by the Community Development Director.
17. Landscaping and irrigation must be consistent with the City's Water Conservation Requirements (LMC 17.92.060) and the State Water Efficient Landscape Ordinance (AB 1881). Provide a water efficient landscape worksheet with water budget calculations identifying the water allowance and estimated water use.
18. The entire site including landscaping areas shall be maintained in a healthy, weed free condition.

19. The trash enclosure(s) shall include but not limited to a covered roof, metal gate and have three solid walls. Details and/or alternative designs shall be subject to review and approval of the Planning, Building and Public Works Department. The trash enclosure design, material and color shall match or compliment the main building.
20. The location of the trash enclosure shall be reviewed and approved by Republic Services. The applicant shall submit proof of approval to the City prior to the issuance of a Building Permit.
21. Any building or parking area illumination including security lighting, shall be arranged to direct light away from adjoining properties.
22. A site lighting photometric plan and information with detail specifications on fixtures, poles, and wall packs as well as a manufacture's catalog sheets containing photometric data, shall be submitted with construction drawings for plan check and Building Permit review and approval. Parking lots, driveways, trash enclosure/areas shall be illuminated during the hours of darkness with a minimum maintained one foot-candle of light and an average not to exceed four foot-candles of light. The illumination shall not exceed ten (10) foot-candles in any one location.
23. No signs are approved by this project. Sign Permit for any exterior signs shall be submitted to the Planning Division for review and approval prior to installation. All signage must be in accordance with the applicable standards of the Lathrop Municipal Code.
24. Bicycle parking shall be installed consistent with Chapter 17.76.120 of the LMC.
25. Roof-mounted mechanical equipment shall be screened and not visible from the public right-of-way. Screening materials shall be compatible with the architectural style, materials and color of the building upon which the equipment is located, subject to the approval of the Community Development Director.
26. Unless otherwise specified, all conditions of approval shall be complied with prior to the issuance of any Building Permits.
27. The Conditional Use Permit and Site Plan Review shall expire thirty-six (36) months from the date of approval unless a time extension is granted consistent with the policies and procedure of the Lathrop Municipal Code. Prior to the expiration, a building permit must be issued and construction is commenced and diligently pursued toward completion of the site or structures.
28. The City of Lathrop may conduct annual and or spot inspections to ensure that required site improvements and conditions are being complied with and maintained.

BUILDING

1. Special Inspections – As indicated by California Building Code Section 1704, the property owner/developer shall employ one or more special inspectors who shall provide special inspections when required by CBC section 1704. The property owner/developer shall contact the Building Department at time of plan submittal to obtain application for special inspections.
2. All construction associated with this project shall comply with the most recent adopted City and State building codes.

California Building Code
 California Residential Code
 California Electrical Code
 California Green Code

California Mechanical Code
 California Plumbing Code
 California Fire Code

3. The Title Sheet of the plans shall include:

Occupancy Group	Type of Construction
Occupant Load	Height of Building
Description of Use	Floor area of building(s) and/or occupancy group
Allowable Area Analysis	Codes Used

4. The property owner/developer shall be responsible for payment of school impact fees prior to the issuance of a building permit.
5. Dimensioned building setbacks and property lines, street centerlines and distances between buildings and structures shall be provided on the project site plan.
6. The project shall be designed to conform with energy conservation measures articulated in Title 24 of the California Code of Regulations and address measures to reduce energy consumption such as flow restrictors for toilets, low consumption light fixtures, and insulation and shall use to the extent feasible draught landscaping.
7. All property lines and easements shall be shown on the site plan. A statement shall be provided that indicates such lines and easements are shown is required.
8. Public and private site improvements shall be designed in accordance with the Americans with Disabilities Act and Chapter 11 of the California Building Code. The site plan shall include a site accessibility plan identifying exterior routes of travel and detailing running slope, cross slope, width, pedestrian ramp, curb ramps, handrails, signage and truncated domes. The path of travel shall be provided from the public right of way and accessible parking to building. The design professional shall ensure that the site accessibility plan is compliance with the latest Federal and State regulations.
9. At the time of building permit application submittal, a design professional shall be required to prepare the formal construction plans for proposed improvements per the Business and Professions' Code.
10. A site accessibility plan shall be required per the attached policy from the link below: https://www.ci.lathrop.ca.us/sites/default/files/fileattachments/building_division/page/24708/site_accessibility_plan_requirements.pdf.
11. Grading permits shall be stand-alone Public Works permit, no on-site improvements. Site improvements shall be subject to approval of a separate permit obtained through the Public Works Department.

PUBLIC WORKS

1. Mapping
 - a. Parcel map site shall be recorded prior to certificate of occupancy.
 - b. The applicant shall secure sufficient sewer and water capacity at recordation of final map.
 - c. The applicant shall dedicate 10' Public Utility Easement (PUE) along all street frontage of property.
 - d. The applicant shall submit plans and dedicate right-of-way with PUE for Riptide Way prior to certificate of occupancy.

2. Traffic

- a. The applicant shall accommodate through traffic or turnaround with parking lot.
- b. The applicant shall adjust plans for Community Park C2 to accommodate emergency vehicle access or police access to site.
- c. The applicant shall pursue approval from Police Department, Fire Department, and City Engineer to determine the most efficient layout for parking and access prior to issuance of building permit.
- d. The applicant shall provide truck turning templates for garbage truck and fire truck.

3. Sewer

- a. The applicant shall be required to connect to the City sewer system prior to certificate of occupancy and pay all connection fees and reimbursements prior to building permit issuance.
- b. Wastewater from kitchen sink shall drain to grease interceptor.

4. Potable Water

- a. The applicant shall be required to connect to the water utility for domestic and irrigation supply and pay all applicable fees prior to building permit issuance.
- b. All groundwater wells on site shall be abandoned under a permit from San Joaquin County prior to connecting potable water to the site.

5. Storm Drain

- a. The applicant shall be required to connect to the storm drain utility and pay all applicable connection fees.
- b. The applicant shall be required to implement post-construction BMPs on-site. Applicant shall refer to City standards for design and calculation requirements.
- c. The applicant shall submit a storm water plan that shows the post construction storm water treatment.
- d. Project shall comply with the Multi-Agency Post Construction Stormwater Manual.

6. Storm Water – Construction

- a. Project is less than one acre, applicant shall complete a small project ESCP and submit to City for review and approval.

7. Solid Waste

- a. The applicant shall install a trash enclosure with three solid walls, the fourth wall with a gate and a roof. Trash enclosure shall also include man door and hose bib.
- b. The applicant shall adjust location of trash enclosure if it is determined that a garbage truck cannot easily access the dumpsters.
- c. The applicant shall install sewer drain inside the trash enclosure that drains to the grease interceptor.

8. General Comments

- a. The applicant shall retain the services of a California licensed civil engineer to design the utility plans for sewer, water storm drain lines and systems.
- b. The applicant shall ensure that all off-site and on-site improvements comply with City Standards and with the City's Storm Water Development Standards.
- c. The parking areas and drive isles on site shall be paved with asphalt concrete.
- d. Hydrology and hydraulic calculations and plans for on-site storm water system shall be submitted to the City for review and approval.
- e. The project shall comply with the Multi-Agency Post Construction Stormwater Manual.
- f. 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.
- g. The applicant shall underground all existing and new overhead utilities on both sides of the frontage street in compliance with the Lathrop Municipal Code. Overhead power lines in excess of 34.5 KVA are not required to be undergrounded.
- h. The applicant shall be required to install full street frontage improvements including but not limited to curb, gutter, sidewalk, street lights, hydrants, asphalt concrete paving, striping, commercial driveways, and landscaping. The extent of paving shall include one half ultimate street width. Applicant shall submit the off-site plans for approval along with the applicable plan check and inspection fees.
- i. The applicant shall obtain an encroachment permit and bond for all offsite work.
- j. The applicant shall pay all appropriate fees including but not limited to Levee Impact Fee, Capital Facilities Fees, and Plan Check and Inspection Fees.
- k. 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.
- l. Grading and other construction activities that may cause dust shall be watered to control dust at the City Engineer's direction. A water vehicle shall be available for dust control operations at all times during grading operations. The adjacent public street shall be kept free and clean of any project dirt, mud, materials, and debris.

LATHROP MANTECA FIRE DISTRICT (LMFD)

1. The project shall conform to the most currently adopted edition of the California Fire Code and all related standards.
2. Permits shall be obtained from the fire code official. Permit(s) and fees, shall be paid prior to issuance of any and/or all permits. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the fire code official. (Permits are to be renewed on an annual basis).

3. Approved automatic sprinkler systems shall be provided as required in 2022 California Fire Code §903.2. Tenant/Occupant/Owner shall have the responsibility to ensure that the correct fire suppression system is added/modified/tested and accepted by the (AHJ) Fire District. Fire suppression system plans shall be modified under separate fire permit and shall be submitted by a licensed contractor, to the (AHJ) Fire District for review and approval prior to modification. Deferred submittal accepted.
4. An approved fire alarm system shall be installed in accordance with 2022 CFC §907.2 and 2022 NFPA 72.
5. Fire Department Development Fees for all new buildings must be paid in accordance with the City of Lathrop's Ordinance and Resolutions adopting the fee schedule.
6. An approved Fire Flow test shall be conducted prior to ground breaking to determine the allowable Fire Fighting capabilities for the site.
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. Deferred Plan Submittals for Fire Alarm, Fire Sprinklers and Fire Underground shall be submitted directly to the LMFD at www.lmfire.org/prevention.
9. 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.
10. The Fire Department Fire Access Roads shall meet the requirements established by the San Joaquin County Fire Chief's Association.
11. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, a key box is required to be installed in an approved location. Please note that a separate key box will be required for each of the two access points. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official. In addition to key box(es), any automatic gates shall have Opticom access ability to provide necessary access for emergency apparatus.
12. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
13. Other fire & life safety requirements may be required at time of building plan review.
14. Final approval is subject to field inspections. Minimum 48-72-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 (LPD)

1. Prior to occupancy, the applicant/property owner shall paint the address of the property of the rooftop of the buildings associated with the project. The numbers shall be at least 3 feet tall, 2 feet wide, 9 inches apart, with 6-inch brush stroke with a color that contrast the roof top, top of numbers/letters should point north.
2. The applicant/property owner shall install dedicated lights in the parking lot that are properly maintained and complies with the Crime Prevention Through Environmental Design (CPTED) standards.
3. The applicant/property owner shall coordinate with the Lathrop Police Department regarding the installation of security cameras covering all ingress and egress to all building(s) and parking areas, which shall be accessible for investigation purposes.
4. An emergency vehicle access (EVA) may be required to allow adequate space for emergency vehicles.
5. Display appropriate signage at the entrance and exits of the property to include, but not limited to: No Loitering, No Overnight Parking, No Semi-Truck Parking, etc.
6. The proposed landscaping for this project shall conform to the following standard Crime Prevention Through Environmental Design (CPTED) measurements:
 - a. Maintain natural visible surveillance to building from parking lot and street.
 - b. Plants taller than 8 feet shall be trimmed up 4 feet from ground.
 - c. Plants under 8 feet shall be trimmed to allow ground level surveillance.

ADMINISTRATIVE SERVICES

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

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

See attached memo dated May 9, 2024

PACIFIC GAS & ELECTRIC (PG&E) COMPANY

See attached memo dated May 21, 2024

SAN JOAQUIN COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

See attached memo dated May 21, 2024

SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT

See attached memo dated May 23, 2024



S J C O G , I n c .

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0574 • Email: boyd@sjcog.org

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, Planning Division
From: Laurel Boyd, SJCOG, Inc. Phone: (209) 235-0574 Email: boyd@sjcog.org
Date: May 9, 2024
Local Jurisdiction Project Title: River Islands High School Private Gymnasium (CUP-22-68, SPR-24-74)
Assessor Parcel Number(s): 213-620-05, -06
Local Jurisdiction Project Number: CUP-22-68, SPR-24-74
Total Acres to be converted from Open Space Use: Unknown
Habitat Types to be Disturbed: Urban Habitat Land **(Mitigated Prior)**
Species Impact Findings: Findings to be determined by SJMSCP biologist.

Dear Mr. DaDalt:

SJCOG, Inc. has reviewed the project referral for the River Islands High School Private Gymnasium (CUP-22-68, SPR-24-74). This project consists of a Conditional Use Permit and Site Plan Review to construct a 18,500 square foot private gymnasium within the C2 Community Park in the West Village District of River Islands. The gym is located on a 0.91-acre site and will primarily be used for the River Islands High School that is currently under construction across the street. The gym will include multi-purpose sport courts, a snack bar area, restrooms, as well as other multi-purpose gym amenities. There will be 10 onsite parking stalls as well as shared parking stalls available from the Community Park parking lot area. The primary access to the gym will be from Riptide Way. There will be a joint use agreement between River Islands High School and the City in regard to using the gym for various sport activities. The site will be required to construct the typical development improvements which include lighting, landscaping, utility connections, etc. The project site is located at 16419 Riptide Way, West Village District, River Islands, Phase 2 (APN: 213-620-05, -06).

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) 235-0574.



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: River Islands High School Private Gymnasium (CUP-22-68, SPR-24-74)

Assessor Parcel #s: 213-620-05, -06

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.



May 21, 2024

Maria Hermosilla
City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Re: CUP-22-68 & SPR-24-74 River Islands High School Private Gymnasium - West Village
District, River Islands Phase 2
16419 Riptide Way, Lathrop, CA (APN: 213-620-05, 213-620-06)

Dear Maria Hermosilla,

Thank you for giving us the opportunity to review the subject plans. The proposed CUP-22-68 and SPR-24-74 is within the same vicinity of PG&E's existing facilities that impact this property.

The CUP-22-68 and SPR-24-74 Project will require the relocation of existing PG&E electric service facilities. The applicant must contact the below resources to apply for the relocation of any existing PG&E gas and electric services that exist on the subject parcels.

Please contact the Building and Renovation Center (BRSC) for facility map requests by calling 1-877-743-7782 and PG&E's Service Planning department at www.pge.com/cco for any modification or relocation requests, or for any additional services you may require.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact me at Brian.Callaghan@pge.com.

Sincerely,



Brian Callaghan
Land Management
(925) 204-4074



May 21, 2024

To: City of Lathrop Development Services Department
Trent DaDalt, Associate Planner

From: Aldara Salinas (209) 616-3019 *AS*
Environmental Health Specialist

RE: **CUP-24-68 & SPR-24-74, Referral, SU-2400015**
16419 Riptide Way, West Village District, River Islands Phase 2
APN: 213-620-05, 06

The following requirements are identified as pertinent to this project. Other requirements may also apply. These requirements cannot be modified.

1. Submit two (2) hardcopy sets, or one (1) electronic version, of food facility plans to the Environmental Health Department for review and approval prior to issuance of building permit(s) (California Retail Food Code, Article 1, 114380). The fee will be based on the current schedule at the time of payment.
2. A valid permit from EHD is required prior to operating food facility (California Retail Food Code, Chapter 13, Article 1, Section 14381).
3. The applicant shall provide written confirmation from the water providers that improvements have been constructed or financial arrangements have been made for any improvements required by the agency and that the agency has or will have the capacity to serve the proposed development. Said written confirmation shall be submitted prior to the issuance of a building permit (San Joaquin County Development Title, Section 9-602.010).
4. Written Confirmation is required from the Public Works Department that improvements have been constructed or financial arrangements have been made for any improvements for public sewer required by the agency. In addition, written confirmation from the Public Works Department that the agency has or will have the sewer capacity to serve the development is also required (San Joaquin County Development Title, Section 9-600.020).
5. Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-601.010(b) and 9-601.020(i)).
6. Any existing wells or septic systems to be abandoned shall be destroyed under permit and inspection by the EHD (San Joaquin County Development Title, Section 9-605.010 & 9-601.020).
7. Before any hazardous materials/waste can be stored or used onsite, the owner/operator must report the use or storage of these hazardous materials to the California

Environmental Reporting System (CERS) at cers.calepa.ca.gov/ and comply with the laws and regulations for the programs listed below (based on quantity of hazardous material in some cases). The applicant may contact the Program Coordinator of the CUPA program, Elena Manzo (209) 953-7699, with any questions.

- a. Any amount but not limited to the following hazardous waste; hazardous material spills, used oil, used oil filters, used oil-contaminated absorbent/debris, waste antifreeze, used batteries or other universal waste, etc. – **Hazardous Waste Program** (Health & Safety Code (HSC) Sections 25404 & 25180 et sec.)
- b. Onsite treatment of hazardous waste – **Hazardous Waste Treatment Tiered Permitting Program** (HSC Sections 25404 & 25200 et sec. & California Code of Regulations (CCR), Title 22, Section 67450.1 et sec.)
- c. Reportable quantities of hazardous materials-reportable quantities are 55 gallons or more of liquids, 500 pounds for solids, or 200 cubic feet for compressed gases, with some exceptions. Carbon dioxide is a regulated substance and is required to be reported as a hazardous material if storing 1,200 cubic feet (137 pounds) or more onsite in San Joaquin County – **Hazardous Materials Business Plan Program** (HSC Sections 25508 & 25500 et sec.)
- d. Any amount of hazardous material stored in an Underground Storage Tank – **Underground Storage Tank Program** (HSC Sections 25286 & 25280 et sec.)
 - i. If an underground storage tank (UST) system will be installed, a permit is required to be submitted to, and approved by, the San Joaquin County Environmental Health Department (EHD) before any UST installation work can begin.
 - ii. Additionally, an EHD UST permit to operate is required once the approved UST system is installed.
- e. Storage of at least 1,320 gallons of petroleum aboveground or any amount of petroleum stored below grade in a vault – **Aboveground Petroleum Storage Program** (HSC Sections 25270.6 & 25270 et sec.)
 - i. **Spill Prevention, Countermeasures and Control (SPCC) Plan requirement**
- f. Threshold quantities of regulated substances stored onsite - **California Accidental Release Prevention (CalARP) Program** (Title 19, Section 2735.4 & HSC Section 25531 et sec.)
 - i. **Risk Management Plan requirement for covered processes**

May 23, 2024

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

Project: River Islands High School Private gymnasium (Conditional Use Permit-22-68 & Site Plan Review-24-74)

District CEQA Reference No: 20240581

Dear Mr. DaDalt:

The San Joaquin Valley Air Pollution Control District (District) has reviewed the Project Referral (PR) from the City of Lathrop (City) for the project mentioned above. Per the PR, the project consists of an 18,500 square foot gymnasium with a community park for the nearby River Islands High School (Project). The Project is located 16419 Riptide Way in Lathrop, CA.

The District offers the following comments at this time regarding the Project:

1) Project Related Emissions

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

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

<https://ww2.valleyair.org/media/g4nl3p0g/gamaqi.pdf>.

Samir Sheikh
Executive Director/Air Pollution Control Officer

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

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

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

1a) Construction Emissions

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

2) Health Risk Screening/Assessment

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

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

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

Prioritization (Screening Health Risk Assessment):

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

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

Health Risk Assessment:

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

A development project would be considered to have a potentially significant health risk if the HRA demonstrates that the health impacts would exceed the District's established risk thresholds, which can be found here:

<https://ww2.valleyair.org/permitting/ceqa/>.

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

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

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

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

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

Recommended Measure: Development projects resulting in TAC emissions should be located an adequate distance from residential areas and other sensitive receptors to prevent the creation of a significant health risk in accordance to CARB's Air Quality and Land Use Handbook: A Community Health Perspective located at <https://ww2.arb.ca.gov/our-work/programs/resource-center/strategy-development/land-use-resources>.

3) Ambient Air Quality Analysis

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

An AAQA uses air dispersion modeling to determine if emission increase from a project will cause or contribute to a violation of State or National Ambient Air Quality Standards. An acceptable analysis would include emissions from both project-specific permitted and non-permitted equipment and activities. The District recommends consultation with District staff to determine the appropriate model and input data to use in the analysis.

Specific information for assessing significance, including screening tools and modeling guidance, is available online at the District's website:
<https://ww2.valleyair.org/permitting/ceqa/>.

4) On-Site Solar Deployment

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

5) District Rules and Regulations

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

The list of rules below is neither exhaustive nor exclusive. Current District rules can be found online at: <https://ww2.valleyair.org/rules-and-planning/current-district-rules-and-regulations>. To identify other District rules or regulations that apply to future projects, or to obtain information about District permit requirements, the project proponents are strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (209) 557-6446.

5a) District Rule 9510 - Indirect Source Review (ISR)

The Project is subject to District Rule 9510 because it will receive a project-level discretionary approval from a public agency and will equal or exceed 9,000 square feet of educational space.

The purpose of District Rule 9510 is to reduce the growth in both NO_x and PM emissions associated with development and transportation projects from mobile and area sources; specifically, the emissions associated with the construction and subsequent operation of development projects. The ISR Rule requires developers to mitigate their NO_x and PM emissions by incorporating clean air design elements into their projects. Should the proposed development project

clean air design elements be insufficient to meet the required emission reductions, developers must pay a fee that ultimately funds incentive projects to achieve off-site emissions reductions.

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

Information about how to comply with District Rule 9510 can be found online at: <https://ww2.valleyair.org/permitting/indirect-source-review-rule-overview>

The AIA application form can be found online at: <https://ww2.valleyair.org/permitting/indirect-source-review-rule-overview/forms-and-applications/>

District staff is available to provide assistance and can be reached by phone at (559) 230-5900 or by email at ISR@valleyair.org.

5b) District Rule 4601 (Architectural Coatings)

The Project may be subject to District Rule 4601 since it may utilize architectural coatings. Architectural coatings are paints, varnishes, sealers, or stains that are applied to structures, portable buildings, pavements or curbs. The purpose of this rule is to limit VOC emissions from architectural coatings. In addition, this rule specifies architectural coatings storage, cleanup and labeling requirements. Additional information on how to comply with District Rule 4601 requirements can be found online at: <https://ww2.valleyair.org/media/tkgjeusd/rule-4601.pdf>

5c) District Regulation VIII (Fugitive PM10 Prohibitions)

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

Should the project result in at least 1-acre in size, the project proponent shall provide written notification to the District at least 48 hours prior to the project proponents intent to commence any earthmoving activities pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other

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

The application for both the Construction Notification and Dust Control Plan can be found online at: <https://ww2.valleyair.org/media/fm3jrbsq/dcp-form.docx>

Information about District Regulation VIII can be found online at: <https://ww2.valleyair.org/dustcontrol>

5d) Other District Rules and Regulations

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

6) District Comment Letter

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

If you have any questions or require further information, please contact Harout Sagherian by e-mail at Harout.Sagherian@valleyair.org or by phone at (559) 230-5860.

Sincerely,

Tom Jordan
Director of Policy and Government Affairs



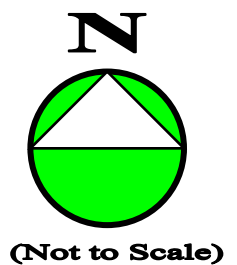
For: Mark Montelongo
Program Manager

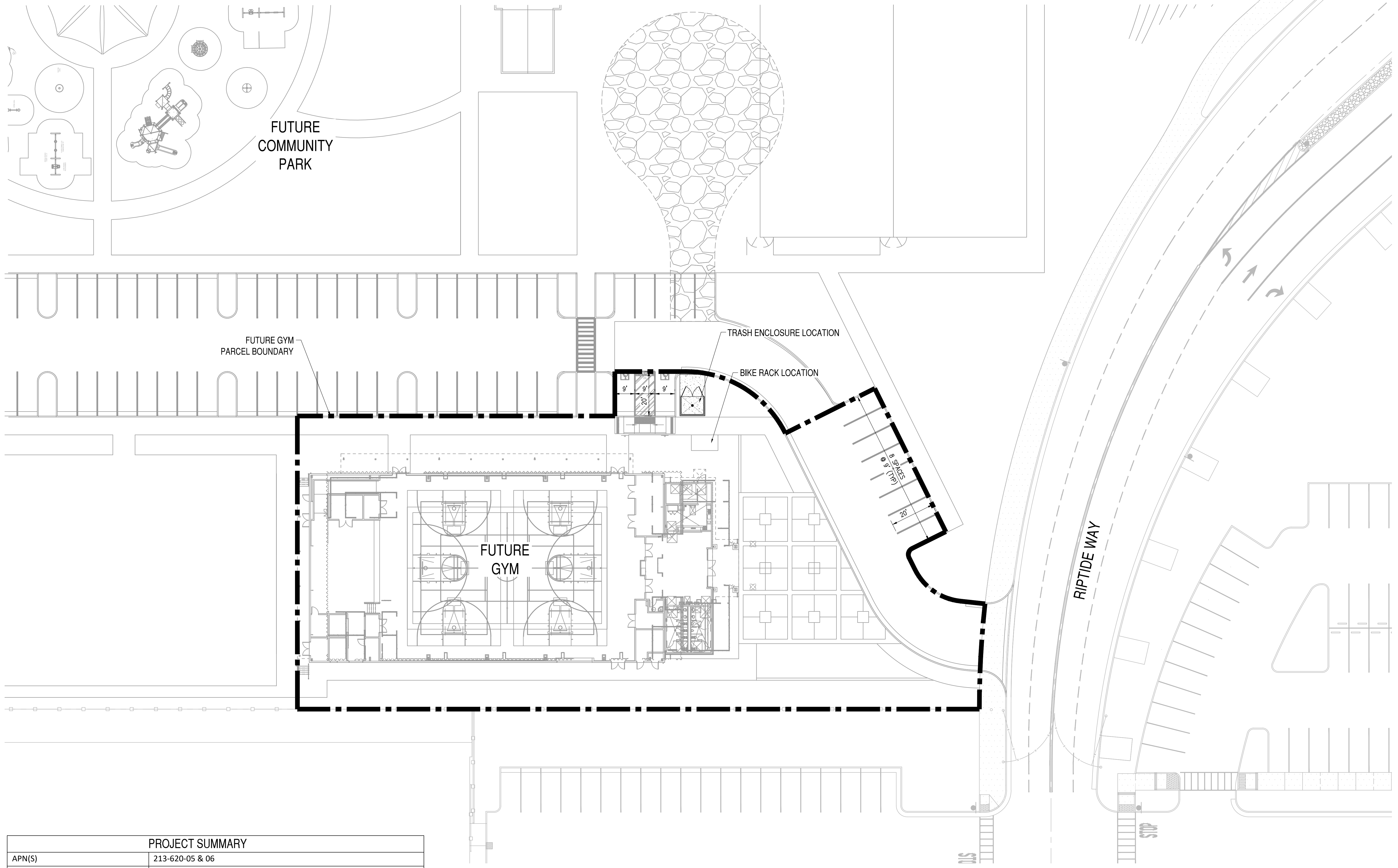


**PLANNING DIVISION
Vicinity Map**



**CUP-24-68/SPR-24-74
Conditional Use Permit/Site Plan Review
16419 Riptide Way
River Islands High School Private Gym
West Village, Phase 2
River Islands**





PROJECT SUMMARY	
APN(S)	213-620-05 & 06
ADDRESS	16419 RIPTIDE WAY, LATHROP, CA
PROPERTY SIZE	0.91 ACRES
GENERAL PLAN DESIGNATION	LOW DENSITY RESIDENTIAL (RL-RI)
ZONING DISTRICT	LOW DENSITY RESIDENTIAL (RL-RI)
PARKING (ON-SITE)	10 STALLS (2 ADA ACCESSIBLE)
PARKING (OFF-SITE)	262 STALLS, (18 ADA ACCESSIBLE) - SEE SEPARATE PARKING EXHIBIT
BUILDING SIZE	15,250 SQUARE FEET
FLOOR AREA RATIO	38%
LANDSCAPING COVERAGE	9130 SQUARE FEET (23%)

ON-SITE PARKING SUMMARY	
DESCRIPTION	PARKING COUNT
ADA PARKING	2
STANDARD ADA	1
VAN ACCESSIBLE	1
TOTAL	10

DRAFT

**PHASE 2 - C2 PARK GYM
SITE PLAN
RIVER ISLANDS**

CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA
DATE: JUNE 3, 2024

O'DELL
ENGINEERING
a Westwood company
6200 Stoneridge Mall Road, Suite 330
Pleasanton, CA 94588
Ph 925.223.8340 odellengineering.com

T:\25512-RIVER ISLANDS\25512.69-PH2 C2 GYMNASIUM\CIVIL\ACAD\EXHIBITS\C2 GYM SITE PLAN & PARKING EXHIBIT.DWG



Client:
River Islands Development

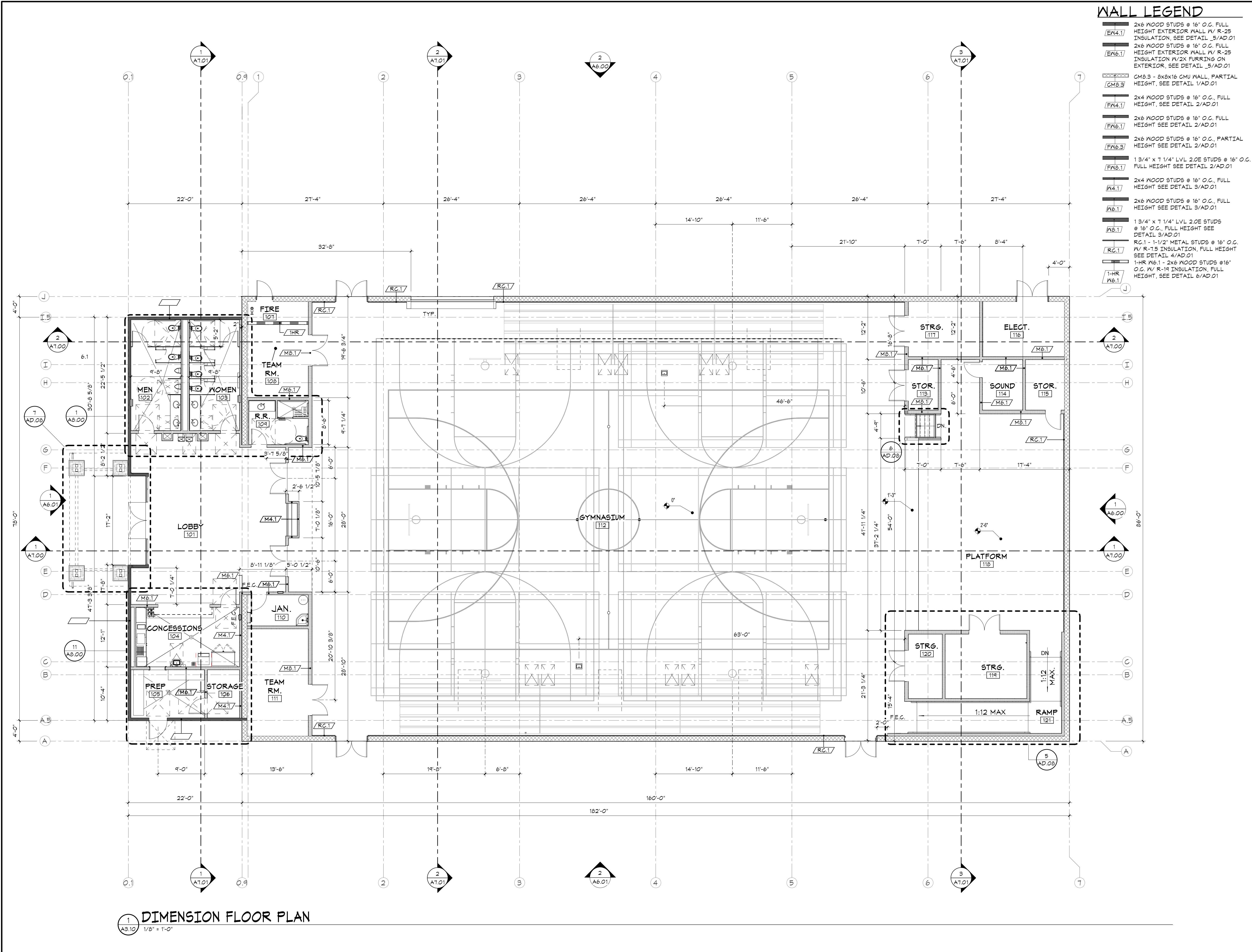
73 Stewart Road
Lathrop Ca 95330
209.879.7700

Project:
**River Islands Community
Gymnasium**
River Islands Parkway
Lathrop Ca 95330

Project No.: 649-16-24
Drawn By: JV
Checked By: EW

No.	Description	Date	By

DIMENSIONED FLOOR PLAN
05/08/2024



1 DIMENSION FLOOR PLAN
1/8" = 1'-0"

KEYNOTES

- 7.0 24 GA. 65M BEVELED GUTTER w/ DEBRIS COVER - COLOR TO MATCH METAL BUILDING ROOF
- 7.20 STANDING SEAM METAL ROOF - COLOR AS SELECTED BY ARCHITECT
- 7.25 PREFINISHED 65M RAIN WATER LEADER - COLOR AS SELECTED BY ARCHITECT



Architect:
LDA Partners, Inc.
 Designers & Architects
 222 Central Court
 Stockton, CA 95204
 209.943.0405
 www.ldapartners.com



Client:
River Islands Development

73 Stewart Road
 Lathrop Ca 95330
 209.879.7700

Project:
**River Islands Community
 Gymnasium**
 River Islands Parkway
 Lathrop Ca 95330

Project No.: 649-16-24

Drawn By: TV

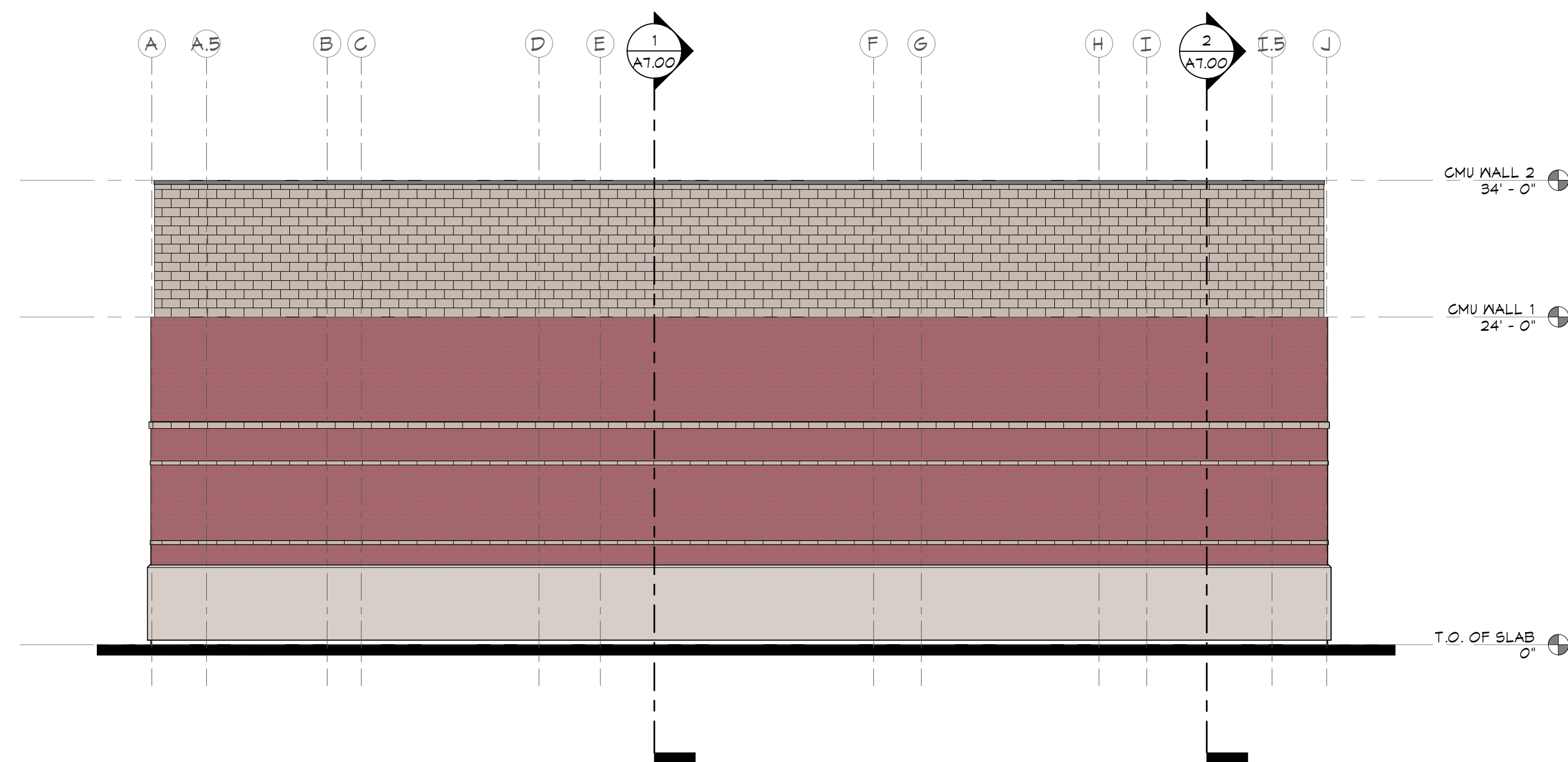
Checked By: EW

No.	Description	Date	By

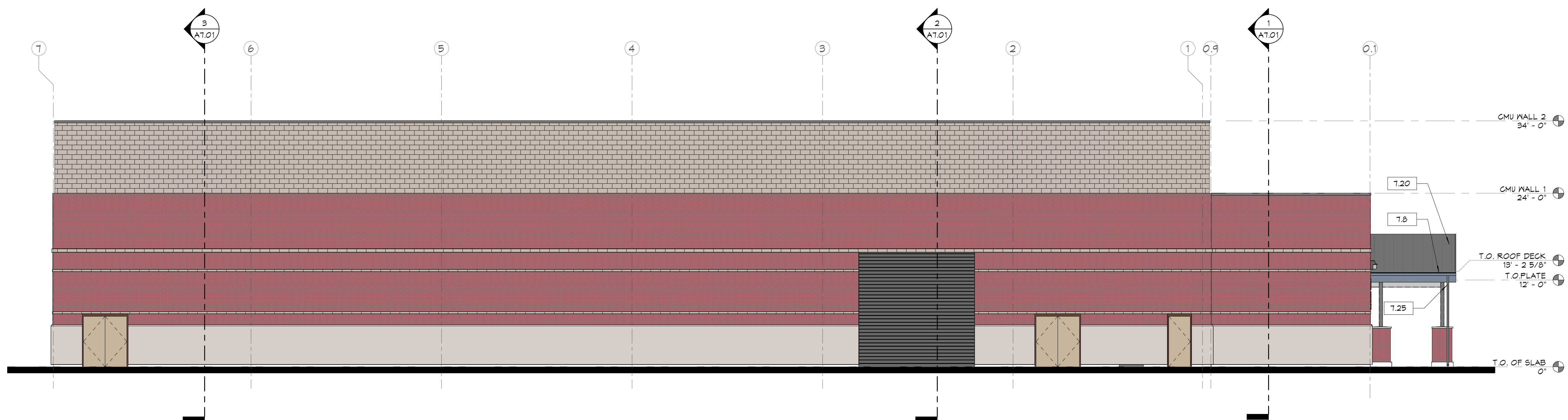
FOUNDATION SUBMITTAL
 05/08/2024

EXTERIOR ELEVATIONS

A6.00



1 EXTERIOR ELEVATION - EAST
 1/8" = 1'-0"



2 EXTERIOR ELEVATION - NORTH
 1/8" = 1'-0"

KEYNOTES

- 4.20
- 7.0 24 GA. 6SM BEVELED GUTTER w/ DEBRIS COVER - COLOR TO MATCH METAL BUILDING ROOF
- 7.20 STANDING SEAM METAL ROOF - COLOR AS SELECTED BY ARCHITECT
- 7.25 PREFINISHED 6SM RAIN WATER LEADER - COLOR AS SELECTED BY ARCHITECT
- 10.49 EXTERIOR BUILDING SIGNAGE - COORDINATE LETTERING WITH OWNER AND ARCHITECT
- 10.50 LOCATION OF ADDRESS SIGN - COORDINATE LETTERING WITH OWNER AND ARCHITECT



Architect:
LDA Partners, Inc.
 Designers & Architects
 222 Central Court
 Stockton, CA 95204
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Client:
River Islands Development

73 Stewart Road
 Lathrop Ca 95330
 209.879.7700

Project:
**River Islands Community
 Gymnasium**
 River Islands Parkway
 Lathrop Ca 95330

Project No.: 649-16-24

Drawn By: RR

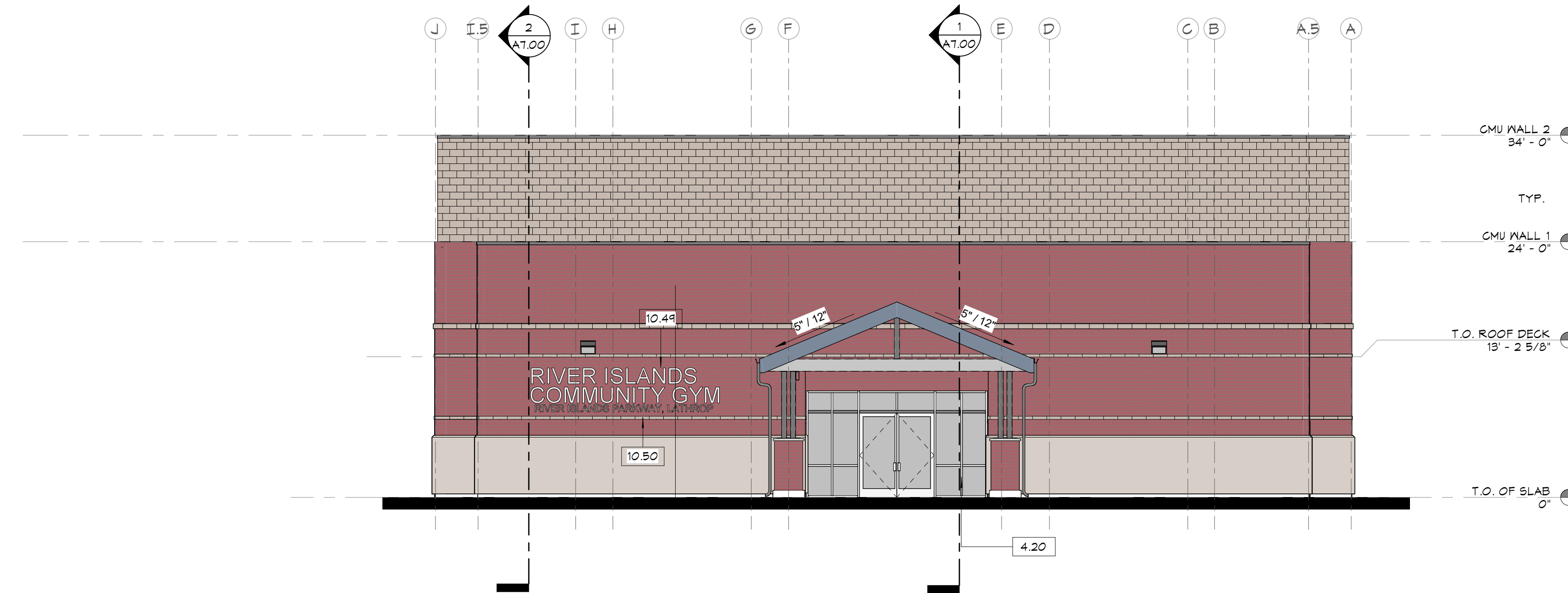
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No.	Description	Date	By

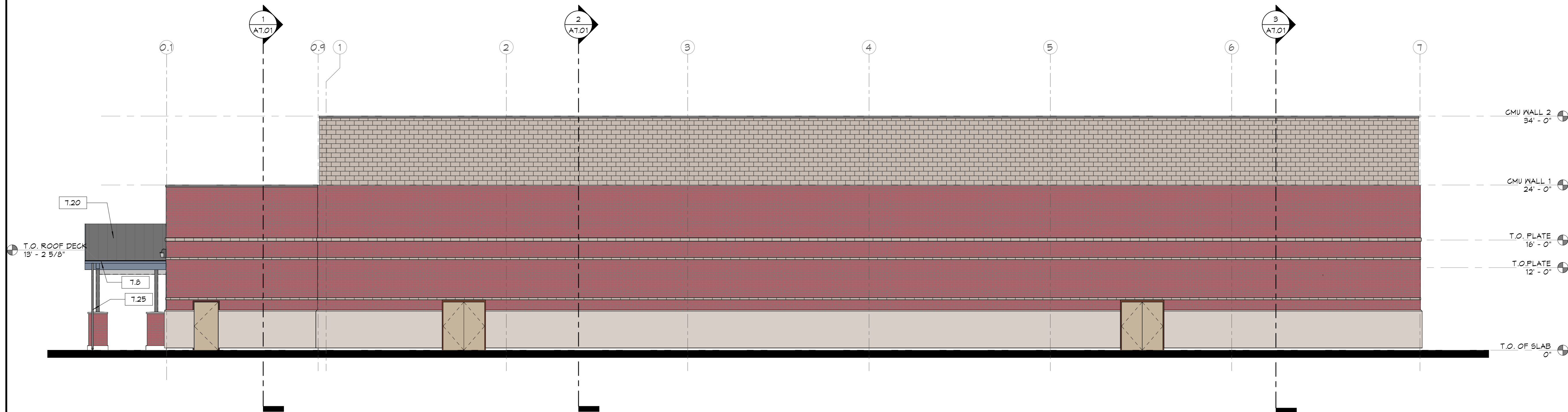
FOUNDATION SUBMITTAL
 05/08/2024

EXTERIOR ELEVATIONS

A6.01



1 EXTERIOR ELEVATION - WEST
 A6.01 1/8" = 1'-0"

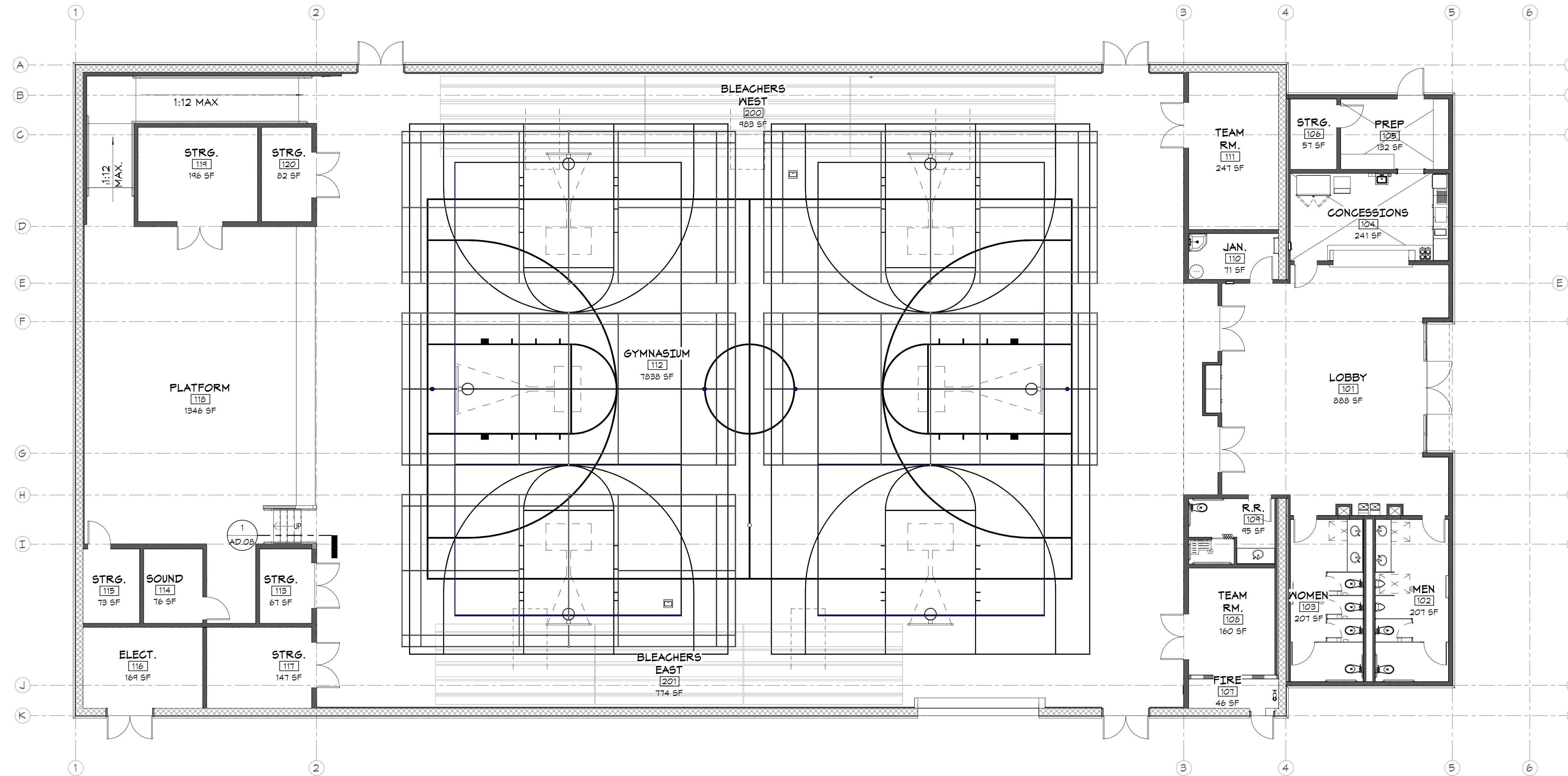


2 EXTERIOR ELEVATION - SOUTH
 A6.01 1/8" = 1'-0"



ROOM AREAS

ROOM NO.	ROOM NAME	AREA
101	LOBBY	888 SF
102	MEN	207 SF
103	WOMEN	207 SF
104	CONCESSIONS	241 SF
105	PREP	132 SF
106	STRG.	57 SF
107	FIRE	46 SF
108	TEAM RM.	160 SF
109	R.R.	95 SF
110	JAN.	71 SF
111	TEAM RM.	247 SF
112	GYMNASIUM	7838 SF
113	STRG.	67 SF
114	SOUND	76 SF
115	STRG.	73 SF
116	ELECT.	169 SF
117	STRG.	147 SF
118	PLATFORM	1346 SF
119	STRG.	196 SF
120	STRG.	82 SF
121	RAMP	243 SF
200	BLEACHERS WEST	983 SF
201	BLEACHERS EAST	774 SF

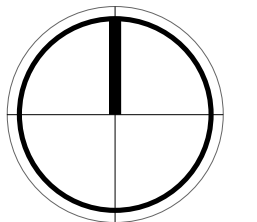


1 FLOOR PLAN AREAS
A3.14 1/8" = 1'-0"

Client:
River Islands Development

73 Stewart Road
Lathrop Ca 95330
209.879.7700

Project:
**River Islands Community
Gymnasium**
16419 Riptide Way
Lathrop Ca 95330



Project No.: 649-16-24

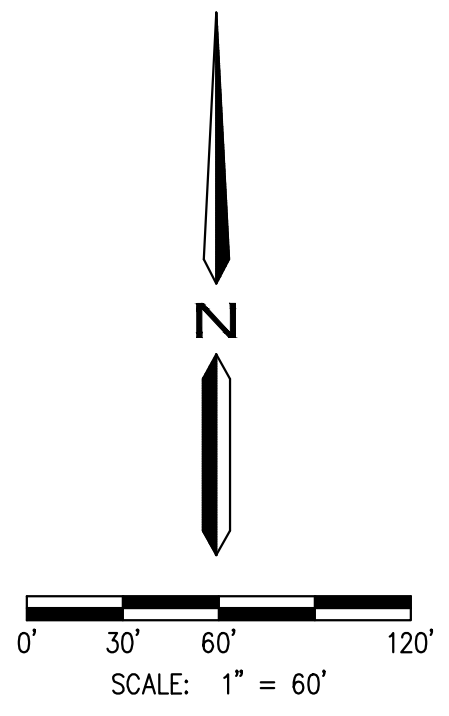
Drawn By: JV

Checked By: EW

No. Description Date By

PRE-LIM
06/03/2024

FLOOR PLAN AREAS



RIVER ISLANDS PARKWAY

FUTURE
COMMUNITY
PARK

FUTURE GYM
PARCEL BOUNDARY

FUTURE
GYM

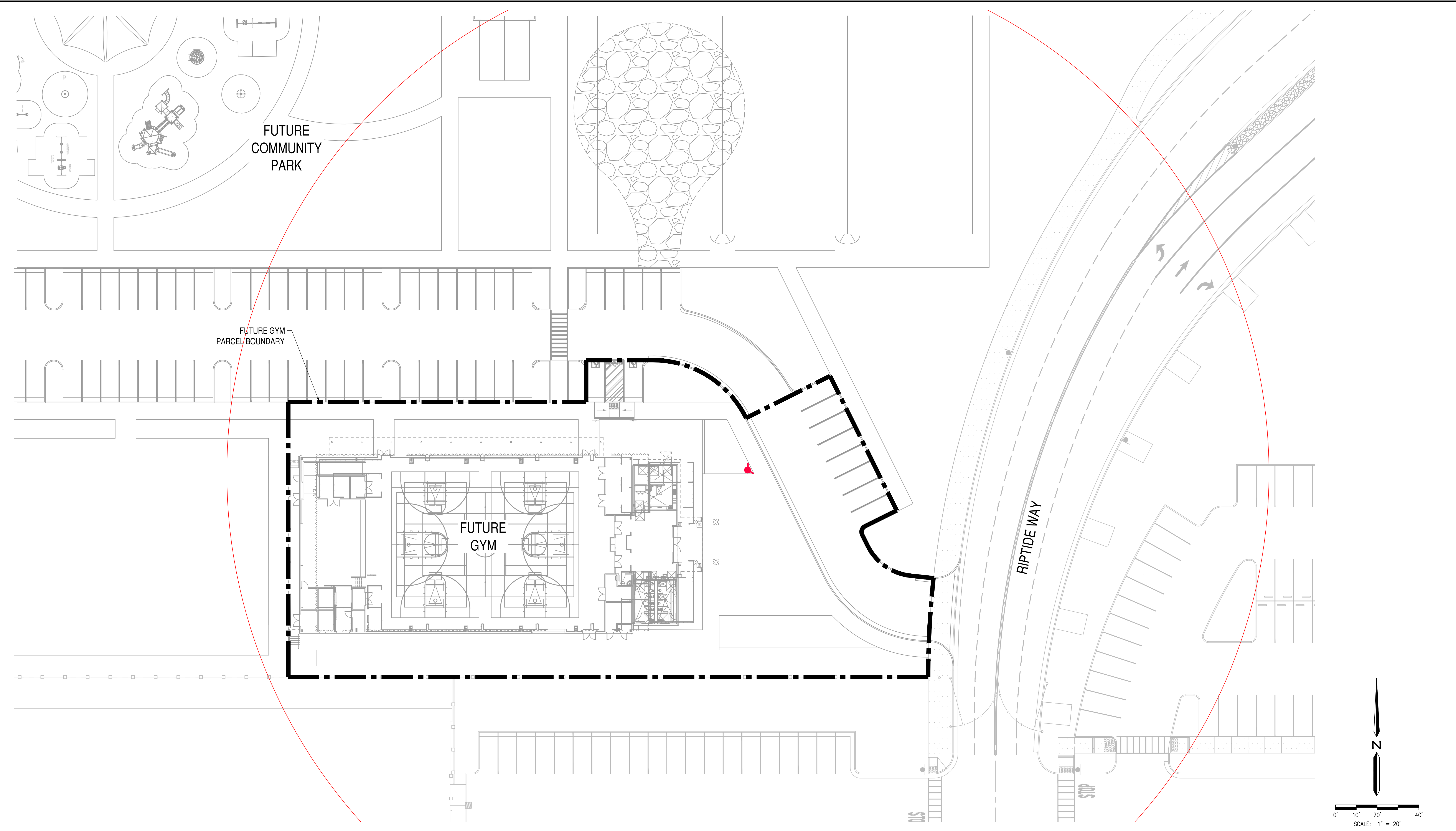
RIPTIDE WAY

DRAFT

PHASE 2 - C2 PARK GYM TRUCK TURNING EXHIBIT RIVER ISLANDS

CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA
DATE: MAY 22, 2024

O'DELL
ENGINEERING
a Westwood company
6200 Stoneridge Mall Road, Suite 330
Pleasanton, CA 94588
Ph 925.223.8340 odellengineering.com




FUTURE
COMMUNITY
PARK

FUTURE GYM
PARCEL BOUNDARY

FUTURE
GYM

RIPTIDE WAY

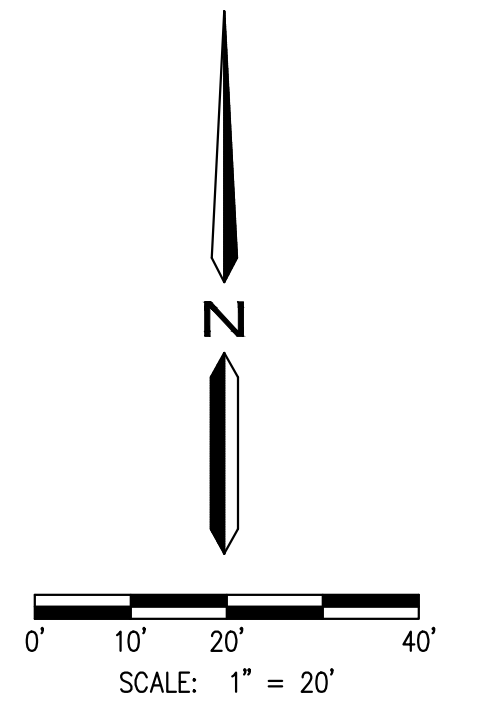
LEGEND:
 PROPOSED FIRE HYDRANT COVERAGE
 (250' RADIUS)

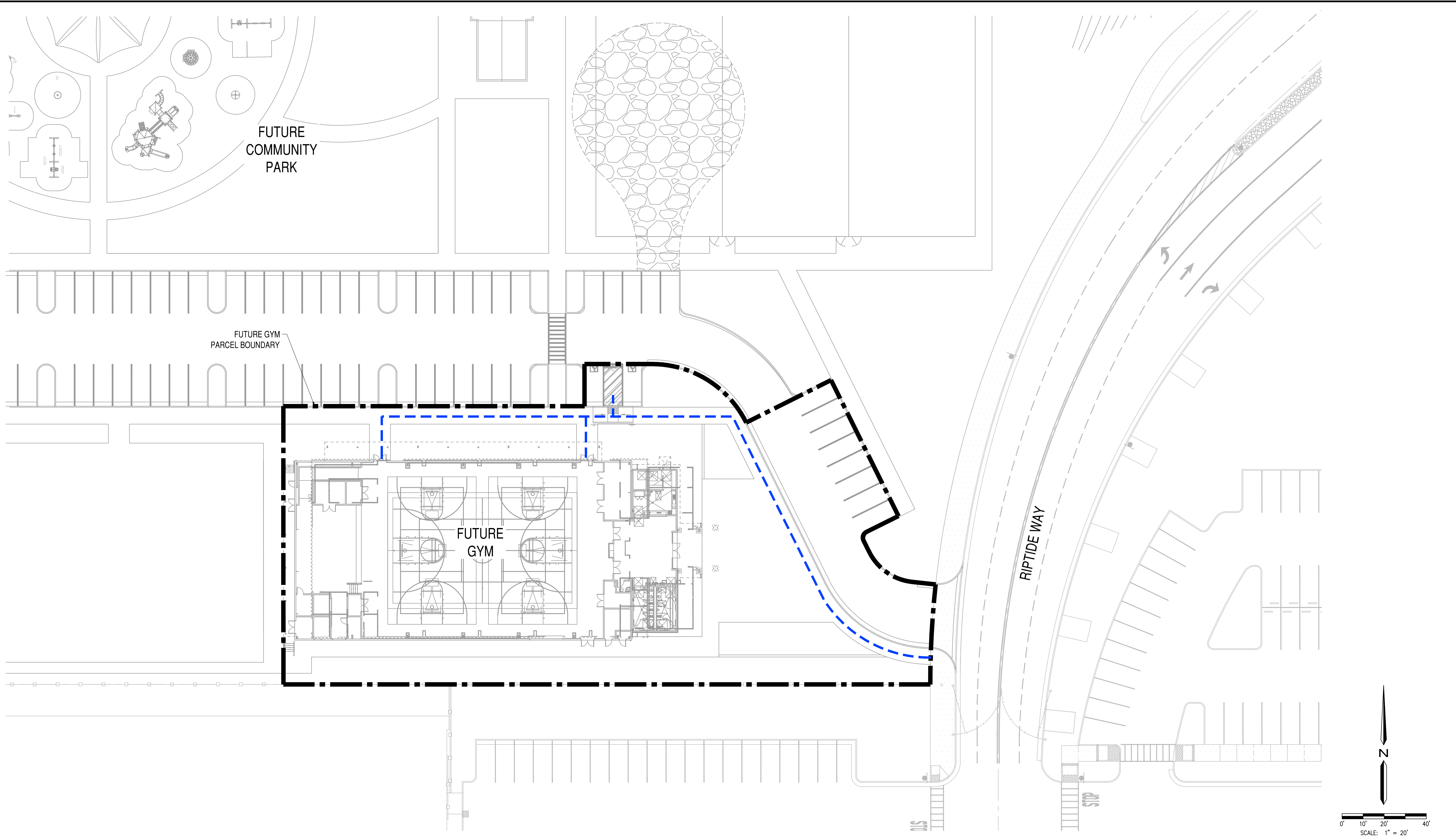
DRAFT

**PHASE 2 - C2 PARK GYM
 FIRE HYDRANT COVERAGE EXHIBIT
 RIVER ISLANDS**

CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA
 DATE: MAY 24, 2024

O'DELL
 ENGINEERING
 a Westwood company
 6200 Stoneridge Mall Road, Suite 330
 Pleasanton, CA 94588
 Ph 925.223.8340 odellengineering.com





FUTURE
COMMUNITY
PARK

FUTURE GYM
PARCEL BOUNDARY

FUTURE
GYM

RIPTIDE WAY

N

0' 10' 20' 40'
SCALE: 1" = 20'

LEGEND:
- - - - - ACCESSIBLE ROUTE

DRAFT

**PHASE 2 - C2 PARK GYM
ACCESSIBLE ROUTE EXHIBIT
RIVER ISLANDS**

CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA
DATE: MAY 22, 2024

O'DELL
ENGINEERING
a Westwood company
6200 Stoneridge Mall Road, Suite 330
Pleasanton, CA 94588
Ph 925.223.8340 odellengineering.com

F:\25512-RIVER ISLANDS\25512-69-PH2 C2 GYMNASIUM\CIVIL\ACAD\EXHIBITS\C2 GYM ACCESSIBLE POT EXHIBIT.DWG

FUTURE COMMUNITY PARK

FUTURE GYM
PARCEL BOUNDARY

FUTURE GYM

TRASH ENCLOSURE LOCATION
BIKE RACK LOCATION

RIPTIDE WAY

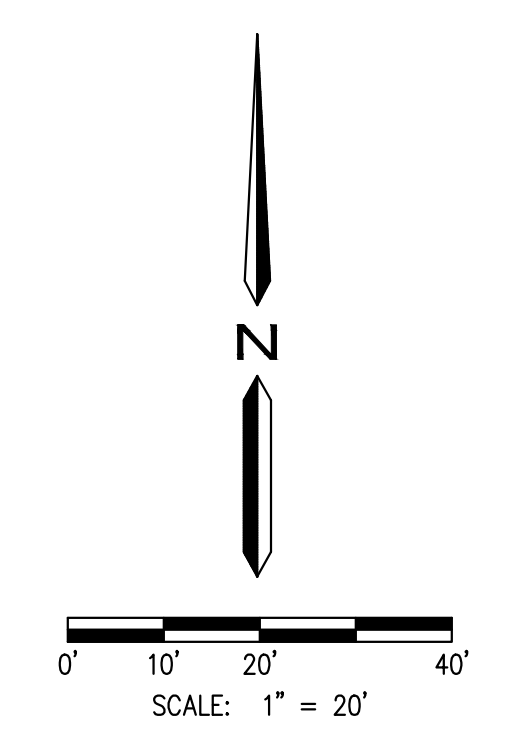
PARKING COUNT:
STANDARD: 25
ADA: 2
EVCS: 4
TOTAL: 31

PARKING COUNT:
STANDARD: 172
ADA: 16
EVCS: 43
TOTAL: 231

RIVER ISLANDS
HIGH SCHOOL

PARKING SUMMARY		
DESCRIPTION	REQUIRED	PROVIDED
STANDARD		8
ADA PARKING	1	2
- STANDARD ADA		1
- VAN ACCESSIBLE PARKING	1	1
	2	2
EVCS - STANDARD	0	0
EVCS - FUTURE (CAPABLE)	4	4
TOTAL - ONSITE	108	10
RIVER ISLANDS HIGH SCHOOL JOINT USE PARKING		
STANDARD	90	90
ADA PARKING	4	4
EVCS	4	4
TOTAL - RIHS	98	98
TOTAL	108	108

- PER SECTION 17.76.020, 102 SPACES ARE REQUIRED FOR SQUARE FOOTAGE AND 6 PARKING SPACES FOR ASSUMED AMOUNT OF EMPLOYEES, IN TOTAL 108 PARKING SPACES
- TO ACHIEVE MINIMUM PARKING REQUIREMENTS FOR GYM, AN AGREEMENT IN PLACE WITH RIVER ISLANDS HIGH SCHOOL WILL BE REQUIRED FOR JOINT USE PARKING

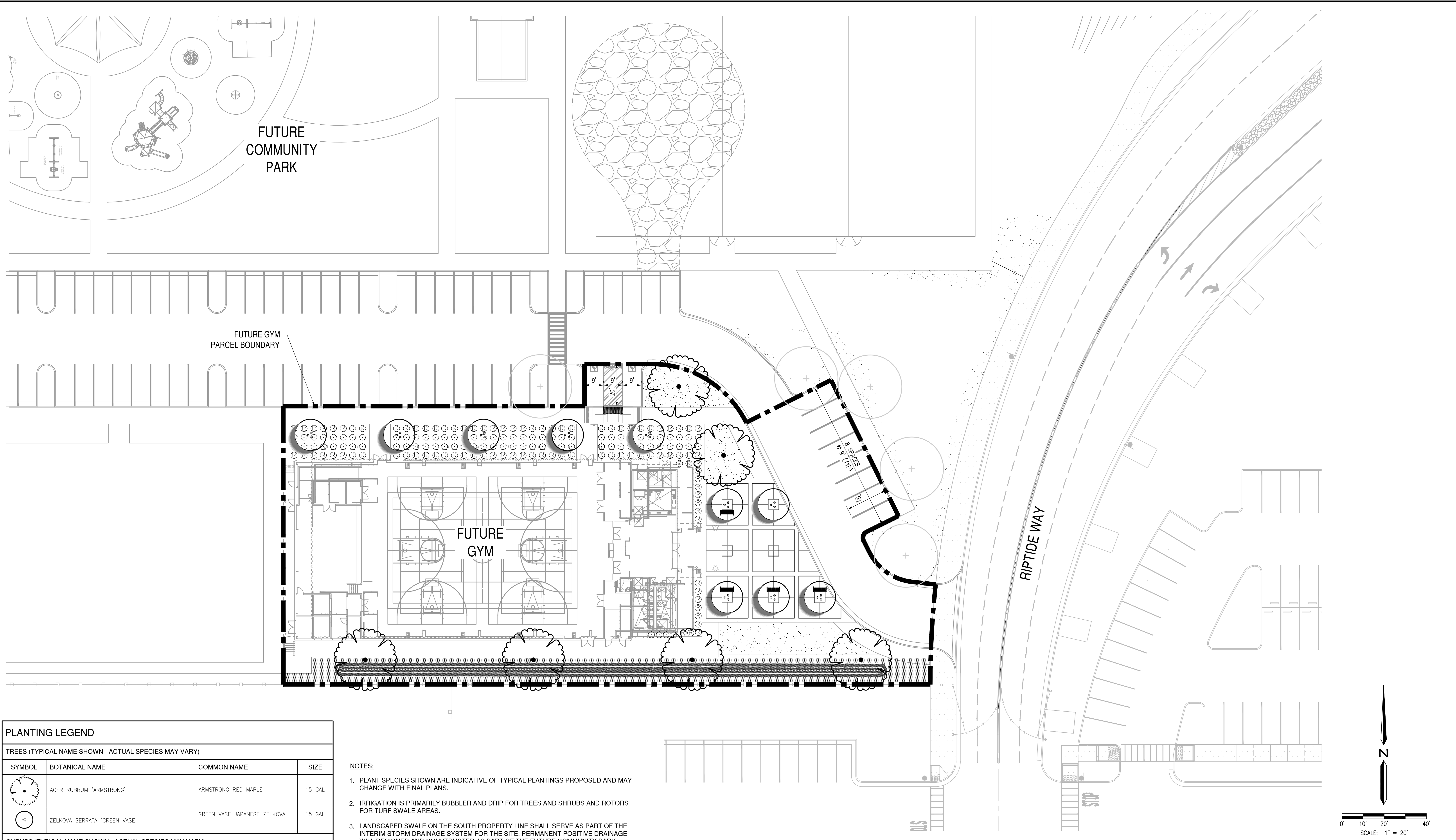


DRAFT

**PHASE 2 - C2 PARK GYM
PARKING EXHIBIT
RIVER ISLANDS**

CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA
DATE: JUNE 3, 2024

O'DELL
ENGINEERING
a Westwood company
6200 Stoneridge Mall Road, Suite 330
Pleasanton, CA 94588
Ph 925.223.8340 odellengineering.com



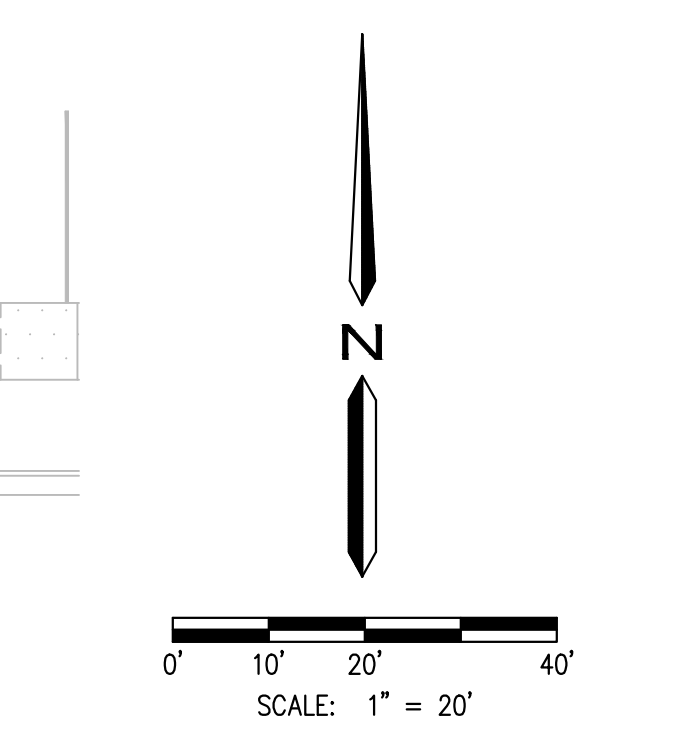
PLANTING LEGEND			
TREES (TYPICAL NAME SHOWN - ACTUAL SPECIES MAY VARY)			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	15 GAL
	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	15 GAL
SHRUBS (TYPICAL NAME SHOWN - ACTUAL SPECIES MAY VARY)			
	ROSA X 'NOASCHNEE'	FLOWER CARPET ROSE	5 GAL
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL
GRASSES/GROUNDCOVERS(TYPICAL NAME SHOWN - ACTUAL SPECIES MAY VARY)			
	TURF BOLERO PLUS	90/10 FESCUE BLEND	DRILLSEED
	LOW PROFILE WILDFLOWER MIX		HYDROSEED
	BIO-FILTRATION MIX		HYDROSEED

- NOTES:**
1. PLANT SPECIES SHOWN ARE INDICATIVE OF TYPICAL PLANTINGS PROPOSED AND MAY CHANGE WITH FINAL PLANS.
 2. IRRIGATION IS PRIMARILY BUBBLER AND DRIP FOR TREES AND SHRUBS AND ROTORS FOR TURF SWALE AREAS.
 3. LANDSCAPED SWALE ON THE SOUTH PROPERTY LINE SHALL SERVE AS PART OF THE INTERIM STORM DRAINAGE SYSTEM FOR THE SITE. PERMANENT POSITIVE DRAINAGE WILL BE DESIGNED AND CONSTRUCTED AS PART OF THE FUTURE COMMUNITY PARK.

DRAFT

**PHASE 2 - C2 PARK GYM
CONCEPTUAL LANDSCAPE EXHIBIT
RIVER ISLANDS**

CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA
DATE: MAY 28, 2024



O'DELL
ENGINEERING
a Westwood company
6200 Stoneridge Mall Road, Suite 330
Pleasanton, CA 94588
Ph 925.223.8340 odellengineering.com

RIVER
ISLANDS

June 3, 2024

Mr. Rick Caguiat, Director of Community Development
City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Email: rcaguiat@ci.lathrop.ca.us

Subject: STDRC Recommendations for River Islands High School Private Gym (West Village District)

Dear Rick:

The STDRC has reviewed the proposed building plans and site plan for the proposed Private Gym for use by the River Islands High School located in the West Village District.

The STDRC has voted unanimously to recommend approval of the Private Gym in the West Village District to the Lathrop Planning Commission regarding the proposed Conditional Use Permit and subsequent building permits.

If you have any questions regarding this letter, please feel free to contact me at (209) 879-7900 or at sdelloso@riverislands.com.

Sincerely,



Susan Dell'Osso
President

cc: Brad Taylor, City of Lathrop City Engineer
James Michaels, City of Lathrop Senior Planner
Ed Short, City of Lathrop Chief Building Official
Trent Dedalt, City of Lathrop Associate Planner
Robert Chen, O'Dell Engineering
John Zhang, O'Dell Engineering
Bill Koch, O'Dell Engineering