



PLANNING COMMISSION
STAFF REPORT

DATE: June 19, 2024

APPLICATION NO: Del Webb Community Center – Conditional Use Permit No. CUP-22-162 & Site Plan Review No. SPR-22-165

LOCATION: 3750 Brightwood Avenue (APN: 213-610-12) West Village District, Phase 2 River Islands

REQUEST: Planning Commission to consider Adoption of a Resolution approving the Conditional Use Permit and Site Plan Review applications to construct and operate the Del Webb Community Center located southwest of River Islands Parkway and Callerton Avenue within the West Village District (Phase 2 of River Islands at Lathrop) to host various social gathering and community related events for the Del Webb Community.

APPLICANT: Pulte Home Company, LLC
4511 Willow Road, STE 8
Pleasanton, CA 94588

PROPERTY OWNER: River Islands Development Area 1, LLC
73 W. Stewart Road
Lathrop, CA 95330

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 the Conditional Use Permit and Site Plan Review application to construct and operate the Del Webb Community Center located southwest of River Islands Parkway and Callerton Avenue within the West Village District (Phase 2 of River Islands at Lathrop) to host various social gathering and community related event for the Del Webb community.

Staff recommends the Planning Commission adopt Resolution No. 24-14 approving the Conditional Use Permit (CUP) and the Site Plan Review (SPR) applications to allow the construction of the Del Webb Community Center.

SITE DESCRIPTION

The River Islands West Village District is located within Phase 2 of the River Islands development, specifically within the boundaries of Vesting Tentative Map (VTM) 6716. The Del Webb Community Center is generally located in the southwest area of the River Islands Phase 2 development, south of River Islands Parkway and west of Callerton Avenue. The West Village District is bordered by the Old River and Lakeside West Districts to the north, the Lake Harbor West District to the east and Woodlands East District to the west. The West Village District includes three (3) different lot sizes for active adult neighborhoods and villages for low density residential, clustered single-family residential, condominiums, apartments, as well as a community park, high school, and open space.

The Del Webb Community Center proposal comprises of a 6.06-acre site area, which will be located along Brightwood Avenue south of River Islands Parkway and west of Callerton Avenue within the Age Restricted Neighborhood of the West Village District. The applicant, Pulte Home Company, LLC, is currently in the process of constructing the Del Webb Sales Pavilion and nine (9) model homes for prospective buyers to walk through when visiting the community.

BACKGROUND

In 2003, the River Islands 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, 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.

On October 19, 2022, River Islands received City approval for the West Village District Neighborhood Development Plan (NDP) and Age Restricted Neighborhoods Architectural Design Guidelines and Development Standards (DG/DS). The NDP addresses the requirements for implementation of projects in River Islands as required by the WLSP Phase 2, UDC, and Lathrop Municipal Code Section 17.61.120: *Neighborhood Development Plan*. The NDP provides requirements for the use, development, improvement, and maintenance of master developer-constructed portions of the River Islands project. The DG/DS establishes design guidelines and standards for residential development and associated site improvements to be constructed by the residential builders within this development area. Additionally, on July 19, 2023, River Islands received City approval for the Architectural Design Guidelines and Development Standards (DG/DS) for the Non-Age Restricted Neighborhoods of the West Village District.

On December 20, 2023, River Islands received City approval of amendments to the West Village NDP and to both the Non-Age & Age Restricted Neighborhoods DG/DS; to modify the overall dwelling unit count of both DG/DS’s.

ANALYSIS

The proposed project involves the construction of a 13,829 square foot community center consisting of 2 fitness rooms, 3 multi-purpose rooms, a billiards room, men and women locker rooms, offices, storage rooms, and other gathering spaces. Additionally, the project will include outdoor recreation areas consisting of: 2 bocce ball courts, 2 tennis courts, 4 pickle ball courts, a dog park, a pool and spa, as well as other outdoor amenities such as: seating, fire pits, and trail connections. The proposal requires the applicant to first secure the approval of two entitlements from the City including: a Conditional Use Permit (CUP) and a Site Plan Review applications. The project site area is currently an undeveloped parcel located southwest of River Islands Parkway and Callerton Avenue within the West Village District of River Islands Phase 2.

Conditional Use Permit Considerations

The project site and the adjacent surrounding properties are designated for residential development and are zoned “RL-RI, Residential Low – River Islands”. Private and public recreational uses are considered conditionally permitted uses in the RL-RI zone and the use of the community center is considered as a recreational use.

The proposed CUP request is intended to host various social gathering and community related events for the Del Webb community such as: exercise fitness and aerobics classes, card games, club meetings, etc. The typical hours of operation for a facility like this would be from 7:00 a.m. – 7:00 pm. Monday – Sunday. Any other activity/event desired to be held at the community center that is not listed with this CUP request would need the approval of separate Temporary Use Permit as determined by the Community Development Director. The proposed CUP for the community center has no expiration date once the use is constructed and operational since it is a permanent use.

Additionally, the expected amount of noise and traffic to be generated by land uses within the West Village District was previously analyzed in the SEIR for River Islands Phase 2. It is anticipated that it is highly unlikely that the event/activities associated with the proposed community center would create significant noise and traffic impacts.

The CUP process allows for special consideration of the proposed community center and to determine land use compatibility for the subject site. In granting the CUP, the Planning Commission must make certain findings as contained in Section 17.112.060 of the Lathrop Municipal Code (which are included in the attached Resolution). Staff supports the CUP request for the following reasons:

- The community center will serve as an added benefit in attracting future homeowners to the Del Webb Community within the River Islands West Village District, thereby bringing additional residents to the City of Lathrop.
- Use of the community center (through events and activities) will provide opportunities for Del Webb residents to gather and connect with each other, thereby fostering a sense of community.
- The community center use is consistent with both the planned future uses of the vicinity and the existing residential uses to the north, south, east, and west.

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 community center including: a 13,829 square foot building consisting of 2 fitness rooms, 3 multi-purpose rooms, a billiards room, men and women locker rooms, offices, storage rooms, and other gathering spaces. Additionally, the outdoor recreation areas of the community center will include: 2 bocce ball courts, 2 tennis courts, 4 pickle ball courts, a dog park, a pool and spa, as well as other outdoor amenities such as: seating, fire pits, and trail connections, landscaping, lighted parking lot areas, and a trash enclosure (see Attachment 5).

Vehicle access into the site is provided from Brightwood Avenue located southwest of River Islands Parkway and Callerton Avenue. Pedestrian access is provided via a City sidewalk that will run along the Brightwood Avenue project frontage of the Community Center up to the entrance of the building.

Parking for the community center is subject to Section 17.76.020: *Off-street parking facilities required*. The required off-street parking for “Auditorium or Similar Establishments” shall be one (1) space for each fifty (50) square feet of floor are if seats are not fixed.” Additionally the required off-street parking for “Office uses (not including medically related or public administrative offices) shall be one (1) space for each 400 square feet of floor area.”

When calculating the parking requirements for non-fixed seating, the total floor area that will be used for assembly based upon 6,812 square feet (including the social room, great room, billiards room, card room, aerobics room, and fitness room) divided by 50 sq. ft. per stall to equal 136 required parking stalls. In addition, when applying the parking requirements for office space, the total floor area that will be used is 520 square feet divided by 400 sq. ft. per stall to equal 1 required parking stall. Therefore, the overall total required parking for the project is 137 parking stalls and 138 parking stalls are proposed.

The number of parking spaces provided are as follows:

Type Parking Space	Number of Spaces
Full parking space (9' x 20')	127
Electrical Vehicle parking space	6
Accessible parking space (including van accessible space)	5
Total	138

The project is subject to the River Islands Urban Design Concept (UDC) Development Standards, West Village Neighborhood Development Plan (NDP) and West Village Age-Restricted Neighborhoods Design Guidelines and Development Standards (DG/DS). The proposed project satisfies the requirements as it relates to building setbacks, lot coverage, and height.

Floor Plan & Elevation

As discussed above, the proposed floor plan for the 13,829 square foot community center building consists of: 2 fitness rooms, 3 multi-purpose rooms, a billiards room, men and women locker rooms, offices, storage rooms, and other gathering spaces (see Attachment 5).

The exterior colors and materials for the building will include the use of high-quality modern farmhouse mixed materials such as: metal roofing, horizontal and vertical board & batten siding, aluminum windows, stucco, and stone finishes. The building color and aesthetics are designed to be consistent and complement the surrounding homes and overall theme of the River Islands Development and Del Webb Community.

Landscaping and Lighting

The landscaping proposed for this project is evenly distributed throughout the site and includes a variety of trees, shrubs, groundcover, and turf areas. The community center will also include an enclosed dog park for residents to use. As illustrated on the Landscape Plan (see Attachment 5), a 10' foot wide street frontage landscaping buffer is provided along Brightwood Avenue as well as along the perimeter of the property. Trees are proposed throughout the site to provide shade for the parking areas as well as for aesthetic value.

Additionally, appropriate lighting fixtures will be installed on the exterior of the building and along designated walkways and within parking lot areas for security. Light poles will be distributed appropriately throughout the site to provide sufficient lighting coverage. Additionally, staff has confirmed through a Preliminary Photometric Plan that the lighting level for the project will be at 0 foot-candles along the west and east property lines of the site so as not to impact those adjacent residential properties that share a common property line with the project site.

It is anticipated that the project is to be constructed in the earlier phase of the Del Webb development and be available to residents shortly thereafter. 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 Guidelines and Design Standards (DG/DS).

STDRC Recommendation

The community center proposal was presented to the Stewart Tract Design Review Committee (STDRC) on October 5, 2022. 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 and related event/activities.

Conditions of Approval

Planning staff routed the project plans on November 29, 2022 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 November 7, 2023. The City received comments from the following agencies:

- Pacific Gas and Electric (PG&E)
- San Joaquin Valley Air Pollution Control District (SJVAPCD)

The PG&E letter included standard development comments in regards to potential PG&E easements located within the project site. 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 which incorporates the comments from these two agencies. As such, 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 published in the Manteca Bulletin on or before June 7, 2024. Staff also notified public hearing subscribers and property owners located within a 300-foot radius from the subject site area by U.S. mail. The notice was posted at three (3) locations accessible to the public and the City website. No comments have been received in favor of 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. 24-14, thereby approving Conditional Use Permit CUP-22-162 and Site Plan Review SPR-22-165, to construct and operate the Del Webb Community Center located in the River Islands West Village District area designed to host various Del Webb community-wide events, subject to the Conditions of Approval listed as Attachment 2 of the June 19, 2024 staff report.

Approvals:



Trent DaDalt, Associate Planner

4/10/2024
Date



James Michaels, Senior Planner

6/10/2024
Date



Rick Caguiat, Community Development Director

6/10/24
Date



Salvador Navarrete, City Attorney

6.10.2024
Date

Attachments:

1. PC Resolution No. 24-14
2. Vicinity Map
3. Conditions of Approval
4. STDRC Recommendation Letter for CUP dated October 5, 2022
5. Project Plans

**CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 24-14**

**A RESOLUTION OF THE CITY OF LATHROP PLANNING COMMISSION
APPROVING A CONDITIONAL USE PERMIT AND A SITE PLAN REVIEW TO
CONSTRUCT AND OPERATE THE DEL WEBB COMMUNITY CENTER LOCATED
IN THE RIVER ISLANDS WEST VILLAGE DISTRICT.
(CUP-22-162 AND SPR-22-165)**

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, Pulte Home Company, LLC 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 community center located in the River Islands West Village District area designed to host social gathering and community related events; and

WHEREAS, the proposed project is located within a 6.06 – acre site area and includes: a 13,829 square foot building designed to accommodate 2 fitness rooms, 3 multi-purpose rooms, a billiards room, men and women locker rooms, offices, storage rooms, other gathering spaces, and outdoor recreational areas consisting of: 2 bocce ball courts, 2 tennis courts, 4 pickle ball courts, a dog park, a pool and spa, as well as other outdoor amenities such as: seating, fire pits, and trail connections; and

WHEREAS, the project site comprises of 6.06 acres (APN: 213-610-12) and is generally located southwest of River Islands Parkway and Callerton Avenue within the West Village District (Phase 2 of River Islands at Lathrop); 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 civic/community 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) and the Age-Restricted Neighborhoods Architectural Design Guidelines and Development Standards (DG/DS) for the District (in October 2022, and amended it 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 Del Webb Community Center project has been reviewed by City staff, who have recommended that the Planning Commission approve both CUP-22-162 and SPR-22-165, along with certain conditions of approval that will ensure that the community center 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 the Age Restricted Neighborhoods 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 community center 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 Pulte Home Company, LLC is creating new recreational opportunities for its Del Webb residents and the community center use will become an essential component of the River Islands and Del Webb 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 community center 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 – River Islands” 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. *Civic and community facilities are a conditionally permitted use in the “RL-RI, Residential Low – River Islands” 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 – River Islands” 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-22-162) and Site Plan Review (SPR-22-165) 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

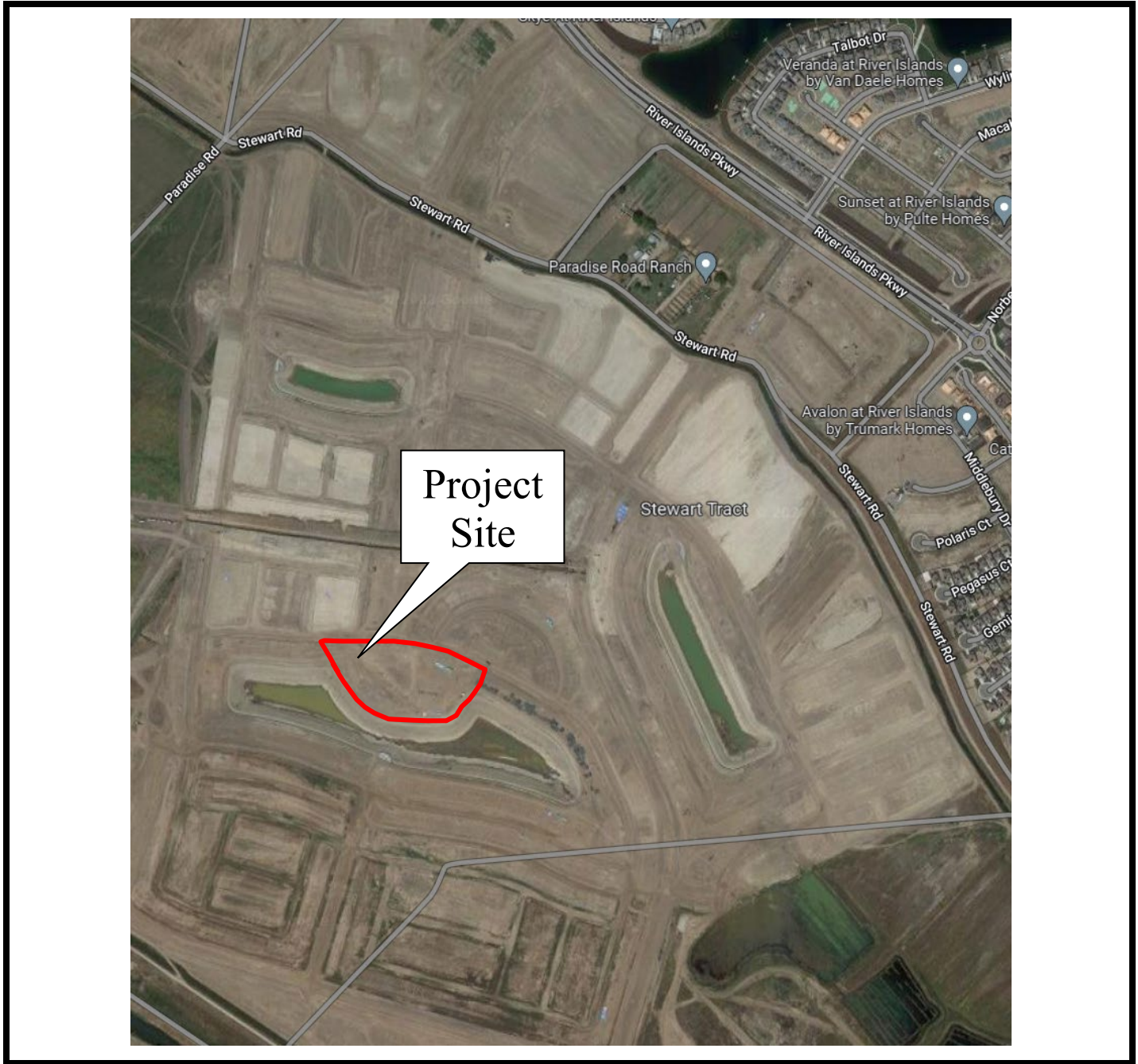
ATTEST:

APPROVED AS TO FORM:

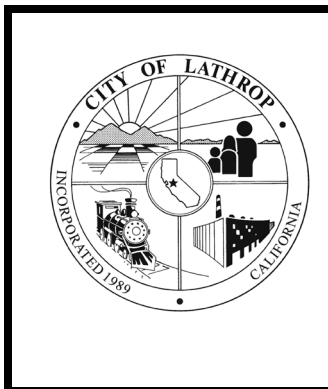


Rick Caguiat, Secretary

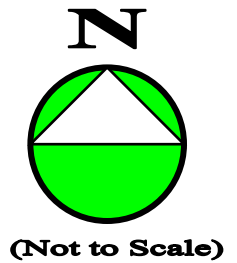
Salvador Navarrete, City Attorney



**PLANNING DIVISION
Vicinity Map**



**CUP-22-162/SPR-22-165
Conditional Use Permit/Site Plan Review
3750 Brightwood Avenue
Del Webb Community Center
West Village, Phase 2
River Islands
APN: 213-610-12**



Community Development Department – Planning Division

Consolidated Conditions of Approval

June 19, 2024

Project Name: Del Webb Community Center
File Number: Conditional Use Permit No. CUP-22-162 & Site Plan Review No. SPR-22-165
Project Address: 3750 Brightwood Avenue (APN: 213-610-12)

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 April 8, 2024.

Project Description

Approval of this project authorizes the development of a 13,829 square foot Del Webb Community Center on an approximately 6.06 – acre site. The community center building will include 2 fitness rooms, 3 multi-purpose rooms, a billiards room, men and women locker rooms, offices, storage rooms, and other gathering spaces. Additionally, the project will include outdoor recreation areas consisting of: 2 bocce ball courts, 2 tennis courts, 4 pickle ball courts, a pool and spa, as well as other outdoor amenities such as: seating, fire pits, and trail connections. Associated site improvements will include paving, landscaping, lighting, off-street parking, water, sewer, and storm utility connections as well as curb, gutter sidewalk, and full frontage improvements.

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. Prior to any ground disturbance, the developer shall consult with the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) for biological coverage, mitigation and participation in the plan. Participation in the SJMSCP satisfies requirements of both the State and Federal endangered species acts, and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA).

2. 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 9510, Indirect Source Review. The applicant shall provide proof of compliance prior to the issuance of a grading permit or building permit.
3. Private events primarily held outdoor requires a Temporary Use Permit (TUP).
4. 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.
5. The applicant shall submit appropriate plans to the Building Department for plan check and building permit. Final site plan, building elevations, landscaping and irrigation, exterior lighting and detailed site improvement plans, etc. shall be reviewed and approved by the Planning Division. Any significant change or modification to the approved plan is subject to review and approval by the Community Development Director.
6. Landscaping and irrigation shall be consistent with the City's Water Conservation Requirements (LMC 17.92.060) and the State Water Efficient Landscape Ordinance (AB 1881). The applicant shall include with the landscape and irrigation plan a water efficient landscape worksheet with water budget calculations identifying the water allowance and estimated water use.
7. The applicant/property owner shall ensure the entire site including landscaping areas shall be maintained in a healthy, weed free condition to the satisfaction of the City.
8. Trash enclosure(s) shall include but not be limited to a covered roof, metal gates and have three solid walls. Details and/or alternative designs or location of the enclosure shall be subject to review and approval of the Planning, Building and Public Works Departments. The trash enclosure design, material and color shall match or compliment the main building(s).
9. 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.
10. It shall be the responsibility of the applicant/property owner to ensure that any building or parking area lighting including security lighting associated with the project, be arranged so as to not cast light onto adjoining properties.
11. A final site lighting photometric plan with detailed specifications of all lighting fixtures, poles, and wall packs as well as a manufacture's catalogue sheet containing photometric data, shall be provided with the Building Permit plan submitted for City review and approval. Parking lots, driveways, trash enclosure/areas shall be illuminated during the hours of darkness with a minimum maintained one foot-candle of light and an average not to exceed four foot-candles of light. The illumination shall not exceed ten (10) foot-candles in any one location.
12. No signs are approved with this entitlement. For any exterior signs desired for the project, a separate sign permit application shall be submitted to the Planning Division for review and approval prior to installation. All signage must be in accordance with the applicable standards of the Lathrop Municipal Code.
13. Bicycle parking shall be installed consistent with Chapter 17.76.120 of the LMC.

14. Roof-mounted mechanical equipment shall be screened and not visible from the public right-of-way. Screening materials shall be compatible with the architectural style, materials and color of the building upon which the equipment is located, subject to the approval of the Community Development Director.
15. Ground-mounted equipment that is not required to be visible, shall be screened from public view so as not to be visible from the public right-of-way using the most practical means of screening, such as landscaping, a freestanding wall/fence, matching paint. This shall be subject to the review and approval by the Community Development Director or designee.
16. Unless otherwise specified, all conditions of approval shall be complied with prior to the issuance of any Building Permits.
17. 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 date, a building permit must be issued and construction is commenced and diligently pursued toward completion of the site or structures.
18. In the event clarification is required for an interpretation of these Conditions of Approval, the Community Development Director and City Engineer shall have the authority either to administratively clarify the intent and wording of these Conditions of Approval without the requirement of a public hearing or to refer questions regarding the interpretation of these Conditions of Approval to the Planning Commission. If the applicant takes issue with the clarification provided administratively, the applicant shall have the right to appeal the administrative clarification to the Planning Commission. The Community Development Director and City Engineer shall also have the authority to make minor modifications to these conditions provided a request is made in writing by the applicant and it is determined such modifications are consistent with and in furtherance of the underlying intent of the condition being modified.
19. The City of Lathrop may conduct annual and or spot inspections to ensure that required site improvements and conditions are being complied with and maintained.

BUILDING

1. All construction associated with this project shall comply with the most recent adopted City and State building codes.
2. 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.
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) by occupancy group
Area Analysis	Code 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 11B 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. 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
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. Grading and Site Improvement permits from Public Works may be required separately from the accessibility plan in compliance with item 8.

PUBLIC WORKS

1. 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. Prior to building permit issuance, applicant shall secure sufficient sewer capacity for the project.
2. 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.
 - c. The applicant shall secure sufficient water capacity and pay all capacity and connection fees prior to building permit issuance.

3. 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.

4. Storm Water – Construction

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

5. 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 mandoor 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.

6. 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 insure that all off-site and on-site improvements comply with City Standards.
- c. The parking areas and drive isles on site shall be paved with asphalt concrete.
- d. Hydrology and hydraulic calculations and plans for on-site storm water system shall be submitted to the City for review and approval.
- e. The applicant shall execute a maintenance agreement for all onsite storm water quality treatment devices, swales and/or ponds.
- f. The project shall comply with the Multi-Agency Post Construction Stormwater Manual.
- g. 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.
- h. The applicant shall pay all appropriate fees including but not limited to Levee Impact Fee, Capital Facilities Fees, and Plan Check and Inspection Fees.

- i. 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.
- j. 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 must 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 in accordance with 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 the current CFC §907.2 and the current 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.
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. A completed and approved wet fire hydrants system, or other system approved by the Building Official and LMFD, and all weather roads shall be in place prior to any flammable or combustible material (such as wood) being brought onto the site. The applicant may tie to the water system for fire flow only. The wet fire hydrant system shall be separated from the City water system via appropriate backflow devices until the water system is accepted by the City for maintenance. Fire access road shall meet the LMFD and the San Joaquin County Fire Chief's Fire Access Road Standard. These fire access roads shall continue to be accessible until acceptance of the public streets by the City.
14. A Type 1 hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors.
15. Other fire & life safety requirements may be required at time of building plan review.
16. 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. The applicant shall paint the address on the roof top for each individual building. The numbers shall be at least 3 feet tall, 2 feet wide, 9 inches apart, with 6-inch brush stroke with a color that contrast the roof top, top of numbers/letters should point north.
2. The applicant shall install dedicated lights in the parking lot that are properly maintained including the drive access.
3. The applicant shall install a recording security camera system that shall be maintained by the property owner and accessible to LPD with camera views covering all ingress and egress to all building(s) and parking areas.
4. Where access to the development is restricted because of secured openings or where immediate access is necessary for life-saving or emergency purposes, a key "knox" box is required to be installed in an approved location. The key "knox" box shall be of an approved type and shall contain keys to gain necessary access as required by the police chief. In addition to key "knox" box(es), any automatic gates shall have Opticom access ability to provide necessary access for emergency vehicles.

5. The proposed landscaping for this project shall conform to the following standard CPTED measurements:
 - a. Maintain natural visible surveillance to building from parking lot and street.
 - b. Plants taller than 8 feet shall be trimmed up 4 feet from ground.
 - c. Plants under 8 feet shall be trimmed to allow ground level surveillance.

ADMINISTRATIVE SERVICES

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

PACIFIC GAS & ELECTRIC (PG&E) COMPANY

See attached memos dated November 7, 2023 & November 29, 2023

SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT

See attached memo dated November 22, 2023



November 7, 2023

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

Ref: Gas and Electric Transmission and Distribution

Dear Trent DaDalt,

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

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

Below is additional information for your review:

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

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

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

Sincerely,

Plan Review Team
Land Management

Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

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

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

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

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

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



wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

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

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

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

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 24 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 24 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

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

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

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

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



11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

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

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

Attachment 2 – Electric Facilities

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

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



8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

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

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

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

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

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

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



November 29, 2023

Trent DaDalt
City of Lathrop
390 Towne Centre Dr
Lathrop, CA 95330

Re: CUP-22-162 SPR-22-165
Del Webb Community Center

Dear Trent DaDalt,

Thank you for providing PG&E the opportunity to review the proposed plans for CUP-22-162 SPR-22-165 dated 11/6/2023. Our review indicates the proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to the design, we ask that you resubmit the plans to the email address listed below.

If the project requires PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

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 the PG&E Plan Review Team at pgeplanreview@pge.com.

Sincerely,

PG&E Plan Review Team
Land Management

November 22, 2023

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

**Project: Conditional Use Permit 22-162, Site Plan Review 22-165, Del Webb
Community Center**

District CEQA Reference No: 20231091

Dear Mr. DaDalt,

The San Joaquin Valley Air Pollution Control District (District) has reviewed the Conditional Use Permit 22-162 (CUP) from the City of Lathrop (City) for the project mentioned above. Per the CUP, the project consists of the construction of a 12,045 square foot recreational community center (Project). The Project is located in West Village District, south of Haverhill Ln, Lathrop.

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

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) Vegetative Barriers and Urban Greening

There are currently no sensitive receptors around the Project. The District suggests the City consider the feasibility of incorporating vegetative barriers and urban greening as a measure to further reduce air pollution exposure on sensitive receptors.

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

4) Clean Lawn and Garden Equipment in the Community

Since the Project consists of a recreational development, gas-powered lawn and garden equipment have the potential to result in an increase of NOx and PM2.5 emissions. Utilizing electric lawn care equipment can provide residents with immediate economic, environmental, and health benefits. The District recommends the Project proponent consider the District's Clean Green Yard Machines (CGYM) program which provides incentive funding for replacement of existing gas powered lawn and garden equipment. More information on the District CGYM program and funding can be found at: <https://ww2.valleyair.org/grants/clean-green-yard-machines-residential/> and <https://ww2.valleyair.org/grants/zero-emission-landscaping-equipment-voucher-program/>.

5) 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.

6) Electric Infrastructure

To support and accelerate the installation of electric vehicle charging equipment and development of required infrastructure, the District offers incentives to public agencies, businesses, and property owners of multi-unit dwellings to install electric charging infrastructure (Level 2 and 3 chargers). The purpose of the District's Charge Up! Incentive program is to promote clean air alternative-fuel technologies and the use of low or zero-emission vehicles. The District recommends that the City and project proponents install electric vehicle chargers at project sites, and at strategic locations.

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

7) 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: www.valleyair.org/rules/1ruleslist.htm. 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 (559) 230-5888.

7a) District Rules 2010 and 2201 - Air Quality Permitting for Stationary Sources

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

This Project may be subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and may require District permits. Prior to construction, the Project proponent should submit to the District an application for an ATC. For further information or assistance, the project proponent may contact the District's SBA Office at (559) 230-5888.

7b) District Rule 9510 - Indirect Source Review (ISR)

The District has reviewed the information provided and has determined the project size is below the District Rule 9510, section 2.1 applicability threshold of 20,000 square feet for a recreational development. Therefore, District Rule 9510 requirements and related fees do not apply to the project.

7c) District Rule 4601 (Architectural Coatings)

The Project may be subject to District Rule 4601 since it is expected to 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/tkqjeusd/rule-4601.pdf>

7d) 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>

7e) 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).

8) 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 Ryan Grossman by e-mail at Ryan.grossman@valleyair.org or by phone at (559) 230-6569.

Sincerely,

Brian Clements
Director of Permit Services

Sarah Hasan

For: Mark Montelongo
Program Manager



October 5, 2022

Mark Meissner
City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330
Email: mmeissner@ci.lathrop.ca.us

Subject: Recommendation for Approval of Del Webb Activity Center and Sales Pavilion
(West Village District – Active Adult)

Dear Mark:

Concurrently with the STDRC's review of the proposed AG/DS and NDP documents for the West Village District active adult neighborhoods, the Committee unanimously recommended approval of the Del Webb Activity Center and Sales Pavilion. Pending the Planning Commission's approval of the documents, Del Webb may submit construction drawings for plan check of these facilities or submit concurrently at-risk with the Building Department's approval.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Susan Dell'Osso".

Susan Dell'Osso, President
River Islands Development Area 1, LLC

cc: Mark Meissner, City of Lathrop Community Development Director
Brad Taylor, City Engineer
Ed Short, City of Lathrop Chief Building Official
Rick Caguiat, City of Lathrop Assistant Community Development Director
David Niskanen, City of Lathrop Contract Planner
Trent Dedalt, City of Lathrop Assistant Planner
Ken Reed, Senior Construction Manager
Robert Chen, O'Dell Engineering
Susan Pettigrew, O'Dell Engineering