



PLANNING COMMISSION
STAFF REPORT

DATE: February 19, 2025

APPLICATION NO: Neighborhood Design Plan No. NDP-25-19. River Islands Amendments to the Community at South River Bend, East Village, Lakeside East, Lakeside West, Old River, West Village Age Restricted Neighborhoods, West Village Non-Age Restricted Neighborhoods, Lake Harbor West, & Woodlands East District Architectural Design Guidelines and Development Standards (DG/DS)

LOCATION: Phase 1 & Phase 2 of the River Islands Development.

REQUEST: Planning Commission to Consider Adoption of a Resolution to Approve Amendments to the Community at South River Bend, East Village, Lakeside East, Lakeside West, Old River, West Village Age Restricted Neighborhoods, West Village Non-Age Restricted Neighborhoods, Lake Harbor West, & Woodlands East Districts Architectural Design Guidelines and Development Standards (DG/DS) for the River Islands at Lathrop.

APPLICANT: River Islands Development, LLC
73 W. Stewart Road
Lathrop, CA 95330

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

CEQA STATUS: The Proposed Project Falls Within the Scope of the Previously Certified River Islands Subsequent Environmental Impact Report (SEIR) (SCH No. 1993112027) for the River Islands at Lathrop Phase 1 and 2 Project. Therefore, no Further Environmental Review is Required in Accordance with the California Environmental Quality Act.

SUMMARY:

The applicant is requesting two (2) amendments to modify the Architectural Design Guidelines and Development Standards (DG/DS) documents for nine (9) River Islands Districts, including: the Community at South River Bend, East Village, Lakeside East, Lakeside West, Old River, West Village Age Restricted Neighborhoods, West Village Non-Age Restricted Neighborhoods, Lake Harbor West, and Woodlands East (Attachment 3) Districts. These amendments will allow for improvements to be constructed along the lake slope areas of properties that are directly adjacent to a lake as well as allow the Community Development Director to approve minor amendment requests for each District DG/DS.

Staff recommends that the Planning Commission adopt Resolution No. 25-1 to approve the proposed amendments to the Community at South River Bend, East Village, Lakeside East, Lakeside West, Old River, West Village Age Restricted Neighborhoods, West Village Non-Age Restricted Neighborhoods, Lake Harbor West, and Woodlands East District Architectural Design Guidelines and Development Standards (DG/DS) of River Islands at Lathrop.

BACKGROUND:

The West Lathrop Specific Plan (WLSP) requires the preparation of an Architectural Design Guidelines and Development Standards (DG/DS) for areas of new development within River Islands. The purpose of the DG/DS is to provide standards and guidelines for the City of Lathrop to review new proposed homes for the various Planning Districts in the River Islands development. The DG/DS in particular is utilized by the residential builders and City staff to provide guidance regarding setbacks, lot standards, accessory structures, landscaping, etc.

The District DG/DS's that are listed below were approved by the Planning Commission, most of which have received various subsequent amendments thereafter, including:

- The Community at South River Bend DG/DS was approved by the Planning Commission on September 4, 2013 with additional amendments approved on February 26, 2014 and August 17, 2022.
- The East Village DG/DS was approved by Planning Commission on November 4, 2015.
- The Lakeside East DG/DS was approved by Planning Commission on July 18, 2018 with additional amendments approved on August 26, 2020 and March 17, 2021.
- The Lakeside West DG/DS was approved by Planning Commission on December 2, 2020 with additional amendments approved on March 17, 2021, October 20, 2021, and July 19, 2023.
- The Old River DG/DS was approved by Planning Commission on August 4, 2021 with additional amendments approved October 20, 2021, March 29, 2023, and March 20, 2024.
- The West Village District Age Restricted Neighborhoods DG/DS was approved by Planning Commission on October 19, 2022 with additional amendments approved on December 20, 2023.
- The West Village District Non-Age Restricted Neighborhoods DG/DS was approved by Planning Commission on July 19, 2023 with additional amendments approved on December 20, 2023.

- The Lake Harbor West DG/DS was approved by Planning Commission on August 16, 2023.
- The Woodland East DG/DS was approved by Planning Commission on June 19, 2024.

SITE DESCRIPTION:

The amendments will cover an overall site area encompassing nine (9) districts of Phase 1 and 2 of the River Islands at Lathrop development, including: the Community at South River Bend, East Village, Lakeside East, and Lakeside West Districts within Phase 1 of Vesting Tentative Map (VTM) 3694; and the Old River, West Village Age Restricted Neighborhoods, West Village Non-Age Restricted Neighborhoods, Lake Harbor West, and Woodlands East Districts within Phase 2 of VTM 6716 (see Attachment 3).

ANALYSIS:

The two (2) proposed amendments to the Architectural Design Guidelines and Development Standards (DG/DS) of the nine (9) River Islands Districts will include allowing improvements along the lake slope area of homes adjacent to a lake and allow the Community Development Director to approve minor amendment requests to each of the DG/DS documents. These amendments are further discussed below, and are illustrated with Attachment 2.

Amendment 1: To allow improvements within designated lake slope areas.

As River Islands continues to develop, they have received an increase in requests from property owners (who live along the lakes) to improve the area in between their backyard and the lake's edge (which are commonly known as lake slope areas). The lake slope areas are landscaped areas that are not owned by the property owners, but said owners are responsible for maintaining these areas. Therefore, they are unable to make any physical improvements within these areas. Instead they are only allowed to maintain the landscaping and have access through the parcel to their shared dock in the lake.

The applicant proposes a revision to the DG/DS of each District that will allow property owners adjacent to a lake to now have the ability to submit a request to the Reclamation District 2062 (RD 2062) to be granted permission to make improvements in the lake slope areas as explained above. RD 2062 is the entity responsible for the maintenance of slopes within the River Islands project. If the proposed amendment is approved, as part of the improvement process, the property owners will be required to submit and obtain any necessary permits with the City.

Staff supports this request as these lake slope areas are owned by the River Islands Public Financing Authority (RIPFA) and are maintained by RD 2062, and therefore, it is at their discretion to allow improvements within these areas. Additionally, these requests are each reviewed individually on a case-by-case basis allowing RD 2062 to review all pertinent information before making a decision.

Amendment 2: Giving the Community Development Director the authority to approve minor amendments.

Currently, in the "Project Implementation" section of each DG/DS document, the only way to process a requested amendment to a DG/DS is for the Planning Commission to review and approve it. It cannot be approved at a staff level. The applicant is requesting the Community Development Director be allowed to approve minor amendments for each District's DG/DS. To help expedite potential future amendment requests that the applicant (River Islands) may submit to the City for consideration of each District's Architectural Design Guidelines and Development Standards.

As projects continue to develop in River Islands, it is anticipated that there will be requests for amendments to be made to the DG/DS's as has been done in the past. Some examples include, but are not limited to: modifications to plant palettes, editorial corrections to text or exhibits that do not change the meaning or intent of a given guideline or standard, and amendments to text or graphics to align with other applicable laws, etc. With that said, the applicant has proposed a list of what staff believes are considered to be minor amendments in which these amendments can be reviewed and approved by the Community Development Director.

Staff supports this request as it will help to streamline the amendment process for each District's DG/DS by allowing the Community Development Director (CDD) to determine if an amendment can be considered minor in nature and be reviewed and approved at staff level. If the Community Development Director determines a request is not minor in nature then approval from the Planning Commission will be required.

CEQA REVIEW:

Environmental review for the River Islands project as a whole was completed in the certified River Islands Supplemental Environmental Impact Report (SEIR) (State Clearinghouse No. 1993112027), and the SEIR has been updated by six addendums since then. The SEIR considered the full range of potential environmental effects of urban development of the entire River Islands Project, for Phase 1 and Phase 2 including planned urban development of the Project Site.

The proposed amendments 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 amendments are required to conform to these mitigation measures.

RECOMMENDATION:


Staff recommends that the Planning Commission adopt Resolution 25-1 approving the proposed Amendments to the Community at South River Bend, East Village, Lakeside East, Lakeside West, Old River, West Village Age Restricted Neighborhoods, West Village Non-Age Restricted Neighborhoods, Lake Harbor West, and Woodlands East Districts Architectural Design Guidelines and Development Standards (DG/DS) of River Islands at Lathrop.

Approvals:



Trent DaDalt, Associate Planner

2/6/2025
Date



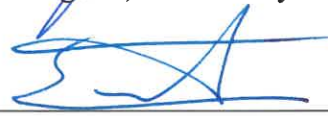
James Michaels, Senior Planner

2/6/2025
Date



Rick Caguiat, Community Development Director

2/6/25
Date



Salvador Navarrete, City Attorney

2-7-2025
Date

Attachments:

1. PC Resolution No. 25-1 to approve Amendments to the Community at South River Bend, East Village, Lakeside East, Lakeside West, Old River, West Village Age Restricted Neighborhoods, West Village Non-Age Restricted Neighborhoods, Lake Harbor West, and Woodlands East Districts Architectural Design Guidelines and Development Standards (DG/DS) for River Islands at Lathrop
2. Lake Slope Improvement & Minor Amendment Sheets for Community at South River Bend, East Village, Lakeside East, Lakeside West, Old River, West Village Age Restricted Neighborhoods, West Village Non-Age Restricted Neighborhoods, Lake Harbor West, and Woodlands East Districts Architectural Design Guidelines and Development Standards (DG/DS).
3. Vicinity Map
4. STDRC Recommendation for the Amendments dated February 5, 2025

**CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 25-1**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LATHROP
TO APPROVE AMENDMENTS TO NINE (9) RIVER ISLANDS DISTRICTS
ARCHITECTURAL DESIGN GUIDELINES AND DEVELOPMENT STANDARDS
(DG/DS) DOCUMENTS, INCLUDING: THE COMMUNITY AT SOUTH RIVER BEND,
EAST VILLAGE, LAKESIDE EAST, LAKESIDE WEST, OLD RIVER, WEST
VILLAGE AGE RESTRICTED NEIGHBORHOODS, WEST VILLAGE NON-AGE
RESTRICTED NEIGHBORHOODS, LAKE HARBOR WEST, AND WOODLANDS
EAST DISTRICTS
(NDP-25-19)**

WHEREAS, the City of Lathrop Planning Commission held a duly noticed public meeting to consider the proposed amendment pursuant to the Lathrop Municipal Code; and

WHEREAS, the request is to amend nine (9) River Islands Districts Architectural Design Guidelines and Development Standards (DG/DS) documents, including: the Community at South River Bend, East Village, Lakeside East, Lakeside West, Old River, West Village Age Restricted Neighborhoods, West Village Non-Age Restricted Neighborhoods, Lake Harbor West, and Woodlands East Districts Architectural Design Guidelines and Development Standards, to allow for improvements to be constructed along the lake slope areas of properties that are directly adjacent to a lake as well as allow the Community Development Director to approve minor amendment requests for each District DG/DS; and

WHEREAS, the City of Lathrop has adopted the West Lathrop Specific Plan (WLSP), which governs land use and development within Stewart Tract; and

WHEREAS, the River Islands Urban Design Concept (UDC) for Phase 1 and Phase 2 have been prepared and approved by the City Council in accordance with the requirements of the WLSP; and

WHEREAS, the WLSP requires that a Neighborhood Design Plan and Architectural Design Guidelines be prepared, reviewed by the Stewart Tract Design Review Committee (STDRC), and approved by the Planning Commission for each community within the River Islands project; and

WHEREAS, the Community at South River Bend District was reviewed by the STDRC, and approved by the Planning Commission on September 4, 2013 per Resolution No. 13-09 in accordance with the requirements of the WLSP, and amended by the Planning Commission on February 26, 2014 per Resolution No. 14-2 and on August 17, 2022 per Resolution No. 22-7 in accordance with the requirements of the WLSP; and

WHEREAS, the East Village District was reviewed by the STDRC, and approved by the Planning Commission on November 4, 2015 per Resolution No. 15-18 in accordance with the requirements of the WLSP; and

WHEREAS, the Lakeside East District was reviewed by the STDRC, and approved by the Planning Commission on July 18, 2018 per Resolution No. 18-21 in accordance with the requirements of the WLSP, and amended by the Planning Commission on August 26, 2020 per Resolution No. 20-9 and on March 17, 2021 per Resolution No. 21-4 in accordance with the requirements of the WLSP; and

WHEREAS, the Lakeside West District was reviewed by the STDRC, and approved by the Planning Commission on December 2, 2020 per Resolution No. 20-15 in accordance with the requirements of the WLSP, and amended by the Planning Commission on March 17, 2021 per Resolution No. 21-5 and on October 20, 2021 per Resolution No. 21-28, and on July 19, 2023 per Resolution No. 23-9 in accordance with the requirements of the WLSP; and

WHEREAS, the Old River District was reviewed by the STDRC, and approved by the Planning Commission on August 4, 2021 per Resolution No. 21-22 in accordance with the requirements of the WLSP, and amended by the Planning Commission on October 20, 2021 per Resolution No. 21-28 and on March 29, 2023 per Resolution No. 23-2, and on March 20, 2024 per Resolution No. 24-2 in accordance with the requirements of the WLSP; and

WHEREAS, the West Village Age Restricted Neighborhoods District was reviewed by the STDRC, and approved by the Planning Commission on October 19, 2022 per Resolution No. 22-11 in accordance with the requirements of the WLSP, and amended by the Planning Commission on December 20, 2023 per Resolution No. 23-15 in accordance with the requirements of the WLSP; and

WHEREAS, the West Village Non-Age Restricted Neighborhoods District was reviewed by the STDRC, and approved by the Planning Commission on July 19, 2023 per Resolution No. 23-8 in accordance with the requirements of the WLSP, and amended by the Planning Commission on December 20, 2023 per Resolution No. 23-15 in accordance with the requirements of the WLSP; and

WHEREAS, the Lake Harbor West District was reviewed by the STDRC, and approved by the Planning Commission on August 16, 2023 per Resolution No. 23-10 in accordance with the requirements of the WLSP; and

WHEREAS, the Woodlands East District was reviewed by the STDRC, and approved by the Planning Commission on June 19, 2024 per Resolution No. 24-12 in accordance with the requirements of the WLSP; and

WHEREAS, the proposed amendments to the Architectural Design Guidelines & Development Standards for the Community at South River Bend, East Village, Lakeside East, Lakeside West, Old River, West Village Age Restricted Neighborhoods, West Village Non-Age Restricted Neighborhoods, Lake Harbor West, and Woodland East Districts have been reviewed by the STDRC and recommended to the Planning Commission for approval; and

WHEREAS, the Environmental review for the River Islands project as a whole was completed in the certified River Islands Supplemental Environmental Impact Report (SEIR) (State Clearinghouse No. 1993112027), and the SEIR has been updated by six addendums since then. The SEIR considered the full range of potential environmental effects of urban development of the entire River Islands Project, for Phase 1 and Phase 2 including planned urban development of the Project Site. The proposed amendments 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 amendments are required to conform to these mitigation measures; and

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

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

NOW, THEREFORE, BE RESOLVED that the Planning Commission of the City of Lathrop based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby approve the amendments to the Community at South River Bend, East Village, Lakeside East, Lakeside West, Old River, West Village Age Restricted Neighborhoods, West Village Non-Age Restricted Neighborhoods, Lake Harbor West, and Woodlands East Districts Architectural Design Guidelines and Development Standards as shown in Attachment 2 of the Staff Report that accompanied this resolution which is hereby, incorporated by reference.

PASSED AND ADOPTED by the Planning Commission of the City of Lathrop at a special meeting on the 19th day of February, 2025 by the following vote:

AYES:

NOES:

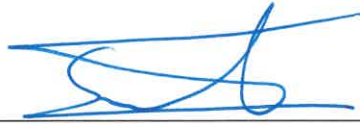
ABSTAIN:

ABSENT:

Ash Ralmilay, Chair

ATTEST:

APPROVED AS TO FORM:



Rick Caguiat, Secretary

Salvador Navarrete, City Attorney

**COMMUNITY AT
SOUTH RIVER BEND
(CSRB)**

elevations for those structures which will be adjacent to major streets and project features which are exposed to the public.

3. Conceptual front yard landscaping plans for each lot type.
4. Conceptual neighborhood landscaping plans.
5. Preliminary Color Palette & Materials (can be submitted in a "board" format).
6. Conceptual Lotting Plan (Subdivisions) - the lotting plans shall show at least five contiguous lots, including one corner lot (if applicable). The footprints for proposed structure shall be shown on the lot, along with any driveways, walks, landscaped areas, dimensioned setbacks, fencing and other major features.
7. Conceptual Streetscape Plan – shall show all proposed models and architectural themes on one elevation in color to depict the representative streetscape.

All submitted architectural plans and elevations shall be at a minimum scale of 1/8" to 1/4" = 1'-0" on 24" x 36" paper, as well provided as an electronic file in PDF format. 11" x 17" sized documents may be allowed on a case by case basis. Any other exceptions to the submittal requirements must be approved by the Master Developer.

At least one STDRC meeting shall be held to review the application materials. Each applicant is strongly encouraged to have the architect and other design professionals in attendance for this meeting. Additional meetings may be required if the submittal is incomplete or additional questions or issues cannot be addressed in the initial meeting. STDRC can conduct subsequent meetings via an e-mail discussion once the supplemental information has been provided which addresses the concerns raised.

The STDRC will submit a written approval letter and minutes reflecting the STDRC action to the applicant and to the City of Lathrop and any other applicable agencies after its review. The Master Developer may also provide a separate approval letter based upon the STDRC's recommendation as may be required by CC&Rs or individual agreements between the Master Developer and the applicant.

All applicants shall be advised that the City of Lathrop has a separate design review process for review of proposed model homes and construction documents prior to planning and/or building permit approval. The actions taken by the STDRC shall be used to supplement the application process required by the City of Lathrop. The City of Lathrop Planning Division should be contacted for specific information related to the requirements associated with Architectural Design Review and Administrative Approval.

4.1.4 Amendment/Revision of Document

A request for revision to this document shall be made in writing to the City of Lathrop Community Development Department. Minor amendments may be reviewed and approved by the Community Development Director after recommendation of the Stewart Tract Design Review Committee (STDRC).

Minor amendment requests may include the following:

1. Modifications to plant palettes;
2. Changes to permitted building materials;
3. Editorial corrections to text or exhibits that do not change meaning or intent of a given guidelines or standard;
4. Amendments to text or graphics to align with other applicable laws;
5. A retroactive change to text or graphics to align with existing conditions and/or previous City development project approvals;
6. Realignment of walking trails;
7. Alterations to fence types, materials, or locations;
8. The inclusion of new architectural styles (which shall be submitted with a narrative describing the style, a schematic drawing, and a graphic representation of the elements that characterize the proposed style);
9. Slight increases and decreases in overall unit count;
10. Any other comparable revision that is in harmony with the purpose and intent of a Minor Amendment as determined by the Community Development Director.

It shall be in the Community Development Director discretion whether a request for amendment to the AG/DS meets the requirements for a minor, administrative action. Any amendment not deemed to meet the definition of a minor amendment by the Community Development Director shall be reviewed and approved by the Planning Commission after review and recommendation of the STDRC.

3.2.3 Rear Yards

See Section 3.3 for fencing requirements in lakeside rear yards.

Guidelines for Builders

- All rear yards that are visible from the Entry Road or park and rear yards of all lakeside homes should contain a minimum of two trees, one of which should be fruit-bearing.
- For lakeside homes, the slope area from the rear yard fence to the lake edge should be planted in informal drifts of shrubs, grasses and perennials. Plant material should be located to maintain views of the water, with higher planting allowed on lower terraces and shorter species on upper portions of the slope.

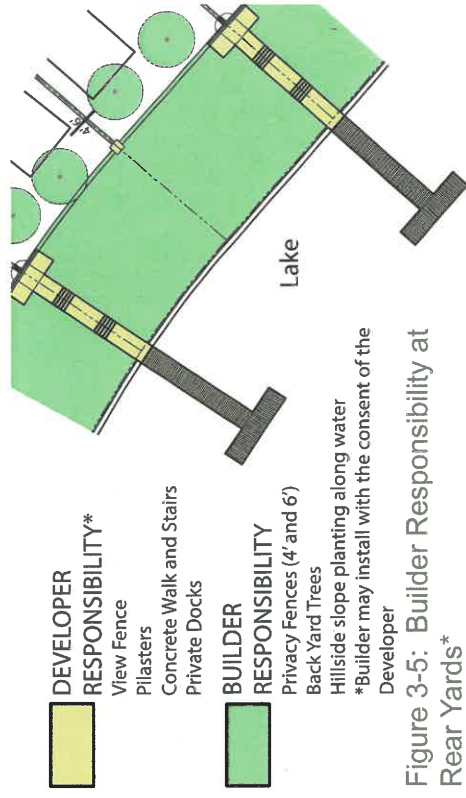


Figure 3-5: Builder Responsibility at Rear Yards*

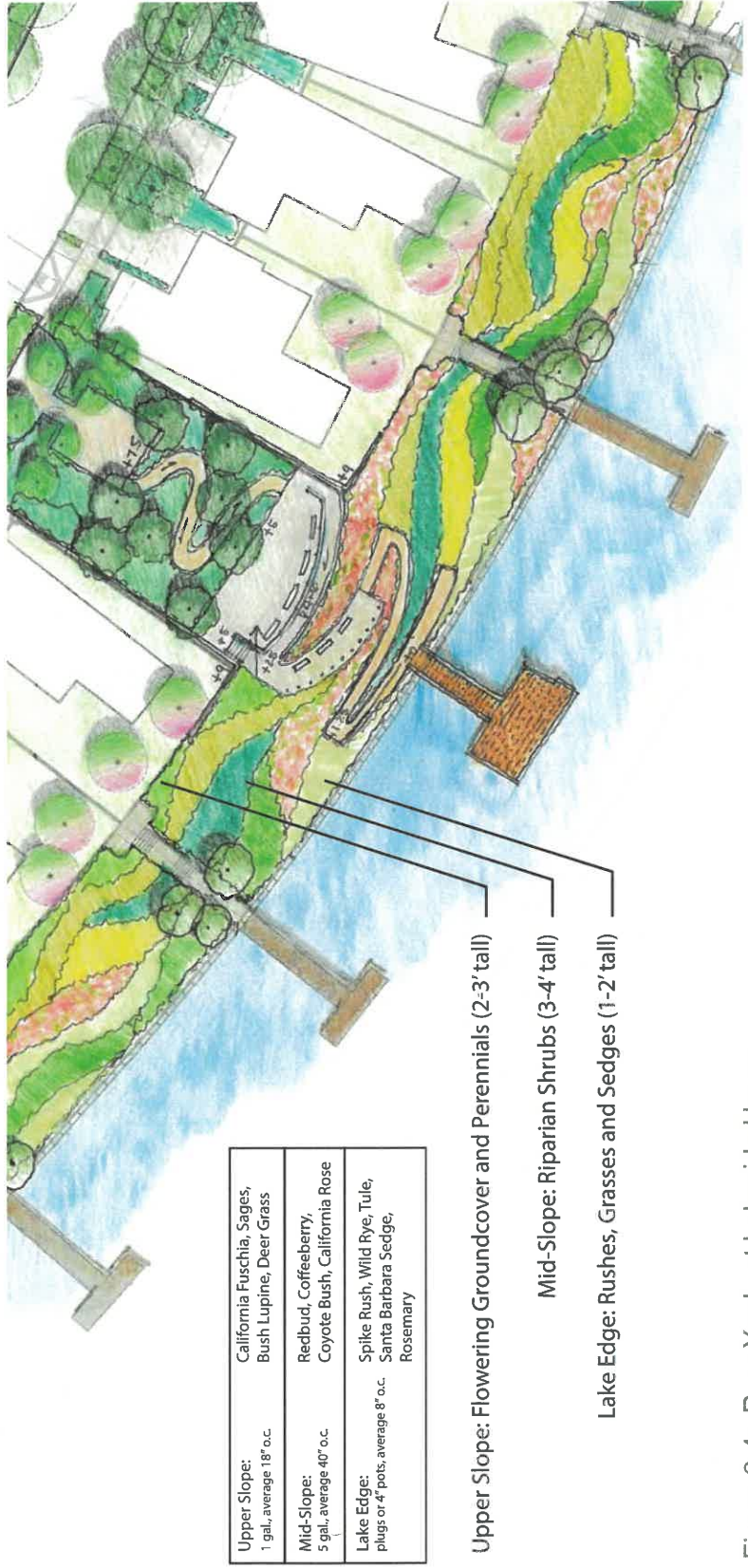


Figure 3-4: Rear Yards at Lakeside Homes

needs to be 69

Standards for Builders

- All rear yards adjacent to the lake (from rear yard view fence to lake edge) shall be landscaped and mulched (with bark or gorilla hair) by the Builder. This includes view fencing installation at the top of rear yard slopes and side yard fencing installation.
- Developer shall install rear yard pilasters at every other lot corner, pathways to docks, and docks (see Figure 3-5). (Builder may install with the consent of the Developer).
- Irrigation shall be provided for all planted areas (see Section 3.4).

Homeowner Improvements

Subsequent improvements on the lake slopes from homeowners shall be allowed under the discretion and approval of RD 2062. The City shall review any applicable permits for such modifications with written approval of RD 2062.

Areas between the homeowners' fence and the lake's edge (lake slope) shall be the responsibility of the homeowner to maintain.

3.2.4 Corner Lots Guidelines

- Corner lots should be landscaped to provide an attractive appearance and appealing street character.
- Standards
- All portions of corner lots visible from public streets, including side yards, shall be landscaped by Builder.
- Corner lots shall include a minimum of one tree for each street frontage.
- Side yard trees of corner lots shall match the adjacent street trees and shall, wherever possible, be located to align with street tree spacing in order to provide a strong street character and canopy shade for pedestrians (see Figure 3-6).

3.2.5 Alleys Guidelines

- Alleys should be planted with columnar trees and vertical plants material, as shown in Figure 3-7.
- Standards
- Columnar trees for use in alleys shall be selected from the approved plant palette shown in Appendix.

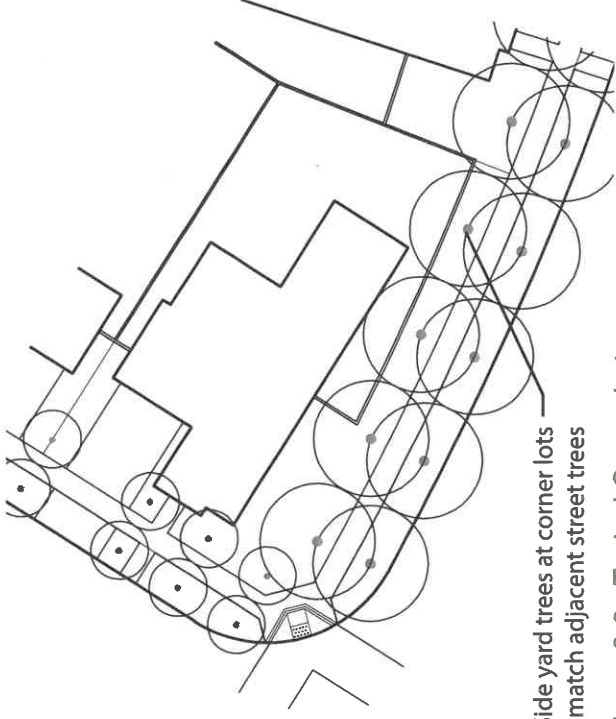


Figure 3-6: Typical Corner Lot

Columnar trees and other vertical plant materials should be used along alleys

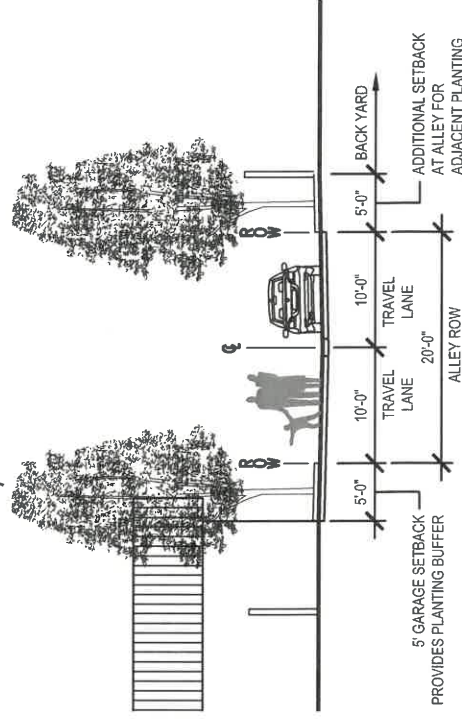


Figure 3-7: Typical Alley Condition

needs to be 2.

EAST VILLAGE

Step 3: Final Review (City Plan Check)

The purpose of this step is to develop the specific designs for the architectural, landscape architecture, and civil engineering elements of the project for ultimate submittal to the City for building permit approval.

After successful completion of the City design review, the Builder shall submit detailed project plans/working drawings for review and approval by the Building Official. Review by other City departments and the Lathrop Manteca Fire District (LMFD) will also take place during final review. Professionals licensed to practice in the State of California shall prepare all Architectural, Engineering and Landscape Architectural Plans.

Submittals:

1. City of Lathrop Building Permit Application and Fees (please contact City staff for the most current information fees are due at time of submittal). Please be advised that the Fire department, Public Works department and school district may assess separate fees depending on the size and type of the project.
2. Copy of STDRC Recommendation Letter/Memorandum.
3. Seven (7) complete sets of drawings, drawn to minimum of $\frac{1}{4}'' = 1'$ scale. At least three (3) sets shall be wet stamped.
4. Four (4) copies of the site/plot plan on a minimum 11" x 17" sized paper. Please be sure to show all appropriate setbacks for all proposed structures.
5. Three (3) copies of Title 24 information and structural calculations on a minimum 8 $\frac{1}{2}''$ x 11 sized paper. At least two (2) sets shall be wet stamped.
6. Any other information/plans/calculations required by the Building Division.

4.1.5 Amendment/Revision of Document

A request for revision to this document shall be made in writing to the City of Lathrop Community Development Department. Minor amendments may be reviewed and approved by the Community Development Director after recommendation of the Stewart Tract Design Review Committee (STDRC).

Minor amendment requests may include the following:

1. Modifications to plant palettes;
2. Changes to permitted building materials;
3. Editorial corrections to text or exhibits that do not change meaning or intent of a given guidelines or standard;
4. Amendments to text or graphics to align with other applicable laws;
5. A retroactive change to text or graphics to align with existing conditions and/or previous City development project approvals;
6. Realignment of walking trails;
7. Alterations to fence types, materials, or locations;
8. The inclusion of new architectural styles (which shall be submitted with a narrative describing the style, a schematic drawing, and a graphic representation of the elements that characterize the proposed style;
9. Slight increases and decreases in overall unit count;
10. Any other comparable revision that is in harmony with the purpose and intent of a Minor Amendment as determined by the Community Development Director.

It shall be in the Community Development Director discretion whether a request for amendment to the AG/DS meets the requirements for a minor, administrative action. Any amendment not deemed to meet the definition of a minor amendment by the Community Development Director shall be reviewed and approved by the Planning Commission after review and recommendation of the STDRC.

3.2.3 Rear Yards

See Section 3.3 for fencing requirements in lakeside rear yards.

Guidelines for Builders

- All rear yards of all lakeside homes should contain a minimum of two trees.
- For lakeside homes, the slope area from the rear yard fence to the lake edge should be planted in informal drifts of shrubs, grasses and perennials. Plant material should be located to maintain views of the water, with higher planting allowed on lower terraces and shorter species on upper portions of the slope. No trees are allowed within the slope areas outside of the 5'tubular steel fence.

Standards for Builders

- All rear yards adjacent to the lake (from rear yard view fence to lake edge) shall be landscaped and mulched (with bark or gorilla hair) by the Builder. This includes view fencing installation at the top of rear yard slopes and side yard fencing installation.
- Developer shall install rear yard pilasters at every other lot corner, pathways to docks, and docks (see Figure 3-4). (Builder may install with the consent of the Developer).
- Irrigation shall be provided for all planted areas (see Section 3.4). The Builder shall install irrigation for all areas that they landscape. After construction, homeowners shall be responsible for irrigation of all yards and adjacent parkway strips.

Homeowner Improvements

Subsequent improvements on the lake slopes from homeowners shall be allowed under the discretion and approval of RD 2062. The City shall review any applicable permits for such modifications with written approval of the District.

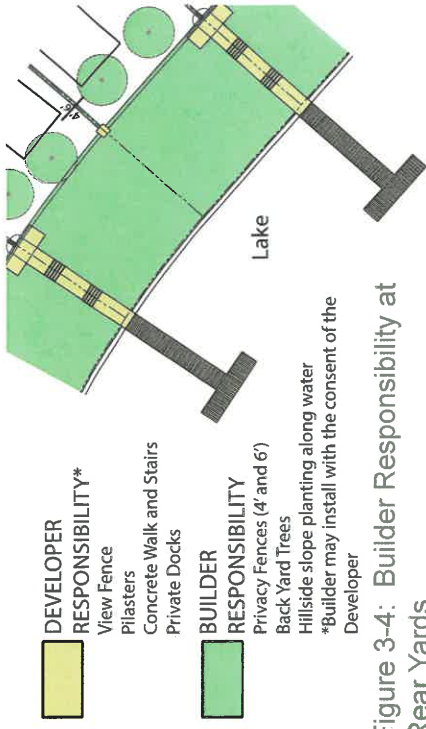
3.2.4 Levee Landscaping

Standards

- All levee landscape areas adjacent to residential lots and roadways shall be landscaped with hydroseed mix (Figure 3-7).
- Areas adjacent to levee shall be the responsibility of the Reclamation District to maintain from top of curb and in.

Standards

- Landscaping for all front yard areas shall be installed by the Builder.
- The Builder shall design front yard landscape for all lots. These front yards shall include a minimum of one tree which shall match the species and size of the adjacent street trees. Additional "accent" trees installed outside of the parkway strip areas may be of a different species (refer to figure 3-1 for a list of acceptable "accent trees").
- Front yard trees that match the adjacent street trees shall, wherever possible, be located to align with street tree spacing in order to provide a strong street character and canopy shade for pedestrians (see Figure 3-1).
- Other front yard areas shall be planted with shrubs and perennials that enhance habitat values and maintain an attractive year-round appearance along the street.
- All front yards shall be maintained by the homeowner.
- Irrigation shall be provided for all planted areas (see Section 3.4). The Builder shall install irrigation for all areas that they landscape. After construction, homeowners shall be responsible for irrigation of all yards and adjacent parkway strips.



1. Areas between the homeowners' fence and the lake's edge (lake slope) shall be the responsibility of the homeowner to maintain.
2. Any proposed modifications to lake slope landscaping and irrigation shall be reviewed by the relevant public agency owning the slope and by the River Islands CC&R Team prior to any changes.

Figure 3-4: Builder Responsibility at Rear Yards

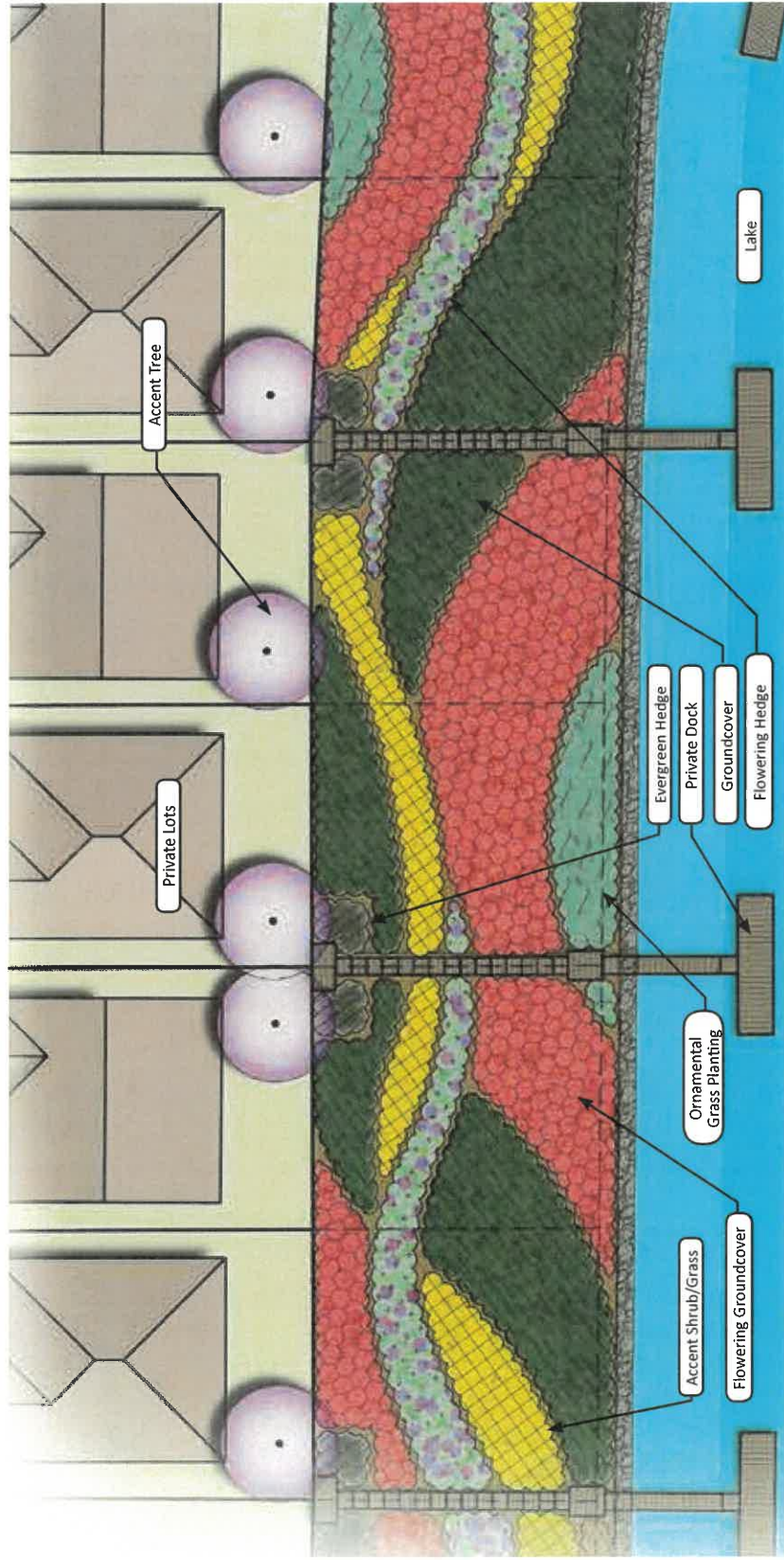


Figure 3-3: Rear Yards at Lakeside Homes

LAKE SIDE EAST

elevations for those structures which will be adjacent to major streets and project features which are exposed to the public.

3. Conceptual front yard landscaping plans for each lot type.
4. Conceptual neighborhood landscaping plans.
5. Preliminary Color Palette & Materials (can be submitted in a "board" format).
6. Conceptual Lotting Plan (Subdivisions) - the lotting plans shall show at least five contiguous lots, including one corner lot (if applicable). The footprints for proposed structure shall be shown on the lot, along with any driveways, walks, landscaped areas, dimensioned setbacks, fencing and other major features.
7. Conceptual Streetscape Plan - shall show all proposed models and architectural themes on one elevation in color to depict the representative streetscape.

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3.2.2 Front and Side Yards

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- Hedgerows may be used on side property lines for privacy and definition of yard areas, and a continuous low border of low shrubs or groundcover may be installed adjacent to the sidewalk (see Figure 3-2).
- Shrubs located near street frontages or on corner lots should not exceed three feet in height.
- Builder is responsible for landscape, irrigation and maintenance of front and side yards.

Standards

- Landscaping for all front yard areas shall be installed by the Builder.
- The Builder shall design front yard landscape for all lots. These front yards shall include a minimum of one tree for regular lots and three trees for corner lots which shall match the species and size of the adjacent street trees or as indicated in Figure 3-1. Additional “accent” trees installed outside of the parkway strip areas may be of a different species (refer to figure 3-1 for a list of acceptable “accent trees”).
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- All front and side yards shall be maintained by the homeowner.
- Irrigation shall be provided for all planted areas (see Section 3.4). The Builder shall install irrigation for all areas that they landscape. After construction, homeowners shall be responsible for irrigation of all yards and adjacent parkway strips. Parkway landscaping shall be maintained by the homeowner fronting along that parkway section, unless it’s the responsibility of a non-City public agency, HOA or maintenance district.

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See Section 3.3 for fencing requirements in lakeside rear yards.

Guidelines for Builders

- All rear yards of all lakeside homes should contain a minimum of two trees.
- For lakeside homes, the slope area from the rear yard fence to the lake edge should be planted in informal drifts of shrubs, grasses and perennials. Plant material should be located to maintain views of the water, with higher planting allowed on lower terraces and shorter species on upper portions of the slope. No trees are allowed within the slope areas outside of the 5’ tubular steel fence.

Standards for Builders

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Homeowner Improvements

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Standards

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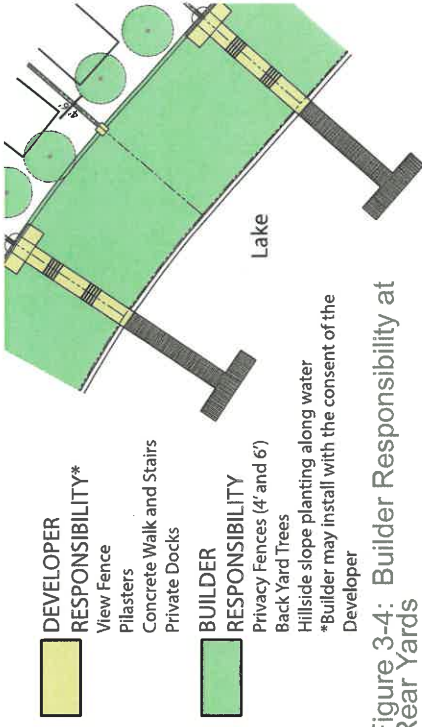


Figure 3-4: Builder Responsibility at Rear Yards

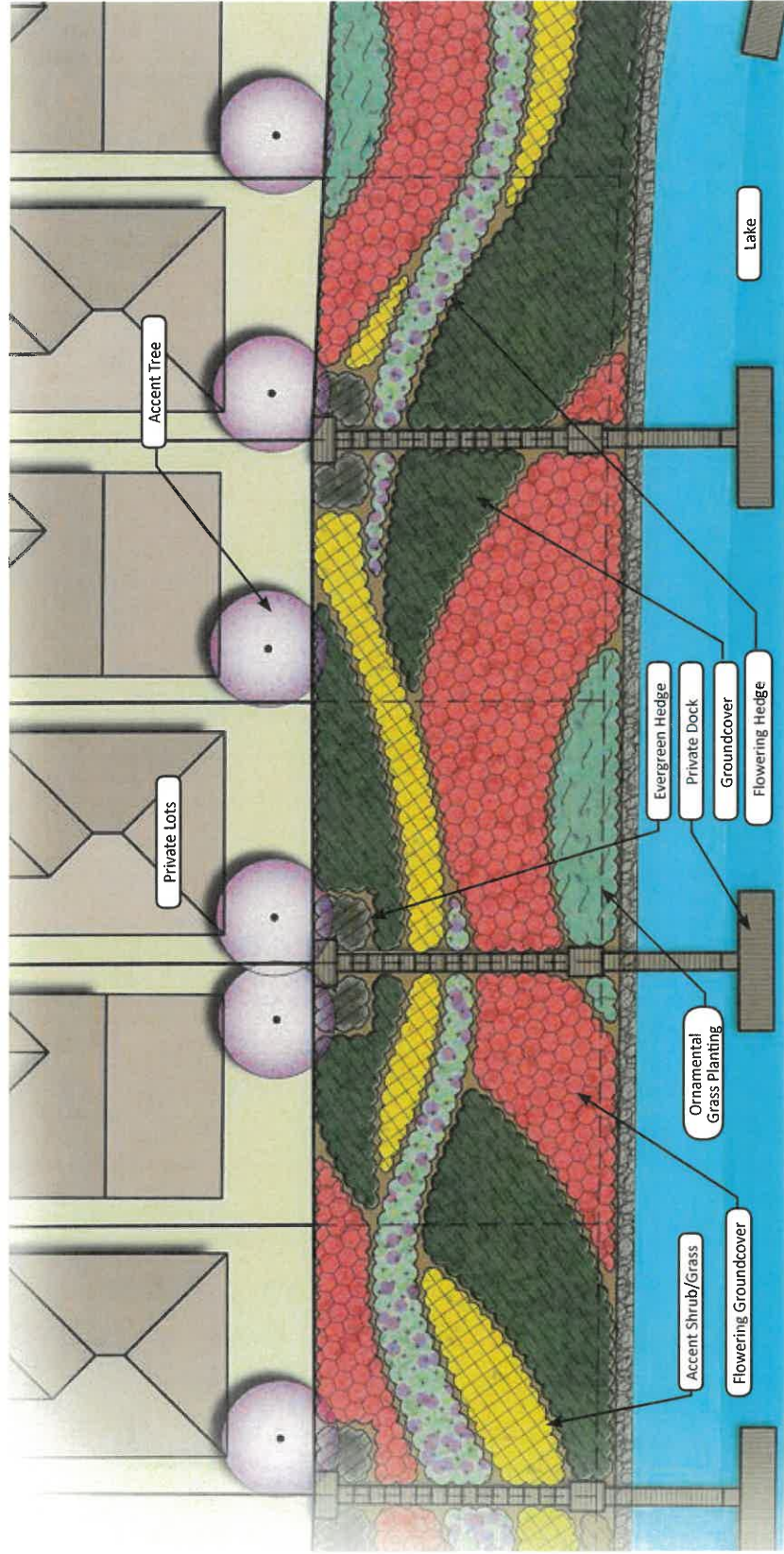


Figure 3-3: Rear Yards at Lakeside Homes

LAKE SIDE WEST

elevations for those structures which will be adjacent to major streets and project features which are exposed to the public.

3. Conceptual front yard landscaping plans for each lot type.
4. Conceptual neighborhood landscaping plans.
5. Preliminary Color Palette & Materials (can be submitted in a "board" format).
6. Conceptual Lotting Plan (Subdivisions) - the lotting plans shall show at least five contiguous lots, including one corner lot (if applicable). The footprints for proposed structure shall be shown on the lot, along with any driveways, walks, landscaped areas, dimensioned setbacks, fencing and other major features.
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- All front yards shall be maintained by the homeowner.
- Irrigation shall be provided for all planted areas (see Section 3.4). The Builder shall install irrigation for all areas that they landscape. After construction, homeowners shall be responsible for irrigation of all yards and adjacent parkway strips.
- Fencing/landscaping at side yards near the Stage 2A interior levee shall be placed as shown on Page 66A.

3.2.3 Rear Yards

See Section 3.3 for fencing requirements in lakeside rear yards.

Guidelines for Builders

- All rear yards of all lakeside homes should contain a minimum of two trees.
- For lakeside homes, the slope area from the rear yard fence to the lake edge should be planted in informal drifts of shrubs, grasses and perennials. Plant material should be located to maintain views of the water, with higher planting allowed on lower terraces and shorter species on upper portions of the slope. No trees are allowed within the slope areas outside of the 5' tubular steel fence.

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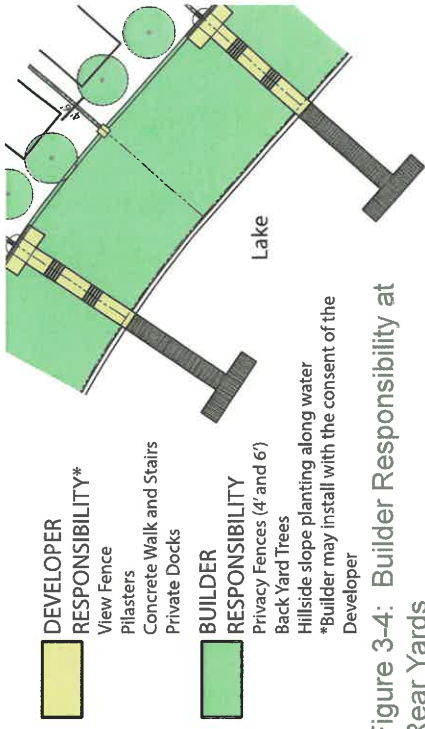


Figure 3-4: Builder Responsibility at Rear Yards

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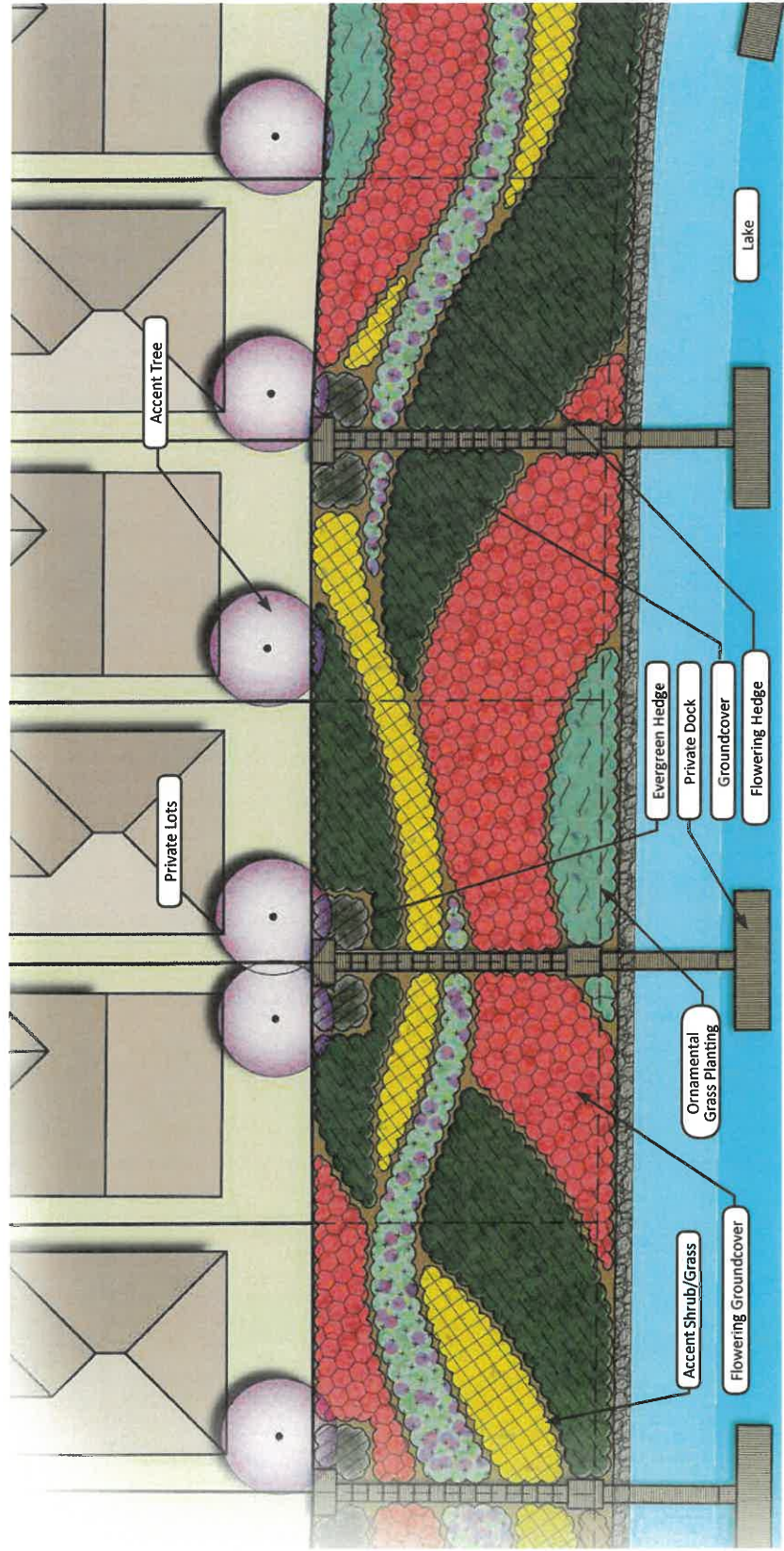


Figure 3-3: Rear Yards at Lakeside Homes

OLD RIVER

- elevations for those structures which will be adjacent to major streets and project features which are exposed to the public.
- 3. Conceptual front yard landscaping plans for each lot type.
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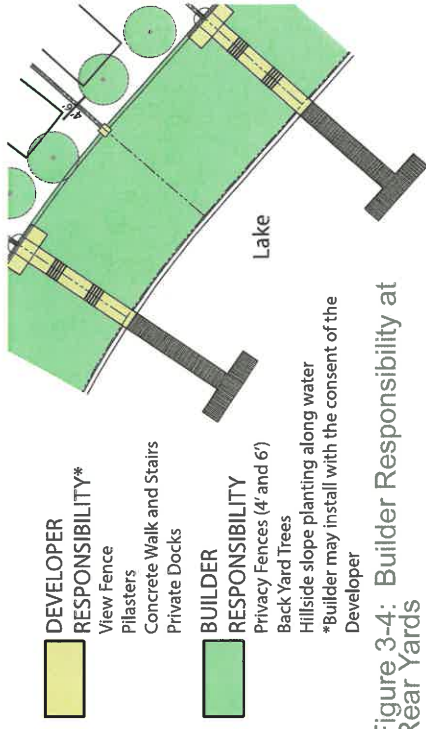


Figure 3-4: Builder Responsibility at Rear Yards

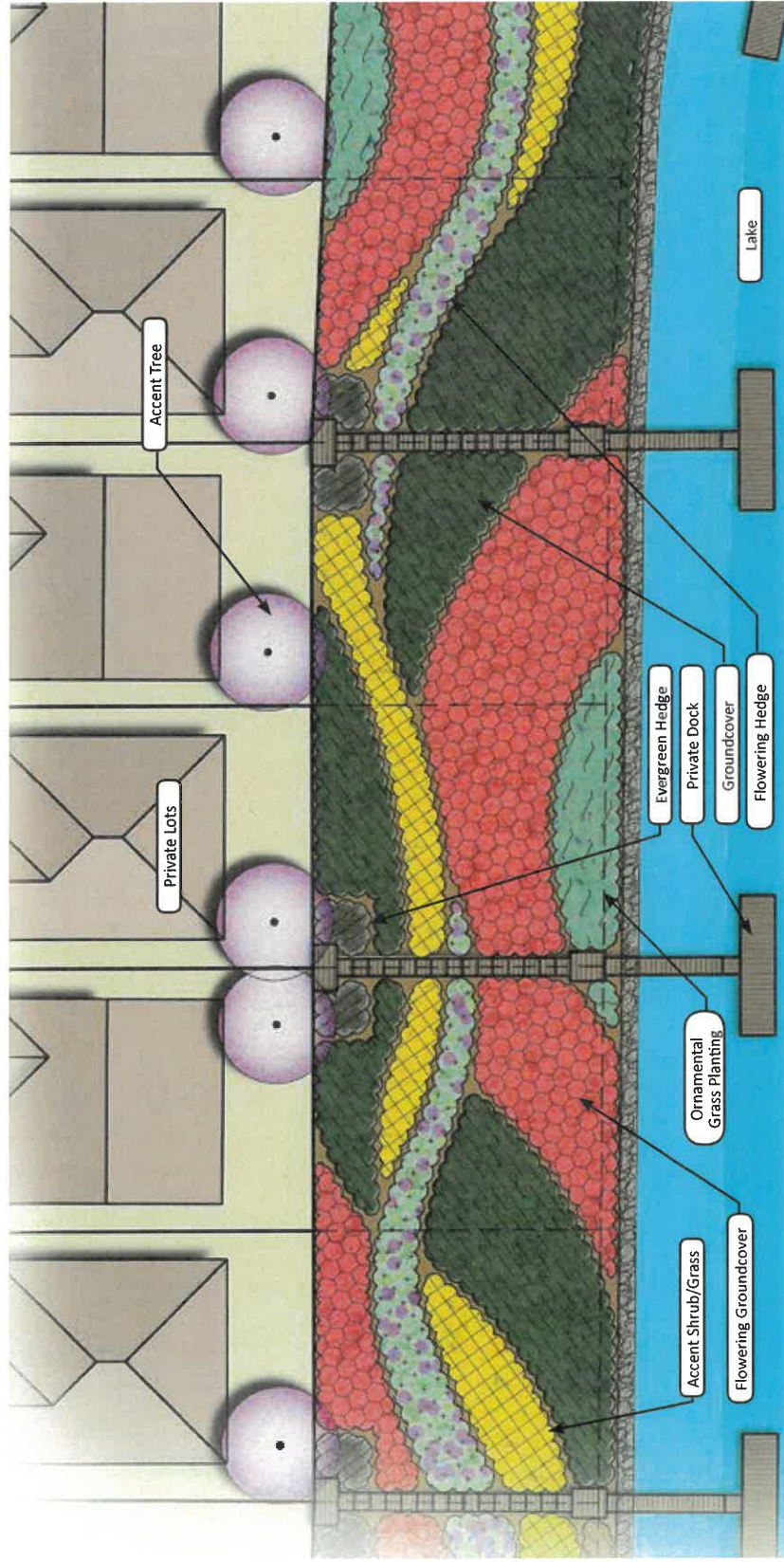


Figure 3-3: Rear Yards at Lakeside Homes

WEST VILLAGE
(Age Restricted and
Non-Age Restricted)

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High density residential projects (e.g. apartments and condominiums) shall also require a Site Plan Review approval prior to building permit issuance.

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LAKE HARBOR WEST

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6. Realignment of walking trails;
7. Alterations to fence types, materials, or locations;
8. The inclusion of new architectural styles (which shall be submitted with a narrative describing the style, a schematic drawing, and a graphic representation of the elements that characterize the proposed style);
9. Slight increases and decreases in overall unit count;
10. Any other comparable revision that is in harmony with the purpose and intent of a Minor Amendment as determined by the Community Development Director.

It shall be in the Community Development Director discretion whether a request for amendment to the AG/DS meets the requirements for a minor, administrative action. Any amendment not deemed to meet the definition of a minor amendment by the Community Development Director shall be reviewed and approved by the Planning Commission after review and recommendation of the STDRC.

3.2.2 Front and Side Yards

- Front yards of lots should be designed and installed by the Builder as a continuous landscape with consistent plant materials and dimensions that unify the street edge (see Figure 3-1). Dominant ground plane plant material should consist of shrubs, perennials and grasses that maintain an attractive appearance and enhance natural habitat values.
- Hedgerows may be used on side property lines for privacy and definition of yard areas, and a continuous low border of low shrubs or groundcover may be installed adjacent to the sidewalk (see Figure 3-2).
- Shrubs located near street frontages or on corner lots should not exceed three feet in height.
- Builder is responsible for landscape, irrigation and maintenance of front and side yards.

Standards

- Landscaping for all front yard areas shall be installed by the Builder.
- The Builder shall design front yard landscape for all lots. These front yards shall include a minimum of one tree for regular lots and three trees for corner lots which shall match the species and size of the adjacent street trees or as indicated in Figure 3-1. Additional “accent” trees installed outside of the parkway strip areas may be of a different species (refer to Appendix for a list of acceptable “accent trees”).
- Other front yard areas shall be planted with shrubs and perennials that enhance habitat values and maintain an attractive year-round appearance along the street.
- All front and side yards shall be maintained by the homeowner.
- Irrigation shall be provided for all planted areas (see Section 3.4). The Builder shall install irrigation for all areas that they landscape. After construction, homeowners shall be responsible for irrigation of all yards and adjacent parkway strips. Parkway landscaping shall be maintained by the homeowner fronting along that parkway section, unless it’s the responsibility of a non-City public agency, HOA or maintenance district.

3.2.3 Rear Yards

See Section 3.3 for fencing requirements in lakeside rear yards.

Guidelines for Builders

- All rear yards of all lakeside homes should contain a minimum of two trees.
- For lakeside homes, the slope area from the rear yard fence to the lake edge should be planted in informal drifts of shrubs, grasses and perennials. Plant material should be located to maintain views of the water, with higher planting allowed on lower terraces and shorter species on upper portions of the slope. No trees are allowed within the slope areas outside of the 5’ tubular steel fence.

Standards for Builders

- All rear yards adjacent to the lake (from rear yard view fence to lake edge) shall be landscaped and mulched (with bark or gorilla hair) by the Builder. This includes view fencing installation at the top of rear yard slopes and side yard fencing installation.
- Developer shall install rear yard pilasters at every other lot corner, pathways to docks, and docks (see Figure 3-4). (Builder may install with the consent of the Developer).
- Irrigation shall be provided for all planted areas (see Section 3.4). The Builder shall install irrigation for all areas that they landscape. After construction, homeowners shall be responsible for irrigation of all yards and adjacent parkway strips.

Homeowner Improvements

Subsequent improvements on the lake slopes from homeowners shall be allowed under the discretion and approval of RD 2062. The City shall review any applicable permits for such modifications with written approval of the District.

3.2.4 Levee Landscaping

Standards

- All levee landscape areas adjacent to residential lots and roadways shall be landscaped with hydroseed mix (Figure 3-7).
- Areas adjacent to levee shall be the responsibility of the Reclamation District to maintain from top of curb and in.

1. Areas between the homeowners' fence and the lake's edge (lake slope) shall be the responsibility of the homeowner to maintain.
2. Any proposed modifications to lake slope landscaping and irrigation shall be reviewed by the relevant public agency owning the slope and by the River Islands CC&R Team prior to any changes.

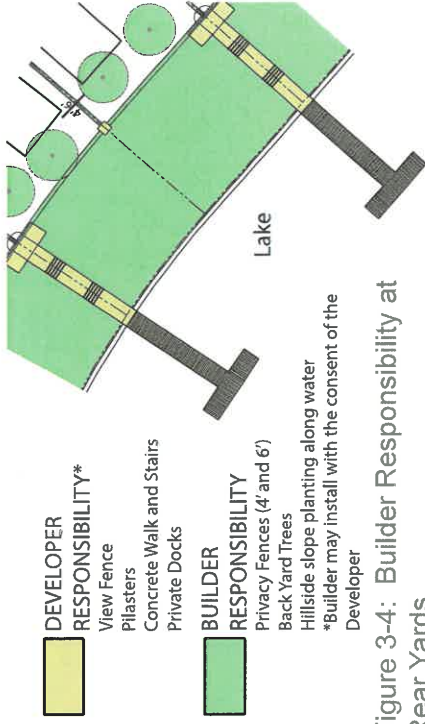


Figure 3-4: Builder Responsibility at Rear Yards

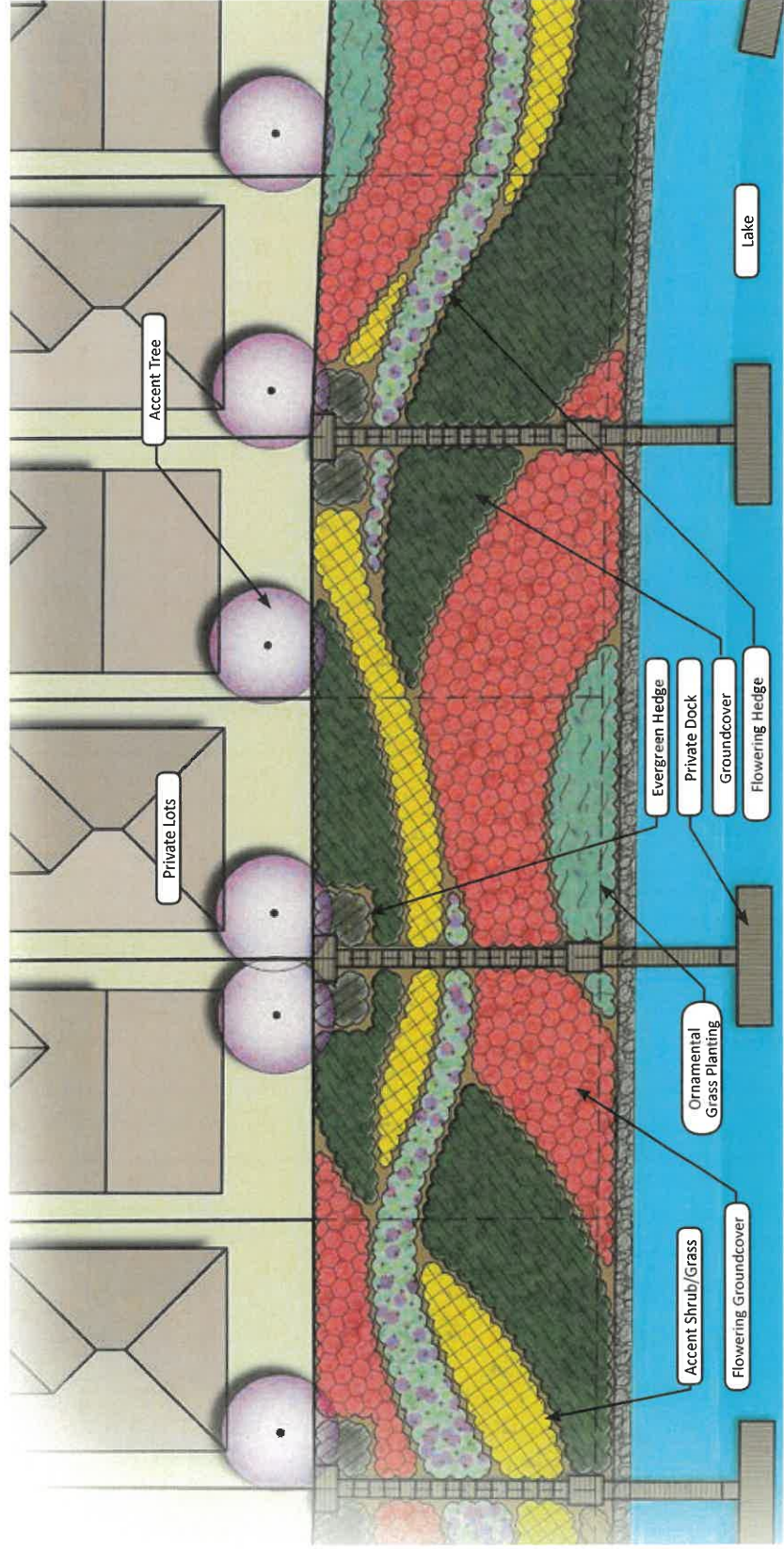


Figure 3-3: Rear Yards at Lakeside Homes

WOODLANDS EAST

elevations for those structures which will be adjacent to major streets and project features which are exposed to the public.

3. Conceptual front yard landscaping plans for each lot type.
4. Conceptual neighborhood landscaping plans.
5. Preliminary Color Palette & Materials (can be submitted in a "board" format).
6. Conceptual Lotting Plan (Subdivisions) - the lotting plans shall show at least five contiguous lots, including one corner lot (if applicable). The footprints for proposed structure shall be shown on the lot, along with any driveways, walks, landscaped areas, dimensioned setbacks, fencing and other major features.
7. Conceptual Streetscape Plan – shall show all proposed models and architectural themes on one elevation in color to depict the representative streetscape.

All submitted architectural plans and elevations shall be at a minimum scale of 1/8" to 1/4" = 1'-0" on 24" x 36" paper, as well provided as an electronic file in PDF format. 11" x 17" sized documents may be allowed on a case by case basis. Any other exceptions to the submittal requirements must be approved by the Master Developer.

At least one STDRC meeting shall be held to review the application materials. Each applicant is strongly encouraged to have the architect and other design professionals in attendance for this meeting. Additional meetings may be required if the submittal is incomplete or additional questions or issues cannot be addressed in the initial meeting. STDRC can conduct subsequent meetings via an e-mail discussion once the supplemental information has been provided which addresses the concerns raised.

The STDRC will submit a written recommendation letter and minutes reflecting the STDRC action to the applicant and to the City of Lathrop and any other applicable agencies after its review. The Master Developer may also provide a separate recommendation letter based upon the STDRC's recommendation as may be required by CC&Rs or individual agreements between the Master Developer and the applicant.

All applicants shall be advised that the City of Lathrop has a separate design review process for review of proposed model homes and construction documents prior to planning and/or building permit approval.

The actions taken by the STDRC shall be used to supplement the application process required by the City of Lathrop. The City of Lathrop Planning Division should be contacted for specific information related to the requirements associated with Architectural Design Review and Administrative Approval.

4.1.4 Amendment/Revision of Document

A request for revision to this document shall be made in writing to the City of Lathrop Community Development Department. Minor amendments may be reviewed and approved by the Community Development Director after recommendation of the Stewart Tract Design Review Committee (STDRC).

Minor amendment requests may include the following:

1. Modifications to plant palettes;
2. Changes to permitted building materials;
3. Editorial corrections to text or exhibits that do not change meaning or intent of a given guidelines or standard;
4. Amendments to text or graphics to align with other applicable laws;
5. A retroactive change to text or graphics to align with existing conditions and/or previous City development project approvals;
6. Realignment of walking trails;
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It shall be in the Community Development Director discretion whether a request for amendment to the AG/DS meets the requirements for a minor, administrative action. Any amendment not deemed to meet the definition of a minor amendment by the Community Development Director shall be reviewed and approved by the Planning Commission after review and recommendation of the STDRC.

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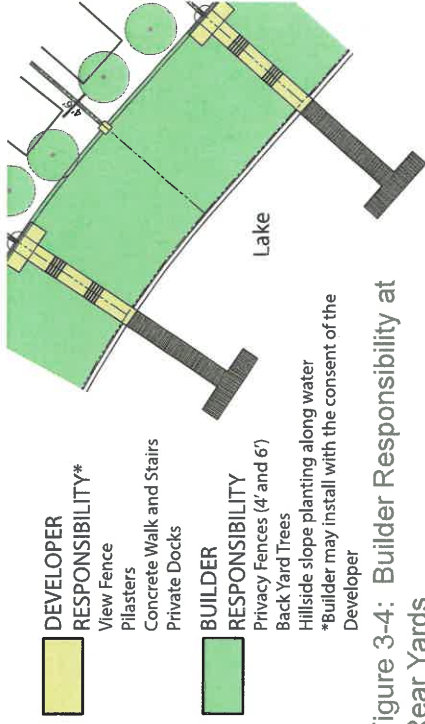


Figure 3-4: Builder Responsibility at Rear Yards

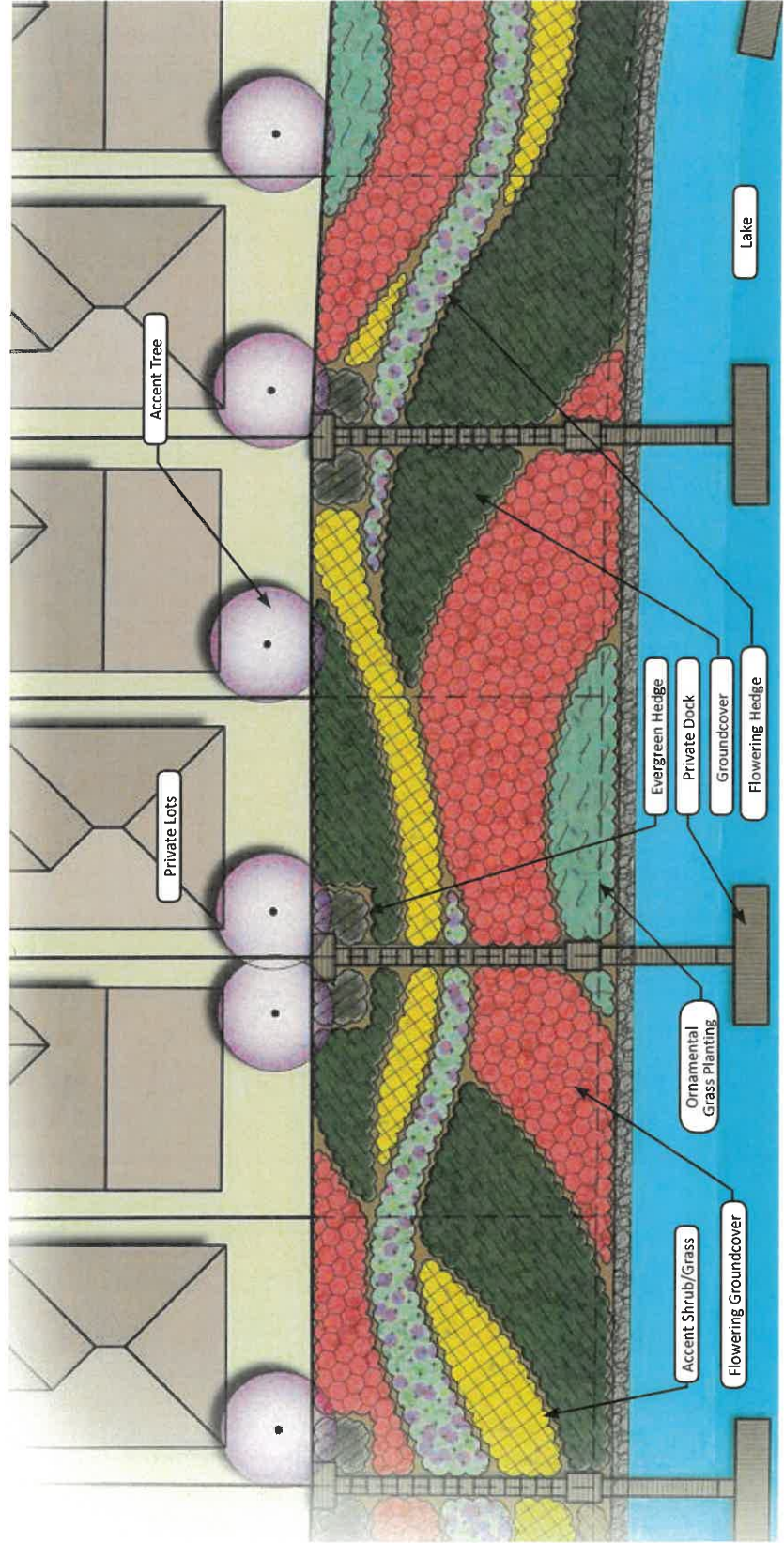
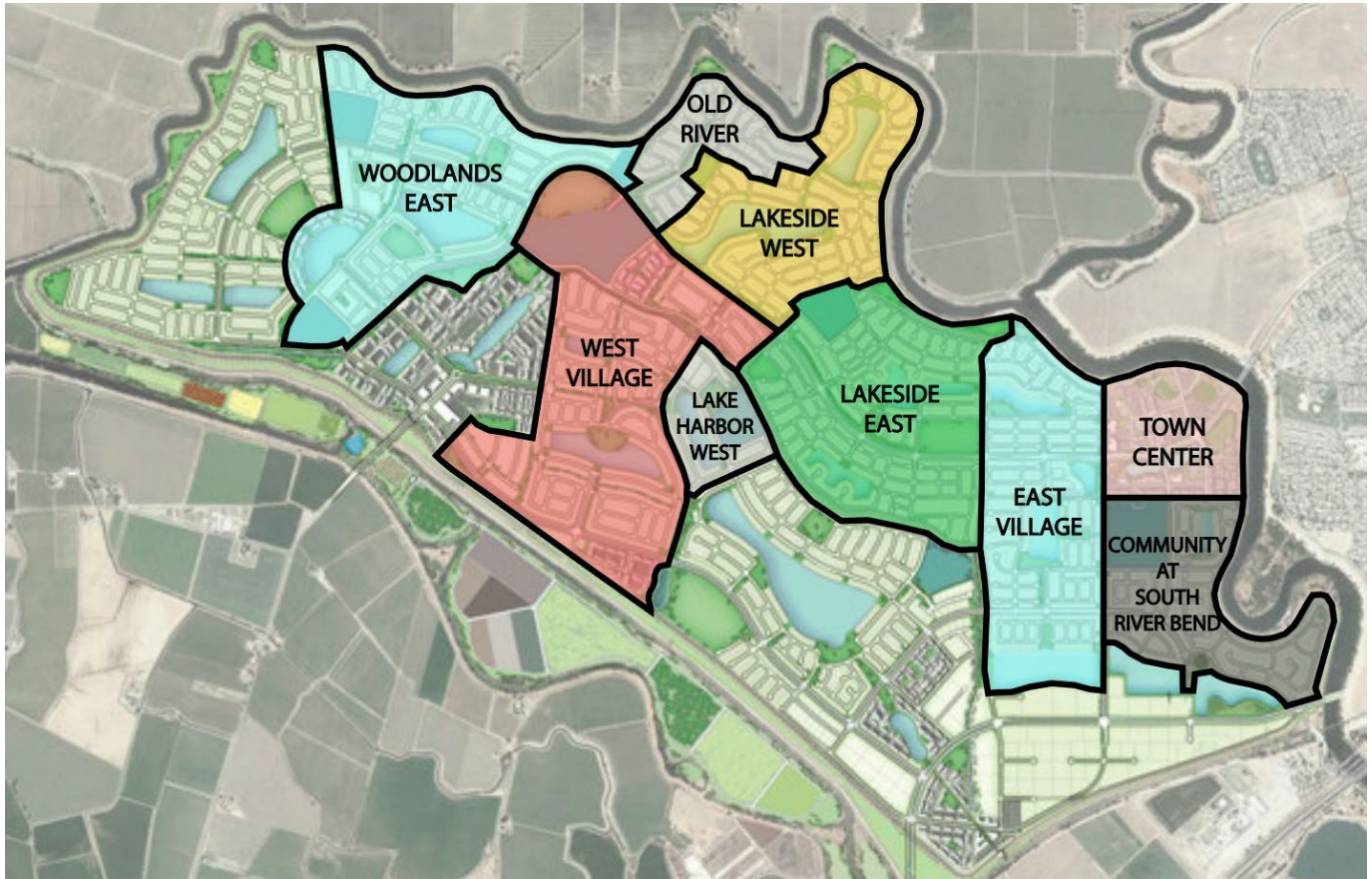


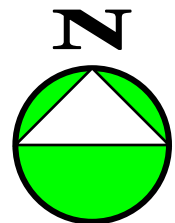
Figure 3-3: Rear Yards at Lakeside Homes



PLANNING DIVISION
Vicinity Map



Neighborhood Development Plan
NDP-25-19
Various Districts Amendments
River Islands Phase 1 &
Phase 2



(Not to Scale)



VIA EMAIL

February 5, 2025

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 Recommendation for Amendments to All River Islands DG/DS Documents –
Homeowner Lake Slope Improvements and Process for Minor Document Amendments

Dear Rick:

The STDRC has reviewed the following amendments to the following DG/DS documents within both Phase 1 and Phase 2 of River Islands:

District	Lake Slope Improvements	Minor Amendments to Document
Community at South River Bend	pps. 62 & 63	pp. 81
East Village	pps. 61 & 62	pp. 76
Lakeside East	pps. 65 & 66	pp. 78
Lakeside West	pps. 65 & 66	pp. 78
Old River	pps. 65 & 66	pp. 78
West Village (Non-Age Restricted)	No changes needed	pp. 89
West Village (Age Restricted)	No changes needed	pp. 59
Lake Harbor West	pps. 71 & 72	pp. 83
Woodlands East	pps. 74 & 75	pp. 86

The modifications to the pages noted above achieved two things: 1. Provide guidance to homeowners, the City, RD 2062, and River Islands for modifications to lake slopes performed by homeowners subsequent to initial improvements from builders and 2. Provide guidance to applicants and the City to the nature of amendments to the various Architectural Guidelines/Design Standards documents on when such amendments can be performed administratively (by the Community Development Director) and those that would need Planning Commission approval.

The STDRC has voted unanimously to recommend approval of the changes indicated in this letter to the Planning Commission and to have such language included in all future DG/DS documents.

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

Encl.

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