



City Council Chamber
390 Towne Centre Drive
Lathrop, California
(209) 941-7200
www.ci.lathrop.ca.us

Planning Commissioners

Tosh Ishihara, Chair
Ash Ralmilay, Vice Chair
Paul Camarena
George Jackson
Gloryanna Rhodes

City Staff

Rick Caguiat, Community Development Director &
Planning Commission Secretary
James Michaels, Senior Planner
Trent DaDalt, Associate Planner
David Niskanen, Consultant Planner
Salvador Navarrete, City Attorney
Maria Hermosilla, Executive Assistant

IMPORTANT NOTICE REGARDING THIS MEETING & COVID-19

This public meeting will be conducted in person; all members of the Planning Commission will attend in person. Members of the public are welcomed in person. This meeting will also be available for public participation by teleconference via ZoomGov at the following link:

<https://www.zoomgov.com/j/1606358357?pwd=eEhNemtSZThyaFIZYUImc1RyR29hdz09>

- ✚ During the meeting, those joining by ZoomGov, will be allowed to speak prior to the close of public comment on an item. If you are using this method, please "raise the hand" feature to inform the meeting host you wish to speak on the matter. Please ensure your computer speaker and microphone are fully functional.
 - ✚ Meeting ID: 160 635 8357 / Passcode: Lathrop
 - ✚ For audio only, call-in number: +1 (669) 254 5252. To request to speak (same as the "raise hand" feature) press *9 / when the host calls your name, press *6 to unmute.
- If you are not able to attend the meeting in person or virtually - public comment/questions will be accepted by email to Rick Caguiat, Community Development Director and Planning Commission Secretary at planning@ci.lathrop.ca.us.
 - Questions or comments must be submitted by 3:00 p.m., on the day of the meeting.
 - To address Planning Commission in person, please submit an orange card to the Planning Commission Secretary indicating name, address, and number of the item upon which a person wishes to speak.

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Addressing the Planning Commission

Any person may speak once on any item under discussion by the Planning Commission after receiving recognition by the Chair. Orange speaker cards will be available prior to and during the meeting. To address the Planning Commission, a card must be submitted to the Planning Commission Secretary indicating name, address and number of the item upon which a person wishes to speak. When addressing the Planning Commission, please walk to the lectern located in front of the Planning Commission. State your name and address. In order to ensure all persons have the opportunity to speak, a time limit will be set by the Chair for each speaker (see instructions on speaker form). In the interest of time, each speaker may only speak once on each individual agenda item; please limit your comments to new material; do not repeat what a prior speaker has said.

Citizen's Forum

Any person desiring to speak on a matter, which is not scheduled on this agenda, may do so under the Public Comment section. Please submit your orange speaker card to the Planning Commission Secretary prior to the commencement of Public Comment, or submit your request to speak via the "raise hand" feature in ZoomGov. Only those who have submitted speaker cards, or have expressed an interest to speak, prior to the conclusion of Public Comment will be called upon to speak. Please be aware the California Government Code prohibits the Planning Commission from taking any immediate action on an item, which does not appear on the agenda, unless the item meets stringent statutory requirements. The Chair will limit the length of your presentation (see instructions on speaker form) and each speaker may only speak once on this agenda item.

Information

If you wish to appeal a decision of the Planning Commission, you must do so within ten (10) calendar days following the meeting. Please contact the Planning Division at (209) 941-7290 for information regarding the appeal procedure.

NOTE: If you challenge the nature of a proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

This agenda was posted at least 72 hours in advance of the scheduled meeting at the following locations: *City Hall, Community Center, Generations Center, Senior Center, and "J" Street and Somerston Fire Department Offices and the City website.* To obtain a hard copy of this agenda packet, please visit the Community Development Department counter located at 390 Towne Centre Drive, Lathrop, CA 95330, or you may also call (209) 941-7290 to have it sent via mail or e-mail. The agenda packet is available on the "Agendas & Minutes" page of the City of Lathrop website, please follow the link: <https://www.ci.lathrop.ca.us/meetings>



In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting please call (209) 941-7290. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28CFR 35.102.35.104 AD Title II).

CITY OF LATHROP
PLANNING COMMISSION
Agenda

REGULAR MEETING
WEDNESDAY, JUNE 19, 2024 AT 6:00 P.M.
CITY COUNCIL CHAMBER
390 TOWNE CENTRE DRIVE, LATHROP, CA 95330

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICT OF INTEREST

5. PUBLIC COMMENT

Persons who wish to speak to the Commission regarding an item that is not on tonight's agenda may do so at this time. Upon recognition by the Chairperson, please step forward to the podium; state your name, city of residence and subject matter.

6. AGENDA MODIFICATIONS

Items on the agenda requested to be added, deleted, or continued will be announced at this time.

7. APPROVAL OF MINUTES

7.1 May 15, 2024 – Regular Meeting

8. PUBLIC HEARING ITEMS

8.1 Conditional Use Permit No. CUP-24-68 & Site Plan Review No. SPR-24-74 – River Islands High School Private Gymnasium

Consider adoption of a resolution approving a Conditional Use Permit and a Site Plan Review to construct and operate the River Islands High School Private Gymnasium. Located In The River Islands West Village District. (CUP-24-68 and SPR-24-74)

Location: 16419 Riptide Way, Lathrop, CA (APN: 213-620-05 & -06)

ENVIRONMENTAL 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).

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

Consider adoption of a resolution 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)

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

ENVIRONMENTAL 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).

9. SCHEDULED ITEMS

9.1 River Islands Woodlands East Architectural Design Guidelines and Development Standards (DG/DS) Neighborhood Development Plan No. NDP-23-25

Consider adoption of a resolution approving the Woodlands East District Architectural Design Guidelines and Development Standards (DG/DS) (NDP-23-25)

Location: Woodlands East District (Phase 2 of River Islands at Lathrop)

ENVIRONMENTAL STATUS: The Proposed Project Falls within the Scope of the Previously Certified Subsequent Environmental Impact Report (SEIR) (SCH No. 1993112027) for the River Islands at Lathrop Phase 2 Project.

9.2 Time Extension No. TE-24-93

Consider adoption of a resolution approving a one (1) year time Extension to the previously approved Site Plan Review No. SPR-20-132 for the Valley Bros Project (TE-24-93)

Location: 1631 E. Louise Avenue (APN: 198-100-04)

ENVIRONMENTAL STATUS: Categorically Exempt According to the California Environmental Quality Act Article 19, § 15332 Class 32 "In-Fill Development".

10. STAFF COMMENTS

11. PLANNING COMMISSION COMMENTS

12. ADJOURNMENT

**CITY OF LATHROP
PLANNING COMMISSION
REGULAR MEETING
MAY 15, 2024**

MINUTES

1. CALL TO ORDER

Meeting was called to order by Chair Ishihara for the May 15, 2024 Regular Planning Commission meeting at 6:00 P.M.

2. ROLL CALL

PRESENT: Ishihara, Ralmilay, Camarena, Jackson, Rhodes

ABSENT: None

Staff Present: Salvador Navarrete, City Attorney; Rick Caguiat, Community Development Director; James Michaels, Senior Planner; David Niskanen, Contract Planner; Trent DaDalt, Associate Planner and Maria Herмосilla, Executive Assistant

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICT OF INTEREST

None

5. PUBLIC COMMENT

None

6. AGENDA MODIFICATIONS

Mr. Caguiat informed the Commission that Item 9.1 would be discussed ahead of Item 8.1.

7. APPROVAL OF MINUTES

7.1 April 17, 2024 – Regular Meeting

(M) Ralmilay (S) Rhodes to approve the April 17, 2024 minutes

Ayes: Ishihara, Ralmilay, Camarena, Rhodes

Noes: None

Absent: None

Abstain: Jackson

Motion Carries: 4-0-0-1

8. PUBLIC HEARING ITEMS

8.1 Singh Petroleum Project (GPA-20-60, REZ-20-61, CUP-20-62, SPR-20-63, and ANX-20-64)

Mr. Niskanen made the staff report presentation.

Commissioner Camarena asked about the drive path of trucks within the property. Mr. Niskanen pointed to and explained the truck drive path on the site plan. He added that there will be no truck entry access on Roth Rd.

Commissioner Camarena asked staff to explain what the North Lathrop transportation impact fee and the regional impact fees are. Mr. Niskanen explained that North Lathrop impact fee is based on vehicle trips and the regional transportation impact fee is based on the use and square footage fee going to the county regional transportation impact fund. Commissioner Camarena asked how much the impact fees were for the project. Mr. Niskanen replied that he does not know the amount but it is calculated during the building permit process.

Commissioner Camarena inquired about the annexation timeline. Mr. Niskanen went over the annexation application process with LAFCO. responded that it would depend on the applicant's readiness to submit building permits. Mr. Caguiat added that the applicant is eager to proceed as soon as possible with the construction.

Commissioner Ralmilay asked how traffic is going to be controlled on Manthey and Roth Intersection. Mr. Niskanen replied that the traffic impact report requires improvements on the intersection including stop signs at the off-ramps and additional stop controls facilities.

OPENED PUBLIC HEARING

Mike Hakeem, applicant representative, came forward and talked briefly about the project. He pointed out how the project will generate jobs and bring tax revenues to the City. He asked for Planning Commission's support of the project.

Mel Higginbotham, project Architect, introduced Zach Wong, project Civil Engineer and the Singh Petroleum team present. He also talked about the project and highlighted the collaboration with BP Pulse to install Electric Vehicle (EV) chargers and possibly designating and increasing EV chargers in the future. He also went over the quick-serve, drive thru and the sit-down food service options they would offer at the site.

CLOSED PUBLIC HEARING

Commissioner Jackson asked about signage. Mr. Higginbotham replied that there is still no sign program but assured that there will be a freeway sign and food & services signage on the building. Mr. Caguiat added that any proposed signage would have to comply with City sign regulations.

Commissioner Rhodes went over the positive impacts of the project to the City, including, revenue generation and the truck route limitation. Commissioner Ralmilay echoed Commissioner Rhodes comments.

Commissioner Rhodes asked the City Attorney to ensure that the Fire Department is indemnified like with the rest of the City. Mr. Navarrete pointed out that indemnification include all parties involved during the development process. Mr. Navarrete reminded the commissioners that they have the option to vote separately on each resolution or cast one-vote for all resolutions.

Commissioner Camarena inquired about the restaurant brands/chains services offered. Mr. Higginbotham explained that it would be a unique dining experience rather than just a food court.

MOTION

In the order recommended by staff, Commissioner Ralmilay moved, Second by Commissioner Jackson to adopt the following resolutions:

Resolution No. 24-6, recommending City Council Certification of the Final Environmental Impact Report (FEIR) (SCH# 2022120596), CEQA Findings of Fact, Statement of Overriding Considerations, and Mitigation Measures/Monitoring Plan for the Singh Petroleum Project;

Resolution No. 24-7, recommending City Council adoption of a General Plan Amendment of APN: 191-250-06 to FC, Freeway Commercial;

Resolution No. 24-8, recommending City Council approval of an Ordinance for Zoning Map Amendment relating to the Pre-Zoning of the subject annexation area;

Resolution No. 24-9, recommending City Council approval of a Conditional Use Permit and Site Plan Review to allow for the development of a Travel Plaza on the subject property; and

Resolution No. 24-10, recommending City Council approval of an application to the San Joaquin Local Agency Formation Commission (LAFCO) for the annexation of the Singh Petroleum Project site of 22.42-acres.

Ayes: Ishihara, Ralmilay, Camarena, Jackson, Rhodes
Noes: None
Absent: None
Abstain: None
Motion Carries: 5-0-0-0

9. SCHEDULED ITEMS

9.1 Sign Design Application No. SD-24-76 for El Don Cocina & Cantina

Mr. DaDalt made the staff report presentation.

Commissioner Camarena pointed out the typo error on the project number on the agenda. Staff noted.

Commissioner Rhodes asked about the location of the signs on the building. Mr. DaDalt pointed to sign locations on the building facade. Commissioner Rhodes recommended that the applicant actively advertise his business to the community.

MOTION

Moved by Commissioner Jackson, Second by Commissioner Camarena to adopt Resolution 24-11 approving the El Don Cocina & Cantina Sign Design Application (SD-24-76):

Ayes: Ishihara, Ralmilay, Camarena, Jackson, Rhodes
Noes: None
Absent: None
Abstain: None
Motion Carries: 5-0-0-0

10. STAFF COMMENTS

Mr. Caguiat gave updates on various projects within the City.

11. PLANNING COMMISSION COMMENTS

Kaur Sehajpreet, a University student, asked to address the commission as part of an internship program requirement. The commissioners welcomed her and gave some words of encouragement.

Chair Ishihara announced that the Mayor's Art Show was a big success. He also thanked staff for the work they do for the City.

12. ADJOURNMENT

Chair Ishihara adjourned the meeting at 7:37 PM.



PLANNING COMMISSION STAFF REPORT

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

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

SUMMARY:

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

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

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

SITE DESCRIPTION:

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

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

BACKGROUND:

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

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

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

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

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

ANALYSIS:

Site Plan & Circulation

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

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

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

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

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

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

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

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

Floor Plan & Elevation

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

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

Landscaping and Lighting

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

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

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

Utilities

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

Private Gym Use

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

Conditional Use Permit Considerations

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

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

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

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

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

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

Site Plan Review Considerations

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

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

STDRC Recommendation

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

General Plan and Zoning Consistency

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

Conditions of Approval

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

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

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

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

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

Public Notice

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

CEQA REVIEW:

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

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

RECOMMENDATION:

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

Approvals:



Trent DaDalt, Associate Planner

6/6/2024
Date



James Michaels, Senior Planner

6/6/2024
Date




Todd Sebastian, Parks and Recreation Director

6/6/24
Date



Rick Caguiat, Community Development Director

6/6/24
Date



Salvador Navarrete, City Attorney

6.6.2024
Date

Attachments:

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, the proposed River Islands High School Private Gymnasium project has been reviewed by City staff, who have recommended that the Planning Commission approve both CUP-24-68 and SPR-24-74, along with certain conditions of approval that will ensure that the private gymnasium project is consistent with the 2022 Lathrop General Plan, the 2003 West Lathrop Specific Plan (WLSP), the Lathrop Municipal Code (LMC), the River Islands Urban Design Concept (UDC), the River Islands West Village District Neighborhood Development Plan (NDP) and Architectural Design Guidelines and Development Standards (DG/DS), and other applicable regulations and standards (conditions included and incorporated herein as Attachment "2"); and

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

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

1. California Environmental Quality Act (CEQA) Findings. Pursuant to Public Resources Code section 21083.3 and CEQA Guidelines Section 15183, the Planning Commission finds as follows:
 - a) The City Council approved the River Islands (RI) at Lathrop Project, certified the Final Subsequent Environmental Impact Report (SEIR) for the RI at Lathrop Project, adopted the 2003 West Lathrop Specific Plan (WLSP) and the Urban Design Concept, and approved a Phase 2 subdivision map and the 2003 Amended and Restated Development Agreement for the RI at Lathrop Project.
 - b) The above referenced RI Project documents, including the SEIR, have been updated and amended several times thereafter, most recently in 2018 with the adoption of the Sixth Addendum to the SEIR.
 - c) Environmental review for the River Islands project as a whole was completed in the certified Subsequent Environmental Impact Report (SEIR) for the River Islands at Lathrop Project in February 2003 (State Clearinghouse No. 1993112027). The SEIR considered the full range of potential environmental effects of urban development of the entire River Islands Project. The proposed gymnasium project falls within the scope of the previous SEIR and does not require further environmental review under the California Environmental Quality Act (CEQA).
2. Conditional Use Permit Findings. Pursuant to Section 17.112.060 of the Lathrop Municipal Code (LMC), the Planning Commission finds as follows:
 - a) That there are circumstances or conditions applicable to the land, structure or use which makes the granting of a use permit necessary for the preservation and enjoyment of a substantial property right. *The River Islands developer is creating new recreational opportunities for its school age residents and the private gym use will become essential component of the River Islands community.*

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

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

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

AYES:

NOES:

ABSTAIN:

ABSENT:

Tosh Ishihara, Chair

ATTEST:

APPROVED AS TO FORM:



Rick Caguiat, Secretary

Salvador Navarrete, City Attorney



Community Development Department – Planning Division

Consolidated Conditions of Approval

June 19, 2024

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

The following list of conditions shall be incorporated into the final construction plans and development phases of the project. The list of conditions are not intended to be all-inclusive or a comprehensive listing of all City or district regulations. The following comments and conditions of approval are based on the application and diagrams submitted June 4, 2024.

Project Description

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

CEQA Determination

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

PLANNING

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

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

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

BUILDING

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

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

California Mechanical Code
 California Plumbing Code
 California Fire Code

3. The Title Sheet of the plans shall include:

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

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

PUBLIC WORKS

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

2. Traffic

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

3. Sewer

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

4. Potable Water

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

5. Storm Drain

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

6. Storm Water – Construction

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

7. Solid Waste

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

8. General Comments

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

LATHROP MANTECA FIRE DISTRICT (LMFD)

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

3. Approved automatic sprinkler systems shall be provided as required in 2022 California Fire Code §903.2. Tenant/Occupant/Owner shall have the responsibility to ensure that the correct fire suppression system is added/modified/tested and accepted by the (AHJ) Fire District. Fire suppression system plans shall be modified under separate fire permit and shall be submitted by a licensed contractor, to the (AHJ) Fire District for review and approval prior to modification. Deferred submittal accepted.
4. An approved fire alarm system shall be installed in accordance with 2022 CFC §907.2 and 2022 NFPA 72.
5. Fire Department Development Fees for all new buildings must be paid in accordance with the City of Lathrop's Ordinance and Resolutions adopting the fee schedule.
6. An approved Fire Flow test shall be conducted prior to ground breaking to determine the allowable Fire Fighting capabilities for the site.
7. An approved water supply for fire protection, either temporary or permanent, shall be made available prior to commencing construction beyond the foundation stage, or as soon as combustible material arrives on the site.
8. Deferred Plan Submittals for Fire Alarm, Fire Sprinklers and Fire Underground shall be submitted directly to the LMFD at www.lmfire.org/prevention.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.
10. The Fire Department Fire Access Roads shall meet the requirements established by the San Joaquin County Fire Chief's Association.
11. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, a key box is required to be installed in an approved location. Please note that a separate key box will be required for each of the two access points. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official. In addition to key box(es), any automatic gates shall have Opticom access ability to provide necessary access for emergency apparatus.
12. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
13. Other fire & life safety requirements may be required at time of building plan review.
14. Final approval is subject to field inspections. Minimum 48-72-hour notice required prior to any life-safety fire inspections. Other conditions may apply at time of inspections and are subject to correction.

LATHROP POLICE DEPARTMENT (LPD)

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

ADMINISTRATIVE SERVICES

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

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

See attached memo dated May 9, 2024

PACIFIC GAS & ELECTRIC (PG&E) COMPANY

See attached memo dated May 21, 2024

SAN JOAQUIN COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

See attached memo dated May 21, 2024

SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT

See attached memo dated May 23, 2024



S J C O G, Inc.

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

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

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

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

Dear Mr. DaDalt:

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

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

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

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

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

- c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
- a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.

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

- Receive your Certificate of Payment and release the required permit

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

If you have any questions, please call (209) 235-0574.



S J C O G , I n c .

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

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

SJMSCP HOLD

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

FROM: Laurel Boyd, SJCOG, Inc.

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

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

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

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

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

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

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

Local Jurisdiction Contact: Trent DaDalt

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



May 21, 2024

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

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

Dear Maria Hermosilla,

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

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

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

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

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

Sincerely,



Brian Callaghan
Land Management
(925) 204-4074



May 21, 2024

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

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

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

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

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

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

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

May 23, 2024

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

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

District CEQA Reference No: 20240581

Dear Mr. DaDalt:

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

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

1) Project Related Emissions

At the federal level under the National Ambient Air Quality Standards (NAAQS), the District is designated as extreme nonattainment for the 8-hour ozone standards and serious nonattainment for the particulate matter less than 2.5 microns in size (PM2.5) 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 PM2.5 standards.

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

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

Samir Sheikh
Executive Director/Air Pollution Control Officer

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

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

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

1a) Construction Emissions

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

2) Health Risk Screening/Assessment

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

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

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

Prioritization (Screening Health Risk Assessment):

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

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

Health Risk Assessment:

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

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

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

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

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

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

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

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

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

3) Ambient Air Quality Analysis

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

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

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

4) On-Site Solar Deployment

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

5) District Rules and Regulations

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

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

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

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

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

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

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

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

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

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

5b) District Rule 4601 (Architectural Coatings)

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

5c) District Regulation VIII (Fugitive PM10 Prohibitions)

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

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

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

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

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

5d) Other District Rules and Regulations

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

6) District Comment Letter

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

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

Sincerely,

Tom Jordan
Director of Policy and Government Affairs



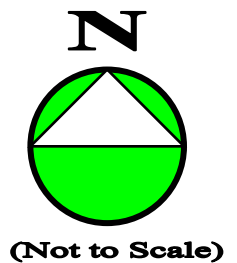
For: Mark Montelongo
Program Manager

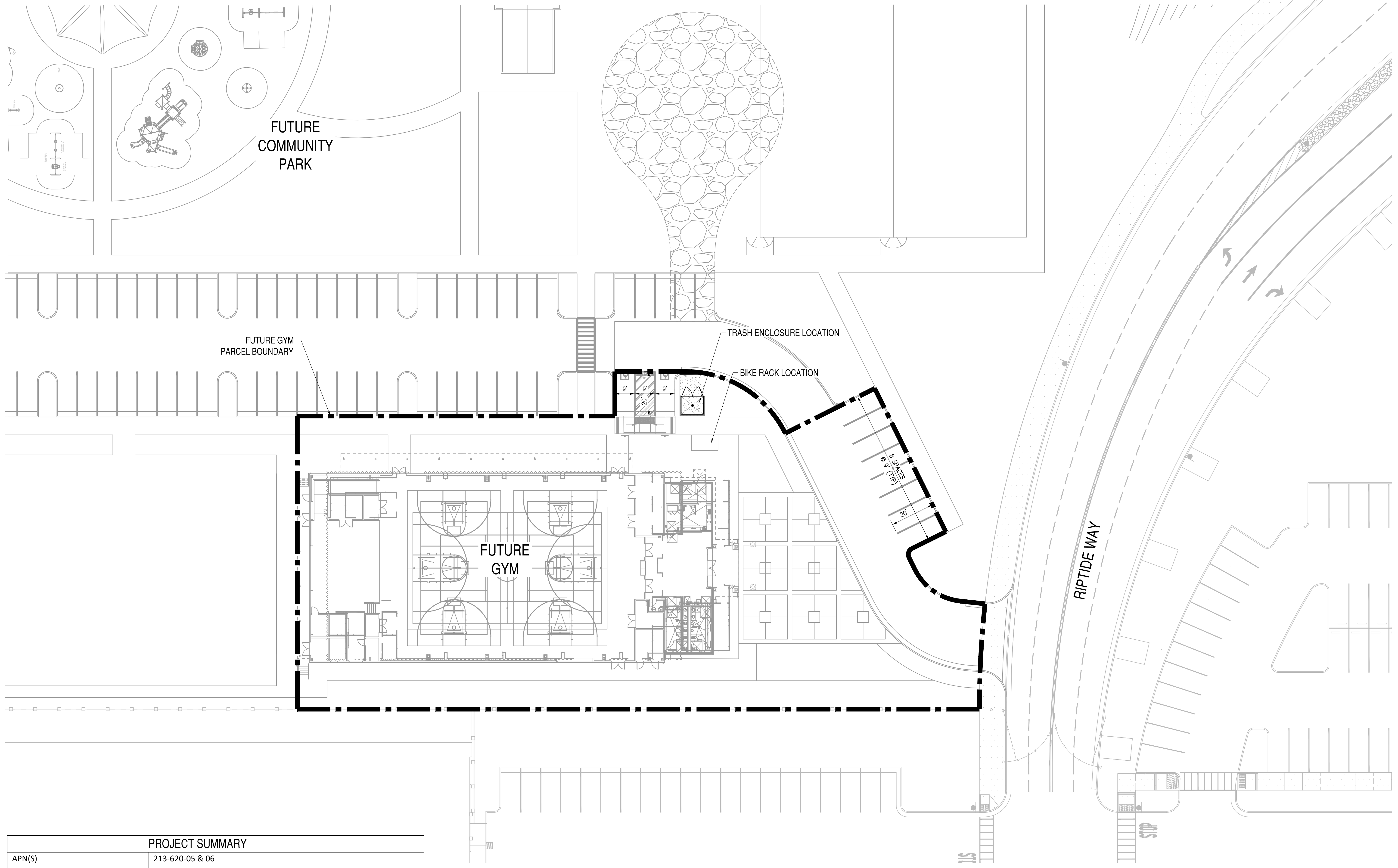


**PLANNING DIVISION
Vicinity Map**



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





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

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

DRAFT

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

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

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



Client:
River Islands Development

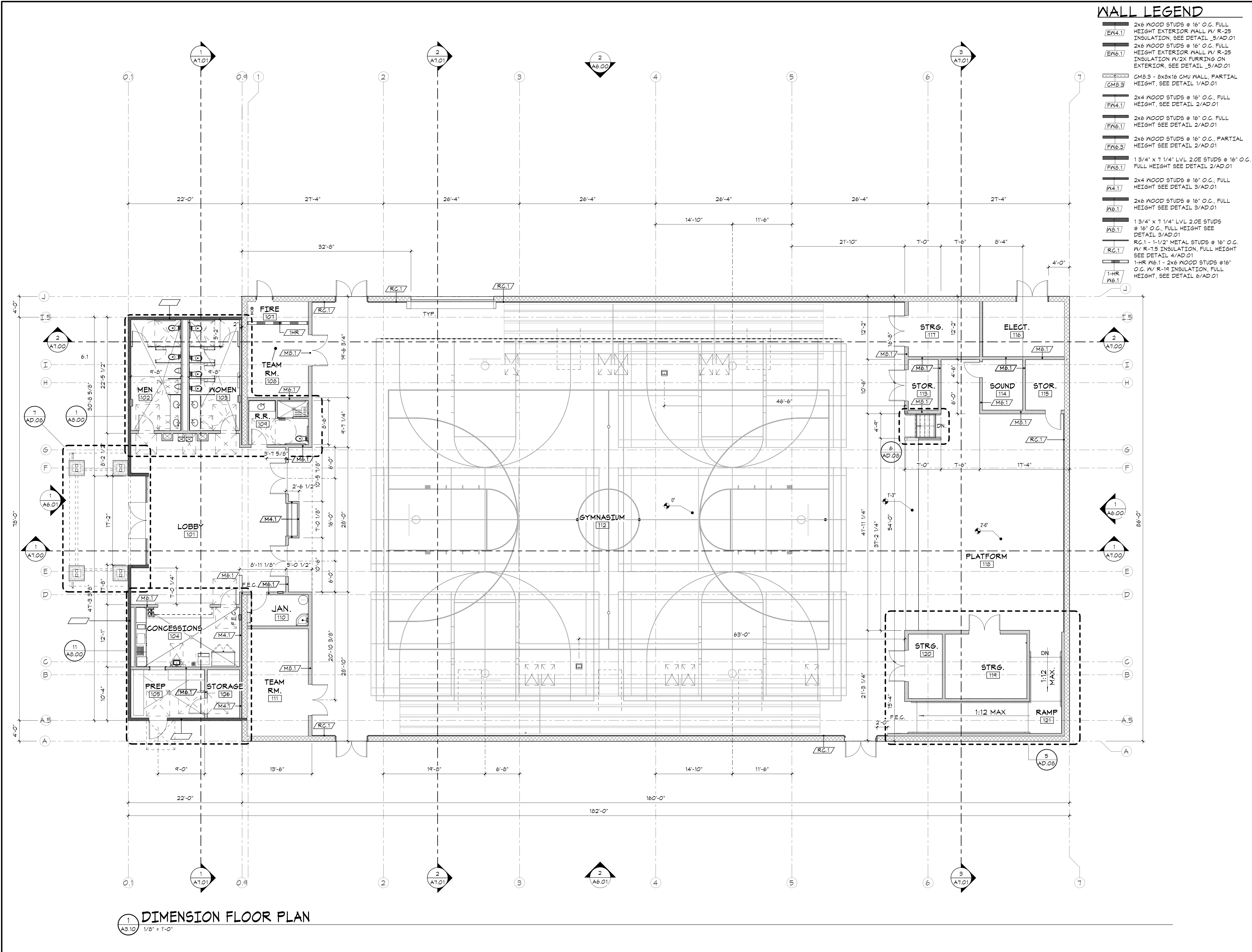
73 Stewart Road
Lathrop Ca 95330
209.879.7700

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

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

No.	Description	Date	By

DIMENSIONED FLOOR PLAN
05/08/2024



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

KEYNOTES

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



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



Client:
River Islands Development

73 Stewart Road
 Lathrop Ca 95330
 209.879.7700

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

Project No.: 649-16-24

Drawn By: TV

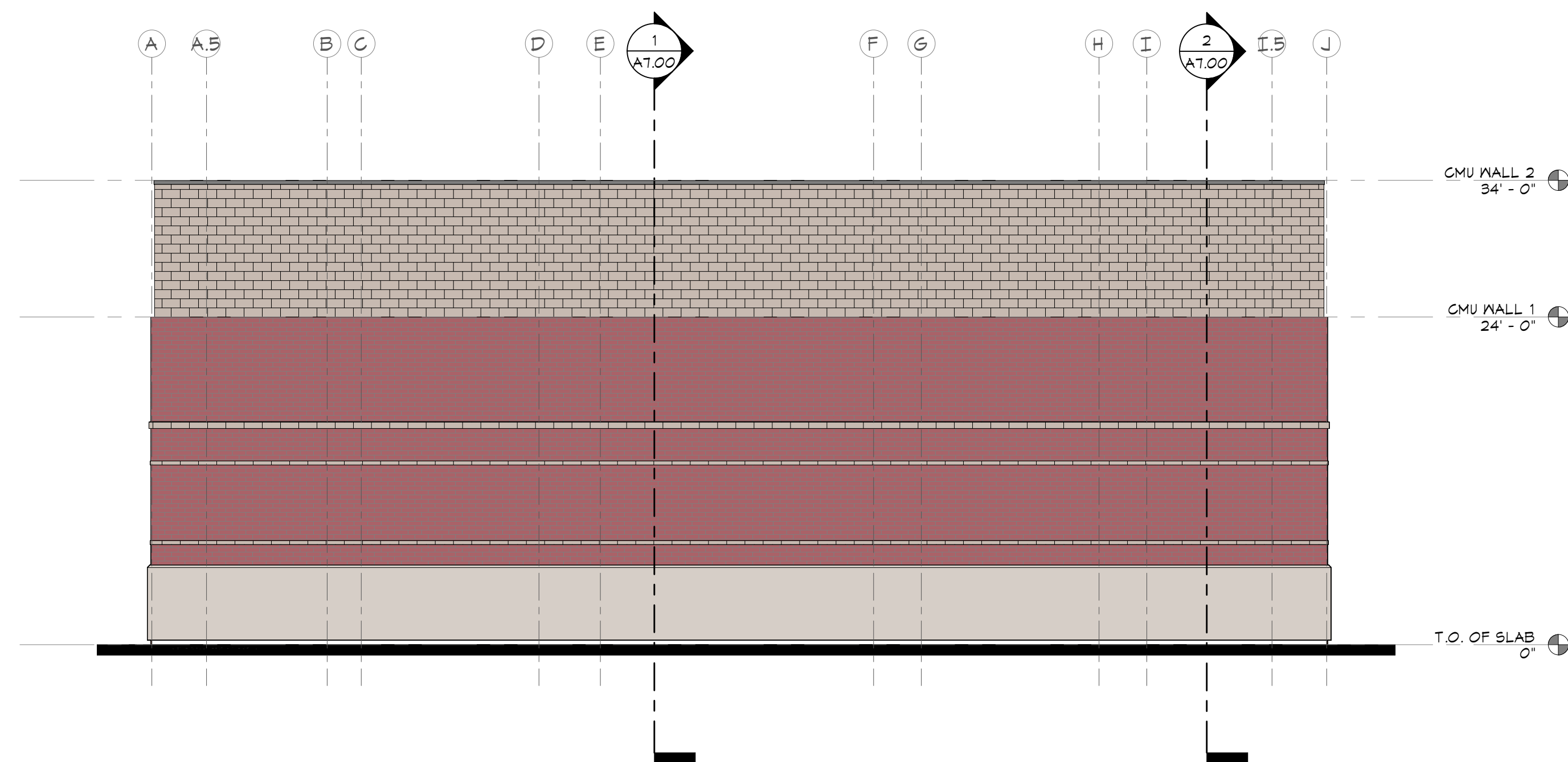
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No.	Description	Date	By

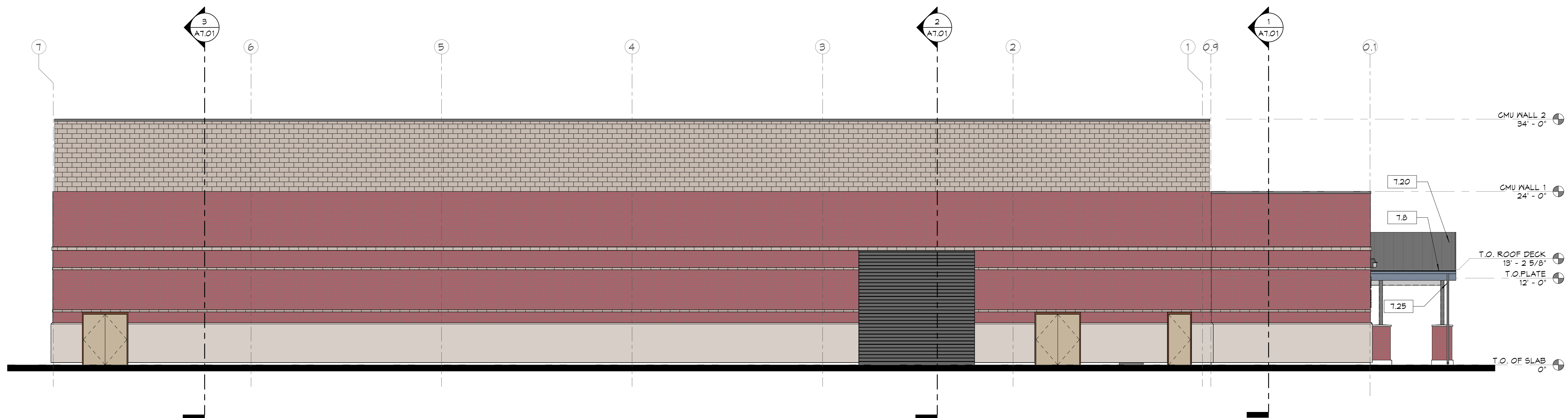
FOUNDATION SUBMITTAL
 05/08/2024

EXTERIOR ELEVATIONS

A6.00



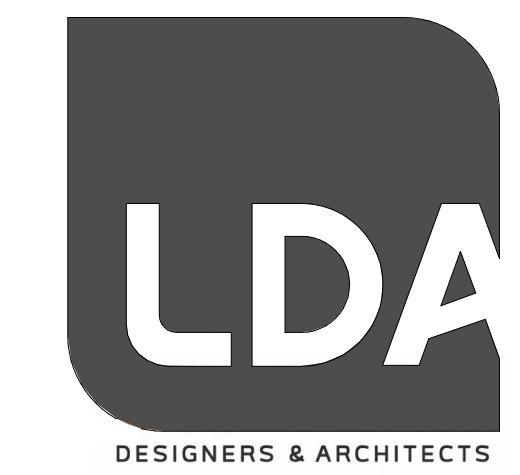
1 EXTERIOR ELEVATION - EAST
 1/8" = 1'-0"



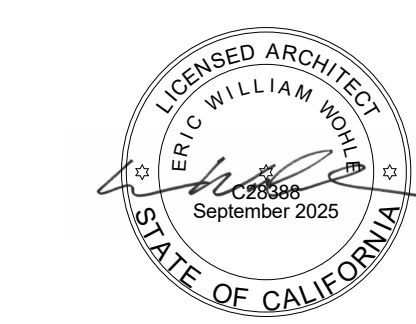
2 EXTERIOR ELEVATION - NORTH
 1/8" = 1'-0"

KEYNOTES

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



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



Client:
River Islands Development
 73 Stewart Road
 Lathrop Ca 95330
 209.879.7700

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

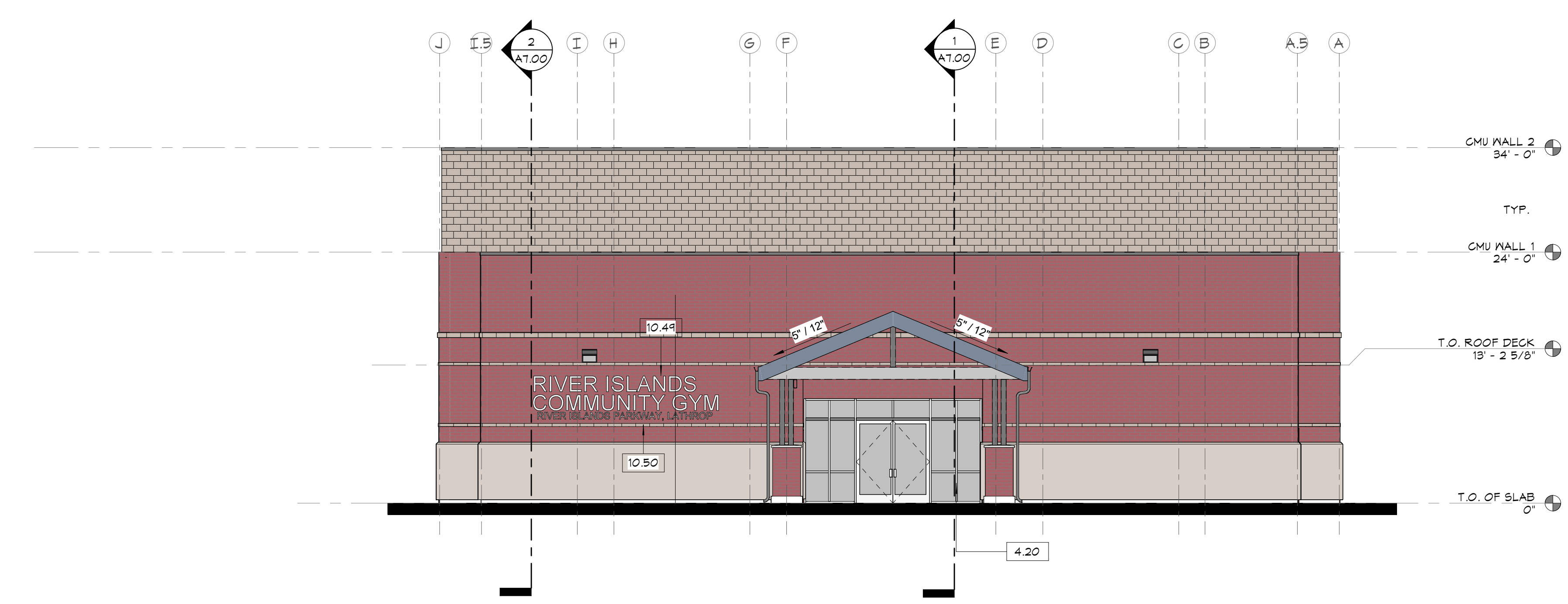
Project No.: 649-16-24
 Drawn By: RR
 Checked By: EW

No.	Description	Date	By

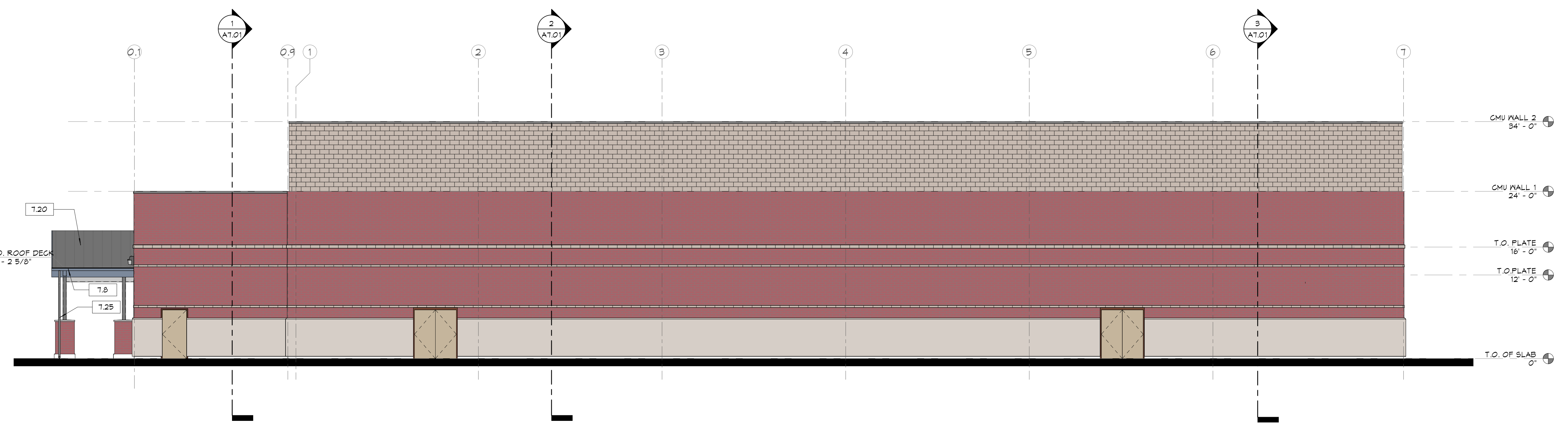
FOUNDATION SUBMITAL
 05/08/2024

EXTERIOR ELEVATIONS

A6.01



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

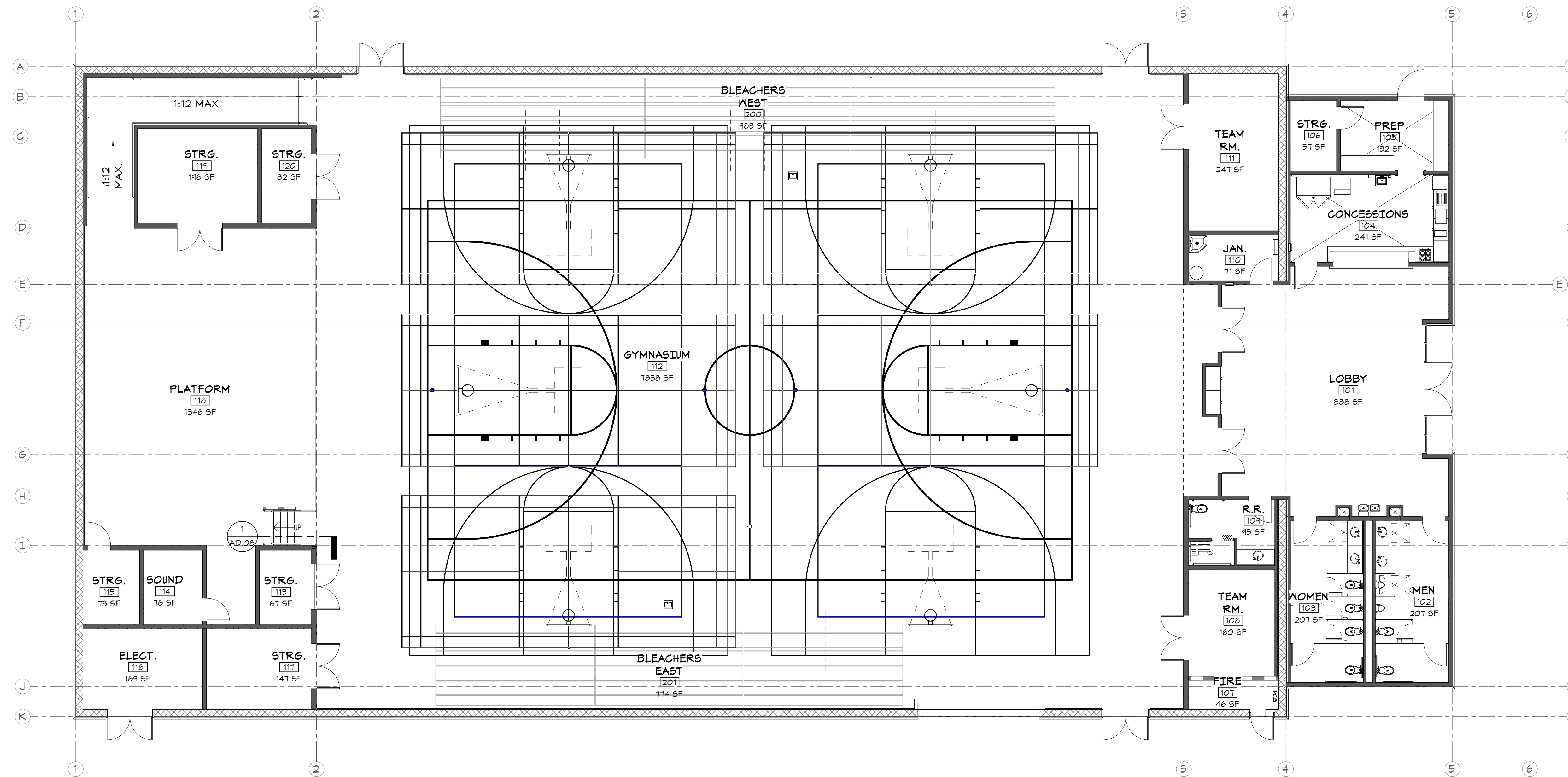


2 EXTERIOR ELEVATION - SOUTH
 A6.01 1/8" = 1'-0"



ROOM AREAS

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

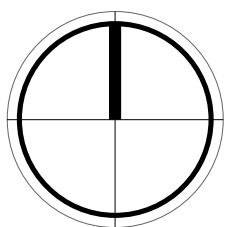


1 FLOOR PLAN AREAS
A3.14 1/8" = 1'-0"

Client:
River Islands Development

73 Stewart Road
Lathrop Ca 95330
209.879.7700

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

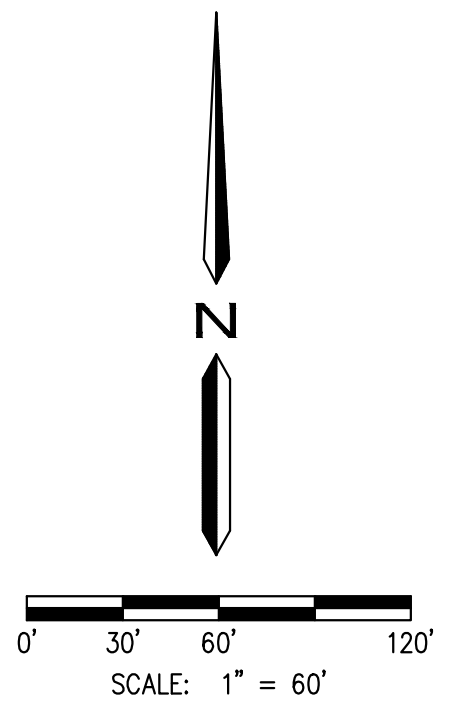


Project No.: 649-16-24
Drawn By: JV
Checked By: EW

No.	Description	Date	By

PRE-LIM
06/03/2024

FLOOR PLAN AREAS



RIVER ISLANDS PARKWAY

FUTURE
COMMUNITY
PARK

FUTURE GYM
PARCEL BOUNDARY

FUTURE
GYM

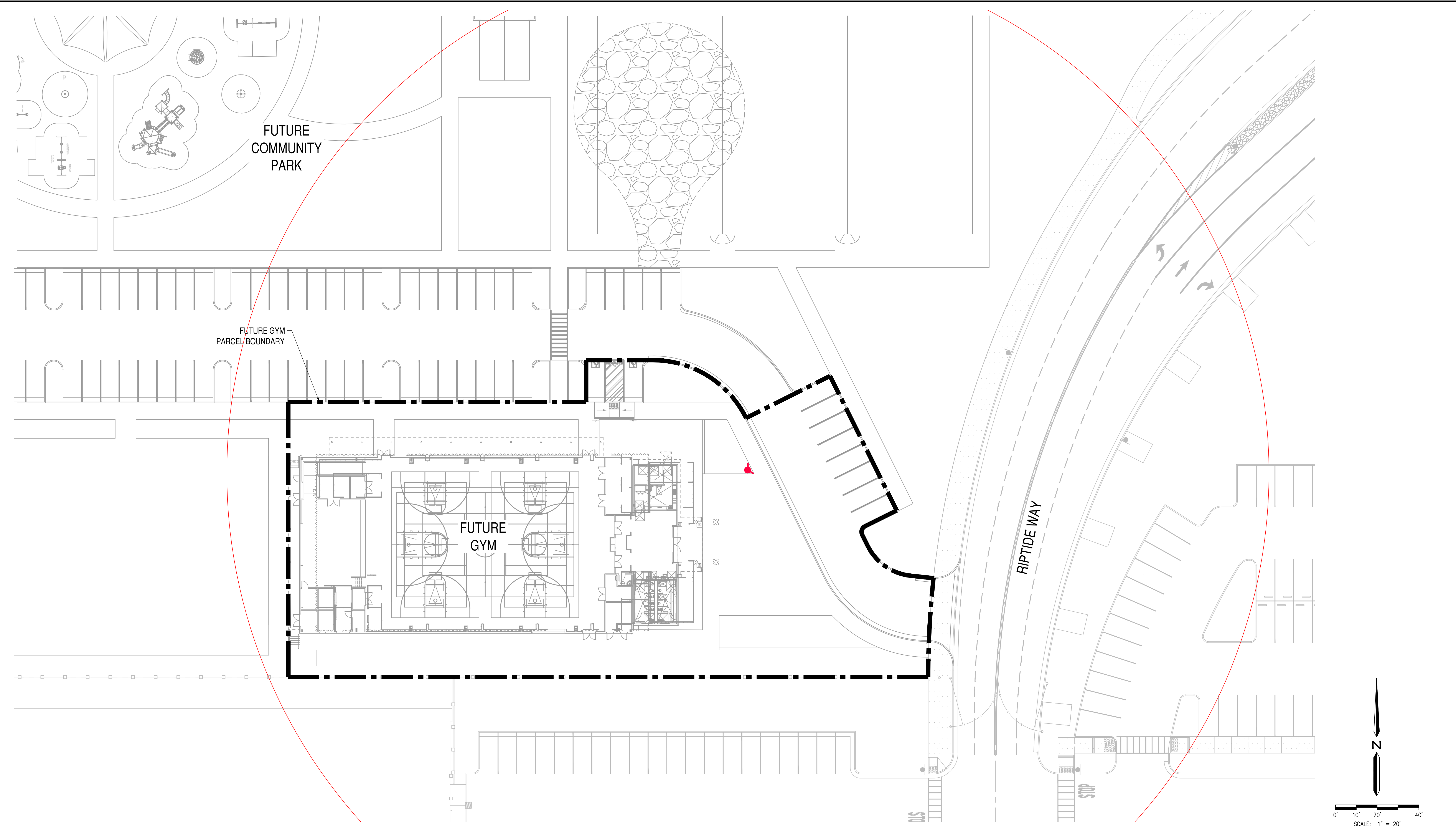
RIPTIDE WAY

DRAFT

PHASE 2 - C2 PARK GYM TRUCK TURNING EXHIBIT RIVER ISLANDS

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

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




FUTURE
COMMUNITY
PARK

FUTURE GYM
PARCEL BOUNDARY

FUTURE
GYM

RIPTIDE WAY

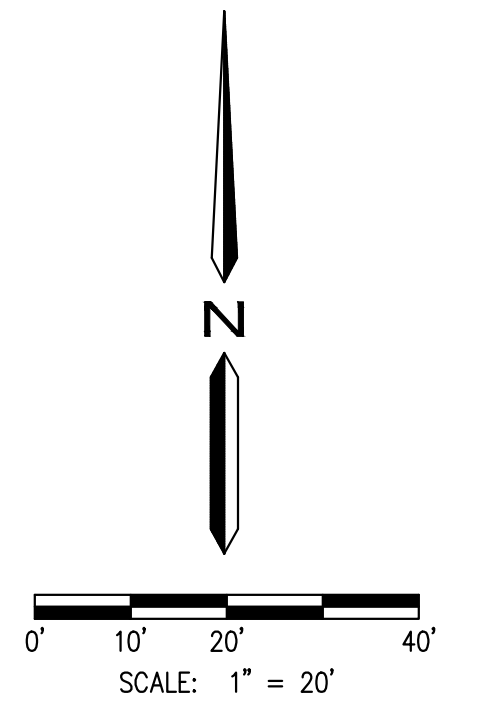
LEGEND:
 PROPOSED FIRE HYDRANT COVERAGE
 (250' RADIUS)

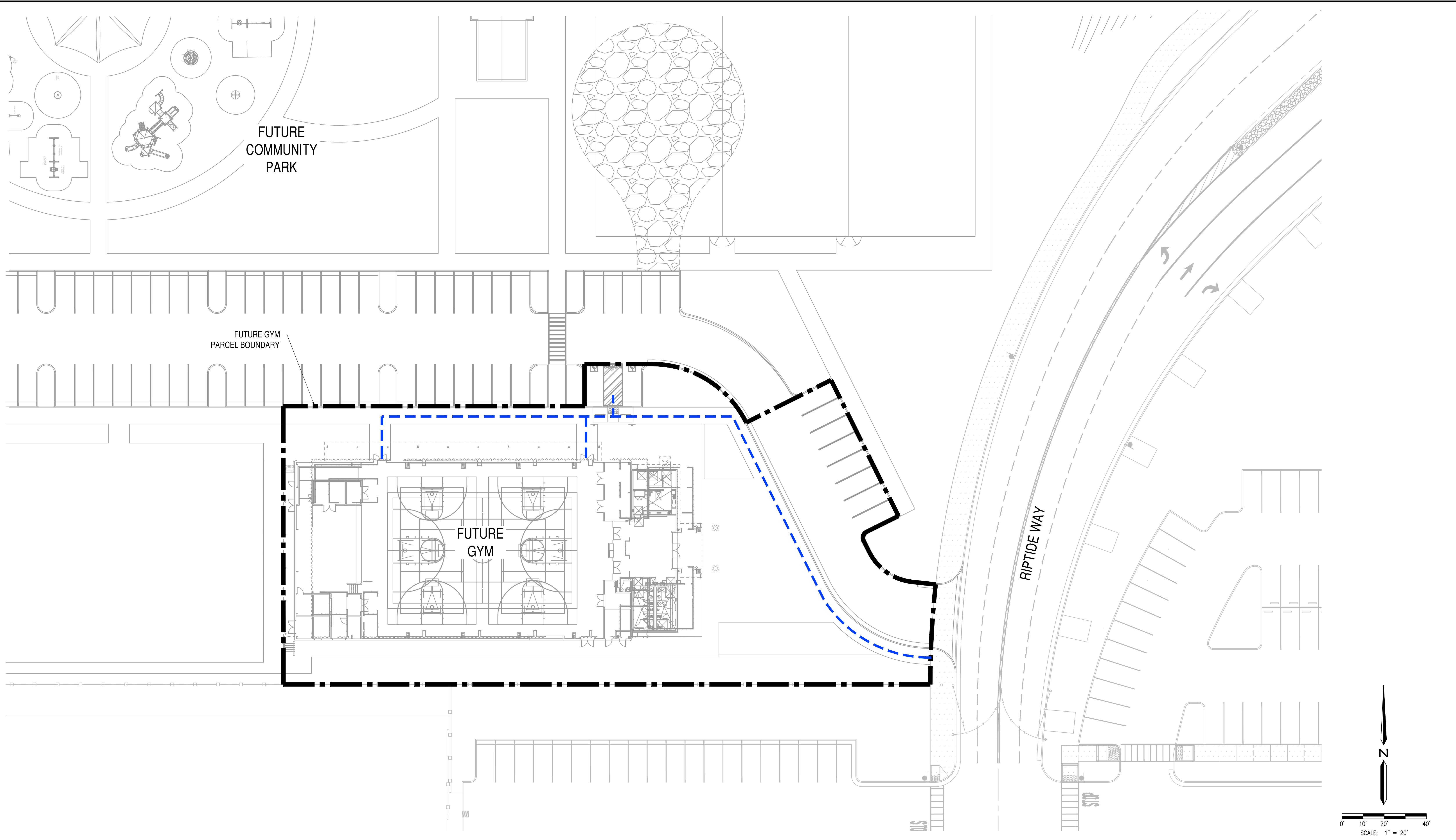
DRAFT

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

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

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





FUTURE GYM
PARCEL BOUNDARY

FUTURE
GYM

RIPTIDE WAY

N

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

LEGEND:
- - - - - ACCESSIBLE ROUTE

DRAFT

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

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

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

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

FUTURE COMMUNITY PARK

FUTURE GYM
PARCEL BOUNDARY

FUTURE GYM

TRASH ENCLOSURE LOCATION
BIKE RACK LOCATION

RIPTIDE WAY

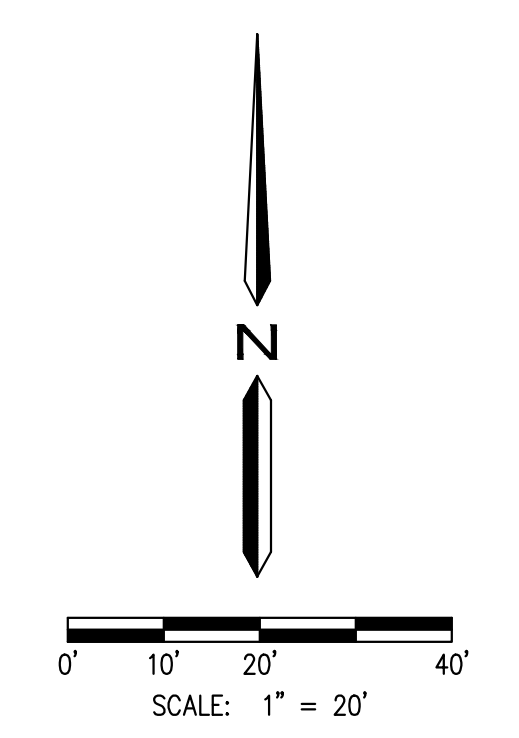
PARKING COUNT:
STANDARD: 25
ADA: 2
EVCS: 4
TOTAL: 31

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

RIVER ISLANDS
HIGH SCHOOL

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

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

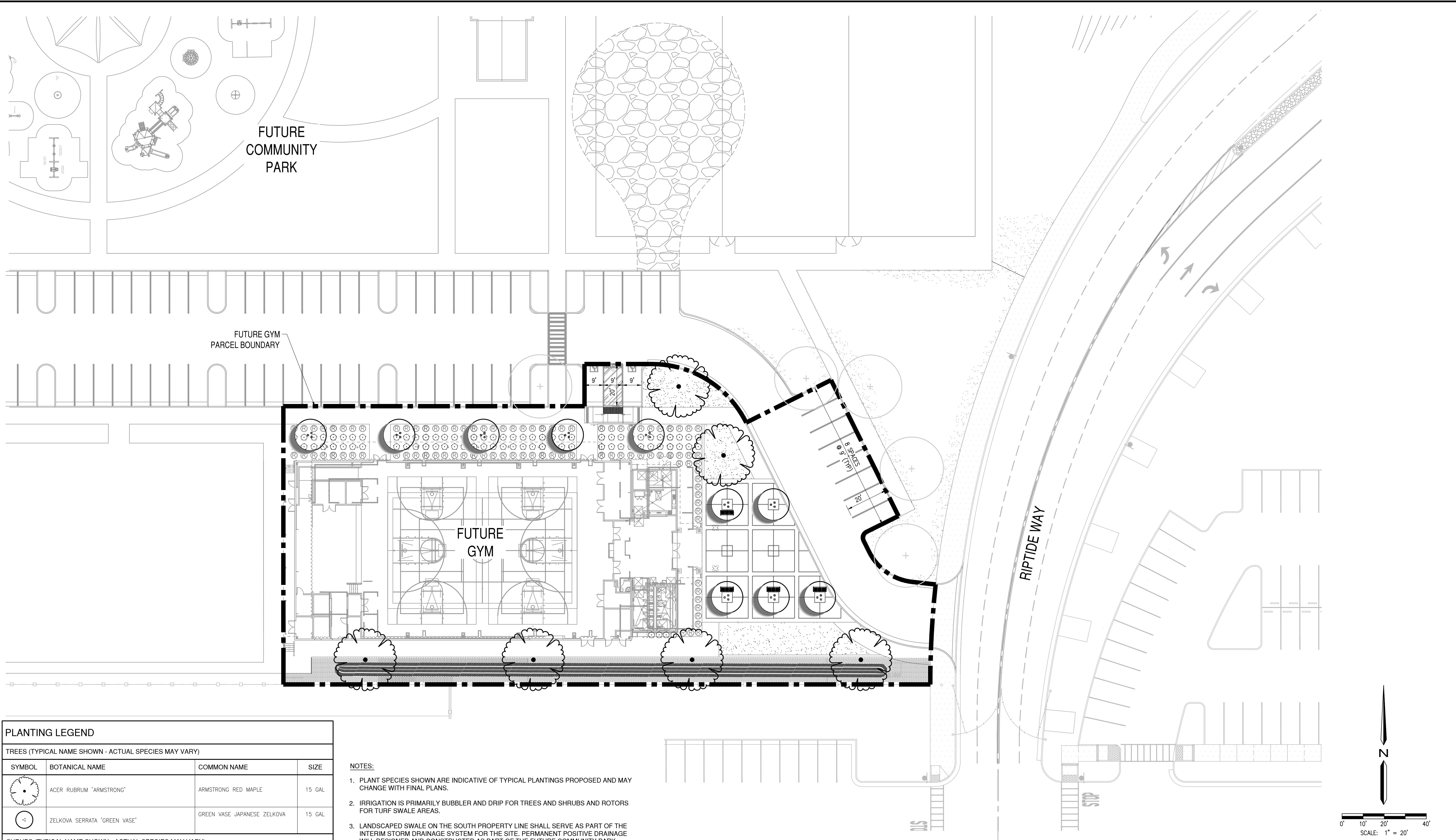


DRAFT

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

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

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



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

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

DRAFT

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

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

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

RIVER
ISLANDS

June 3, 2024

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

Email: rcaguiat@ci.lathrop.ca.us

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

Dear Rick:

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

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

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

Sincerely,



Susan Dell'Osso
President

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



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 area 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 WLSF 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

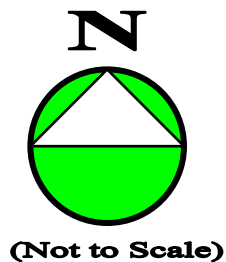
Salvador Navarrete, City Attorney



**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 (PM2.5) 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 PM2.5 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,



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



PLANNING COMMISSION
STAFF REPORT

DATE: June 19, 2024

APPLICATION NO: River Islands Woodlands East Architectural Design Guidelines and Development Standards (DG/DS) Neighborhood Development Plan No. NDP-23-25

LOCATION: Woodlands East District (Phase 2 of River Islands at Lathrop)

REQUEST: Planning Commission to Consider Adoption of a Resolution Approving the Woodlands East Architectural Design Guidelines and Development Standards (DG/DS) for River Islands at Lathrop (Phase 2)

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

PROPERTY OWNER: Califia, LLC
73 W. Stewart Road
Lathrop, CA 95330

CEQA STATUS: The Proposed Project Falls within the Scope of the Previously Certified Subsequent Environmental Impact Report (SEIR) (SCH No. 1993112027) for the River Islands at Lathrop Phase 2 Project.

SUMMARY:

The applicant is requesting approval of the Architectural Design Guidelines and Development Standards (DG/DS) for the Woodlands East District of River Islands Phase 2. In compliance with the West Lathrop Specific Plan (WLSP) for Phase 2, River Island Development, LLC (RID) has prepared the DG/DS for Planning Commission review and approval.

Staff recommends the Planning Commission adopt Resolution No. 24-12 approving the DG/DS for the Woodlands East District of River Islands at Lathrop.

SITE DESCRIPTION

The Woodlands East District is located within Phase 2 of the River Islands development, specifically within the boundaries of Vesting Tentative Map (VTM) 6716. The District consists of ten (10) villages with five (5) different lot sizes consisting of low density residential, clustered single-family residential, and condominiums. The District also includes two (2) neighborhood parks, two (2) K-8 schools, multiple pockets parks, and open space. The location and boundary of Woodlands East District is illustrated in Attachment 2.

BACKGROUND

In 2021, the River Islands project received approval for various major entitlements for Phase 2. The approval included a Subsequent Environmental Impact Report, Phase 2 WLSP, Phase 2 Urban Design Concept, and the Phase 2 Vesting Tentative Map Tract 6716, which provides for the development of 10,726 residential units (single and multifamily), commercial development, mixed use development, transit oriented development, and associated public amenities including parks, schools, roadways, open space, and public rights-of-way, and the Phase 2 Preliminary Development Plan.

The West Lathrop Specific Plan for Phase 2 requires the preparation of a Neighborhood Development Plan (NDP) and Architectural Design Guidelines and Development Standards (DG/DS) for areas of new development within River Islands. The NDP provides requirements for the use, development, improvement and maintenance of master developer-constructed portions of the River Islands project.

Alternatively, the purpose of the DG/DS is to establish design guidelines and standards for residential development and associated site improvements to be constructed by the residential builders. This includes overall residential design principles, guidelines for orientation, siting and architecture of new residences, and more specific guidelines for building form, roof style, wall and window details, outdoor spaces and colors.

The NDP for the Woodlands East District was approved by Planning Commission on March 29, 2023 via PC Resolution No. 23-3.

The DG/DS for the Woodlands East District was presented to the Stewart Tract Design Review Committee (STDRC) on May 16, 2024. The STDRC voted unanimously to recommend the DG/DS for Planning Commission approval, attached to this Staff Report as Attachment 3.

ANALYSIS

The proposed DG/DS for Woodlands East District establishes design guidelines and development standards for residential development and associated improvements to be constructed by residential builders within the Low Density, Medium Density, Single-Family Clustered, and Condominium Residential areas.

This includes overall design principles, guidelines for orientation, siting, and architecture of new residences, and more specific design guidelines for building form, roof style, wall and window details, outdoor spaces, and colors for nine (9) architectural styles. These styles include:

- American Traditional
- European Cottage
- Savannah
- California Ranch
- Craftsman
- California Modern
- Modern Farmhouse
- Spanish Eclectic
- Modern Prairie

Similar to the previous districts, the Woodlands East District DG/DS describes specific development standards (i.e. lot size, yard requirements, building height, parking requirements) for each of the residential lot sizes. The DG/DS also specifies residential facades and side yards that will require “enhanced architectural elevations.” In addition, the DG/DS provides landscaping guidelines and standards for streetscapes, front yard areas, and rear yards on lake slopes of waterfront lots and walls and fences to be developed by the residential builders.

Additionally, the Woodlands East DG/DS includes specific design criteria for the development of Single-Family Clustered and Condominiums, including but not limited to siting, amenities, off-street parking, landscaping, etc.

The DG/DS will serve as a resource document for the STDRC, Planning Commission, City Council (as applicable) and City staff in their review of subsequent approvals. The Planning Commission is the final approval authority for the DG/DS. The Woodlands East DG/DS is attached to this Staff Report as Attachment 4.

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 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. 24-12, approving the Woodlands East District Architectural Design Guidelines and Development Standards (DG/DS) for the River Islands at Lathrop (Phase 2).

Approvals:



Trent DaDalt, Associate Planner

5/29/2024
Date



James Michaels, Senior Planner

5/29/2024
Date



Rick Cagniat, Community Development Director

5/29/24
Date



Salvador Navarrete, City Attorney

5-29-2024
Date

Attachments:

1. PC Resolution No. 24-12 for Woodlands East District DG/DS
2. Vicinity Map
3. STDRC DG/DS Recommendation Letter dated May 16, 2024
4. Woodlands East District DG/DS

**CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 24-12**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LATHROP
APPROVING THE WOODLANDS EAST DISTRICT ARCHITECTURAL DESIGN
GUIDELINES AND DEVELOPMENT STANDARDS (DG/DS) (NDP-23-25)**

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

WHEREAS, the request is to approve the Architectural Design Guidelines and Development Standards (DG/DS) for the Woodlands East District of River Islands at Lathrop (Phase 2); and

WHEREAS, The Neighborhood Design Plan (NDP) for the Woodlands East District was approved by Planning Commission on March 29, 2023 via PC Resolution No. 23-3; and

WHEREAS, the City of Lathrop has adopted the West Lathrop Specific Plan (WLSP) for Phase 2, which governs land use and development for the West Village District; and

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

WHEREAS, the Phase 2 WLSP requires that 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, on May 16, 2024, the STDRC voted unanimously to recommend the DG/DS for Planning Commission approval; and

WHEREAS, the 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 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 project is required to conform to these mitigation measures; and

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

THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Lathrop does hereby make the finding that the proposed project will comply with the requirements of the Zoning Ordinance and design standards of the Lathrop Municipal Code upon development, as conditioned and is consistent with the following land use goals and policies of the City of Lathrop General Plan:

- **LU-1.4:** *“Continue to support the development of a variety of housing types and densities that meet the needs of individuals and families, and offers residents of all income levels, age groups and special needs sufficient housing opportunities and choices. (Additional policies specifically related to Housing are included in the General Plan’s Housing Element)”*
- **LU-1.7:** *“Ensure consistency between the Land Use Map and implementing plans, ordinances, and regulations.”*
- **LU-1.9:** *“Promote equitable land use patterns to ensure that all residents in neighborhoods have access to community amenities and transportation choices, and have safe places to walk and bike.”*

FURTHER, BE IT 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 Architectural Design Guidelines and Development Standards for the Woodlands East District of River Islands at Lathrop (Phase 2) as shown in Attachment 4 of the Staff Report that accompanied this resolution.

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

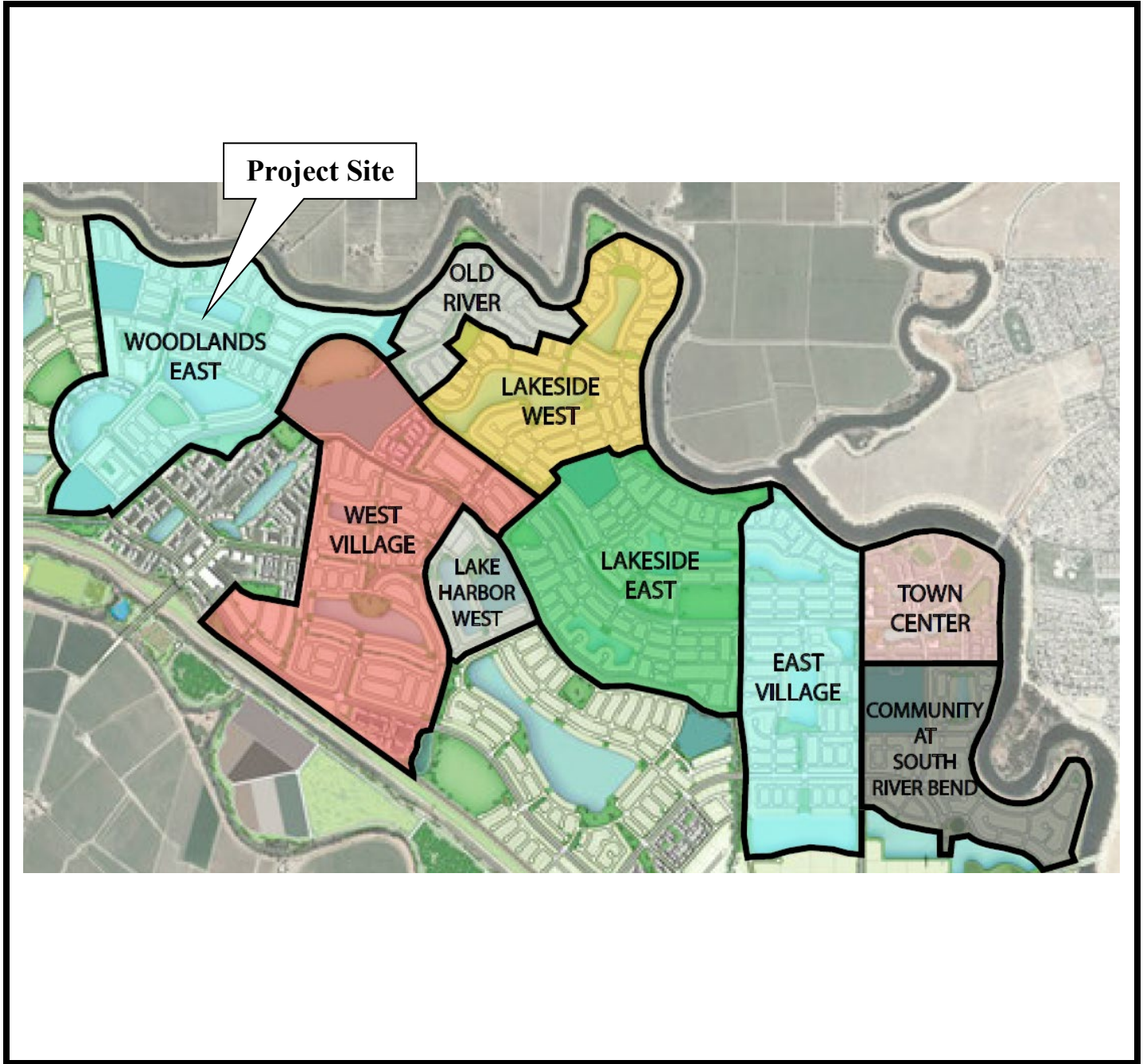
ATTEST:

APPROVED AS TO FORM:

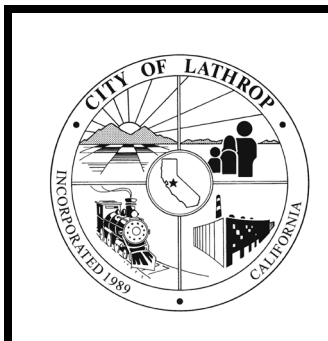
Rick Caguiat, Secretary



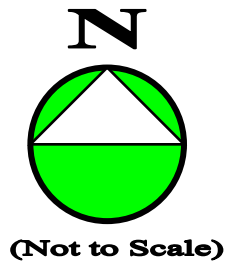
Salvador Navarrete, City Attorney



**PLANNING DIVISION
Vicinity Map**



**NDP-23-25
Architectural Design Guidelines and
Development Standards (DG/DS)
Woodlands East District
River Islands Phase 2**



RIVER
ISLANDS

VIA EMAIL

May 16, 2024

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

Email: rcaguiat@ci.lathrop.ca.us

Subject: STDRC Recommendations for Woodlands East Architectural Guidelines and Design Standards

Dear Rick:

The STDRC has reviewed the final City draft (Planning Commission proposed) version of the Woodlands East District Architectural Guidelines and Development Standards (AG/DS) and has voted unanimously to recommend approval to the Planning Commission at its June 19, 2024 regular meeting.

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

Sincerely,



Susan Dell'Osso
President

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



RIVER
ISLANDS

WOODLANDS EAST DISTRICT

MAY 10, 2024

ARCHITECTURAL
DESIGN GUIDELINES

&

DEVELOPMENT
STANDARDS

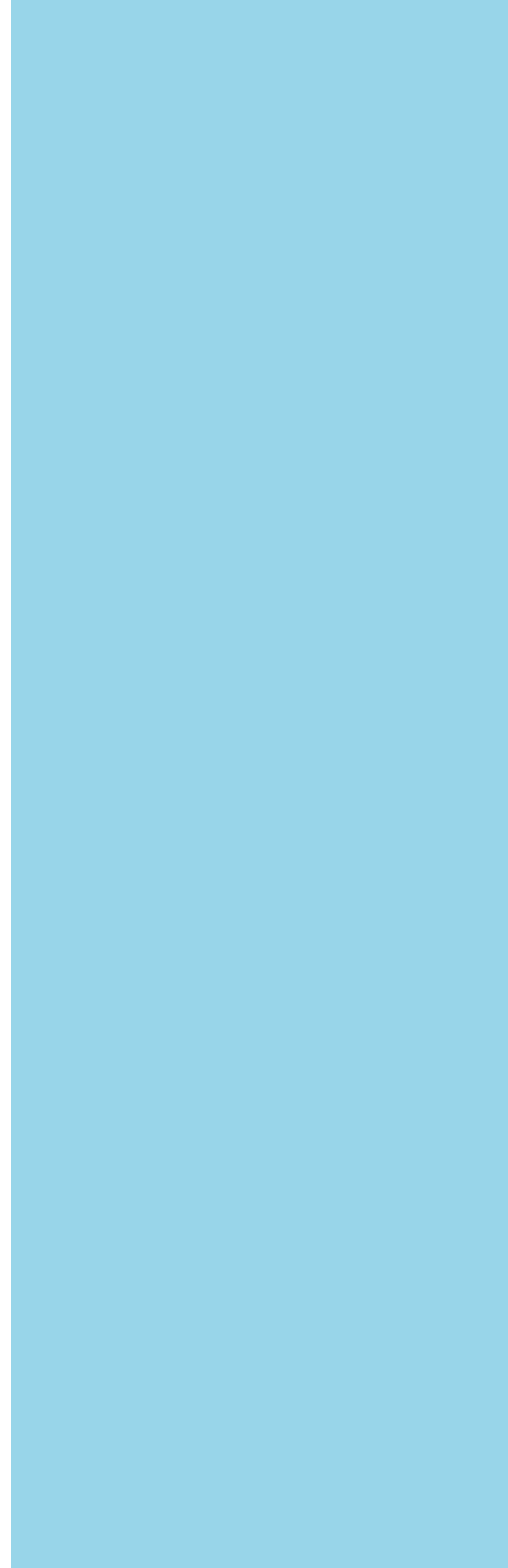


Imagery depicted on this document is used only for purposes of conveying architectural and/or planning concepts and may or may not represent the work of Dahlin Group Architecture/Planning or O'Dell Engineering

RIVER ISLANDS



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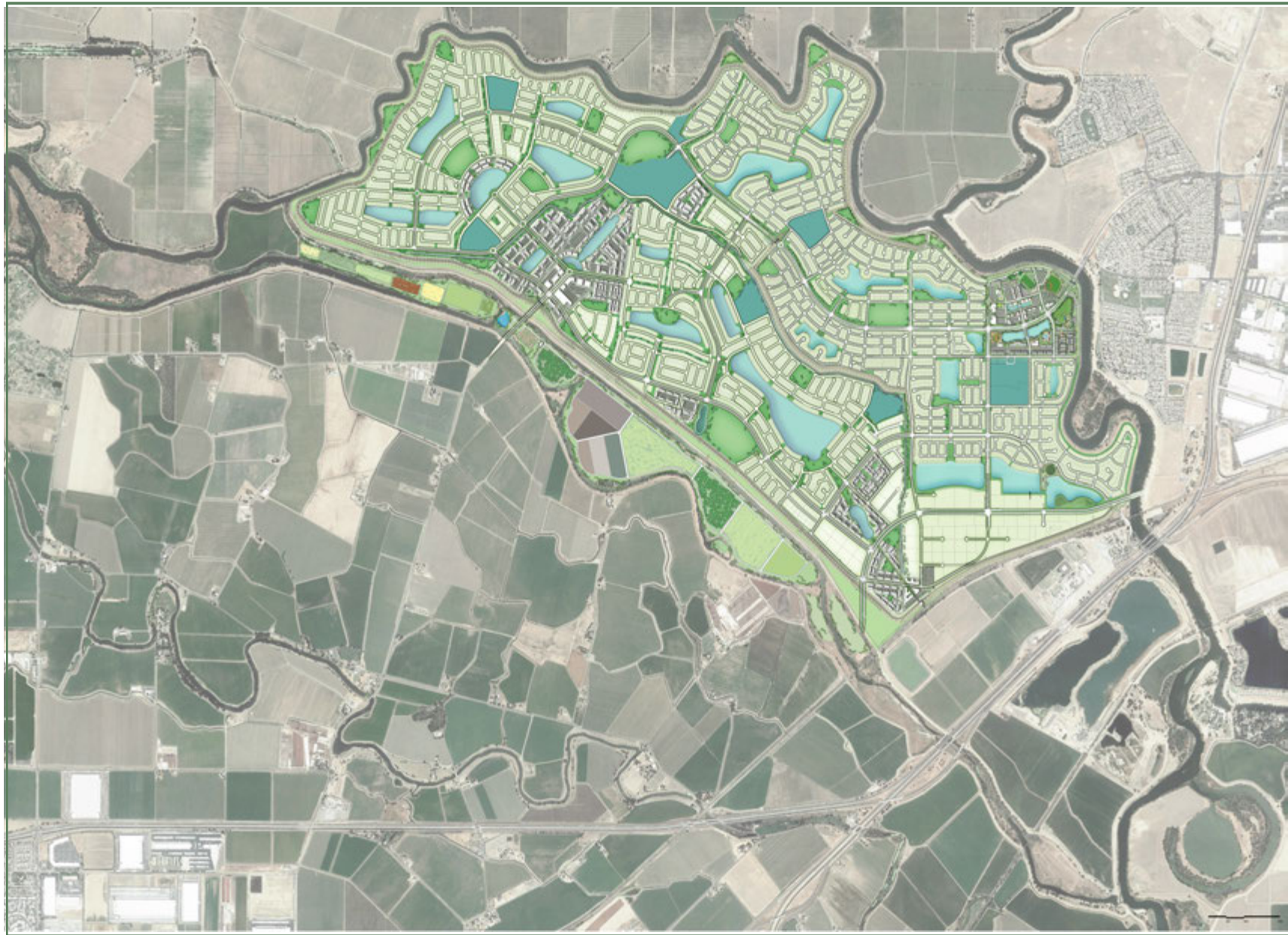


Figure 1.0 River Islands Overall Illustrative Map

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1.1 Introduction

River Islands has been designed as the premier master planned community in Northern California. Its island location, on the San Joaquin River in Lathrop, provides a backdrop of nearly 5,000 acres for a mixed use community of 15,010 homes, nearly 4 million square feet of commercial space and ten schools. Such community recreational amenities as lakes, walking trails, parks and a boathouse are all part of the vision for River Islands.

The Woodlands East District will contain 1,539 total units, that are located in low, medium and high density residential areas.

Figure 1.1 shows the location of River Islands, and its relationship to the major highways and surrounding cities.



Figure 1.1 Location Map

1.1.1 Purpose & Intent

The Design Guidelines and Development Standards of River Islands (AG/DS) complement the River Islands Urban Design Concept (UDC) adopted by the Lathrop City Council. The Phase 2 UDC contains the conceptual framework for the design of the River Islands project consistent with the performance standards of the West Lathrop Specific Plan (WLSP). These AG/DS are specific to the Woodlands East District as allowed under the WLSP. The intent of the AG/DS is to provide the specific standards and guidelines necessary for the Stewart Tract Design Review Committee Committee (STDRC) and the City of Lathrop Community Development Department to review and evaluate proposed new homes for residential villages in the Woodlands East District of Phase 2 of River Islands. Along with the UDC, this handbook is intended to provide home builders and their architects and planners the documents to fully analyze and guide any given development project.

1.1.2 Relationship to West Lathrop Specific Plan

The West Lathrop Specific Plan (WLSP) provides the authority under which the River Islands DG/DS has been prepared. As described in the WLSP, each Specific Plan sub area is required to have a written document that provides guidelines for development. This set of AG/DS applies only to the River Islands portion of the Specific Plan area known as Woodlands East District. Other areas of Lake Harbor will be covered by subsequent document(s).

1.1.3 Language and Organization of Document

These AG/DS are divided into three major sections: Architecture; Landscape and Project Implementation. Architecture and Landscape are each further divided into Design Guidelines and Development Standards. Together, these will assure that neighborhood home builders and individual homeowners have the guidance to carry out the vision for River Islands.

The Design Guidelines describe the overall design quality that River Islands envisions. Complementary sketches, imagery, diagrams, and other graphic materials further illustrate the AG/DS design intent. The words “should”; “may” and “can” indicates that the guideline is highly recommended and suggests possible design solutions that are acceptable and encouraged, but not required.

The Development Standards section addresses the particular design criteria, conditions and standards that shall be met when designing homes and landscape. The River Islands AG/DS uses careful language to assist the STDRC in reviewing design proposals. The words, “shall”, “will”, and “must” are to be implemented requirements. All development standards intended to supplement the WLSP’s and City of Lathrop’s zoning requirements use this language.

The Project Implementation Section will guide home builders and home owners through the approval and permit process.

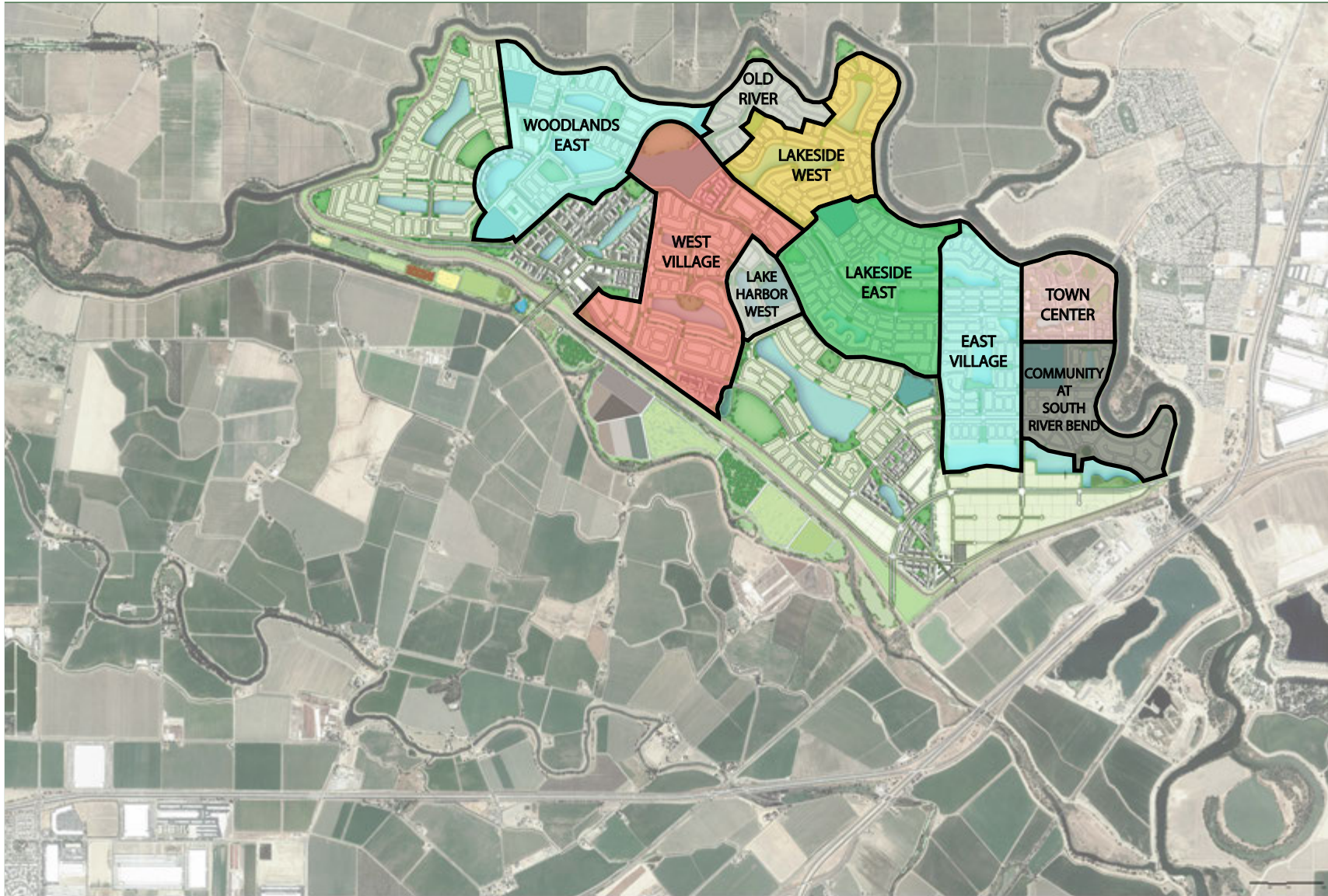


Figure 1.2 Current River Islands Districts

1

1.2 Architecture Design Principles

The character and quality of River Islands' architecture is an important factor in creating the overall identity of the community. Although it is likely that there will ultimately be a variety of architectural styles in the community, the following design principles are intended to provide the guidance that will assure unity and consistency in architectural design.

1.2.1 Regional Precedents

The region of San Joaquin and Sacramento River Deltas is rich in precedents that can serve as the basis for the architecture of River Islands. These include not only the historical architectural tradition, but the climate, natural environment, and cultural history. There are 4 distinct influences identified for this area, that provide us with the architectural styles that will be considered for the River Islands community.

River Edge

The use of the river system for commerce has been largely replaced by recreational use. Still, remnants of the river's use as the primary conduit for goods and materials, as well as the agricultural products of the region, remain. The simple, economical forms and materials of river edge industrial buildings, and their docks and quays provide a meaningful source for the architecture of the Town Center.

Similarly, the tradition of placing large homes on high ground near the river edge, with their small docks and boat houses provides inspiration for the design of residential buildings along the river.

River Delta

Because of the abundant water, flat slopes and easily worked soils, river deltas have always been desirable for agriculture. The tradition of farmsteads in the Delta, with their simple farmhouses and outbuildings, can be a particularly rich source for residential building design.



Mediterranean Climate

The climate of the delta is Mediterranean: cool, moist winters are followed by warm, dry summers. The prevailing westerly winds bring in cool air from the Pacific, making evenings pleasant, even in the summer. Often homes in this area were built with large roof overhangs and porches to limit the heat gain in the house, or with carefully placed large trees and shade structures.

Delta History & Climate

Originally part of the Rancho Pescadero, River Islands has a direct historical connection to the Spanish and Mexican Land Grant system that characterized California in the eighteenth and early nineteenth century. The discovery of gold north and east of River Islands, and the subsequent boom are also part of the region's architectural influences. The simple, slapdash architecture of boom towns, and the subsequent opulence of the Victorian Era are a part of the architectural history of the region. The traditions of agriculture and river-based industry are the most prevalent historical influences, however, and provide perhaps the most fitting stimulus for architectural design at River Islands.

1.2.2 Three Architectural Districts

River Islands is divided into three architectural districts based primarily on the dominant use within the district: Residential, Town Center and Employment Center. The requirements for the architecture of each district vary, as described in the following paragraphs.

Residential District

The architecture of the residential districts of the River Islands community will contain a wide variety of architectural styles and influences. The styles will be based on historical precedents from the region, such as those found in farmsteads, the river edge, or in the older residential neighborhoods of valley and delta cities. Modern adaptations of these styles may be proposed, though the intent is to create an appearance and feeling of old tradition architecture. The mixing of styles within individual neighborhoods will be limited so that visual unity can be achieved, and strange juxtapositions avoided.

Employment Center District

As the primary uses of this district are office, retail and commercial, the architectural styles will be the most contemporary of any of the three districts. Office and commercial buildings will generally be simple, modern, rectilinear forms with flat roofs. Masonry, concrete tilt-up and other economical building types will predominate. Buildings with historical references will likely be limited to retail centers or restaurants. Architectural design guidelines & development standards for Town Center and Employment Center Districts will be developed and adapted to supplement the UDC at the appropriate time prior to the official launch of these two districts.

Town Center District

The architecture of the Town Center will vary according to land use and location. Next to the river, particularly in the retail and commercial areas, the architecture should be based on historical commercial and industrial building types that might have been found in other river front towns. Ideally, this area should appear as if it developed over time, with the participation of numerous designers. Unity will be achieved primarily by uniformity of use and development standards, such as building mass and setbacks.

Residential areas of the Town Center may follow the guidelines for the residential district described previously, or may show the influence of riverfront industrial buildings, or Victorian estates. Individual development proposals will be judged by the Stewart Tract Design Review Committee on the effectiveness with which they create an architectural richness in the Town Center that mimics real riverfront towns.

Civic buildings, such as schools and city offices, can be special architectural features of the Town Center. They may be traditional or modern in architectural treatment.

1.2.3 Energy Efficiency

All buildings within River Islands should be designed to conserve energy. Among the methods that should be considered are:

- ^ Passive solar design: thermal masses to absorb winter sun energy, roof overhangs, and carefully placed deciduous trees to provide summer shade;
- ^ Active solar design: solar collectors to heat water, or photo voltaic cells to generate electricity;
- ^ Energy efficient mechanical equipment for heating and cooling, such as heat pumps;
- ^ Extra thermal insulation in roofs and walls to control heat gain and loss;
- ^ Operable windows in commercial buildings; to reduce dependence on mechanical ventilation;
- ^ Home integrated systems: wireless PC based systems that allow homeowners to program appliances to restrict usage during peak energy periods;
- ^ Load shifting technologies: thermal energy storage for residential and commercial use that moves the operation of air conditioning compressors from on-peak operation to off-peak hours;
- ^ Thermal rated glazing, including reflective coatings to reduce heat load in the summer;
- ^ Utilization of Energy Star rated appliances.

RIVER ISLANDS



CHAPTER 2

ARCHITECTURE

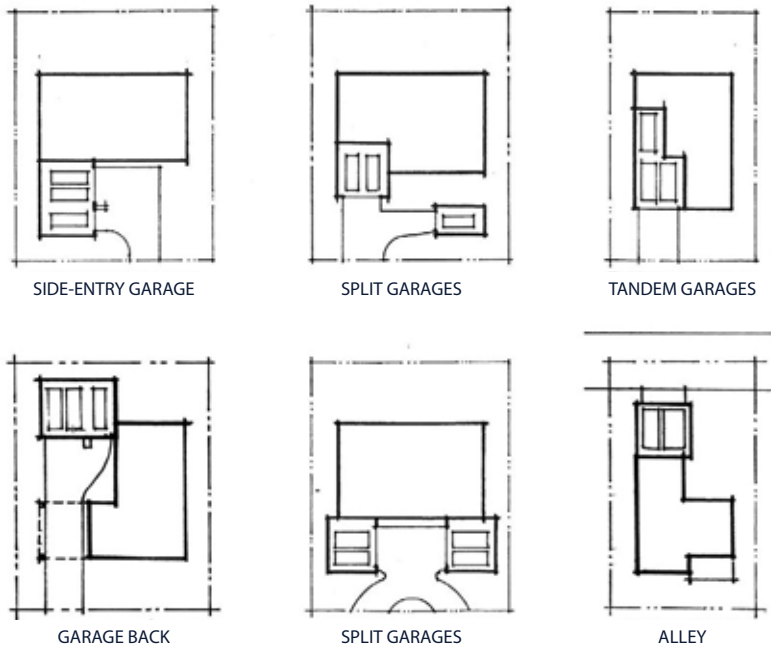
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2.1 Design Guidelines

2.1.1 Architectural Character

Future residential village neighborhoods in River Islands will present diverse and varied streetscapes with interesting mix of architectural styles and motifs. Individual Village Districts should be designed and developed into themed residential neighborhoods with a coordinated mix of plans and elevation styles within any specific housing product line. The primary theme of each residential neighborhood will aim to create authentic Central Valley-inspired community with well crafted architectural mix and site-specific landscape features.

The key to a visually cohesive residential neighborhood can be achieved by modern interpretation of heritage architectural styles surveyed and collected throughout the region with keen attention to details and craftsmanship.



Encouraged garage layouts

2.1.2 Streetscape

Minimizing the visual impact of garage doors on the front elevations is strongly encouraged. Merchant builders are encouraged to mix their product to provide a variety of garage placements relative to floor plan and site plan. By providing a mix of side facing or angled garage doors, garage doors set back further than living areas and garage doors that tie into courtyard entry portals, as well as by setting street facing garage doors back a minimum 18" into structures, this impact can be minimized. To encourage streetscape variety, side-facing garages may in some cases reduce front yard setbacks so as not to prohibit buildable square footage. Tandem (two deep) garages are encouraged so as to cut down on the number and width of garage doors facing the street. Front facing garage doors are encouraged to be single width and builders must strive to reduce driveway paving, including the use of 18' long driveways when allowed by the standards for certain lot sizes.

Garages that are not tandem or split, shall be a minimum size of 20'x20' (at least 20' deep) and are encouraged to be deeper to accommodate longer vehicles. All garages shall allow for the parking of at least two cars.

Mailboxes shall be ganged together and not on individual lots. Cluster box units similar to Florence "vogue" series should be used, location to be determined.

2.1.3 Building Elements

Building Form

The massing, articulation and proportion of homes within River Islands should be designed to reflect the interior uses and the specific architectural style. Attention to massing, articulation and proportion are not limited to the primary street elevation. Equal care should be given to any elevation that sides or backs onto an alley or street when that elevation is visible from the street or in public view. Particular attention should be given to ensuring that appropriate window openings are incorporated in these instances.

The design should focus on breaking the main façade of the home into three to four distinct elements: entry, main building mass, a single story element and the roof. The following guidelines will encourage greater massing variety:

Massing:

- ^ The upper level of a two or three-story home should step back min. 24" to reduce the scale of the front building façade facing the street, unless appropriate to a historical style. This can be achieved with a roofed porch provided all other criteria are met.
- ^ Two-story houses should have a single story element, e.g. porch, bay window or building projection closest to the front of the house and/or next to the street.
- ^ Varying front setbacks, addition of a defined entry courtyard and a covered porch will be encouraged to create architectural interest and diversity along residential street front.
- ^ Alleys are encouraged to promote pedestrian friendly streetscapes.



Roof Form and Slope

Roof form and slope are important design elements in creating a well-conceived streetscape.

- Roof treatments should be consistent with the architectural style of residential unit.
- A mix of single story, two story elements, and undulating planes, wall and garage plans. No two story flat walls more than two houses in a row.
- Variety of roof design and treatment is encouraged to provide visual diversity through the village neighborhoods by extensive use of gable, cross-gable, hip or a combination of these roof forms.
- When visible from a public space or street, repetitious gable ends framed side to side on rear elevations are not permitted along perimeter edges of residential neighborhoods.
- Vertical and horizontal roof articulations are strongly encouraged.

Roof Materials

Developments of residential neighborhoods within River Islands should have varying roof materials, such as concrete shake, Spanish tile or “architectural” grade composition shingles. Metal roofings are encouraged when appropriate to an architectural style.



2.1.4 Building Materials and Colors

Building materials and color are important elements to maintain the visual quality of homes within the neighborhoods of River Islands at Lathrop. The use of traditional materials and colors should dominate throughout the residential neighborhoods.

- ^ Selection and application of architectural materials and details should relate well and be expressive of the architectural style of the residence.
- ^ Exterior materials and architectural details should be designed to appear as an integral part of the design.
- ^ Acceptable primary exterior building materials including brick, masonry, stucco, stone and wood, (or a high quality wood composite material, such as Hardie siding or similar.)
- ^ Secondary or accent materials should include real or cultured masonry materials (such as stone, brick and decorative block or tile), horizontal siding, and composite wood shingles, or composite shingles.
- ^ Material changes at the outside corners of structures provide the visual impression of thinness and artificiality. Materials should fully wrap around outside building corners to the next substantial change in wall planes or direction, i.e. at an inside corner, or fence line.
- ^ The color palette should be selected with the design intent of avoiding monotony while providing balanced variety of color schemes that further enhancing visual diversity. A minimum of 2 (3 preferred) color schemes per elevation style is required.
- ^ Homes shall have a minimum of 3 colors per elevation, for field (body), accent and trim locations. If 2 different siding materials are used, 2 different but complementary colors are highly encouraged. (Stone or masonry not included).
- ^ The same color schemes shall not be plotted next to each other.



2.1.5 Architectural Styles

For concept and inspiration, architectural tradition across many notable and well established residential neighborhoods in proximity to the City of Lathrop were surveyed and compiled to generate 9 representative heritage architectural styles recommended for the River Islands neighborhoods. These heritage architectural styles have proven to possess market appeal, and community acceptance when they are successfully executed and delivered by contemporary merchant home builders. Additionally, modern influenced styles have been added based on current buyers tastes. The architectural styles are categorized into three architectural groups. Each group represents a major residential stylistic development trend introduced in the Central Valley over the past decades. Builders may propose additional styles which can be added by administrative action.

Continental Influence

- American Traditional
- European Cottage
- Savannah



Western Regional Influence

- California Ranch
- Craftsman



Modern Influence

- California Modern
- Modern Farmhouse
- Spanish Eclectic
- Modern Prairie



More detailed descriptions of the nine representative building styles are presented on the following pages and are intended to guide the builders and developers in creating a quality and finesse to the homes in the Woodlands East District.



- 1) Window shutters
- 2) Centered front gable (pediment)
- 3) Entry porch
- 4) Elliptical fanlight over paneled door
- 5) Multi-paned windows with double hung sashes



American Traditional

The American Traditional, also known as Colonial Revival, is a nationalistic style. When “manifest destiny” was at its peak in the early 1890s, Americans began to value their own heritage and architecture. Colonial Revival sought to follow the style of the period around the Revolutionary War. Distinctive in this style are multiple columned porches and doors with fanlights and sidelights. The trend arrived in California soon after the turn of century in reaction to the excessive usage of the Queen Anne style at the time.

Exterior Features

American Traditional style features porticos, slender columns, restrained capitals and classical Greek moldings, and narrow clapboard siding is used to cover the exterior and trimmed with strong accent colored shutters.

American Traditional - (Detached Homes)

American Traditional design details

Elements	Minimum	Enhanced
Form	-Symmetrical one- and two-story stacked massing -Simple plan form massing and simple roof design	
Roof	-Front to back dominant gable roof with one intersecting gable roof -Moderate pitched roof slope (5:12-9:12 slope) -Wide projecting eaves with exposed rafter tails, and decorative beams or braces added under the gables -Flat tile -Composition shingles of high quality	-Gambrel roof form
Walls	-Blend of stucco and siding at exterior finish -Used brick -Stucco sand, light lace, or medium dash finish	-Narrow clapboard, board/batten, wood shingles or siding as primary building material -Brick veneer wainscot -Decorative shingles -Stone or brick accent materials
Windows	-Symmetrical placement of windows on front elevation -Vertical, wood cased, multi-paned -Standardized, single hung windows	-Bay window as principal window on front elevation
Details	-Colonial detailing -Porticos with colonial detailing -Decorative attic vents -Door trim surround is simple and elegant	-Cornice gable-end trim -Doors with fan lights and side lights -Louver, plank, or panel shutters -Restrained moldings
Colors	-Off-white to light colors with contrasting trim and accent colors	
Outdoor Space	-Porch, 4'-6' minimum depth -Substantial portion of front elevation	

Decorative gable vent & gable enhancement



Lap siding

Square columns

Entry porch

Shutters
Multi grid single housing windows

Lap siding



Shingle siding



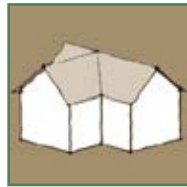
Entry Porch Square columns Pickets

American Traditional/Design Element Kit of Parts

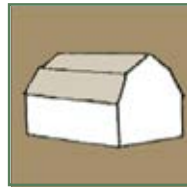
Roof types



Side



Cross



Gambrel

Posts, columns, and piers



Wood post with bracket



Wood post with corbel



Double wood posts



Round columns



Square column

Chimneys



Stucco



Stucco



Brick



Lap siding

Door shapes



Rectilinear



Flat arch

Door styles



Panel door



Panel door with glass



Single with divided lite

Window shapes



Rectangular



Round



Square

Window style



Single hung with mullions



Slider with mullions



Picture



Bay window

American Traditional/Design Element Kit of Parts

Window sills



Trim surround



Header and sill



Sill with corbels

Shutter designs



Louver



Panel



Plank

Eaves and fascia



Square rafter tails



Chamfered rafter tails



Corbel to fascia



Bracket to fascia



Cornice



Return at rake

Garage door styles



Framed panel



Framed panel w/ door lights

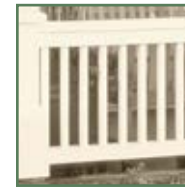


Carriage Door

Railing



Decorative



Straight picket



Turned picket

Detail elements



Ornamental light fixture



Louvered vent



Decorative gable detailing



Gamble dormer



Classical entry features



- 1) Dominant front facade with multiple, steeply pitched front gables
- 2) Massive chimneys crowned by decorative chimney pots
- 3) Multi-paned ribbon window
- 4) Recessed entry alcove



European Cottage

The European Cottage is a style that evolved out of Medieval Tudor and Norman architecture. The combination of these two architectural influences eventually translated into the popular English and French “Cottage” style homes that received further acceptance with the addition of stone and brick veneer details developed in the 1920s.

Exterior Features

This evolving architectural style is characterized by its steep roofs, that are usually side-gabled, and facades that are dominated by cross gables. The primary material is stucco with heavy use of stone and brick at bases, as are rounded doorways, multi-paned casement windows, large and elaborate chimney feature. Some of the most recognizable features for this style are the accent details in gable ends, sculptured swooping walls at the front elevation and tower or alcove element at the entry.

European Cottage - (Detached Homes)

Elements	Minimum	Enhanced
Form	-Asymmetrical one- and two-stories -Rectangular plan form mass	-Varied plan shapes -Tower at entry
Roof	-Side-gabled, rarely hipped or front-gabled -Façade dominated by one or more cross gables -Steeply pitched roof -Gable roof overhang, 9"-24" eave -Architectural quality wood/ asphalt shingles, or smooth flat concrete tiles	-Sculptured swooping roofs -Steeply pitched roof: 8:12 to 12:12 and steeper
Walls	-Primary Walls: Stucco – sand, light lace, or medium dash finish	-Stucco – smooth finish -Use of stone & brick -Horizontal siding accents -Wood claddings on principal gables or upper stories
Windows	-Tall, narrow windows, usually in multiple groups and with multi-pane glazing -Typically casements of wood or metal or double hung sash windows	-Bay window as principal window on front elevation -Stone mullions to divide casements and transoms -Grouped in strings of three or more -Stone mullions to divide casements and transoms
Details	-Louver and panel shutters -Simple round-arched doorways with board-and batten doors -Small boxed eaves -Accent details at gable ends	-Elaborate chimney feature -Entry accents with real or faux stone -Decorative details -Partial porches with wood columns and railings
Colors	-Off-white and light tones with contrasting color accents/trim	
Outdoor Space	-Porches or enclosed front yards -5' minimum depth	

European Cottage design details



Louvered vent

Entry accents with real or faux stone

Panel shutter design

Off-white and light tones with contrasting color accents/trim

Decorative gable-end detailing

Decorative wooden balcony



European Cottage/Design Element Kit of Parts

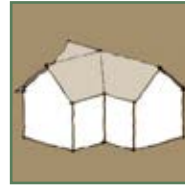
Roof types



Front



Side



Cross

Posts, columns, and piers



Wood post with bracket

Chimneys



Stucco



Brick



Stone

Door shapes



Rectilinear



Full arch



Flattened Arch

Door styles



Panel door



Panel door with glass



Single with divided light



Plank door



Plank door with glass

Window shapes



Rectangular



Square



Rectangular horizontally proportioned

Window styles



Single hung with mullions



Slider with mullions



Picture



Bay window



Multi-sash

European Cottage/Design Element Kit of Parts

Window sills



Trim surround



Sculptured stucco



Potsheff with corbels

Shutter designs



Louver



Panel



Plank

Eaves and fascia



Square eaves



Cornice

Garage door styles



Framed panel



Framed panel w/ door lights



Plank w/ door lights

Railing



Decorative



Straight picket



Turned picket

Detail elements



Ornamental light fixture



Brick surrounds



Louvered vent



Wood pot shelf



Decorative gable-end detailing



Entry tower



Decorative wooden balcony



- 1) Dominant decorated brick chimney
- 2) Wide hipped roof extends over porch
- 3) Wide wrap-around porch (galleries)
- 4) Wooden square column



Savannah

The Savannah, also known as Rural French Colonial, Tidewater or Plantation, typically refers to the two-story square-shaped home plan, which originated near Southern waterways. It is designed with a central entrance that leads to the traditional hall-and-parlor floor plan. Tidewater house plans, with their distinctive abundant windows and doors and large shade porches (galleries), were built for the Southern marshy climates.

Exterior Features

The Savannah style features symmetrical massing with dual-pitched hipped roofs and always lack interior hallways. Openings are placed solely for the convenience of the interior often with the rear range of rooms consisting of an open loggia with a small room at each end known as a cabinet.

Savannah - (Detached Homes)

Elements	Minimum	Enhanced
Form	-Asymmetrical one- and two-story massing -Strong horizontal emphasis	
Roof	-Side-gabled or hip roofs -Modest to high pitched roof -Shallow or moderate eave overhangs (3" - 18")	-Dual-pitched hipped roof -Concrete shake roof tiles -Metal roofs -Flat composite roofs
Walls	-Clapboard, wood shingles or siding	Accent material -Brick
Windows	-Multi-paned windows -Double-hung casement, sliding and picture windows	-Bands of vertically-proportioned windows tied together with continuous head and or sill trim
Details	-Front porch supported by square hood columns -Full porches and second story balconies -Shallow-molded, unadorned cornice on front facade -Single posts should be a minimum 6x6 dimension	-Dormers -Featured cornice with decorative moldings -Paired columns -Triple grouped columns at corners of porches
Colors	Light to medium earth tone colors with contrasting trim and accent colors	
Outdoor Space	-Wide porch/balcony, 5' minimum depth	

Savannah design details



Brick chimney

Square windows

Square Column



Single hung windows with mullions

Straight picket railing

Rectilinear panel door



Wood shingles

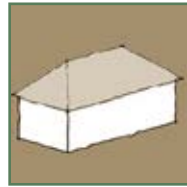
Square Column

Savannah/Design Element Kit of Parts

Roof types



Side



Hip

Posts, columns, and piers



Double wide wood posts



Double wood posts



Square Column

Chimneys



Stucco



Brick



Lap siding

Door shapes



Rectilinear

Door styles



Panel door



Panel door with glass



Single with divided light

Window shapes



Rectangular



Round



Square

Window styles



Single hung with mullions



Slider with mullions



Picture



Multi-sash

Savannah/Design Element Kit of Parts

Window sills



Trim surround



Header and sill

Shutter designs



Louver



Panel

Eaves and fascia



Square rafter tails



Chamfered rafter tails



Cornice



Cornice

Garage door styles



Framed panel



Framed panel w/ door lights

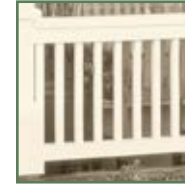


Carriage Door

Railing



Cut out panels



Straight picket



Turned picket

Detail elements



Ornamental light fixture



Louvered vent



- 1) Low pitched cross-gabled roof with wide eave overhang
- 2) Partial width porch
- 3) Enclosed entry courtyard



California Ranch

The Ranch style was originated in the mid-1930s by several creative California architects. It gained in popularity during the 1940s to become the dominant style throughout the country. The style is loosely based on early Spanish Colonial precedents of the American southwest, modified by influences borrowed from Craftsman and Prairie modernism of the early 20th Century.

Exterior Features

Asymmetrical one-story shapes with low-pitched roofs dominate. Moderate or wide eave overhangs with exposed rafters, along with built-in garage, wood or brick exterior walls, sliding and picture windows, and sliding doors leading to patios are the characteristics for the California Ranch style.

California Ranch - (Detached Homes)

California Ranch design details

Elements	Minimum	Enhanced
Form	-Asymmetrical one- and two-story massing -Strong horizontal emphasis	-Single story massing
Roof	-Front to back gable or hip with intersecting hip or gable roofs -Low to moderate pitched roof (3:12 - 5:12) -Moderate or wide eave overhangs with exposed rafters 12" - 30" -Flat concrete tile to simulate shake or split shake high quality composition shingle	-Lower pitched main roof or porch: 3:12 – 4:12 -Wide eave overhangs (18"~24") with exposed rafters -Concrete shake roof tiles
Walls	-Stucco with Clapboard, Wood Shingles or Siding -Stucco sand, light lace, or medium dash finish	-Clapboard, wood shingles, or siding as primary material -Use of stone and brick -Stone or brick accent materials
Windows	-Vertical multi-paned double hung casement windows -Multi-paned windows -Sliding and picture windows	-Bay window as principal window on front elevation -Round top accent or bay windows
Details	-The entry should be covered by porch -Front porch supported by square wood columns with trim -Full porches and balconies -Wood porches with classic square railings -Simplified cornice trim at gable ends	-Wide porch with decorative columns and trim -Entry doors will have side-lights, basic geometric patterns, and or multi paned windows with wood trim surround -Enhanced sills and louvered shutters
Colors	-Light to medium earth tone colors with contrasting trim and accent colors	
Outdoor Space	-Wide porch, 5' minimum depth	



Stone surround
Panel door with glass
Straight picket railing



Single hung windows with mullions
Wood post with bracket
Brick accent material



Low pitched roof
Bay window

California Ranch/Design Element Kit of Parts

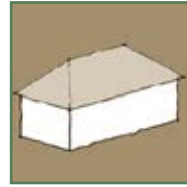
Roof types



Front



Side



Hip



Cross

Posts, columns, and piers



Wood post with bracket



Double wood posts



Wood post with corbel

Chimneys



Stucco



Stucco



Brick



Lap siding

Door shapes



Rectilinear

Door styles



Panel door



Panel door with glass



Single with divided light

Window shapes



Rectangular



Square



Rectangular horizontally proportioned

California Ranch/Design Element Kit of Parts

Window styles



Single hung with mullions



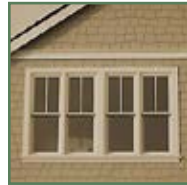
Slider with mullions



Picture



Bay window



Multi-sash

Window sills



Trim surround



Header and sill



Sill with corbels

Shutter designs



Louver



Panel



Plank

Eaves and fascia



Square rafter tails



Chamfered rafter tails



Quarter round rafter tails



Shaped rafter tails



Bracket to fascia

Garage door styles



Framed panel



Framed panel w/ door lights



Carriage Door

Railing



Cut out panels



Straight picket



Turned picket

Detail elements



Ornamental light fixture



Louvered vent



- 1) Low pitched gabled roof with wide, unenclosed eave overhang
- 2) Full width entry porch with square tapered column support
- 3) Decorative (false) triangular knee brace under gable
- 4) Exposed roof rafter tails
- 5) Battered or tapered columns



Craftsman

The Craftsman style was inspired by the English Arts and Crafts movement of the late 19th Century, and is considered native to the California architectural tradition with notable early contribution by architects such as Greene and Greene and Bernard Maybeck.

Exterior Features

The physical character is dominated by its low-pitched, gabled roof with wide, unenclosed eave overhang. In addition, the style features exposed roof rafters and decorative beams or braces commonly added under gables. Large porches with distinctive supporting columns that extend across the entire front of the house along with extensive use of natural materials (wood and stones) are all defining features of the Craftsman style.

Craftsman - (Detached Homes)

Elements	Minimum	Enhanced
Form	-Asymmetrical one- and two-story boxy forms -Low lines with simple wide projecting roofs	-Horizontal forms through boxed massing with vertical and horizontal offsets
Roof	-Low-pitched gable roofs, rarely hipped PITCH -Low pitched roof slopes (3:12 - 5:12) -Wide projecting eaves with exposed rafter tails, and decorative beams or braces added under the gables (12"-30") -Flat concrete tile -Composition shingles of high quality	-Varied porch roofs: shed or gabled -Minimum Overhang: 18" -Concrete shakes
Walls	-Blend of stucco and siding at exterior finish -Stucco sand, light lace, or medium dash finish	-Clapboard, board/batten, wood shingles or siding as primary building material -River rock stone or brick accent materials
Windows	-Simple double-hung casement windows -Large front windows, often in 3 parts -Typically, multi-paned upper sash with single pane below	-Bands of vertically-proportioned windows tied together with continuous head and or sill trim
Details	-Exposed structural elements -Prominent front porch with columns and gabled roof element -Wide projecting eaves, decorative beams, or added braces under gables -Strong header and sill with beams or braces under sill -Exposed eaves and rafter tails	-Heavy square or tapered columns resting on stone or brick piers -Arts and Crafts style lighting fixtures -"Dormers" with shed or gable roof
Colors	-Light to medium earth tone colors with contrasting trim and accent colors	
Outdoor Space	-Wide porch, 5' minimum depth	

Craftsman design details

Stucco chimney

Sill with corbels

Decorative gable
-end portal



Decorative gable
-end detailing

Single hung with
mullions



Knee brace



Panel door

Craftsman/Design Element Kit of Parts

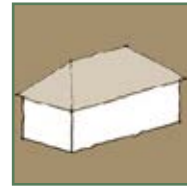
Roof types



Front



Side



Hip



Cross

Posts, columns, and piers



Wood post with bracket



Double wood posts



Battered columns



Corbel



Knee brace

Chimneys



Stucco



Stucco



Stone



Brick



Lap siding

Door shapes



Rectilinear

Door styles



Panel door



Panel door with glass



Single with divided light



Plank door



Plank door with glass

Window shapes



Square

Craftsman/Design Element Kit of Parts

Window styles



Single hung with mullions



Slider with mullions



Picture



Multi-sash



Awning

Window sills



Trim surround



Header and sill



Sill with corbels

Shutter designs



Louver



Panel



Plank

Eaves and fascia



Square rafter tails



Chamfered rafter tails



Quarter round rafter tails



Shaped Tails

Garage door styles



Framed panel



Framed panel w/ door lights



Carriage Door

Railing



Decorative



Straight picket

Detail elements



Ornamental light fixture



Decorative gable-end detailing



Decorative gable-end portal



- 1) Mix of shed, hipped or gable roofs
- 2) Mix of stucco, wood and stone siding
- 3) Horizontal lines
- 4) Clean detailing



California Modern

As the economy continues to bounce back, Contemporary styled homes continue to grow in popularity. California Modern homes take traditional styles and contemporize the shapes, massing and details, which often appeals to a younger demographic of homeowner. Simple detailing and careful selection of low maintenance materials characterize this style.

Exterior Features

Sculptural forms can include smooth surfaces, shifted volumes, and projecting cantilevers. Floor-to-ceiling windows and an array of square openings placed throughout the façade present straightforward geometry. Retractable shutter panels provide ways to both shade interiors from daylight while maintaining a cutting-edge look. A mix of roof styles can include hip, gable, and sloping shed. A mix of stucco and wood, horizontal lines with contrasting vertical towers or elements and distinct design elements such as sunshades add to the new geometry of the California Modern home.

California Modern - (Detached Homes)

Elements	Minimum	Enhanced
Form	-Asymmetrical one- and two-story boxy forms -Low lines with simple wide projecting roofs	-Horizontal character through the use of boxed massing with vertical and horizontal offsets
Roof	-Low-pitched hipped roofs, low & steep pitched gables, shed form -A mix of low and steep-pitched roof slopes (3:12 - 5:12) & (8:12 - 10:12) -Wide eaves with enclosed rafter tails, decorative beams/braces under gables (12"-30") -Flat concrete tile -Composition shingles of high quality	-Varied porch roofs: shed or gabled -Minimum Overhang: 18" -Concrete shakes -Composition shingle with shadow relief
Walls	-Stucco and siding at exterior finish -Stucco sand, light lace, or medium dash finish -Horizontal siding and panel systems	-Stucco, clapboard, board/batten, wood shingles or siding -Horizontal stone
Windows	-Double-hung casement windows -Large front windows, often divided -Square windows, minimal breakups	-Vertically-proportioned windows tied together with continuous head or sill trim -Storefront windows -Stacking window walls
Details	-Prominent front porch with columns and gabled roof element -Wide projecting eaves, decorative beams, or added braces under gables -Strong header and sill with beams or braces under sill -Enclosed eaves and rafter tails -Use of Horizontal stone columns - sometimes spanning 1 - 1/2 stories.	-Heavy square or tapered columns resting on horizontal stone -Contemporary lighting fixtures
Colors	-Light to medium earth tone colors with contrasting trim and accent colors, bold base colors, multi colored	
Outdoor Space	-Wide porch, 5' minimum depth	

California Modern design details

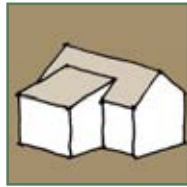


California Modern / Design Element Kit of Parts

Roof types



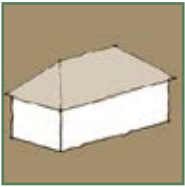
Shed



Shed



Side



Hip



Cross

Posts, columns, and piers



Round columns



Square Columns

Door styles



Panel door



Single with glass



Panel door with side lights



Panel door with glass and side lights

Eaves and fascia



Enclosed Eaves



Enclosed Eaves

California Modern / Design Element Kit of Parts

Window styles



Multi sash (Fixed or arching)



Multi paned



Picture



Plate glass



Square



Window wall with stacking doors

Exterior Lighting



Ornamental light fixture



Ornamental light fixture



Ornamental light fixture

Garage door styles



Framed panel with door lights



Framed panel w/ door lights



Framed panel w/ door lights

Railing



Tube Steel



Straight picket



Cable railing



Vertical Picket



- 1) Mix of shed, hipped or gable roofs
- 2) Mix of stucco, wood and stone siding
- 3) Vertical lines
- 4) Clean detailing



Modern Farmhouse

The Modern Farmhouse style is a contemporary interpretation of the traditional farmhouse that incorporates classic farmhouse elements such as gable end roofs, strong vertical lines, and a sense of overall symmetry and puts a contemporary spin on them for a more streamlined modern feel. Modern Farmhouse homes are simply framed and rectangular in shape, with the most recognizable characteristic being the gable roof, typically with a 12:12 pitch. The steep pitch emphasizes the height of the house, and sets the tone for strong vertical lines.

Exterior Features

Most Modern Farmhouse-styled homes are two-story buildings with symmetrical arrangement of parts, with entrance at the center and typically a strong vertical element capped with a gable roof. A short set of wide steps leads from the sidewalk to the porch at the front entrance. The two main exterior siding materials commonly found on Modern Farmhouse styles are lap, and board and batten. Shutters commonly found on the traditional farmhouse are typically replaced with horizontal working barn door style shutters.

Modern Farmhouse - (Detached Homes)

Elements	Minimum	Enhanced
Form	-Simple plan form massing and roof shape	
Roof	-6:12 to 12:12 roof pitch -Front-to-back main gable roof -12" minimum overhangs -Smooth, flat concrete tiles or high-quality composition singles -Standing seam material	-Main gable roof with one or two intersecting gable roofs -16" minimum overhangs
Walls	-Blend of siding, stone and stucco -Stucco sand, light lace, or medium dash finish	-Full-wrapped horizontal siding, board-and batten or fine-sand finish stucco
Windows	-Vertical, multi-lined windows at front elevations	-Built-up header trims at front windows
Details	-Porches with simple wood columns and wood railings. -Stucco finished or horizontal siding-wrapped chimney, if applicable -Complementary garage door patterns -Barn door style shutters -Wood columns shall be doubled (or tripled at corners) or 6" min. dimension	-Shaped-wood columns with brackets and knee braces -Wood pot shelves -Gable or hip dormers at front elevation -Doors with fan-lights and side lite windows
Colors	-Light to medium colors with contrasting trim and accent colors	
Outdoor Space	- Wide porch: Minimum 6' in depth	

Modern Farmhouse design details

Enclosed eaves

Square columns

Panel door with glass



Ornamental light fixture

Panel shutter



Single hung window

Light to medium colors with contrasting trim and accent



Modern Farmhouse / Design Element Kit of Parts

Roof types



Front



Shed



Side



Cross

Posts, columns, and piers



Round columns



Square Columns

Door styles



Panel door



Barn door



Single with glass



Panel door with side lights



Panel door with glass and side lights

Eaves and fascia



Enclosed Eaves



Enclosed Eaves

Modern Farmhouse / Design Element Kit of Parts

Window styles



Multi sash (Fixed or arching)



Multi paned



Picture



Plate glass



Square



Window wall with stacking doors

Exterior Lighting



Ornamental light fixture



Ornamental light fixture



Ornamental light fixture

Garage door styles



Framed panel with door lights



Framed panel w/ door lights



Framed panel w/ door lights



Carriage Door

Railing



Tube Steel



Straight picket



Cable railing



Vertical Picket



- 1) Arched entrance
2. Tiled roof material
- 3) Use of window shutters
- 4) Spanish vent element



Spanish Eclectic

The Spanish Eclectic style is a modern interpretation of the traditional Spanish style that incorporates classic Spanish elements such as arched walls, tile roofs, along with a mix of contemporary elements from other styles to create a more modern feel. Spanish Eclectic homes have clean lines, can be one or two story, utilizing muted earth tone color schemes.

Exterior Features

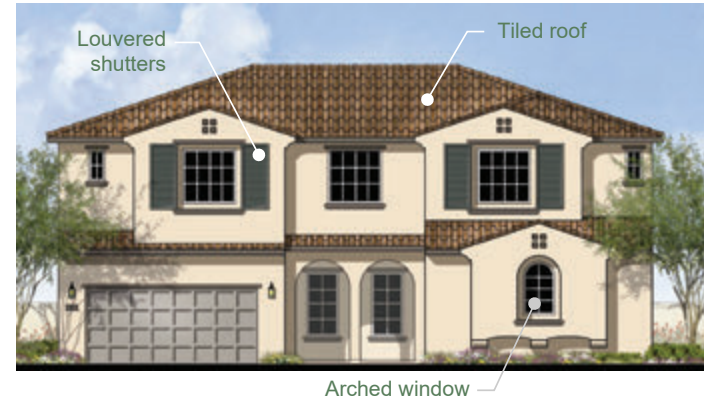
Most Spanish Eclectic-styled homes are two-story buildings with asymmetrical arrangement of parts, often with the entrance to one side of the front elevation or with the front door angled away from the rest of the front elevation wall. A mix of exterior materials can be used, including stucco, stone veneer, lap or horizontal siding, and/or board and batten. Shutters usually not found on other Spanish styles are commonly found with the Spanish Eclectic-styled homes.



Spanish Eclectic - Detached homes

Elements	Minimum	Enhanced
Form	Asymmetrical form with rustic details and flared wall accents	
Roof	-Front to back gable or hip with intersecting hip or gable roofs -Low to moderate pitched roof (3:12 - 5:12) - Moderate or zero overhang -S or villa style roof tiles	Medium 12" overhang, exposed eaves
Walls	Stucco with with foam trim, arched openings, and flared accents at gable or massing	
Windows	Slider, fixed or single hung windows	Window grids and recessed massing
Details	Enhanced window trim at projecting building massing. Flared foam trim at gable ends and at covered porches	
Colors	-Light to medium earth tone colors with contrasting trim and accent colors	
Outdoor Space	15' minimum open space	

Spanish Eclectic Design Images



Spanish Eclectic - Design Element/Kit of parts

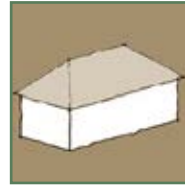
Roof types



Front



Side



Hip



Cross

Posts, columns, and piers



Wood post with bracket



Double wood posts



Wood post with corbel



Stucco columns



Brick



Lap siding

Chimneys

Door shapes and styles



Rectilinear



Panel door



Glazed panel door

Window shapes



Rectangular



Square



Arched

Garage door styles



Louvered shutter



Light fixture



Flared eave



Tile Vents



- 1) Low pitched hip roof structure
- 2) Strong stone accent material
- 3) Deep overhang at entry
- 4) Strong contrasting accent color to house body



Modern Prairie

Modern Prairie is a mid-American architectural style that features low-pitched hipped roofs with deep overhangs, low but strong horizontal lines, and bands of windows. Natural materials are emphasized in the exterior elevation.

Exterior Elements

The Modern Prairie style features nearly symmetrical massing with low-pitched hipped roofs. While stucco is the primary exterior material, strong accents with stone, masonry and wood styled siding are utilized and sometimes mixed. Glazing is typically single hung windows, but picture/fixes and sliding windows can also be utilized. Neutral tones are preferred for exterior color with use of bolder accent color for contrast.

Modern Prairie - (Detached Homes)

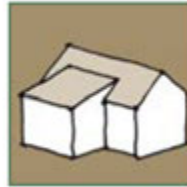
Elements	Minimum	Enhanced
Form	- Single story form with emphasis on horizontal linear massing and slender vertical columns in accent stone or brick	
Roof	- Low slope hip roof ranging from 3:12 to 4:12 with deep overhangs	- 12"-16" overhangs
Walls	- Stucco with stone wainscoting and accent material on columns	- Use of stone and siding as accent materials
Windows	-Slider, fixed or single hung windows	- Grids in selected locations
Details	- Prominent use of stone or brick columns and horizontal trim lines - Modern paneled entry doors	
Colors	- Neutral tones with bold contrasting colors	
Outdoor Space	- Porch, minimum 5' in depth	

Modern Prairie Design Element Kit of Parts

Roof types



Hip



Shed



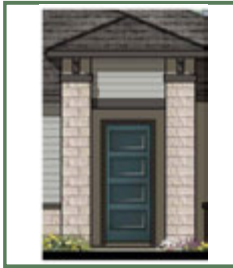
Side

Door styles



Panel door

Posts, columns, and piers



Masonry columns

Detail elements



Ornamental light fixture

Garage door style



Modern panels with side lights

Window styles



Trim surround

2.2 Development Standards

The Woodlands East District architectural standards contain specific development standards for the neighborhoods within this District, which are similar to those approved for other districts within River Islands. Future residential neighborhoods may be modified or updated or time as the project evolves.

The numerical and dimensional development standards necessary to regulate housing development of the Residential Neighborhoods within River Islands are summarized in Table 2.1 Summary of River Islands - Architectural Development Standards.

The summary is supplemented with more detailed development standards for each Architectural land use designation in illustrative lot diagrams based on various lot sizes. Yard-street relationships, lot design, setbacks and building height are covered in detail.

The Woodlands East District Development Standards augment and further define the standards and guidelines initially described in the River Islands UDC.

The City, based on recommendation of the STDRC shall have the authority to accept, review and grant any minor architectural variance on a case document so long as such variances are not in direct conflict with this document or the UDC.

Final layout may vary with recorded final maps.

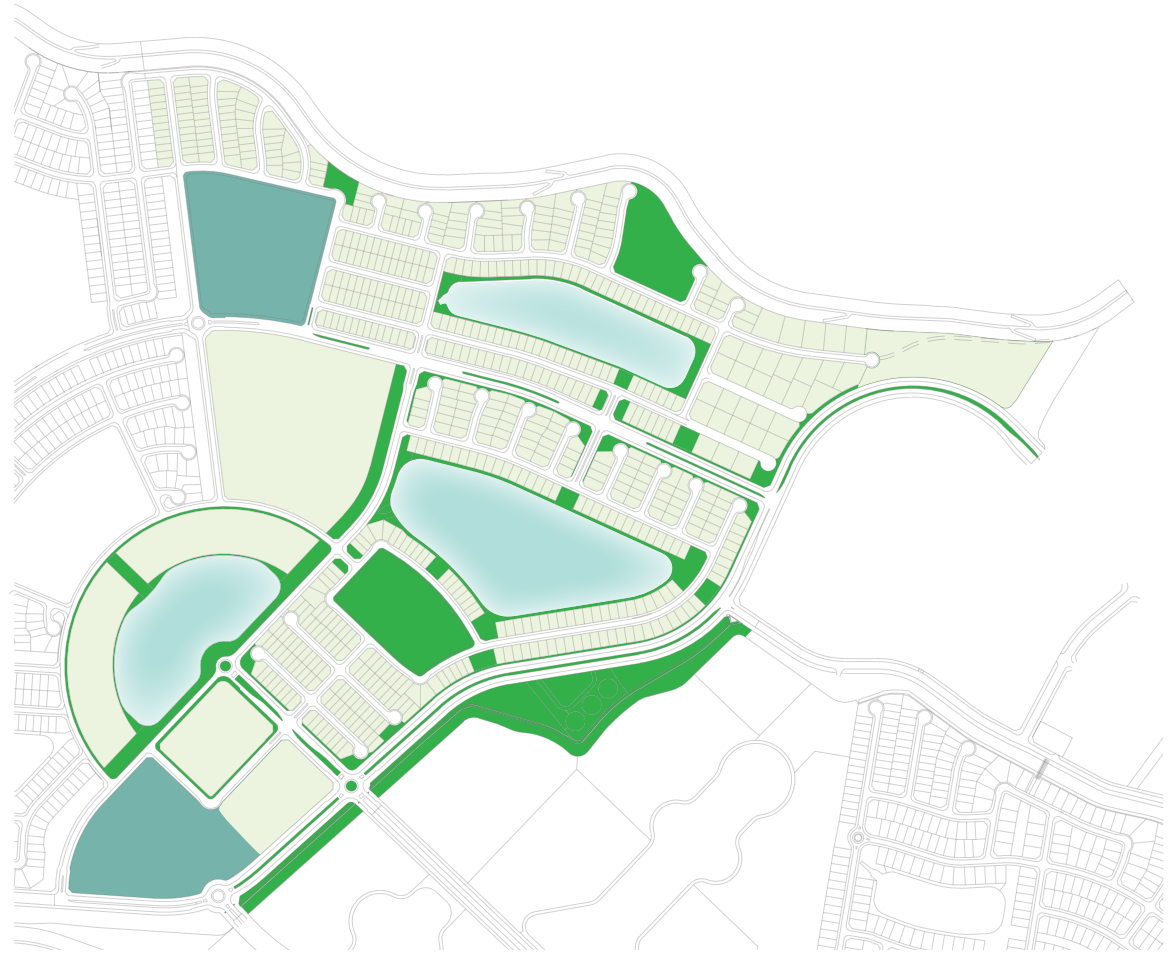


Figure 2.1 The Woodlands East District Illustrative Plan

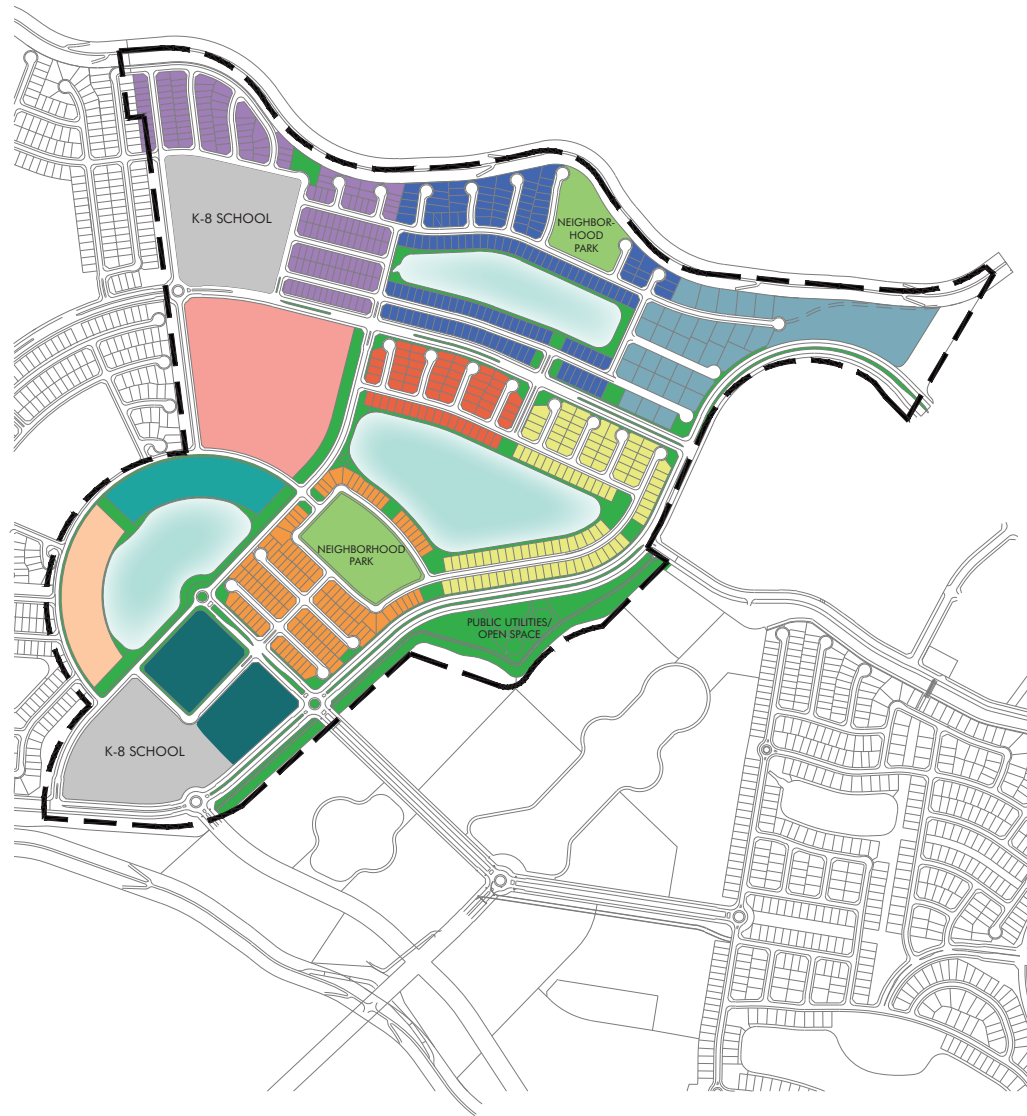
LEGEND

 ENHANCED ARCHITECTURAL ELEVATION LOCATIONS

Enhanced architectural elevations are side and/or rear elevations that are in more visible locations to the general area, including lakes, major streets, and near levees. Additional architectural elements, such as enhanced trim, window treatments, wainscoting, and similar items will likely be required by designers.



Figure 2.2 The Woodlands East District Enhanced Architectural Elevation Location Map



Lotting Summary

AREA	LOT	PRODUCT TYPE	Units
	VILLAGE 4	SFD CLUSTER	268
	VILLAGE 5	50'X100'	152
	VILLAGE 6	42'X100'	162
	VILLAGE 17	CONDO	139
	VILLAGE 18	CONDO	137
	VILLAGE 19	SFD CLUSTER	249
	VILLAGE 20	SFD CLUSTER	132
	VILLAGE 21	42'X100'	133
	VILLAGE 22	55'X100'	62
	VILLAGE 23	55'X100'	105
	SCHOOLS	N/A	N/A
	PARKS	N/A	N/A
	PUBLIC UTILITIES/ OPEN SPACE	N/A	N/A
Total Units			1,539
Low Density Units			614
Medium Density Units			925
Total Units			1,539

Figure 2.3 The Woodlands East District Land Use Map

2.2.1 Low Density Architectural (LDR) Development Standards - Woodlands East District

The LDR land use designation is intended to provide a wide range of single family detached housing products, from 42'x100' lots to 55'x100' lots. The permitted density range for this category is between 3~9 dwellings per acre (du/ac). Lot sizes for this District shall range from 4,200 s.f. to 5,500 s.f.

Land Use Designation:	Low Density Residential Front Loaded Lots		
Lot Size:	42 x 100 Lots	50 x 100 Lots	55 x 100 Lots
Setbacks (Minimum)			
Front Yard @ street			
Living Space (First/Second Story)	(14'/16')	(15'/20')	(15'/20')
Porch (5' min. clear depth)	10'	12'	12'
Garage Front Facing (Door)	18'	20'	20'
Side-Entry Garage Wall ⁽³⁾	Not Allowed	Not Allowed	Not Allowed
Side-Entry Garage Conversion	Not Allowed	Not Allowed	10'
Front Courtyard walls	10'	10'	10'
Side Yard			
Living Space (Interior Property Line) ⁽⁴⁾	4'/3'	5'	5'
Living Space (Corner Property Line)	9'	10'	10'
Wrap Around Porch (Corner)	7'	7'	7'
Detached Garages/Accessory Unit	N/A	5'	5'
Rear Yard			
Living Space (Min./Ave) ⁽¹⁾	(8'/12')	(15'/20')	(15'/20')
Front Entry Attached/Detached Garages	5'	N/A	5'
Garages with Rear Access ⁽²⁾	N/A	N/A	N/A
Garages (Rear-Front Facing)	N/A	N/A	N/A
Patio Covers/CA Rooms (1 Story Height) ⁶	10' min.	10' min.	10' min.
Height (Maximum to Ridge Line)			
Primary Dwelling	35' (2 Stories)	35' (2 Stories)	35' (2 Stories)
Detached Garage	N/A	N/A	N/A
Detached Garage/Accessory Unit	N/A	N/A	N/A
Parking			
Resident (Garage)	2 Cars min.	2 Cars min.	2 Cars min.
Guest (Apron)	2 Min.	2 Min.	2 Min.
Building Coverage	60%	55%	55%

Notes:

1. Minimum rear setback may be for only 1/2 width of the allowed house width.
2. Front entry garages located in rear of lot limited to 22' in width.
3. Single story only; facades shall have enhanced architectural elements.
4. Front, side, rear and street side yard setbacks may be reduced and lot coverage increased for single story units at STDRC recommendation to encourage single story units. To be considered for these exceptions, the product must demonstrate reduced massing from other units in the subdivision, create a diverse front yard streetscape by varying setbacks and encourage living space of the unit to be forward of the garage. Under no circumstance shall an exception be granted that allows encroachment into a public utility easement.
5. See appendix for accessory structure standards.
6. Two story patio covers/California rooms (a.k.a. "sleeper porches") may be placed within a 10' rear yard setback when the rear yard is adjacent to open space, a lake or is otherwise not adjacent to another residential lot.

Table 2.1 Summary of Woodlands East District Development Standards

2.2.2 Medium Density Architectural (MDR) Development Standards

The MDR land use designation is intended to provide a denser attached single family or multi-family housing products. The permitted density range for this category is 6 to 20 units per acre.

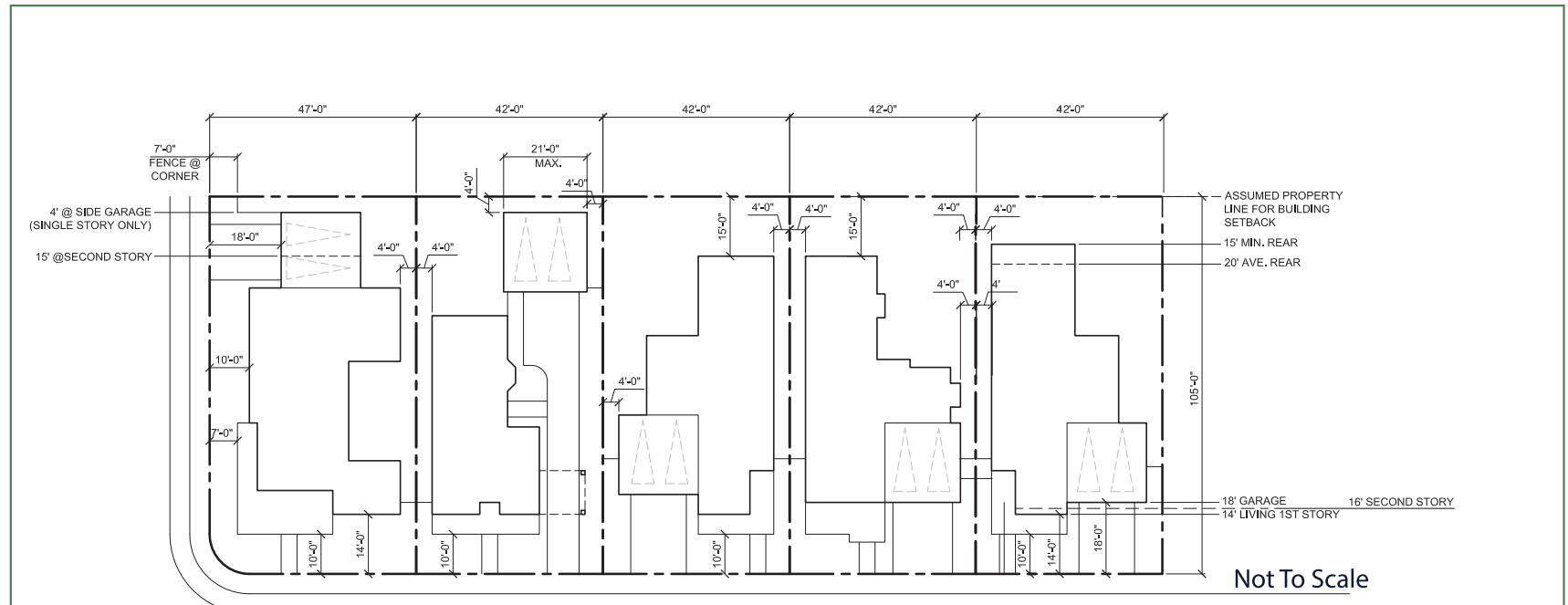
Lot Sizes:	Courtyards (Four Packs)	Four Packs + ADUs	Six and Eight Packs - Alt. 1	Six and Eight Packs - Alt. 2	Bungalows
Setbacks (Minimum)					
Front Yard @ Street					
Living Space (First/Second Story)	(5'/10')	(10'/10')	(10'/10')	(10'/10')	(10'/10')
Porch (5' min. clear depth)	5'	5'	5'	5'	6'
Garage Front Facing (Door)	18'	18'	18'	18'	N/A
Front walls (Private Street)	N/A	N/A	N/A	N/A	2'
Front Yard @ Private Street					
Living Space (First/Second Story)	5'/5'	7'/10'	7'/10'	5'/5'	5'/5'
Porch (5' min. clear depth)	4'	3'	3'	5'	6'
Garage Front Facing (Door)	18'	18'	18'	5'	N/A
Side-Entry Garage Wall	N/A	N/A	N/A	N/A	5'
Front walls (Non-Street Frontage)	N/A	N/A	N/A	N/A	2'
Side Yard					
Living Space (Interior Property Line)	4'	4'	4'	4'	4'
Living Space (Corner Property Line)	N/A	N/A	N/A	N/A	N/A
Detached Garages	N/A	N/A	N/A	N/A	N/A
Street Side Yard	5'	10'	10'	10'	N/A
Rear Yard					
Living Space (Min./Ave)	8'/8'	10'/10'	10'/10'	10'/10'	10'/10'
Front Entry Attached/Detached Garages	N/A	N/A	N/A	N/A	3'
Garages with Rear Access (Apron)	N/A	N/A	N/A	N/A	N/A
Patio Covers (1 Story Height)	4'	N/A	N/A	N/A	N/A
Alley / Private Drive					
Garage (door)	18'	18'	18'	2' Apron	2' Apron
Garage (to center of Private Drive)	N/A	N/A	N/A	N/A	14'
Porch	4'	4'	4'	5"	5'
Height (Maximum to Ridge Line)					
Primary Dwelling	35' (2 Stories)	35' (2 Stories)	35' (2 Stories)	35' (2 Stories)	35' (2 Stories)
Parking					
Resident (Garage)	2 Cars min.	2 Cars min.	2 Cars min.	2 Cars min.	2 Cars min.
Guest (Apron or Off-Site)	2 Cars min.	0.25 cars per unit	0.25 cars per unit	0.25 cars per unit	0.25 cars per unit
Building Coverage	N/A	N/A	N/A	N/A	N/A

Table 2.1 Summary of Woodlands East District Development Standards

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Table 2.3 Low Density Architectural (LDR) - 42' x 100' Lots

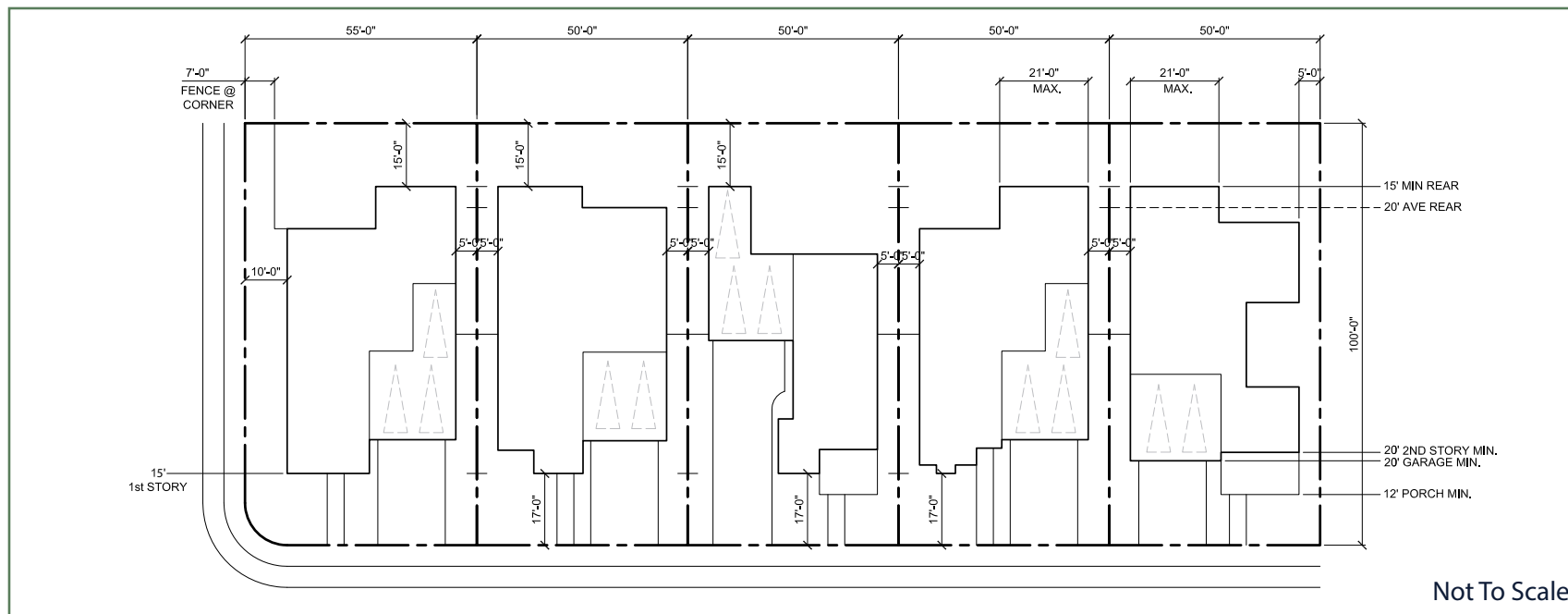
Setbacks (minimum)	
Front Yard	
Living Space (First/Second Story)	(14'/16')
Porch (5' min. Clear Depth)	10'
Garage Front Facing (Door)	18'
Side-Entry Garage Wall ⁽¹⁾	N/A
Side-Entry Garage Conversion ⁽¹⁾	N/A
Front Courtyard walls	10'
Side Yard	
Living Space (Interior Property Line)	4'/3'
Living Space (Corner Property Line)	9'
Wrap Around Porch (Corner)	7'
Detached Garages/Accessory Unit	N/A
Rear Yard	
Living Space (Min./Ave.) ⁽⁴⁾	(8'/12')
Front Entry Attached/Detached Garages	5'
Garages with Rear Access	N/A
Patio Covers (1 Story Height)	10' min
Building Coverage	60% ⁽⁶⁾



Not To Scale
 Dimensions shown are for example purpose only
 See table above for setbacks

Table 2.4 Low Density Architectural (LDR) - 50 x 100 Lots

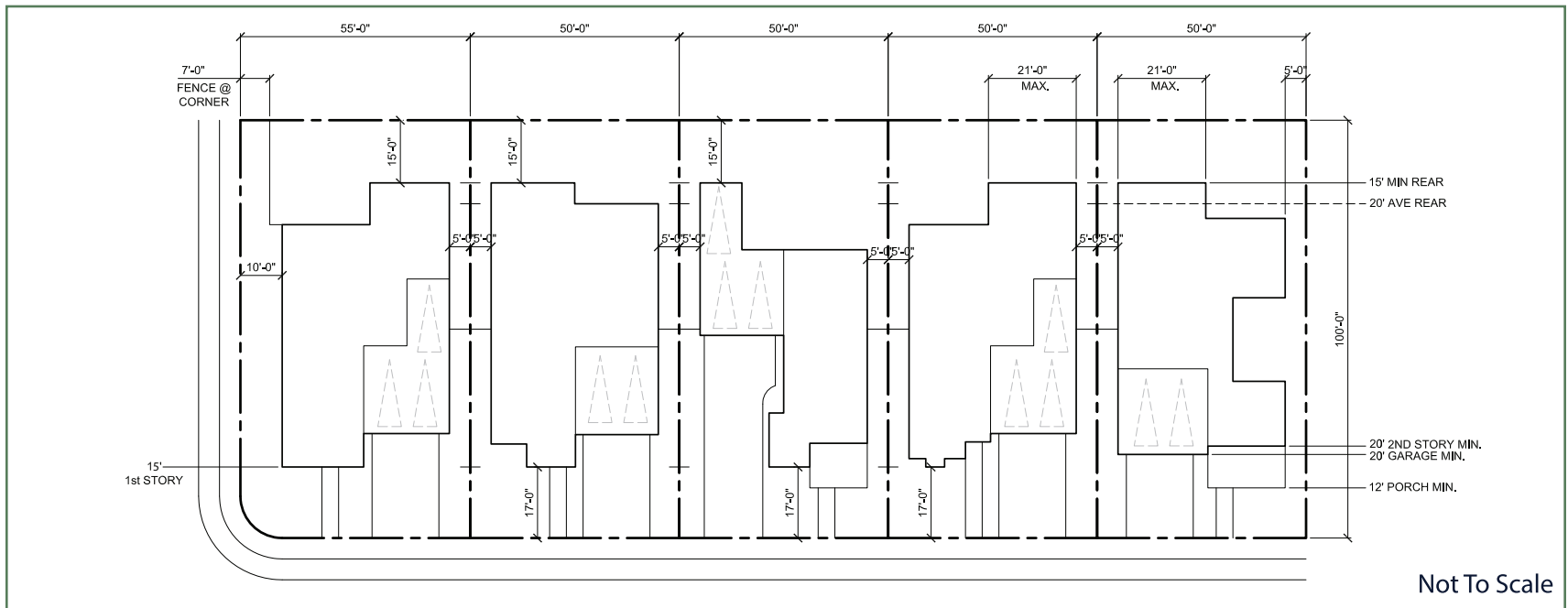
Setbacks (minimum)	
Front Yard	
Living Space (First/Second Story)	(15'/20')
Porch (5' min. Clear Depth)	12'
Garage Front Facing (Door)	20'
Side-Entry Garage Wall ⁽³⁾	N/A
Side-Entry Garage Conversion ⁽³⁾	NA
Front Courtyard walls	10'
Side Yard	
Living Space (Interior Property Line)	5'
Living Space (Corner Property Line)	10'
Wrap Around Porch (Corner)	7'
Detached Garages/Accessory Unit	5'
Rear Yard	
Living Space (Min./Ave.) ⁽¹⁾	(15'/20')
Front Entry Attached/Detached Garages ⁽²⁾	N/A
Garages with Rear Access	N/A
Patio Covers (1 Story Height)	10' min
Building Coverage	55%



Dimensions shown are for example purpose only
See table above for setbacks

Table 2.5 Low Density Architectural (LDR) - 55 x 100 Lots

Setbacks (minimum)	
Front Yard	
Living Space (First/Second Story)	(15'/20')
Porch (5' min. Clear Depth)	12'
Garage Front Facing (Door)	20'
Side-Entry Garage Wall ⁽³⁾	N/A
Side-Entry Garage Conversion ⁽³⁾	10'
Front Courtyard walls	10'
Side Yard	
Living Space (Interior Property Line)	5'
Living Space (Corner Property Line)	10'
Wrap Around Porch (Corner)	7'
Detached Garages/Accessory Unit	5'
Rear Yard	
Living Space (Min./Ave.) ⁽¹⁾	(15'/20')
Front Entry Attached/Detached Garages ⁽²⁾	5'
Garages with Rear Access	N/A
California Rooms/Patio Covers (1 Story Height)	10' min
Building Coverage	55%



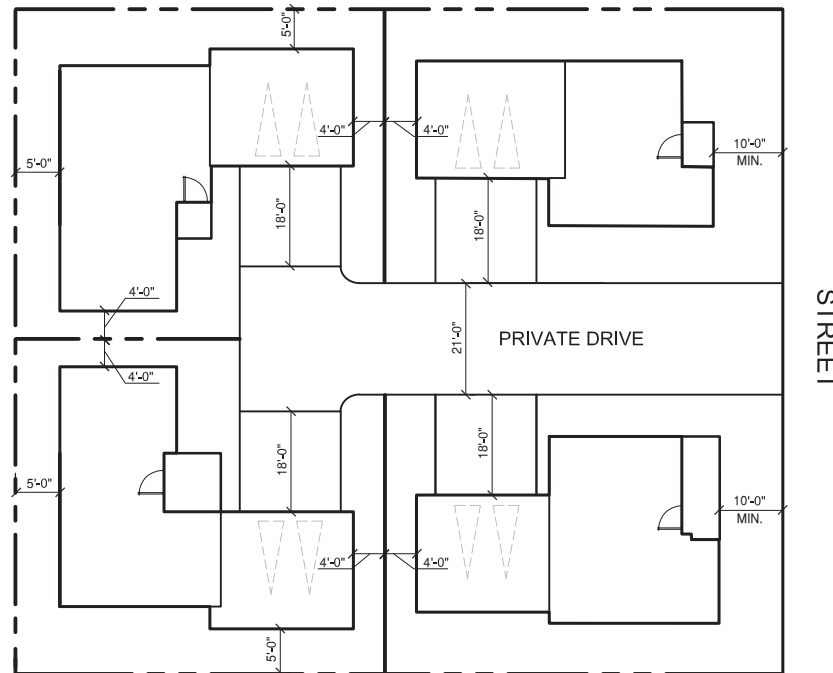
Dimensions shown are for example purpose only
See table above for setbacks

Table 2.6 Medium Density Architectural (MDR) - Courtyard - "Four Packs"

Setbacks (Minimum)	
Front Yard @ Street	
Living Space (First/Second Story)	(5'/10')
Porch (3' min. clear depth)	5'
Garage Front Facing (Door)	18'
Side-Entry Garage Wall	N/A
Front Courtyard walls	N/A
Front Yard @ Private Street	
Living Space (First/Second Story)	(5'/5')
Porch (3' min. clear depth)	4'
Garage Front Facing (Door)	18'
Side-Entry Garage Wall	N/A

Setbacks (Minimum)	
Side Yard	
Living Space (Interior Property Line)	4'
Living Space (Corner Property Line)	N/A
Detached Garages	N/A
Street Side Yard	5'
Rear Yard	
Living Space (Min./Ave)	8'/8'
Front Entry Attached/Detached Garages	N/A
Garages with Rear Access	N/A
Patio Cover/California Room (1 Story Height)	4'

Setbacks (Minimum)	
Alley / Private Drive	
Garage (door)	18'
Garage (to center of Private Drive)	N/A
Porch	4'
Height (Maximum to Ridge Line)	
Primary Dwelling	35' (2 Stories)
Detached Garage	N/A
Parking	
Residence (Garage)	2 cars min.
Guest (Apron)	2 cars min.
Building Coverage	
	N/A



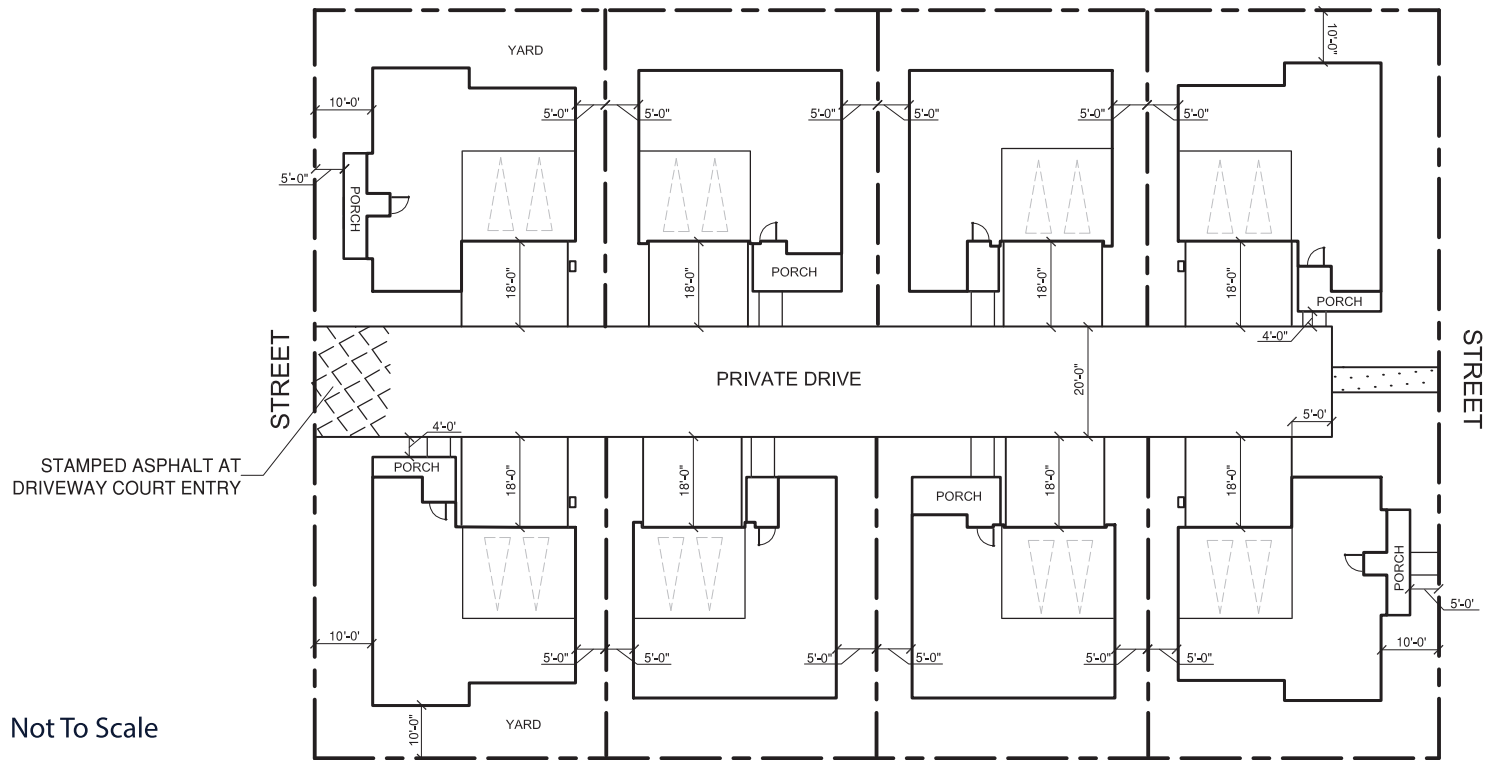
Not To Scale

Table 2.7 Medium Density Architectural (MDR) - Courtyard - "Four Pack ADU"

Setbacks (Minimum)	
Front Yard @ Street	
Living Space (First/Second Story)	(10'/10')
Porch (5' min. clear depth)	5'
Garage Front Facing (Door)	18'
Side-Entry Garage Wall	N/A
Front Courtyard walls	N/A
Front Yard @ Private Street	
Living Space (First/Second Story)	(7'/10')
Porch (5' min. clear depth)	3'
Garage Front Facing (Door)	18'
Side-Entry Garage Wall	N/A

Setbacks (Minimum)	
Side Yard	
Living Space (Interior Property Line)	4'
Living Space (Corner Property Line)	N/A
Detached Garages	N/A
Street Side Yard	10'
Rear Yard	
Living Space (Min./Ave)	N/A
Front Entry Attached/Detached Garages	10'/10'
Garages with Rear Access	N/A
Patio Covers (1 Story Height)	N/A

Setbacks (Minimum)	
Alley / Private Drive	
Garage (door)	18'
Garage (to center of Private Drive)	N/A
Porch	4'
Height (Maximum to Ridge Line)	
Primary Dwelling	35' (2 Stories)
Detached Garage	N/A
Parking	
Residence (Garage)	2 cars min.
Guest	0.25 cars min.
Building Coverage	
	N/A



Dimensions shown are for example purpose only
See table above for setbacks

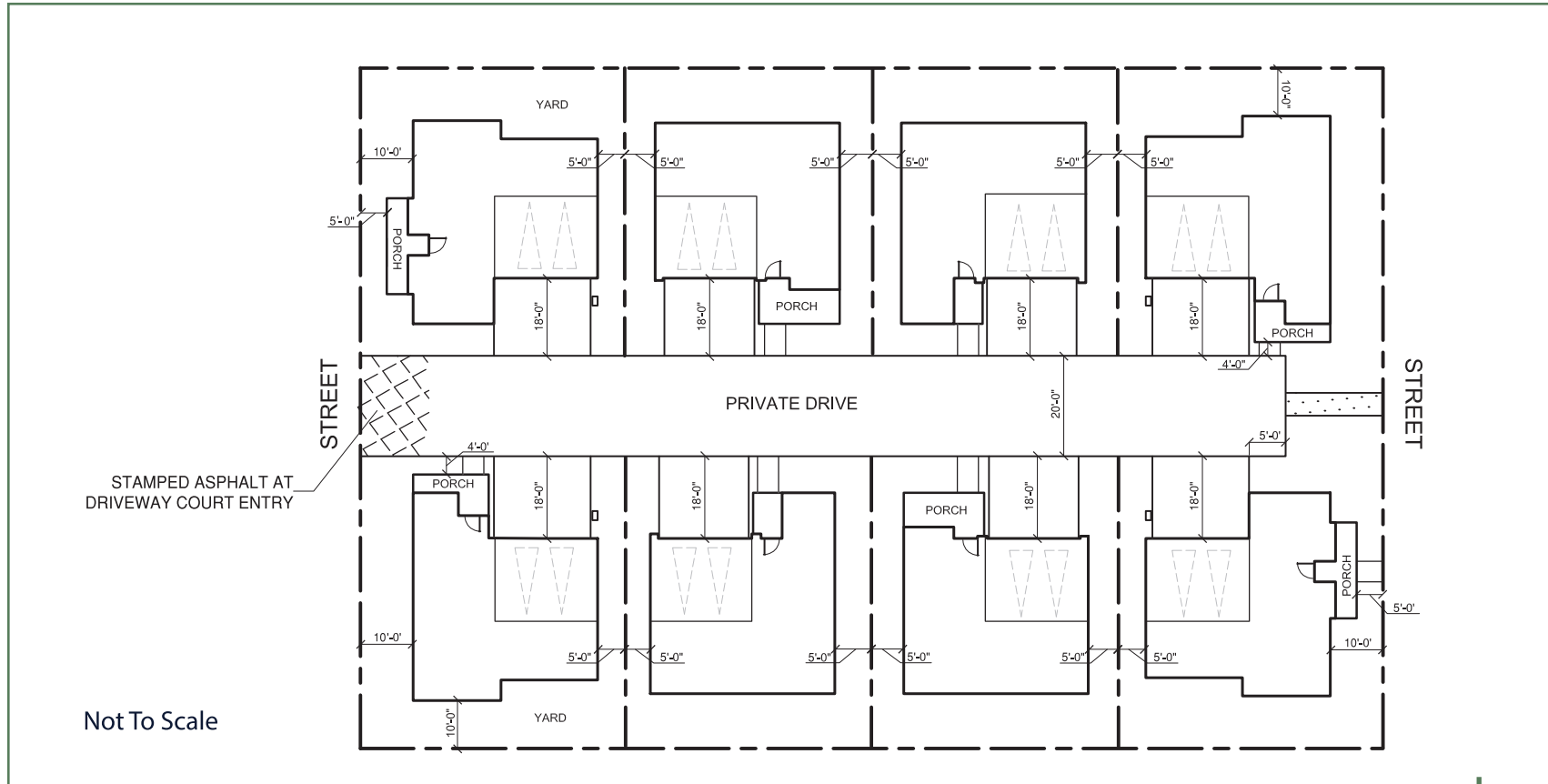


Table 2.8 Medium Density Architectural (MDR) - Courtyard - "Six and Eight Packs" - Alternative One

Setbacks (Minimum)	
Front Yard @ Street	
Living Space (First/Second Story)	(10'/10')
Porch (5' min. clear depth)	5'
Garage Front Facing (Door)	18'
Side-Entry Garage Wall	N/A
Front Courtyard walls	N/A
Front Yard @ Private Street	
Living Space (First/Second Story)	(7'/10')
Porch (5' min. clear depth)	3'
Garage Front Facing (Door)	18'
Side-Entry Garage Wall	N/A

Setbacks (Minimum)	
Side Yard	
Living Space (Interior Property Line)	4'
Living Space (Corner Property Line)	N/A
Detached Garages	N/A
Street Side Yard	10'
Rear Yard	
Living Space (Min./Ave)	10'/10'
Front Entry Attached/Detached Garages	N/A
Garages with Rear Access	N/A
Patio Covers (1 Story Height)	N/A

Setbacks (Minimum)	
Alley / Private Drive	
Garage (door)	18'
Garage (to center of Private Drive)	N/A
Porch	4'
Height (Maximum to Ridge Line)	
Primary Dwelling	35' (2 Stories)
Detached Garage	N/A
Parking	
Residence (Garage)	2 cars min.
Guest	0.25 cars min.
Building Coverage	
	N/A



Dimensions shown are for example purpose only
See table above for setbacks



Table 2.9 Medium Density Architectural (MDR) - Courtyard - "Six and Eight Packs" - Alternative Two

Setbacks (Minimum)	
Front Yard @ Public Street	
Living Space (First/Second Story)	(10'/10')
Porch (5' min. clear depth)	5'
Garage Front Facing (Door)	18'
Side-Entry Garage Wall	N/A
Front Courtyard walls	N/A
Front Yard @ Private Street	
Living Space (First/Second Story)	(5'/5')
Porch (5' min. clear depth)	5'
Garage Front Facing (Door)	5
Side-Entry Garage Wall	N/A

Setbacks (Minimum)	
Side Yard	
Living Space (Interior Property Line)	4'
Living Space (Corner Property Line)	N/A
Detached Garages	N/A
Street Side Yard	10'
Rear Yard	
Living Space (Min./Ave)	10'/10'
Front Entry Attached/Detached Garages	N/A
Garages with Rear Access	N/A
Patio Covers (1 Story Height)	N/A

Setbacks (Minimum)	
Alley / Private Drive	
Garage (door)	5'
Garage (to center of Private Drive)	N/A
Porch	5'
Height (Maximum to Ridge Line)	
Primary Dwelling	35' (2 Stories)
Detached Garage	N/A
Parking	
Residence (Garage)	2 cars min.
Guest	0.25 cars min.
Building Coverage	
	N/A

Dimensions shown are for example purpose only See table above for setbacks

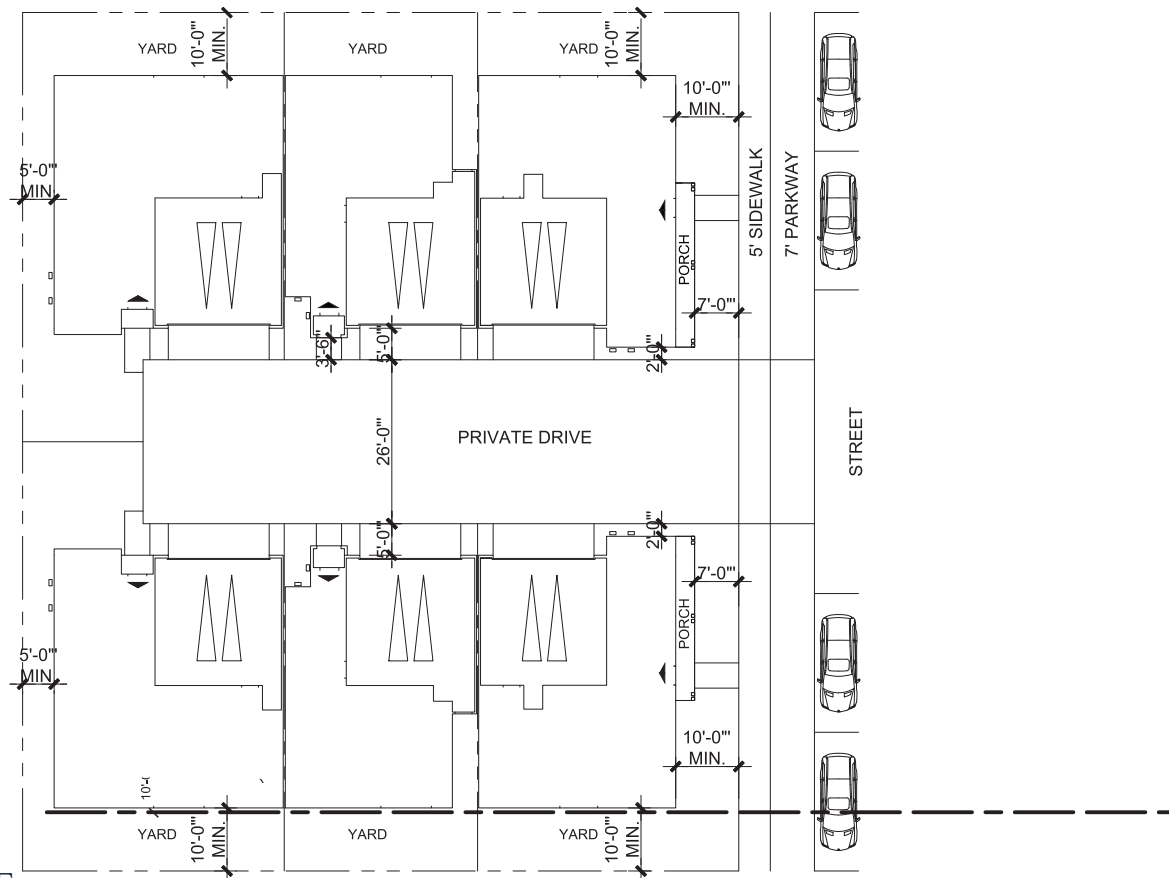


Table 2.10 Medium Density Architectural (MDR) - Bungalows

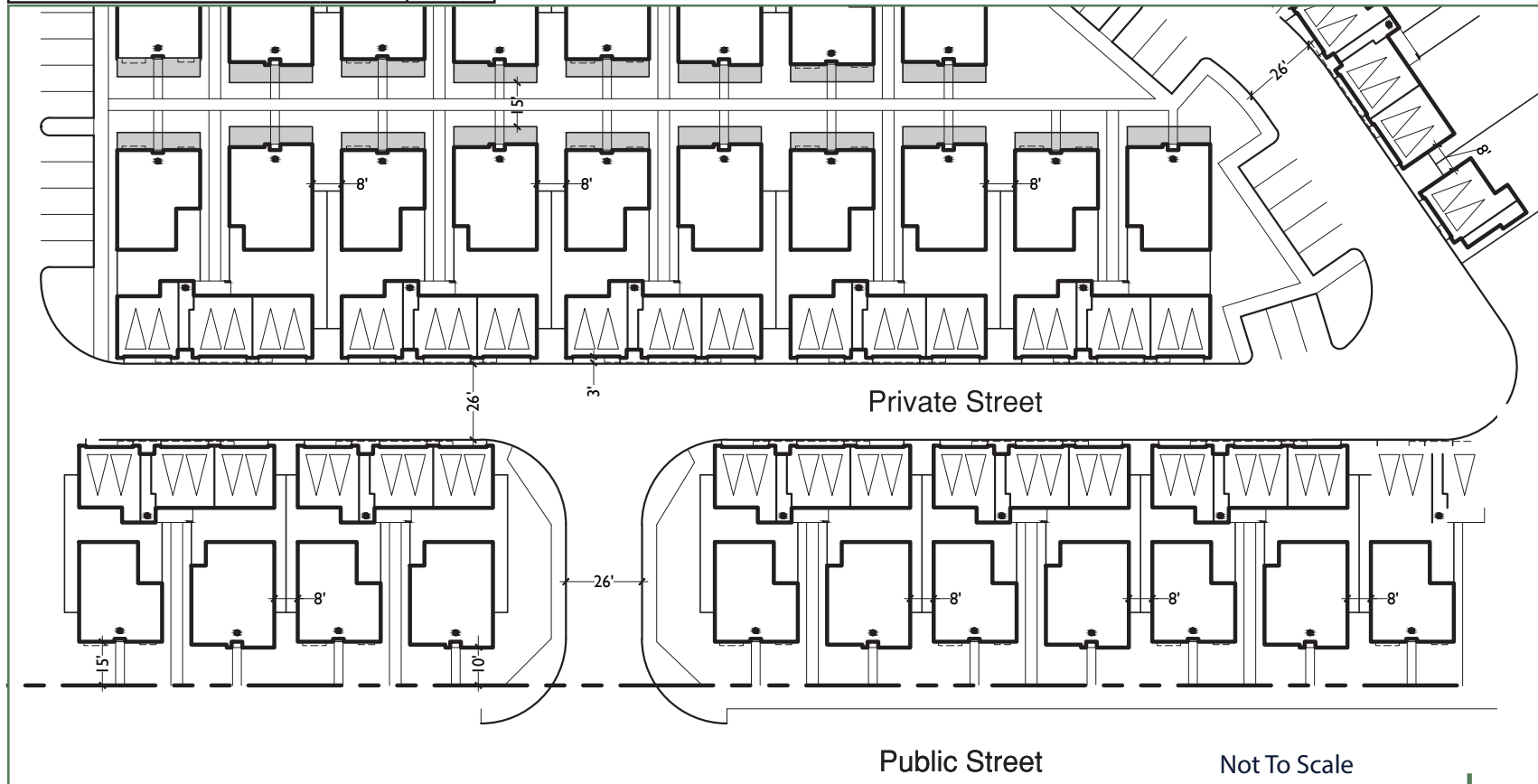
Setbacks (Minimum)	
Front Yard @ Street	
Living Space (First/Second Story)	(10'/10')
Porch (6' min. clear depth)	6'
Garage Front Facing (Door)	N/A
Side-Entry Garage Wall	N/A
Front walls (Private Street)	2'
Front Yard @ Private Street	
Living Space (First/Second Story)	(5'/5')
Porch (6' min. clear depth)	6'
Garage Front Facing (Door)	N/A
Side-Entry Garage	5'
Front walls (Private Street)	2'

Setbacks (Minimum)	
Rear Yard	
Living Space (Min./Ave) - See Note 6	10'/10'
Front Entry Attached/Detached Garages	N/A
Garages with Rear Access	N/A
Patio Covers (1 Story Height)	N/A
Alley / Private Drive	
Garage (door)	2' Apron
Garage (to center of Private Drive)	14'
Lot Coverage	N/A
Structure Height (Maximum)	35'

Side Yard	
Living Space (Interior Property Line)	4'
Living Space (Corner Property Line)	N/A

Special Development Standards:

1. No accessory structures shall be allowed.
2. No pools shall be allowed and spa and hot tubs permitted only within courtyards subject to City building code.
3. No building additions shall be allowed.
4. Balconies shall only be allowed on carriage units subject to the setback requirements shown on this page.
5. Guest parking shall be as per LMC 17.76.020 D.1.c. (0.25 spaces per unit).



Dimensions shown are for example purpose only
See table above for setbacks



2

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2.3 Technical Specifications:

2.3.1 Structural Wiring

Introduction

The Structured Wiring System shall be installed in a star topology (often called a homerun topology). The system shall consist of a central structured wiring panel (SWP) that terminates cable feeds from each telecommunications provider's network demarcation point. Cables emanate from the SWP and terminate in outlets conveniently located throughout the home.

When possible, all connecting hardware, cables, and SWP shall be purchased from a single manufacturer and installed to the manufacturer's specifications required to provide for a limited product warranty.

All components shall be installed in compliance with applicable local, state, and national building codes. If these specifications conflict with building codes, the building codes shall apply.

Components

Outlets and Terminations

Outlet Locations:

- ^ A minimum of three (3) Media Outlets shall be installed in each home. Media Outlets should be considered in the Kitchen, Home Office, Master Bedroom, and Family Room/Living Room locations. Builders are encouraged, but not required to add more media outlets than the required minimum.
- ^ A minimum of one (1) Quad Media Outlet shall be installed in each home. Typically, this outlet should be placed in the Family Room/Great Room or wherever the main audio/video entertainment equipment is placed within the home. Builders are encouraged, but not required to add more quad media outlets than the

required minimum.

- ^ A minimum of two (2) Data Outlets shall be installed in each home. Data Outlets should be considered in the Kitchen/Great Room area and in the Master Bedroom. A Media Outlet may be substituted. Builders are encouraged, but not required to add more data outlets than the required minimum.
- ^ All outlets shall be located within three feet (3') of an electrical outlet.
- ^ It is recommended that two (2) Media Outlets be installed on opposing walls in each Master Bedroom.

Terminations:

Cat 5e/6 cables shall be placed from the SWP to the following locations:

- ^ Near the HVAC Unit (within 16", blank plated)
- ^ Near any irrigation control (within 16", blank plated)
- ^ These cables are not terminated and shall be labeled by destination (example: "HVAC").

Cable and Connection Requirements

Data:

- ^ All Cat 5e/6 connections are made with an RJ-45 8-conductor modular plugs and jacks wired to the EIA 568A criteria.
- ^ All components shall be rated for Cat 5e/6 performance, including those designated for telephone terminations. Cable runs shall meet EIA 568A criteria for performance, minimum bend radius, and connections.
- ^ Cross-connects at the SWP shall use modular jacks and plugs. The incoming service feeds may use "punch-down" termination.

Video:

- ^ Only hex crimp or radial compression connectors may be used. Twist-on and reusable type connectors are not acceptable.
- ^ Media Outlets are the minimum requirement for any video location.
- ^ All unused coax network ports shall be terminated into a 75-ohm termination device or utilize self-terminating connectors.
- ^ The video distribution system shall include a 4 port passive "splitter" for the distribution of RF signals. If more than 4 video outlets are active, then a bi-directional amplifier shall be installed.

General:

- ^ Unshielded twisted pair (UTP) cable compliant with the Cat 5e/6 or greater EIA 568A specification shall be used to distribute voice and data signals.
- ^ RG-6 coaxial cable is used to distribute video and data signals.
- ^ All cabling shall be installed in a homerun from the SWP to each outlet with maximum individual cable lengths of no greater than 295' (90m) in compliance with TIA/ EIA 568A specifications.
- ^ Cables shall be installed according to manufacturers' instructions adhering to minimum bending radius and cable tension specifications.
- ^ At least eighteen inches (18") of cable slack shall be left at all outlets.
- ^ Where possible, the horizontal routing of the cables shall be done between floors (ceilings) and basements or crawlspace (if applicable/available) rather than through studs.
- ^ All cables installed into the SWP shall include a minimum of 24" of slack.

- ^ All installed cable runs shall be tested individually, end-to-end for parity and continuity after final termination. It is recommended that all Cat 5e/6 cabling be mapped and certified to then current, industry accepted standards for the cabling grade.
- ^ The cables can be deployed individually or bundled in a common sheath.
- ^ Hard fasteners may compromise cable performance and shall not be used.
- ^ All cables shall be at least twelve inches (12") from parallel 110 VAC cable runs, and shall never pass through the same holes. If the cable must cross the 110 VAC cable, it shall do so at a 90-degree angle.
- ^ Electrical boxes may cause damage by exceeding allowable bend radius to cables and will not allow for the required 18" of wire or wires to be left for future re-configuring. Cables and outlet cover plates shall be clearly labeled. All cables entering or exiting the SWP shall be labeled. A legend shall be left in the SWP.
- ^ Where it is necessary to penetrate a fire-rated wall, the hole shall be sleeved with EMT. The sleeve and penetrating hole shall be sealed with a fire retardant sealant. Where it is necessary to place an outlet in a fire-rated wall, install a plaster ring (P-Ring), and then block, drywall, and caulk per local fire coding.
- ^ All wires and cables in the attic shall not contact bathroom vents, lighting fixtures, hot water pipes, and heating vents. If possible, all wires and cables in the attic should be routed above the attic floor.

Service Feed:

Service feed cabling shall be placed from the exterior network termination location in an uninterrupted path to the SWP. The service feed bundle shall contain a minimum of two (2) Cat 5e/6 cables and two (2) RG-6 cables. The service feed cable shall exit

the home at a height of 5' 6" (five foot, six inches) above finished grade.

Structured Wiring Panel (SWP) and Components

- ^ The SWP shall accommodate all necessary wiring and devices, while maintaining minimum bend radius requirements for incoming and outgoing wiring.
- ^ When the SWP is mounted on an interior concrete wall, plywood backing shall be used.
- ^ A 110 VAC 20 Amp, non-GFI dedicated duplex outlet shall be installed within the SWP.
- ^ The SWP shall be located within the climate controlled (conditioned space) area of the home.

Router:

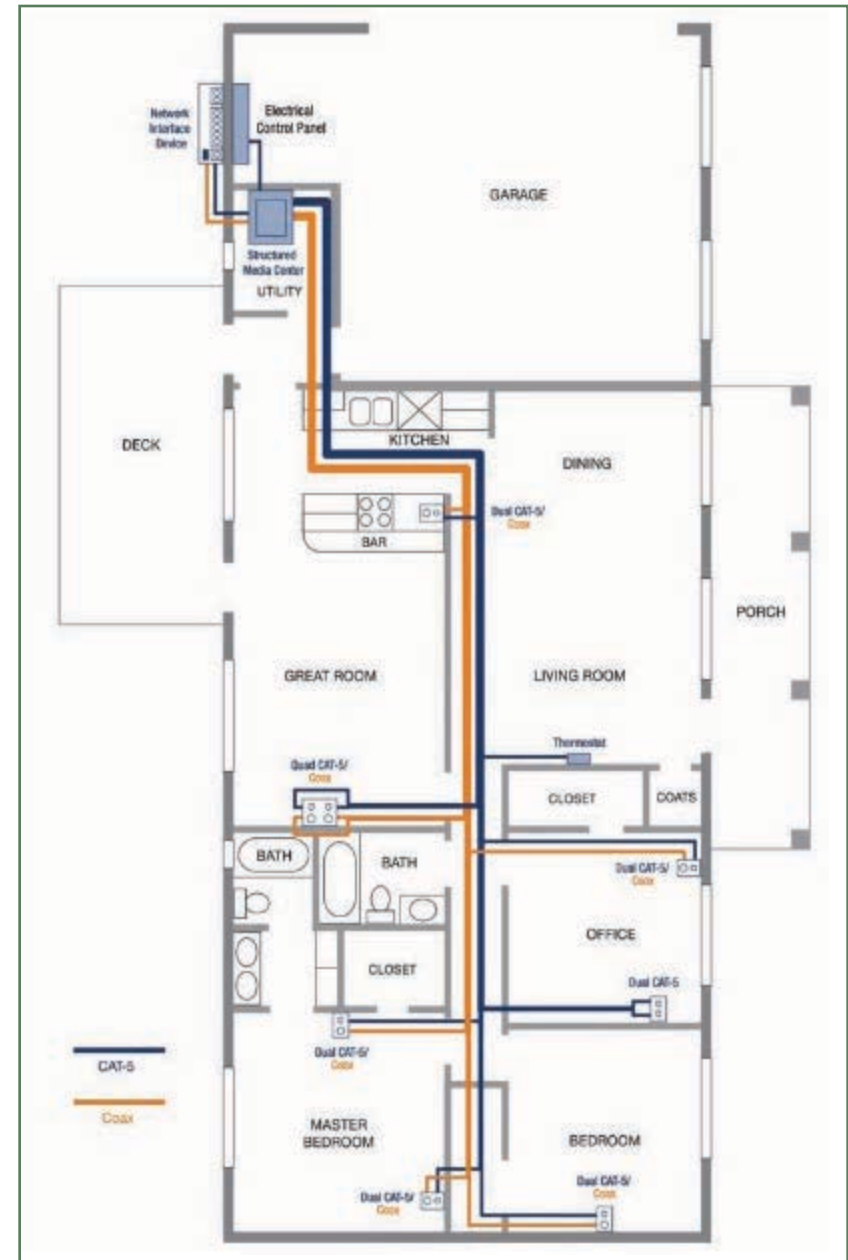
A router is optional. If provided, the router shall be installed and securely fastened inside of the SWP.

- ^ Wireless routers or access points are not recommended within the SWP. The wireless performance may be degraded due to interference from the SWP. Additionally, wireless routers are not recommended to be included due to the problematic nature of the devices.

Service Provider Drop Requirement

- ^ A 1.5" (1½ inch) conduit from the network demarcation point of each residence to the property line is required at a location specified by the communication provider.
- ^ All communication conduits from the property line to the dwelling unit shall be buried at least 24" (twenty-four inches) from finished grade.

Typical Installation



Definitions

Blank Outlet

An outlet with unterminated cables covered with a blank plate.

Cat 5e/6

Category 5e or Category 6 wiring standard, as defined in a revision to the EIA 568A Commercial Wiring Standard. The Category 5e wiring standard shall be the lowest acceptable performance designation for twisted pair wiring and Category 6 is recommended.

Structured Wiring Panel (SWP)

The structured wiring enclosure or wiring distribution panel.

Data Outlet

An outlet with two Cat 5e terminations. One termination is labeled voice and the other data.

Media Outlet

An outlet containing one RG-6 and one Cat 5e/6 cable. RG-6 The coaxial cable grade that ensures adequate bandwidth for the delivery of video signals.

Router

The device connecting the data network in the home (LAN) with the communications provider's data network (WAN).

Quad Media Outlet

An outlet with two Cat 5e/6 terminations and two coax terminations.

UTP

Unshielded Twisted Pair Wire.

Homerun

A wiring topology where every wire is run separately from its termination point back to a central distribution point, usually in a utility room or dedicated A/V room. Also known as "star topology."

RIVER ISLANDS



CHAPTER 3

LANDSCAPE GUIDELINES AND STANDARDS

3.1 INTRODUCTION

This chapter addresses guidelines and standards for landscape elements to be installed by Builders. These elements include planting and irrigation of residential yards, driveways, site furnishings, and sustainable design measures. The provisions set forth within this chapter will provide a closely coordinated, cohesive, and memorable landscape experience to unify neighborhood character and ensure that every resident feels well-connected to site and landscape. The goal is to create a welcoming residential landscape that enhances the living experience, adds lasting value to homes and the neighborhood as a whole, and incorporates sustainable measures for landscape design and construction.

The Woodlands East District will continue to reinforce the overall theme of River Islands, with an urban community that feels as if it grew within the context of the California Delta as a corridor between the rural agricultural and country living of the San Joaquin Valley. The concept seeks to blend the modern home into the historical land use of the natural environment of the Central Valley's farmland and the surrounding waterways, which give such lift to the environment. This theme may be expressed through use of orchard-style planting, wildlife-attracting hedgerows, riparian-type planting, abundant trees, and durable, long lasting materials that convey a genuine sense of place.



Typical frontyard planting along residential streets



Parkway strip shrub and tree groupings create a sense of place

The City of Lathrop Municipal Code, Chapter 17.92: Landscape and Screening Standards and the City of Lathrop Design and Construction Standards provide additional requirements for landscape. Where documents differ, these Builder Guidelines and Standards shall apply.

3.2 RESIDENTIAL LANDSCAPE

3.2.1 Planting Design

Guidelines

- Planting themes have been selected to mimic existing characteristics and habitat of the delta waterways and vegetated agricultural hedgerows. Plant material selection should strongly consider the use of drought-tolerant, durable and long-lived species that give the appearance and imagery of the Delta Valley. Species should be well adapted to the climatic conditions and soil types typical of the River Islands Development. Robust evergreen shrub species intermixed with flowering native shrub species are strongly encouraged. Large naturally shaped flowering shrubs species should be selected to mimic the image of traditional hedgerows typical of the surrounding agricultural region. Flowering species that create year-round interest are of high preference.
- Landscape design should emphasize the use of nectar-producing and flowering plants that supply food, shelter and breeding habitat for beneficial insects that pollinate edible crops and control pests. Gardens for butterflies, hummingbirds, and native bees are encouraged.
- Landscape design should provide selective screening of retaining walls, utility enclosures, utility cabinets, or service areas to reduce negative visual impacts. Screen landscaping should incorporate evergreen plant species in order to maintain year-round leaf cover.
- Plant selection should avoid the use of tree species with invasive root systems near utility lines and paving and avoid the use of non-native, invasive species that may spread into open space areas. All plants should be carefully selected to avoid toxic species that could

be harmful to children or cause allergic reactions.

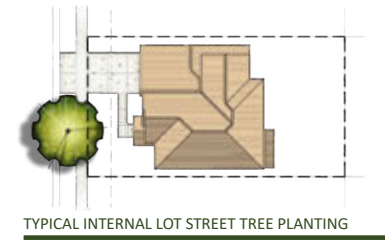
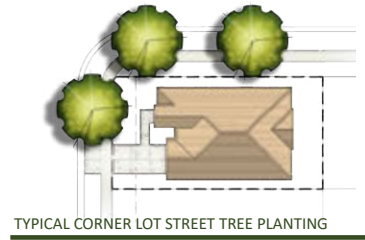
- Low groundcover of robust evergreen species should be used for ground plane landscape, as an alternative to turf. Turf should only be used for high use areas and the selected turf should be a deep rooting variety or a California Native variety. The use of turf should follow the guideline and requirements as described in AB1881 and Chapter 17.92 of the Lathrop Municipal Code.
- Plants with higher water demands should be located in shade or where more runoff occurs.
- Landscape around homes should be designed to provide shading in the summer months and solar access during the winter. Planting deciduous trees next to buildings will reduce ambient temperature, reduce heat gain, and allow for cooler natural ventilation. Deciduous trees and vines in front of south-facing walls and windows will further cool buildings by intercepting sunlight during summer months, yet allow direct sunlight during the winter.
- Energy efficient landscaping techniques are encouraged such as use of local materials, on-site composting, and chipping to reduce green waste hauling.
- Structures such as trellises and porticoes may be incorporated into the building/landscape edge, especially on south- and west-facing exposures, to provide shade in the summer and allow solar penetration when the sun is at a low angle in the winter.

Standards

- All private yard areas visible from public parks, streets, alleys or lakes shall be landscaped by the Builder/Developer. Homeowners shall be responsible for private yard areas enclosed within fences.
- Landscape plans for all areas where the builder is required to install landscaping shall be prepared by a landscape architect registered to practice in the State of California.
- Landscape construction practices shall adhere to the provisions in Section 3.4, below.

STREET TREE LIST BY CONNECTOR STREET

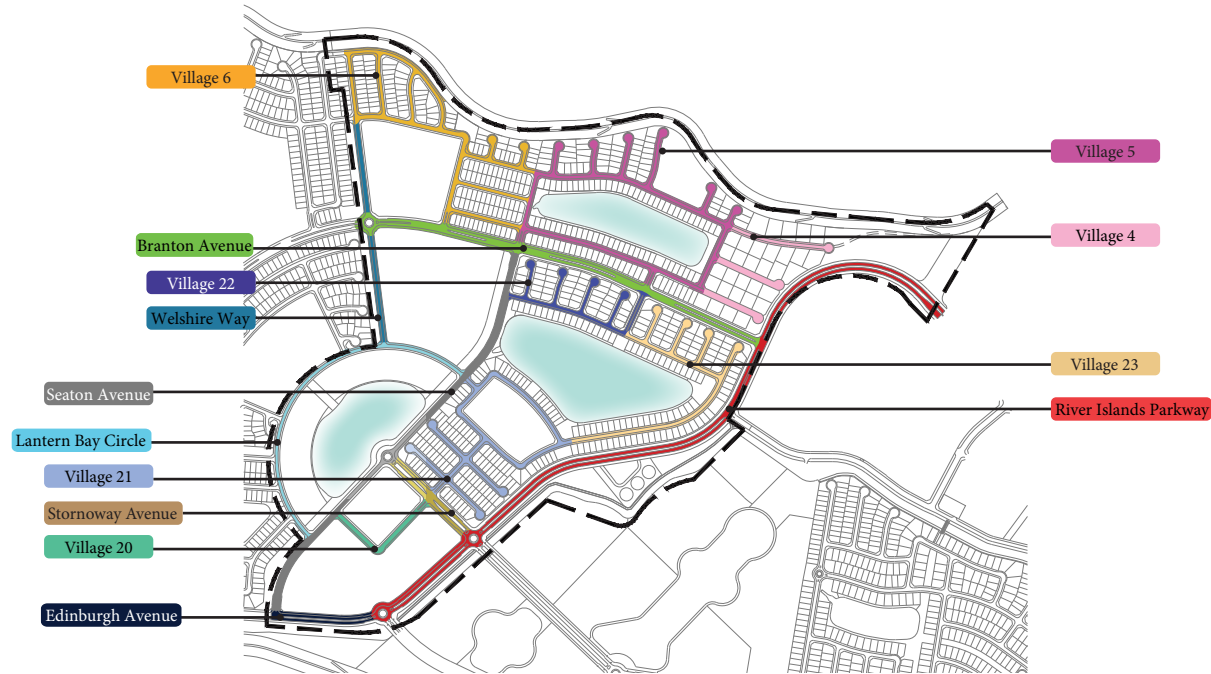
STREET	BOTANICAL NAME	COMMON NAME
Lantern Bay Circle	Platanus a. Columbia	Columbia Plane Tree
Branton Avenue	Zelkova s. 'Green Vase'	Green Vase Zelkova
Seaton Avenue	Acer rubrum 'October Glory'	October Glory Red Maple
Stornoway Avenue	Ginkgo biloba	Ginkgo
River Islands Parkway	Quercus coccinea	Scarlet Oak
Edinburgh Avenue	Zelkova s. 'Green Vase'	Green Vase Zelkova
Welshire Way	Platanus a. Columbia	Columbia Plane Tree



ACCENT TREE LIST

BOTANICAL NAME	COMMON NAME
Cercis occidentalis	Western Redbud
Chitalpa tashkentensis	Chitalpa
Lagerstroemia indica	Crape Myrtle
Prunus c. 'Krauter Vesuvius'	Purple Leaf Flowering Plum
Prunus serrulata 'Kwanzan'	Kwanzan Flowering Cherry

Note: These species are for reference and are not intended to be the only type of accent trees. See Appendix B for additional species.



STREET TREE MASTER LIST

LOTS	STREET DIRECTION	BOTANICAL NAME	COMMON NAME
Village 4	East/West	Acer rubrum 'October Glory'	October Glory Red Maple
Village 5	North/South East/West	Ulmus p. 'Drake' Acer rubrum 'October Glory'	October Glory Red Maple Chinese Evergreen Tree
Village 6	North/South East/West	Chitalpa t. 'Pink Dawn' Ulmus p. 'Drake'	Pink Dawn Chitalpa Chinese Evergreen Tree
Village 20	North/South East/West	Pistacia c. 'Keith Davey' Zelkova s. 'Greenspire'	Keith Davey Chinese Pistache Green Vase Zelkova

STREET TREE MASTER LIST

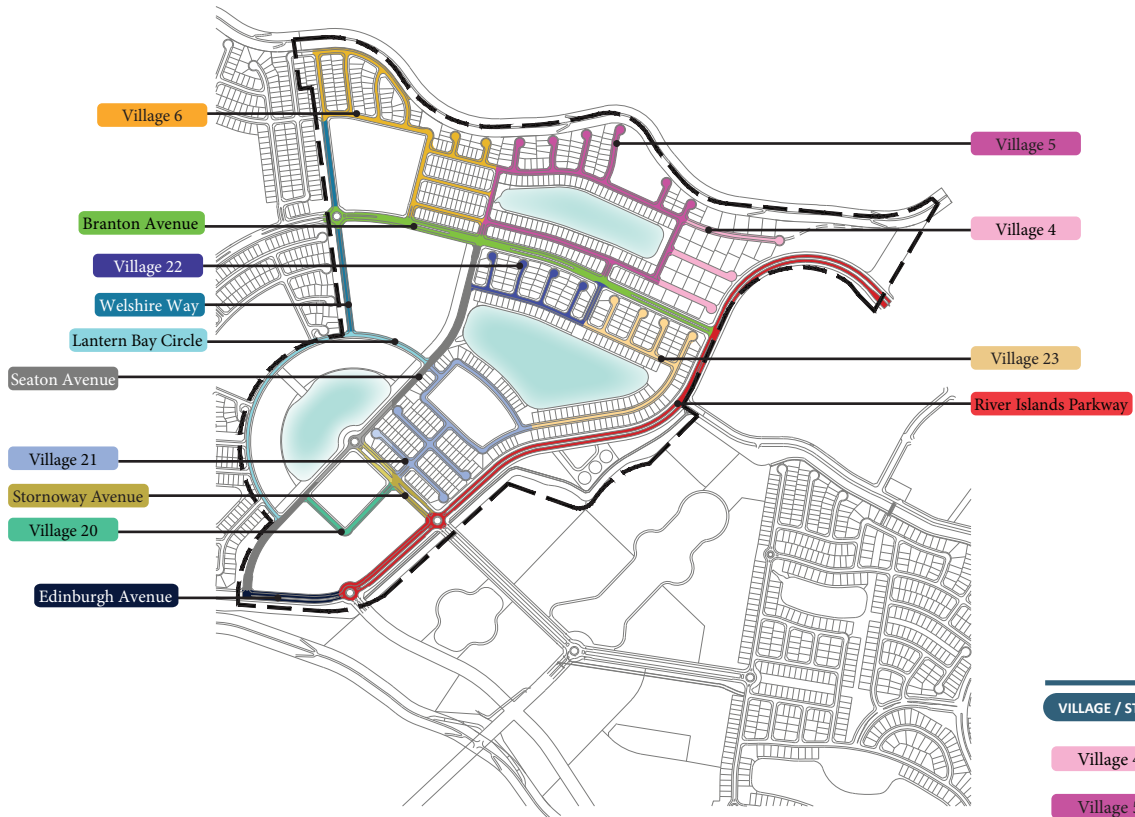
LOTS	STREET DIRECTION	BOTANICAL NAME	COMMON NAME
Village 21	North/South East/West	Acer rubrum 'October Glory' Ulmus p. 'Drake'	October Glory Red Maple Chinese Evergreen Tree
Village 22	North/South East/West	Pistacia c. 'Keith Davey' Zelkova s. 'Greenspire'	Keith Davey Chinese Pistache Green Vase Zelkova
Village 23	North/South East/West	Tilia c. 'Greenspire' Zelkova s. 'Greenspire'	Greenspire Little-Leaf Linden Green Vase Zelkova

PARKWAY STRIP PLANT LIST

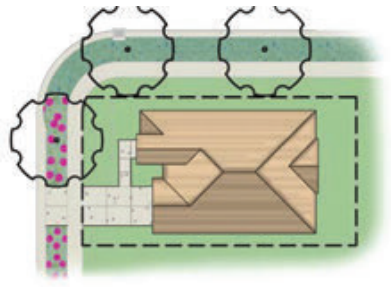
BOTANICAL NAME	COMMON NAME
Juniper	Juniper
Coprosma p. 'Verde Vista'	Coprosma
Cotoneaster dammeri 'Coral Beauty'	Bearberry Cotoneaster
Arctostaphylos 'Pacific Mist'	Manzanita
Cistus Salvifolius	Sageleaf Rockrose
Myoporum parvifolium	Australian Racer
Rosa x 'Noaschnee'	Flower Carpet White Rose
Rosmarinus offic. 'Huntington Carpet'	Huntington Carpet Rosemary
Teucrium chamaedrys 'Prostratus'	Germander
Rosmarinus O. 'Prostratus'	Dwarf Rosemary

PARKWAY STRIP MASTER PLANT LIST

VILLAGE / STREET	STREET / DIRECTION	BOTANICAL NAME	PLANT SPACING
Village 4	East/West	Juniper sp.	36" O.C
Village 5	North/South	Rosa x 'Noaschnee'	36" O.C
Village 5	East/West	Juniper sp.	36" O.C
Village 6	North/South	Rosmarinus offic. 'Huntington Carpet'	36" O.C
Village 6	East/West	Juniper sp.	36" O.C
Village 20	North/South	Rosmarinus offic. 'Huntington Carpet'	36" O.C
Village 20	East/West	Coprosma p. 'Verde Vista'	36" O.C
Village 21	North/South	Rosa x 'Noaschnee'	36" O.C
Village 21	East/West	Juniper sp.	36" O.C
Village 22	North/South	Arctostaphylos 'Pacific Mist'	36" O.C
Village 22	East/West	Juniper sp.	36" O.C
Village 23	North/South	Myoporum pavifolium	36" O.C
Village 23	East/West	Coprosma p. 'Verde Vista'	36" O.C
Branton Avenue	East/West	Rosa x 'Noaschnee'	36" O.C
Stornoway Avenue	East/West	Teucrium c. 'Prostatus'	36" O.C
River Islands Parkway	North/South	Rosa x 'Noaschnee'	36" O.C
Seaton Avenue	North/South	Rosmarinus offic. 'Huntington Carpet'	36" O.C
Edinburgh Avenue	East/West	Myoporum pavifolium	36" O.C
Welshire Way	North/South	Myoporum pavifolium	36" O.C
Lantern Bay Circle	North/South	Bearberry Cotoneaster	36" O.C
Lantern Bay Circle	East/West	Coprosma p. 'Verde Vista'	36" O.C



PARKSTRIP SECTION
NOT TO SCALE



TYPICAL PARKSTRIP PLANTING SCHEME
NOT TO SCALE

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

- 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’ tall tubular steel fence.

Standards

- 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.

3

1. Areas beginning at the homeowners' fence and into the property shall be the responsibility of the homeowner to maintain.
2. Any proposed modifications to lake slope landscaping and irrigation shall be reviewed 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

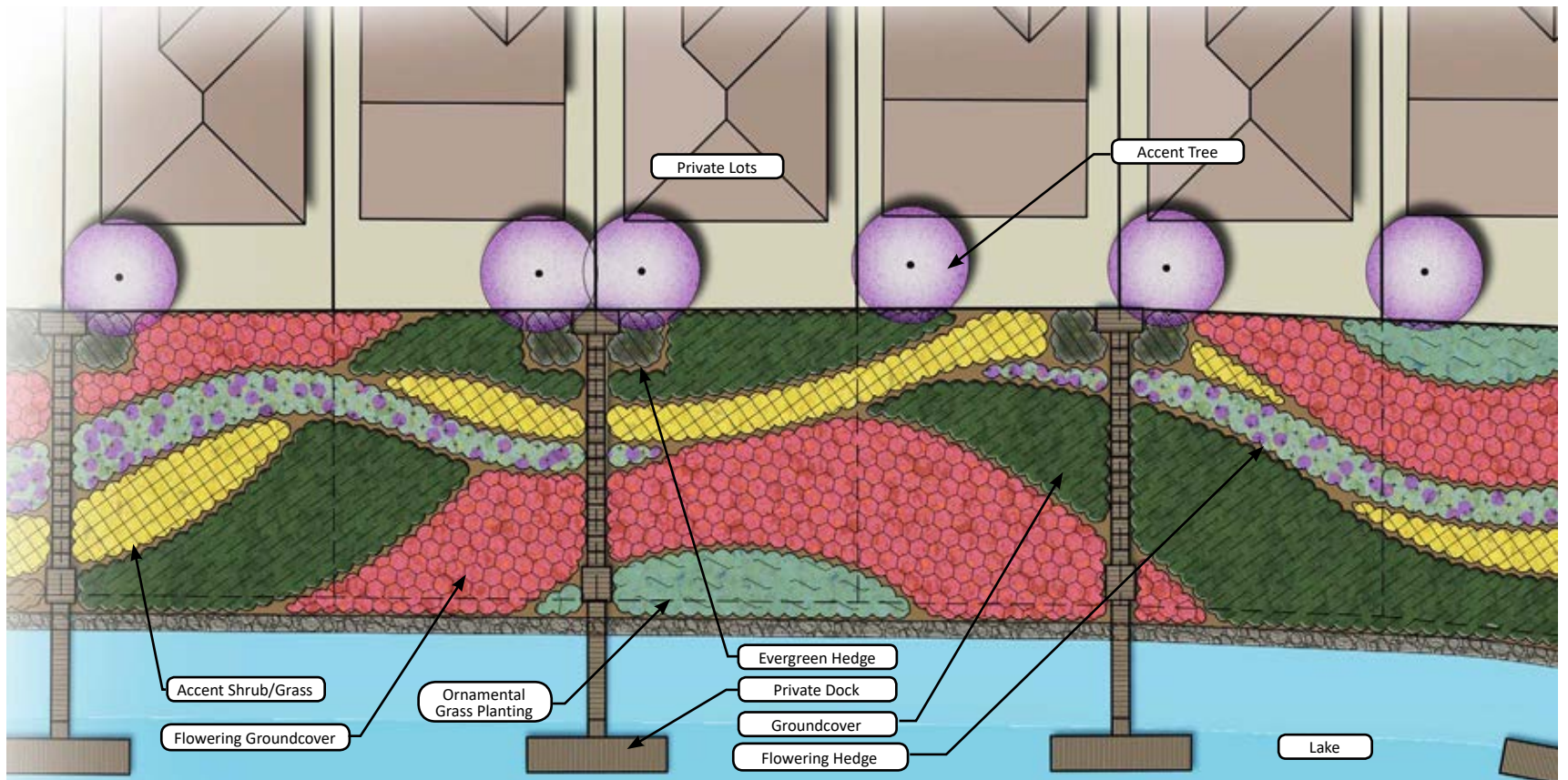


Figure 3-3: Rear Yards at Lakeside Homes

3.3 SITE FURNISHINGS/ MATERIALS

3.3.1 Fences

Figures 3-4 through 3-8 illustrates the location and types of fencing to be used, with a variety of heights and design to be used for various conditions. These fences consist of a ‘family’ of elements, similar in style and materials, used in a consistent manner throughout the neighborhood. Additional fencing and walls, including view fencing in the rear yards of lakeside homes, will be installed by the Developer (Figures 3-6, 3-7 and 3-8).

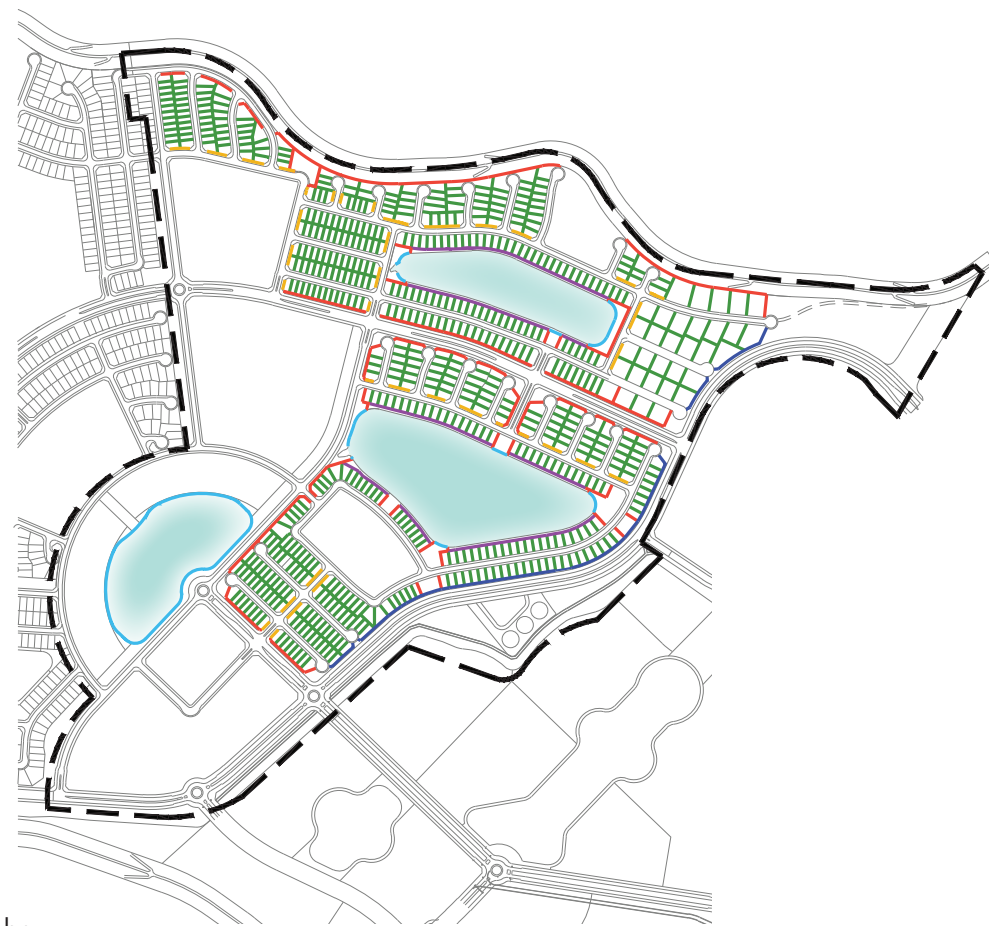
Guidelines

- In general, fencing should be designed to be natural-appearing and durable, compatible with neighborhood character, and reflective of the “Delta Agrarian” character of River Islands.
- Fencing should be made from high quality materials, be of durable construction, and present a “finished” appearance from adjacent properties.
- Solid fences or walls used for privacy or security may be used in either side or rear yard conditions. Fencing should be limited to six (6) feet in height and, in areas facing a public street or alley, must incorporate a change in articulation for the top 12-18 inches of the fence.
- Solid side yard privacy fencing that intersects open space view fencing should not exceed 5 feet in height within the rear setback.
- To reduce their visual prominence, fences should be used in combination with tree, vine, shrub, and hedge planting.





Standards

- 6’ tall decorative wood fencing and 6’ tall side yard wood fencing shall be installed by Builder using the design treatments illustrated in Figure 3-8 and in locations indicated by Figures 3-6, 3-7 and 3-8
- 6’ tall decorative wood fencing with lattice treatment shall be used for areas visible from public areas including roadways and parks.
- 6’ tall decorative wood fencing shall be set back 10 feet from the sidewalk
- Gates shall be installed on one side of the home to allow access from front yard to side yard.

Figure 3-5: Community Wall and Fence Diagram



Neighborhood Elements Legend

SYMBOL	FEATURE TYPE	SYMBOL	FEATURE TYPE
	6' Tall Community Masonry Wall		Open Space Railing
	Open View Fence (5' Tall Tubular Steel Fence)		6' Tall Lot Fencing
	7' Tall Community Wood Fence		6' Tall Decorative Lot Fencing

NOTE: BUILDER SHALL ALSO INSTALL PRIVACY FENCES PER FIGURES 3-6, 3-7 AND 3-8

- 6' tall decorative wood fencing shall be used on side property lines. Fencing shall be limited to six (6) feet in height. Decorative privacy fencing (with lattice) shall be used in areas visible from public streets or other public areas. Privacy fencing for lakeside homes shall transition from six feet to five feet in height as indicated in Figure 3-8.
- In sloping areas visible from public streets or public use areas, fencing shall step down the slope. Fencing may slope with the grade in

- areas that are outside of public view.
- On corner lots, front yard fencing shall be continuous along the front and side property line. Where slopes occur, fencing shall be installed along the top of slope. For corner lots, side yard fencing along street frontages shall be located a minimum of five (5) feet from the sidewalk.
- Maximum unbroken length of side yard fences should be 100 feet for adjacent street-facing lots. Fencing can be reduced in height at corners as required to allow for traffic safety and visibility.

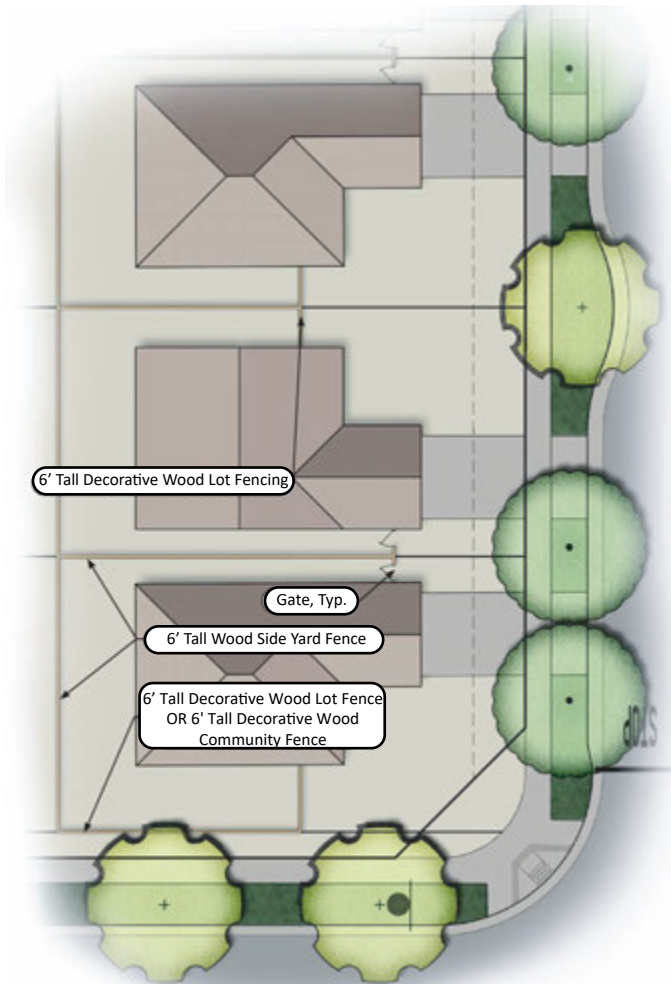


Figure 3-6: Prototypical Fence Conditions

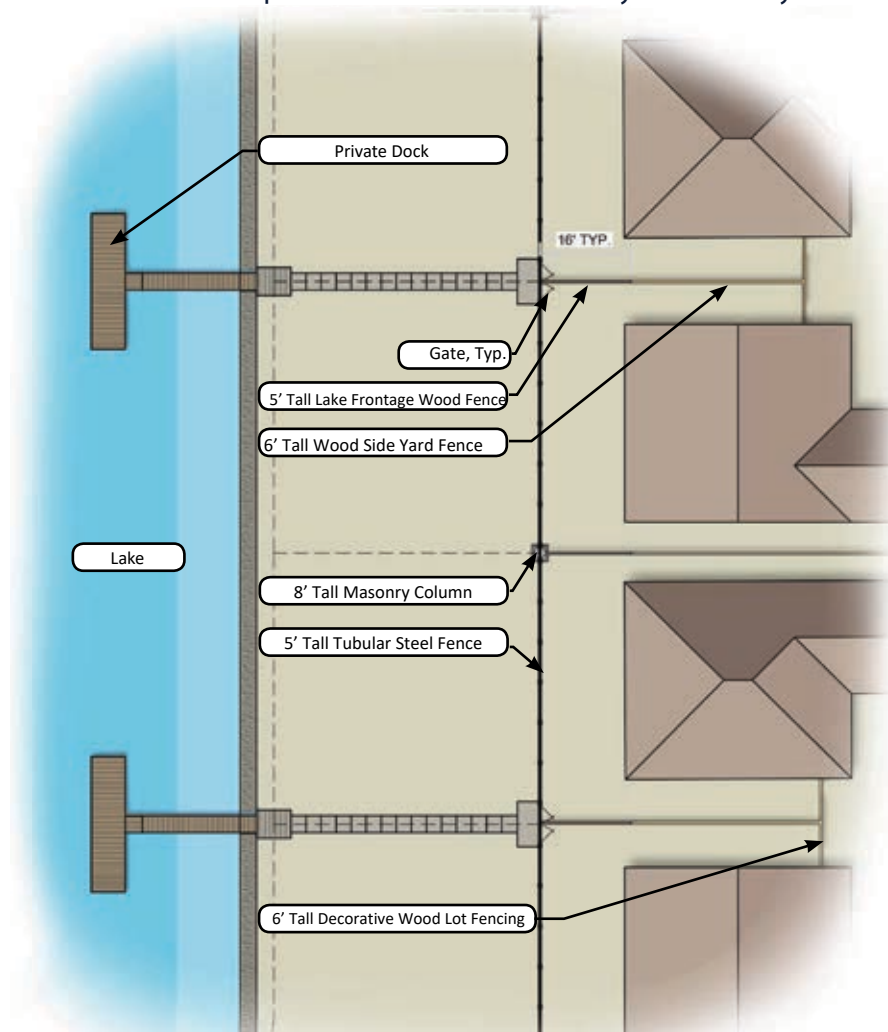


Figure 3-7: Prototypical Fence Conditions (Water Edge)

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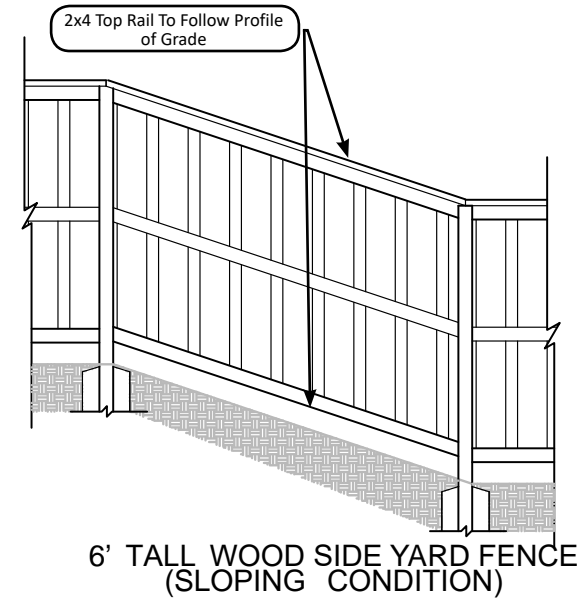
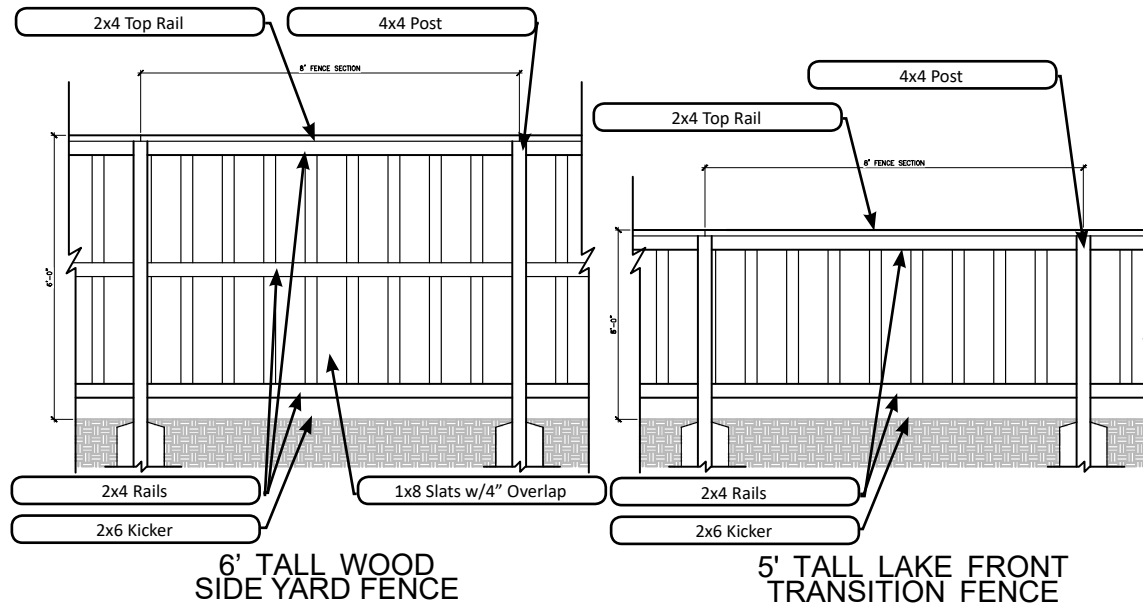
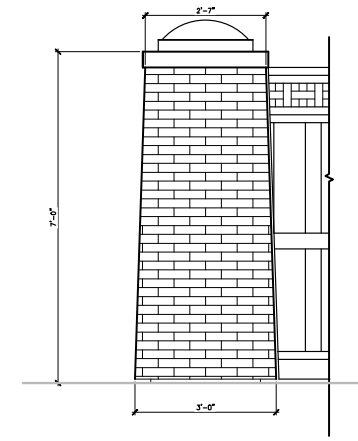
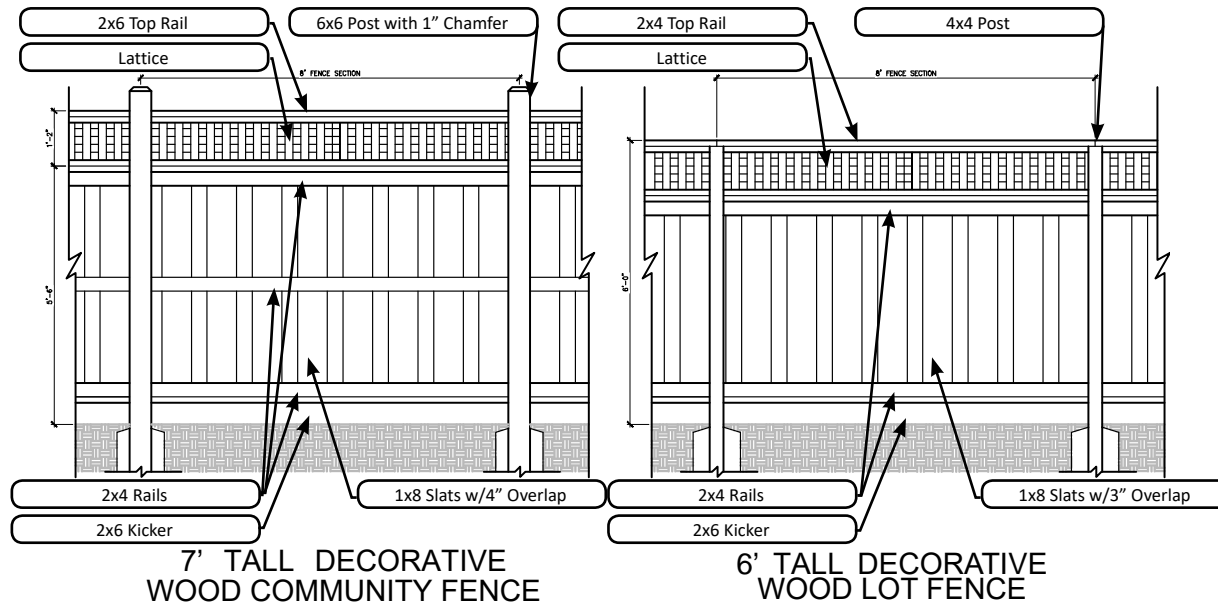
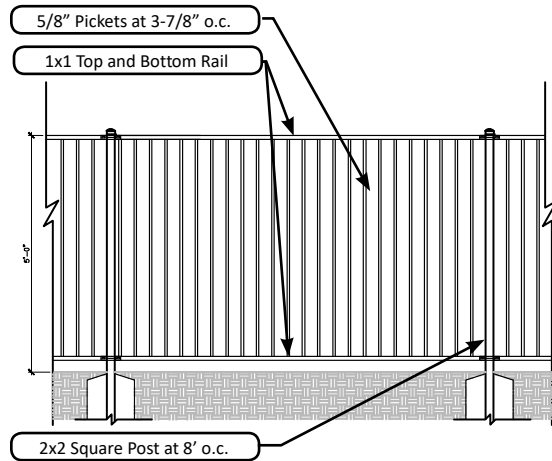
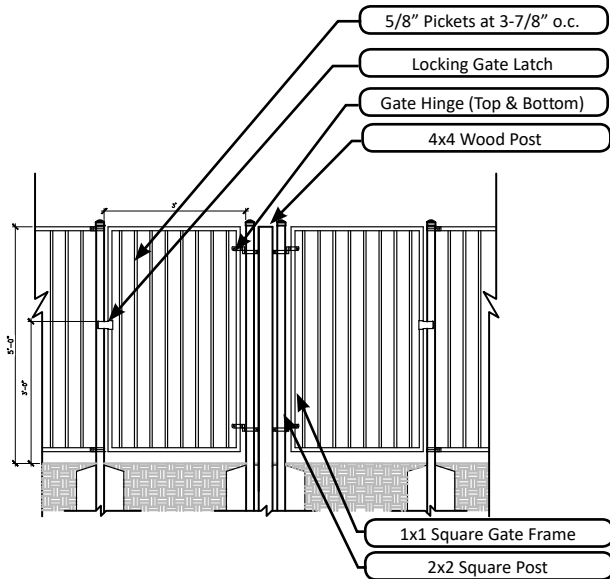


Figure 3-8: Prototypical Fence Conditions (For Builder)



5' TALL TUBULAR STEEL FENCE AT LAKE FRONTAGE



5' TALL TUBULAR STEEL FENCE WITH 3' GATE AT LAKE FRONTAGE

Figure 3-8: Prototypical Fence Conditions (For Builder)
(Continued from Previous Page)

- Security fencing shall be provided around pool and spa areas in compliance with all applicable codes and ordinances.
- Barbed or razor wire, chain link and plastic/vinyl fencing is prohibited on residential properties.

3.3.2 Signage

- Temporary signage to market the sale of new homes – to be provided by River Islands. Signage should conform to the signage types and hierarchy described in the Appendix.

3.3.3 Landscape Lighting

Guidelines

- Landscape lighting should be designed to be hidden from direct view and to minimize glare and impacts to adjacent land uses, especially residences. Low-level, pedestrian-scale fixtures should be utilized to the degree possible.
- Landscape lighting should utilize durable, energy efficient fixtures that provide pleasing color. High efficiency fixtures are encouraged to direct light where it is needed to avoid excessive glare and reduce impacts upon night sky and open space. No lighting should blink, flash, or be of unusually high intensity or brightness, except in the case of holiday lighting.
- Landscape lighting should be minimized to reduce light pollution and minimize energy usage.
- LED fixtures and intelligent control systems should be utilized to the extent possible.

3.3.4 Paving and Hardscape

Guidelines

- Paving surfaces on residential lots should be limited to the driveway, walkways, and patios. Paving to replace landscaping shall comply with the Lathrop Municipal Code and applicable CC&Rs.
- The general intent of pavement design is to provide an aspect of permanence with subtle textural variety using materials that

appear related to the natural landscape. Brightly-colored and highly reflective materials are not acceptable. Pervious paving is encouraged to the extent feasible.

- Use of enhanced paving materials (exposed aggregate, broom finish, integral color, unit pavers, stamped concrete, and bricks, etc.) is encouraged for front walks, patios and driveways. Planting areas are recommended between pavement and walls or fences. Concrete areas on the landscape plans should be designated with surface finish, color, expansion joints, and score joints. Expansion and score joints help isolate cracking locations in concrete and should occur 8 feet on center (max.) in each direction.
- Residential driveways serving front-facing garages should use enhanced materials, and/or scoring patterns to reduce the visual impacts.
- Selected paving color/albedo should meet a minimum SRI (Solar Reflective Index) value of 29 in order to aid in reducing the heat island effect (note: typical grey concrete usually falls between 38-52).

3.4 LANDSCAPE CONSTRUCTION PRACTICES

The following provisions address construction practices techniques to ensure healthy and successful projects and adhere to requirements and measures for sustainable landscape.

3.4.1 Irrigation and Water Conservation

The City of Lathrop Municipal Code, Chapter 17.92 Landscape and Screening Standards, contains additional requirements for irrigation and water conservation.

Guidelines

- The irrigation system should be designed to conserve water resources by efficiently and uniformly distributing water. Designs should be based upon applicable California Department of Water Resources ordinances and tailored to the climate of the City of Lathrop.

- Use of low volume spray heads and drip irrigation systems should be maximized. New irrigation techniques and drip irrigation systems should be used to ensure more efficient delivery of water.
- Irrigation design should accommodate hydrozones accordingly, separating high, medium and low water-use plants. Trees should be put on a separate system, specifically in lawn areas, and shrubs and trees should be irrigated with a drip or bubblers to provide deeper, more even watering and promote water conservation. Systems should also be separated by sun exposure, i.e., north/east exposures versus south/west exposures.
- Turf and groundcover should be irrigated with a conventional rotary nozzle spray system, using head-to-head spray coverage. In-stem pressure regulation and check valves are required on all heads. To effectively meet the intent of the state of California's conservation effort sub-surface drip irrigation should be the primary irrigation method. No above ground irrigation distribution method should be incorporated in areas less than ten feet (10") wide and shall maintain a twenty-four inch (24") offset from all pavement surfaces that drain directly to catchbasins.
- The irrigation controllers should be programmed according to the water needs of plants on each circuit, with consideration of the time of year and plant maturity. If precipitation rate exceeds the soil absorption rate, multiple shorter cycles should be programmed as required to allow absorption.
- Automatic irrigation controllers should be automatically adjusted using, at a minimum, daily ET (Evapotranspiration) rates and preferably hourly ET with an onsite rain shut-off device. Should an ET based controller not be utilized an onsite rain sensor with active moisture sensor may be used.
- All homes should be installed with an automatic master valve at the irrigation point of connection in conformance with AB1881 (MWEL0)
- Main lines should have 18" of cover.
- Irrigation valves should be screened from view from the street by landscaping or other attractive site materials.
- Irrigation systems should be monitored regularly for proper operation, leaks and broken heads, adjustment of controller programming, and elimination of excessive over spray and runoff .

Standards

- Irrigation shall be provided for all planted areas.
- Builder shall provide each home with an automatic irrigation controller that accommodates all aspects of the landscape design, including independent programming of multiple stations to cover front yard (including parkway strip), side yard, and backyard areas..

3.4.2 Soil Preparation and Mulching

Standards

- Finish landscape grading by Builders after construction of homes, if required, shall maintain or re-establish the overland release per the design intention of the Developer's Civil Engineer. Builders shall be responsible for maintaining proper drainage without creating depressions or dams.
- Builders should require an Agricultural Suitability Soil Test. The soils should be tested for agricultural suitability, parasitic nematodes and herbicide or deleterious contamination. The test should be completed by a reputable testing agency and should include recommendation for amendments, soil conditioners, pH correction, and fertilization.
- Subsequent to installation of underground utilities, soil compacted by construction should be rototilled to a minimum depth of eight (8) inches. In order to prevent interface layers between import topsoil and native soil, native soil should be broken up by ripping or rototilling to a depth of 8 to 12 inches before the addition of import topsoil or amendment.
- All planted areas should be amended to provide for an optimum growing media for most plants.
- Amendments (e.g. nitrified compost, gypsum, soil sulphur, fertilizer, iron sulfate, etc.) should be rototilled into the soil to a depth of 4 to 6 inches. Amendments are more effective when thoroughly incorporated into the soil. Avoid staining when using ferrous sulfate as an amendment by washing of all hardscape immediately after applying or mixing.

- At all planting areas except lawns, a minimum of two inches of organic mulch shall be applied on top of the soil surface after planting in order to cool the soil surface, reduce evaporation, and suppress weed growth. Organic mulches, including wood chips, shredded bark, and other commercially available mulches are preferred to inorganic materials. Organic mulches should not be dyed an artificial color, but should be a natural brown or dark brown in color. Permanent visible applications of inorganic sheeting, fabric, netting, etc. are not acceptable.

3.4.3 Planting

Standards

- Plant materials shall be selected from Appendix: Plant Selection Guide. Substitutions or additions may be considered by the DRB based on the suitability of the species in terms of similarity of form, adaptability, tolerance to site soils, climatic conditions or water quality, or other pertinent characteristics.
- Plant sizes and spacing shall comply with the specifications noted on Appendix: Plant Palette and shall be sufficient to provide healthy growth, attractive appearance, and full coverage of planting areas when plants are mature. In general, size and spacing requirements are as follows:
 - Primary front yard tree: Size to match adjacent street tree (24" box); spacing per requirements in Section 3.2 above.
 - Other front yard trees or side/rear yard trees: 15 gallon min.; spacing varies.
 - Hedgerows: 5 gallon; 36" o.c. or as needed to create hedge, given anticipated growth pattern
 - Other shrubs: 5 gallon; 48" o.c. or as needed for full cover, given anticipated growth pattern.
 - Groundcovers for habitat and border planting: 1 gallon; 18" o.c. or as needed for full cover, given anticipated growth pattern.
 - Smaller groundcovers or perennials for parkway strips or yards: 1 gallon; 12" o.c. or as needed for full cover, given anticipated growth pattern.
 - Riparian planting for lakeside slope area: see Figure 3-2.
 - See Figure 3-9 for tree and planting details.

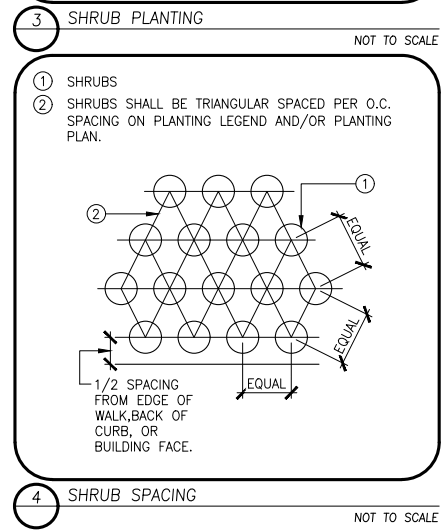
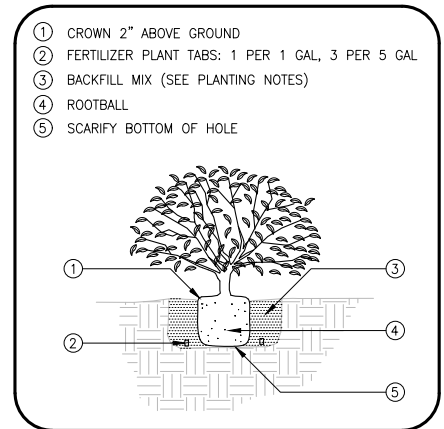
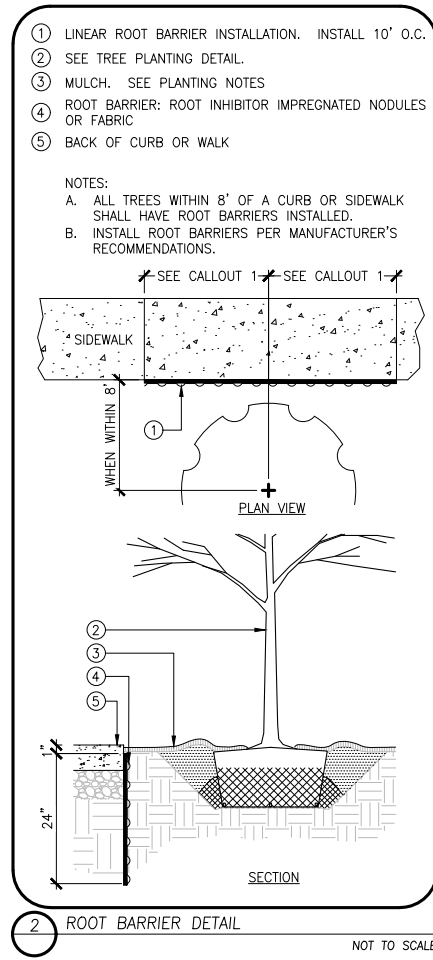
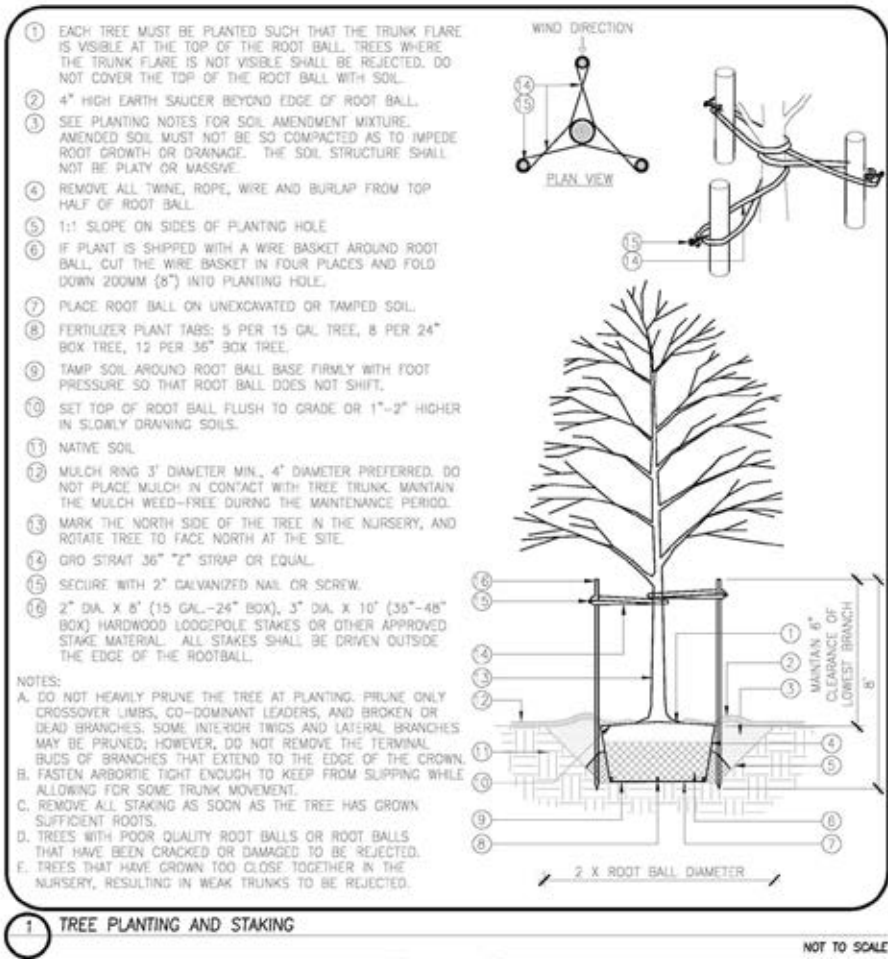


Figure 3-9: Planting Detail

RIVER ISLANDS



CHAPTER 4

PROJECT
IMPLEMENTATION

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4.1 Project Implementation

4.1.1 Stewart Tract Design Review Committee (STDRC)

All projects shall be subject to the design review process and submittal requirements described in the following sections. Projects will be reviewed by the Stewart Tract Design Review Committee (STDRC), according to the requirements set forth below and Section 17.61.160 of the Lathrop Municipal Code. The STDRC is a group of three design professionals that represent the master developer. The STDRC will review design and improvement plans for new construction on undeveloped and improved lands within the community for conformance with these Woodlands East District Architectural Guidelines/Design Standards (AG/DS) and with all applicable plans (described below). The STDRC's review is advisory only and does not guarantee approval of any permit from other agencies. The City of Lathrop utilizes the STDRC's recommendation for certain approvals to Building Division, Planning Commission and some cases Lathrop City Council, if applicable.

After STDRC review is advisory only, applicants are still required to obtain approval by the City of Lathrop for all construction projects and necessary approvals and permits. This includes landscaping and infrastructure permits if applicable.

Prior to the submission of development proposals to the City of Lathrop, the STDRC shall review such proposals and make recommendations to the Master Developer and the City; the STDRC shall also recommend exceptions and revisions to the Woodlands East District AG/DS to the City for further consideration and potential action by the AG/DS to accommodate development proposals which might suggest minor design changes or adjustments that are consistent with the intent of these AG/DS; in some cases, an exception might apply to a design condition not foreseen in the original drafting of the AG/DS. A STDRC recommendation to grant an exception may or may not be coupled with a proposed project

proposal already being reviewed by the STDRC. A request for revision to the AG/DS must be made in writing to the City of Lathrop Community Development Department and be approved by the Planning Commission after review and recommendation of the STDRC.

4.1.2 Consistency Requirements

Plans must be found consistent with this document and other applicable City of Lathrop land use entitlements, as well as any recorded River Islands CC&Rs. While the adopted AG/DS document itself is consistent with previously approved planning documents for River Islands, the Builder should be aware of requirements of other applicable entitlements/plans that may also apply to your project. These entitlements/plans include:

1. City of Lathrop Comprehensive General Plan (as amended)
2. West Lathrop Specific Plan (as amended)
3. River Islands Phase 2 Urban Design Concept (UDC)
4. City of Lathrop Development Title (zoning and subdivision ordinances)
5. River Islands Development Agreement and Performance Standards
6. Vesting Tentative Map No. 6716 Conditions of Approval (as amended)
7. Woodlands East District Neighborhood Development Plan (NDP), Adopted River Islands Conditions, Covenants and Restrictions (CC&Rs), if applicable

4.1.3 Design Review Submittal Requirements

As a minimum, all applicants shall provide the following to the Master Developer for processing STDRC review:

1. Location Map - should include Tract, lot and/or parcel numbers if available.
2. Conceptual Plans and Elevations- this shall include preliminary building floor plans for each architectural style and model type represented. This includes enhanced

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

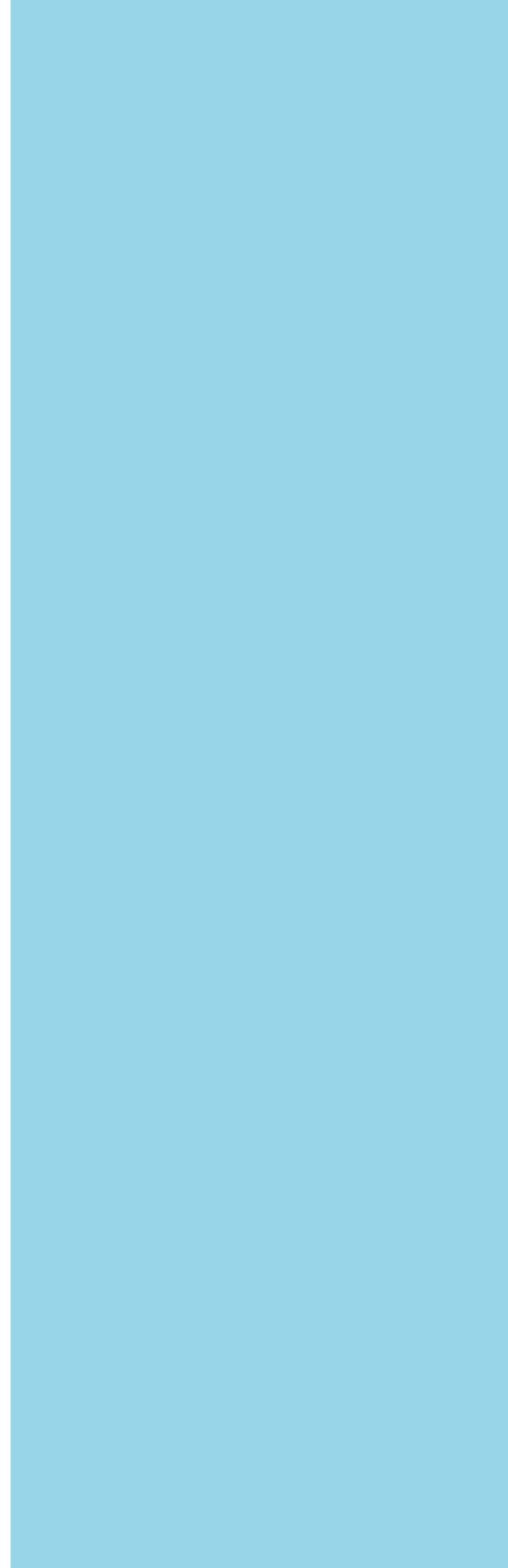
as may be required by CC&Rs or individual agreements between the Master Developer and the applicant.

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.

RIVER ISLANDS



APPENDIX



Woodlands East District Architectural Design Guidelines and Development Standards

Accessory Structures Addendum
 March 21, 2024

Accessory Structures:

Minimum Setback Distance from Property Line

Structure Height	Front Yard*	Street Side Yard (corner lot)	Side Yard (interior)	Rear Yard
≤ 8 ft.	Not allowed	10 ft.	3 ft.	3 ft.
>8 ft. to 15 ft.	Not allowed	10 ft.	5 ft.	5 ft.

*Landscape features are allowed in the front yard as shown in definition below.

1. Setback Measurement - Minimum setback distance between property line and accessory structure shall be measured from the wall or post(s) of the supporting structural member of the structure. Overhangs are allowed consistent with the current City adopted Building Code.
2. Separation Between Structures - All accessory structures shall maintain the minimum separation between other buildings as required under current City adopted Building Code.
3. Building Permit Required when Applicable – A building permit shall be obtained for all accessory structures as required by the City adopted Building Code, if applicable.
4. Attached Patio Covers – attached patio covers, sunrooms and similar structures not first approved with the original dwelling unit building permit, shall meet all setbacks of the dwelling unit, unless exceptions are approved by the River Islands Architectural Review Board with appeal to STDRC.

Definitions:

Accessory Structure - An attached or detached structure that is either entirely enclosed by walls and a solid roof or is partially enclosed with a solid or limited roof covering. Examples include, but are not limited to, detached garages, greenhouses, pool houses,

sunrooms, workshops, storage sheds, barns, as well as, free standing patio covers, carports, gazebos and stables. Accessory structures also include play equipment, windmills, water towers, and other similar structures.

Landscape Feature - A detached decorative structure with a maximum height of eight (8) feet typically used in conjunction with plant materials for aesthetic enhancement, including, but not limited to, garden trellis covers with non-solid roof construction, arched trellises, vertical lattice structures, statues, fountains, and similar features may be allowed in the front yard setback, subject to building/electrical/mechanical permits of the City of Lathrop and subject to review and approval of the River Islands Architectural Review Board (RIARB). Any decision of the RIARB may be appealed to the Stewart Tract Design Review Committee (STDRC).

Architectural Features:

1. Architectural features including sills, chimneys, fireplaces, cornices and eaves may extend into a required side yard, rear yard or a space between structures not more than two (2) feet and may extend into a required front yard not more than five (5) feet; provided, that where an architectural feature extends more than two (2) feet into a required side yard, the extension shall be protected by a minimum one-hour fire resistant standard.
2. Open, unenclosed, uncovered metal fire escapes and depressed ramps or stairways may project into any required yard or space between buildings not more than four (4) feet, subject to review and approval of the RIARB and may be appealed to the STDRC.
3. Planter boxes attached to a dwelling may be extended into a required front yard by not more than three (3) feet.
4. Walks, driveways and retaining walls may occupy any required yard, subject to City regulations regarding public utility easements, right of way encroachments and possible building permit regulations. Any extension or modification of approved walks, driveways and retaining walls approved with the original construction of the dwelling unit shall be subject to the review and approval of the RIARB and may be appealed to the STDRC.
5. Swimming pools, in-ground spas and hot tubs are subject to the regulations contained in the City’s currently adopted Building Code.

Builder Identification Signs

Builders are to choose from 3 style options as shown on following pages.

River Islands Builder Site Signs

Option 1

Scale: .5" = 1'

AMERICAN TRADITIONAL

Black Steel Fence,

Digital Print on Aluminum



River Islands Builder Site Signs
Option 2
Scale: .5" = 1'

CRAFTSMAN COTTAGE
Wood Frame with Pickets,
Digital Print or
Blasted Sign Foam



River Islands Builder Site Signs
Option 3a
Scale: .5" = 1'

CALIFORNIA RANCH
Wood Frame with Pickets,
Digital Print or
Blasted Sign Foam





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Plant List

RIVER ISLANDS PHASE 2 - WOODLANDS EAST DISTRICT PLAN SELECTION GUIDE

All plant materials shall be selected from the following plant list as approved by the City of Lathrop as part of this Architectural Design Guidelines & Development Standards document. Any exceptions shall be recommended for approval by the STDR prior to installation. Basis for exceptions shall be limited to plant availability, where a similar available plant species may be substituted.

Parks	Trail*	Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
Trees							
	✓	Acer negundo var. californica	California Box Elder	30'-50'	50'	M	
✓	✓	Acer rubrum 'Armstrong', 'October Glory', Redpointe'	Red Maple Varieties	40'-50'	15'	M	
✓		Aesculus carnea	Red Horsechestnut	40'	30'	M	
	✓	Alnus rhombifolia	White Alder	50'-90'	40'-60'	H	
✓	✓	Arbutus unedo	Strawberry Tree	8'-25'	8'-25'	L	
✓	✓	Arbutus 'Marina'	Marina' Strawberry Tree	20'-30'	20'-30'	L	
✓	✓	Arbutus Marina - ('Multi-trunked')	Strawberry Tree	15'-30'	15'-20'	L	Dark green oblong foliage with rosy pink fall flowers
✓		Betula jacquemontii (Betula utilis jacquemontii)	White Barked Himalyan Birch	40'-60'	25'-30'	H	
✓	✓	Carpinus betulus 'Fastigiata'	European Hornbeam	40'	30'	M	
✓	✓	Catalpa speciosa	Western Catalpa	40'-60'	20'-40'	M	
✓	✓	Cercidium x 'Desert Museum'	Desert Museum Palo Verde	20'	20'	VL	
✓	✓	Cercis canadensis 'Oklahoma'	Eastern Redbud	25'-35'	25'-35'	M	
✓	✓	Cercis occidentalis	Western Redbud	10'-20'	10'-20'	VL	
	✓	Cercocarpus betuloides	Island Mountain Mahogany	5'-20'	5'-20'	VL	
✓	✓	Chilopsis linearis 'Monhews'	Timeless Beauty Desert Willow	15'-20'	15'-20'	VL	Fragrant showy purple flowers
✓	✓	Cupressus sempervirens	Mediterranean Cypress	40'	20'	VL	
✓	✓	Ginkgo biloba 'Autumn Gold' (Male only)	Ginkgo, 'Autumn Gold'	35'-40'	25'-35'	M	Use male only varieties
✓	✓	Gleditsia tracanthos	Golden Honey Locust	60'-80'	60'-80'	L	
✓	✓	Koelreuteria paniculata	Goldenrain Tree	20'-35'	25'-40'	M	
✓	✓	Juniperus 'Staked'	Juniper	15'-25'	15'-20'	L	Red Flowers
✓	✓	Lagerstroemia x fauriei 'Natchez'	Natchez Crape Myrtle	20'-30'	15'-20'	L	White flowers
✓	✓	Lagerstroemia x fauriei 'Natchez' - 'Multi-Trunked'	Natchez Crape Myrtle	15'-20'	12' Wide	L	White flowers
✓	✓	Lagerstroemia x fauriei 'Muskogee'	Muskogee Crape Myrtle	20'-30'	15'-20'	L	Lavender flowers
✓	✓	Magnolia grandiflora 'D.D. Blanchard'	D.D. Blanchard Magnolia	50'	25'-35'	M	Evergreen
✓	✓	Malus 'Snowdrift'	Flowering Crabapple	15'-20'	15'-20'	M	White flowers
✓	✓	Olea europaea 'Swan Hill'	Swan Hill Olive	25'-30'	25'-30'	VL	Evergreen fruitless
✓		Parkinsonia aculeata	Mexican Palo Verde	15'-20'	10'-20'	VL	



Parks	Trail*	Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
✓		<i>Pinus pinea</i>	Stone Pine	40'-80'	40'-60'	L	
✓		<i>Pinus radiata</i>	Monterey Pine	80'-100'	25'-35'	M	
✓	✓	<i>Pistacia chinensis</i> 'Pearl Street', 'Red Push' or 'Keith Davey'	Chinese Pistache Varieties	30'-60'	50'	L	
✓		<i>Platanus Xacerifolia</i> 'Bloodgood'	Bloodgood London Plane	40'-50'	25'-30'	M	
✓		<i>Platanus X acerifolia</i> 'Columbia'	Columbia London Plane	40'-50'	25'-40'	M	
✓		<i>Platanus racemosa</i>	California Sycamore	50'-90'	30'-50'	M	
	✓	<i>Populus alba</i> 'Pyramidalis'	Seedless Bolleana Poplar	50'	15'	M	
	✓	<i>Populus fremontii</i>	Fremont Cottonwood	40'-60'	30'-40'	M	
	✓	<i>Populus nigra</i> 'Italica'	Lombardy Poplar	100'	15'-30'	M	
		<i>Prunus cerasifera</i> 'Krauter Vesuvius'	Krauter Vesuvius Cherry Plum	15'-20'	15'-20'	M	
		<i>Pyrus calleryana</i> 'Bradford'	Bradford Pear	30'-50'	20'-35'	M	
✓		<i>Prosopis glandulosa</i> 'Maverick'	Texas Mesquite	25'-30'	25'-30'	L	
✓	✓	<i>Quercus agrifolia</i>	Coast Live Oak	20'-70'	40'-80'	VL	
✓	✓	<i>Quercus coccinea</i>	Scarlet Oak	60'-80'	40'-60'	M	
✓	✓	<i>Quercus douglasii</i>	Blue Oak	30'-50'	40'-70'	VL	
✓		<i>Quercus ilex</i>	Holly Oak	40'-60'	40'-60'	L	
✓	✓	<i>Quercus lobata</i>	Valley Oak	50'-75'	50'-80'	L	
✓		<i>Quercus muehlenbergii</i>	Chinquapin Oak	40'-50'	50'-60'	M	
✓	✓	<i>Quercus robur</i>	English Oak	50'-60'	30'	M	
✓		<i>Quercus suber</i>	Cork Oak	30'-60'	30'-60'	L	
✓		<i>Quercus virginiana</i>	Southern Live Oak	40'-80'	60'-90'	M	
✓		<i>Quercus wislizenii</i>	Interior Live Oak	30'-70'	30'-70'	VL	
✓		<i>Robinia</i> 'Purple Robe'	Purple Robe Robinia			L	
	✓	<i>Salix goodingii</i>	Gooding's Black Willow	10'-25'		H	
	✓	<i>Salix laevigata</i>	Red Willow	15'-30'		H	
	✓	<i>Salix lucida</i> var. <i>lasiandra</i>	Pacific Willow			H	
✓	✓	<i>Schinus molle</i>	California Pepper tree	25'-40'	25'-40'	L	
✓		<i>Tilia cordata</i> 'Greenspire'	Greenspire Littleleaf Linden	30'-50'	15'-30'	M	
✓		<i>Ulmus parvifolia</i> 'Drake'	Chinese Drake Elm	40'-60'	50'-70'	M	Weeping Habit
✓		<i>Ulmus</i> x 'Frontier'	Frontier Elm	30'-40'	20'-31'	M	
✓	✓	<i>Ulmus</i> x 'Patriot'	Patriot Elm	40'	25'	L	
✓	✓	<i>Ulmus</i> x 'Emerald Sunshine'	Emerald Sunshine Elm	35'	25'-30'	M	
✓	✓	<i>Ulmus wilsoniana</i> 'Prospector'	Prospector Elm	40'-50'	25'-30'	L	
✓	✓	<i>Umbellularia californica</i>	California Laurel	20'-35'	20'-35'	M	
✓	✓	<i>Zelkova serrata</i> 'Green Vase'	Zelkova, Green Vase	50'	50'	M	

Parks	Trail*	Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
Shrubs (Large Background)							
✓	✓	Abelia grandiflora (varieties)	Glossy Abelia	5'-8'	5'	M	
	✓	Agave filifera		2'-3'	2'-3'	L	
✓	✓	Anisodonteia x hypomandarum	Cape Mallow	4'	4'	M	Purple/pink flowers
✓	✓	Arbutus u. 'Oktoberfest'	Strawberry Tree	6'-8'	6'-8'	L	Dark green foliage
✓	✓	Berberis thunbergii	Japanese Barberry	4'-6'	4'-6'	L	
✓	✓	Buddleja davidii	Butterfly Bush	6'-10'	6'-10'	M	
✓	✓	Carpenteria californica	Bush Anemone	3'-6'	3'-6'	L	
	✓	Cephalanthus occidentalis	Button Willow	3'-15'	3'-15'	M	
✓	✓	Cistus hybridus (Cistus corbariensis)	White Rockrose	2'-5'	2'-4'	L	
✓	✓	Cistus ladanifer (Cistus ladaniferus maculatus)	Crimson-Spot Rockrose	3'-5'	3'-5'	L	
✓	✓	Cistus x purpureus	Orchid Roserock	4'	4'	M	Dark pink flowers
	✓	Cornus stolonifera (sericea) 'Bailey'	Red-Twigged Dogwood	6'-8'	6'-8'	H	
✓		Cotinus coggygria (Rhus cotinus) 'Purpureus'	Smoke BTree	15'	15'	L	
✓		Coprosma repens	Mirror Plant	3'-5'	4'-6'	M	
✓	✓	Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	10'	8'-10'	L	Red/burgundy foliage
✓	✓	Elaeagnus pungens	Silverberry	6'-15'		L	
	✓	Eriogonum fasciculatum	California Buckwheat	1'-3'	4'	L	
✓		Fremontodendron californicum	California Flannelbush			VL	
✓	✓	Grevillea x 'Noelii'	Noelii Grevillea	5'	6'	L	Glossy lime green needle-like foliage with pink and white flowers
✓	✓	Heteromeles arbutifolia	Toyon	6'-10'		VL	
✓	✓	Laurus nobilis	Bay Laurel	12'-40'		L	
✓	✓	Lavatera maritima	Tree Mallow	6'	6'	L	Gray-Green foliage with light pink/purple flowers
✓	✓	Lavatera thuringiaca 'Mrs Barnsley'	Mallow			L	
✓	✓	Leucophyllum frutescens 'Compactum'	Texas Ranger	4'-5'	4'-5'	L	
	✓	Lorepetalum chinese 'Rubrum'	Chinese Fringe Flower	3'-6'	3'-6'		Red/burgunday foliage, Pink Flowers
✓	✓	Lupinus arboreus	Yellow Bush Lupine	5'-8'	5'-8'	L	
✓	✓	Mahonia aquifolium	Oregon Grape	6'		M	
✓	✓	Nerium oleander 'Little Red'	Dwarf Red Oleander	4'	4'	L	Red flowers
✓	✓	Nerium oleander 'Petite Pink'	Dwarf Pink Oleander	4'	4'	L	Pink flowers



Parks	Trail*	Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
✓		<i>Osmanthus fragrans</i>	Sweet Olive	10'	10'-12'	M	
✓		<i>Osmanthus x fortunei</i>	Hybrid Tea Olive	6'-20'	10'-12'	M	
	✓	<i>Philadelphus lewisii</i>	Wild Mock-orange	4'-10'	6'-10'	M	
	✓	<i>Philadelphus</i> 'Belle Etoile'	Purple Spot Mock Orange	5'-7'	5'-7'	M	
✓		<i>Phormium x tenax</i> 'Atropurpureum'	New Zealand Flax	4'-5'	4'-5'	L	Burgundy-bronze bladed foliage
✓		<i>Phormium</i> 'Yellow Wave'	Yellow Wave New Zealand Flax	4'-5'	4'-5'	M	Yellow and lime green bladed foliage
✓	✓	<i>Prunus caroliniana</i> 'Brite N Tight'	Compact Carolina Cherry Laurel	8'-10'	4'-5'	L	
✓		<i>Raphiolepis indica</i>	India Hawthorn	4'-5'		L	
✓		<i>Raphiolepis indica</i> 'Clara'	India Hawthorn	3'-5'	3'-5'	L	
✓		<i>Raphiolepis indica</i> 'Springtime'	India Hawthorn	4'-6'		L	
✓	✓	<i>Raphiolepis umbellata</i>	Yeddo Hawthorn	4'-6'	4'-6'	L	
✓	✓	<i>Rhamnus californica</i> 'Mound San Bruno'	San Bruno Coffeberry	3'-15'	8'	L	
✓	✓	<i>Rhamnus californica</i> 'Eve Case'	Eve Case Coffeberry	4'-8'	4'-6'	L	
✓	✓	<i>Rhamnus crocea</i>	Redberry	2'-3'	3'-6'	L	
✓	✓	<i>Rhamnus tomentella</i>	Hoary Coffeberry			L	
	✓	<i>Ribes aureum</i> (var. <i>gracillimum</i>)	Golden Currant	3'-6'		L	
✓		<i>Ribes sanguineum</i>	Pink Flowering Currant	4'-12'		L	
	✓	<i>Rosa californica</i> 'Plena'	California Wild Rose			L	
✓	✓	<i>Salvia gregii</i>	Autumn Sage			L	
✓		<i>Teucrium fruticans</i>	Bush Germander	4'-8'	4'-10'	L	Gray leaves, lavender flowers
✓		<i>Viburnum</i> t. 'Spring Bouquet'	Spring Bouquet Viburnum	4'-6'	4'-6'	M	Deep green leathery foliage with tight clusters of pink buds and white flowers
✓	✓	<i>Xylosma congestum</i>	Shiny Xylosma	8'-10'	8'-10'	L	
Shrubs (Medium Foreground)							
✓	✓	<i>Abelia grandiflora</i> . (varieties)	Glossy abelia	1'-4'	4'-6'		
✓	✓	<i>Berberis thunbergii</i> (varieties)	Japanese Barberry	3'-5'	3'-5'	M	Deep red/burgundy foliage
✓	✓	<i>Callistemon citrinus</i> 'Compacta'	Bottlebrush			L	
✓	✓	<i>Callistemon viminalis</i> 'Little John' or 'Captain Cook'	Dwarf Bottlebrush	3'	3'	L	
✓	✓	<i>Coleonema pulchrum</i> (varieties)	Pink Breath of Heaven	3'-4'	4'	M	Light green foliage with tiny pink flowers
✓	✓	<i>Mahonia aquifolium</i> 'Compacta'	Compact oregon grape	2'-3'	4'	M	

Parks	Trail*	Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
✓	✓	Myrsine africana	African Boxwood	3'-8'	3'-6'	L	
✓	✓	Punica granatum 'Nana'	Dwarf Pomegranate	3'	5'	L	Orange flowers with small fruit
✓	✓	Raphiolepis indica 'Ballerina'	Dwarf Pink Indian Hawthorne	2'	4'	L	Pink flowers
✓	✓	Salvia greggii / Salvia x jamensis	Autumn Sage	3-4'	2'	L	
✓	✓	Salvia greggii 'Alba'		1'-4'	1'-4'	L	
✓	✓	Salvia microphylla	Mint Bush Sage	3-5'	4'-8'	M	
✓	✓	Spiraea japonica	Spiraea	2'-3'	3'-4'	M	
✓	✓	Spiraea japonica bumalda 'Goldflame'	Goldflame Spirea	3'-4'	4'	M	Yellow-green foliage with pink/red flowers
✓	✓	Viburnum davidii	David Viburnum	3'-4'	3'-4'	M	Part shade, large glossy green deep veined foliage, pink buds and white flowers
✓		Zauschneria californica	California Fuschia	3'	3'-4'	L	Gray Leaves with red flowers
Shrubs (Accents)							
	✓	Achillea millefolium californica	Yarrow	1-3'	1-3'	L	
	✓	Achillea millefolium rosea 'Island Pink'	Pink Yarrow	1'-3'		L	
	✓	Achillea tomentosa	Woolly Yarrow	6"		L	
	✓	Aloe species		varies		L	
	✓	Amsonia tabernaemontana	Blue Star Flower	2'-3'		M	
	✓	Aquilegia eximia	Serpentine Columbine	2'	1-3'	L	
✓	✓	Artemisia 'Powis Castle'	Powis Castle Sagebrush	3'	6'	L	
	✓	Asclepias fascicularis	Narrow-leaved Milkweed	1'-3'	1'	L	
✓	✓	Dietes bicolor	Fortnight Lily, Bicolor Iris	2'-3'	2'-3'	L	Yellow flowers
✓	✓	Erigeron karvinskianus	Santa Barbara Daisy	1'-2'	3'-5'	L	White with some pink flowers
✓		Helleborus x hybridus	Lenten Rose	1'-2'	1'-2'	M	Part Shade
✓	✓	Hemerocallis x 'Stella de Oro'	Stella De Oro Dwarf Daylily	2'	2'	M	Heavy clusters of large yellow flowers
✓	✓	Hesperaloe parviflora	Coral Yucca	2'	2'	L	
✓	✓	Heuchera 'Lillian's Pink'	Lillian's Pink Coral Bells	1'-2'	1'-2'	L	
✓	✓	Heuchera 'Rosada'	Rosada Coral Bells	1'-2'	1'-2'	M	
✓	✓	Heuchera sanguinea	Coral Bells	1'-2'	1'-2'	M	
	✓	Iris 'Canyon Snow'	Canyon Snow Pacific Iris	1'-2'	1'-2'	M	
✓	✓	Kniphofia uvaria	Red Hot Poker	2'-3'	2'-3'	M	
✓	✓	Lavandula angustifolia	English Lavender	8"-2'	8"-2'	L	



Parks	Trail*	Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
✓	✓	Lavandula a. 'Buena Vista'	English Lavender	2'	2'	L	Gray-green foliage with deep violet blue flowers
✓	✓	Lavandula 'Goodwin Creek Grey'	Goodwin Creek Lavender	2'-3'	3'-4'	L	
✓	✓	Lavandula stoechas 'Otto Quast'	Otto Quast Spanish Lavender	18"-3'	2'-3'	L	
✓		Liriope muscari	Lily Turf	1'-1 1/2'	1'-2'	M	
✓	✓	Lupinus albilfrons	Bush Lupine	3-5'	2-3'	L	
✓	✓	Penstemon heterophylus 'Margarita" Bop	Foothill Penstemon	1'-3'	1'-2'	L	Lavender flowers
✓	✓	Penstemon species				M-L	
✓	✓	Penstemon spectabilis	Showy Penstemon	3'-4'	3'-4'	M-L	
✓	✓	Perovskia a. 'Little Spire'	Little Spire Russian Sage	2'	2'	L	Vertical spikey gray-green foliage with lavender-blue flowers
✓		Phormium tenax 'Apricot Queen'	New Zealand Flax	3'	5'	M	Yellow wit green margined bladed foliage
✓		Phormium tenax 'Dusky Chief'	New Zealand Flax	5'-6'	4'-5'	M	Reddish brown bladed foliage
✓		Phormium tenax 'shirazz'	New Zealand Flax			M	
✓	✓	Salvia speices	Sage			L-M	
✓	✓	Salvia 'Bee's Bliss'	Bee's Bliss Salvia	1'-2'	4'-6'	M	
✓	✓	Salvia m. 'Hot Lips'	Hot Lips Sage	2'-3'	2'-3'	L	Red/white flowers
✓	✓	Salvia 'Mrs. Beard'	Mrs. Beard Salvia	1'-2'	3 - 4'	L	
✓	✓	Salvia sonomensis	Creeping Sage	8"-12"	2'-3'	L	
✓	✓	Salvia spathacea	Hummingbird Sage	1'-2'	3'-4'	L	
	✓	Solidago californica	California Goldenrod	1-3'	18"-3'	L	
	✓	Symphotrichum chilense	California aster	1-3'		L	
✓	✓	Tulbaghia violacea	Society Garlic	18"	18"	L	Purple flowers
✓	✓	Tulbaghia v. 'Silver lace'	Variiegated Society Garlic	18"	18"	L	Silver/white blades w/ purple flowers
✓	✓	Zauschneria californica 'Catalina'	Island California Fuschia	1-3'	1-3'	L	
✓	✓	Zauschneria californica	California Fuschia	2-3'	18"-3'	L	
Shrubs (Grasses)							
✓		Bouteloua gracilis	Blue Grama Grass	6"-18"	6"-1'	L	
✓	✓	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster's Feather Reed Grass	2'-3'	2'	L	Stunning vertical feathery plumes, turn golden in fall
✓	✓	Carex barbarae	White Santa Barbara Sedge	1'-3'	1'-3'	M	Deep green native meadow grass

Parks	Trail *	Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
✓	✓	<i>Carex divulsa</i>	Berkeley Sedge	18"-2'	18"-2'	L	Deep green clumping evergreen grass
✓	✓	<i>Carex pansa</i>	California Meadow Sedge	6"-8"	1'	M	
✓	✓	<i>Carex praegracilis</i>	Clustered-field Sedge	1'	6"	M	
✓	✓	<i>Carex testacea</i>	Orange Sedge	18"-24"	18"-24"	M	Evergreen, green and orange spring / summer, vibrant orange in winter
✓	✓	<i>Chondropetalum tectorum</i>	Cape Rush	2'-3'	3'-4'	H	
✓	✓	<i>Deschampsia cespitosa</i>	Tufted Hair Grass	1'-3'	1'-3'	L	
✓	✓	<i>Deschampsia elongata</i>	Slender Hair Grass	3'		L	
✓	✓	<i>Eleocharis macrostachys</i>	Spike Rush	3'	2'	L	
✓	✓	<i>Elymus glaucus</i> 'Anderson'	Blue Wild Rye	2-3'	2'	L	
✓	✓	<i>Elymus triticoides</i>	Creeping Wildrye			L	
✓	✓	<i>Eschscholzia californica</i>	California Poppy	1'	1.5'	VL	
✓	✓	<i>Festuca californica</i>	California Fescue	2'-3'	2-3'	M	
✓		<i>Festuca idahoensis</i> 'Siskiyou Blue'	Blue Bunch Grass	1'-2'	112"	L	
✓	✓	<i>Festuca mairei</i>	Atlas Fescue	2'-3'	2-3'	L	Evergreen clumping yellowish gray-green foliage
✓	✓	<i>Festuca occidentalis</i>				M	
✓	✓	<i>Festuca ovina</i> 'Glauca'	Elijah's Blue, Blue Festuca	4"-10"	6"	M	
✓	✓	<i>Festuca rubra</i>	Red Fescue	3"-12"	6"	M	
✓	✓	<i>Grindelia camporum</i>	Gum Plant	1'-3'	1'-3'	L	
✓	✓	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	2'-3'		L	
✓	✓	<i>Hordeum brachycantherum</i> 'Californicum'	Meadow Barley			VL	
	✓	<i>Imperata cylindrica</i> 'Rubra'	Japanese Blood Grass	1'-2'	1'	H	
	✓	<i>Juncus balticus</i> (balticus?)	Baltic Rush	3'		H	
	✓	<i>Juncus effusus</i>	Pacific Rush	3'-6'	3'	H	
	✓	<i>Juncus patens</i>	California Gray Rush	2'	2'	H	
	✓	<i>Leersia oryzoides</i>	Rice Cutgrass			M	
✓	✓	<i>Leymus condensatus</i> 'Canyon Prince'	Canyon Prince Wild Rye	2'-4'	3'	VL	
✓	✓	<i>Leymus triticoides</i> 'Grey Dawn'	Creeping Wild Rye	2'	18"	VL	
✓	✓	<i>Lomandra l.</i> 'Breeze'	Dwarf Mat Rush	2'-3'	2'-4'	L	
✓	✓	<i>Melica imperfecta</i>	Coast Melic Grass, Oniongrass	1'-2'	1'-2'	VL	
✓	✓	<i>Melica californica</i>	Melica	4'		L	
✓	✓	<i>Miscanthus sinensis</i>	Japanese Silver Grass	5'-6'	3'-4'	M	

Parks	Trail*	Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
✓	✓	Miscanthus sinensis 'Morning Light'	Variiegated Eulalia	5'-6'	3'-4'	M	
✓	✓	Muhlenbergia capillaris	Hairy Awn Muhly	3'	6'	L	
✓	✓	Muhlenbergia rigens	Deer Grass	4'	4'	L	
✓	✓	Nasella pulchra 'Yolo'	Purple Needle Grass	2'	2'-3'	L	Self-sows
✓	✓	Pennisetum alopecuroides 'Little Bunny'	Dwarf Fountain Grass	18"	18"	L	Trim to ground in winter
✓	✓	Pennisetum alopecuroides 'Moudry'	Black Fountain Grass	18"-2'	18"-2'	L	
✓	✓	Pennisetum orientale	Oriental Fountain Grass	12"-18"	12-18"	L	
✓	✓	Pennisetum setaceum 'Rubrum'	Red Fountain Grass	3'-4'	3'-4'	L	
✓	✓	Scirpus americanus	Three-square Bulrush	5'	5'	H	
✓	✓	Scirpus actus var. occidentalis	Hardstem Bulrush	5'-8'	5'-8'	H	
✓	✓	Scirpus californica	California Bulrush	6"-10"	6"-10"	H	
✓	✓	Scirpus microcarpus	Small-fruited Bulrush	6"-10"	6"-10"	H	
	✓	Sporobolus airoides	Alkali Sacaton	1'-3'	3'	VL	
✓	✓	Stipa cernua	Nodding Feather Grass	2'-3'	2'-3'	VL	
✓	✓	Stipa pulchra	Purple Needle Grass	1'-2'	1'-2'	L	
✓	✓	Stipa gigantea	Giant Feather Grass	2'-3'	2-3'	VL	
✓	✓	ETY Mix (Carex Divulsa, Eschscholzia californica, Festuca Idahoensis, Layia platyglossa, Salvia l. 'Bee's Bliss', Sysrynychium idahoensis)	Entry Mix	1'-2'	1-2'	L	
✓	✓	Native Mow Free Mix (Festuca idahoensis, Festuca rubra, Festuca occidentalis)	No Mow Fescue	12"-18"		M	
Shrubs (Groundcovers)							
✓		Acacia r. 'Desert Carpet'	Desert Carpet Acacia	1'-2'	10'-12'	L	leathery gray green foliage with puffy yellow ball shaped flowers
✓	✓	Arctostaphylos 'Pacific Mist'	Pacific mist manzania	2'-3'	4'-6'	L	
✓	✓	Artemisia californica 'Montara'	California Sagebrush	18"-5'		L	
✓	✓	Artemesia 'Powis Castle'	Powis Castle Artemesia	3'	5'	M	gray green foliage
✓		Baccharis pilularis	Coyote Bush			L	
✓		Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	6'	6'	L	
✓	✓	Ceanothus griseus horizontalis 'Yankee Point'	Yankee Point Ceanothus	2'-3'	8'	L	Blue flowers
✓	✓	Ceanothus maritimus 'Valley Violet'	Valley Violet Maritime Lilac	2'	4'	L	
✓	✓	Ceanothus thyrsiflorus 'Skylark'	Blueblossom	3'-6'	5'	L	

Parks	Trail*	Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
✓	✓	Ceanothus 'Concha'	Concha Ceanothus	6'-7'	6'-8'	L	
✓	✓	Ceanothus 'Dark Star'	Dark Star California Lilac	5'-6'	8'-10'	L	
✓	✓	Ceanothus 'Joyce Coulter'	Wild California Lilac	3'-5'	8'-10'	L	
✓	✓	Ceanothus 'Ray Hartman'	Ray Hartman California	12'-20'	15'-20'	L	
✓	✓	Cistus salvifolius	Sageleaf Rockrose	2'	6'	L	
✓	✓	Coprosma kirkii	Kirk's Coprosma	2-3'		L	
✓	✓	Cotoneaster dammeri (varieties)	Bearberry Cotoneaster	8"	6'-8'	L	White flowers, red berries
✓	✓	Cotoneaster lacteus (Cotoneaster parneyi)		8'	10'	L	
✓	✓	Cotoneaster microphyllus	Rockspray Cotoneaster	2-3'	6'	L	
✓	✓	Erigeron 'Wayne Roderick'	Wayne Roderick Seaside Daisy	8"	1 1/2'	M	
✓	✓	Erigeron karvinskianus	Santa Barbara Daisy	10"-20"	3'	L	
	✓	Eschscholzia californica	California Poppy	1'	1.5'	VL	
✓		Hypericum calycinum	Aaron's Beard	1'		M	
✓		Hypericum moserianum	Gold Flower	3'	3'	M	
✓		Lessingia filaginifolia var. californica 'Silver Carpet'	Silver Carpet California-Aster			M	
	✓	Lobularia maritima	Sweet Alyssum	2"-12"	8"-12"	M	Self-sows
	✓	Lupinus microcarpus	Chick Lupine	2 1/2'	18"-2'	M	Annual
	✓	Myoporum parvifolium	Myoporum	6"	9'	L	
✓		Oenothera hookeri	Evening Primrose	1'-3'	1'-3'	L	
	✓	Ribes viburnifolium	Evergreen Currant	3'-6'	12'	L	
✓		Rosa 'Noamel'	Apple Blossom Flower Carpet Rose	2'	3'	M	White/pink flowers
✓		Rosa 'Noare'	Red Flower Carpet Rose	2'	3'	M	Red flowers
✓	✓	Rosa 'Noaschnee'	White Flower Carpet Rose	2'	3'	M	White flowers
✓		Rosa 'Noatraum'	Pink Flower Carpet	2'	3'	M	Pink flowers
✓		Rosmarinus o. 'Irene'	Rosemary	1'-1 1/2'	2"-3"	L	Blue flowers
✓		Rosmarinus o. Prostratus	Creeping Rosemary	2'	4'	L	Blue flowers
	✓	Sisyrinchium bellum	Blue-eyed Grass	4"-12"	6"-24"	L	
✓		Trachelospermum asiaticum	Asian Jasmine	2'	10'	M	
✓		Trachelospermum jasminoides	Star Jasmine	2'	10'	M	
Vines							
	✓	Aristolochia californica	California Pipevine			L	
✓		Clematis armandii 'Snow Drift'	Evergreen clematis	15-20'		M	

Parks	Trail*	Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
✓		<i>Clytostoma callistegioides</i>	Violet Trumpet Vine			M	
✓		<i>Distictis buccinatoria</i>	Trumpet Vine	20'-30'		M	Red flower
✓	✓	<i>Ficus pumila</i>	Creeping Fig	10'		M	
✓	✓	<i>Hardenberdia violacea</i> 'Happy Wanderer'	Hardenbergia Vine	10'		M	Purple flower
✓		<i>Jasminum polyanthum</i>	Pink Jasmine	20'		M	
✓		<i>Lonicera hispidula</i>	Honeysuckle	3-10'		L	Yellow flower
✓		<i>Macfadyena unguis-cati</i>	Cats Claw	20-40'		L	Yellow flower
	✓	<i>Vitis californica</i>	California Wild Grape	12-30'		VL	Deciduous
✓		<i>Wisteria sinensis</i> 'Alba' or 'Cooke's Special'	Chinese Wisteria	10'-20'		M	

* Trails near waterways, bioswales, or other stormwater related infrastructure

Note: Current conditions and regulations do not allow irrigation, and thus horticultural plantings, to be installed on the levee and within 20' of the levee toe. It is possible that regulations may change, and that other design features such as "super levees" will be allowed to include irrigation and planting. If conditions and regulations are revised by the State, modifications to landscaping will be considered.



PLANNING COMMISSION
STAFF REPORT

DATE: June 19, 2024

APPLICATION NO: Time Extension No. TE-24-93

LOCATION: 1631 E. Louise Avenue
Lathrop, CA 95330
APN: 198-100-04

REQUEST: Planning Commission to consider adoption of a Resolution approving a one year time extension to the previously approved Valley Bros Site Plan Review (SPR-20-132).

APPLICANT: Valley Bros Transportation, Inc.
Attn: Mr. Lakhwinder Singh
2320 Pisa Circle
Stockton, CA 95206

PROPERTY OWNER: Valley Bros Transportation, Inc.
Attn: Mr. Lakhwinder Singh
P.O. Box 314
Lathrop, CA 95330

GENERAL PLAN: SC, Service Commercial

ZONING: CS, Commercial Service

CEQA STATUS: Categorically Exempt According to the California Environmental Quality Act Article 19, § 15332 Class 32 “In-Fill Development”.

SUMMARY:

The applicant has submitted a request for a time extension to the previously approved Site Plan Review No. SPR-20-132. The previously approved project proposes the development of a truck and trailer parking facility.

Staff recommends the Planning Commission approve the request for a one (1) year time extension to the previously approved Valley Bros Site Plan Review No. SPR-20-132, subject to the amended Conditions of Approval dated June 19, 2024, as amended by this action.

ITEM 9.2

BACKGROUND:

On July 14, 2021, the City of Lathrop Planning Commission adopted PC Resolution No. 21-20 approving the Valley Bros Transportation, Inc. Site Plan Review No. SPR-20-132. The project proposes to develop a 23-stall commercial truck parking facility on a 1.49-acre site. The proposed improvements to the site primarily consist of pavement, landscaping, lighting, and an on-site retention basin. The existing modular office building will remain and be improved to meet ADA requirements (i.e., path of travel, access, etc.). Associated site improvements include curb, gutter, and sidewalk along E. Louise Avenue frontage. The project will connect to City water for domestic and irrigation purposes and an on-site retention basin for storm water management.

ANALYSIS:

Per Section 17.100.100, *Lapse of site plan approval*, a site plan approval shall lapse and shall become void 36 months following the date on which approval by the planning commission or city council became effective unless, prior to the expiration of 36 months, a building permit is issued by the building official and construction is commenced and diligently pursued toward completion of the site or structures which were the subject of the site plan. Approval may be extended for an additional period not to exceed 12 months upon written application to the approving body before expiration of the first approval.

According to the applicant, the request for an extension is due to delay in securing a suitable contractor for the development of the project site. As part of this review, the City has the ability to modify, remove and/or add Conditions of Approval to the project as a result of the requested time extension. In this regard, staff has reviewed the current Conditions of Approval is proposing to modify the dates to performance measures (Planning Condition of Approval #1) and governing codes for building and fire permitting.

Staff believes that the proposed time extension is a reasonable request to allow the project proponent additional time to develop the site per the approved Site Plan Review.

RECOMMENDATION:

Staff recommends the Planning Commission adopt Resolution No. 24-15 approving a one (1) year extension to the previously approved Valley Bros Site Plan Review No. SPR-20-132, subject, subject to the amended Conditions of Approval dated June 19, 2024, as attached and incorporated by reference herein.

Approvals:

fol


David Niskanen, Contract Planner

6/5/24
Date



Rick Cagmat, Community Development Director

6/5/24
Date



Salvador Navarrete, City Attorney

6.5.2024
Date

Attachments:

1. Planning Commission Resolution No. 24-15
2. SPR-20-132 Amended Conditions of Approval dated June 19, 2024
3. Time Extension Application
4. Project Site Plan

**CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 24-15**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LATHROP
APPROVING A ONE (1) YEAR TIME EXTENSION TO THE PREVIOUSLY
APPROVED SITE PLAN REVIEW NO. SPR-20-132 FOR THE VALLEY BROS
PROJECT (TE-24-93)**

WHEREAS, the City of Lathrop Planning Commission held a duly noticed public meeting on the Site Plan Review Time Extension request pursuant to the Lathrop Municipal Code; and

WHEREAS, on July 14, 2021, the City of Lathrop Planning Commission adopted PC Resolution No. 21-20, approving the Site Plan Review application for the Valley Bros Transportation Project; and

WHEREAS, the request is for a time extension to the previously approved Site Plan Review (SPR-20-132) for the development of a commercial truck parking facility on a 1.49-acre site. The proposed improvements primarily consist of pavement, landscaping, lighting, and an on-site retention basin. The existing modular office will remain and improved to meet ADA requirements. Associated site improvements include curb, gutter, and sidewalk along E. Louse Avenue frontage; and

WHEREAS, the property is located at 1631 E. Louise Avenue (APN: 198-100-04); and

WHEREAS, the subject parcels have a General Plan Land Use Designation of SC, Service Commercial and are within the CS, Commercial Service Zoning District; and

WHEREAS, the Site Plan Review is exempt according to the California Environmental Quality Act (CEQA) Article 19 §15332 Class 32 “In-Fill Development”; and

WHEREAS, the Planning Commission hereby grants a one-year time extension to SPR-20-132, extending the project approval to July 14, 2025, subject to the amended Conditions of Approval dated June 19, 2024; and

WHEREAS, proper notice regarding the proposed Site Plan Review Time Extension was given in all respects required by law; and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lathrop based on public testimony, substantial evidence in the administrative record of proceedings, its findings above and pursuant to its independent review and consideration, does hereby Approve Time Extension No. TE-24-93 subject to the amended Conditions of Approval dated Jun 19, 2024 for SPR-20-132, attached and incorporated by reference herein.

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

AYES:

NOES:

ABSTAIN:

ABSENT:

Tosh Ishihara, Chair

ATTEST:

APPROVED AS TO FORM:



Rick Caguiat, Secretary

Salvador Navarrete, City Attorney

Community Development Department – Planning Division

Amended Consolidated Conditions of Approval

June 19, 2024

Project Name: Valley Bros Trucking
File Number: Site Plan Review No. SPR-20-132
Project Address: 1631 E. Louise Avenue (APN: 198-100-04)

The following list of conditions shall be incorporated into the final construction plans and development phases of the project. The list of conditions are not intended to be all-inclusive or a comprehensive listing of all City or district regulations. Please note that additional comments and/or conditions may be added pending the response to the comments noted below and/or changes to the proposed project. The following comments and conditions of approval are based on the application and diagrams submitted on May 28, 2021 (received).

Approval of this project authorizes the construction of a 23-stall Commercial Truck & Trailer Parking Facility on a 1.49-acre site, including associated site improvements such as paving, landscaping, lighting, and frontage improvements.

PLANNING

CEQA Determination

The City finds that the proposed Site Plan Review is exempt according to the California Environmental Quality Act (CEQA) Article 19 §15332 Class 32 “In-Fill Development Projects”. The project is consistent with the General Plan and Zoning and regulations of the parcel, and occurs within the City limits. The project site is substantially surrounded by urban uses; has no value as habitat for endangered, rare, or threatened species; does not result in any significant effects relating to traffic, noise, air and water quality; and can be adequately served by all required utilities and public services. No significant impacts are anticipated and no mitigation measures have been required.

1. The applicant shall comply with the following performances measures in good faith to develop the project site to meet City Standards:
 - a. Submit complete applications for onsite and offsite construction and improvement plans for building permit and engineering plan check to bring the property into compliance with the Conditions of Approval. Application shall be submitted to the City of Lathrop Building Division on/or before July 14, 2025 (new project expiration date). Failure to submit the plans will result in further Code Compliance action.
 - b. Diligently pursue issuance of building permits with the intent to obtain them as soon as possible. Given the varying circumstances of building permit and plan check review, the time to address corrections can vary; however, failure to actively pursue issuance of building permits will result in further Code Compliance action.

- c. Upon issuance of building permits, construction shall take place immediately with the intent to complete improvements as soon as possible. Given the varying circumstances of construction, the time to construct the improvements may be delayed; however, failure to continue construction of improvements beyond reasonable or unforeseeable delays will result in further Code Compliance action.
 - d. All plans, permits and fees required to satisfy the Conditions of Approval must be completed, paid, submitted, reviewed and approved by the City.
 - e. Obtain a City Business License.
2. Prior to any ground disturbance, the project 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).
3. 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 permit issuance.
4. With the exception of parking and storage of truck cabs and truck trailers, outdoor storage is prohibited, unless otherwise reviewed and approved by the Planning Division.
5. The perimeter of the project site shall be screened with a minimum 6-foot high chain link fence with privacy slats. No barbed wire fencing is allowed.
6. The project shall comply with all applicable site development provisions contained in the Lathrop Municipal Code including but not limited to parking, lighting, landscaping, etc.
7. The applicant shall submit appropriate plans to the Building Department for plan check and building permit. Final site plan, floor plan, elevation, landscaping and irrigation, exterior lighting and site improvement plans and details, etc. shall be reviewed and approved by the Planning Division. Any significant change or modification to the approved plan is subject to review and approval by the Community Development Director.
8. Landscaping and irrigation must be consistent with the City's Water Conservation Requirements (LMC 17.92.060) and the State Water Efficient Landscape Ordinance (AB 1881). Provide a water efficient landscape worksheet with water budget calculations identifying the water allowance and estimated water use.
9. The entire site including landscaping areas shall be maintained in a healthy, weed free condition.
10. If provided, the trash enclosures shall have three solid walls, a metal gate and covered roof. Details and/or alternative designs shall be subject to review and approval of the Planning, Building and Public Works Department. The trash enclosure design, material and color shall match or compliment the main building.
11. Any building or parking area illumination including security lighting, shall be arranged to reflect away from adjoining properties.

12. 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 submitted with Building Permits 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.
13. Sign Design Permit for any exterior signs shall be submitted to the Planning Division for review and approval prior to installation. All signage must be in accordance with the applicable standards of the Lathrop Municipal Code.
14. Bicycle parking shall be installed consistent with Chapter 17.76.120 of the LMC if passenger vehicle parking is provided.
15. Unless otherwise specified, all conditions of approval shall be reflected in project construction drawings / improvement plans prior to the issuance of any Building Permits.
16. The City of Lathrop may conduct annual and or spot inspections to ensure that required site improvements and conditions are being complied with and maintained.

BUILDING

1. All construction shall comply with the most recent adopted City and State building codes:

California Building Code	California Plumbing Code
California Residential Code	California Fire Code
California electrical Code	California Green Code
California Mechanical Code	
2. Special Inspections – As indicated by California Building Code Section 1704, the owner shall employ one or more special inspectors who shall provide special inspections when required by CBC section 1704. Please contact the Building Division at time of plan submittal to obtain application for special inspections.
3. The Title Sheet of the plans shall include:

Occupancy Group	Height of Building
Occupant Load	Floor area of building(s) and/or occupancy group(s)
Description of use	
Type of Construction	
4. School impact fees shall be paid prior to permit issuance.
5. Dimensioned building setbacks and property lines, street centerlines and between buildings or other structures shall be designed on plot plan.
6. All property lines and easements must be shown on plot plan. A statement that such lines and easements are shown is required.
7. The project design will conform with energy conservation measures articulated in Title 24 of the California Code of Regulations and address measures to reduce energy consumption such as flow restrictors for toilets, low consumptions light fixtures, and insulation and shall use to the extent feasible draught landscaping.

8. A design professional will be required at time of construction drawings, to prepare plans for proposed improvements per the Business and Professions' Code.
9. Public and private site improvements shall be designed in accordance with the Americans with Disabilities Act and Chapter 11B of the California Building Code. Site plan shall include a site accessibility plan identifying exterior routes of travel and detailing running slope, cross slope, width, pedestrian ramp, curb ramps, handrails, signage and truncated domes. Path of travel shall be provided from the public right of way and accessible parking to building. The design professional shall ensure that the site accessibility plan is compliance with the latest Federal and State regulations.
10. A site accessibility plan shall be required as the attached policy from the link below.
https://www.ci.lathrop.ca.us/sites/default/files/fileattachments/building_division/page/24708/site_accessibility_plan_requirements.pdf

PUBLIC WORKS

1. Sewer
 - a. Applicant can continue to use existing septic system with no changes as long as demand does not increase and use does not change.
 - b. Applicant shall identify location of leach field on the site plan and verify that it meets county health department standards.
 - c. Applicant shall provide copy of permit for septic system from county.
 - d. Applicant shall enter into a Deferred Frontage Improvement Agreement with the City agreeing to connect to the City system when the City sewer line is within 200 feet of the property.
2. Potable Water
 - a. Applicant shall be required to connect to the water supply and install separate water meters for domestic and irrigation uses. Any existing groundwater wells on site shall be abandoned under a permit from San Joaquin County.
 - b. Applicant shall provide the irrigation plan for the site. A 1.5" meter is required for irrigation.
3. Storm Drain
 - a. There is no storm drain utility available at this time. All storm water shall be retained onsite in a retention pond sized per the City of Lathrop Design and Construction Standards.
 - b. Applicant shall enter into a Deferred Frontage Improvement Agreement with the City agreeing to connect to the City system when the City storm drain line is within 200 feet of the property.
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. No trash enclosure is required unless the project is expected to produce enough trash to require an on-site dumpster. If a dumpster is to be utilized, a trash enclosure shall be constructed and consist of three solid walls, the fourth wall with a gate and a roof.

- b. Trash enclosure shall be located in an area with easy access for solid waste collection services. Applicant shall contact Republic Services to determine best location.
- c. ADA path from the building to the trash enclosure will be required if trash enclosure is constructed.

6. Off-site Improvements

- a. Applicant shall provide the City with an encroachment permit, separate plan submittal, and engineers estimate for all off-site improvements.
- b. Applicant shall install offsite improvements including, but not limited to, curb and gutter, sidewalk, pavement, hydrants, street lighting, signing, striping and utilities.
- c. Pavement repairs are required along the frontage of the site and extend either half the width of the street or 14 feet from the face of curb, whichever is less.

7. Traffic

- a. Applicant shall provide a truck turning template for a fire-truck.

8. General Comments

- a. Applicant shall retain the services of a California licensed civil engineer to design the utility plans for sewer, water, storm drain lines and systems.
- b. Applicant shall insure that all off-site and on-site improvements comply with City Standards.
- c. The parking areas and drive isles on site shall be paved with asphalt concrete or concrete as determined by a California licensed civil engineer.
- d. Hydrology and hydraulic calculations and plans for on-site storm water system shall be submitted to the City for review and approval.
- e. Applicant shall underground all existing and new overhead utilities on both sides of the frontage street in compliance with the Lathrop Municipal Code. Overhead power lines in excess of 34.5 KVA are not required to be undergrounded. The City Engineer shall have the authority to defer the undergrounding of overhead utilities below 34.5 KVA with a Deferred Frontage Improvement Agreement (DFIA). The DFIA would require bonding in the amount of an approved engineers cost estimate for the improvements and design cost to be recorded on the property.
- f. Any driveway access to E. Louise Avenue shall be right-in right-out only.
- g. The Applicant shall obtain an encroachment permit and bond for all offsite work.
- h. The Applicant shall dedicate all right-of-way (ROW) necessary for the ultimate ROW width of E. Louise Avenue. A 10-foot public utility easement (PUE) shall also be dedicated along all ROW frontages.
- i. Applicant shall pay all appropriate fees including but not limited to Levee Impact Fee, Capital Facilities Fees, and Plan Check and Inspection Fees.
- j. 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.

- k. 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 appropriate and current 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. An approved fire alarm system shall be installed in accordance with 2019 CFC §907.2 and NFPA 72.
4. 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.
5. 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.
6. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.
7. The Fire Department Fire Access Roads shall meet the requirements established by the San Joaquin County Fire Chief's Association.
8. 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.
9. 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.
10. Other fire & life safety requirements may be required at time of building plan review.
11. 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

1. Applicant shall install recording security camera system that is maintained and accessible to LPD.
2. EVA may be required to allow adequate space for emergency vehicles.
3. All landscaping shall comply with standard Crime Prevention Through Environmental Design (CPTED) recommendations:
 - a. Maintain natural visible surveillance to building from parking lot and street.
 - b. Plants taller than 8 feet in height shall be trimmed up 4 feet from ground.
 - c. Plants lower than 8 feet in height 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 Site Plan Review, to the fullest extent permitted by law.

SAN JOAQUIN COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

See attached memo dated January 14, 2021.



Jasjit Kang, REHS, Interim Director

Muniappa Naidu, REHS, Assistant Director

PROGRAM COORDINATORS

Robert McClellon, REHS

Jeff Carruesco, REHS, RDI


Willy Ng, REHS

Michael Kith, REHS

Melissa Nissim, REHS

January 14, 2021

To: City of Lathrop Community Development Department Planning Division
Attention: David Niskanen

From: Naseem Ahmed; (209) 468-3436 
Senior Registered Environmental Health Specialist

RE: **Valley Bros Transportation (SPR-20-70), SU0013835**
1631 E. Louise Avenue, Lathrop

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

1. A soil suitability and nitrate loading study incorporating proposed staff and customer use shall be submitted to the Environmental Health Department, indicating that the area is suitable for septic system usage. The studies must be approved by the Environmental Health Department prior to issuance of building permit(s). (San Joaquin County Development Title, Section 9-1105.2(d)). The fee will be based on the current schedule at the time of payment.

The sewage disposal system shall comply with the onsite wastewater treatment systems standards of San Joaquin County prior to approval. A percolation test conducted in accordance with the E.P.A. Design Manual - Onsite Wastewater and Disposal Systems is required for each parcel. The fee will be based on the current schedule at the time of payment.

2. Prior to issuance of building permit, submit to the Environmental Health Department revised site plans showing the location and configuration of any existing and proposed sewage disposal systems, along with the area required to be reserved for future sewage disposal repair/replacement (area for 100% sewage disposal replacement). The plans shall include the design calculations, including the maximum number of persons the sewage disposal system is proposed to serve.

In addition, show on revised plans that the disposal field area will be barricaded so it cannot be driven over, parked on, or used as a storage area. This disposal field area must be used for that specific purpose only, and it cannot contain any underground utility lines (San Joaquin County Development Title, Section 9-1110.4(c)(5)).

3. Construction of an individual sewage disposal system(s) under permit and inspection by the Environmental Health Department is required at the time of development based on the Soil Suitability/ Nitrate Loading Study findings (San Joaquin County Development Title, Section 9-1110.3 & 9-1110.4).
4. Before any hazardous materials/waste can be stored or used onsite, the owner/operator must report the use or storage of these hazardous materials to the California Environmental Reporting System (CERS) at cers.calepa.ca.gov/ and comply with the laws and regulations for the programs listed below (based on quantity of hazardous material in some cases). The applicant may contact

the Program Coordinator of the CUPA program, Melissa Nissim (209) 468-3168, with any questions.

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

TIME EXTENSION APPLICATION FORM

Application Number: <i>TE-24-93</i>	Receipt Number: <i>24-90076</i>	Received By: <i>DN</i>
Application Date: <i>5/29/24</i>	Project Name:	Project Planner: <i>DAVID N.</i>

THIS FORM TO BE COMPLETED BY THE APPLICANT PRIOR TO FILING & PRIOR TO EXPIRATION OF YOUR EXISTING PERMITS

Owner/Applicant Information				
Owner's Name	<i>VALLEY BROS TRANSPORTATION INC</i>			
Address	<i>PO BOX 314</i>			
City/State	<i>LATHROP CA 95330</i>	Phone	<i>2094054663</i>	Fax
Applicant's Name	<i>LAKHWINDER SINGH</i>			
Address	<i>2320 PISA CIR</i>			
City/State	<i>STOCKTON CA 95206</i>	Phone	<i>2092293605</i>	Fax
Business Name (DBA)				

Property Information	
Assessor's Parcel Numbers (APNs)	<i>198-100-040-000</i>
Subject Site(s)	<i>1631 E LOUISE AVE</i>

Existing Permit Information	
Existing Permit Numbers	
Date of Original Approval	
Expiration Date	

Basis for Request
<p>Please state your reason for a time extension and the length of time requested (up to one year may be approved):</p> <p><i>We are still in the process of finding a suitable contractor so need a little bit of time.</i></p>

Time Extension Application

Certifications and Signatures



1. Is the project site included on the "Hazardous Waste and Substance Sites List" or other similar list?

No

2. Is the proposal an application for a development permit as defined by State law?

(If you're not sure how to answer these questions, please ask a staff member for assistance)

I, the undersigned, do hereby certify that I have read and understand the attached cover sheet(s) and that the facts and information contained in this application are true and correct, to the best of my knowledge.

 Signature of Applicant/Agent	 Signature of Owner(s)*
LAKHWINDER SINGH Please print signed name here	VALLEY BROS TRANSPORTATION INC Please print signed name here
5/29/24 Date	5/29/24 Date

- All property owners must sign or provide a signed Agent Authorization Form included in the application packet. (If more space is needed for signatures, please attach additional sheets).

For Official Use Only

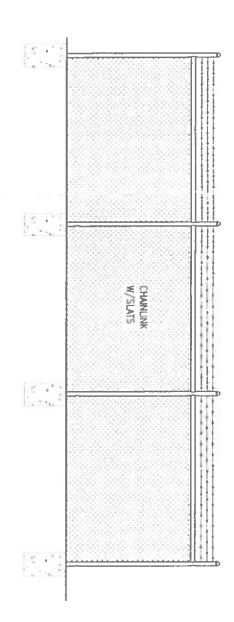
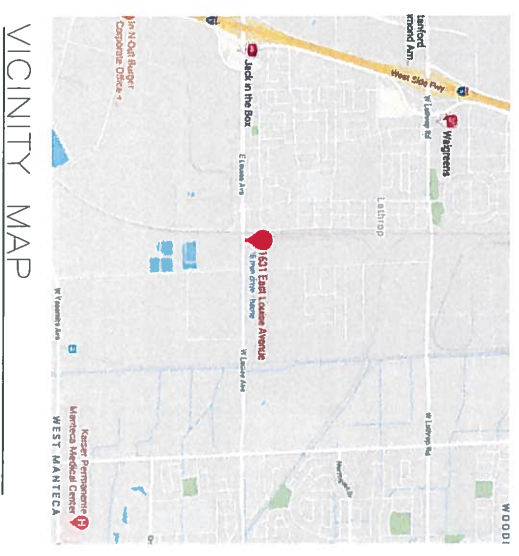
General Plan Designation		Zoning District	
Application Fee		Initial Study	
Environmental Review Fee		Development Committee	
Notification Fee		Concurrent Applications	
Total Fees		Public Hearing Dates	
Referral Date		Comments Due Date	
State Clearinghouse Review			

Time Extension Application

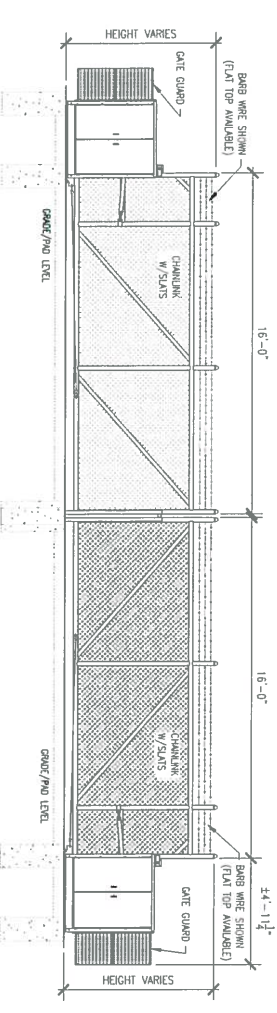
GENERAL NOTES:

1. SCOPE
 - 1.1 THE PROJECT DOCUMENTS MAY NOT BE USED IN A LOCATION OTHER THAN THAT DESIGNATED IN THE DRAWINGS WITHOUT PRIOR WRITTEN APPROVAL.
 - 1.2 THIS IS A BUILDER'S SET PRODUCED SOLELY FOR USE BY A KNOWLEDGEABLE AND EXPERIENCED CONTRACTOR. THESE PLANS CONTAIN INFORMATION FOR GENERAL CONSTRUCTION AND BUILDING PERMIT PURPOSES ONLY. THEY ARE NOT INTENDED TO BE USED FOR COMPLETE SPECIFICATIONS PROVIDED DETAILS OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME NATURE AS SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 - 1.3 THESE PLANS ARE THE PROPERTY OF THE ARCHITECT AND SHALL REMAIN HIS/HER PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 - 1.4 THE PLAN MAKER PROVIDES NO WARRANTY OR GUARANTEE ON THE FINAL PROJECT, NOR DUTY TO ANY PERSON OR ENTITY BEYOND THE AFOREMENTIONED LIMITED INFORMATION OF THESE PLANS.
 - 1.5 FLASHING AND WATERPROOFING SHALL BE SPECIFIED.

2. CONTRACTOR REQUIREMENTS
 - 2.1 THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY AND CONSTRUCTION STANDARD FOR THIS PROJECT. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS.
 - 2.2 CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES ETC.
 - 2.3 ANY OR PART OF ALL SYSTEMS, MATERIALS, CONNECTIONS AND DETAILS NOT SPECIFICALLY PROVIDED IN THESE PLANS ARE THE SOLE AND COMPLETE RESPONSIBILITY OF THE CONTRACTOR TO PROPERLY VERIFY AND INSTALL. ANY OF THE CONTRACT DRAWINGS OR DOCUMENTS CONTRACTOR IS NOT TO ORDER MATERIALS, CONSTRUCT AND VERIFY CONSTRUCTION UNLESS THE CONTRACTOR'S RESPONSIBILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND HAS NOT BEEN CONSIDERED BY THE PLAN MAKERS. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATIONS OF ALL SHEAR WALLS, ROOF DIAGRAMS, AND FINISH MATERIALS. CONTRACTOR SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE AFOREMENTIONED MATERIALS. OBSERVATION VISITS TO THE SITE BY THE PLAN MAKER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
 - 2.4 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 - 2.5 THE DESIGN, ADAPTATION, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND HAS NOT BEEN CONSIDERED BY THE PLAN MAKERS. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATIONS OF ALL SHEAR WALLS, ROOF DIAGRAMS, AND FINISH MATERIALS. CONTRACTOR SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE AFOREMENTIONED MATERIALS. OBSERVATION VISITS TO THE SITE BY THE PLAN MAKER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
 - 2.6 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 - 2.7 THE GENERAL CONTRACTOR AND HIS SUB-CONTRACTOR MUST SUBMIT IN WRITING ANY REQUEST FOR MODIFICATIONS TO THE PLANS AND SPECIFICATIONS. SHOP DRAWINGS THAT ARE SUBMITTED TO THE DESIGN PROFESSIONALS FOR HIS REVIEW DO NOT CONSTITUTE "IN WRITING". THE PLAN AND SPECIFICATIONS BY MEANS OF SHOP DRAWINGS BECOME THE RESPONSIBILITY OF THE PERSON INITIATING SUCH CHANGES.



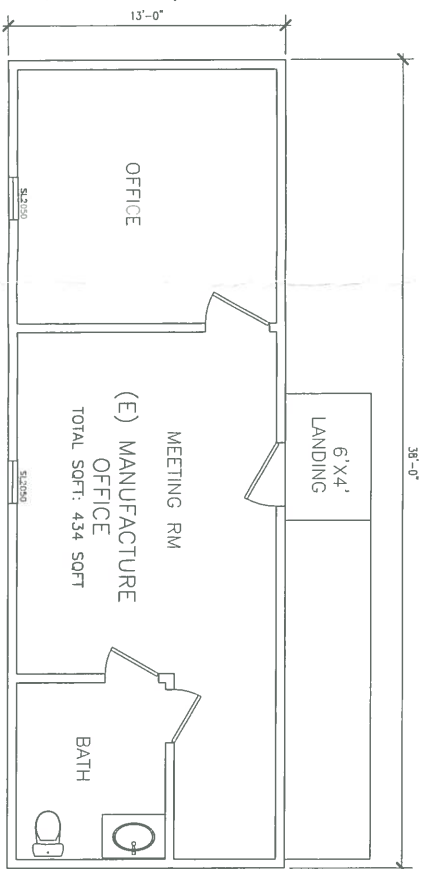
TYP. CHAIN-LINK FENCE SECTION
SCALE 1/4"=1'-0"



GATE ELEVATION VIEW
SCALE 1/4"=1'-0"



EXISTING OFFICE ELEVATION
N/S



(E) MANUFACTURED MOBILE OFFICE
SCALE 1/4"=1'-0"

PROJECT DATA

PROJECT LOCATION: 1531 E LOUISE AV, LATHROP CA 95330
PROJECT DESCRIPTION: SEE SCOPE OF WORK
OWNER'S INFO: LUCKY SINGH, 1531 E LOUISE AV, LATHROP CA
CONTACT #:
JURISDICTION: CITY OF LATHROP, COMMUNITY DEVELOPMENT DEPT., 1390 TOWNE CENTRE DR LATHROP, CA 95330, 198-100-04
ASSESSOR'S PARCEL #: B
ZONING: (E)MANUFACTURE MOBILE OFFICE = 434 SQFT
AREA: LAND TOTAL SQFT= 65337 SQFT, LAND TOTAL ACRE= 1.5 AC
FIRE SPRINKLER: NO
APPLICABLE CODES: 1. CALIFORNIA CODE OF REGULATION (CCR), TITLE 24, PART 2, 2019 CALIFORNIA BUILDING CODE
 PART 3, 2019 CALIFORNIA ELECTRICAL CODE
 PART 4, 2019 CALIFORNIA MECHANICAL CODE
 PART 5, 2019 CALIFORNIA PLUMBING CODE
 PART 6, 2019 CALIFORNIA FIRE CODE
 PART 7, 2019 CALIFORNIA ENERGY CODE
 PART 8, 2019 CALIFORNIA FIRE CODE
 PART 9, 2019 CALIFORNIA FIRE CODE
 PART 10, 2019 CALIFORNIA FIRE CODE
 PART 11, 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
 PART 12, 2019 CALIFORNIA REFERENCE STANDARDS CODE

SCOPE OF WORK

PROPOSED IMPROVEMENT TO SITE FOR TRUCK PARKING & OFFICE OPERATION

RECEIVED

MAY 28 2021

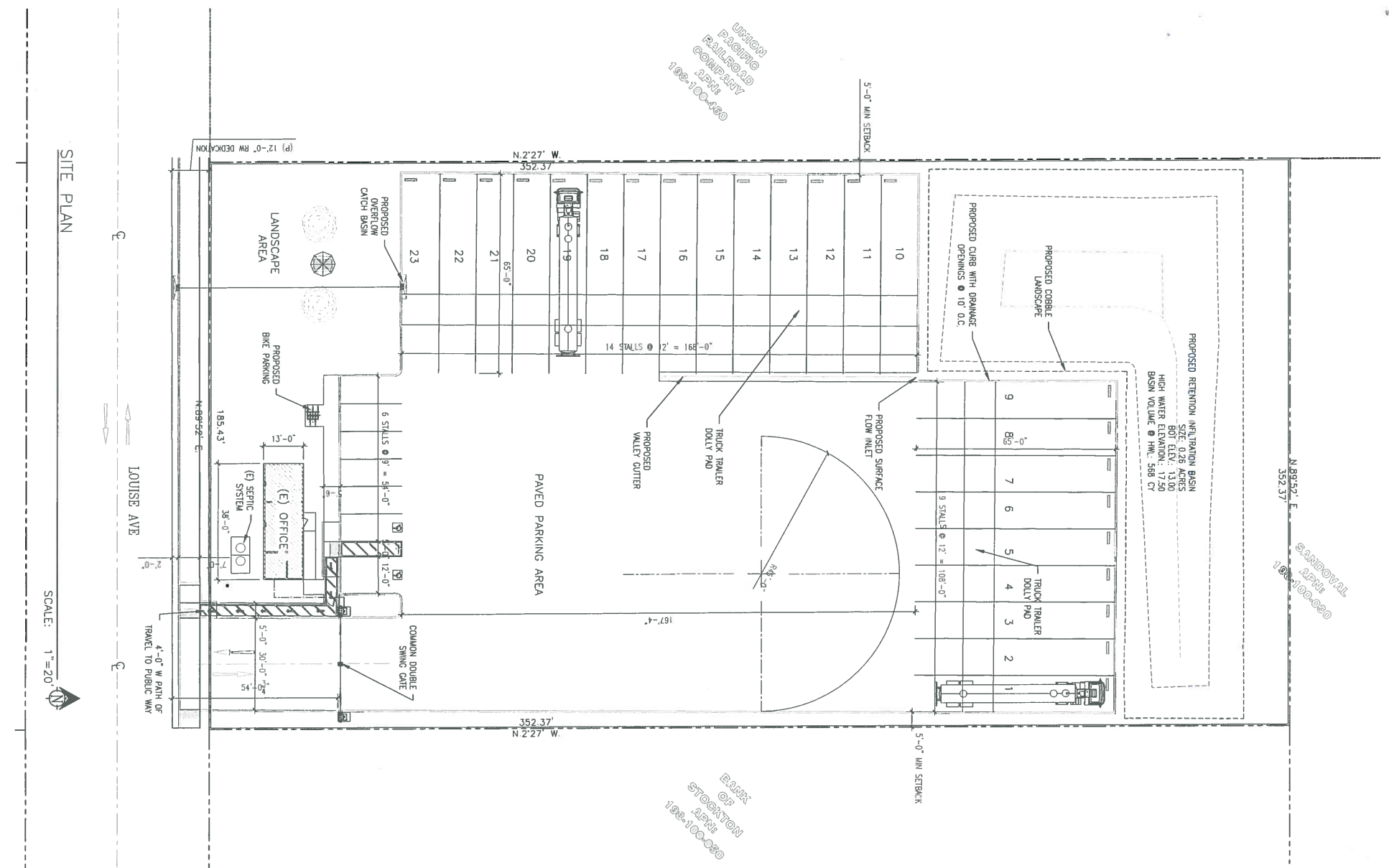
CITY OF LATHROP
COM. DEV. DEPT.

APPROVED
 SPR-20-132
 PLANNING DIV.
 PC 1880 # 21-20

LINE 2 DESIGN
 COMMERCIAL & RESIDENTIAL DESIGN SPECIALIST
 DAVID MIRAFLORES C.C.I.
 P.O. BOX 690218
 STOCKTON, CA 95269
 TEL: (209) 473-3333
 FAX: (209) 473-3333
 WWW.DMIRAFLORES.COM

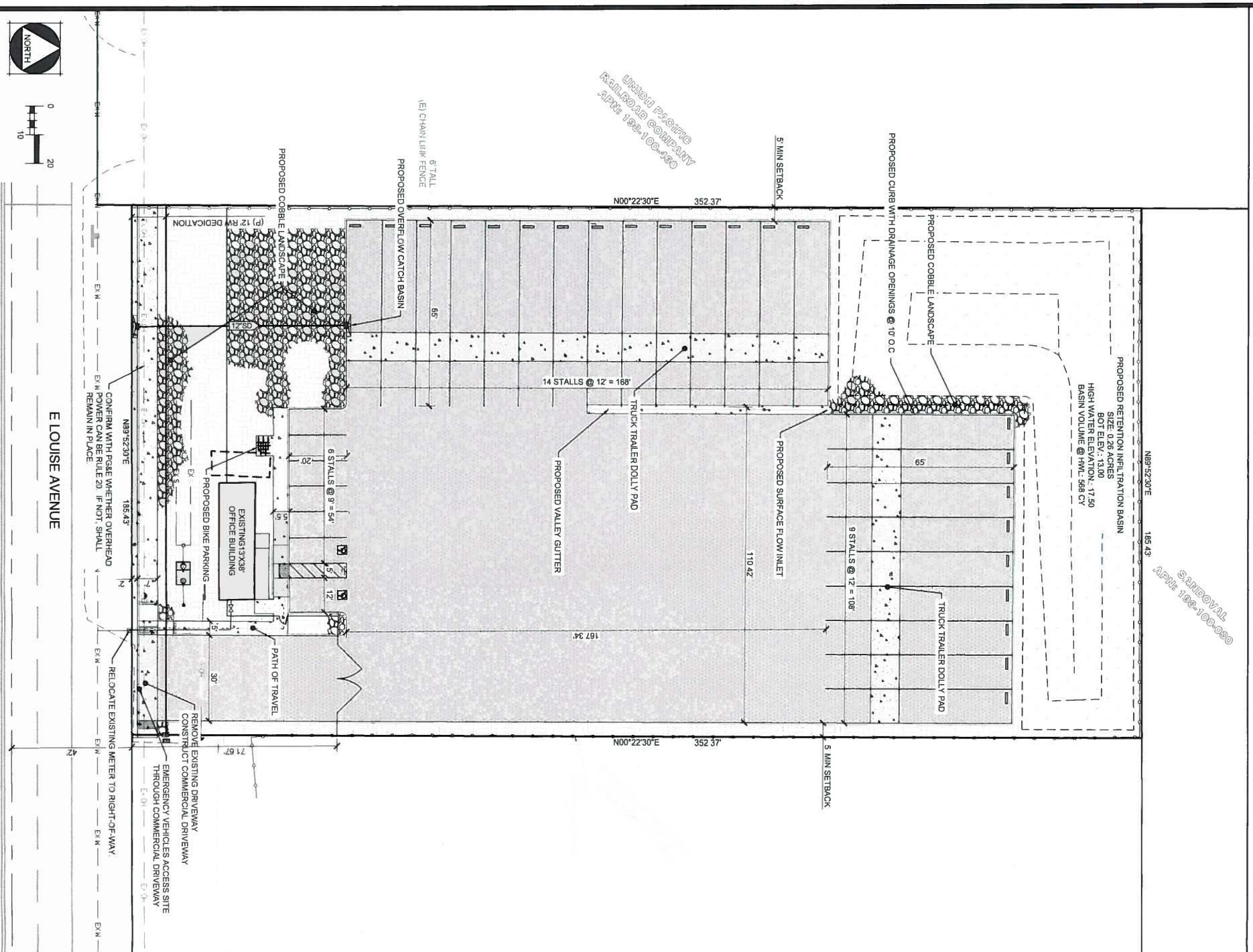
PROJECT NAME AND ADDRESS
 PROPOSED IMPROVEMENT TO SITE FOR TRUCK PARKING & OFFICE OPERATION FOR LUCKY SINGH
 1531 E LOUISE AV
 LATHROP CA 95330

DESIGNED BY: DIMIRAFLORES
 DRAWN BY: TPASCUAL
 DATE: 05/26/2021
 SCALE: AS NOTED
 SHEET # 1 OF 1

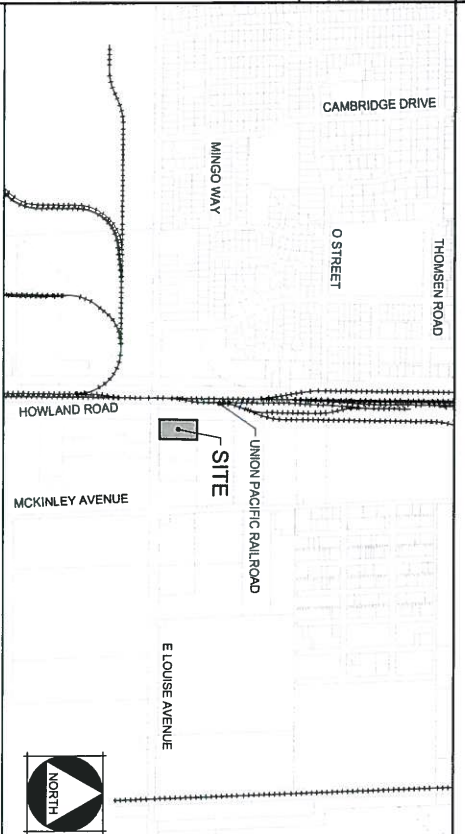


SITE PLAN
SCALE: 1"=20'

SITE PLAN



VICINITY MAP



SITE PLAN DATA

PROJECT LOCATION: 1631 E LOUISE AVENUE, LATHROP, CA 95330

EXISTING USE: TRAILER STORAGE

GENERAL PLAN LAND USE DESIGNATION: SC (SERVICE COMMERCIAL)

PROJECT DESCRIPTION: PROPOSED IMPROVEMENTS TO SITE FOR TRUCK PARKING & OFFICE OPERATION

OWNER'S INFO: VALLEY BROS TRANSPORTATION INC.

MAILING ADDRESS: P.O. BOX 314, LATHROP, CA 95330

ASSESSOR'S PARCEL #: 198-100-040

ZONING: CS (SERVICE COMMERCIAL)

AREA: 1,499 AC/65,296 SQ. FT.

PROPOSED PARKING: 23 TRAILER STALLS / 7 PARKING SPACES

FLOOR AREA RATIO: 0.008

PERCENTAGE OF LANDSCAPING: 18.6%

OFF-STREET PARKING REQUIREMENTS: 1

OFF-STREET PARKING PROVIDED: 7

PROJECT BENCHMARK

BENCHMARK: CITY OF LATHROP BM#1026

ELEVATION: 19.84

DATUM: NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD)

DESCRIPTION: 2" BRASS DISC SET IN TOP OF CURB AT THE SOUTHWEST CORNER OF INTERSECTION OF LOUISE AVENUE AND 5TH STREET/HOWLAND ROAD 4 FEET EAST OF TRAFFIC SIGNAL POLE

SITE PLAN LEGEND

- PROPOSED LANDSCAPING
- PROPOSED INFILTRATION BASIN
- PROPOSED COBBLE LANDSCAPE
- PROPOSED PAVEMENT
- PROPOSED CONCRETE (HEAVY)
- PROPOSED CONCRETE (LIGHT)

811

Know what's below.
Call before you dig.
811 / 800-227-2600

SITE PLAN FOR:
VALLEY BROS TRANSPORTATION

COVER SHEET

1631 E LOUISE AVENUE LATHROP, CA

mcpa
ENGINEERING

1242 DUPONT COURT
MANTECA, CA 95336
TEL: (209) 239-6229
FAX: (209) 239-8839

PLAN REVISIONS

NO.	DESCRIPTIONS	DATE

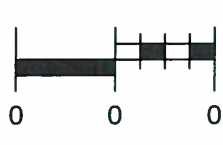
APPROVED

JOB NO.: 20-078
DATE: 10/22/2020
SCALE: AS SHOWN
DR. BY: RFD/B
CK. BY: SIS

SHEET NO. **1**
OF 1 SHEET

MCR ENGINEERING, INC.
 1242 DUPONT COURT
 MANTECA, CA 95336
 TEL: (209) 239-6229
 FAX: (209) 239-8839

mcr ENGINEERING
 www.mcreng.com

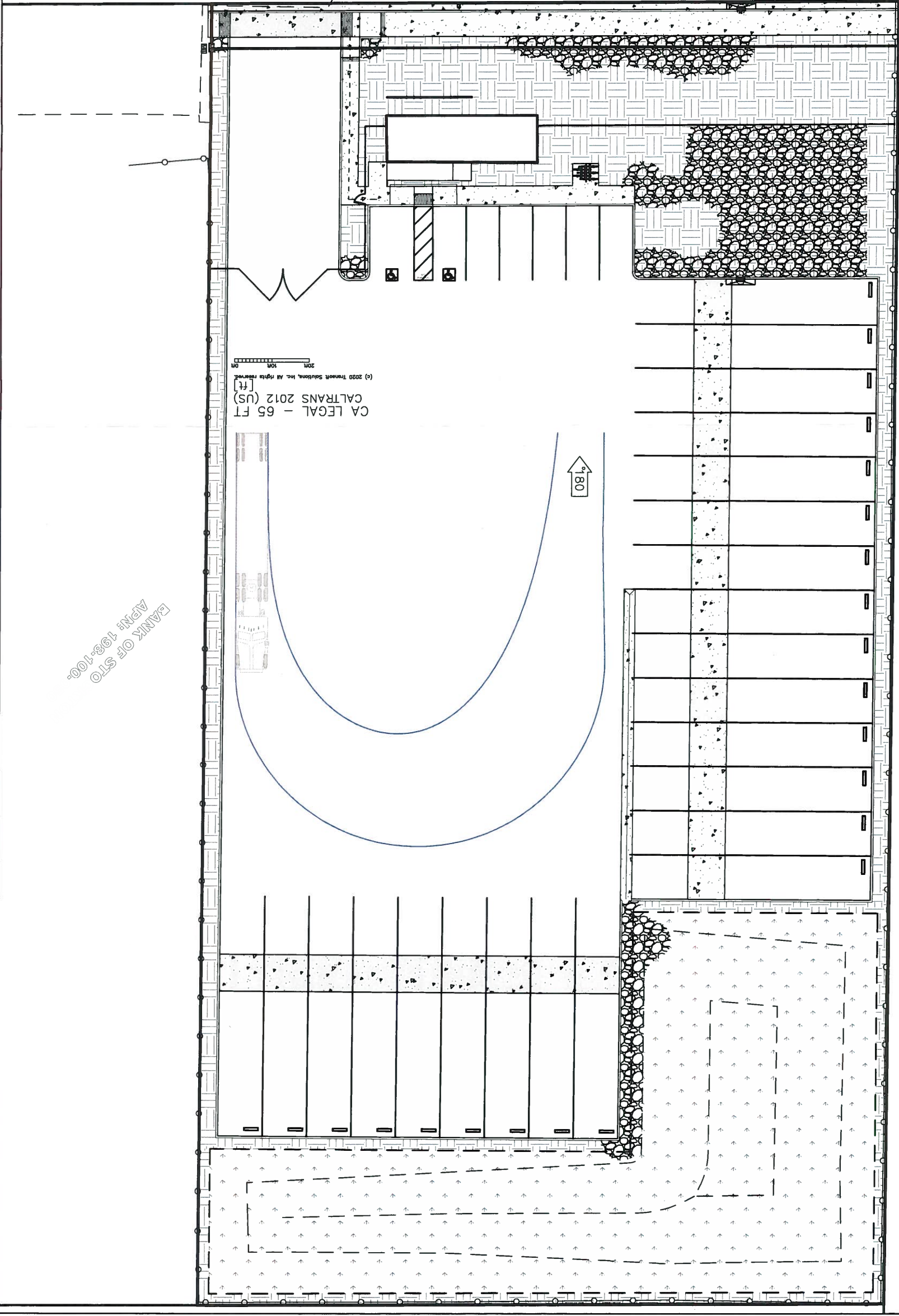
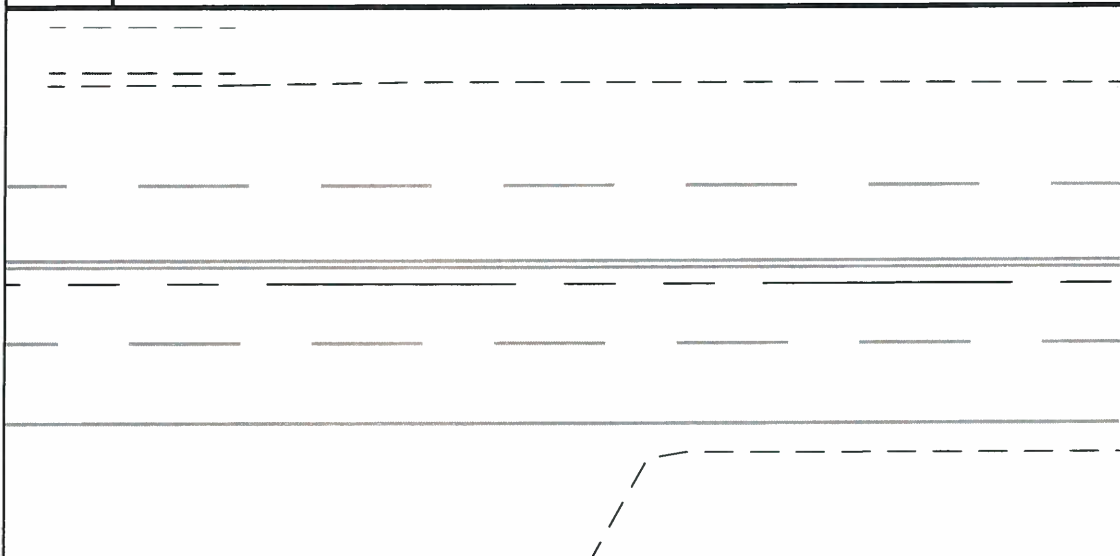
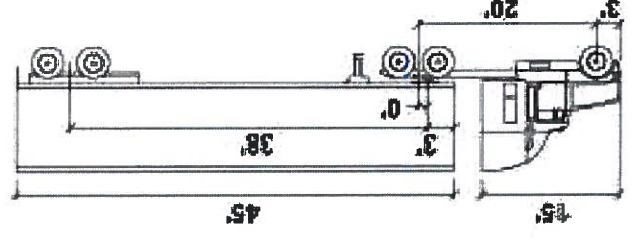


VALLEY BROS TRANSPORTATION
 1631 E LOUISE AVENUE
 LATHROP, CA 95330

DATE: MAY, 2021

TRUCK TURNING TEMPLATE

CA LEGAL - 65 FT
 Tractor Width : 8.5
 Trailer Width : 8.5
 Tractor Track : 8.5
 Trailer Track : 8.5
 Lock to Lock Time : 8 seconds
 Steering Lock Angle : 26.3 degrees
 Articulating Angle : 70 degrees



CA LEGAL - 65 FT
 CALTRANS 2012 (US)
 [ft]
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 10M
 0M

↑180

BANK OF STO
 ALPH: 198-100-