

**CITY OF LATHROP
PLANNING COMMISSION
Agenda**

REGULAR MEETING
WEDNESDAY, JULY 17, 2019 AT 6:00 P.M.
CITY COUNCIL CHAMBERS
390 TOWNE CENTRE DRIVE, LATHROP, CA 95330

1. CALL TO ORDER

1.1 Annual appointment of Chair and Vice-Chair

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 June 19, 2019 –Regular Meeting

8. PUBLIC HEARING ITEMS

8.1 LPS Police Station Conditional Use Permit No. CUP-19-63

Planning Commission to consider adoption of resolution approving the Conditional Use Permit to construct a 13,889 square foot Police Station on a 2.39 acre site located within River Islands, Town Center.

Location: 952 River Islands Parkway, Lathrop, CA 95330 (APN: 213-310-33).

ENVIRONMENTAL STATUS: The environmental impacts of the River Island Project were addressed in a certified Subsequent Environmental Impact Report (SEIR) (SCH 1993112027) and the SIER has been updated by six (6) addendums since then. The City has determined that the potential environmental effects of the proposed project falls within the scope analyzed in the SEIR; therefore, no further environmental review is required in compliance with the California Environmental Quality Act (CEQA).

8.2 Zoning Text Amendment No. TA-19-78

Planning Commission to consider adoption of a resolution recommending the City Council amend Title 17 of the Lathrop Municipal Code (LMC) by adding Chapter 17.13 relating to the creation of easements by covenant.

ENVIRONMENTAL STATUS: Exempt according to California Environmental Quality Act Article 5 §15061 (b) (3), Review for Exemption – the activity will not have an effect on the environment.

9. SCHEDULED ITEMS

None

10. STAFF COMMENTS

11. PLANNING COMMISSION COMMENTS

12. ADJOURNMENT

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 River Islands 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 now 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
REGULAR MEETING
June 19, 2019**

MINUTES

1. CALL TO ORDER

Meeting was called to order by Commissioner Ishihara for the June 19, 2019 Regular Planning Commission meeting at 6:03 P.M.

2. ROLL CALL

PRESENT: Ishihara, Gatto, Ralmilay, Rhodes

ABSENT: Dresser

Staff Present: Mark Meissner, Community Development Director; Salvador Navarrete, City Attorney; Rick Caguiat, Principal Planner; Jay Davidson, Principal Engineer and Maria Hermosilla, Senior Administrative Assistant.

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICT OF INTEREST

None

5. PUBLIC COMMENT

None

6. AGENDA MODIFICATIONS

None

7. APPROVAL OF MINUTES

7.1 May 22, 2019 – Special Meeting.

(M) Rhodes (S) Gatto to approve the May 22, 2019 minutes.

Ayes: Ishihara, Gatto, Ralmilay, Rhodes

Noes: None

Absent: Dresser

Abstain: None

Motion Carries: 4-0-1

8. PUBLIC HEARING ITEMS

None

9. SCHEDULED ITEMS

9.1 Bhandal Transportation Truck Parking and Commercial Site Plan Review (SPR-17-58)

Mr. Caguiat presented the item. Commissioner Ralmilay asked about the permitted uses of the proposed multi-tenant building in Phase 2. Mr. Caguiat responded that future tenants will generally be industrial-related use.

Chair Ishihara opened the floor for public comment.

Applicant, Jagtar Singh, came forward to answer commissioners' questions. He explained that the project will be developed in phases due to financial reasons. He also added that the lack the fee structure in the area has caused further delay in the decision to continue with the project. A discussion on fees and timelines ensued.

Aware of the high traffic in the area, Commissioners Rhodes and Gatto are concerned about safe access to and from the property. The Commissioners made suggestions on possible alternatives. Mr. Caguiat explained that there is not a lot of traffic expected in and out of the site, especially during rush hours. Mr. Caguiat also pointed out that Condition #12 allows the City Engineer to require interim modifications, if needed.

MOTION

Moved by Commissioner Rhodes, Second by Commissioner Ralmilay to adopt Resolution 19-06 approving a Site Plan Review for the proposed Bhandal Transportation Truck Parking and Commercial (SPR-17-58).

Ayes: Ishihara, Gatto, Ralmilay, Rhodes

Noes: None

Absent: Dresser

Abstain: None

Motion Carries: 4-0-1

10. STAFF COMMENTS

Mr. Meissner announced the reappointment of Commissioners Gatto and Ralmilay until June 2023. He also announced that a new Chair and Vice Chair will be reappointed at the next meeting. Mr. Caguiat provided an update on current projects throughout the City.

11. PLANNING COMMISSION COMMENTS

Commissioner Ralmilay suggested putting more pylon signs along I-5 to advertise and encourage businesses in the City.

Chair Ishihara thanked staff for a job well done.

12. ADJOURNMENT

Chair Ishihara adjourned the meeting at 6:58 PM.



PLANNING COMMISSION
STAFF REPORT

DATE: July 17, 2019

APPLICATION NO: Lathrop Police Services Station
Conditional Use Permit No. CUP-19-63

LOCATION: 952 River Islands Parkway
Lathrop, CA 95330
APN: 213-310-33

REQUEST: Planning Commission to Consider Adopting a Resolution Approving a Conditional Use Permit to Construct a 13,889 square foot Police Station on a 2.39-acre Site Located within the River Islands Town Center.

APPLICANT: River Islands Development, LLC
Attn: Ms. Susan Dell'Osso
73 Stewart Road
Lathrop, CA 95337

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

GENERAL PLAN: MU-RI, Mixed Use

ZONING: MU-RI, Mixed Use

CEQA STATUS: The environmental impacts of the River Island Project were addressed in a certified Subsequent Environmental Impact Report (SEIR) (SCH 1993112027) that has been updated by six (6) addendums. The City has determined that the potential environmental effects of the proposed project fall within the scope analyzed in the SEIR; therefore, no further environmental review is required in compliance with the California Environmental Quality Act (CEQA).

SUMMARY:

The applicant, River Islands Development, LLC., is requesting approval of a Conditional Use Permit (CUP) to construct a Police Station for Lathrop Police Services (LPS). The proposed single-story, 13,889 square-foot Police Station includes administrative offices, a public lobby, public and employee restrooms, and a temporary holding facility for up to five (5) persons under restraint.

Staff recommends the Planning Commission adopt a Resolution to approve the CUP for the LPS Station in River Islands, subject to the attached Conditions of Approval.

SITE DESCRIPTION:

The project site is approximately 2.39 acres of undeveloped land south of River Islands Parkway. The site is within the River Islands Town Center District; has a General Plan Land Use Designation of MU-RI Mixed Use; and is within the MU-RI, Mixed Use Zoning District. Surrounding land uses include the River Islands Baseball Stadium (Islanders Field) across River Islands Parkway to the north, the San Joaquin River adjacent to the east, a future Community Park (C-1) adjacent to the west, and undeveloped land to the south. Primary access to the site is from River Islands Parkway. A future secondary access driveway will connect to Islanders Way when it is extended south of River Islands Parkway to Marina Drive.

BACKGROUND:

The Lathrop Police Services are provided under contract with the San Joaquin County Sheriff's Office for all lands within the City of Lathrop. LPS is currently stationed at their existing facility at 15597 7th St. River Islands Development (RID) has negotiated an agreement with the City for the design, permitting, and construction of a new police station for the City of Lathrop. Upon completion, this station would be dedicated to the City of Lathrop under the terms of this agreement, with easements for utilities and public access across lands still owned by RID. In May of 2018, the City approved the Town Center Plan (TCP-18-57), which provides a summary of development standards and guidelines previously adopted with the West Lathrop Specific Plan (WLSP) and River Islands Urban Design Concept (UDC).

ANALYSIS:

Use Permit

The proposed 13,889 square foot Police Station will include administrative offices, public lobby, public and employee restrooms, temporary holding facility for up to five (5) persons under restraint, a conference room, locker rooms, an evidence room, workout room, briefing room, and other spaces complementary to a full service police station. The Police Station will be staffed with existing administrative staff and LPS personnel; however, additional personnel and support staff can be accommodated as development and population growth occurs. The Town Center Plan, Permitted Uses Matrix, Civic/Community uses section, lists Police Station as a Conditionally Permitted Use.

ITEM 8.1

Site Plan & Circulation

The project is subject to the River Islands Town Center Plan development standards and design guidelines. The proposed police station satisfies the requirements as it relates to building setbacks, lot coverage, and off-street parking. The police station building is a single-story, with a maximum height of twenty-seven (27) feet, meeting the height requirements in the Town Center Plan.

In terms of Floor Area Ratio (FAR) (ratio of the total building floor area to land area), the FAR for this project is based on the 2.39-acre project site. The project is located on a 2.39-acre portion of a 120-acre site (APN: 213-310-33) that includes the new Islanders Field baseball stadium, the Soccer Complex, the relocated Welcome Center, and the River Islands Technology Academy (RITECHA). The FAR for the police station is 0.13, which is below the maximum permitted by the Town Center Plan of 0.6.

Initially the project site will be accessed from River Islands Parkway and as discussed above, a second access driveway will connect to Islanders Way when it is extended south of River Islands Parkway to Marina Drive. The main driveway provides access to two parking areas; one (1) public and one (1) private/secured. The public parking lot is north of the police station building and is separated from the main drive aisle to accommodate the safe movement of emergency vehicles to the southern secure parking area. The public entrance is located on the north end of the building south of the public parking area. A personnel entrance is located on the southern end of the building within and adjacent to the gated and secured parking area. A “sally-port”, used by police personnel to safely and securely transfer passengers from vehicles and into the building, is located near the southeast end of the building. Pedestrian and other non-motorized access to the police station is provided by a sidewalk from River Islands Parkway along the western edge of the public parking lot to the public entrance.

The project includes a trash enclosure with a roof cover and metal gates at the northern end of the project site and parking area to keep the garbage truck out of the main drive aisle and limit the need to back-up. The trash enclosure is conditioned to be constructed using colors and materials that match the architecture of the main building. The site also has a backup power generator located within the secured parking area as illustrated on the site plan (Attachment 4).

Floor Plan & Elevations

The 13,889 square foot Police Station includes administrative offices, a public lobby, public and employee restrooms, a temporary holding facility for as many as five (5) persons under restraint, a conference room, locker rooms, an evidence room, a workout room, a briefing room, and other spaces complementary to a full service police station.

The exterior of the building is a contemporary design using a mix of high-quality materials including standing-seam metal roofing, stucco, brick, and stone in complementary colors. As illustrated on the rendering (Attachment 4), the uppermost center roof section is arched, shed roof sections on the east and west elevations. All other roof areas are surrounded by a parapet to block sight of roof mounted mechanical equipment. Entrances feature architectural enhancements such as large windows and metal shade canopies. The western elevation (facing the future Community Park C-1) includes stone, stucco, and brick pillars supporting a covered/shaded walkway and adding to the architectural character of the building.

ITEM 8.1

Landscaping and Lighting

Chapter 17.92 of the Zoning Code requires a minimum of 15% of landscaping for all areas not used for structures, parking, driveways, walkways or other hardscape. The project will provide 13.86% landscaping coverage, which does not meet the minimum requirement; however, the project is adjacent to Community Park C-1 that when developed will include a walkway from the park to the police station. The walkway and areas adjacent to the police station will be landscaped and will make up the small percentage difference. The project is conditioned to comply with the City's water conservation requirements and the State Model Efficient Landscape Ordinance (MWELo).

Decorative lighting fixtures will be installed on the exterior of the buildings to provide lighting for walkways and parking areas. Light poles will be distributed appropriately throughout the site to provide sufficient lighting coverage. The project is conditioned to prepare a photometric plan to confirm that minimum lighting requirements per the LMC have been met. Compliance with landscaping and lighting requirements will be reviewed during building permit and plan check.

Parking Requirements

Chapter 17.76 of the Zoning Code requires one (1) parking space for each employee, plus one (1) space for each 1,000 square feet of floor area for "city, county, special district, state and federal administrative offices". The Code also requires one (1) space for each employee of the maximum working shift plus the number of additional spaces prescribed by the Planning Commission for "public buildings and grounds other than offices and educational uses". According to these requirements, the project is required to provide a minimum of thirty-nine (39) parking spaces. As previously stated, the project site includes two separate parking areas; one (1) public and one (1) gated and secured for LPS personnel.

The public parking area, near River Islands Parkway will include forty-two (42) parking spaces and the secured parking area for LPS personnel contains fifty-one (51) spaces, three (3) trailer parking spaces and a motorcycle garage. The project exceeds the minimum parking requirement of 39-stalls by 56-stalls, not including the trailer and motorcycle parking.

Conditional Use Permit

The proposed police station is listed as a conditionally permitted use in the Town Center Plan. The CUP process allows for special consideration of the proposed police station and its associated activities to determine land use compatibility with surrounding uses. In granting the CUP, the Planning Commission must make certain findings contained in the West Lathrop Specific Plan (WLSP) and the Lathrop Municipal Code (LMC), which are listed in the attached Resolution. The property is located in the Town Center district of River Islands and will be compatible with surrounding uses; primarily the planned Community Park on the west, the River on the east, the Islander's Baseball Stadium on the north, and future Town Center uses to the south. The police station has the potential to generate noise and traffic from police vehicles during emergencies; however, the station is not adjacent to planned or existing residential uses. The project is required to comply with federal, state and local standards, and is consistent with the General Plan and West Lathrop Specific Plan goals and policies. As conditioned, the police station is consistent with the development standards of the Mixed Use zoning designation and River Island UDC.

ITEM 8.1

In consideration of the CUP, the Planning Commission must make the findings contained in Section 17.112.060, A of the Lathrop Municipal Code (LMC). The findings are as follows:

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 suggests that the proposed police station 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.

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 Town Center Plan. The Town Center design guidelines address site design and architecture, including building placement and orientation, public spaces and pedestrian amenities, landscaping and design details.

Conditions of Approval

Planning staff routed the project plans on June 6, 2019 to the Building Division, Public Works Department, Lathrop-Manteca Fire District, and Lathrop Police Services for review and to ensure compliance with applicable codes and requirements. As a result, staff developed a consolidated list of conditions, and finds that with these conditions the proposed project meets the City's standards and requirements and is consistent with the Town Center Plan.

Public Notice

A Notice of Public Hearing was advertised in the Manteca Bulletin on July 3, 2019. Staff also mailed the public hearing notice on July 3, 2019 to notify property owners located within a 300-foot radius from the subject property. In addition, the meeting agenda was posted at our designated posting locations in the City. As of the writing of this report, no comments were received in favor or against the proposed project.

ITEM 8.1

CEQA REVIEW:


The environmental impacts of the River Island Project were addressed in a certified Subsequent Environmental Impact Report (SEIR) (SCH 1993112027) that has been updated by six (6) addendums. The City has determined that the potential environmental effects of the proposed project falls within the scope analyzed in the SEIR and further supported by the Addendums and no new or substantially increased significant environmental impacts that were not previously analyzed would occur as a result of the project; therefore, no further environmental review is required in compliance with the California Environmental Quality Act (CEQA).

RECOMMENDATION:

Staff recommends that the Planning Commission consider all information presented at the public hearing, consider all public testimony, and if determined to be appropriate, adopt Resolution No. 19-7, approving Conditional Use Permit No. CUP-19-63 for construction of the Lathrop Police Services Station within the River Islands Town Center, subject to the attached Conditions of Approval dated July 17, 2019.


ITEM 8.1

Approvals:

for 

David Niskanen, Contract Planner

7/9/19
Date



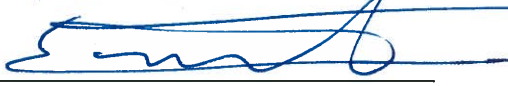
Rick Caguiat, Principal Planner

7/9/19
Date



Mark Meissner, Community Development Director

7/9/19
Date



Salvador Navarrete, City Attorney

7-9-19
Date

Attachments:

1. PC Reso No. 19-7
2. Conditions of Approval dated July 17, 2019
3. Vicinity Map
4. Project Plans

**CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 19-7**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LATHROP
APPROVING A CONDITIONAL USE PERMIT FOR THE PROPOSED LATHROP
POLICE SERVICES POLICE STATION IN RIVER ISLANDS (CUP-19-63)**

WHEREAS, The City of Lathrop Planning Commission held a duly noticed public hearing to consider the Lathrop Police Services Police Station project pursuant to the Lathrop Municipal Code and Town Center Plan; and

WHEREAS, the request is for a Conditional Use Permit to construct a 13,889 square foot Police Station on a 2.39-acre site located within River Islands Town Center to include administrative offices, a public lobby, public and employee restrooms, temporary holding facility for up to five (5) persons under restraint, a conference room, locker rooms, an evidence room, a workout room, briefing room, and other spaces complementary to a full service police station; and

WHEREAS, the property is located at 952 River Islands Parkway (APN: 213-310-33); and

WHEREAS, the subject parcel is located in a Mixed Use (MU-RI) General Plan designation and Mixed Use (MU-RI) Zoning District; and

WHEREAS, the environmental impacts of the River Island Project were addressed in a certified Subsequent Environmental Impact Report (SEIR) (SCH 1993112027) that has been updated by six (6) addendums, and staff recommends the Planning Commission finds that the potential environmental effects of the proposed project falls within the scope analyzed in the SEIR and further supported by the Addendums and no new or substantially increased significant environmental impacts that were not previously analyzed would occur as a result of the project; therefore, no further environmental review is required in compliance with the California Environmental Quality Act (CEQA); and

WHEREAS, staff recommend the Planning Commission find that the proposed police station is consistent with the Town Center land use goals and policies of the City of Lathrop General Plan and West Lathrop Specific Plan and also finds that the proposed use is consistent with the standards for the Mixed Use Zoning Designation as conditioned; and

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

WHEREAS, proper notice of this public hearing 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 the Planning Commission of the City of Lathrop does hereby make the following findings:

1. The location of the proposed police station is consistent with the objectives of the Zoning Code. The proposed fire station is located in the Mixed Use Zoning District of the River Islands community which permits the development of a police station with the approval of a Conditional Use Permit.
2. The proposed police station use will comply with each of the applicable provisions of the West Lathrop Specific Plan, Town Center Plan, and Lathrop Municipal Code. As conditioned, the project complies with federal, state and local standards applicable to the project. The Conditions of Approval address Planning, Building, Public Works, Police, and Fire Department requirements.
3. The proposed police station will not involve any process, equipment or materials which, in the opinion of the Planning Commission, will be objectionable to persons living or working in the vicinity by reasons of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried wastes, noise, vibration, illumination, glare or unsightliness or to involve any hazard of fire or explosion.
4. That the proposed police station will be harmonious with existing structures and use of land in the vicinity. The proposed police station is compatible with surrounding land uses and will not be detrimental to the health, safety or general welfare of the City.
5. The environmental impacts of the River Island Project were addressed in a certified Subsequent Environmental Impact Report (SEIR) (SCH 1993112027) that has been updated by six (6) addendums. The Planning Commission finds that the potential environmental effects of the proposed project fall within the scope analyzed in the SEIR and further supported by the Addendums and no new or substantially increased significant environmental impacts that were not previously analyzed would occur as a result of the project; therefore, no further environmental review is required in compliance with the California Environmental Quality Act (CEQA).
6. The Planning Commission finds that the proposed police station is consistent with the Town Center land use goals and policies of the City of Lathrop General Plan and West Lathrop Specific Plan and also finds that the proposed use is consistent with the standards for the Mixed Use Zoning Designation as conditioned.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lathrop based on substantial evidence in the administrative record of proceedings, its findings above and pursuant to its independent review and consideration, does hereby approve Conditional Use Permit No. CUP-19-63, subject to the Conditions of Approval listed as Attachment #2 of the Staff Report, incorporated by reference herein.

PASSED AND ADOPTED by the Planning Commission of the City of Lathrop at a regular meeting on the 17th day of July, 2019 by the following vote:

AYES:

NOES:

ABSTAIN:

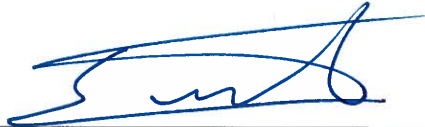
ABSENT:

Bennie Gatto, Chairperson

ATTEST:

APPROVED AS TO FORM:

Mark Meissner, Secretary



Salvador Navarrete, City Attorney

Community Development Department – Planning Division

Consolidated Conditions of Approval

July 17, 2019

Project Name: Lathrop Police Services Station River Islands
File Number: Conditional Use Permit No. CUP-19-63
Project Address: 952 River Islands Parkway (APN: 213-310-33)

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 dated June 21, 2019.

The granting of this Conditional Use Permit authorizes the construction of a new 13,889 square foot police station on a 2.2-acre site with associated parking lot improvements including landscaping and lighting.

CEQA Determination

The environmental impacts of the River Island Project were addressed in a certified Subsequent Environmental Impact Report (SEIR) (SCH 1993112027) that has been updated by six (6) addendums. The City has determined that the potential environmental effects of the proposed project falls within the scope analyzed in the SEIR and further supported by the Addendums and no new or substantially increased significant environmental impacts that were not previously analyzed would occur as a result of the project; therefore, no further environmental review is required in compliance with the California Environmental Quality Act (CEQA).

PLANNING

1. All of the mitigation measures set forth in the Mitigation Monitoring and Reporting Program (MMRP) for the River Islands Subsequent Environmental Impact Report (SEIR) that are applicable to the project site, are incorporated herein by reference as part of these Conditions of Approval.
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 Dust Control Plan and Rule 9510, Indirect Source Review. The applicant shall provide proof of compliance prior to permit issuance.

4. The project shall comply with all applicable site development provisions as required by the West Lathrop Specific Plan, River Islands Urban Design Concept, Town Center Plan, and Lathrop Municipal Code (LMC) including but not limited to parking, lighting, landscaping, etc.
5. The project shall comply with the conditions of approval for Vesting Tentative Map Tract 3694, as amended.
6. The applicant shall submit appropriate plans to the Community Development Department for plan check and building permit. Final site 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.
7. 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).
8. The entire site including landscaping areas shall be maintained in a healthy, weed free condition.
9. The trash enclosure shall include but not limited to a covered roof and metal gate. 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.
10. Any building or parking area illumination including security lighting, shall be arranged to reflect away from adjoining properties.
11. A final site lighting photometric plan and information with detail specifications on fixtures, poles, and wall packs as well as a manufacture's catalogue containing photometric data, shall be submitted with the Building Permit 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. 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.
13. The proposed bicycle parking shall be relocated closer to the main lobby/administration/conference room area. 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. Unless otherwise specified, all conditions of approval shall be complied with prior to the issuance of any Building Permits.
16. The development for which a Conditional Use Permit has been approved pursuant to Chapter 17.112 of the Lathrop Municipal Code (LMC) shall commence within thirty-six (36) months of the granting of the Site Plan approval. Prior to the expiration, a building permit must be issued and construction is commenced and diligently pursued toward completion of the site or structures. The approval may be extended for an additional period not to exceed twelve (12) months upon written application to the City prior to the expiration of the first approval date.

17. The approval of the Conditional Use Permit pursuant to the provisions of the LMC shall run with the land, and shall continue to be valid upon change of ownership of the site or structure which was the subject of the use permit application.
18. 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.
19. In the event clarification is required for these Conditions of Approval, the Community Development Director and Public Works Director 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 applicant takes issue with the clarification provided administratively, applicant shall have the right to appeal the administrative clarification to the Planning Commission. The Community Development Director and the Public Works Director also shall have the authority to make minor modifications to these conditions provided such administrative modifications are made at the request of applicant and are consistent with and in furtherance of the underlying intent of the condition being modified.
20. This Conditional Use Permit may be revoked, suspended, or modified by the City Council upon violation of any applicable provisions of the LMC and/or failure to comply with the conditions of approval.

BUILDING

1. All construction shall comply with the most recent adopted City and State building codes:
 - 2016 California Building Code
 - 2016 California Electrical Code
 - 2016 California Mechanical Code
 - 2016 California Plumbing Code
 - 2016 California Fire Code
 - 2016 California Green Code
2. The Title Sheet of the plans shall include:
 - Occupancy Group
 - Occupant Load
 - Description of Use
 - Type of Construction
 - Height of Building
 - Floor area of building(s) and/or occupancy group
3. School impact fees shall be paid prior to permit issuance.
4. Dimensioned building setbacks and property lines, street centerlines and between buildings or other structures shall be designed on plot plan.
5. 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.

6. A design professional will be required at time of construction drawings, to prepare plans for proposed improvements per the Business and Professions' Code.
7. Public and private site improvements shall be designed in accordance with the Americans with Disabilities Act and Chapter 11 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.

PUBLIC WORKS

1. Applicant shall retain the services of a California licensed civil engineer to design the final utility plans for sewer, water and storm drain lines and systems.
2. Applicant shall submit hydrology and hydraulic calculations and plans for on-site storm water system to the City for review and approval and shall pay the all costs associated with this review.
3. Applicant shall submit plans and information for the sanitary sewer system to the City for review and approval.
4. Applicant shall provide documentation of expected sewer demands and the availability of sufficient sewer capacity for the intended uses. Adequate sewer capacity shall be allocated to the project prior to final occupancy.
5. Applicant shall provide documentation of expected water demands and the availability of sufficient water capacity for the intended uses. Adequate water capacity shall be allocated to the project prior to final occupancy.
6. An Encroachment Permit shall be required for all work in the City right-of-way.
7. Applicant shall be required to pay all applicable fees including but not limited to Plan Check and Inspection and Capital Facilities Fees prior to issuance of Building Permit.
8. Prior to Issuance of a Final Certificate of Occupancy, the applicant shall provide all access and utility easements.
9. Applicant shall insure that all offsite and onsite improvements comply with City Standards.
10. Initial/Interim Improvements: An asphalt concrete (AC) drive shall be constructed to provide access to River Islands Parkway. The new drive shall tie into a sound structural section of existing AC pavement on River Islands Parkway. The drive shall have at minimum two 12-foot lanes with striping and traffic signage if needed. At a minimum the location of the AC drive shall be dedicated as an access and utility easement.

11. Final/Ultimate Improvements: At that time when River Islands Parkway is constructed to the ultimate design, the applicant shall provide a traffic analysis of the project access to River Islands Parkway and an associated design of the intersection. The intersection shall be designed and constructed to ensure adequate and safe ingress and egress from the project site. In addition, at the time when Marina Drive is extended the project, the applicant shall design and construct a connecting roadway including all cross section features adequate to provide safe ingress and egress from the project site.

LATHROP-MANTECA FIRE DISTRICT

1. The project must conform to the appropriate edition of the California Fire Code (currently the 2016 edition) 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 2016 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 2016 CFC §907.2 and 2016 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 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.
7. 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.
8. The Fire Department Fire Access Roads shall meet the requirements established by the San Joaquin County Fire Chief's Association.
9. 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. 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.

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-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 SERVICES

1. All conditions are subject to approval by both the Police Chief and Fire Chief collaboratively.
2. Install and properly maintain dedicated lighting in the parking lot. All lighting must comply with minimum average 6Ft. Candlepower at 30” from ground.
3. Install recording security camera system that is maintained and accessible to LPS.
4. Prior to occupancy, the applicant shall install roof top address, subject to review and approval by LPS. The numbers shall be at least 3’ tall, 2’ wide, 9” apart, with 6” brush stroke with a color that contrast the roof top. The top of the numbers shall be oriented (pointing) north.
5. EVA may be required to allow adequate space for emergency vehicles.
6. Landscaping shall conform to standard CPTED measurements:
 - a. Maintain natural visible surveillance to building from parking lot and street.
 - b. Plants taller than 8 feet shall be trimmed up 4 feet from ground.
 - c. Plants under 8 feet shall be trimmed to allow ground level surveillance.

ADMINISTRATIVE SERVICES

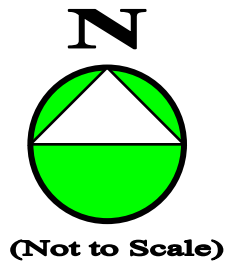
1. By exercising this approval, the applicant hereby agrees to indemnify, hold harmless and defend the City, its officers, agents, elected and appointed officials, and employees, from any and all liability or claims that may be brought against the City arising out of its approval of this Conditional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



**PLANNING DIVISION
Vicinity Map**



**CUP-19-63
Conditional Use Permit
LPS RI Police Station
APN: 213-310-33**



LEGEND

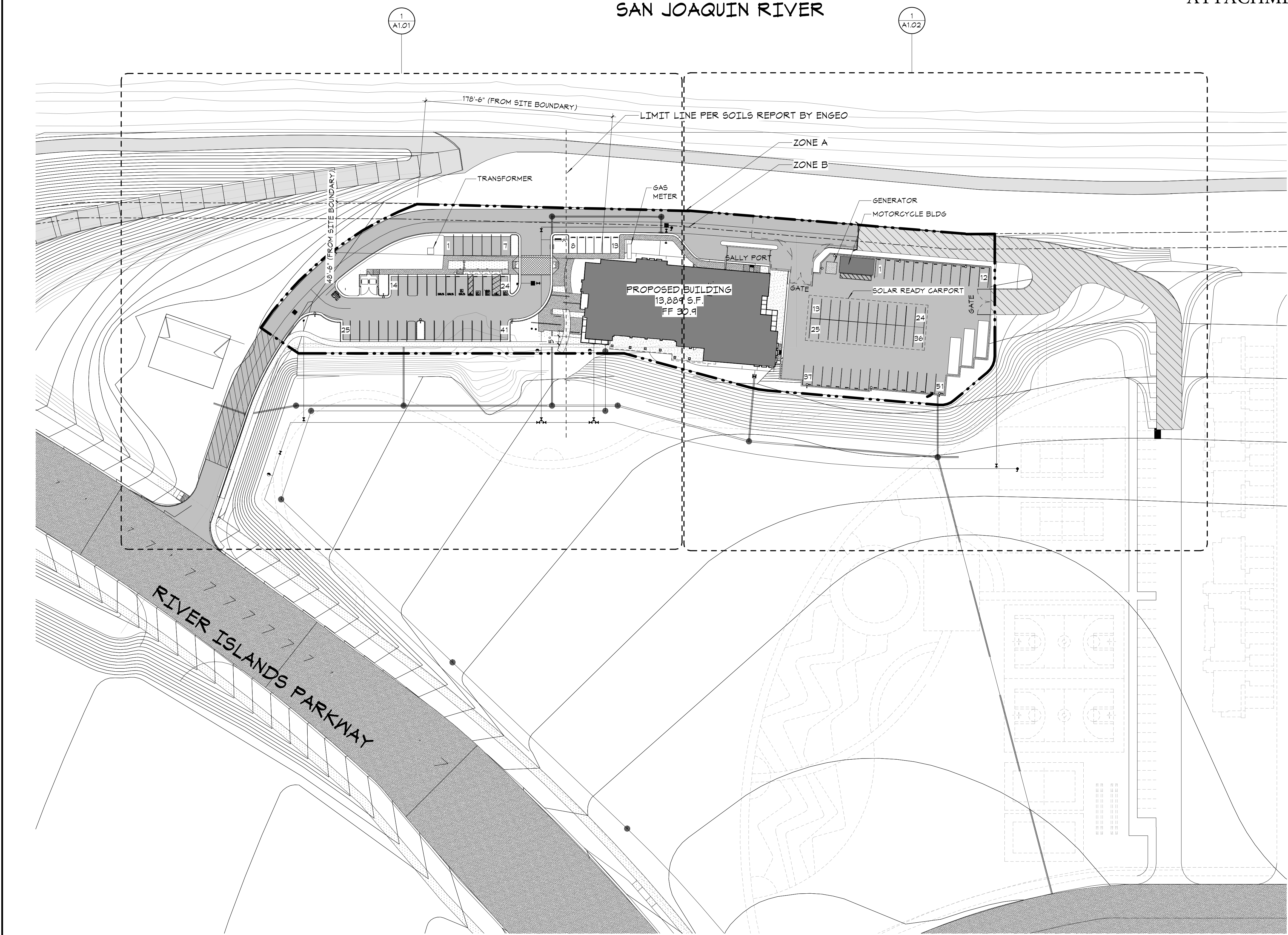
- PROPERTY LINE
- ▨ FUTURE N.I.C. ACCESS ROAD
- ▨ LANDSCAPE/ TURF
- ▨ CONCRETE WALK/ FLAT WORK
- ▨ CONCRETE PAVERS
- ACCESSIBLE PATH OF TRAVEL. FOR ADDITIONAL INFO, REFER TO ACCESSIBILITY STANDARDS SHEET.

GENERAL NOTES

- 1 VERIFY ALL DIMENSIONS, EXISTING CONDITIONS AND METHODS OF CONSTRUCTION PRIOR TO START OF ANY WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- 2 UNLESS OTHERWISE NOTED OR INDICATED, ALL DIMENSIONS SHOWN ARE TO FACE OF FRAMING, CONC. SLAB AND/OR CURB.
- 3 CONTRACTOR SHALL WORK TOWARD DIMENSIONS WITH TOLERANCES +/- SHOWN.
- 4 PATCH AND REPAIR ALL EXISTING ADJACENT SURFACES AFFECTED BY THE IMPROVEMENTS PROPOSED IN THESE CONTRACT DOCUMENTS. RESTORE FINISHES TO THESE AREAS TO MATCH EXISTING.
- 5 THE PEDESTRIAN PATH OF TRAVEL (P.O.T.) IS INDICATED AS A BARRIER FREE, COMMON ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAX. SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL. THE PATH'S SURFACE IS AT LEAST 48" WIDE, SLIP RESISTANT, STABLE, FIRM AND SMOOTH. PASSING SPACES AT LEAST 60"x60" ARE LOCATED NOT MORE THAN 200' APART. PART OF P.O.T. W/ CONTINUOUS GRADIENTS HAVE 60' LEVEL AREAS NOT MORE THAN 400' APART. THE CROSS-SLOPE DOES NOT EXCEED 2% AND THE SLOPES IN THE DIRECTION OF TRAVEL THAT EXCEED 5% ARE CONSTRUCTED AS ACCESSIBLE RAMPS. THE P.O.T. IS FREE OF OVERHEAD OBSTRUCTIONS UP TO 80" MIN. OBJECTS PROJECTING FROM WALLS W/ LEADING EDGES BETWEEN 21" & 80" A.F.F. DO NOT PROTRUDE MORE THAN 4" FROM THE WALL. THE CONTRACTOR SHALL VERIFY THAT ALL BARRIERS IN THE P.O.T. HAVE BEEN OR WILL BE REMOVED UNDER THIS PROJECT AND COMPLIES W/ CBC 11B-402, & 11B-403
- 6 (WHEN PROVIDED) ALL GATES IN PATH OF TRAVEL MUST COMPLY WITH DOOR REQUIREMENTS. PROVIDE A 24" MIN. STRIKE SIDE CLEARANCE ON THE FULL SIDE AND A SMOOTH SURFACE AT THE BOTTOM 10 INCHES OF THE PUSH SIDE OF GATE. SPECIFY ACCESSIBLE / LEVER HARDWARE.
- 7 PROVIDE BUILDING ENTRANCE SIGN (INTERNATIONAL SYMBOL OF ACCESSIBILITY) AT ACCESSIBLE PUBLIC ENTRANCE DOOR(S). MINIMUM SIZE REQUIRED IS 6'x6'
- 8 PROVIDE TACTILE STAIR LEVEL IDENTIFICATION SIGN IN EACH FLOOR LEVEL LANDING.

PARKING CALCULATION:

- BUILDING AREA = 13,889 S.F.
- PARKING RATIO = 1 STALL PER 400 S.F.
- TOTAL PARKING STALLS REQUIRED = 35
- TOTAL PARKING STALLS PROVIDED = 41
- ACCESSIBLE STALLS REQUIRED = 2
- ACCESSIBLE STALLS PROVIDED = 4
- CLEAN AIR/VANPOOL/EV STALLS REQUIRED = 3
- CLEAN AIR/VANPOOL/EV STALLS PROVIDED = 3
- FUTURE EV CHARGING STATIONS REQUIRED = 2
- FUTURE EV CHARGING STATIONS PROVIDED = 2



1 OVERALL SITE PLAN
1" = 50'-0"



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Client:
RIVER ISLANDS
301 W. STEWART RD.
LATHROP, CA 95330
209.808.5163

Project:
LATHROP POLICE DEPARTMENT
River Islands Parkway
Lathrop, CA

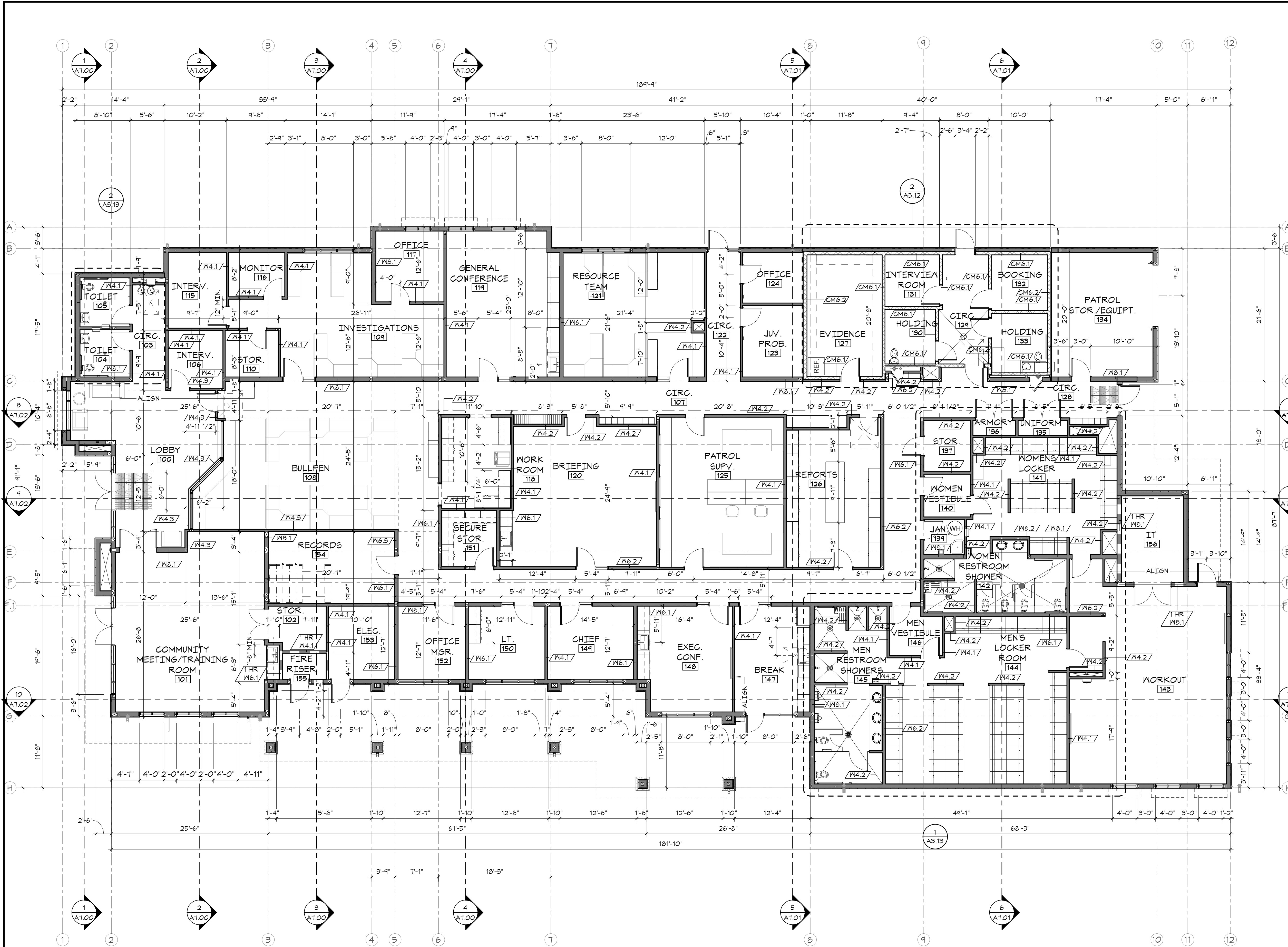
Project No.: 649-05-17
Drawn By: WM/PA
Checked By: EW

No.	Description	Date	By

PLAN CHECK
6/21/2019

OVERALL SITE PLAN

A1.00



LEGEND

- DOOR
- WINDOW
- ABOVE
- CM6.1: 6X8X16 CMU WALL +10'-0" A.F.F. - SEE 1/AD.02
- CM6.2: 6X8X16 CMU WALL +10'-0" A.F.F. + RESILIENT CHANNEL N/5/8" GYP. BD. - SEE 2/AD.02
- 1-HR 2X4: 2X4 WOOD STUD - S.S.D. FOR SPACING - FULL HT TO UNDERSIDE OF ROOF W/R-13 INSUL. W/ TYPE 'X' 5/8" GYP. BD. EA. SIDE - SEE 4/AD.02
- 1-HR 2X6: 2X6 WOOD STUD - S.S.D. FOR SPACING - FULL HT TO UNDERSIDE OF ROOF W/R-13 INSUL. W/ TYPE 'X' 5/8" GYP. BD. EA. SIDE - SEE 4/AD.02
- 1-HR 2X8: 2X8 WOOD STUD - S.S.D. FOR SPACING - FULL HT TO UNDERSIDE OF ROOF W/R-13 INSUL. W/ TYPE 'X' 5/8" GYP. BD. EA. SIDE - SEE 4/AD.02
- N4.1: 2X4 WOOD STUD - S.S.D. FOR SPACING - FULL HT W/R-13 INSUL. W/ 5/8" GYP. BD. EA. SIDE - SEE 4/AD.02, 5/AD.02, & 8/AD.02
- N4.2: 2X4 WOOD STUD - S.S.D. FOR SPACING - PARTIAL HT W/R-13 INSUL. W/ LEVEL 3 BALLISTIC PANEL AT THREAT SIDE W/ 5/8" GYP. BD. EA. SIDE - SEE 4/AD.02
- N4.3: 2X4 WOOD STUD - S.S.D. FOR SPACING - PARTIAL HT W/R-13 INSUL. W/ LEVEL 3 BALLISTIC PANEL AT THREAT SIDE W/ 5/8" GYP. BD. EA. SIDE - SEE 4/AD.02
- N6.1: 2X6 WOOD STUD - S.S.D. FOR SPACING - FULL HT W/R-13 INSUL. W/ 5/8" GYP. BD. EA. SIDE - SEE 4/AD.02, 5/AD.02, & 6/AD.02
- N6.2: 2X6 WOOD STUD - S.S.D. FOR SPACING - 6" ABV CLG. W/R-13 INSUL. W/ 5/8" GYP. BD. EA. SIDE - SEE 4/AD.02, 7/AD.02, & 8/AD.02
- N6.3: 2X6 WOOD STUD - S.S.D. FOR SPACING - PARTIAL HT. W/R-13 INSUL. W/ 5/8" GYP. BD. EA. SIDE - SEE 4/AD.02, 5/AD.02, & 6/AD.02
- N8.1: 2X8 WOOD STUD - S.S.D. FOR SPACING - FULL HT. W/R-22 INSUL. W/ 5/8" GYP. BD. EA. SIDE - SEE 4/AD.02, 5/AD.02, & 6/AD.02

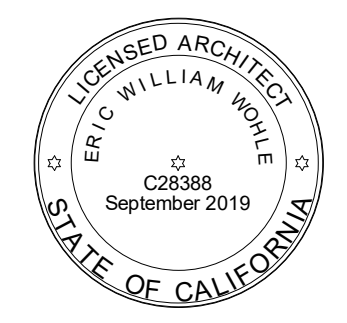
GENERAL - NOTES

1. UNLESS OTHERWISE NOTED OR INDICATED, ALL DIMENSIONS SHOWN ARE TO FACE OF FRAMING, CONC. SLAB AND/OR CMU.
2. CONTRACTOR SHALL WORK TOWARD DIMENSIONS WITH TOLERANCES +/- SHOWN.
3. PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER MALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING, TV SUPPORT BRACKETS, BULLETING BOARDS, MARKER BOARDS AND BATHROOM FIXTURES.
4. PROVIDE FIRE BLOCKING EVERY 10'-0" VERTICALLY & HORIZONTALLY AT CONCEALED SPACES, WALLS, PARTITIONS, CEILINGS AND INTERSECTIONS - TYP.
5. CONTRACTOR TO PROVIDE SHEATHING ON THE INTERIOR SIDE OF ALL WALLS WHERE STRUCTURAL SHEATHING OCCURS TO PROVIDE A CONTINUOUS AND FLUSH MALL SURFACE FOR THE ENTIRE MALL.
6. ALL INTERIOR DOORS SHALL HAVE MIN. 18" WIDTH CLEARANCE ON THE SIDE TO WHICH THE DOOR SWINGS FROM THE STRIKE EDGE OF THE DOOR.
7. ALL EXTERIOR DOORS SHALL HAVE MIN. 24" WIDTH LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS FROM THE STRIKE EDGE OF THE DOOR.
8. EQUIPMENT IS PER OWNER UNLESS OTHERWISE NOTED. CONTRACTOR TO INSTALL ALL GAS, WATER, PLUMBING PER EQUIPMENT REQUIREMENTS. REFER TO OWNER FOR REQUIREMENTS.
9. MINIMUM 1/8"-12 SLOPE FOR CONCRETE FLOORS WHERE FLOOR DRAIN OCCURS.
10. PROVIDE TACTILE EXIT SIGNS AT EACH EXIT PER 2016 CBC 10113.
11. REFER TO SHEET 64.00 ACCESSIBILITY STANDARDS AND 64.10 ACCESSIBILITY DETAILS FOR ADDITIONAL INFORMATION AND TYPICAL ACCESSIBLE DETAILS.
12. REFER TO ROOM FINISH PLAN FOR ALL FINISH DESIGNATIONS.
13. REFER TO STRUCTURAL DWGS. FOR LOCATIONS AND EXTENT OF CONCRETE CURB AT INTERIOR WALLS.

1 DIMENSION PLAN
A3.10 1/8" = 1'-0"



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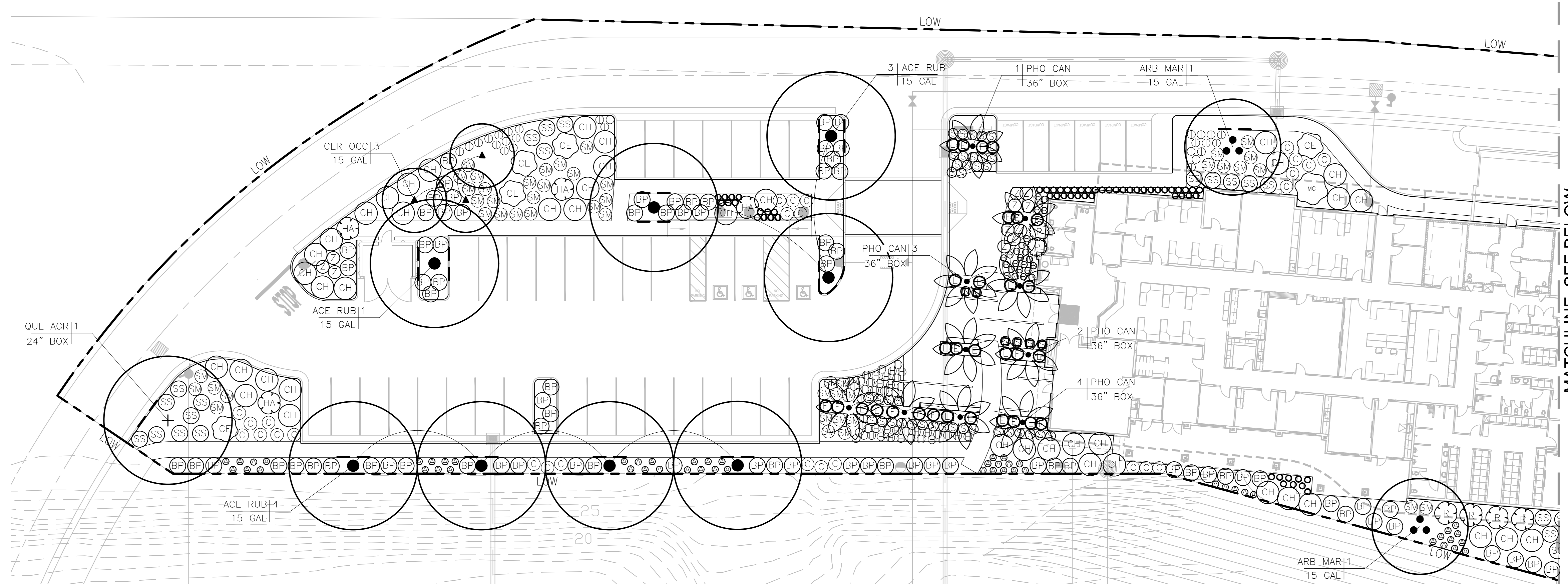
Project:
Lathrop Police Department
River Islands Parkway
Lathrop, CA

Project No.: 649-05-17
Drawn By: WM/PA
Checked By: EW

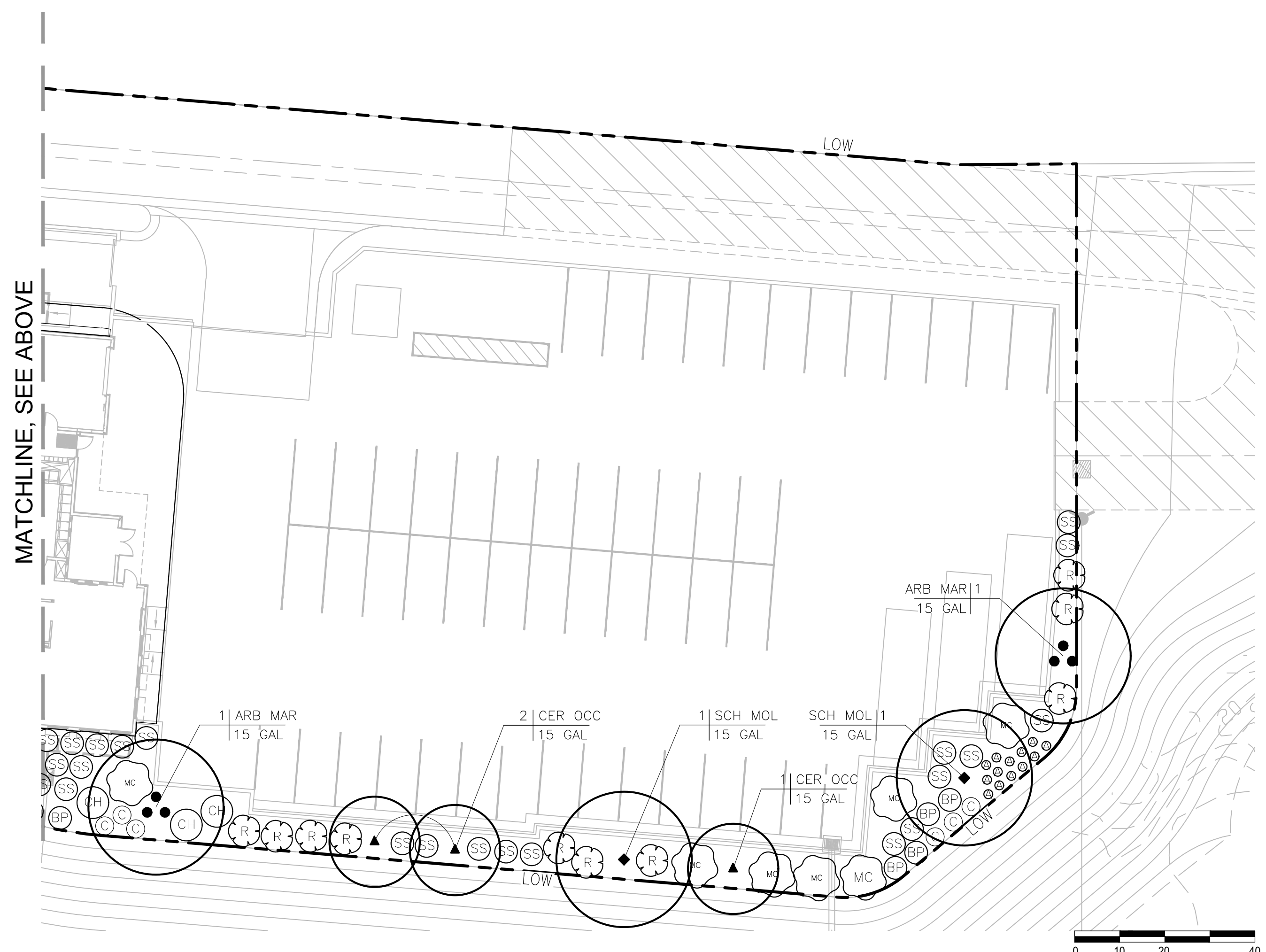
No.	Description	Date	By

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6/21/2019

DIMENSION PLAN



MATCHLINE, SEE BELOW



MATCHLINE, SEE ABOVE



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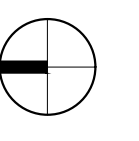
Client:
CITY OF LATHROP
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Project:
LATHROP POLICE DEPARTMENT

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 Address



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Project No.: 25510.87
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 Checked By: CK/MS

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PLANTING PLAN



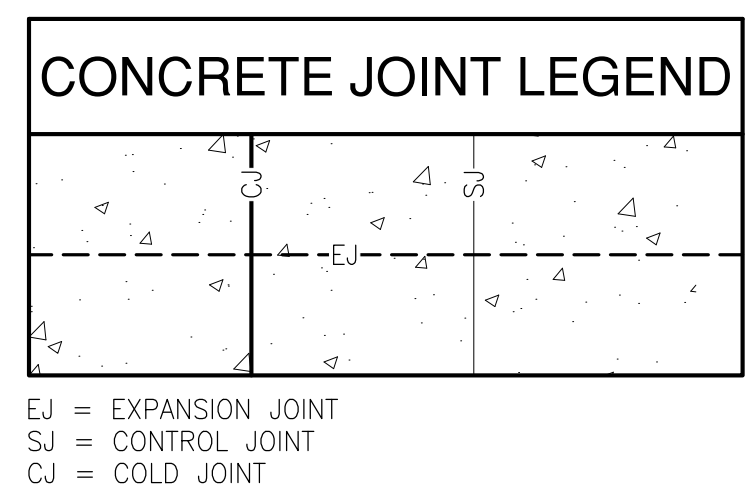
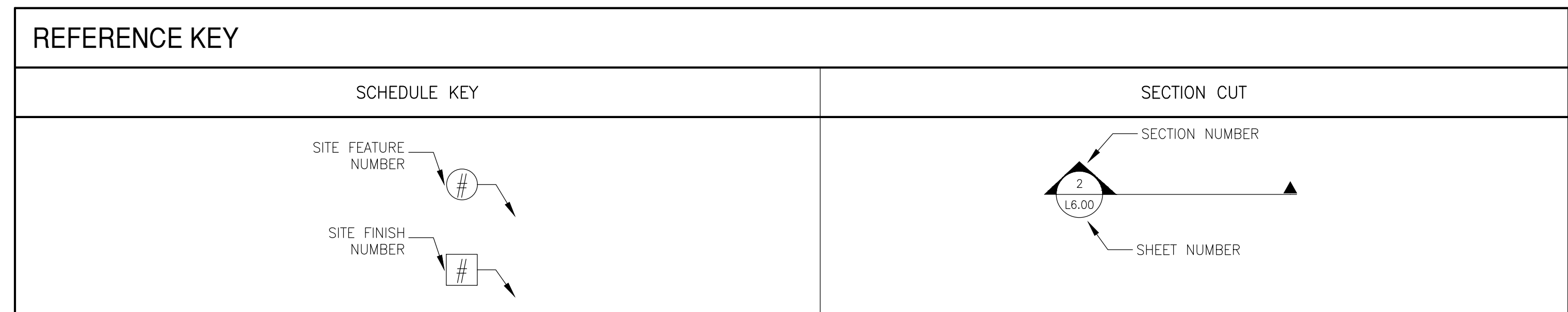
L5.01



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SITE FEATURE SCHEDULE					
ITEM	DESCRIPTION / MODEL	COLOR	QUANTITY	MANUFACTURER / SUPPLIER / INFORMATION	DET REF.
①	SEATWALL	INTEGRAL COLOR	43 LF	CAST IN PLACE CONCRETE	2,3/L7.01
②	PLANTER POT	TBD	6 EA	LANDSCAPEFORMS/SORELLA PLANTER IN POWDER COATED STEEL	1/L7.01
③	FLAGPOLE	TBD	2 EA	TBD	7/L7.00
④	METAL HEADER LANDSCAPE EDGING	NATURAL	321 LF	PERMALOC – PERMASTRIP 3/16" X 3 1/2" ALUMINUM	6/L7.00
⑤	SECURITY WALL	---	SEE CIVIL	SEE STRUCTURAL & CIVIL DRAWINGS	---

SITE FINISH SCHEDULE						
SYMBOL	HATCH	FINISH DESCRIPTION	COLOR	QUANTITY	PATTERN / INFORMATION	DET REF.
A		CONCRETE FLATWORK	NATURAL	5,836 SF	TBD	1/L7.0
B		INTEGRAL COLOR CONCRETE	INTEGRAL COLOR	445 SF	TBD	1/L7.0
C		CONCRETE UNIT PAVER	TBD	1,293 SF	BASALITE – PLANK PAVER 3X18 WITH PERMALOC STRUCTUREDGE	4/L7.0
D		VEHICULAR UNIT PAVER	TBD	507 SF	BASALITE – VEHIC PLANK PAVER 3X18 W/PERMALOC STRUCTUREDGE	5/L7.0
E		CONCRETE BANDS	TBD	91 LF	TBD	3/L7.00
F		PLANTING AREA MULCH TYPE 1	TBD	13,343 SF	ORGANIC WOOD MULCH	---
G		PLANTING ARE MULCH TYPE 2	TBD	544 SF	GRAVEL MULCH	---



GENERAL NOTES

- COORDINATE INSTALLATION OF SITE FEATURES, STRUCTURES, AND SURFACING WITH OTHER WORK OF GRADING, CONCRETE, AND ELECTRICAL.
- ALL SITE FEATURES SHALL BE LOCATED AS SHOWN ON THE DRAWINGS, AND ASSEMBLED AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS. SITE FURNISHING INSTALLATION SCHEDULE SHALL BE COORDINATED WITH OTHER CONTRACTORS TO AVOID CONFLICT AND POSSIBLE DAMAGE.
- MANUFACTURER NAMED ITEMS ARE FOR STANDARD OF REFERENCE AND DO NOT NECESSARILY LIMIT SUPPLY TO NAMED MANUFACTURERS. ANY SUBSTITUTIONS SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO PURCHASING.
- CONTRACTOR SHALL EXAMINE RELATED WORK AND SURFACES BEFORE STARTING WORK OF THIS SECTION AND SHOULD REPORT TO THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE IN WRITING ANY CONDITIONS WHICH WILL PREVENT THE PROPER PROVISION OF THIS WORK. BEGINNING THE WORK OF THIS SECTION WITHOUT REPORTING UNSUITABLE CONDITIONS CONSTITUTES ACCEPTANCE OF CONDITIONS. ANY REQUIRED REMOVAL, REPAIR OR REPLACEMENT OF THIS WORK CAUSED BY UNSUITABLE CONDITIONS SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PROVIDE COMPACTION TESTING. REPORTS SHALL BE DELIVERED DIRECTLY FROM THE LAB TO THE OWNER OR OWNER REPRESENTATIVE.
- ALL EARTHWORK, GRADING AND SOIL DELIVERY/REMOVAL SHALL BE PROVIDED BY THE CONTRACTOR.
- ALL CONCRETE COLORS AND FINISHES SHALL BE REVIEWED AND APPROVED BY OWNER PRIOR TO INSTALLATION.
- PROVIDE 6'X6' POURED SAMPLE MOCK-UP OF EACH TYPE OF CONCRETE PAVEMENT AND SHOULD INCLUDE INTEGRAL COLOR, FINISH, SCORING, AND JOINTING TO OWNER FOR REVIEW APPROVAL PRIOR TO INSTALLATION. MOCK-UP SHALL BE CLEAN AND CLEAR OF DUST, DEBRIS AND FORMS.
- PROVIDE EXPANSION JOINTS AT PERIMETER OF BUILDING WHERE CONCRETE PAVEMENT ABUTS.

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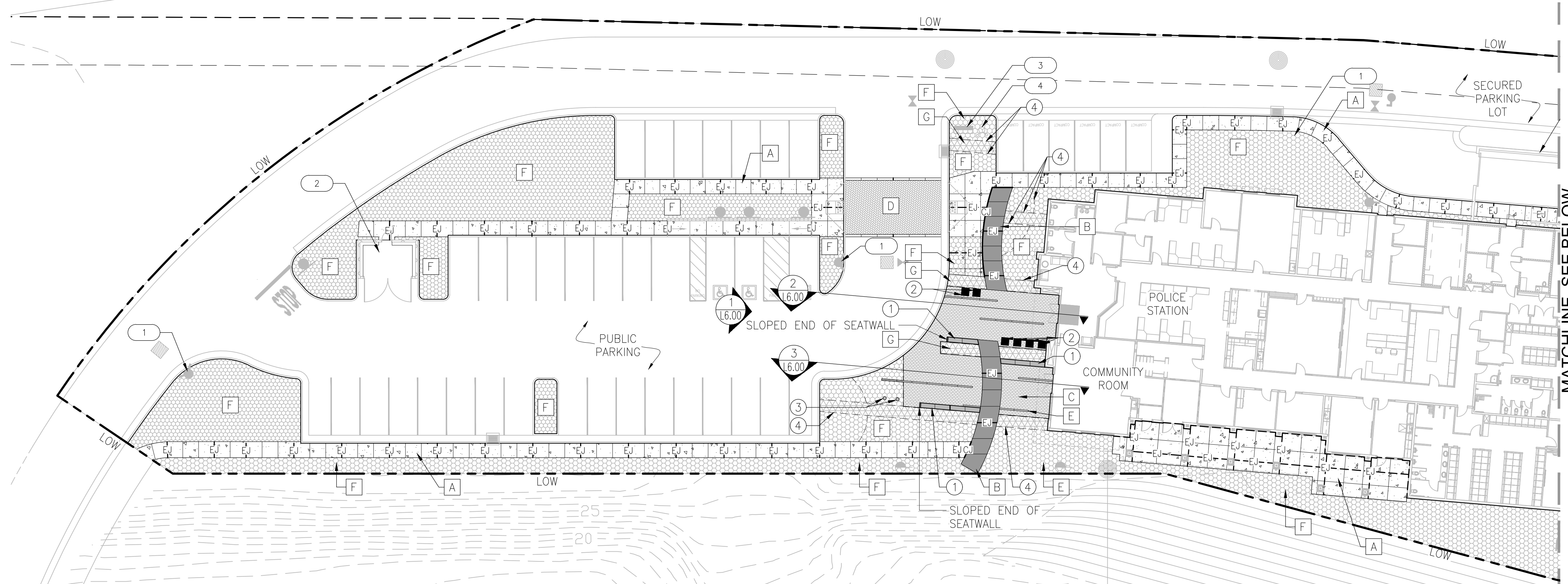
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SITE FEATURES SCHEDULE AND NOTES

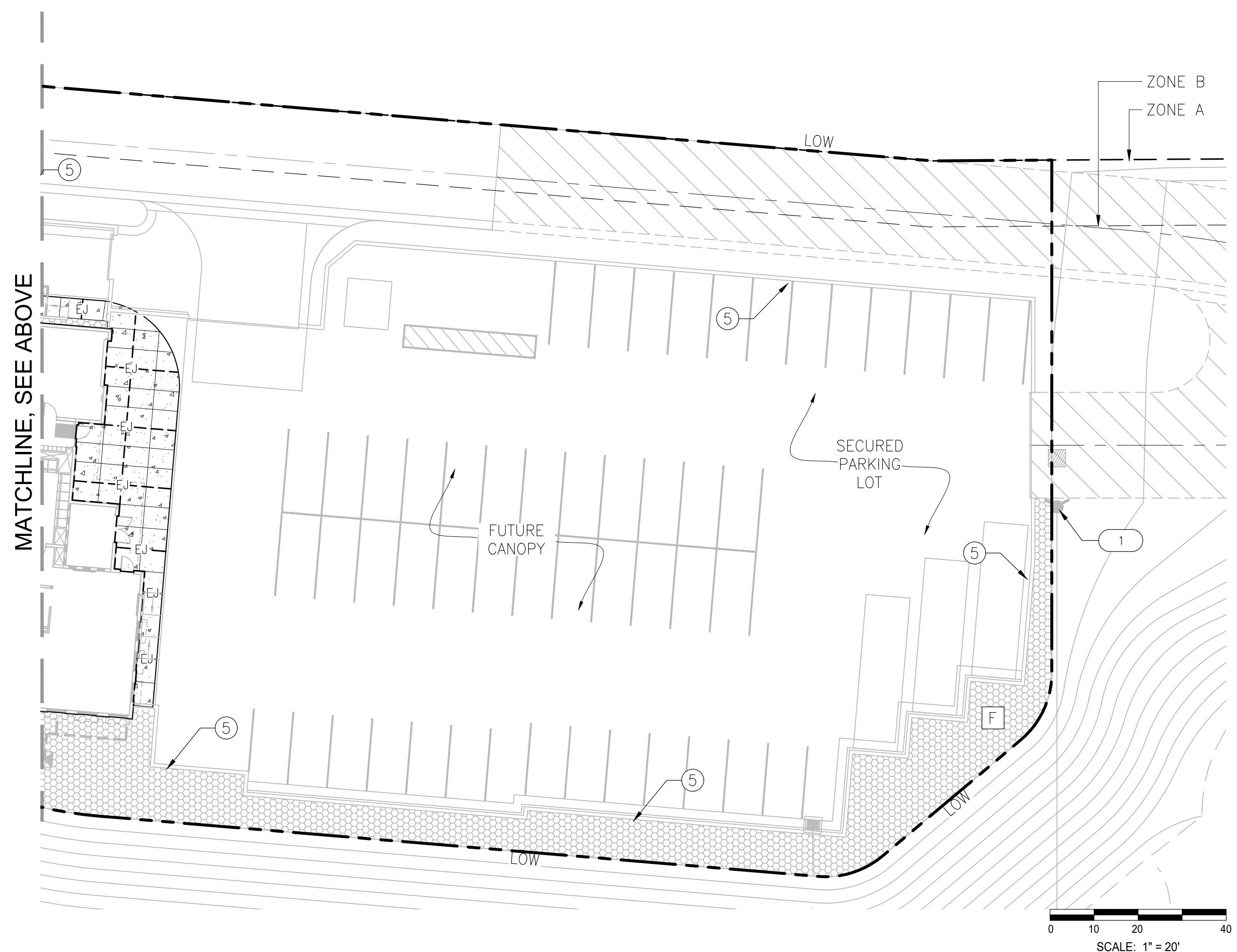


L1.00



SHEET NOTES

- 1 FIRE HYDRANT, KEEP CLEAR
-SEE CIVIL DRAWINGS FOR MORE INFORMATION
- 2 TRASH ENCLOSURE
-SEE ARCHITECT'S DRAWINGS FOR MORE INFORMATION
- 3 FIRE SERVICES BACKFLOW DEVICE
-SEE CIVIL DRAWINGS FOR MORE INFORMATION
- 4 FIRE SERVICES FDC DEVICE
-SEE CIVIL DRAWINGS FOR MORE INFORMATION
- 5 VEHICULAR CONCRETE PAVEMENT
-SEE CIVIL DRAWINGS FOR MORE INFORMATION



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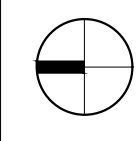
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 390 TOWNE CENTRE DR
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Project:
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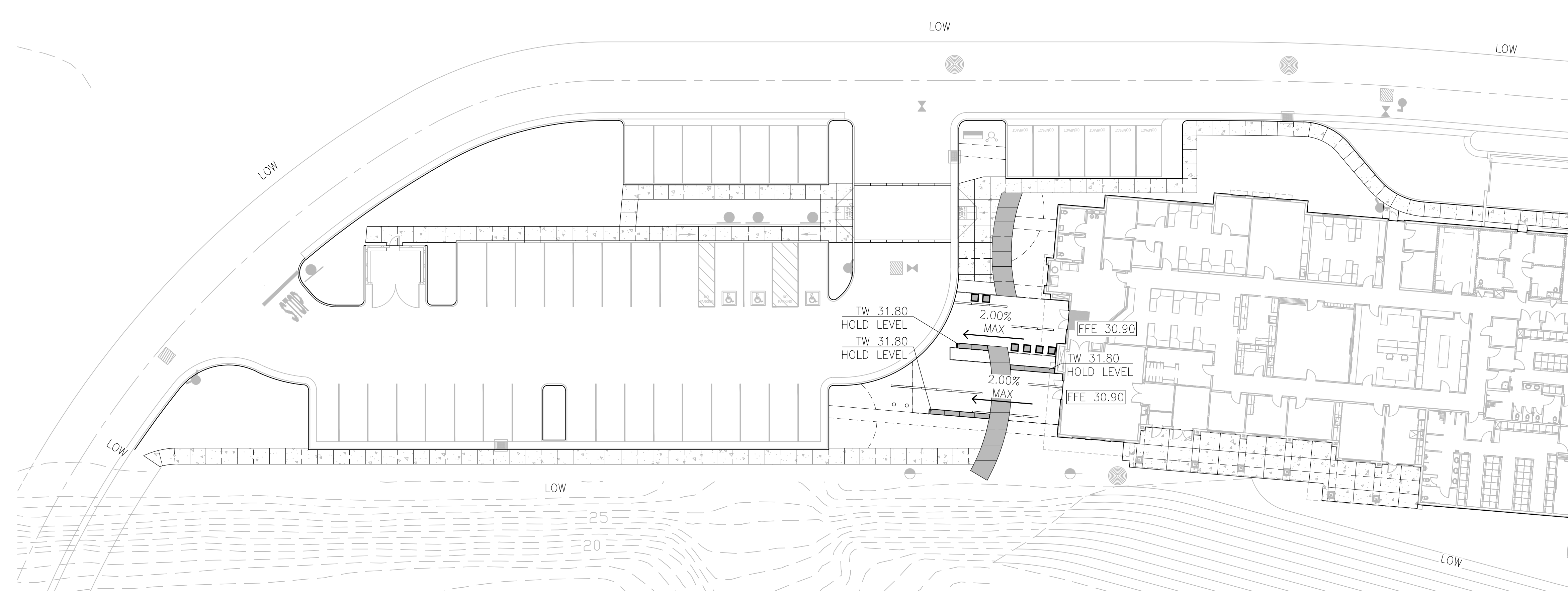
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 06/21/2019

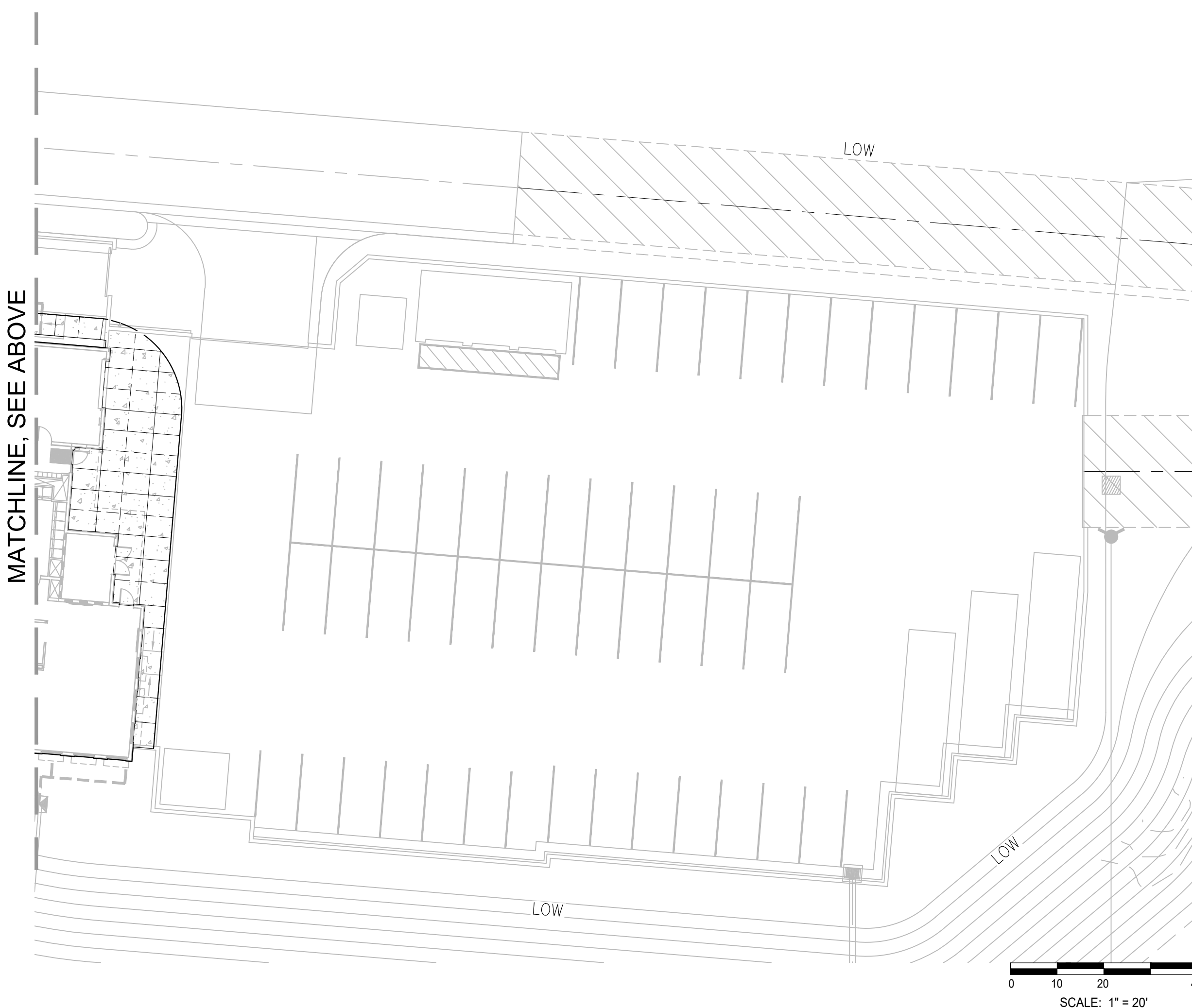
SITE FEATURES AND FINISHES
 PLAN



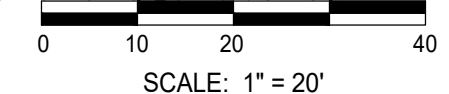
L1.01



MATCHLINE, SEE BELOW



MATCHLINE, SEE ABOVE



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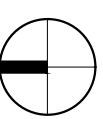
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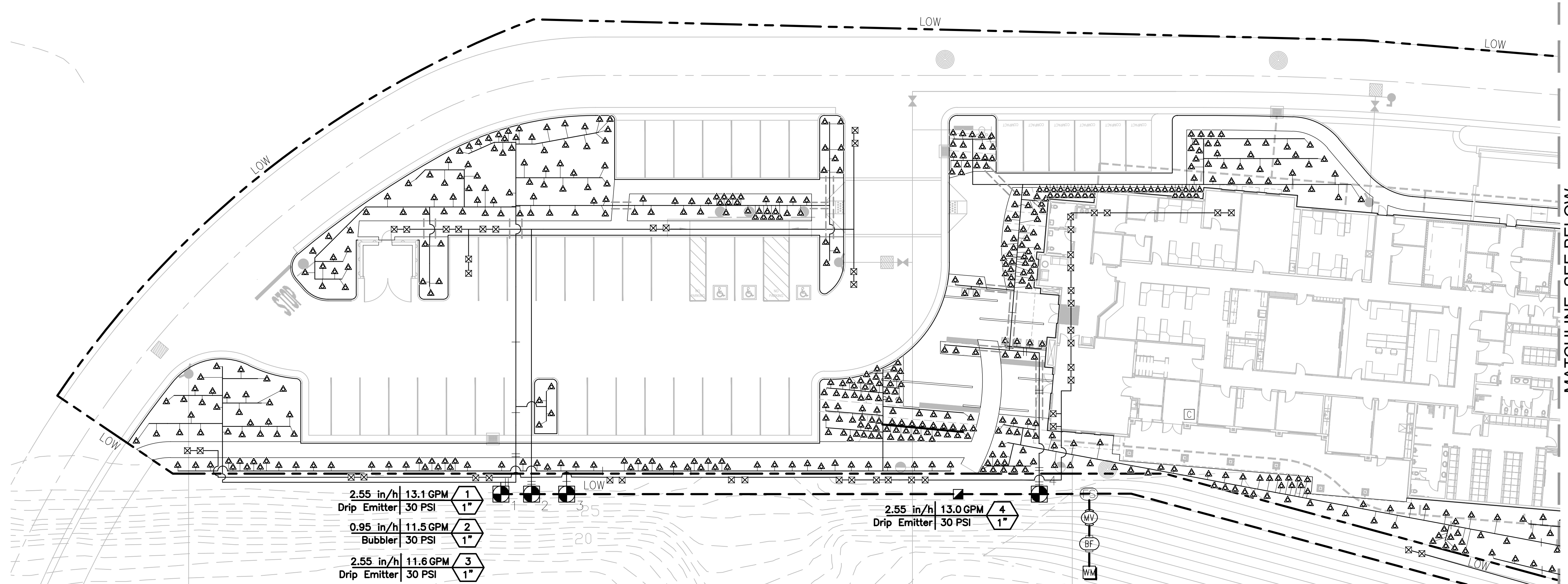
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 06/21/2019

GRADING PLAN



L3.01



MATCHLINE: SEE BELOW



MATCHLINE: SEE ABOVE

SCALE: 1" = 20'



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 209.943.0405
 www.ldapartners.com

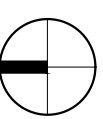
Client:
CITY OF LATHROP
 390 TOWNE CENTRE DR
 LATHROP, CA 95330
 (209)941-7200

Project:
LATHROP POLICE DEPARTMENT

Address
 Address



1165 Scenic Drive, Suite A
 Modesto, CA 95350
 odellengineering.com



Project No.: 25510.87
 Drawn By: BY/MS
 Checked By: CK/MS

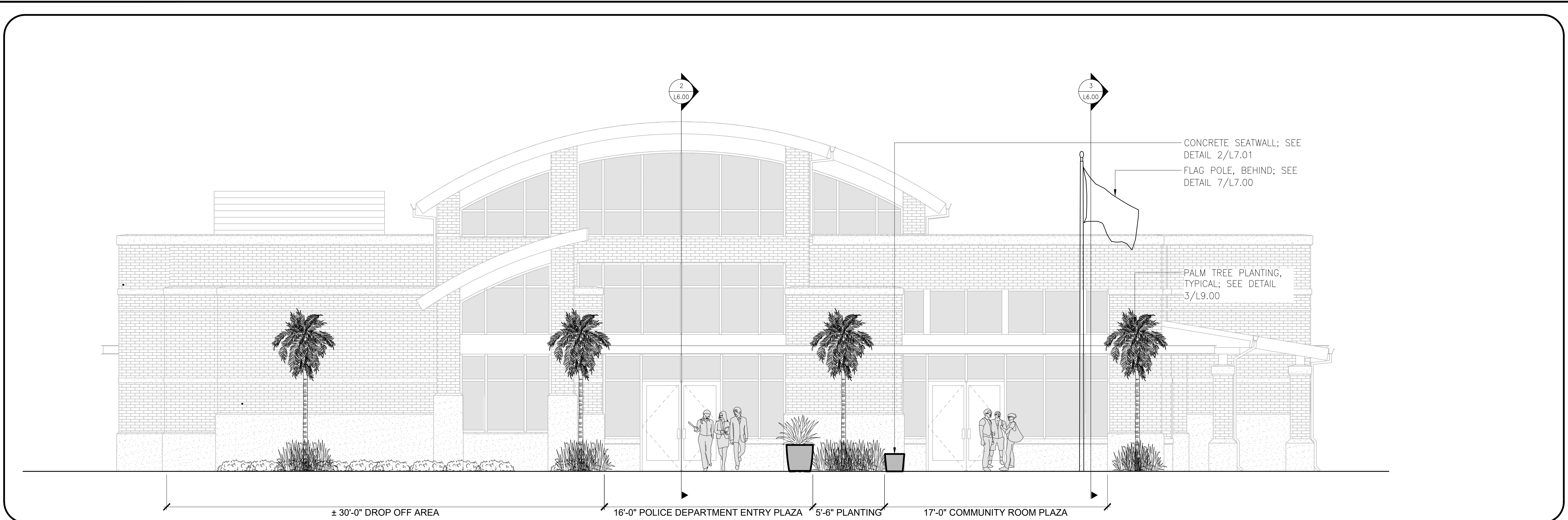
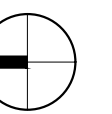
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PLAN CHECK
 06/21/2019

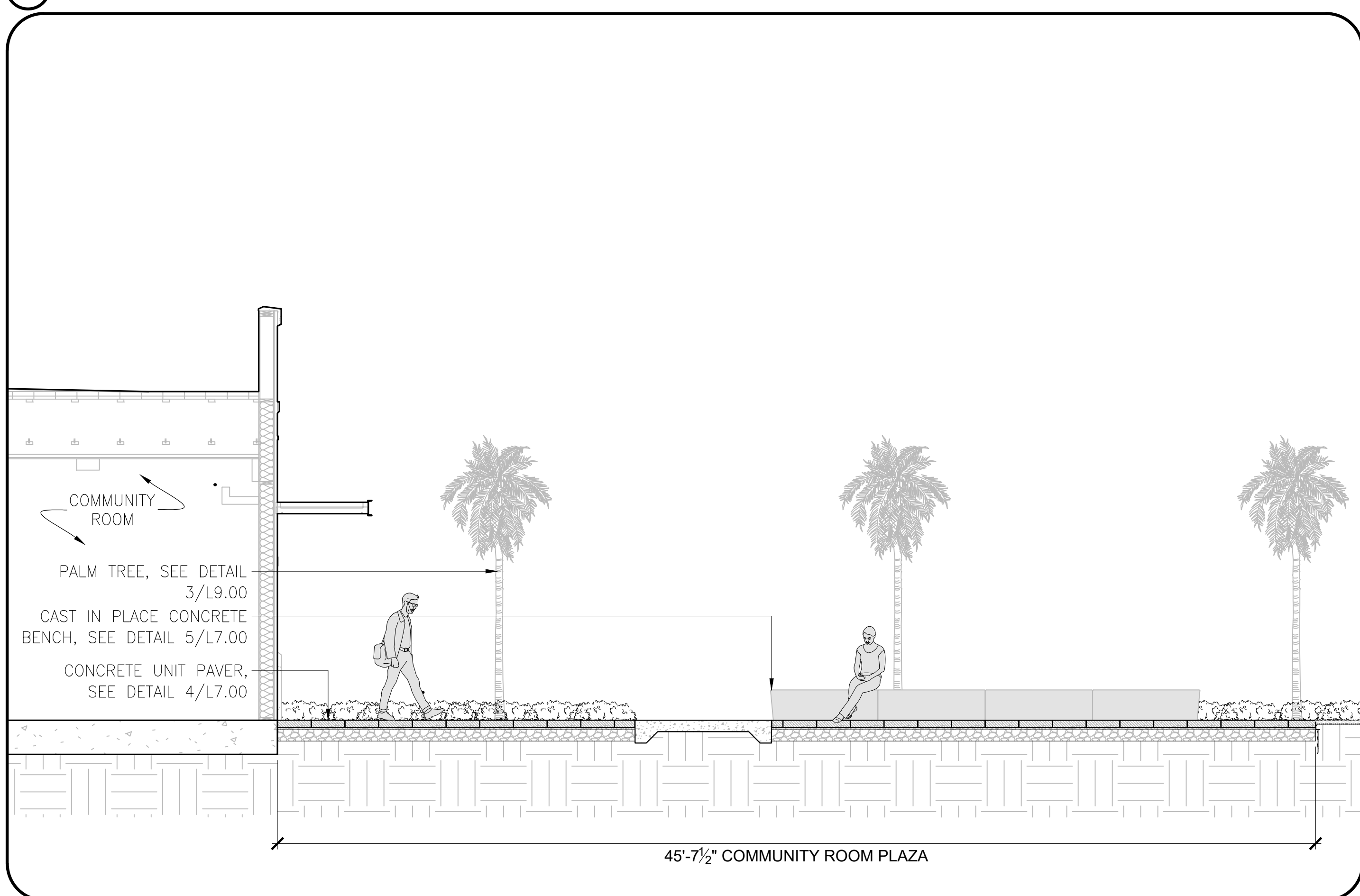
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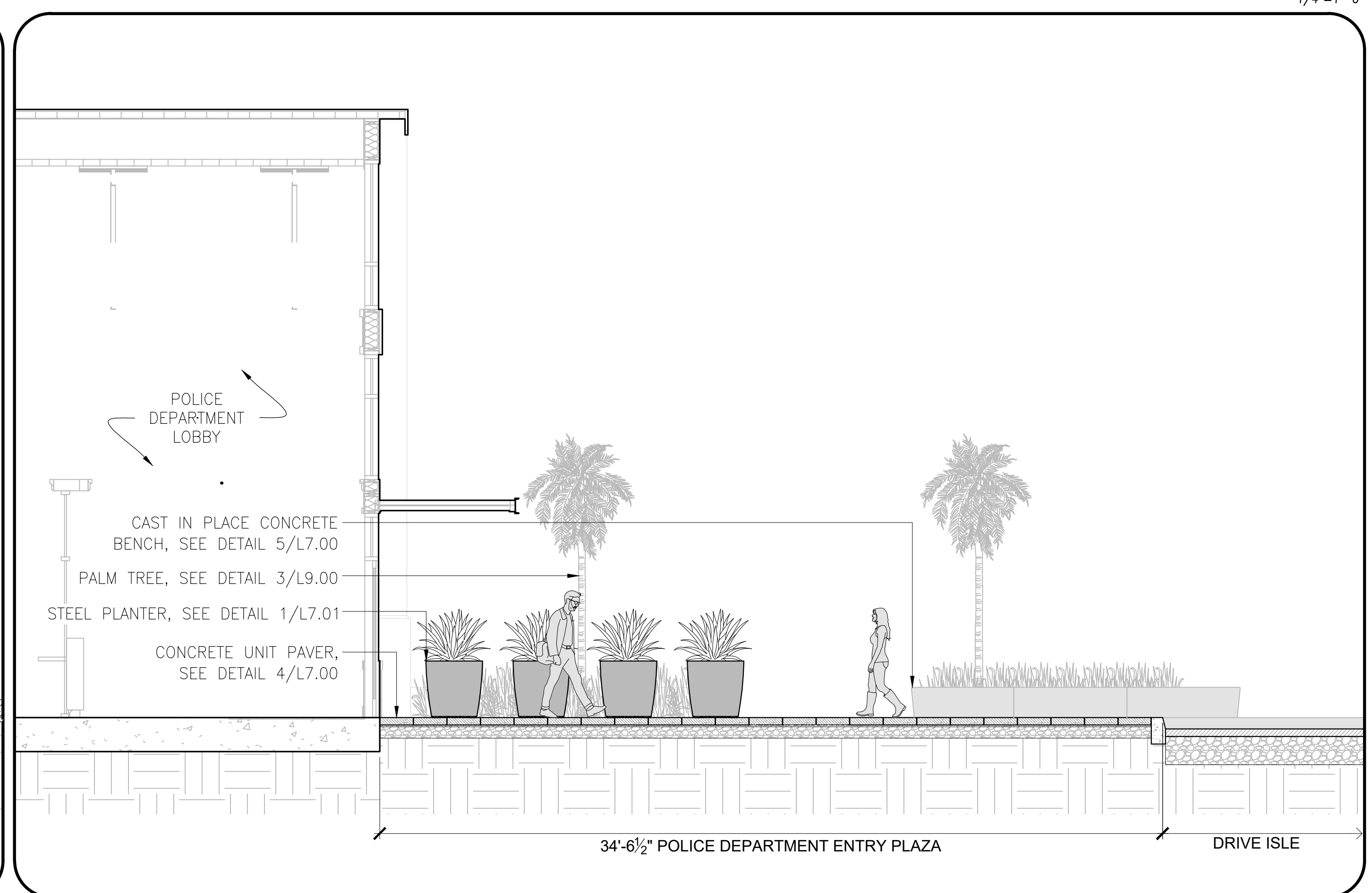
L4.02



1 ENTRY ELEVATION - NORTH FACE 1/4"=1'-0"

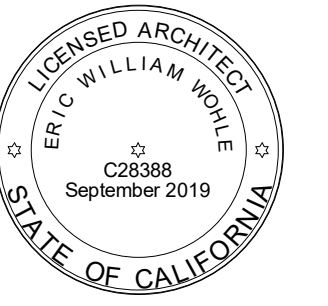


3 BUILDING ENTRY - NORTH-SOUTH SECTION 1/4"=1'-0"



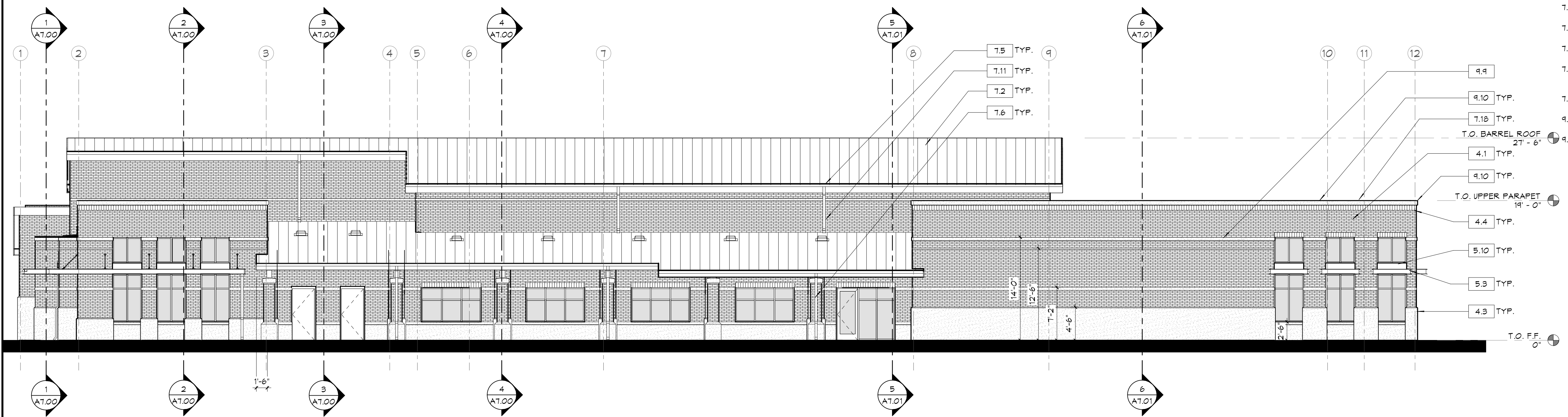
2 BUILDING ENTRY - NORTH-SOUTH SECTION 1/4"=1'-0"



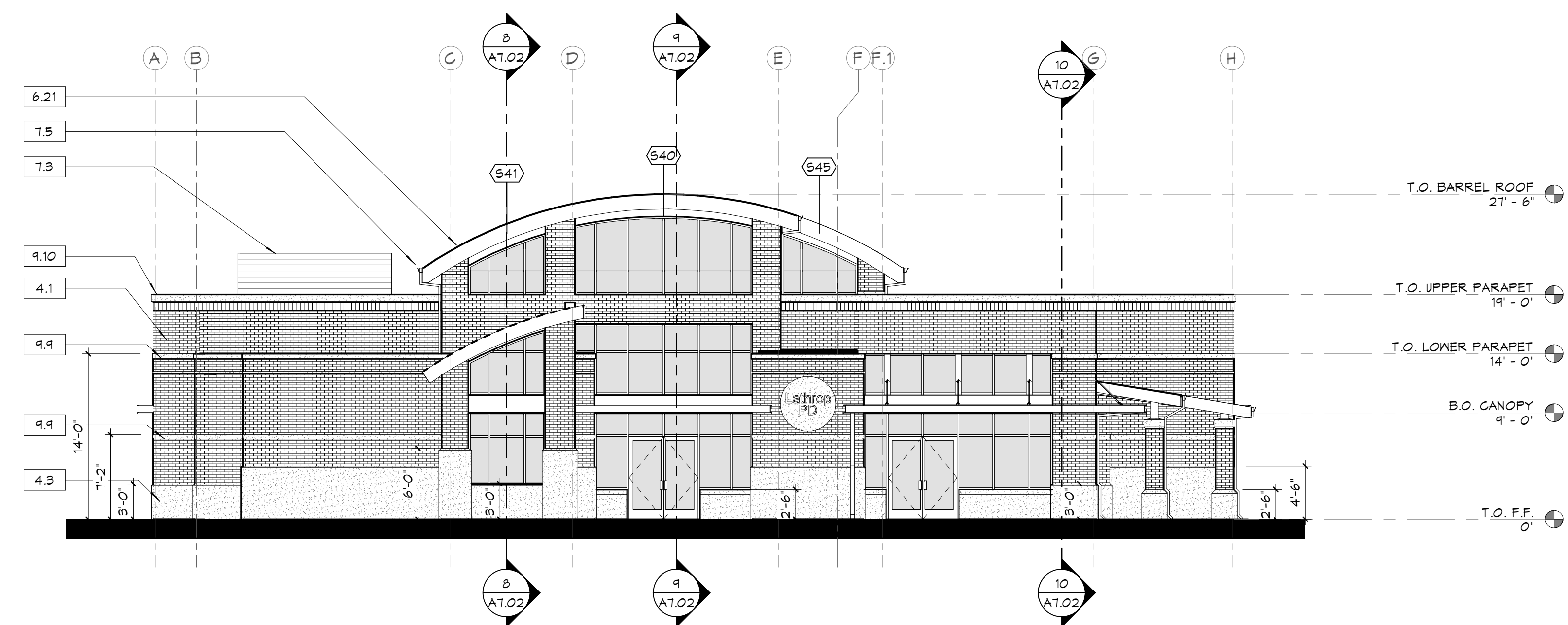


KEYNOTES

- 4.1 APPLIED THIN-BRICK w/ SCRATCH COAT & FURRED MTL. LATH
- 4.3 PRE-CAST BASE - SEE ELEV. FOR HEIGHT
- 4.4 APPLIED THIN BRICK SAILOR COURSING w/ SCRATCH COAT & FURRED MTL. LATH
- 5.3 METAL SUN SHADE WITH LOUVERED SCREEN - S.S.D.
- 5.10 BREAK MTL. BETWEEN STOREFRONT SECTIONS
- 6.21 2X FASCIA BD
- 7.2 PREFINISHED STANDING SEAM METAL ROOFING
- 7.3 MECHANICAL SCREEN SYSTEM w/ ALUMINUM LOUVERS
- 7.5 6SM BEVELED GUTTER - PRIME & PAINT - TYP. U.O.N.
- 7.6 26 GA. 6SM RAIN WATER LEADER - PRIME & PAINT - TYP. U.O.N.
- 7.11 6SM RAIN WATER LEADER - TO DRAIN FROM ROOF ABOVE TO ROOF BELOW - PRIME & PAINT
- 7.18 SHT. MTL. PARAPET CAP, PRIME & PAINT WHERE EXPOSED
- 9.1 EXT. INS. FOAM SYSTEM BAND (EIFS)- SEE ELEV. FOR HEIGHT
- 9.10 EXT. INS. FOAM SYSTEM PARAPET CAP



2 EXTERIOR ELEVATION - WEST
A6.00 1/8" = 1'-0"



3 EXTERIOR ELEVATION - NORTH
A6.00 1/8" = 1'-0"

KEYNOTES

- 4.1 APPLIED THIN-BRICK w/ SCRATCH COAT & FURRED MTL. LATH
- 4.3 PRE-CAST BASE - SEE ELEV. FOR HEIGHT
- 5.3 METAL SUN SHADE WITH LOUVERED SCREEN - S.S.D.
- 5.11 STEEL FRAME CANOPY WITH B-DECK, GUTTER & MTL SOFFIT PANELS, S.S.D.
- 7.2 PREFINISHED STANDING SEAM METAL ROOFING
- 7.3 MECHANICAL SCREEN SYSTEM w/ ALUMINUM LOUVERS
- 7.5 GSM BEVELED GUTTER - PRIME & PAINT - TYP. U.O.N.
- 9.9 EXT. INS. FOAM SYSTEM BAND (EIFS) - SEE ELEV. FOR HEIGHT
- 9.10 EXT. INS. FOAM SYSTEM PARAPET CAP



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



Client:
River Islands Development

301 W. STEWART RD.
 LATHROP, CA 95330
 209.808.5163

Project:
Lathrop Police Department

River Islands Parkway
 Lathrop, CA

Project No.: 649-05-17

Drawn By: WM/PA

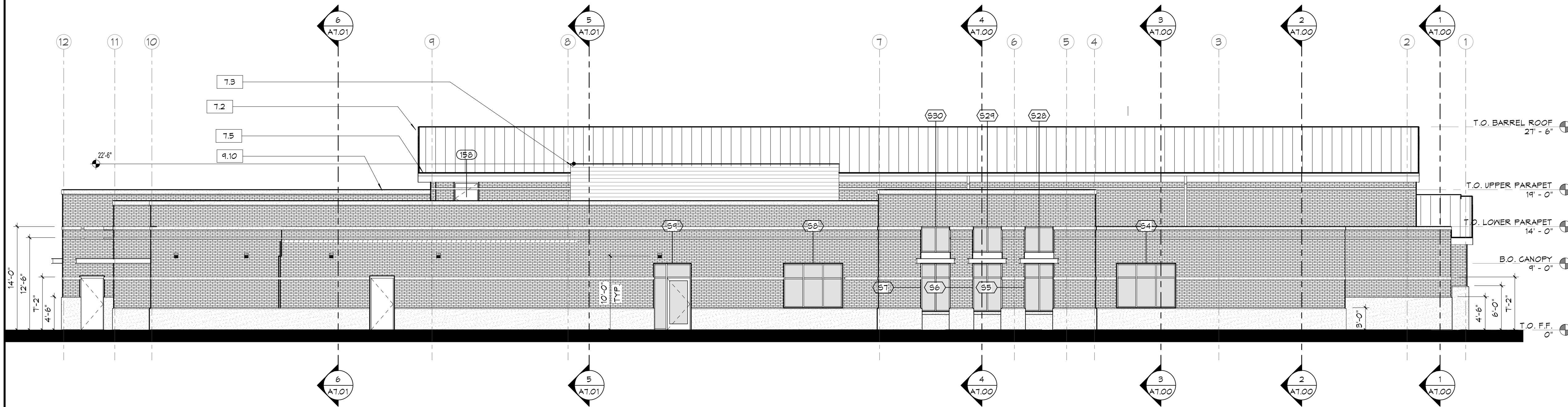
Checked By: EW

No.	Description	Date	By

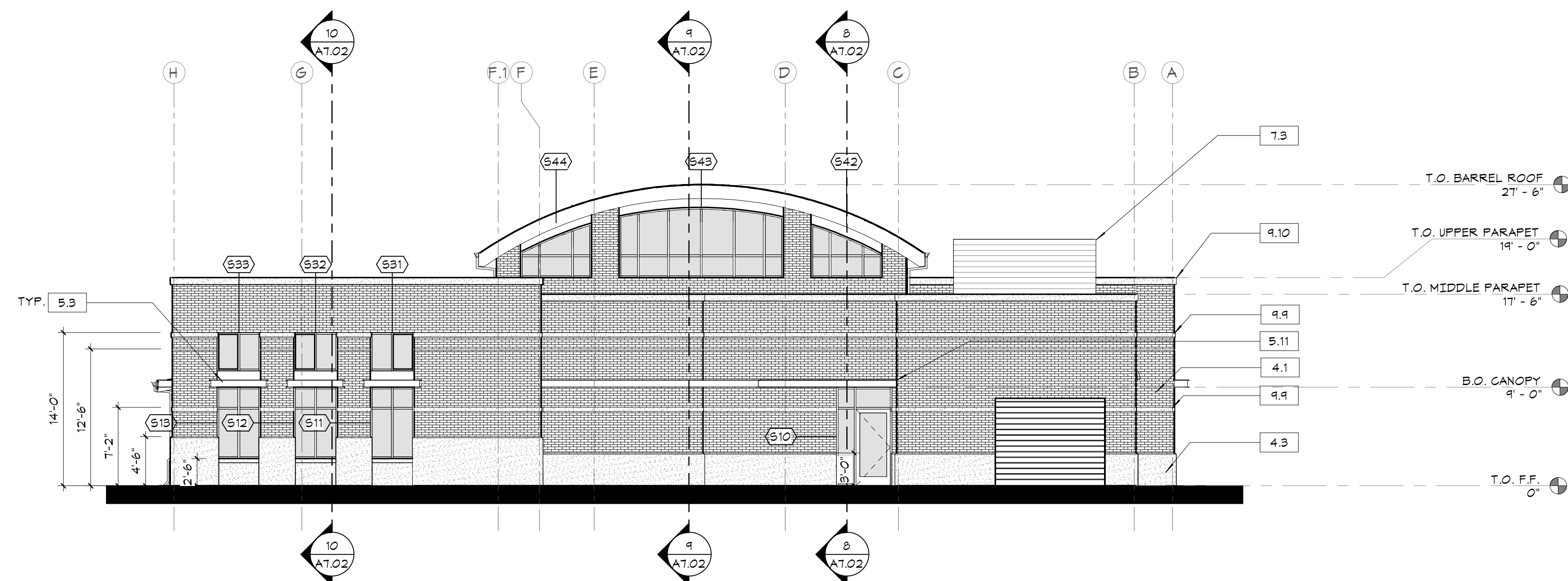
PLAN CHECK
 6/21/2019

EXTERIOR ELEVATIONS

A6.01



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



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



Draft Rendering

JUNE 2019

Lathrop Police Department

River Islands Development

LDA Partners
DESIGNERS & ARCHITECTS



**PLANNING COMMISSION
STAFF REPORT**

DATE: July 17, 2019

APPLICATION NO: Zoning Text Amendment No. TA-19-78

LOCATION: Citywide

REQUEST: Planning Commission to Consider Adopting a Resolution Recommending the City Council Amend Title 17 of the Lathrop Municipal Code (LMC) by Adding Chapter 17.13 Relating to the Creation of Easements by Covenant.

APPLICANT: City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

PROPERTY OWNER: Citywide

ZONING: Various

GENERAL PLAN: Various

CEQA STATUS: Exempt according to California Environmental Quality Act Article 5 §15061 (b) (3), Review for Exemption – the activity will not have an effect on the environment.

SUMMARY:

The proposed text amendment will add a new Chapter, 17.13 to the Lathrop Municipal Code (LMC) to allow the creation of easements by covenants. Government Code sections 65870-65875 creates an exception that allows creation of easements on properties held by a common owner, when necessary to serve the limited purpose of parking, ingress, egress, emergency access, etc. However, before the City can enter into or establish such an easement, the Government Code requires the City to pass a local enabling ordinance.

Staff recommends that the Planning Commission consider all information presented at the public hearing, consider all public testimony, and if determined to be appropriate, adopt Resolution No. 19-8 recommending the City Council adopt an Ordinance to add a new Chapter 17.13 to allow the creation of easements by covenants.

ITEM 8.2

BACKGROUND:

In certain situations, such as sharing of parking or access, subdividing or merging of parcels of land, or the vacation of streets where a parcel may be landlocked, an easement is necessary to maintain access. In these situations, an easement can protect the rights of property owners. However, when the properties in question are owned by the same person or entity, an easement cannot be created because any restrictions placed by the current owner on himself or herself are not binding against any future owner of that property. Therefore, access to the property or other enjoyment of the property could be inhibited by a future owner of one of the separated properties in question.

Government Code sections 65870-65875 creates an exception to this general rule and allow creation of easements on properties held by a common owner, when necessary to serve the limited purposes of parking, ingress, egress, emergency access, landscaping, or open space purposes. However, before the City can require such an easement, the Government Code requires the City to pass a local enabling ordinance that allows creation of easements for properties held in common ownership. The covenant of easement document would describe the parcel to be subject to the easement and the parcel to be benefited.

ANALYSIS:

Staff is recommending a new chapter (17.13) under Title 17 of the LMC that would provide a solution to situations associated with creating easements over properties held in common ownership. The new Chapter 17.13 would allow for the recordation of covenants of easement. Although this situation is infrequent in the City, passage of this ordinance will solve a significant City and developer problem of trying to satisfy requirements to ensure that these easements are permanent. This ordinance will help eliminate delay in development projects by simplifying the legal requirements for property owners in this situation and enable the City and property owners to ensure that necessary easements exist in perpetuity.

The City of Lathrop recently approved the Tru by Hilton project on Louise Avenue. In order for the project to meet the minimum parking requirement, it was required to share parking and access with the adjacent Hampton Inn & Suites Hotel which had excess parking spaces. Since the owner for both properties are the same, a covenant involving the City as the third party is necessary to ensure that the easement is binding and in perpetuity in the event of future ownership change. These covenants would act as easements while the properties are held by a common owner and revert to easements when the properties become owned by separate entities.

The fee for processing a Covenant of Easement document is \$150, which is the current fee established for easement review. The applicants would be required to take the document for recordation and pay the associated fee at the San Joaquin County Clerk/Recorder's office.

ITEM 8.2

Amendment

According to the Lathrop Municipal Code, amendments to the Zoning Ordinance must be reviewed by the Planning Commission and forwarded to the City Council for approval. Before any recommendation to approve by the Planning Commission, or final approval by the City Council, the following finding must be made:

- 1. That the proposed amendment will be consistent with applicable provisions of the General Plan.*

Staff has determined that the proposed text amendment conforms to the General Plan. The attached resolution includes the above required finding.

Public Notice

A Notice of Public Hearing was advertised in the Manteca Bulletin on July 5, 2019 and the meeting agenda was posted at our designated posting locations throughout the City. As of the writing of this report, no comments were received in favor or against the proposed amendment.

CEQA REVIEW:

The proposed Zoning Ordinance Text Amendment is exempt according to the California Environmental Quality Act (CEQA) Article 5 §15061 (b) (3) by the “General Rule” that CEQA applies only to projects that have a potential for causing a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. The amendment does not change the zoning designation on any individual property and does not affect existing land use or density. The purpose of the amendment is primarily procedural in nature. It also does not propose or require any specific development project, any specific development project undertaken in the future pursuant to the amended zoning code would be required to comply with CEQA at that time.

RECOMMENDATION:

Staff recommends that the Planning Commission consider all information presented at the public hearing, consider all public testimony, and if determined to be appropriate, adopt Resolution No. 19-8, recommending the City Council adopt an Ordinance to add a new Chapter 17.13 to allow the creation of easements by covenants.

ITEM 8.2

Approvals:



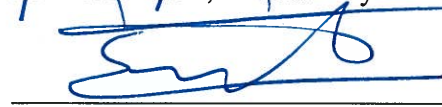
Rick Caguiat, Principal Planner

7-9-19
Date



Mark Meissner, Community Development Director

7/8/19
Date



Salvador Navarrete, City Attorney

7-9-19
Date

Attachments:

1. Planning Commission Resolution No. 19-8
2. New Chapter 17.13 Covenants for Easements

**CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 19-8**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LATHROP
RECOMMENDING THE CITY COUNCIL AMEND TITLE 17 OF THE LATHROP
MUNICIPAL CODE BY ADDING CHAPTER 17.13 TO ALLOW THE CREATION OF
EASEMENTS BY COVENANT (TA-19-78)**

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

WHEREAS, the proposed text amendment is Citywide and affects all applicable properties in the City; and

WHEREAS, the City of Lathrop desires to protect the interest of future property owners by requiring easements, when necessary to provide for access, parking (ingress, egress, or emergency access), light and/or air access, signage, landscaping, and/or open space purposes; and

WHEREAS, Government Code sections 65870-65875 allow for the creation of easements on properties held by a common owner whenever the local agency passes a local enabling ordinance that allows creation of easements for properties held in common ownership by covenant; and

WHEREAS, chapter 17.124 of the Lathrop Municipal Code mandates the transmittal of a recommendation to the City Council by resolution; and

WHEREAS, the proposed text amendment is exempt according to the California Environmental Quality Act (CEQA) Article 5 §15061 by the “General Rule” that CEQA applies only to projects that have a potential for causing a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment; and

WHEREAS, the Planning Commission finds that the proposed text amendment is consistent with applicable provisions of the Lathrop General Plan and will implement the City’s Economic Development goals by providing streamline procedure and policies that aid development; and

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

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

NOW, THEREFORE, BE IT RESOLVED 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 recommend the City Council adopt Zoning Text Amendment No. TA-19-78 as shown in Attachment 2 of the Staff Report, incorporated by reference herein.

PASSED AND ADOPTED by the Planning Commission of the City of Lathrop at a regular meeting on the 17th day of July, 2019 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Bennie Gatto, Chair

ATTEST:

APPROVED AS TO FORM:

Mark Meissner, Secretary



Salvador Navarrete, City Attorney

Chapter 17.13 - COVENANTS FOR EASEMENT

17.13.010 - Purpose.

This chapter provides procedures for the creation of easements through the execution and recordation of covenants, pursuant to California Government Code Sections 65870 to 65875.

17.13.020 - Applicability.

- A. This chapter shall apply to all development projects approved by the city, and acts independently from any other authority or method for the city to require an easement.
- B. The provisions of this chapter shall only apply when the covenant for easement is for:
 - 1. Parking;
 - 2. Ingress, egress;
 - 3. Emergency access;
 - 4. Light or air access;
 - 5. Landscaping;
 - 6. Open space purposes.
- C. At the time of recording the covenant of easement, all the real property benefited or burdened by said covenant shall be in common ownership.

17.13.030 – Preparation of covenant.

- A. Whenever a covenant of easement is required, the covenant shall be either:
 - 1. In a form and manner approved by the City Attorney based upon the advice of the City Engineer and Community Development Director; or,
 - 2. Whenever the City Attorney prepares a covenant of easement, the city shall be entitled to reimbursement from the applicant for all associated costs.

17.13.040 - Content of covenant.

A covenant of easement required by this chapter shall contain, at a minimum, the following elements:

- A. Identification of the owner or owners of the real property to be burdened, including a statement that both the burdened and benefited parcels are under common ownership.
- B. A consent to the covenant of easement and its recording by the record owner or owners to the covenant.
- C. Identification and legal description of the real property to be benefited and to be burdened by the covenant.
- D. A statement that said covenant shall act as an easement pursuant to Chapter 3 (commencing with Section 801) of Title 2 of Part 2 of Division 2 of the California Civil Code, including an express statement that the easement and covenant of easement shall not merge into any other interest in real property pursuant to California Government Code Section 65871(b).
- E. A statement that the covenant of easement shall run with the land, be binding upon all successors in interest to the burdened real property, inure to all successors in interest to the real property benefited, and be subject to California Civil Code Section 1104.
- F. A statement of the purpose of the easement (i.e. for access, parking, etc.).

- G. Identification of the approval, permit, or designation granted which required the covenant.
- H. A statement identifying the Lathrop Municipal Code section which sets forth the procedure for release of the covenant.

17.13.050 – Reviewing authority.

- A. The Community Development Director or the City Manager’s designee may accept an easement on behalf of the City when such an easement is required as a condition of a land use approval, permit or designation pursuant to this title.

17.13.060 - Release of covenant.

- A. Pursuant to and in accordance with the provisions hereinafter set forth in this part, the Planning Commission and the City Council, on appeal from a decision of the Planning Commission, may approve and authorize recordation of a release of a covenant of easement.

17.13.070 - Petition of release.

- A. Any person may request that the city make a determination as to whether the restriction imposed by the covenant of easement is still necessary to achieve the city's land use goals. The determination of the need for the covenant of easement shall be made by the Planning Commission. A person shall be entitled to only one such determination in any twelve (12) month period.
- B. The petition for release of a covenant of easement shall be filed in writing with the Community Development Department. The application shall include a fee as set by City Council resolution.

17.13.080 – Hearing by the Planning Commission.

- A. Upon receipt of a completed application, the Community Development Director shall set the matter for public hearing before the Planning Commission, in a manner consistent with Chapter 17.124.040 (Notice of Public Hearing).
- B. At the conclusion of the public hearing, the Planning Commission shall determine and make a finding, based upon substantial evidence in the record, whether or not the restriction imposed by the covenant of easement is still necessary to achieve the land use goals of the city. If the Planning Commission determines that the covenant for easement is still required, the Planning Commission shall, by resolution, determine that the need still exists.
- C. If the Planning Commission finds that the covenant of easement is no longer necessary, the City shall record a release of the covenant of easement in the office of the San Joaquin County Recorder’s Office.

17.13.090 – Appeal to City Council.

- A. The Planning Commission action on the continuing need for the covenant of easement is subject to appeal to the City Council by following the procedure set forth in Chapter 17.125 (Appeals).
- B. The City Council's determination shall be final and conclusive.