

## RESOLUTION NO. 21-4906

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING THE 2020 URBAN DESIGN CONCEPT FOR THE RIVER ISLANDS MODIFIED PHASE 2 PROJECT (UDC-20-34)**

**WHEREAS**, the 2020 amended West Lathrop Specific Plan for the Modified River Islands Phase 2 Project requires the review and consideration of the City's City Council; and

**WHEREAS**, prior to approval of the 2020 UDC for the River Islands Modified Phase 2 Project ("UDC"), the City Council adopted a Resolution, Certifying the Final Subsequent Environmental Impact Report (Final SEIR), CEQA Findings of Fact, Statement of Overriding Considerations and Mitigation Measures/Monitoring Plan for the River Islands at Lathrop Phase 2 Project in accordance with the California Environmental Quality Act (CEQA); and

**WHEREAS**, before approval of the 2020 UDC for the River Islands Modified Phase 2 Project, the City Council reviewed and considered the information contained in the Final SEIR for the River Islands at Lathrop Phase 2 Project (SCH #1993112027), and finds that mitigation measures identified in the Final SEIR have been imposed on and incorporated in the River Islands Modified Phase 2 Project which serve to mitigate or avoid the significant environmental effects, that certain mitigation measures are within the responsibility and jurisdiction of another public agency and such changes can and should be adopted by such other agency, that specific economic, social and other considerations make infeasible the project alternatives that would avoid or mitigate the environmental impacts, and that social, economic, and other benefits outweigh the environmental impacts that cannot be fully mitigated; and

**WHEREAS**, the 2020 UDC for the River Islands at Lathrop Modified Phase 2 Project applies only to Phase 2 and does not in any way apply to the River Islands at Lathrop Phase 1 Project; and

**WHEREAS**, the City of Lathrop Planning Commission held a duly noticed public hearing on May 19, 2021, to consider the proposed 2020 Urban Design Concept and after reviewing and considering all information provided and submitted, and after taking and considering all public testimony adopted Resolution No. 21-12 recommending City Council approval of the proposed 2020 Urban Design Concept; 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 3, 2021 and mailed out to property owners located within a 300-foot radius from the River Islands at Lathrop Phase 2 Project area on June 3, 2021; and

**WHEREAS**, the City Council has utilized its own independent judgement in adopting this Resolution.

**NOW THEREFORE, BE IT RESOLVED** that the City Council of the City of Lathrop does hereby make the following findings:

Section 1. This Resolution incorporates, and by this reference makes a part hereof, that certain 2020 UDC for the River Islands Modified Phase 2 Project, as shown in Attachment 15 of the City Council Staff Report, relative to the proposed development for the River Islands Phase 2 Project area.

Section 2. Urban Design Concept Findings. Pursuant to 2020 Amended West Lathrop Specific Plan for the Modified Phase 2 Project, the City Council finds and determines as follows:

1. The UDC is consistent with the objectives, policies, general land uses and programs specified in the city's general plan, as amended by the general plan amendment resolution because the 2020 UDC for River Islands Phase 2 property provides for the design standards governing development of River Islands. The 2020 UDC for River Islands Modified Phase 2 property will ensure the creation of a master plan development integrating recreation oriented residential villages, recreation oriented commercial enterprises, and a regional employment center development as Paradise Cut Town Center, and Employment Centers/Transit Oriented Development. The UDC standards ensure the creation of a community comprised of distinct neighborhoods and encourages aesthetically and functionally compatible development which reinforces the physical character and desired image of the City of Lathrop consistent with the goals, objectives and policies of the General Plan. The UDC is also consistent with the general plan because its principles and standards ensure that the River Islands property will be designed to promote the efficient use of Stewart Tract while preserving important natural resources and promote patterns of development that facilitate the efficient and timely provision of urban infrastructure and services.
2. The UDC for the River Islands Modified Phase 2 property is consistent with the objectives, policies, general land uses and programs specified in the West Lathrop Specific Plan, as amended by the 2020 West Lathrop Specific Plan, because it is compatible with the specific plans land use program. Specifically, the UDC facilitates implementation of the land use program through application of the UDC's open space\ recreational systems, architectural design principles and community identity principles. Additionally, the UDC is consistent with the specific plan's programs and policies related to the development of a planned residential commercial mixed use and recreational land use, because it establishes compatible designs for the Paradise Cut Village Center, Woodlands, West Village, Old River, Lake Harbor and Employment Center/Transit Oriented Development land use districts consistent with the specific plan's community design element.

The UDC meets all of the standards set forth in the applicable zoning classifications found in the 2020 West Lathrop's Specific Plan community design element.

3. The UDC is consistent with chapters 17.52 and 17.61 of the Lathrop Municipal Code because it implements development standards that will ensure that zoning requirements related to the River islands modified phase two property are satisfied. Specifically, the 2020 UDC will ensure that minimum site area requirements, yard requirements, coverage standards, fence and signage standards, building height and other requirements of the zoning code are implemented as part of the development of the River Islands Modified Phase 2 property.
4. The UDC will not establish any land uses or necessarily result in subsequent development that would cause a detrimental effect to the public health, safety or welfare because the 2020 UDC is designed to promote development which respects and enhances the River Islands Modified Phase 2 properties natural form and environmental attributes and ensures that the proposed project is designed to avoid areas of potential geologic instability, sensitive vegetation and wildlife resources and significant cultural resources. Moreover, the various programs and design standards implemented by the 2020 UDC ensure that development of the River Islands Modified Phase 2 property incorporates extensive landscaping screening, and landscaped buffers to ensure adequate buffering from adjacent agricultural uses. Finally, the design standards of the 2020 UDC promote the development of adequate water, sewer, fire, police and waste solid services within the River Islands project in an aesthetically acceptable yet functional manner.
5. The 2020 UDC for River Islands Modified Phase 2 property includes a schematic plan covering the entirety of each planning district proposed by the 2020 West Lathrop Specific Plan including sufficient planning for each district to demonstrate that the entire plan area can be developed consistent with the Specific Plan.
6. The infrastructure improvements set forth in the UDC meet the explicit performance standards for the infrastructure improvements as described in the 2020 West Lathrop Specific Plan for the Modified Phase 2 Project. In addition, such improvements are compatible with previously approved urban design concepts under the West Lathrop Specific Plan and, where appropriate, provide capacity to serve future buildout of the entire River Islands project.

7. The UDC ensures that proposed residential development maintains a high quality design in harmony with and enhancing the character of the surrounding community consistent with the objectives, goals and policies of the General Plan and West Lathrop Specific Plan as Amended in 2020 by providing design guidelines that can be used by the Stewart Tract Design Review Committee and the City of Lathrop Planning Commission to evaluate design proposals, and by planners and designers to formulate specific development proposals for the River Islands Modified Phase 2 Project that are consistent with the specific plan and Lathrop's Municipal Code.

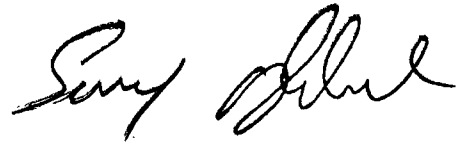
Section 3. Based on the findings set forth in this Resolution, the CEQA Resolution, and the evidence in the Staff Report, the City Council hereby approves the 2020 UDC for the River Islands Modified Phase 2 Project. This document shall be substantially in the form on file with the City Clerk.

Section 4. Upon adoption by the City Council, the 2020 UDC for the River Islands Modified Phase 2 Project applies only to the River Islands at Lathrop Phase 2 Project and does not change the River Islands at Lathrop Phase 1 Project UDC.

**BE IT FURTHER RESOLVED** that the City Council of the City of Lathrop, based on substantial evidence in the administrative record of proceedings, its above findings, including the staff report and associated attachments, pursuant to its independent review and consideration, adopt the 2020 UDC for the River Islands Modified Phase 2 Project, as illustrated and incorporated by referenced as Attachment 15 of the City Council Staff Report.

The foregoing resolution was passed and adopted this 14<sup>th</sup> day of June 2021, by the following vote of the City Council, to wit:

AYES: Akinjo, Diallo, Lazard, Torres-O'Callaghan, and Dhaliwal  
NOES: None  
ABSENT: None  
ABSTAIN: None



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Sonny Dhaliwal, Mayor

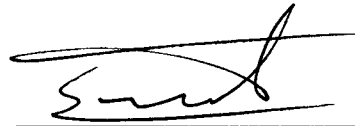
**ATTEST:**



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Teresa Vargas, City Clerk

**APPROVED AS TO FORM:**



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Salvador Navarrete, City Attorney