

November 13, 2023 – City Council Regular Meeting – 7:00 p.m.



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

City Council

Sonny Dhaliwal, Mayor
Paul Akinjo, Vice Mayor
Minnie Diallo
Diane Lazard
Jennifer Torres-O'Callaghan

City Staff

Stephen Salvatore, City Manager
Salvador Navarrete, City Attorney
Michael King, Assistant City Manager
Thomas Hedegard, Deputy City Manager
Teresa Vargas, Government Services
Director / City Clerk
Brad Taylor, City Engineer
Tony Fernandes, Information Systems Director
Cari James, Finance Director
Juliana Burns, Human Resources Director
Rick Caguiat, Community Development
Director
Todd Sebastian, Parks and Recreation
Director
Stephen Sealy, Interim Chief of Police

General Order of Business

1. Preliminary
 - Call to Order
 - Closed Session
 - Roll Call
 - Invocation
 - Pledge of Allegiance
 - Announcements by Mayor/City Mgr.
 - Informational Items
 - Declaration of Conflict of Interest
2. Presentations
3. Citizen's Forum
4. Consent Calendar
5. Scheduled Items
 - Public Hearings
 - Appeals
 - Referrals and Reports from Commissions and Committees
 - All Other Staff Reports and/or Action Items
 - Study Sessions
6. Council Communications
7. Adjournment

Order of Discussion

Generally, the order of discussion after introduction of an item by the Mayor will include comments and information by staff followed by City Council questions and inquiries. The applicant, or their authorized representative, or interested residents, may then speak on the item; each speaker may only speak once to each item. At the close of public discussion, the item will be considered by the City Council and action taken.

Consent Calendar

Items on the Consent Calendar are considered routine by the City Council and will be enacted by one motion and one vote. There will be no separate discussion of these items unless a Councilmember or interested resident so requests, in which case the item will be removed from the Consent Calendar and considered separately.



November 13, 2023 – Regular Meeting Agenda – 7:00 p.m.



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See Reverse

IMPORTANT NOTICE REGARDING THIS MEETING

This public meeting will be conducted in person; all members of the City Council 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/1619773111?pwd=YyszQ0N5U1BvY0pmOWg5aUY1OXN5Zz09>

- ✦ 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 City Clerk (meeting host) you wish to speak on the matter. Please ensure your computer speaker and microphone are fully functional.
- ✦ For audio / calling in only, dial: +1 (669) 254-5252 or +1 (669) 216-1590
 - To request to speak (same as the “raise hand” feature) press *9 / When the City Clerk calls your name, press *6 to unmute.
- ✦ Meeting Webinar ID: 161 977 3111 / Passcode: 222349
- ✦ If you are not able to attend the meeting in person or virtually - Public comment/questions will be accepted by email to City Clerk Teresa Vargas at website_cco@ci.lathrop.ca.us or by calling (209) 941-7230
- ✦ Questions or comments must be submitted by 4:00 p.m., on the day of the meeting.
- ✦ To address City Council in person, please submit a purple card to the City Clerk indicating name, address, and number of the item upon which a person wishes to speak.

Council Meetings are live-streamed (with Closed Captioning) on Comcast Cable Channel 97, and on the City Council Webpage: <https://www.ci.lathrop.ca.us/citycouncil/page/live-stream>

Addressing the Council

Any person may speak once on any item under discussion by the City Council after receiving recognition by the Mayor. Purple speaker cards will be available prior to and during the meeting. To address City Council, a card must be submitted to the City Clerk indicating name, address and number of the item upon which a person wishes to speak. When addressing the City Council, please walk to the lectern located in front of the City Council. State your name and address. In order to ensure all persons have the opportunity to speak, a time limit will be set by the Mayor 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. 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 City Council at, or prior to, the public hearing.

Citizen's Forum

Any person desiring to speak on a matter, which is not scheduled on this agenda, may do so under the Citizen's Forum section. Please submit your purple speaker card to the City Clerk prior to the commencement of Citizen's Forum, 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 Citizen's Forum will be called upon to speak. Please be aware the California Government Code prohibits the City Council from taking any immediate action on an item, which does not appear on the agenda, unless the item meets stringent statutory requirements. The Mayor will limit the length of your presentation (see instructions on speaker form) and each speaker may only speak once on this agenda item. Please note, the Council Chamber has limited occupancy due to social distancing.

To leave a voice message for all Councilmembers simultaneously, dial (209) 941-7230. To send an e-mail for Councilmembers simultaneously email: citycouncil@ci.lathrop.ca.us. This City Council Agenda and meeting materials can be accessed by computer or any smart device at: <https://www.ci.lathrop.ca.us/meetings>

General Information

For reports citing supplemental documents relating to specific agenda items, these are available for review in the City Clerk's Office. This agenda was posted at the following locations: City Hall, Community Center, Generations Center, Senior Center, and the Lathrop-Manteca Fire District "J" Street and Somerston Parkway Offices. The meetings of the Lathrop City Council are broadcast on Lathrop Comcast Cable Television Channel 97 and live streamed on the City's website.

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility and/or accommodations to this meeting. [28 CFR 35.102-35.104 ADA Title II] Interested persons must request the accommodation at least 2 working days in advance of the meeting by contacting the City Clerk at (209) 941-7230. Information about the City or items scheduled on the Agenda may be referred to:

Teresa Vargas, MMC
Government Services Director / City Clerk
390 Towne Centre Drive
Lathrop, CA 95330
Telephone: (209) 941-7230



**CITY OF LATHROP
CITY COUNCIL REGULAR MEETING
MONDAY, NOVEMBER 13, 2023
7:00 P.M.
COUNCIL CHAMBER, CITY HALL
390 Towne Centre Drive
Lathrop, CA 95330**

AGENDA

PLEASE NOTE: There will be a Closed Session commencing at 5:30 p.m. The Regular Meeting will reconvene at 7:00 p.m., or immediately following the Closed Session, whichever is later.

1. PRELIMINARY

1.1 CALL TO ORDER

1.2 CLOSED SESSION

1.2.1 CONFERENCE WITH LEGAL COUNSEL: Anticipated Litigation - Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(b) and 54956.9(e)(1)

- 1 Potential Case(s)

1.2.2 CONFERENCE WITH LABOR NEGOTIATOR Pursuant to Government Code Section 54957.6
Agency Negotiator: Stephen J. Salvatore, City Manager
Unrepresented Employee: Stephen Sealy, Interim Police Chief

1.2.3 CONFERENCE WITH LABOR NEGOTIATOR Pursuant to Government Code Section 54957.6
Agency Negotiator: Thomas Hedegard, Deputy City Manager
Unrepresented Employee: Stephen J. Salvatore, City Manager

1.2.4 CONFERENCE WITH LABOR NEGOTIATOR Pursuant to Government Code Section 54957.6
Agency Negotiator: Stephen J. Salvatore, City Manager
Employee Organization: Lathrop Police Officer's Association

1.2.5 CONFERENCE WITH LEGAL COUNSEL Existing Litigation Pursuant to Government Code 54956.9(a)
City of Lathrop vs. 3M Company, et. al., United States District Court of South Carolina, Charleston Division, Master Docket No. 2:18-mn-2873-RMG

RECONVENE

1.2.6 REPORT FROM CLOSED SESSION

1.3 ROLL CALL

1.4 INVOCATION

1.5 PLEDGE OF ALLEGIANCE

1.6 ANNOUNCEMENT(S) BY MAYOR / CITY MANAGER

1.7 INFORMATIONAL ITEM(S) – None

1.8 DECLARATION OF CONFLICT(S) OF INTEREST

2. PRESENTATIONS

2.1 PROCLAMATION DECLARING NOVEMBER AS SIKH AWARENESS AND APPRECIATION MONTH

2.2 PRESENTATION TO PROVIDE UPDATES ASSOCIATED WITH CAMERA SYSTEMS FOR CITY PARKS, CIP GG 22-35 AND TRAFFIC TECHNOLOGY, CIP PS 23-01

3. CITIZEN'S FORUM

Any person desiring to speak on a matter, which is not scheduled on this agenda, may do so under Citizen's Forum. Please submit a purple speaker card to the City Clerk prior to the commencement of Citizen's Forum. Only those who have submitted speaker cards, or have expressed an interest to speak, prior to the conclusion of Citizen's Forum will be called upon to speak. Please be aware the California Government Code prohibits the City Council from taking any immediate action on an item, which does not appear on the agenda, unless the item meets stringent statutory requirements. The City Council can, however, allow its members or staff to briefly (no more than five (5) minutes) respond to statements made, to ask questions for clarification, make a brief announcement or report on his or her own activities. (See California Government Code Section 54954.2(a)). Unless directed otherwise by a majority of the City Council, all questions asked and not answered at the meeting will be responded to in writing within 10 business days. ALL PUBLIC COMMENTS MUST BE MADE IN COMPLIANCE WITH THE LATHROP CITY COUNCIL HANDBOOK OF RULES AND PROCEDURES!

4. CONSENT CALENDAR

Items on the Consent Calendar are considered routine by the City Council and will be enacted by one motion and one vote. There will be no separate discussion of these items unless the Mayor, Councilmember, or citizen so requests, in which event the item will be removed from the Consent Calendar and considered separately.

- 4.1 WAIVING OF READING OF ORDINANCES AND RESOLUTIONS
Waive the Reading in Full of Ordinances and Resolutions on Agenda and Adopt by Reading of Title Only, Unless Otherwise Requested by the Mayor or a Councilmember
- 4.2 APPROVAL OF MINUTES
Approve Minutes for the Regular Council Meeting of September 11, 2023
- 4.3 SECOND READING AND ADOPTION OF ORDINANCE 23-449 OF THE CITY COUNCIL OF THE CITY OF LATHROP AMENDING THE LATHROP ZONING MAP, MODIFYING TITLE 10 (VEHICLES AND TRAFFIC) OF THE LATHROP MUNICIPAL CODE, AND ADOPTING VARIOUS AMENDMENTS TO TITLE 17 (ZONING) OF THE LATHROP MUNICIPAL CODE FOR CONSISTENCY WITH THE 2022 LATHROP GENERAL PLAN UPDATE (TA-23-93)
Waive Full Reading and Adopt Ordinance 23-449 Amending the Lathrop Zoning Map, Modifying Title 10 (Vehicles and Traffic) of the Lathrop Municipal Code, and Adopting Various Amendments to Title 17 (Zoning) of the Lathrop Municipal Code for Consistency with the 2022 Lathrop General Plan Update (TA-23-93)
- 4.4 SECOND READING AND ADOPTION OF ORDINANCE 23-450 OF THE CITY COUNCIL OF THE CITY OF LATHROP AMENDING LATHROP MUNICIPAL CODE TITLE 12 "STREET, SIDEWALKS AND PUBLIC PLACES", CHAPTER 12.12 "IMPROVEMENTS AND DEDICATIONS", SECTION 12.12.060 "IMPROVEMENTS TO EXISTING BUILDINGS" TO MODIFY LANGUAGE TO REQUIRE FRONTAGE IMPROVEMENTS UPON ADDITION OF IMPROVEMENTS TO EXISTING SITES
Waive Full Reading and Adopt Ordinance 23-450 Amending Lathrop Municipal Code Title 12 "Street, Sidewalks and Public Places", Chapter 12.12 "Improvements and Dedications", Section 12.12.060 "Improvements to Existing Buildings" To Modify Language to Require Frontage Improvements Upon Addition Of Improvements To Existing Sites
- 4.5 OUT-OF-STATE TRAVEL APPROVAL FOR CITY STAFF TO PARTICIPATE IN THE IAMC SPRING FORUM IN APRIL 2024 AND ICSC SHOW IN MAY 2024
Adopt Resolution Authorizing Out-of-State Travel for City Staff to Attend and Represent the City of Lathrop as follows:
1. Economic Development Administrator Attendance at the Industrial Asset Management Council's Spring Forum in Greenville, South Carolina April 6, 2024 – April 10, 2024
 2. Economic Development Administrator and Community Development Director Attendance at the Innovating Commerce Serving Communities Conference in Las Vegas, Nevada May 19, 2024 – May 22, 2024

- 4.6 COMMUNITY FACILITIES DISTRICTS ANNUAL BOND ACCOUNTABILITY REPORT FOR FY 2022/23
Receive Report for Bonded and Non Bonded Community Facilities Districts
- 4.7 APPROVE ANNUAL REVIEW AND ADOPTION OF THE CITY'S INVESTMENT POLICY
Adopt Resolution Approving the Annual Investment Policy for Fiscal Year 2023/24
- 4.8 APPROVE TEMPORARY STREET CLOSURE FOR THE LATHROP CHRISTMAS PARADE ON DECEMBER 9, 2023 FOR THOMSEN ROAD, CAMBRIDGE DRIVE, J STREET, AND 5TH STREET
Adopt Resolution Approving Temporary Street Closures for the Lathrop Christmas Parade on December 9, 2023, for Thomsen Road, Cambridge Drive, J Street, and 5th Street
- 4.9 APPROVE 2024 FACILITY FEE WAIVER REQUESTS FOR LATHROP LITTLE LEAGUE, LATHROP COMMUNITY VOLUNTEER CLUB, LATHROP LIONS CLUB, LATHROP SUNRISE ROTARY, ALCOHOLICS ANONYMOUS, NEW LATHROP NEIGHBORHOOD WATCH, MITRA USA, AND LIFT YOUR HEAD UP THERAPEUTIC GROUP HOMES, INC.
Staff Requests the City Council to Adopt the Following Eight Resolutions:
- Adopt Resolution Approving Facility Fee Waiver request from Lathrop Little League;
 - Adopt Resolution Approving Facility Fee Waiver request from Lathrop Community Volunteer Club;
 - Adopt Resolution Approving Facility Fee Waiver request from Lathrop Lions Club;
 - Adopt Resolution Approving Facility Fee Waiver request from Lathrop Sunrise Rotary;
 - Adopt Resolution Approving Facility Fee Waiver request from Alcoholics Anonymous;
 - Adopt Resolution Approving Facility Fee Waiver request from New Lathrop Neighborhood Watch;
 - Adopt Resolution Approving Facility Fee Waiver request from Mitra USA; and
 - Adopt Resolution Approving Facility Fee Waiver from Lift Your Head Up Therapeutic Group Homes, Inc.
- 4.10 APPROVE PURCHASE OF TWO NEW POLICE VEHICLES, APPROVAL OF CHANGE ORDER NO. 4 WITH NEXTGEN ALPHA UPFITTING
Adopt Resolution Approving the Purchase of Two 2023 Police Chevrolet Tahoes from American Chevrolet of Modesto, Approving Change Order No. 4 with NextGen Alpha Upfitting for the Purchase and Installation of Police Vehicle Equipment

- 4.11 APPROVE PROFESSIONAL CONSULTING SERVICES AGREEMENT WITH DOKKEN ENGINEERING TO COMPLETE THE PROJECT INITIATION DOCUMENT PHASE FOR THE ROTH ROAD AND I-5 INTERCHANGE, CIP PS 14-04
Adopt Resolution Approving a Professional Consulting Services Agreement with Dokken Engineering to Complete the Project Initiation Document Phase for the Roth Road and I-5 Interchange, CIP PS 14-04
- 4.12 ACCEPT PUBLIC IMPROVEMENTS ASSOCIATED WITH EP NO. 2019-35, LOCATED AT 231 AND 240 TOWNE CENTRE DRIVE FROM BLUE MOUNTAIN CONSTRUCTION SERVICES, INC.
Adopt Resolution Accepting Public Improvements Associated with Encroachment Permit No. 2019-35, Located at 231 and 240 Towne Centre Drive, from Blue Mountain Construction Services, Inc.
- 4.13 ACCEPT PUBLIC IMPROVEMENTS ASSOCIATED WITH EP NO. 2022-133, LOCATED ON MOSSDALE ROAD FROM BROWN SAND, INC.
Adopt Resolution Accepting Public Improvements Associated with Encroachment Permit No. 2022-133, Located on Mossdale Road from Brown Sand, Inc.
- 4.14 RATIFY THE PURCHASE OF AUTOMATIC LICENSE PLATE RECOGNITION SURVEILLANCE SYSTEM SOFTWARE AND HARDWARE FROM VIGILANT SOLUTIONS, LLC. FOR CIP GG 19-07 CITYWIDE SURVEILLANCE SYSTEM
Adopt Resolution to Ratify the Purchase of Automatic License Plate Recognition Surveillance System Software and Hardware from Vigilant Solutions, LLC, for CIP GG 19-07 Citywide Surveillance System

RIVER ISLANDS DEVELOPMENT CONSENT ITEM(S)

- 4.15 APPROVE AGREEMENT BETWEEN THE CITY OF LATHROP AND RIVER ISLANDS ACADEMIES TO PROVIDE SCHOOL RESOURCE OFFICER SERVICES
Adopt Resolution Approving Agreement between the City of Lathrop and River Islands Academies to Provide School Resource Officer Services for the 2023-2024 School Year
- 4.16 APPROVE ABANDONMENT OF RECYCLED WATERLINE EASEMENT IN THE RIVER ISLAND DEVELOPMENT AREA
Adopt Resolution Approving Abandonment of Recycled Waterline Easement in the River Islands Development Area (a portion of APNs 213-110-03; 213-210-06; 213-220-01 thru 04; 213-300-01 and 02)
- 4.17 ACCEPT PUBLIC IMPROVEMENTS FOR VILLAGES IN THE STAGE 2A AND 2B AREAS OF THE RIVER ISLANDS PROJECT FROM RIVER ISLANDS DEVELOPMENT, LLC

Adopt Resolution to Accept Public Improvements for Villages in the Stage 2A and 2B Areas of the River Islands Project from River Islands Development, LLC

5. SCHEDULED ITEMS

5.1 PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER APPROVING CITYWIDE TRUCK ROUTE LISTING PURSUANT TO LATHROP MUNICIPAL CODE 10.16.030

The City Council to Consider the Following:

1. Hold a Public Hearing; and
2. Adopt Resolution Approving Citywide Truck Route Listing Pursuant to Lathrop Municipal Code 10.16.030

5.2 CONTINUED DISCUSSION FROM OCTOBER 9, 2023 REGULAR MEETING REGARDING THE CENTRAL LATHROP SPECIFIC PLAN PHASE 2 AMENDMENT AND CODE TEXT AMENDMENT NO. TA-23-104

The Council to Consider the Following:

1. Testimony Presented During the Public Hearing Held October 9, 2023;
2. Adopt Resolution to Find the Project Exempt from Further Environmental Review Pursuant to Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183; and
3. First Reading and Introduction of an Ordinance to Approve the Central Lathrop Specific Plan (CLSP) Phase 2 Amendment and Code Text Amendment to Modify Chapter 17.62, Central Lathrop Zoning Districts to Add Article 6, IL-CL, Limited Industrial Zoning Districts and Modify Section 17.62.120 B of the Lathrop Municipal Code

5.3 CONTINUED DISCUSSION FROM OCTOBER 9, 2023 REGULAR MEETING REGARDING CONDITIONAL USE PERMIT NO. CUP-23-08 AND SITE PLAN REVIEW NO. SPR-23-09 FOR THE ASHLEY FURNITURE PROJECT

The Council to Consider the Following:

1. Testimony Presented During the Public Hearing Held October 9, 2023;
2. Adopt Resolution to Find the Project Exempt from Further Environmental Review Pursuant to Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183; and
3. Adopt Resolution to Approve a Conditional Use Permit and Site Plan Review for the Ashley Furniture Project to Allow for the Construction of an Approximately 1.5 Million Square Foot Concrete Tilt-Up Building Located within the Central Lathrop Specific Plan Phase 2 Area

5.4 PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER THE 2024 SJMSCP DEVELOPMENT FEE ANNUAL ADJUSTMENT

The Council to Consider the Following:

1. Hold a Public Hearing; and
2. Adopt Resolution Approving an Annual Adjustment to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) Development Fee for 2024

5.5 PUBLIC HEARING (PUBLISHED NOTICE) OF THE CITY COUNCIL TO CONSIDER ISSUANCE OF PHASE 2 REVENUE ANTICIPATION NOTES BY THE RIVER ISLANDS PUBLIC FINANCING AUTHORITY

The Council to Consider the Following:

1. Hold a Public Hearing; and
2. Adopt Resolution of the City Council of the City of Lathrop Making Findings With Respect to and Approving the Issuance of Phase 2 Revenue Anticipation Notes by the River Islands Public Financing Authority

5.6 PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER ADOPTING AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP UPDATING MUNICIPAL CODE SECTION 2.08.010, TITLED CITY MANAGER, TO MODIFY AUTHORITY TO APPOINT AND REMOVE THE POLICE CHIEF; AND CONSIDER ADOPTING A RESOLUTION AMENDING THE POLICE CHIEF JOB DESCRIPTION, UPDATING THE SALARY GRADE STEP TABLE, AND APPROVING EMPLOYMENT CONTRACT WITH STEPHEN SEALY

Council to Consider the Following Items:

1. Hold a Public Hearing;
2. First Reading and Introduction of an Ordinance Amending Title 2 Titled "Administration and Personnel", Chapter 2.08 Titled "City Manager", Section 2.08.010 Titled "City Manager" To Modify Authority to Appoint and Remove the Police Chief; and
3. Adopt Resolution Approving an Amendment to the Police Chief Job Description, Salary Grade Step Table, and Employment Contract with Stephen Sealy

6. COUNCIL COMMUNICATIONS

6.1 MAYOR & COUNCILMEMBER COMMITTEE REPORT(S)

- *Central Valley Executive Committee/LOCC (Akinjo/Diallo)*
- *Council of Governments (Lazard/Diallo)*
- *Integrated Waste Management Solid Waste Division (Akinjo/Torres-O'Callaghan)*
- *Reclamation District 17 Joint Powers Authority (Salvatore)*
- *San Joaquin Partnership Board of Directors (Salvatore)*
- *San Joaquin County Commission on Aging (Vacancy)*
- *San Joaquin Valley Air Pollution Control District (Akinjo/Dhaliwal)*

- *Water Advisory Board (Torres-O'Callaghan/Lazard)*
- *Tri Valley-San Joaquin Valley Regional Rail Authority (Akinjo)*
- *San Joaquin Area Flood Control Agency (Akinjo/Lazard/Torres-O'Callaghan)*
- *LAFCo (Diallo)*

6.2 MAYOR & COUNCILMEMBER COMMENT(S)

7. ADJOURNMENT

/Teresa Vargas/

Teresa Vargas, MMC
Government Services Director
City Clerk

ITEM 4.2

**CITY OF LATHROP
CITY COUNCIL REGULAR MEETING
MONDAY, SEPTEMBER 11, 2023
7:00 P.M.
COUNCIL CHAMBER, CITY HALL
390 Towne Centre Drive
Lathrop, CA 95330**

MINUTES

PLEASE NOTE: There was a Closed Session, which commenced at 6:01 p.m. The Regular Meeting reconvened at 7:04 p.m.

1. PRELIMINARY

1.1 CALL TO ORDER – Mayor Dhaliwal called the meeting to order at 6:01 p.m.

1.2 CLOSED SESSION

1.2.1 CONFERENCE WITH LEGAL COUNSEL: Anticipated Litigation - Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(b) and 54956.9(e)(1)

- 2 Potential Case(s)

1.2.2 CONFERENCE THREAT TO PUBLIC SERVICES OR FACILITIES: Consultation with: Legal Counsel and Police Chief Pursuant to Government Code Section 54957, Regarding Safety Protocols for Potential Public Threats

RECONVENE – Mayor Dhaliwal reconvened the meeting at 7:04 p.m.

1.2.3 REPORT FROM CLOSED SESSION

City Attorney Salvador Navarrete reported that direction was provided pursuant to all matters under Item 1.2; no other reportable action taken.

1.3 ROLL CALL Present: Mayor Dhaliwal; Vice Mayor Akinjo; and Councilmembers Diallo, Lazard and Torres-O’Callaghan

Absent: None

1.4 INVOCATION – Pastor Don Britton, Grace Community Church, provided the invocation. Following the invocation, Mayor Dhaliwal requested a moment of silence honoring the lives lost on September 11, 2001.

1.5 PLEDGE OF ALLEGIANCE – Pastor Don Britton led the pledge of allegiance.

1.6 ANNOUNCEMENT(S) BY MAYOR / CITY MANAGER

Mayor Dhaliwal announced the Annual First Responders BBQ scheduled Wednesday, September 13, 2023, at Valverde Park.

1.7 INFORMATIONAL ITEM(S) – None

1.8 DECLARATION OF CONFLICT(S) OF INTEREST

City Clerk Teresa Vargas announced that Consent Item 4.10 (Dell-Osso Farms Agreement) will be removed from Regular Consent Items, and considered under the River Islands Consent Items.

Councilmember Lazard declared a conflict of interest with Items 4.10, 4.20, 4.21, 4.22, and 4.23, due to her employment with Dell’Osso Farms. Councilmember Diallo declared a conflict of interest with Items 4.10, 4.20, 4.21, 4.22, and 4.23, due to an agreement with the River Islands Development.

2. PRESENTATIONS

2.1 INTRODUCTION OF NEW EMPLOYEES

City Engineer Brad Taylor introduced Veronica Albarran, Junior Engineer, in the Public Works Department. Police Chief Raymond Bechler introduced Tracie Shea, Lieutenant, in the Police Department.

2.2 POLICE DEPARTMENT EMERGENCY EVACUATION TRAINING PRESENTATION

School Resource Officer Clinton Armstrong provided an educational presentation regarding evacuations during emergencies. A question and answer period followed the presentation.

3. CITIZEN’S FORUM

Gavin Cline (in person speaker), Legislative Representative for Congress Member John Duarte, provided an overview of various legislative updates and activities for California’s 13th District. Mansoor Fazel (in person speaker) commented on potential business opportunities; requested that the City Council consider allowing the operation of smoking bar / hookah lounge businesses in the city. City Council consensus provided staff direction to bring back the matter for discussion at a future Council Meeting, no other action taken on the matter.

4. CONSENT CALENDAR

**Due to conflicts of interest declared under Item 1.8, Item 4.10 was removed from the Regular Consent Calendar and was considered under the River Islands Consent Items.*

***City Clerk Teresa Vargas announced Item 4.3 would be pulled off the agenda, due to a scheduling conflict with another previously scheduled community event.*

On a motion by Councilmember Torres-O'Callaghan, seconded by Councilmember Lazard, the City Council approved Items 4.1 through 4.19, except Item 4.3 and Item 4.10 of the Consent Calendar, by the following roll call vote, unless otherwise indicated:

Ayes: Akinjo, Diallo, Lazard, Torres-O'Callaghan and Dhaliwal
Noes: None
Absent: None
Abstain: ***Dhaliwal (*Item 4.2 only*)

****The City of Lathrop City Council Handbook of Rules and Procedures, page 13, Chapter IV, Section 8(5) applies to abstentions without identified legal disqualifications.*

4.1 WAIVING OF READING OF ORDINANCES AND RESOLUTIONS

Waived the reading in full of ordinances and resolutions on agenda and adopt by reading of title only, unless otherwise requested by the Mayor or a Councilmember.

4.2 ***APPROVAL OF MINUTES

Approved Minutes for the Regular Council Meeting of July 10, 2023.

4.3 **TABLE SPONSORSHIP AT STOCKTON CHAMBER OF COMMERCE'S 56TH ANNUAL INDUSTRIAL BARBECUE

Ratify City Participation and Table Sponsorship at the Stockton Chamber Of Commerce Barbecue, to be held September 13, 2023

4.4 ECONOMIC DEVELOPMENT RELATED MEMBERSHIPS AND SPONSORSHIPS

Adopted **Resolution 23-5359** authorizing participation in membership organizations and sponsorship opportunities that promote and enhance the City of Lathrop's economic development goals.

4.5 PLANNING FEE WAIVER REQUEST BY GLOBAL SEVA FOUNDATION (TUP-23-95)

Adopted **Resolution 23-5360** waiving the Temporary Use Permit application processing and document retention fees for the Global Seva Foundation, in the combined amount of \$392.

4.6 AUTHORIZE ACCEPTANCE OF THE SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP) GRANT FUND AWARD FROM THE STATE OF CALIFORNIA OFFICE OF TRAFFIC SAFETY (OTS)

Adopted **Resolution 23-5361** authorizing the Police Chief to accept the Selective Traffic Enforcement Program (STEP) Grant Fund Award of \$60,000 from the State of California Office of Traffic Safety (OTS).

4.7 APPROVE 2023 FACILITY FEE WAIVER REQUEST FOR MITRA USA

Adopted **Resolution 23-5362** approving a Facility Fee Waiver Request from Mitra USA for the use of the Scott Brooks Gymnasium on October 13, 2023 from 4:00 p.m. to 10:00 p.m. to host a cultural event.

4.8 APPROVE 2023 FACILITY FEE WAIVER REQUEST FOR LATHROP LITTLE LEAGUE

Adopted **Resolution 23-5363** approving a Facility Fee Waiver Request from Lathrop Little League for the use of Mossdale Park baseball fields from September 11, 2023 through November 4, 2023, for baseball clinics.

4.9 APPROVE OUT OF STATE TRAVEL FOR THE 2023 NATIONAL LEAGUE OF CITIES CITY SUMMIT

Adopted **Resolution 23-5364** authorizing Out of State Travel for the 2023 National League of Cities City Summit Trip to Atlanta, Georgia, from November 15-18, 2023.

4.10 *APPROVE AGREEMENT TO PROVIDE LAW ENFORCEMENT SERVICES FOR THE ANNUAL PUMPKIN MAZE EVENT AT DELL'OSSO FARMS

**Due to conflicts of interest declared under Item 1.8, Item 4.10 was removed from the Regular Consent Calendar and was considered under the River Islands Consent Items. The resolution number reflects the order in which the item was approved.*

Pulled by Councilmember Torres-O'Callaghan. A question and answer period ensued. Police Chief Bechler provided the information.

Adopted **Resolution 23-5374** approving Agreement to provide law enforcement services to Dell'Osso Farms, LLC, for the Annual Pumpkin Maze Event on September 30, 2023 through October 31, 2023.

- 4.11 APPROVE AGREEMENT TO PROVIDE LAW ENFORCEMENT SERVICES FOR THE AMERICAN HEART ASSOCIATION'S 209 HEART & STROKE WALK EVENT

Adopted **Resolution 23-5365** approving Agreement to provide law enforcement services to the American Heart Association for the 209 Heart & Stroke Walk Event on October 7, 2023.

- 4.12 APPROVE OUT OF STATE TRAVEL FOR THE POLICE DEPARTMENT RECORDS SUPERVISOR TO ATTEND THE RIMSCON 2023 CONFERENCE IN OCTOBER 2023

Adopted **Resolution 23-5366** approving out of state travel for the Police Department Records Supervisor to attend the RIMSCON 2023 Conference in South Lake Tahoe, Nevada from October 9, 2023 to October 13, 2023.

- 4.13 APPROVE PURCHASE OF A CHEVROLET SILVERADO 3500 SPRAY RIG FOR THE PARKS, RECREATION AND MAINTENANCE SERVICES DEPARTMENT

Adopted **Resolution 23-5367** approving the purchase of a Chevrolet Silverado 3500 pray Rig for the Parks, Recreation and Maintenance Services Department.

- 4.14 APPROVE WASTEWATER TREATMENT CAPACITY TRANSFER FROM SOUTH LATHROP LAND, LLC TO LATHROP LAND ACQUISITION, LLC, THROUGH THE CITY

Adopted **Resolution 23-5368** approving the transfer of wastewater treatment capacity in the Consolidated Treatment Facility from South Lathrop Land, LLC to Lathrop Land Acquisition, LLC through the City and an associated transfer agreement.

- 4.15 APPROVE AMENDMENT NO. 1 WITH DOKKEN ENGINEERING FOR PROFESSIONAL ENGINEERING SERVICES FOR THE HARLAN ROAD REALIGNMENT AT ROTH ROAD, CIP PS 14-04

Pulled by Vice Mayor Akinjo. A question and answer period ensued. City Engineer Brad Taylor provided the information.

Adopted **Resolution 23-5369** approving Amendment No. 1 with Dokken Engineering, for professional engineering services for the Harlan Road Realignment at Roth Road, CIP PS 14-04.

4.16 ACCEPT PUBLIC IMPROVEMENTS CONSTRUCTED BY AMERINE SYSTEMS, INC. FOR CITY HALL LANDSCAPE RENOVATIONS, GG 21-09

Adopted **Resolution 23-5370** accepting public improvements constructed by Amerine Systems, Inc. for the city hall landscape renovation, CIP GG 21-09, authorizing the filing of a Notice of Completion, releasing contract retention, and releasing Performance & Payment Bonds.

4.17 ACCEPT PUBLIC IMPROVEMENTS CONSTRUCTED BY TIM PAXIN'S PACIFIC EXCAVATION, INC. DBA PACIFIC EXCAVATION FOR STREETLIGHTS ASSOCIATED WITH LOUISE AVENUE LANDSCAPE, CIP GG 21-15

Adopted **Resolution 23-5371** accepting public improvements constructed by Tim Paxin's Pacific Excavation, Inc. dba Pacific Excavation, for streetlights associated with the Louise Avenue landscaping project, CIP GG 21-15, authorizing the filing of a Notice of Completion, releasing contract retention, and releasing Performance & Payment Bonds.

4.18 AWARD SERVICE CONTRACT TO SWEEPING CORPORATION OF AMERICA OF CALIFORNIA, LLC FOR STREET SWEEPING SERVICES

Pulled by Vice Mayor Akinjo. A question and answer period ensued. City Engineer Brad Taylor provided the information.

Adopted **Resolution 23-5372** awarding a Service Contract to Sweeping Corporation of America of California, LLC, for street sweeping services.

4.19 RATIFY CITY MANAGER APPROVAL OF CONSTRUCTION CONTRACT WITH LUMA ENGINEERING INC. FOR THE CITY OF LATHROP FACILITIES ADA IMPROVEMENTS, CIP GG 23-14 AND APPROVE BUDGET AMENDMENT

Adopted **Resolution 23-5373** ratifying City Manager's approval of Construction Contract with Luma Engineering Inc. for the City of Lathrop Facilities ADA Improvements, CIP GG 23-14, and budget amendment.

RIVER ISLANDS DEVELOPMENT CONSENT ITEM(S)

Councilmember Lazard and Councilmember Diallo recused themselves at 7:52 p.m., following the vote of the consent calendar, prior to the vote of Item 4.10, Item 4.20, Item 4.21, Item 4.22, and Item 4.23 due to declared conflict of interested as noted on Item 1.8.

On a motion by Councilmember Torres-O'Callaghan, seconded by Vice Mayor Akinjo, the City Council approved Items 4.10 4.20, 4.21, 4.22, and 4.23 by the following roll call vote, unless otherwise indicated:

Ayes: Akinjo, Torres-O'Callaghan and Dhaliwal
Noes: None
Absent: None
Abstain: Diallo and Lazard

4.20 APPROVE FINAL MAP, CFD ANNEXATION, AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 105 LOTS IN TRACT 4155 UNIT 1 WITHIN WEST VILLAGE DISTRICT OF RIVER ISLANDS

Adopted **Resolution 23-5375** approving Final Map for Tract 4155 Unit 1 within the West Village District, Totaling 105 Single Family Lots, CFD Annexation No. 4, Irrevocable Offer of Dedication and Subdivision Improvement Agreement with River Islands Development Area 1, LLC, F/K/A River Islands Employment Center, LLC.

4.21 APPROVE FINAL MAP, CFD ANNEXATION, AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 68 LOTS IN TRACT 4172 VILLAGE 1 WITHIN WEST VILLAGE DISTRICT OF RIVER ISLANDS

Adopted **Resolution 23-5376** approving Final Map for Tract 4172 Village 1 within the West Village District, Totaling 68 Single Family Lots, CFD Annexation No. 2, and Subdivision Improvement Agreement with River Islands Development Area 2, LLC, and River Islands Stage 2A, LLC.

4.22 APPROVE CONSOLIDATED JOINT COMMUNITY FACILITIES AGREEMENT WITH RIVER ISLANDS PUBLIC FINANCING AUTHORITY FOR THE AUTHORITY'S COMMUNITY FACILITIES DISTRICTS

Pulled by Vice Mayor Akinjo. A question and answer period ensued. Deputy City Manager Thomas Hedegard and City Attorney Salvador Navarrete provided additional information.

Adopted **Resolution 23-5377** approving a Consolidated Joint Community Facilities Agreement with River Islands Public Financing Authority (RIPFA) for the Authority's Community Facilities Districts.

4.23 APPROVE THE REVISED RIVER ISLANDS PHASE TWO PARKS AND OPEN SPACE MASTER PLAN

Pulled by Vice Mayor Akinjo. A question and answer period ensued. Community Development Director Rick Caguiat provided additional information.

Adopted **Resolution 23-5378** approving the Revised River Islands Phase Two Parks and Open Space Master Plan.

CEQA STATUS: The Proposed Project fell within the Scope of the Previously Certified Subsequent Environmental Impact Report (SEIR) (SCH No.1993112027) for the River Islands at Lathrop Phase Two Project; therefore, no further Environmental Review was required in accordance with the California Environmental Quality Act.

Councilmember Lazard and Councilmember Diallo returned to the dais at 8:02 p.m.

5. SCHEDULED ITEMS

5.1 PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER ADOPTING AN ORDINANCE AMENDING THE LATHROP MUNICIPAL CODE TITLE 2 "ADMINISTRATION AND PERSONNEL", CHAPTER 2.36 "PURCHASING SYSTEM", SECTION 2.36.110 "EXCEPTIONS TO PURCHASING PROCEDURES AND LIMITS"

Assistant City Manager Michael King provided the presentation. A question and answer period followed. City Manager Stephen Salvatore provided additional information. Mayor Dhaliwal opened the public hearing. There were no speakers. Mayor Dhaliwal closed the public hearing.

On a motion by Councilmember Lazard, seconded by Mayor Dhaliwal, the City Council considered the following:

1. Held a public hearing; and
2. Waived first reading and introduced an ordinance amending Title 2, Chapter 2.36 "Purchasing System", Section 2.36.110 "Exceptions To Purchasing Procedures and Limits" by adding new Section ("D") to allow Cooperative Purchasing Agreements.

Ayes: Akinjo, Diallo, Lazard, Torres-O'Callaghan and Dhaliwal
Noes: None
Absent: None
Abstain: None

5.2 ADOPTION OF A MITIGATED NEGATIVE DECLARATION FOR CIP PW 22-36 AQUIFER STORAGE AND RECOVERY

Assistant City Manager Michael King provided the presentation. A question and answer period followed.

On a motion by Councilmember Lazard, seconded by Councilmember Torres-O'Callaghan, the City Council adopted **Resolution 23-5379** adopting the Mitigated Negative Declaration for the City of Lathrop Aquifer Storage and Recovery Project, CIP PW 22-36 in accordance with the California Environmental Quality Act Requirements.

Ayes: Akinjo, Diallo, Lazard, Torres-O'Callaghan and Dhaliwal
Noes: None
Absent: None
Abstain: None

5.3 GRAND JURY REPORT RESPONSE

City Attorney Salvador Navarrete provided the presentation. A question and answer period ensued. Police Chief Bechler provided additional information.

On a motion by Mayor Dhaliwal, seconded by Councilmember Torres-O'Callaghan, the City Council accepted the Grand Jury Report on School Safety in San Joaquin County, and directed the City Attorney to submit a letter to the Presiding Judge of the San Joaquin County Superior Court, responding to the findings and recommendations of the Grand Jury Report.

Ayes: Akinjo, Diallo, Lazard, Torres-O'Callaghan and Dhaliwal
Noes: None
Absent: None
Abstain: None

5.4 PROVIDE DIRECTION ON LATHROP ROAD RESIDENTIAL DRIVEWAY RECONSTRUCTION AND CREATE CIP GG 24-27

Assistant City Manager Michael King provided the presentation. A question and answer period followed. Adriana Lopez (zoom speaker) spoke in support of the item, and requested clarification on how the proposed project would affect her adjacent property. Irene Torres (zoom speaker) requested clarification on the scope of work and timeline of the project.

On a motion by Mayor Dhaliwal, seconded by Councilmember Diallo, City Council adopted **Resolution 23-5380** creating CIP GG 24-27, Lathrop Road Residential Driveway Reconstruction, and approving related budget amendment.

Ayes: Akinjo, Diallo, Lazard, Torres-O'Callaghan and Dhaliwal
Noes: None
Absent: None
Abstain: None

6. COUNCIL COMMUNICATIONS

6.1 MAYOR & COUNCILMEMBER COMMITTEE REPORT(S) – None.

6.2 MAYOR & COUNCILMEMBER COMMENT(S)

Councilmember Torres-O'Callaghan complimented the Touch-a-Truck event; expressed appreciation for those that participated. Councilmember Diallo expressed appreciation to Assistant City Manager Michael King for his work related to Item 5.4, and expressed appreciation to Lathrop-Manteca Fire District and Lathrop Police Department. Councilmember Lazard and Vice Mayor Akinjo thanked those in attendance and wished all a good night. Mayor Dhaliwal encouraged the public to attend the Annual First Responders BBQ scheduled Wednesday, September 13, 2023, at Valverde Park.

7. ADJOURNMENT – There being no further business, Mayor Dhaliwal adjourned the meeting at 8:46 p.m., in memory of the victims from the terror attacks of September 11, 2001.



Teresa Vargas, MMC
Government Services Director
City Clerk

**CITY MANAGER’S REPORT
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING**

ITEM: **SECOND READING AND ADOPTION OF ORDINANCE 23-449 OF THE CITY COUNCIL OF THE CITY OF LATHROP AMENDING THE LATHROP ZONING MAP, MODIFYING TITLE 10 (VEHICLES AND TRAFFIC) OF THE LATHROP MUNICIPAL CODE, AND ADOPTING VARIOUS AMENDMENTS TO TITLE 17 (ZONING) OF THE LATHROP MUNICIPAL CODE FOR CONSISTENCY WITH THE 2022 LATHROP GENERAL PLAN UPDATE (TA-23-93)**

RECOMMENDATION: **Waive Full Reading and Adopt Ordinance 23-449 Amending the Lathrop Zoning Map, Modifying Title 10 (Vehicles and Traffic) of the Lathrop Municipal Code, and Adopting Various Amendments to Title 17 (Zoning) of the Lathrop Municipal Code for Consistency with the 2022 Lathrop General Plan Update (TA-23-93)**

RECOMMENDED ACTION:

The City Council to conduct a second reading and adopt Ordinance 23-449 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP AMENDING THE LATHROP ZONING MAP, MODIFYING TITLE 10 (VEHICLES AND TRAFFIC) OF THE LATHROP MUNICIPAL CODE, AND ADOPTING VARIOUS AMENDMENTS TO TITLE 17 (ZONING) OF THE LATHROP MUNICIPAL CODE FOR CONSISTENCY WITH THE 2022 LATHROP GENERAL PLAN UPDATE (TA-23-93)

SUMMARY:

On October 9, 2023, the City Council approved the introduction and first reading of the subject Ordinance by the following vote:

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

The Ordinance will take effect 30 days after adoption.

SUBMITTED BY:


Teresa Vargas, City Clerk

11/7/23
Date

ORDINANCE NO. 23-449

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP AMENDING THE LATHROP ZONING MAP, MODIFYING TITLE 10 (VEHICLES AND TRAFFIC) OF THE LATHROP MUNICIPAL CODE, AND ADOPTING VARIOUS AMENDMENTS TO TITLE 17 (ZONING) OF THE LATHROP MUNICIPAL CODE FOR CONSISTENCY WITH THE 2022 LATHROP GENERAL PLAN UPDATE (TA-23-93)

WHEREAS, the City of Lathrop Planning Commission held a duly noticed public hearing at a Special Meeting on September 13, 2023, at which they adopted PC Resolution No. 23-11 recommending the City Council adopt Municipal Code Text Amendment No. TA-23-93 pursuant to the Lathrop Municipal Code; and

WHEREAS, the City of Lathrop City Council held a duly noticed public hearing at a regular meeting on October 9, 2023 to review and consider amending the Lathrop Zoning Map, amending the Mosssdale Landing and Mosssdale Landing South Urban Design Concepts (UDC's), modifying Title 10 (Vehicles and Traffic) of the Lathrop Municipal Code, and adopting various sections to Title 17 (Zoning) of the Lathrop Municipal Code for consistency with the 2022 Lathrop General Plan Update that was adopted by the City Council on September 19, 2022 and Government Code Section 65860; and

WHEREAS, the City of Lathrop adopted a current Comprehensive General Plan on September 19, 2022, which includes specific policies and implementation actions to ensure there is consistency between the General Plan, the General Plan Land Use Map, the Zoning Map and implementing plans, ordinances, and regulations; and

WHEREAS, the California planning and zoning law establishes that zoning maps, zoning ordinances, any applicable specific plans, and master plans with related planning documents (i.e. Urban Design Concepts) are required to be consistent with the general plan pursuant to Government Code Section 65860; and

WHEREAS, the proposed amendments to the Lathrop Zoning Map, the Mosssdale Landing and Mosssdale Landing South Urban Design Concepts (UDC's), to Title 10 (Vehicles and Traffic) of the Lathrop Municipal Code, and to Title 17 (Zoning) of the Lathrop Municipal Code are Citywide and affect all applicable properties in the City; and

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

WHEREAS, prior to approval of the Project, the City Council adopted a Resolution to find the Project exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and the California Environmental Quality Act (CEQA) Guidelines Section 15183; and

WHEREAS, the City Council finds that the purpose of the proposed amendments is to ensure the City updates the Lathrop Zoning Map, the Mossdale Landing and Mossdale Landing South UDC's, Title 10 (Vehicles and Traffic) of the Lathrop Municipal Code, and Title 17 (Zoning) of the Lathrop Municipal Code to be consistent with the goals, policies, and implementation actions of the City's 2022 update of the General Plan; and

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

WHEREAS, the City Council has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE RESOLVED that the City Council of the City of Lathrop based on substantial evidence in the administrative record of proceedings and pursuant to its own independent review and consideration, hereby approve the Lathrop Zoning Map as shown on Attachment "37" of the October 9, 2023 City Council Staff Report and the Municipal Code Amendments as shown on Attachments "4" through "34" of the October 9, 2023 City Council Staff Report, incorporated by reference herein.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LATHROP DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The Lathrop Zoning Map is hereby amended as shown in Attachment "37" incorporated by reference herein.

Section 2. The Lathrop Municipal Code is hereby amended as shown in Attachments "4" through "34" incorporated by reference herein.

Section 3. General Plan Consistency. The City Council finds that the proposed amendments will implement updated zoning districts with minor modifications, and the amendments are consistent with the following applicable policies and implementation actions of the General Plan:

Policy LU-1.7: Ensure consistency between the Land Use Map and implementing plans, ordinances, and regulations.

Policy LU-1.8: Recognize that the General Plan and Land Use Map may be amended in accordance with State law in order to ensure that there is an adequate supply of commercial, industrial, public facility, parks, residential, and other desired land uses to serve the City's needs.

Implementation Action LU-1.a: Update the City's Zoning Code and Map as appropriate to ensure consistency with this land use element and designations shown on Figure LU-1. As part of the update, create a new Public/Quasi-Public zoning district applicable to the City proper.

Implementation Action LU-1.b: Review the Zoning Ordinance and update as appropriate to reflect Land Use goals, policies, and implementation actions included in this Plan.

Implementation Action LU-1.c: Review the City’s adopted Specific Plans for consistency with the General Plan, and update as appropriate to ensure consistency with this land use element and designations shown on Figure LU-1.

Implementation Action LU-1.f: Utilize the following Zoning Districts (included on Table LU-1) to implement the General Plan’s land use objective.

Implementation Action LU-2.a: Periodically review and update development standards, guidelines, and land uses included within Specific Plan Areas to affirm the unique character and development vision for each area.

Implementation Action LU-5.e: Update the Lathrop Municipal Code to include Good Neighbor Guidelines for Warehouse Distribution Facilities. The new Good Neighbor Guidelines should include:

- a. A definition of the type and size of facility that is subject to the Guidelines;
- b. Standards to minimize exposure to diesel emissions to sensitive receptors that are situated in close proximity to the proposed facility;
- c. Standards and practices that eliminate diesel trucks from unnecessarily traversing through residential neighborhoods;
- d. Standards and practices that eliminate trucks from using residential areas and repairing vehicles on the streets;
- e. Strategies to reduce and/or eliminate diesel idling within the facility’s site.

Section 4. Based on the findings set forth in this Ordinance, the CEQA Resolution, and evidence in the Staff Report, the City Council hereby approves the Municipal Code Text Amendment No. TA-22-93 as shown on Attachment “37” of the October 9, 2023 City Council Staff Report and the Municipal Code Amendments as shown on Attachments “4” through “34” of the October 9, 2023 City Council Staff Report, incorporated by reference herein. These documents shall be substantially in the form on file with the City Clerk.

Section 5. Upon adoption by the City Council, the Community Development Director is hereby directed to publish the Lathrop Zoning Map on permanent public display in the Community Development Department, Planning Division in the City of Lathrop.

Section 6. This Ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the city or any officer or employee thereof a mandatory duty of care toward persons and property within or without the city so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 7. Severability. If any section, subsequent subdivision, paragraph, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such a decision shall not affect the validity of the remaining portions of this Ordinance.

The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance irrespective of the unconstitutionality or invalidity of any section, subsection, subdivision, paragraph, sentence, clause or phrase.

Section 8. Effective Date. This Ordinance shall take legal effect 30 days from and after the date of its passage.

Section 9. Publication. Within fifteen days of the adoption of this Ordinance, the City Clerk shall cause a copy of this Ordinance to be published in full accordance with Section 36933 of the Government Code.

THIS ORDINANCE was introduced at a regular meeting of the City Council of the City of Lathrop on the 9th day of October 2023, and was **PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Lathrop on _____, by the following vote, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk

Salvador Navarrete, City Attorney

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Chapter 17.04 General Provisions

[...]

17.04.080 Definitions.

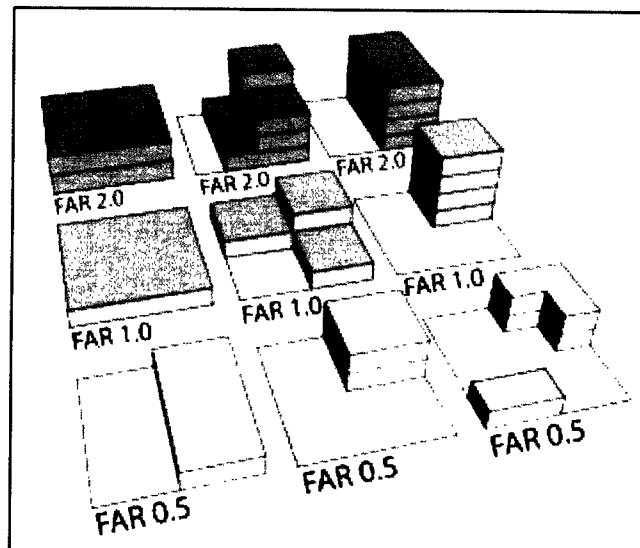
For the purpose of this title, the following definitions shall apply unless the context clearly indicates or requires a different meaning. Words used in the present tense include the future tense. Words used in the singular include the plural, and words used in the plural include the singular. The masculine shall include the feminine and neuter.

[...]

“Boarding or rooming house” means a building where lodging and meals are provided for compensation for five, but not more than fifteen (15) persons, not including rest homes or short term rentals that are rented for less than thirty (30) days.

[...]

Floor Area Ratio, referred to as FAR, is used to express the building intensity for non-residential uses, such as commercial, industrial, community facilities, and the non-residential component of mixed use projects. FAR refers to the ratio of the total floor area of a building or buildings on a site, excluding parking structures and outdoor storage areas, to the lot area of the site.



[...]

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Chapter 17.08 Zoning Districts Designated

[...]

17.08.010 Districts.

A. General. The base districts establish the basic land use and property development regulations applicable to all property within the city as provided under Section 17.04.060. The combining districts provide additional regulations which are to be exercised over certain lands in order to meet special community health, safety, welfare, environmental or development objectives described by the general plan. Combining district regulations apply in addition to the base zone and other regulations of this code. The base and combining districts established by the zoning code are designated in subsections B and C below.

B. Base Districts. The ~~RA~~ R and RM districts are also subject to the density limitations, policies and standards of the land use section of the community development element of the city general plan. The base districts are as follows:

1. RCO: resource, conservation and open space district.
2. UR: urban reserve district.
- ~~3. RA: residential acreage district.~~
34. R: one-family residential districts:
 - a. R-1-6: six thousand (6,000) square feet minimum site area.
 - ~~b. R-1-6X: exclusive detached single family.~~
- ~~4~~5. RM: Multifamily residential districts.
 - ~~a. RM-MH8: eight mobile homes per net acre.~~
 - ab. RM-3: three thousand (3,000) square feet minimum site area per dwelling unit.
 - be. RM-2: two thousand (2,000) square feet minimum site area per dwelling unit.
 - ~~d. RM-1.5: one thousand five hundred (1,500) square feet minimum site area per dwelling unit.~~
- ~~6. PO: professional office district.~~
- ~~5~~7. C: commercial districts.

- a. CN: neighborhood commercial district.
- b. CC: central commercial district.
- c. CS: service commercial district.
- d. CH: highway commercial district.
- ~~e. CR: regional commercial.~~
- ~~f. CW: waterfront commercial.~~
- 68. I: industrial districts.
 - a. IL: limited industrial district.
 - b. IG: general industrial district.
 - ~~e. IP: planned industrial district.~~
- C. Combining Districts.
 - 1. PUD: Planned unit development district.
 - ~~2. MXU: mixed use district. (Prior code § 171.01)~~

[...]

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Chapter 17.16 General Requirements and Exceptions

[...]

17.16.020 Addition and determination of permitted uses.

[...]

C. When a use is not specifically listed in this title it is not permitted; however, it shall be understood that the use may be permitted if the community development director determines that the use is substantially similar to the other uses listed. It is further recognized that every use cannot be identified in this title and, anticipating that new uses will evolve over time, this section establishes the community development director's authority to compare a proposed use and measure it against those uses listed in this title for determining similarity. In determining similarity, the community development director shall make all of the following findings:

1. The characteristics of, and activities associated with, the proposed use are equivalent to one or more of the listed uses, and will not involve a higher level of activity or population density than the uses listed in the zoning district;
2. The proposed use will be consistent with the purposes of the applicable zoning district; and
3. The proposed use will be consistent with the general plan.

Determinations shall be made in writing and shall contain the facts that support the determination. The community development director shall maintain all such determinations on record. The community development director's decision may be appealed as provided in Chapter 17.125, Appeals. (Ord. 19-405 § 1; Ord. 92-73)

[...]

17.16.110 Garage Sales with Residential Areas.

The sale of personal possessions, whether within or outside of a dwelling within an ~~RA, R,~~ or RM or P0 zoning district, shall be limited to no more than two such sales per year. Commonly referred to as "garage sales," such sales shall be conducted for periods no longer than three days, and unsold possessions shall be removed from public view and stored within the premises. Materials to be sold shall be personal possessions. No materials shall be offered for sale which have been acquired solely for the purposes of the "garage sale." Possessions offered for sale shall be neatly displayed. The driveway, yard or other space used for purposes of the sale shall be restored to its normal residential character at the conclusion of the sale. (Ord. 92-73)

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Chapter 17.20 RCO ~~RESERVE~~ RESOURCE CONSERVATION AND OPEN SPACE DISTRICT

[...]

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Chapter 17.22 P Park District

17.22.010 Purposes and application.

The Park (P) District is intended to provide for neighborhood, community and regional parks, greenways, and other outdoor recreation facilities to allow for a wide array of local and community recreational activities and entertainment opportunities within urban development. Specific uses intended for this zoning district include: public recreation sites including ball fields, tot lots and play apparatus, adult softball and soccer playing fields, swimming pools, community center buildings, meeting facilities, libraries, art centers, after school care facilities, art in public places, facilities for night-time recreation, trails benches, interpretive markers, picnic areas, barbeque facilities, landscaping, irrigation, city wells, trees and natural habitat areas. Parks also may be designed to accommodate multi-level storm drainage detention basins that will allow recreation use of areas not needed for detention during a given storm.

17.22.020 Reviewing Authority.

All proposed structures, events, and uses shall be subject to the review and approval by the City of Lathrop Parks and Recreation Commission.

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Chapter 17.23 P/QP Public/Quasi Public District

17.23.010 Purposes and application.

The P/QP zoning district provides uses and regulations related to schools, religious institutions, public safety facilities, places of assembly use, hospitals, parks, and other public and semi-public buildings and uses.

17.23.020 Permitted uses.

- A. Public, quasi-public, and institutional uses include, but are not limited to:
 - 1. City Hall
 - 2. Civic center
 - 3. Community Center
 - 4. Cultural Centers
 - 5. Drainage, water quality, reclaimed water, and other similar facilities, including swales, basins, and ponds
 - 6. Fire stations
 - 7. Hospitals
 - 8. Levee and other related facility equipment
 - 9. Library
 - 10. Museum/exhibit space
 - 11. Parks
 - 12. Parking lots/structures
 - 13. Plazas and other related gathering areas
 - 14. Police stations
 - 15. Post offices
 - 16. Public elementary schools
 - 17. Public K-8 schools
 - 18. Public high schools

19. Private or public infrastructure
20. Recreational park—Active
21. Recreational park—Passive
22. Religious facility
23. Theater/exhibition hall
24. Trails and maintenance roads
25. Resource management lands
26. Senior center
27. Youth center
28. Other similar uses as determined per Section 17.16.020 C.

B. Incidental and accessory structures and uses on the same site as a permitted use.

C. Other uses added to this list by the Planning Commission according to the procedure in Section 17.16.020 A.

17.23.030 Conditional uses; Planning Commission approval required.

- A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:
 1. Private schools
 2. Day care centers

17.23.040 Property development standards.

Specific development standards for the Public/Quasi-Public (P/QP) zone district shall incorporate the following design principles and standards:

A. By utilizing a creative approach to landscaping and screening, parking areas shall not become the predominant feature of the streetscape, especially as it relates to adjacent open spaces and arterial streets.

B. Landscaping and irrigation standards shall follow those required by Section 17.92.030 A.

C. Building setbacks shall be varied in accordance with corresponding building heights, uses and proposed frontage and street activity. For example, taller structures may require larger front yard setback as determined during architectural design review per Chapter 17.104.

D. Minimum parking requirements, such as type and number of parking stalls, shall generally follow Section 17.76.

E. All proposed signage shall be in accordance with Section 17.84.100.

F. Building Setbacks:

1. Streets: 10 feet
2. Front, Rear, and Side Yards: 0 feet

G. Building Height:

1. Maximum Building Height: 45 feet
2. Special features (i.e. towers, steeples, cupolas, flagpoles) are subject to Section 17.16.100

H. Lot Size and Coverage:

1. Minimum Parcel Area: None
2. Minimum Width: None
3. Minimum Depth: None
4. Maximum Coverage: 70%

17.23.050 Site plan and architectural review required.

No use or structure shall be erected on any lot or site in any P/QP zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104, other than those exempted by State and/or Federal statute. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.23.060 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

Any use or structure proposed for placement on city owned property pursuant to a lease, license, agreement with the city, or city project, shall be exempt from this chapter, but shall comply with such processing and design standards as are set forth in such lease, license, or other agreement.

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Chapter 17.23 P/QP Public/Quasi Public District

17.23.010 Purposes and application.

The P/QP zoning district provides uses and regulations related to schools, religious institutions, public safety facilities, places of assembly use, hospitals, parks, and other public and semi-public buildings and uses.

17.23.020 Permitted uses.

- A. Public, quasi-public, and institutional uses include, but are not limited to:
1. City Hall
 2. Civic center
 3. Community Center
 4. Cultural Centers
 5. Drainage, water quality, reclaimed water, and other similar facilities, including swales, basins, and ponds
 6. Fire stations
 7. Hospitals
 8. Levee and other related facility equipment
 9. Library
 10. Museum/exhibit space
 11. Parks
 12. Parking lots/structures
 13. Plazas and other related gathering areas
 14. Police stations
 15. Post offices
 16. Public elementary schools
 17. Public K-8 schools
 18. Public high schools

19. Private or public infrastructure
20. Recreational park—Active
21. Recreational park—Passive
22. Religious facility
23. Theater/exhibition hall
24. Trails and maintenance roads
25. Resource management lands
26. Senior center
27. Youth center
28. Other similar uses as determined per Section 17.16.020 C.

B. Incidental and accessory structures and uses on the same site as a permitted use.

C. Other uses added to this list by the Planning Commission according to the procedure in Section 17.16.020 A.

17.23.030 Conditional uses; Planning Commission approval required.

- A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:
 1. Private schools
 2. Day care centers

17.23.040 Property development standards.

Specific development standards for the Public/Quasi-Public (P/QP) zone district shall incorporate the following design principles and standards:

A. By utilizing a creative approach to landscaping and screening, parking areas shall not become the predominant feature of the streetscape, especially as it relates to adjacent open spaces and arterial streets.

B. Landscaping and irrigation standards shall follow those required by Section 17.92.030 A.

C. Building setbacks shall be varied in accordance with corresponding building heights, uses and proposed frontage and street activity. For example, taller structures may require larger front yard setback as determined during architectural design review per Chapter 17.104.

D. Minimum parking requirements, such as type and number of parking stalls, shall generally follow Section 17.76.

E. All proposed signage shall be in accordance with Section 17.84.100.

F. Building Setbacks:

1. Streets: 10 feet
2. Front, Rear, and Side Yards: 0 feet

G. Building Height:

1. Maximum Building Height: 45 feet
2. Special features (i.e. towers, steeples, cupolas, flagpoles) are subject to Section 17.16.100

H. Lot Size and Coverage:

1. Minimum Parcel Area: None
2. Minimum Width: None
3. Minimum Depth: None
4. Maximum Coverage: 70%

17.23.050 Site plan and architectural review required.

No use or structure shall be erected on any lot or site in any P/QP zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104, other than those exempted by State and/or Federal statute. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.23.060 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

Any use or structure proposed for placement on city owned property pursuant to a lease, license, agreement with the city, or city project, shall be exempt from this chapter, but shall comply with such processing and design standards as are set forth in such lease, license, or other agreement.

New text is shown by underline; deleted text is shown by ~~strikethrough~~

~~Chapter 17.28 RA Residential Acreage District~~

~~17.28.010 Purposes and application.~~

~~—The residential acreage district (RA) is intended to provide living area which combines certain of the advantages of both urban and rural location by limiting development to low density concentrations of one family dwellings as designated by the general plan, and permitting limited numbers of animals and fowl to be kept for pleasure or hobbies, free from activities of a commercial nature. The RA district is intended to encourage the use of the subdivision or parcel map process in the creation of large residential sites to assure the provision of those physical improvements necessary to protect the health, safety and general welfare of the people. (Prior code § 175.01)~~

~~17.28.020 Permitted uses.~~

~~—The following uses shall be permitted in RA districts:~~

~~—A. One family dwellings;~~

~~—B. Raising of field crops, fruit and nut trees, vines, vegetables and horticultural specialties;~~

~~—C. Breeding, hatching, raising and fattening of fowl and/or rabbits on sites of one third or more acre or more in area for family food consumption. The number of such animals shall not exceed twelve (12).~~

~~—D. Raising of livestock, except swine (excepting pot belly pigs), on a site containing not less than one acre; provided, that the number of livestock shall not exceed two adult animals in any combination, inclusive of their immature offspring. Pot belly pigs may only be allowed on lots of not less than ten thousand (10,000) square feet;~~

~~—E. Fenced or enclosed swimming pools for either individual, family or communal use on an exclusive noncommercial basis; provided, that no swimming pool shall be located within a utility easement;~~

~~—F. Incidental and accessory structures and uses located on the same site as a permitted use, as follows:~~

~~—1. Private garages and carports; storehouses, garden structures, greenhouses, recreation rooms and hobby rooms and hobby shops;~~

~~—2. On sites containing not less than one acre: barns, stables, and other farm type outbuildings. Coops used for fowl shall be allowed on site of one third acre or more. Any structure used for the keeping of bees must be located not less than two hundred (200) feet from other~~

~~structure and not less than fifty (50) feet from any property line on the site. Underground storage of petroleum products is prohibited;~~

~~— G. The keeping of household pets as defined in Section 17.04.080 and in accordance with Title 6 of the Lathrop Municipal Code;~~

~~— H. Small residential care homes;~~

~~— I. Other uses which are added to this list according to the procedure in Section 17.16.020. (Ord. 16-365; prior code § 175.02)~~

~~17.28.030 Permitted uses—Administrative approval required.~~

~~— The following uses may be permitted in accordance with provisions of Chapter 17.108:~~

~~— A. Enclosed temporary construction materials storage yards required in connection with the development of a subdivision, temporary subdivision sales offices and signs, and model home display areas in accordance with the provisions of Section 17.16.010;~~

~~— B. Gas and electric transmission lines, in accordance with the provisions of Section 17.108.080, electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations, and elevated pressure tanks;~~

~~— C. Mobilehomes on permanent foundations designed in accordance with the standards of Chapter 17.68;~~

~~— D. Home occupations in accordance with Chapter 17.64;~~

~~— E. Incidental and accessory structures and uses located on the same site as a use permitted by administrative approval or conditional use;~~

~~— F. A second housing unit in accordance with the provisions of Chapter 17.80;~~

~~— G. Other uses which are added to this list according to the procedure in Section 17.16.020. (Prior code § 175.03)~~

~~17.28.040 Conditional uses—Commission approval required.~~

~~— The following conditional uses may be permitted in accordance with the provisions of Chapter 17.112:~~

~~— A. Public and quasi public uses of an educational or religious type, including public and private elementary schools, junior high schools, high schools and colleges, nursery schools, private nonprofit schools and colleges, churches, parsonages and other religious institutions;~~

~~— B. — Public and private charitable institutions, hospitals, sanitariums, nursing homes and rest homes, not including hospitals, sanitariums, nursing homes or rest homes for mental, drug addict, or liquor addict cases except as provided under Section 17.32.040;~~

~~— C. — Public uses of an administrative, recreational, public service or cultural type, including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities, and public playgrounds, parks and community centers;~~

~~— D. — Private or public golf courses;~~

~~— E. — Modest expansion or remodeling of an existing nonconforming use of a structure or land, limited to twenty-five percent (25%) or less of the assessed value of the existing structure, or reestablishment of a nonconforming use which has been damaged, except nonconforming signs and outdoor advertising structures, nonconforming uses occupying a structure with an assessed valuation of less than two hundred dollars (\$200.00), and nonconforming fences, walls and hedges;~~

~~— F. — Expansion, remodeling or additions to a conditional use that are not either “incidental” or “accessory” as defined in Section 17.04.080;~~

~~— G. — Incidental and accessory structures and uses located on the same site as a conditional use;~~

~~— H. — Other uses which are added to this list according to the procedure in Section 17.16.020. (Prior code § 175.04)~~

17.28.050 Property development standards.

~~— A. — Fences, walls and hedges shall conform to the provisions of Chapter 17.92.~~

~~— B. — Site Area. The minimum site area shall be twenty thousand (20,000) square feet; provided, that the average size of all lots or sites created by a division of land or subdivision shall be a minimum of forty thousand (40,000) square feet, and further provided that not more than one-half of such lots or sites shall be at the minimum site area.~~

~~— C. — Frontage, Width and Depth of Site. Each site shall have not less than one hundred fifty (150) feet of frontage, or one hundred (100) feet of frontage when measured along the front yard setback line when a site fronts upon a cul-de-sac or loop-out street.~~

~~— 1. — The minimum width of each site shall be one hundred (100) feet.~~

~~— 2. — The minimum depth of each site shall be one hundred fifty (150) feet.~~

~~— D. — Number of Dwelling Units per Site. Not more than one dwelling unit shall be allowed on each site, except as provided under Chapter 17.80.~~

~~— E. Coverage. The maximum site area covered by structures shall be thirty five percent (35%).~~

~~— F. Yard Requirements.~~

~~— 1. Front Yard. The minimum front yard shall be not less than thirty five (35) feet, except along those streets where a greater setback is required by the general plan or an ordinance of the city.~~

~~— 2. Rear Yard. The minimum rear yard shall be five feet, subject to the following conditions:~~

~~— a. Where construction involves more than one story, the rear yard shall be increased by ten (10) feet for each additional story.~~

~~— b. Accessory and garden structures, other than those for the keeping of animals, less than seven feet in height, may be located within any portion of a required rear yard.~~

~~— c. Accessory buildings for the keeping of animals, excluding household pets and the keeping of bees, shall be set back twenty five (25) feet; provided, that fifty (50) feet shall be maintained from any other structure.~~

~~— 3. Side Yards. The minimum side yard shall be five feet, subject to the following conditions:~~

~~— a. Where construction involves more than one story, the side yard shall be increased by ten (10) feet for each additional story.~~

~~— b. Accessory and garden structures, other than those for the keeping of animals, under seven feet in height, may be located in any portion of a required side yard.~~

~~— c. On the street side yard of a corner lot, the side yard shall not be less than ten (10) feet.~~

~~— d. Accessory buildings for the keeping of animals, excluding household pets and the keeping of bees, shall be set back twenty five (25) feet, provided that fifty (50) feet shall be maintained from any other structure.~~

~~— G. Distances Between Structures. The minimum distance between a one family dwelling and another structure shall be ten (10) feet, provided however that no structure housing poultry, or animals other than household pets, shall be closer than fifty (50) feet to any dwelling.~~

~~— H. Building Height. No building or structure shall have a height greater than thirty five (35) feet, except as permitted under Chapter 17.112.~~

~~— I. Signs. No sign or outdoor advertising structure of any character shall be permitted except as prescribed in Chapter 17.84.~~

~~— J. — Off Street Parking and Off Street Loading. Off street parking and off street loading facilities shall be provided as prescribed in Chapter 17.76. (Prior code § 175.05)~~

~~**17.28.060 General provisions and exceptions.**~~

~~— All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16. (Prior code § 175.06)~~

New text is shown by underline; deleted text is shown by ~~strikethrough~~

Chapter 17.32 R One-Family Residential District

17.32.010 Purposes and application.

A. The R districts are intended primarily to provide living areas at locations designated by the general plan for low density, involving single-family dwellings, with regulations designed to accomplish the following:

1. To promote and encourage a suitable environment for family life;
2. To provide space for community facilities needed to complement urban residential areas, and for institutions which require a residential environment, in accordance with policies of the general plan and state law.

B. The R-1-6~~X~~ district is intended for exclusive application to those areas where a mixture of dwelling types under planned unit development is prohibited, and where only single-family detached housing is permitted.

C. The R-1-5 district is intended to provide small lot single-family housing only under PUD procedures of the zoning code as an affordable housing alternative to apartment living. (Prior code § 176.01)

[...]

17.32.050 Property development standards.

- A. Fences, walls and hedges shall conform to the provisions of Chapter 17.92.
- B. Site Area. The minimum site area for the R-1-6 and ~~R-1-6X~~ districts shall be six thousand (6,000) square feet. The minimum site area for the R-1-5 district shall be five thousand (5,000) square feet.
- C. Frontage, Width and Depth of Site.
 1. Each site in a R-1-6 or ~~R-1-6X~~ district shall have not less than sixty (60) feet of frontage on a public street, except that those sites which front on a cul-de-sac or loop-out street may have a frontage of not less than forty (40) feet, provided the width of the site, as measured along the front yard setback line, is at least sixty (60) feet; each site in an R-1-5 district shall have not less than fifty (50) feet of frontage on a public street, except as otherwise permitted under PUD regulations of this chapter.

2. The minimum width of each site in a R-1-6 or ~~R-1-6X~~ district shall be sixty (60) feet for an interior lot and sixty-five (65) feet for a corner lot. The minimum width of each site in an R-1-5 district shall be fifty (50) feet for an interior lot and sixty (60) feet for a corner lot, except as otherwise permitted under PUD regulations of this chapter.

3. The minimum depth of each site shall be ninety (90) feet for an interior lot and eighty (80) feet for a corner lot.

[...]

New text is shown by underline; deleted text is shown by ~~strikethrough~~

Chapter 17.36 RM Multi-Family Residential District

17.36.010 Purposes and application.

The RM multifamily residential districts are intended primarily for the development of multifamily residential structures at densities consistent with policies of the general plan, as follows:

~~A. The RM MH8 district is intended exclusively for application to areas designated by the general plan or any applicable specific plan for mobilehome park development.~~

~~A.B.~~ The RM-3 district is intended exclusively for application to areas designated by the general plan for medium density.

~~B.C.~~ The RM-2 district is intended primarily for application to areas designated by the general plan for high density. (Ord. 22-431 § 1; Ord. 92-73)

[...]

17.36.050 Property development standards.

A. Fences, walls and hedges shall conform to the provisions of Chapter 17.92.

B. Site Area. The minimum site area in the RM-3 and RM-2 districts shall be six thousand (6,000) square feet. ~~The minimum site area in the RM MH8 district shall be five acres (see Section 17.72.030)~~

C. Site Area Per Dwelling Unit. The minimum site area shall be as follows:

| District | Area per Unit |
|-------------------|--------------------------|
| RM MH8 | 3,000 sq. ft. |
| RM-3 | 3,000 sq. ft. |
| RM-2 | 2,000 sq. ft. |

D. Density. The allowable density for the RM multifamily residential districts shall be as identified below, per the city’s general plan:

~~1. RM MH8: a minimum of one and a maximum of eight units per acre.~~

12. RM-3: a minimum of eight and a maximum of fifteen (15) units per acre.

23. RM-2: a minimum of sixteen (16) and a maximum of twenty-five (25) units per acre.

E. Frontage, Width and Depth of Site.

1. Each site, other than for a mobilehome in a mobilehome park, shall not have less than fifty (50) feet of frontage on a public street, except that those sites which front on a cul-de-sac or loop-out street may have a frontage of not less than forty (40) feet, provided the width of the site, as measured along the front yard setback line, is at least sixty (60) feet.

2. The minimum width of each site, other than for a mobilehome park, shall be fifty (50) feet.

3. The minimum depth of each site, other than for a mobilehome in a mobilehome park, shall be eighty (80) feet.

F. Coverage. The maximum site area covered by structures shall be as follows:

| District | Coverage |
|----------|----------------|
| RM-MH8 | Not applicable |
| RM-3 | 50% |
| RM-2 | 60% |

17.36.060 Site plan and architectural design review.

Except for mobilehomes, single-family dwellings and accessory structures and uses related thereto, no use may be established on any lot or site in an RM district until a site plan and architectural plans shall have been submitted to and approved by the city pursuant to the provisions of Chapters 17.100 and 17.104. ~~The development of mobilehome parks within the RM-MH8 district shall be subject to the standards and regulations prescribed under Chapter 17.72.~~ (Ord. 92-73)

[...]

New text is shown by underline; deleted text is shown by ~~strikethrough~~

Chapter 17.40 PO Professional Office District

17.40.010 Purposes and application.

~~— This district is intended to provide opportunities for the location of professional and commercial offices in close relationship to one another in areas designated for combined professional office use and high density use by the general plan; to provide adequate space to meet the needs of such offices for off-street parking and loading space; and to protect offices from noise, disturbances, traffic hazards and other objectionable influences which would adversely affect professional and business practices being conducted. (Prior code § 178.01)~~

17.40.020 Permitted uses.

~~— A. Offices which deal in professional and business services in which goods, wares and merchandise are not commercially created, sold or exchanged;~~

~~— B. Medical and dental laboratories and clinics, and prescription pharmacies in conjunction therewith or with a hospital;~~

~~— C. Any use listed as a permitted use within the R or RM districts;~~

~~— D. Accessory structures and uses located on the same site as a permitted use;~~

~~— E. Other uses which are added to this list according to the procedure in Section 17.16.020;~~

~~— F. The keeping of animals in accordance with the standards of Chapter 17.28;~~

~~— G. Emergency shelters, in accordance with the provisions of Chapter 17.74. (Ord. 16-365 § 1; prior code § 178.02)~~

17.40.030 Permitted uses—Administrative approval required.

~~— The following uses may be permitted in accordance with Chapter 17.108:~~

~~— A. Boarding and rooming houses;~~

~~— B. Guest houses;~~

~~— C. Gas and electric transmission lines, in accordance with Section 17.108.080; electrical transmission and distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and elevated pressure tanks;~~

- ~~— D. Licensed family day care center for nine to fourteen (14) children as an accessory use in a dwelling;~~
- ~~— E. Home occupations in accordance with Chapter 17.64;~~
- ~~— F. Incidental and accessory structures and uses, as defined in Section 17.04.080, located on the same site as a use permitted by administrative approval or conditional use;~~
- ~~— G. A second housing unit in accordance with the provisions of Chapter 17.80;~~
- ~~— H. Other uses which are added to this list according to the procedure in Section 17.16.020. (Prior code § 178.03)~~

~~17.40.040 Conditional uses—Commission approval required.~~

- ~~— A. Assembly uses;~~
- ~~— B. Public and private charitable institutions, hospitals, sanitariums, nursing homes, rehabilitation homes and rest homes, including state authorized homes as prescribed under Section 17.32.040(B);~~
- ~~— C. Public uses of a cultural type, including libraries, museums, and art galleries;~~
- ~~— D. Mortuaries;~~
- ~~— E. Modest expansion or remodeling of an existing nonconforming use of a structure or land, limited to twenty five percent (25%) or less of the assessed value of existing structures, or reestablishment of a nonconforming use which has been damaged, except nonconforming signs and outdoor advertising structures, nonconforming uses occupying a structure with an assessed valuation of less than two hundred dollars (\$200.00), and nonconforming fences, walls and hedges;~~
- ~~— F. Expansion, remodeling, or additions to a conditional use that are not considered an incidental or accessory use as defined in Section 17.04.080;~~
- ~~— G. Other uses which are added to this list according to the procedure in Section 17.16.020. (Ord. 16-355 § 1; Ord. 92-73)~~

~~17.40.050 Property development standards.~~

- ~~— A. Fences, walls and hedges shall conform to the provisions of Chapter 17.92.~~
- ~~— B. Site Area. The minimum office site shall be five thousand (5,000) square feet. The minimum site area per one family dwelling unit shall be six thousand (6,000) square feet. The minimum site area per multifamily dwelling unit shall be two thousand (2,000) square feet.~~

~~— C. — Frontage, Width and Depth of Site.~~

~~— 1. — Each site shall have not less than fifty (50) feet of frontage on a public street, except that those sites which front on a cul-de-sac or loop-out street may have a frontage of not less than forty (40) feet; provided, that the width of the site as measured along the front yard setback line is at least fifty (50) feet.~~

~~— 2. — The minimum width of each site shall be fifty (50) feet at all other locations on the site which lay to the rear of the front yard setback line.~~

~~— 3. — The minimum depth of each site shall be one hundred (100) feet.~~

~~— D. — Coverage. The maximum site area covered by structures shall be seventy percent (70%) of the total area of the site.~~

~~— E. — Yard requirements~~

~~— 1. — Front yard. The minimum front yard shall be fifteen (15) feet; provided, however, the building official may approve, under Chapter 17.108, within any part of the front yard for nonresidential uses, ornamental covers such as a sidewalk or entry awning, trellis or other similar improvement when the improvement is intended solely as an improved passageway or for aesthetic purposes, providing architectural integrity with the building to which it is attached. Supports shall not occupy more than ninety percent (90%) of the horizontal area covered by the improvement, and the space between supports shall not be enclosed.~~

~~— 2. — Rear yard. The minimum rear yard shall be five feet; provided, however, that where construction involves more than one story and the site lays adjacent to a site in an R-district, the rear yard shall be increased by five feet for each additional story. Accessory and garden structures under seven feet in height may be located within any portion of a required rear yard. Access to off-street parking areas from an alley shall meet the standards of Section 17.36.050(F).~~

~~— 3. — Side Yards. The minimum side yard shall be five feet, subject to the following conditions and exceptions:~~

~~— a. — On a reversed corner lot, the side yard adjoining the street shall be not less than one-half the required front yard on the adjoining lot.~~

~~— b. — Accessory structures under seven feet in height may be located in any portion of a required side yard, subject to approval under the provisions of Chapter 17.108, except in the street side yard of a reversed corner lot.~~

~~— c. — Where construction involves more than one story, the side yard shall be increased by five feet for each additional story.~~

~~— d. — A side yard providing access to more than one dwelling unit shall not be less than ten (10) feet.~~

~~— e. — Garages or carports on the street side yard of a corner lot shall be subject to the provisions of Section 17.32.040(F)(3).~~

~~— F. — Distances Between Structures. The minimum distance between a permitted or conditional use and another building on the same site shall be ten (10) feet.~~

~~— G. — Building Height. The maximum height of a permitted or conditional use shall be forty (40) feet.~~

~~— H. — Signs. No sign or outdoor advertising structure of any character shall be permitted except as prescribed in Chapter 17.84.~~

~~— I. — Off Street Parking and Off Street Loading. Off street parking and off street loading facilities shall be provided as prescribed in Chapter 17.76. (Ord. 92-96; Ord. 92-73)~~

~~17.40.060 Site plan and architectural design review.~~

~~— Except for one family dwellings and accessory structures and uses related to one family dwellings, no use shall be erected on any lot or site in this district until a site plan and architectural plans shall have been submitted to and approved pursuant to the provisions of Chapters 17.100 and 17.104. (Ord. 92-73)~~

~~17.40.070 Required conditions.~~

~~— A. — All office site boundaries adjacent to any residential zoning district shall be visually screened with ornamental masonry walls and landscaping, with wall height to be determined by the planning commission.~~

~~— B. — Street trees, frontage landscaping and parking area landscaping, with automatic irrigation, shall be provided for all office sites. (Ord. 92-73)~~

~~17.40.080 General provisions and exceptions.~~

~~— All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16. (Ord. 92-73)~~

New text is shown by underline; deleted text is shown by ~~strikethrough~~

Chapter 17.44 C Commercial District

[...]

Chapter 17.44.030 CC Central Commercial District

A. Application. The central commercial district ~~is intended to be applied within and at the periphery of the central business district (CBD) of the city as described by the general plan. The CBD~~ serves as the primary commercial district of the community where a wide range of retail, financial, governmental, professional, business service and entertainment activities and uses are encouraged to concentrate to serve the entire community. Central commercial areas are intended to be developed only as unified commercial centers, except where the existing development pattern makes it impractical.

[...]

D. Conditional Uses—Commission Approval Required. The following uses may be permitted in accordance with the provisions of Chapter 17.112:

1. Bars, cocktail lounges and nightclubs;
2. Assembly uses;
3. City, county, state or federal administrative offices, libraries, police and fire stations;
- ~~4. Dwellings over a permitted use in accordance with density requirements of the RM 1.5 district.~~
45. Farmers markets, including indoor and outdoor facilities;
56. Service commercial uses designated by an asterisk (*), as listed under Section 17.44.040, which include incidental retail and/or office use;
67. Expansion or remodeling of an existing nonconforming use of a structure or land, up to fifty percent (50%) or less of the value of the structure, or reestablishment of a nonconforming use which has been damaged, except nonconforming signs and outdoor advertising structures, nonconforming uses occupying a structure with an assessed valuation of less than two hundred dollars (\$200.00), and nonconforming fences, walls and hedges;
78. Expansion, remodeling or additions to a conditional use that are not considered an incidental or accessory use as defined in Section 17.04.080;
89. Incidental and accessory structures and uses located on the same site as a conditional use;

940. Service stations, as defined by Section 17.04.080 of this code;

1044. Other uses which are added to this list according to the procedure in Section 17.16.020. (Ord. 16-355 § 1; Ord. 99-168; Ord. 98-164; Ord. 92-73)

Chapter 17.44.040 CS Commercial Service District

A. Application. The service commercial district is intended primarily for establishments engaged in servicing equipment, materials and products, but which do not require the manufacturing, assembly, packaging or processing of articles or merchandise for distribution and retail sale. Land requirements for most service commercial uses generally dictate their application along arterial and collector streets of the city which generally lie close to central commercial, highway commercial and industrial districts, in accordance with the general plan.

B. Permitted Uses.

1. Off-street parking lots improved in conformity with Chapter 17.76 shall be permitted;

2. Service commercial establishments, including the following. (Note: Those uses marked with an asterisk (*) are permitted as conditional uses in CC districts, as indicated in Section 17.44.030:

Permitted Uses for CS Districts

Addressograph services *

Automobile body and fender repair

Automobile repairing, overhauling, rebuilding and painting

Automobile sale and service (new) *

Automobile and tractor parts and equipment *

Automobile upholstery and top shops

Automobile washing, either self-service or involving the use of mechanical conveyors, blowers and steam cleaning *

Bakeries, retail and wholesale *

Bars, cocktail lounges and nightclubs

Bicycle shops

Blacksmith shops

Blueprint and photocopy

Boat sales and service

Book binding

Bottling works

Building materials

Bus depots and transit stations, including storage and repair

Business, professional and trade schools and colleges

Carpenters' shops

Carpeting and flooring

Catering

Ceramic and pottery works

Cleaning, pressing and dyeing establishments (using nonflammable and nonexplosive cleaning fluid)*

Cold storage

Columbariums and crematoriums

Communications equipment

Contractors' storage yards

Convenience-oriented food stores limited to a maximum of five thousand (5,000) square feet of floor area

Dairy products plants

Diaper supply

Drapery and interior decorating

Electrical repair shops *

Equipment rental

Exterminators

Farm equipment sales and service

Feed and seed

Food lockers

Freight forwarding terminals

Furniture stores, new and used

Furniture warehouses and van services

Glass Installation *

Gunsmith *

Heating, ventilating and air-conditioning shops, including incidental sheet metal

Home improvement centers

Household and office equipment and machinery repair shops

Household repair shops *

Ice storage and sale

Kennels located not closer than five hundred (500) feet to an RA, R, RM, ~~P0~~, CN, or CC, ~~CR~~
~~or CW~~

district

Laboratories *

Laundries *

Linen supply services *

Liquor

Locksmith

Lumber yards, not including planing mills or saw mills *

Machinery sales and rentals

Mattress repair

Mini-storage *

Mortuaries *

Motorcycle sales and service *

Musical instrument repair and incidental sales *

Nurseries and garden supply stores *

Offices incidental to another permitted use

Packing and crating

Paint and wallpaper

Parcel delivery *

Photographic and blueprint processing and printing *

Picture framing

Plumbing and sheet metal *

Pool halls

Pressing of wearing apparel *

Printing, lithographing and engraving *

Public utility service yards

Radio and television broadcasting

Radio, television, VCR, video and related electronic equipment repair shops

Railroad freight and passenger stations *

Recycling center (a state certified recycling center or collection facility may be located within an existing development commercial property if the area is within a “convenience zone” as defined by the California Department of Resources Recycling and Recovery (CalRecycle). The recycling center or collection facility shall conform to the provisions of Chapter 17.100 of this title)

Repair garages

Restaurants, including drive-in restaurants

Rug and carpet cleaning and dyeing

Safe and vault repairing

Self-service laundry and dry cleaning

Sheet metal shops

Shoe repair shops

Sign painting shops *

Small animal hospitals or clinics and veterinarians' offices, including short-term boarding of animals and incidental care such as bathing and trimming; provided, that all operations are conducted entirely within a completely enclosed structure which complies with specifications of soundproof construction as prescribed by the building official

Stone and monument yards or mills

Storage garages and buildings *

Storage yards for commercial vehicles

Taxidermists *

Thrift shops and secondhand stores

Tire sales, retreading and recapping *

Tool or cutlery sharpening or grinding *

Trade schools *

Trailer sales and service and rentals

Transit terminals

Truck sales, including sales and installation of parts and accessories and repairs incidental to vehicle dealerships

Trucking terminals

Typewriter repair shops *

Upholstery shops *

Used car sales *

Warehouses, except for the storage of fuel oil or flammable liquids and explosives

Welding and blacksmithing, excepting drop hammer

Wholesale establishments *

Other uses which are added to this list according to the procedure in Section 17.16.020;

3. Offices and retail stores incidental to and on the same site with a commercial service establishment;

4. Electrical transmission and distribution substations, gas regulator stations, public service pumping stations and elevated pressure tanks;

5. Incidental and accessory uses and structures located on the same site as a permitted use.

[...]

~~17.44.060 CR: regional commercial district.~~

~~— A. Application. The regional commercial district is intended for application to properties in the immediate vicinity of freeway interchanges where large scale commercial development can be located which is intended to serve the needs of the regions surrounding the city, including the Sacramento San Joaquin Delta and other areas of Northern and Central California.~~

~~— B. Permitted Uses.~~

~~— 1. Factory outlet shopping centers;~~

~~— 2. Recreation theme parks;~~

~~— 3. Business parks and regional office centers;~~

~~— 4. Convention centers;~~

~~— 5. Centers for the regional distribution of goods and services;~~

~~— 6. Incidental and accessory structures and uses located on the same site as a permitted use;~~

~~— 7. Other uses which are added to this list according to the procedure in Section 17.16.020.~~

~~— C. Permitted Uses Administrative Approval Required. Any of the uses listed under~~

~~Section 17.44.050(B) are permitted with administrative approval.~~

~~— D. Conditional Uses Commission Approval Required. Any of the uses listed under Section 17.44.050(D) are conditional uses requiring the approval of the commission. (Ord. 92-73)~~

17.44.070 CW: waterfront commercial district.

~~— A. Application. The waterfront commercial district is intended exclusively for application to properties along the levees of the San Joaquin River or its tributaries which are designated by the general plan for water-related residential, commercial or public use.~~

~~— B. Permitted Uses, Permitted Uses With Administrative Approval, and Conditional Uses with Commission Approval. Any uses allowed by the planning commission and city council as prescribed by a planned unit development permit under the procedures of Sections 17.52.010 and 17.52.020 and Chapter 17.56. (Ord. 92-73)~~

[...]

17.44.090 Property development standards for commercial districts.

- A. Screening and landscaping, fences, walls and hedges shall conform to the provisions of Chapter 17.92.
- B. Site Area. There shall be no limitation.
- C. Frontage, Width and Depth. There shall be no limitation.
- D. Coverage. There shall be no limitation.
- E. Yard Requirements.
 - 1. The minimum front yard shall be as follows:

| District | Minimum Requirements | Yard | Minimum Yard Requirements Abutting Certain Property ¹ |
|----------|----------------------|------|--|
| CN | 15 feet | | 15 feet |
| CC | 0 feet ² | | 10 feet |
| CS | 0 feet | | 10 feet |
| CH | 10 feet | | 15 feet |
| CR | 15 feet | | 15 feet |
| CW | 15 feet | | 15 feet |

Notes:

¹ Minimum on a site abutting on property in a RCO, UR-ST, R, or RM ~~or Pθ~~ District and fronting on the same street.

² ~~The requirement shall be 15 feet for property outside of the central business district.~~

2. Except as specified below, no side yards or rear yards shall be required;

a. In any commercial district, the minimum side yard abutting a RCO, UR-ST, ~~RA~~, R, or RM, ~~Pθ~~ district shall be ten (10) feet.

b. In any commercial district, the minimum rear yard abutting a RCO, UR-ST, ~~RA~~, R, or RM ~~or Pθ~~ district shall be ten (10) feet.

F. Distances between structures. The minimum distance between a dwelling unit and another structure shall be ten (10) feet.

G. Building Height. In a CN, or CH ~~or CW~~ District, sixty-five (65) feet maximum; in a CC, or CS ~~or CR~~ district, seventy-five (75) feet maximum, except as may be provided under the provisions of Sections 17.52.010, and ~~17.52.020~~, Chapters 17.56 or 17.112.

H. Off-Street Parking and Off-Street Loading. Off-street parking and off-street loading facilities shall be provided as prescribed in Chapter 17.76.

I. Signs and Outdoor Advertising Structures. No sign or outdoor advertising structure of any character shall be provided, except as prescribed in Chapter 17.84. (Ord. 92-73; Ord. 92-96)

[...]

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Chapter 17.48 I Industrial District

[...]

17.48.050 Property development standards.

A. Screening and landscaping—Fences, walls and hedges shall conform to the provisions of Chapter 17.92.

B. Site Area. The minimum site area shall be one-half acre in the IG district. No minimum site area shall be required in the IL district.

C. Frontage, Width and Depth of Site. There shall be no limitations.

D. Coverage. There shall be no limitations.

E. Yard Requirements.

1. Front Yard. The minimum front yard for both the IL and IG districts shall be ten (10) feet.

2. Rear and Side Yards. Except as provided below, no rear yard or side yards shall be required.

a. The minimum rear yard abutting a UR-ST, RCO, ~~RA~~, R, RM, ~~PΘ~~, or C district shall be fifteen (15) feet.

b. On a reversed corner lot adjoining a key lot in a UR-ST, RCO, ~~RA~~, R, RM, ~~PΘ~~ or C district, the minimum side yard adjoining the street shall not be less than one-half the required front yard on the key lot.

c. The minimum side yard abutting a UR-ST, RCO, ~~RA~~, R, RM, ~~PΘ~~ or C district shall be fifteen (15) feet.

F. Distances Between Structures. There shall be no limitations.

G. Building Height. The building height shall be no greater than seventy-six (76) feet, unless a building height of no greater than ninety-five (95) feet is determined to be warranted by the planning commission under the provisions of Chapter 17.100, and except that a greater height may be approved for tanks, towers, silos and similar facilities under the provisions of Chapter 17.112.

H. Off-Street Parking and Off-Street Loading. Off-street parking and off-street loading facilities shall be provided as prescribed in Chapter 17.76.

I. Signs and Outdoor Advertising Structures. No signs or outdoor advertising structure of any character shall be permitted, except as provided in Chapter 17.84. (Ord. 12-312 § 2; Ord. 92-96; Ord. 92-73)

[...]

~~17.48.080 Planned Industrial Districts.~~

~~— A. Purposes and Application. The IP planned industrial district is intended for application to those industrial areas which are planned for development for the mutual protection of a community of industries in accordance with a development program approved by the city. Such a program involves the combining of certain uses and a set of development regulations which are more restrictive than those otherwise provided in the IL and IG districts.~~

~~— B. Regulations.~~

~~— 1. In order to assure the mutual protection and compatibility of uses to be located within a IP district, the owners of all the land within the area proposed to be classified IP shall submit the following to the city:~~

~~— a. A more restrictive list of those uses set forth in Sections 17.48.020(B) and (C) and 17.48.030(B) and (C), which uses are desired by the owners to be listed as permitted uses under this section;~~

~~— b. A statement of more restrictive regulations relating to each of the subjects of Sections 17.44.070, 17.48.040 and 17.48.050 and than are now provided by these sections, and which are desired by the owners to become additional regulations under this section.~~

~~— 2. Upon written approval of the planning commission, the list of permitted uses and statements of more restrictive regulations requested for a particular parcel of land shall become the regulations of this section with respect to such parcel of land by reference with the same force and effect as if the regulations were specifically set out and described under this section; provided, however, such statements of more restrictive regulations shall apply in addition to those prescribed within Section 17.48.060.~~

~~— 3. All uses listed as requiring conditional use permits in the IL or IG districts shall be considered as conditional uses under this section.~~

~~— 4. The minimum acreage required for the application of the IP district shall be five acres.~~

~~— C. Required Conditions. Before the city council may give written approval pursuant to this section, and classify property as being within the IP district, the owners shall record, in the office of the county recorder, deed restrictions running with the land affected corresponding to the list of permitted uses and statements of more restrictive regulations approved pursuant to the provisions of subsection B above. (Ord. 92-73)~~

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Chapter 17.49 Crossroads Overlay District

[...]

Chapter 17.49.030 Highway Commercial/Highway Service Overlay

A. The specified properties in the Crossroads overlay district shall include all uses permitted by Section 17.44.050 of this title and the following permitted uses:

- 1. Motels, hotels;
- 2. Eating places (including those dispensing alcoholic beverages);
- 3. Automobile service stations;
- 4. Newsstands, gift and souvenir shops, arts and crafts studios, self-service ice dispensers, laundry and dry cleaning agencies, and vending machines;
- 5. Factory outlet malls on parcels of no less than ten (10) acres;

[...]

B. The specified properties in the Crossroads overlay district shall include all uses conditionally permitted by Section 17.44.050 of this title and the following conditional uses:

- 1. Banks, carwashes, new car and farm equipment sales;
- 2. Nightclubs, including places providing dancing;
- 3. Kennels for household pets when accessory to a motel or hotel;
- 4. Commercial recreation;
- ~~5. Barbershops, beauty shops;~~
- 56. Nurseries and greenhouses;
- 67. Public utility and communications equipment buildings and studios. (Ord. 19-405 § 1; Ord. 18-384 § 1)

[...]

New text is shown by underline; deleted text is shown by ~~strikethrough~~

Chapter 17.52 Combining Districts

[...]

~~17.52.020 Mixed use combining district (MXU).~~

~~— A. Purposes and Application. The mixed use combining district (MXU) is intended for application to those residential, commercial and industrial base zoning districts which lay within the boundaries of the city's redevelopment project area(s), and which are designated as areas characterized by a mixture of uses, blighted structures and sites, and/or inadequate street and alley improvements. The MXU combining district is to be applied to only those redevelopment project areas selected by the city council as meeting the purposes of this section. Use arrangements within these areas are to be made physically, functionally and aesthetically compatible through either site plan review, architectural design review, PUD procedures, or a combination thereof, as determined by the city council.~~

~~— B. Applicable Regulations and Procedures.~~

~~— 1. The MXU combining district provides the flexibility needed to improve land use conditions within redevelopment project areas under conditions of uncertainty as to the types of uses that may be proposed or that may be economically feasible for specific properties over time. Under mixed use, all categories of land use shown on the general plan diagram are eligible for consideration within redevelopment project areas.~~

~~— 2. Because the best potential use for some properties may be more clear cut than for others, the base land use designations of the general plan provide guidance for the selection of those base zoning districts to be applied throughout the redevelopment project area(s). However, such guidance does not abrogate the potential and flexibility offered for mixed use. An application for a building permit, site plan review or PUD will initiate the process for determining an appropriate development proposal under mixed use regulations. The planning commission shall make a determination as to which procedures shall be followed under the provisions of Chapters 17.56, 17.108 and 17.112. (Ord. 92-73)~~

17.52.030 Mossdale Village combining district (MV).

A. Application. The Mossdale Village combining district (MV) is intended for application to all lands located within the Mossdale Village portion of the West Lathrop Specific Plan. The designation of MV after any zoning district indicates that the zoning district so combined is modified by the regulations included in the West Lathrop Specific Plan then in effect.

B. Applicable Regulations and Procedures. The development of property within the MV combining district shall be subject to the regulations found in the West Lathrop Specific Plan and

the applicable urban design concept. In addition, it is anticipated that agricultural use of the land within the MV combining district will continue for many years. Therefore, the following shall be considered conforming uses in any zoning district which is combined with the MV combining district:

1. Field crops, tree crops, row crops, berry or bush crops, provided no additional land shall be planted in cotton, trees, or vines;

2. Farms for the keeping or raising of animals, excluding poultry farms, rabbit or other small animal farms, fish or frog farms, dairies, hog farms, feedlots, slaughterhouses and kennels unless otherwise specifically permitted in the zoning district which is combined or if they exist on the day the property annexes. Any new poultry farms, rabbit or other small animal farms, fish or frog farms, dairies, hog farms, feedlots, slaughterhouses and kennels proposed subsequent to annexation are specifically prohibited.

~~C. Conditionally Permitted Uses – Commission Approval Required. The following use may be approved according to the procedures in Chapter 17.112:~~

~~1. Recycled water storage ponds and sprayfields. (Ord. 22-431 § 1; Ord. 04-237 § 4; Ord. 96-132)~~

[...]

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Chapter 17.56 Planned Unit Developments

[...]

17.56.020 Districts.

A planned unit development may be located in any district ~~other than a R-1-6X district~~ upon the granting of a use permit in accordance with the provisions of this chapter, or by applying the planned unit development combining district in accordance with the provisions of Sections 17.52.010 and 17.52.020. (Ord. 92-73)

17.56.030 Permitted uses.

A planned unit development shall include only those uses permitted, either as permitted uses or conditional uses, in the zoning district in which the planned unit development is located, subject to the following exceptions:

A. Any combination of uses permitted in any ~~RA, R, or RM or PO~~ district as a permitted use, a use permitted by administrative approval, or a conditional use, may be included in a planned unit development located in a ~~RA, R or RM~~ District.

B. Any combination of uses permitted within any ~~PO, C, or IL~~ district as a permitted use, a use permitted by administrative approval, or a conditional use may be included in a planned unit development located in a ~~PA or C~~ district.

C. Any combination of uses permitted in any CS, CH, IL or ~~IG or C~~ district as a permitted use, a use permitted by administrative approval, or conditional use may be located in a planned unit development located in an IL or IG district. (Prior code § 188.03)

[...]

New text is shown by underline; deleted text is shown by ~~strikethrough~~

Chapter 17.57 Mossdale Landing Zoning Districts

17.57.010 Article 1. Mossdale Landing Zoning Districts of the Mossdale Landing Urban Design Concept – Purposes. and application.

~~The Mossdale Landing zoning districts are subject to the Mossdale Landing urban design concept, the Mossdale Landing East urban design concept or Mossdale Landing South urban design concept. (Ord. 22-431 § 1)~~

The Mossdale Landing zoning districts in this chapter are designed to provide the opportunity for a wide variety of residential and commercial uses on lands located in the Mossdale Village area which are encompassed by the approved West Lathrop Specific Plan. These zoning districts are subject to the Mossdale Landing Urban Design Concept. These zoning districts, ending in “-MV” are limited to the Mossdale Village.

17.57.100 CS-MV: Service Commercial – Mossdale Village Zoning District - Application.

The CS-MV uses will be located along the frontage of I-5, between Golden Valley Parkway and Manthey Road. The CS-MV zone district is intended for establishments engaged in local and regional retail, services, and office functions. These businesses require easy arterial access, good visibility, and adequate parking. The service commercial designated parcel of Mossdale Landing is a small part of a larger commercial district in the Mossdale Village area of the West Lathrop Specific Plan. As such, the architectural character of the commercial development shall be consistent with the design standards established for the remainder of the Mossdale Village commercial areas. These commercial areas will be pedestrian oriented in terms of circulation, storefront and “public space” design, and provide connections to other adjacent commercial and residential areas. The proposed uses in the CS-MV zone district shall provide an architecturally consistent theme along Golden Valley Parkway and the surrounding land uses, particularly the Village Center.

17.57.101 Permitted uses.

- A. Retail Sales uses include, but are not limited to:
 - 1. Antique/Collector Shops
 - 2. Art Gallery/Picture Framing
 - 3. Auto Parts Stores
 - 4. Beauty Supply Stores

5. Beer/Wine stores – Sales only
6. Bicycle/Skateboard/Surf/Ski Shop
7. Bookstores/Newsstands
8. Boutique/Gift Stores
9. Bridal/Formal Wear
10. Camera/Photo Stores
11. Candy/Confectionery
12. Children's/Teen's Stores
13. Clothing/Apparel/Accessories
14. Consignment/Thrift Stores
15. Costume/Wig Shops
16. Fabric/Craft Stores
17. Floor Coverings/Carpet Stores
18. Floral Shops
19. Furniture/Appliance Stores
20. Health Food Store/Specialty Food Stores
21. Home Furnishings & Housewares/Window Coverings/Tableware/Linens
22. Jewelry Stores
23. Lighting Stores
24. Music/Musical Instrument/Audio Recording Stores
25. Office Supply Stores
26. Paint/Wallpaper Stores
27. Party Supply Stores

28. Pets and Pet Supply Stores

29. Stationary/Card Shops

30. Shoe/Hat Stores

31. Specialty Shops

32. Sporting Goods Stores

33. Toy/Hobby Stores

B. Service Retail uses include, but are not limited to:

1. Alterations/Tailor/Fur & Repair & Storage

2. Bank/Credit Unions/Savings & Loan/Financial Institutions

3. Barber/Beauty Salon/Nail Salon/Facial/Massage

4. Copying/Printing/Blueprints

5. Dry Cleaner (no plant on premises)

6. Employment Agencies

7. Formal Wear Rental Shops

8. Health Clubs/Fitness Centers/Physical Therapy

9. Instruction & Training in Gymnastics, Martial Arts, Aerobics, Yoga

10. Laboratories

11. Laundromats

12. Locksmiths

13. Lube Shops

14. Postal/Mail Stores

15. Photographic/Artists Studio

16. Real Estate/Title Offices

17. Shoe Repair Shops
18. Travel/Tour Agencies
19. Veterinarian/Animal Hospital
20. Video/Audio Rental Shops
21. Watch/Clock Repairs Shops

C. Eating, drinking and entertainment establishments include, but are not limited to:

1. Bagel/Donut Shops
2. Banquet Facilities
3. Café/Coffee House Shops
4. Delicatessen/Catering Services
5. Ice Cream/Yogurt Shops
6. Outdoor Seating Areas for Food Establishments
7. Restaurants

D. Office Uses include, but are not limited to:

1. Administrative Headquarters
2. Business, Consulting and Commercial Services
3. Business, Professional and Administrative Offices
4. Medical and Dental Laboratories
5. Radio and Television Broadcasting
6. Stock Brokerage

E. Other Uses include, but are not limited to:

1. Reclaimed Water Storage Ponds
2. Spray Fields
3. Storm Drain Detention and Retention Ponds

F. Retail Sales Uses include, but are not limited to:

1. Department Stores/General Merchandise Stores
2. Drug Stores
3. Electronics/Audio/Video/Computers/Software Stores
4. Furniture/Appliance Stores
5. Grocery Stores
6. Hardware/Home Improvement/Nursery Stores
7. Sale of New Motorsports Vehicles, including, but not limited: motorcycles, snowmobiles, jet skis, all-terrain vehicles, small watercraft, or similar vehicles and including the ancillary sale of used motorsports vehicles, parts, and accessories and maintenance, repair and service of motorsports vehicles.
8. Tire Stores

G. Service Retail Uses include, but are not limited to:

1. Day Care Centers
2. Emergency Medical/Dental, Clinics, and prescribing pharmacy within

H. Eating, drinking and entertainment establishments include, but are not limited to:

1. Amusement/Arcades
2. Fast Food Drive-Through/Drive-In Facility

3. Private Clubs

I. Regionally oriented, high volume, retail uses include, but are not limited to:

1. Auto/Truck Centers
2. Design/Contractors Centers
3. Discount/Off Price Centers
4. Entertainment/Lifestyle Centers
5. Factory Outlet Stores
6. Furniture Outlets
7. Malls
8. Power Centers
9. Promotional Centers

J. Regionally oriented, high volume, retail uses include, but are not limited to:

1. Communications Equipment
2. Electrical transmission and distribution substations, gas regulator stations, public service pumping stations and elevated pressure tanks.

K. Incidental and accessory structures and uses on the same site as a permitted use.

L. Other uses added to this list by the Planning Commission according to the procedure in Section 17.16.020.

17.57.102 Conditional uses.

A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:

1. Administrative Offices – City, County, State, and Federal

2. Auditoriums/Concert Halls
3. Adult Novelty Stores
4. Ambulance Stations
5. Any facility or business serving alcoholic beverages or selling hard alcohol.
6. Any facility or business producing excessive noise, sounds or music.
7. Billiards /Pool Halls
8. Bowling Alleys
9. Business and professional schools and colleges
10. Car Washes
11. Educational/Assembly Uses
12. Cocktail Lounge/Bar
13. Community/Civic Centers
14. Skating rinks and other similar commercial recreation facilities.
15. Fire/Police Station
16. Gaming/Gambling/Bingo Parlor
17. Gas and electrical transmission lines
18. Gas/Service Station/Convenience store
19. Governmental offices
20. Hospital/Medical center
21. Hotel (subject to LMC Chapter 17.78 Hotel Limitations)
22. Library
23. Museums
24. Nightclub/Micro-brewery

25. Recreational facility/Indoor
26. Senior/Youth Centers
27. Temporary Christmas tree lot
28. Temporary pumpkin patch
29. Theater (Dinner, Movie, Live, etc.)
30. Transit Stations

17.57.103 Property development standards.

Specific development and architecture standards for the Service Commercial - Mosssdale Village (CS-MV) zone district are established in the Mosssdale Landing Urban Design Concept document.

17.57.104 Site plan and architectural review required.

No use shall be erected on any lot or site in any CS-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.105 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

17.57.110 CV-MV: Village Commercial – Mosssdale Village Zoning District - Application.

The CV-MV uses will be located along Towne Centre Drive in Mosssdale Village. This district is intended as a mixed use, pedestrian-oriented development typical of traditional main streets to create a sense of belonging and community to its surrounding residents. The goal of Mosssdale Landing's village commercial area is to create the vitality and charm associated with these main streets. An integrated mix of retail, office, services, and living are also general ideas behind this type of development. Street level frontage uses should be comprised of small retail and service businesses, integrated with larger anchor tenants. Multi-level buildings can be either office or commercial at ground level with residential or office above. The village commercial area is planned to create a symbiotic relationship among these various live, work, and play opportunities.

17.57.111 Permitted uses.

- A. Retail Sales uses include, but are not limited to:
1. Arts instruction (music, dance, painting)
 2. Appliance and Equipment Repair
 3. Barber/Beauty Shop/Nail Salon
 4. Copying and Printing Services
 5. Drapery and Blind Installation
 6. Dry Cleaner (no plant on premises)
 7. Formal Wear
 8. Laundromats
 9. Locksmiths
 10. Photographic Studios
 11. Shoe Repair
 12. Tailor
 13. Travel Agency
 14. Watch and Clock Repair

B. Local Serving Retail uses include, but are not limited to:

1. Art Gallery/Supply Store
2. Auto Parts Stores
3. Bakery
4. Bicycle Shops
5. Book Stores
6. Clothing Stores
7. Computers/Electronic Equipment
8. Drug Stores
9. Floor Coverings
10. Florist/Plant Shop
11. Gift Shops
12. Hardware Stores
13. Hobby Shops
14. Home Appliances
15. Jewelry Stores
16. Beer/Wine Sales – Tasting Store (no off-site sales of liquor permitted within 1,000 feet of a school.
17. Music Stores
18. Newspapers and Magazines
19. Paint, Glass, and Wallpaper Stores
20. Party Supply Stores
21. Pet Store and Supplies

22. Photographic Supply Stores
23. Picture Framing Shops
24. Shoe Stores
25. Specialty Food Store including: meat, fish, wine, candy, health food, etc. (no off-site sales of liquor permitted within 1,000 feet of a school).
26. Specialty Goods including: cooking supplies, housewares, linen, window coverings, china/glassware, etc.
27. Sporting Goods Stores
28. Stationary/Office Supply Stores
29. Toy Stores
30. Variety Stores

C. Eating, drinking and entertainment establishments include, but are not limited to:

1. Bagel/Donut Shops
2. Café/Coffee House Shops
3. Delicatessens (no off-site sales of liquor permitted within 1,000 feet of a school)
4. Ice Cream/Yogurt Shops
5. Outdoor Seating Areas for Food Establishments
6. Restaurants (no drive-through operations, and no off-site sales of liquor permitted within 1,000 feet of a school).
7. Video Stores

D. Business and Professional Office Uses include, but are not limited to:

1. Employment Agencies

2. Professional Offices including: accounting, architectural, dental, engineering, legal, etc.
3. Real Estate/Title Offices

E. Business and Professional Office Uses include, but are not limited to:

1. Artist's Studios (live/work units) in mixed-use applications only. These units are not permitted in solely residential projects.
2. Apartments, Flats, and Townhouses
3. Convalescent and Assisted Care Facilities
4. Home Occupations in accordance with the provisions of Chapter 17.64.
5. Rest/Nursing Homes

F. Other Uses include, but are not limited to:

1. Reclaimed Water Storage Ponds
2. Spray Fields
3. Storm Drain Detention and Retention Ponds

G. Business and Professional Offices Uses include, but are not limited to:

1. Bank, Savings and Loan and other Financial Institutions
2. Medical, Optometry, and Dental Offices

H. Other Uses include, but are not limited to:

1. Communications Equipment
2. Electrical Transmission and Distribution Substations, Gas Regulator Stations, Public Service Pumping Stations and Elevated Pressure Tanks

I. Incidental and accessory structures and uses on the same site as a permitted use.

J. Other uses added to this list by the Planning Commission according to the procedure in Section 17.16.020.

17.57.112 Conditional uses.

- A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:
 - 1. Any facility or business serving alcoholic beverages or selling hard alcohol (no off-site sales of liquor permitted within 1,000 feet of a school).
 - 2. Any facility or business with live entertainment or music.
 - 3. Bar or cocktail lounge (no off-site sales of liquor permitted within 1,000 feet of a school)
 - 4. Community Center
 - 5. Day Care Center
 - 6. Educational/Assembly Uses
 - 7. Library
 - 8. Lodge Hall
 - 9. Micro-brewery (no off-sales of liquor permitted within 1,000 feet of a school)
 - 10. Nightclub (no off-site sales of liquor permitted within 1,000 feet of a school)
 - 11. Post Office
 - 12. Recreational Facility - Indoor
 - 13. Social Club (no off-site sales of liquor permitted within 1,000 feet of a school)
 - 14. Senior Centers
 - 15. Theater – Indoor (Dinner, Movie, Live Play, etc.)
 - 16. Video Arcade

17.57.113 Property development standards.

Specific development and architecture standards for the Village Commercial - Mossdale Village (CV-MV) zone district are established in the Mossdale Landing Urban Design Concept document.

17.57.114 Site plan and architectural review required.

No use shall be erected on any lot or site in any CV-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.115 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

17.57.120 RL-MV: Low Density Residential – Mossdale Village Zoning District - Application.

The RL-MV district is intended for Mossdale Village’s single-family development platted in neighborhood planning areas of three different lot sizes of 5,000 square feet, 6,000 square feet, and 7,000 square feet. It is recognized that lots within a designated neighborhood planning area may exceed the minimum square footage area of that neighborhood, however, these lots are still subject to that neighborhood’s development standards.

17.57.121 Permitted uses.

A. Permitted uses include:

1. One-family detached dwelling.
2. Home occupations in accordance with Chapter 17.64.
3. Raising of fruit and nut trees, vines, vegetables and horticultural specialties on a noncommercial basis.
4. Fenced or enclosed swimming pools for either individual, family or communal use or an exclusive non-commercial basis, provided that no swimming pool shall be located within a utility easement.

5. A State-authorized, certified or licensed facility including: a family day care home providing care of up to fourteen (14) children; a foster home or group home serving up to eight (8) or fewer mentally disordered or otherwise handicapped persons, or dependent and neglected children.
6. Accessory structures and uses located on the same site with a permitted use.
7. Reclaimed water storage ponds
8. Spray fields
9. Storm drain detention and retention ponds
10. Public uses of an administrative, recreational, public service or cultural type including City, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities; public playgrounds, parks and community centers.

17.57.122 Conditional uses.

A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:

1. A State authorized licensed child day care center as defined by the State of California Department of Social Services.
2. Public and private charitable institutions; State authorized hospitals, sanitariums, rest homes, and nursing homes; State authorized, certified or licensed facility including: a foster home or group home serving nine (9) or more mentally disordered or otherwise handicapped persons, such as rehabilitation homes for the alcohol and/or chemically dependent, or dependent and neglected children, where such homes provide care on a 24-hour basis.
3. Public and quasi-public use of an educational or religious type, including: private non-profit schools, public or private colleges; churches; parsonages and other religious institutions.
4. Gas and electric transmission lines in accordance with Section 17.108.080, electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and elevated pressure tanks.

17.57.123 Property development standards.

Specific development and architecture standards for the Low Density Residential - Mossdale Village (RL-MV) zone district are established in the Mossdale Landing Urban Design Concept document.

17.57.124 Site plan and architectural review required.

No use shall be erected on any lot or site in any RL-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104, other than those exempted by Local, State and/or Federal statute. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.125 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

17.57.130 RM-MV: Medium Density Residential – Mossdale Village Zoning District-Application.

The RM-MV district is intended to permit both attached and detached housing units. Attached housing may consist of duets, townhomes or rowhouses, condominiums, and apartments. Detached housing may consist of zero lot line, zipper lots, or courtyard housing. New planning concepts and lot reconfigurations, such as alleys or other features particular to a selected housing type, that do not fall within the development standards listed in the Mossdale Urban Design Concept document may be considered by the Community Development Department.

17.57.131 Permitted uses.

A. Permitted uses include:

1. One-family detached dwelling.
2. Two or more single-family dwellings proposed for the same site.
3. Duplexes.
4. Multi-family dwellings or apartments.
5. Home occupations in accordance with Chapter 17.64.
6. A State-authorized, certified or licensed facility including: a family day care home providing care of up to fourteen (14) children; a foster home or group home serving up to eight (8) or fewer mentally disordered or otherwise handicapped persons, or dependent and neglected children.
7. Public uses of an administrative, public service or cultural type including City, county, state or federal administrative centers and courts, libraries, museums, art galleries, police

and fire stations and other public buildings, structures and facilities; public playgrounds, parks and community centers.

8. Fenced or enclosed swimming pools for either individual, family or communal use or an exclusive non-commercial basis, provided that no swimming pool shall be located within a utility easement or a front yard.
9. Incidental and accessory structures and uses located on the same site with a permitted use.
10. Reclaimed water storage ponds
11. Spray fields
12. Storm drain detention and retention ponds

17.57.132 Conditional uses.

- A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:
 1. A State authorized licensed child day care center as defined by the State of California Department of Social Services.
 2. Public and private charitable institutions; State authorized hospitals, sanitariums, rest homes, and nursing homes; State authorized, certified or licensed facility including: a foster home or group home serving nine (9) or more mentally disordered or otherwise handicapped persons, such as rehabilitation homes for the alcohol and/or chemically dependent, or dependent and neglected children, where such homes provide care on a 24-hour basis.
 3. Boarding or rooming houses as defined in Section 17.04.080 of this Title.
 4. Public and quasi-public use of an educational or religious type, including: private non-profit schools, public or private colleges; churches; parsonages and other religious institutions.
 5. Gas and electric transmission lines in accordance with Section 17.108.080, electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and elevated pressure tanks.

17.57.133 Property development standards.

Specific development and architecture standards for the Medium Density Residential - Mossdale Village (RM-MV) zone district are established in the Mossdale Landing Urban Design Concept document.

17.57.134 Site plan and architectural review required.

No use shall be erected on any lot or site in any RM-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104, other than those exempted by Local, State and/or Federal statute. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.135 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

17.57.140 RH-MV: High Density Residential – Mossdale Village Zoning District - Application.

The RH-MV district is intended for Mossdale Landing South’s multi-family and attached housing development. The theme, design styles, materials and colors shall reflect those of the other residential neighborhoods of Mossdale Landing South.

17.57.141 Permitted uses.

- A. Attached multi-family residential uses including, but not limited to:
 - 1. Condominiums, apartments, flats, townhouses, and independent living facilities.
 - 2. Convalescent and assisted care facility.
 - 3. Home occupations in accordance with the provisions of Chapter 17.64.
 - 4. Rest/Nursing homes.
- B. Other uses, including but not limited to:
 - 1. Reclaimed water storage ponds.
 - 2. Spray fields.
 - 3. Storm drain detention and retention ponds.

17.57.142 Conditional uses.

- A. The following uses may be permitted in accordance with the provisions of

Chapter 17.112:

- 1. Day Care Centers.
- 2. Private non-profit schools and colleges; churches, and other religious institutions.

17.57.143 Property development standards.

Specific development and architecture standards for the High Density Residential - Mossdale Village (RH-MV) zone district are established in the Mossdale Landing South Urban Design Concept document.

17.57.144 Site plan and architectural review required.

No use shall be erected on any lot or site in any RH-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.145 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

17.57.150 P/QP-MV: Public/Quasi Public – Mossdale Village Zoning District - Application.

The P/QP-MV zoning district is intended to permit schools, parks, and other public facilities shall relate to and build upon those styles mandated for residential development in the Mossdale Landing Urban Design Concept document. This will ensure that the architecture of public uses will tie into Mossdale Landing’s traditional character. Materials and colors shall be appropriate to the design style selected, and building placement and massing shall be sensitive to the site and adjacent neighborhoods.

17.57.151 Permitted uses.

- A. Permitted uses include, but are not limited to:
 - 1. Community Centers
 - 2. Farmer’s Market
 - 3. Festival/Street Fairs

4. Open Space
5. Other such uses that meet the intent of this district, as approved by the Director of Community Development.
6. Park- active and passive
7. Reclaimed water storage ponds
8. Recreation facility
9. Spray fields
10. School
11. Storm drain detention and retention ponds
12. Trails, pathways, maintenance roads, and related features

17.57.152 Site plan and architectural review required.

No use or structure shall be erected on any lot or site in any P/QP-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104, other than those exempted by Local, State and/or Federal statute. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.153 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

Any use or structure proposed for placement on city owned property pursuant to a lease, license, agreement with the city, or city project, shall be exempt from this chapter, but shall comply with such processing and design standards as are set forth in such lease, license, or other agreement.

17.57.160 P-MV: Park – Mossdale Village Zoning District – Application.

The P-MV District is intended to provide for neighborhood, community and regional parks, greenways, and other outdoor recreation facilities to allow for a wide array of local and community recreational activities and entertainment opportunities within urban development. Specific uses intended for this zoning district include: public recreation sites including ball fields, tot lots and play apparatus, adult softball and soccer playing fields, swimming pools, community center buildings, meeting facilities, libraries, art centers, after school care facilities, art in public places.

facilities for night-time recreation, trails benches, interpretive markers, picnic areas, barbeque facilities, landscaping, irrigation, city wells, trees and natural habitat areas. Parks also may be designed to accommodate multi-level storm drainage detention basins that will allow recreation use of areas not needed for detention during a given storm.

17.57.161 Reviewing Authority.

All proposed structures, events, and uses shall be subject to the review and approval by the City of Lathrop Parks and Recreation Commission.

17.57.170 OS-MV: Open Space – Mossdale Village Zoning District – Application.

The OS-MV zoning district is intended to provide for permanent open space in areas that exhibit significant vegetation, wildlife, wetlands, bodies of water or water courses, mineral resources, scenic qualities or recreational potential, water quality and storm water detention basins, and that are designated as open space within the Mossdale Village area. This district is further intended to be applied to lands within the city that are subject to an agricultural land conservation contract under the provisions of the Williamson Act.

17.57.171 Permitted uses.

1. Recreational—Active.
2. Recreational—Passive.
3. Trails and maintenance roads.
4. Levees and other related facility equipment.
5. Private or public infrastructure.
6. Resource management lands.
7. River and other water courses.
8. Drainage, water quality, and other similar facilities, including swales and basins.
9. Reclaimed water storage ponds.
10. Spray fields.
11. Storm drain detention and retention ponds.

- 12. Incidental and accessory structures and uses on the same site as a permitted use.
- 13. Other uses added to this list by the planning commission according to the procedures in Section 17.16.020 of the Lathrop Zoning Code.

17.57.172 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16 of the Lathrop Municipal Code.

Article 2. Mossdale Landing East Zoning Districts of the Mossdale Landing East Urban Design Concept - Purposes.

The Mossdale Landing East zoning districts in this chapter are designed to provide the opportunity for a wide variety of residential and commercial uses on lands located in the Mossdale Village area which are encompassed by the approved West Lathrop Specific Plan. These zoning districts are subject to the Mossdale Landing East Urban Design Concept. These zoning districts, ending in “-MV” are limited to the Mossdale Village.

17.57.200 CH-MV: Highway Commercial – Mossdale Village Zoning District - Application.

The CH-MV designated uses are proposed between I-5 and Golden Valley Parkway directly south of the interchange between I-5 and River Islands Parkway. Uses within the highway commercial area will cater to travelers along I-5 in addition to local Lathrop residents. The highway commercial district is intended for establishments engaged in local and regional retail, service, and office functions. These businesses require easy arterial access, good visibility, and adequate parking. The highway commercial designated parcel of Mossdale Landing East is part of a larger commercial district in the Mossdale Village area of the West Lathrop Specific Plan. The architectural character of the commercial development shall be consistent with the design standards established for other areas of Mossdale Village. These commercial areas will provide efficient circulation, utilize storefront and “public space” design, and establish connections to other adjacent commercial and residential areas. The proposed uses in the highway commercial district shall provide an architecturally consistent theme along Golden Valley Parkway and the surrounding land uses, particularly the Village Center.

17.57.201 Permitted uses.

- A. Retail Sales uses include, but are not limited to:
1. Antique/Collector Shops
 2. Art Gallery/Picture Framing
 3. Auto Parts Stores
 4. Beauty Supply Stores
 5. Bicycle/Skateboard/Surf/Ski Shop
 6. Bookstores/Newsstands
 7. Boutique/Gift Stores
 8. Bridal/Formal Wear
 9. Camera/Photo Stores
 10. Candy/Confectionery
 11. Children's/Teen's Stores
 12. Clothing/Apparel/Accessories
 13. Consignment/Thrift Stores
 14. Costume/Wig Shops
 15. Fabric/Craft Stores
 16. Floor Coverings/Carpet Stores
 17. Floral Shops
 18. Furniture/Appliance Stores
 19. Health Food Store/Specialty Food Stores
 20. Home Furnishings & Housewares/Window Coverings/Tableware/Linens

21. Jewelry Stores
 22. Lighting Stores
 23. Music/Musical Instrument/Audio Recording Stores
 24. Office Supply Stores
 25. Paint/Wallpaper Store
 26. Party Supply Stores
 27. Pets and Pet Supply Stores
 28. Seasonal Outdoor Display/Sales Areas
 29. Stationary/Card Shops
 30. Shoe/Hat Store
 31. Specialty Shops
 32. Sporting Goods Stores
 33. Toy/Hobby Stores
- B. Service Retail uses include, but are not limited to:
1. Alterations/Tailor/Fur & Repair & Storage
 2. Bank/Credit Unions/Savings & Loan/Financial Institutions
 3. Barber/Beauty Salon/Nail Salon/Facial/Massage
 4. Copying/Printing/Blueprints
 5. Dry Cleaner (no plant on premises)
 6. Employment Agencies
 7. Formal Wear Rental Shops
 8. Health Clubs/Fitness Centers/Physical Therapy

9. Instruction & Training in Gymnastics, Martial Arts, Aerobics, Yoga
10. Laboratories
11. Laundromats
12. Locksmiths
13. Lube Shops
14. Postal/Mail Stores
15. Photographic/Artists Studio
16. Real Estate/Title Offices
17. Shoe Repair Shops
18. Travel/Tour Agencies
19. Veterinarian/Animal Hospital
20. Video/Audio Rental Shops
21. Watch/Clock Repairs Shops

C. Eating, drinking and entertainment establishments include, but are not limited to:

1. Bagel/Donut Shops
2. Banquet Facilities
3. Café/Coffee House Shops
4. Delicatessen/Catering Services
5. Ice Cream/Yogurt Shops
6. Micro-brewery
7. Outdoor Seating Areas for Food Establishments
8. Restaurants, including on-site alcohol sales
9. Fast Food Drive-Through/Drive-In Facility

D. Office Uses include, but are not limited to:

1. Administrative Headquarters
2. Business, Consulting and Commercial Services
3. Business, Professional and Administrative Offices
4. Medical and Dental Laboratories
5. Radio and Television Broadcasting
6. Stock Brokerage

E. Other Uses include, but are not limited to:

1. Reclaimed Water Storage Ponds
2. Spray Fields
3. Storm Drain Detention and Retention Ponds

F. Retail Sales Uses include, but are not limited to:

1. Department Stores/General Merchandise Stores
2. Drug Stores
3. Electronics/Audio/Video/Computers/Software Stores
4. Furniture/Appliance Stores
5. Grocery Stores
6. Hardware/Home Improvement/Nursery Stores
7. Tire Stores

G. Service Retail Uses include, but are not limited to:

1. Day Care Centers
2. Emergency Medical/Dental, Clinics, and prescribing pharmacy within

H. Regionally oriented, high volume, retail uses include, but are not limited to

1. Design/Contractors Centers
2. Discount/Off Price Centers
3. Entertainment/Lifestyle Centers
4. Factory Outlet Stores
5. Furniture Outlets
6. Malls
7. Power Centers
8. Promotional Centers

I. Regionally oriented, high volume, retail uses include, but are not limited to:

1. Communications Equipment
2. Electrical transmission and distribution substations, gas regulator stations, public service pumping stations and elevated pressure tanks.

J. Incidental and accessory structures and uses on the same site as a permitted use.

K. Other uses added to this list by the Planning Commission according to the procedure in Section 17.16.020.

17.57.202 Conditional uses.

A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:

1. Administrative Offices – City, County, State, and Federal
2. Amusement/Arcades
3. Auditoriums/Concert Halls
4. Adult Novelty Stores

5. Ambulance Stations
6. Any facility or business producing excessive noise, sounds or music.
7. Beer/Wine Stores
8. Billiards /Pool Halls
9. Bowling Alleys
10. Business and professional schools and colleges
11. Car Washes
12. Educational/Assembly uses
13. Community/Civic Centers
14. Skating rinks and other similar commercial recreation facilities.
15. Fire/Police Station
16. Gaming/Gambling/Bingo Parlor
17. Gas and electrical transmission lines
18. Gas/Service Station/Convenience store
19. Governmental offices
20. Hospital/Medical center
21. Hotel (subject to LMC Chapter 17.78 Hotel Limitations)
22. Library
23. Museums
24. Nightclub/Cocktail Lounge/Bar
25. Private Clubs
26. Recreational facility/Indoor
27. Senior/Youth Centers

- 28. Temporary Christmas tree lot
- 29. Temporary pumpkin patch
- 30. Theater (Dinner, Movie, Live, etc.)
- 31. Transit Stations

17.57.203 Property development standards.

Specific development and architecture standards for the Highway Commercial - Mossdale Village (CH-MV) zone district are established in the Mossdale Landing East Urban Design Concept document.

17.57.204 Site plan and architectural review required.

No use shall be erected on any lot or site in any CH-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.205 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

17.57.210 CS-MV: Service Commercial – Mossdale Village Zoning District - Application.

The CS-MV uses will be located along the frontage of I-5, between Golden Valley Parkway and Manthey Road. The service commercial district is intended for establishments engaged in local and regional retail, services, and office functions. These businesses require easy arterial access, good visibility, and adequate parking. The service commercial designated parcels of Mossdale Landing East are part of a larger commercial district in the Mossdale Village area of the West Lathrop Specific Plan. As such, the architectural character of the commercial development shall be consistent with the design standards established for other Mossdale Village commercial areas. These commercial areas will provide efficient circulation, utilize storefront and “public space” design, and establish connections to other adjacent commercial and residential areas. The proposed uses in the service commercial district shall provide an architecturally consistent theme along Golden Valley Parkway and the surrounding land uses, particularly the Village Center.

17.57.211 Permitted uses.

- A. Retail Sales uses include, but are not limited to:
1. Antique/Collector Shops
 2. Art Gallery/Picture Framing
 3. Auto Parts Stores
 4. Beauty Supply Stores
 5. Bicycle/Skateboard/Surf/Ski Shops
 6. Bookstores/Newsstands
 7. Boutique/Gift Stores
 8. Bridal/Formal Wear
 9. Camera/Photo Stores
 10. Candy/Confectionery
 11. Children`s/Teen`s Stores
 12. Clothing/Apparel/Accessories
 13. Consignment/Thrift Stores
 14. Costume/Wig Shops
 15. Fabric/Craft Stores
 16. Floor Coverings/Carpet Stores
 17. Floral Shops
 18. Furniture/Appliance Stores
 19. Health Food Store/Specialty Food Stores
 20. Home Furnishings & Housewares/Window Coverings/Tableware/Linens
 21. Jewelry Stores
 22. Lighting Stores

23. Music/Musical Instrument/Audio Recording Stores
24. Office Supply Stores
25. Paint/Wallpaper Stores
26. Party Supply Stores
27. Pets and Pet Supply Stores
28. Stationary/Card Shops
29. Shoe/Hat Stores
30. Specialty Shops
31. Sporting Goods Stores
32. Toy/Hobby Stores

B. Service Retail uses include, but are not limited to:

1. Alterations/Tailor/Fur & Repair & Storage
2. Bank/Credit Unions/Savings & Loan/Financial Institutions
3. Barber/Beauty Salon/Nail Salon/Facial/Massage
4. Copying/Printing/Blueprints
5. Dry Cleaner (no plant on premises)
6. Employment Agencies
7. Formal Wear Rental Shops
8. Health Clubs/Fitness Centers/Physical Therapy
9. Instruction & Training in Gymnastics, Martial Arts, Aerobics, Yoga
10. Laboratories
11. Laundromats
12. Locksmiths

13. Lube Shops
14. Postal/Mail Stores
15. Photographic/Artists Studio
16. Real Estate/Title Offices
17. Shoe Repair Shops
18. Travel/Tour Agencies
19. Veterinarian/Animal Hospital
20. Video/Audio Rental Shops
21. Watch/Clock Repairs Shops

C. Eating, drinking and entertainment establishments include, but are not limited to:

1. Bagel/Donut Shops
2. Banquet Facilities
3. Café/Coffee House Shops
4. Delicatessen/Catering Services
5. Ice Cream/Yogurt Shops
6. Outdoor Seating Areas for Food Establishments
7. Micro-brewery
8. Restaurants, including on-site alcohol sales
9. Fast Food Drive-Through/Drive-In Facility

D. Office Uses include, but are not limited to:

1. Administrative Headquarters
2. Business, Consulting and Commercial Services

3. Business, Professional and Administrative Offices
4. Medical and Dental Laboratories
5. Radio and Television Broadcasting
6. Stock Brokerage

E. Other Uses include, but are not limited to:

1. Reclaimed Water Storage Ponds
2. Spray Fields
3. Storm Drain Detention and Retention Ponds
4. Water reservoir tank site

F. Retail Sales Uses include, but are not limited to:

1. Department Stores/General Merchandise Stores
2. Drug Stores
3. Electronics/Audio/Video/Computers/Software Stores
4. Furniture/Appliance Stores
5. Grocery Stores
6. Hardware/Home Improvement/Nursery Stores
7. Tire Stores

G. Service Retail Uses include, but are not limited to:

1. Day Care Centers
2. Emergency Medical/Dental, Clinics, and prescribing pharmacy within

H. Regionally oriented, high volume, retail uses include, but are not limited to:

1. Auto/Truck Centers
2. Design/Contractors Centers
3. Discount/Off Price Centers
4. Entertainment/Lifestyle Centers
5. Factory Outlet Stores
6. Furniture Outlets
7. Malls
8. Power Centers
9. Promotional Centers

I. Other Uses include, but are not limited to:

1. Communications Equipment
2. Electrical transmission and distribution substations, gas regulator stations, public service pumping stations and elevated pressure tanks.

J. Incidental and accessory structures and uses on the same site as a permitted use.

K. Other uses added to this list by the Planning Commission according to the procedure in Section 17.16.020.

17.57.212 Conditional uses.

- A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:
 1. Administrative Offices – City, County, State, and Federal
 2. Amusement/Arcade
 3. Auditoriums/Concert Halls
 4. Adult Novelty Stores

5. Ambulance Stations
6. Any facility or business producing excessive noise, sounds or music.
7. Beer/Wine Stores
8. Billiards /Pool Halls
9. Bowling Alleys
10. Business and professional schools and colleges
11. Car Washes
12. Educational and Assembly uses
13. Cocktail Lounge/Bar
14. Community/Civic Centers
15. Skating rinks and other similar commercial recreation facilities.
16. Fire/Police Station
17. Gaming/Gambling/Bingo Parlor
18. Gas and electrical transmission lines
19. Gas/Service Station/Convenience store
20. Governmental offices
21. Hospital/Medical center
22. Hotel (subject to LMC Chapter 17.78 Hotel Limitations)
23. Library
24. Museums
25. Nightclub
26. Private Clubs
27. Recreational facility/Indoor

28. Senior/Youth Centers
29. Temporary Christmas tree lot
30. Temporary pumpkin patch
31. Theater (Dinner, Movie, Live, etc.)
32. Transit Stations

17.57.213 Property development standards.

Specific development and architecture standards for the Service Commercial - Mossdale Village (CS-MV) zone district are established in the Mossdale Landing East Urban Design Concept document.

17.57.214 Site plan and architectural review required.

No use shall be erected on any lot or site in any CS-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.215 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

17.57.220 CV-MV: Village Commercial – Mossdale Village Zoning District - Application.

The CV-MV uses will be located along Towne Centre Drive in Mossdale Landing East. This district is intended as a mixed use, pedestrian-oriented development typical of traditional main streets to create a sense of belonging and community to its surrounding residents. The goal of Mossdale Landing East's village commercial area is to create the vitality and charm associated with these main streets. An integrated mix of retail, office, services, and living are also general ideas behind this type of development. Street level frontage uses should be comprised of small retail and service businesses, integrated with larger anchor tenants. Multi-level buildings can be either office or commercial at ground level with residential or office above. The village commercial area is planned to create a symbiotic relationship among these various live, work, and play opportunities.

17.57.221 Permitted uses.

A. Services include, but are not limited to:

1. Arts instruction (music, dance, painting)
2. Appliance and Equipment Repair
3. Barber/Beauty Shop/Nail Salon
4. Copying and Printing Services
5. Drapery and Blind Installation
6. Dry Cleaner (no plant on premises)
7. Formal Wear/Rental
8. Laundromats
9. Locksmiths
10. Photographic Studios
11. Shoe Repair
12. Tailor
13. Travel Agency
14. Watch and Clock Repair

B. Local Serving Retail Convenience Shopping uses include, but are not limited to:

1. Art Gallery/Supply Store
2. Auto Parts Stores
3. Bakery
4. Bicycle Shops
5. Book Stores
6. Clothing Stores

7. Computers/Electronic Equipment
8. Drug Stores
9. Floor Coverings
10. Florist/Plant Shops
11. Gift Shops
12. Hardware Stores
13. Hobby Shops
14. Home Appliances
15. Jewelry Stores
16. Music Stores
17. Newspapers and Magazines
18. Paint, Glass, and Wallpaper Stores
19. Party Supply Stores
20. Pet Store and Supplies
21. Photographic Supply Stores
22. Picture Framing Shops
23. Shoe Stores
24. Specialty Food Stores including: meat, fish, wine, candy, health food, etc.
25. Specialty Goods including: cooking supplies, housewares, linen, window coverings, china/glassware, etc.
26. Sporting Goods Stores
27. Stationary/Office Supply Stores
28. Toy Stores

29. Variety Stores

C. Eating, drinking and entertainment establishments include, but are not limited to:

1. Bagel/Donut Shops
2. Café/Coffee House Shops
3. Delicatessens
4. Ice Cream/Yogurt Shops
5. Outdoor Seating Areas for Food Establishments
6. Micro-brewery
7. Restaurants, including on-site alcohol sales (no drive-throughs).
8. Video Stores

D. Business and Professional Office Uses include, but are not limited to:

1. Employment Agencies
2. Professional Offices including: accounting, architectural, dental, engineering, legal, etc.
3. Real Estate/Title Offices
4. City Hall

E. Attached Multi-Family Residential, including, but are not limited to:

1. Artist's Studios (live/work units) in mixed-use applications only. These units are not permitted in solely residential projects.
2. Condominiums, Apartments, Flats, Townhouses, and independent living facilities
3. Convalescent and Assisted Care Facilities
4. Rest/Nursing Homes

F. Other Uses include, but are not limited to:

1. Reclaimed Water Storage Ponds
2. Spray Fields
3. Storm Drain Detention and Retention Ponds

G. Business and Professional Offices Uses include, but are not limited to:

1. Bank, Savings and Loan and other Financial Institutions
2. Medical, Optometry, and Dental Offices

H. Other Uses include, but are not limited to:

1. Communications Equipment
2. Electrical Transmission and Distribution Substations, Gas Regulator Stations, Public Service Pumping Stations and Elevated Pressure Tanks

I. Incidental and accessory structures and uses on the same site as a permitted use.

J. Other uses added to this list by the Planning Commission according to the procedure in Section 17.16.020.

17.57.222 Conditional uses.

A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:

1. Any facility or business with live entertainment or music.
2. Bar or cocktail lounge
3. Beer/Wine Sales
4. Community Centers
5. Educational/Assembly Uses
6. Day Care Centers
7. Library

8. Lodge Hall
9. Nightclub
10. Post Office
11. Recreational Facility - Indoor
12. Social Club
13. Senior Centers
14. Theater – Indoor (Dinner, Movie, Live Play, etc.)
15. Video Arcade

17.57.223 Property development standards.

Specific development and architecture standards for the Village Commercial - Mossdale Village (CV-MV) zone district are established in the Mossdale Landing East Urban Design Concept document.

17.57.224 Site plan and architectural review required.

No use shall be erected on any lot or site in any CV-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.225 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

17.57.230 RL-MV: Low Density Residential – Mossdale Village Zoning District - Application.

The RL-MV district is intended for Mossdale Landing East’s single-family development platted in 6,000 square foot lots. As low density housing, these lots account for approximately 30% of Mossdale Landing East’s residential product type.

17.57.231 Permitted uses.

- A. Permitted uses include:
 - 1. One-family detached dwelling.
 - 2. Home occupations in accordance with Chapter 17.64.
 - 3. Raising of fruit and nut trees, vines, vegetables and horticultural specialties on a noncommercial basis.
 - 4. Fenced or enclosed swimming pools for either individual, family or communal use on an exclusive non-commercial basis, provided that no swimming pool shall be located within a utility easement.
 - 5. A State-authorized, certified or licensed facility including: a family day care home providing care of up to fourteen (14) children; a foster home or group home serving up to eight (8) or fewer mentally disordered or otherwise handicapped persons, or dependent and neglected children.
 - 6. Public uses of an administrative, recreational, public service or cultural type including City, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities; public playgrounds, parks and community centers.
 - 7. Accessory structures and uses located on the same site with a permitted use.
 - 8. Garden structures in accordance with the development standards described in the Mossdale Landing East Urban Design Concept.
 - 9. Reclaimed water storage ponds
 - 10. Spray fields
 - 11. Storm drain detention and retention ponds

17.57.232 Conditional uses.

- A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:

1. A State authorized licensed child day care center as defined by the State of California Department of Social Services.
2. Public and private charitable institutions; State authorized hospitals, sanitariums, rest homes, and nursing homes; State authorized, certified or licensed facility including: a foster home or group home serving nine (9) or more mentally disordered or otherwise handicapped persons, such as rehabilitation homes for the alcohol and/or chemically dependent, or dependent and neglected children, where such homes provide care on a 24-hour basis.
3. Public and quasi-public use of an educational or religious type, including: private non-profit schools, public or private colleges; churches; parsonages and other religious institutions.
4. Gas and electric transmission lines in accordance with Section 17.108.080, electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and elevated pressure tanks.

17.57.233 Property development standards.

Specific development and architecture standards for the Low Density Residential - Mossdale Village (RL-MV) zone district are established in the Mossdale Landing East Urban Design Concept document.

17.57.234 Site plan and architectural review required.

No use shall be erected on any lot or site in any RL-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104, other than those exempted by Local, State, and/or Federal statute. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.235 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

17.57.240 RM-MV: Medium Density Residential – Mossdale Village Zoning District - Application.

The RM-MV district is intended to permit both attached and detached housing units. Attached housing may consist of duets, townhomes or rowhouses, condominiums, and apartments. New planning concepts and lot reconfigurations, such as alleys or other features particular to a selected housing type, that do not fall within the development standards listed in Mossdale Landing East Urban Design Concept document may be considered by the Community Development Department.

17.57.241 Permitted uses.

- A. Permitted uses include:
 - 1. One-family dwellings.
 - 2. Two or more single-family dwellings proposed for the same site.
 - 3. Duplexes.
 - 4. Multi-family dwellings or apartments.
 - 5. Home occupations in accordance with Chapter 17.64.
 - 6. A State-authorized, certified or licensed facility including: a family day care home providing care of up to fourteen (14) children; a foster home or group home serving up to eight (8) or fewer mentally disordered or otherwise handicapped persons, or dependent and neglected children.
 - 7. Public uses of an administrative, public service or cultural type including City, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities; public playgrounds, parks and community centers.
 - 8. Fenced or enclosed swimming pools for either individual, family or communal use or an exclusive non-commercial basis, provided that no swimming pool shall be located within a utility easement or a front yard.
 - 9. Incidental and accessory structures and uses located on the same site with a permitted use.
 - 10. Reclaimed water storage ponds
 - 11. Spray fields
 - 12. Storm drain detention and retention ponds

17.57.242 Conditional uses.

- A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:
1. A State authorized licensed child day care center as defined by the State of California Department of Social Services.
 2. Public and private charitable institutions; State authorized hospitals, sanitariums, rest homes, and nursing homes; State authorized, certified or licensed facility including: a foster home or group home serving nine (9) or more mentally disordered or otherwise handicapped persons, such as rehabilitation homes for the alcohol and/or chemically dependent, or dependent and neglected children, where such homes provide care on a 24-hour basis.
 3. Boarding or rooming houses as defined in Section 17.04.080 of this Title.
 4. Public and quasi-public use of an educational or religious type, including: private non-profit schools, public or private colleges; churches; parsonages and other religious institutions.
 5. Gas and electric transmission lines in accordance with Section 17.108.080, electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and elevated pressure tanks.

17.57.243 Property development standards.

Specific development and architecture standards for the Medium Density Residential - Mossdale Village (RM-MV) zone district are established in the Mossdale Landing East Urban Design Concept document.

17.57.244 Site plan and architectural review required.

No use shall be erected on any lot or site in any RM-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104, other than those exempted by Local, State, and/or Federal statute. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.245 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

17.57.250 P/QP-MV: Public/Quasi Public – Mossdale Village Zoning District - Application.

The P/QP-MV zoning district is intended to permit schools, parks, and other public facilities shall relate to and build upon those styles mandated for residential development in the Mossdale Landing East Urban Design Concept document. This will ensure that the architecture of public uses will tie into Mossdale Landing’s traditional character. Materials and colors shall be appropriate to the design style selected, and building placement and massing shall be sensitive to the site and adjacent neighborhoods.

17.57.251 Permitted uses.

A. Permitted uses include, but are not limited to:

1. Community Centers.
2. Farmer’s Market
3. Festival/Street Fairs
4. Open Space
5. Other such uses that meet the intent of this district, as approved by the Director of Community Development.
6. Park- active and passive
7. Reclaimed water storage ponds
8. Recreation facility
9. Spray fields
10. Schools
11. Storm drain detention and retention ponds
12. Trails, pathways, maintenance roads, and related features
13. Water quality ponds and related features
14. Water reservoir tank site

17.57.252 Site plan and architectural review required.

No use or structure shall be erected on any lot or site in any P/QP-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104, other than those exempted by Local, State and/or Federal statute. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.253 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

Any use or structure proposed for placement on city owned property pursuant to a lease, license, agreement with the city, or city project, shall be exempt from this chapter, but shall comply with such processing and design standards as are set forth in such lease, license, or other agreement.

17.57.260 P-MV: Park – Mossdale Village Zoning District – Application.

The P-MV District is intended to provide for neighborhood, community and regional parks, greenways, and other outdoor recreation facilities to allow for a wide array of local and community recreational activities and entertainment opportunities within urban development. Specific uses intended for this zoning district include: public recreation sites including ball fields, tot lots and play apparatus, adult softball and soccer playing fields, swimming pools, community center buildings, meeting facilities, libraries, art centers, after school care facilities, art in public places, facilities for night-time recreation, trails benches, interpretive markers, picnic areas, barbeque facilities, landscaping, irrigation, city wells, trees and natural habitat areas. Parks also may be designed to accommodate multi-level storm drainage detention basins that will allow recreation use of areas not needed for detention during a given storm.

17.57.261 Reviewing Authority.

All proposed structures, events, and uses shall be subject to the review and approval by the City of Lathrop Parks and Recreation Commission.

17.57.270 OS-MV: Open Space – Mossdale Village Zoning District – Application.

The OS-MV zoning district is intended to provide for permanent open space in areas that exhibit significant vegetation, wildlife, wetlands, bodies of water or water courses, mineral resources, scenic qualities or recreational potential, water quality and storm water detention basins, and that are designated as open space within the Mossdale Village area. This district is further intended to be applied to lands within the city that are subject to an agricultural land conservation

contract under the provisions of the Williamson Act.

17.57.271 Permitted uses.

1. Recreational – Active.
2. Recreational – Passive.
3. Trails and maintenance roads.
4. Levees and other related facility equipment.
5. Private or public infrastructure.
6. Resource management lands.
7. River and other water courses.
8. Drainage, water quality, and other similar facilities, including swales and basins.
9. Reclaimed water storage ponds.
10. Spray fields.
11. Storm drain detention and retention ponds.
12. Incidental and accessory structures and uses on the same site as a permitted use.
13. Other uses added to this list by the planning commission according to the procedures in Section 17.16.020 of the Lathrop Zoning Code.

17.57.272 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16 of the Lathrop Municipal Code.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

Article 3. Mossdale Landing South Zoning Districts of the Mossdale Landing South Urban Design Concept - Purposes.

The Mossdale Landing South zoning districts in this chapter are designed to provide the opportunity for a wide variety of residential and commercial uses on lands located in the Mossdale

Village area which are encompassed by the approved West Lathrop Specific Plan. These zoning districts are subject to the Mosssdale Landing South Urban Design Concept. These zoning districts, ending in “-MV” are limited to the Mosssdale Village.

17.57.300 CS-MV: Service Commercial – Mosssdale Village Zoning District - Application.

The CS-MV uses will be located along the frontage of I-5, east of Golden Valley Parkway. The service commercial district is intended for establishments engaged in local and regional retail, services, and office functions. These businesses require easy arterial access, good visibility, and adequate parking. The service commercial designated parcels of Mosssdale Landing South are part of a larger commercial district in the Mosssdale Village area of the West Lathrop Specific Plan. As such, the architectural character of the commercial development shall be consistent with the design standards established for other Mosssdale Village commercial areas. These commercial areas will provide efficient circulation, utilize storefront and “public space” design, and establish connections to other adjacent commercial and residential areas. The proposed uses in the service commercial district shall provide an architecturally consistent theme which will blend with the other commercial districts along Golden Valley Parkway, as well as the surrounding land uses.

17.57.301 Permitted uses.

A. Retail Sales uses include, but are not limited to:

1. Antique/Collector Shops
2. Art Gallery/Picture Framing
3. Auto Parts Stores
4. Beauty Supply Stores
5. Bicycle/Skateboard/Surf/Ski Shops
6. Bookstores/Newsstands
7. Boutique/Gift Stores
8. Bridal/Formal Wear
9. Camera/Photo Stores
10. Candy/Confectionery
11. Children`s/Teen`s Stores
12. Clothing/Apparel/Accessories

13. Consignment/Thrift Stores
14. Costume/Wig Shops
15. Fabric/Craft Stores
16. Floor Coverings/Carpet Stores
17. Floral Shops
18. Furniture/Appliance Stores
19. Health Food Store/Specialty Food Stores
20. Home Furnishings & Housewares/Window Coverings/Tableware/Linens
21. Jewelry Stores
22. Lighting Stores
23. Music/Musical Instrument/Audio Recording Stores
24. Office Supply Stores
25. Paint/Wallpaper Stores
26. Party Supply Stores
27. Pets and Pet Supply Stores
28. Stationary/Card Shops
29. Shoe/Hat Stores
30. Specialty Shops
31. Sporting Goods Stores
32. Toy/Hobby Stores

B. Service Retail uses include, but are not limited to:

1. Alterations/Tailor/Fur & Repair & Storage
2. Bank/Credit Unions/Savings & Loan/Financial Institutions

3. Barber/Beauty Salon/Nail Salon/Facial/Massage
4. Copying/Printing/Blueprints
5. Dry Cleaner (no plant on premises)
6. Employment Agencies
7. Formal Wear Rental Shops
8. Health Clubs/Fitness Centers/Physical Therapy
9. Instruction & Training in Gymnastics, Martial Arts, Aerobics, Yoga
10. Laboratories
11. Laundromats
12. Locksmiths
13. Lube Shops
14. Postal/Mail Stores
15. Photographic/Artists Studio
16. Real Estate/Title Offices
17. Shoe Repair Shops
18. Travel/Tour Agencies
19. Veterinarian/Animal Hospital
20. Video/Audio Rental Shops
21. Watch/Clock Repairs Shops

C. Eating, drinking and entertainment establishments include, but are not limited to:

1. Bagel/Donut Shops
2. Banquet Facilities
3. Café/Coffee House Shops

4. Delicatessen/Catering Services
5. Ice Cream/Yogurt Shops
6. Outdoor Seating Areas for Food Establishments
7. Micro-brewery
8. Restaurants, including on-site alcohol sales
9. Fast Food Drive-Through/Drive-In Facility

D. Office Uses include, but are not limited to:

1. Administrative Headquarters
2. Business, Consulting and Commercial Services
3. Business, Professional and Administrative Offices
4. Medical and Dental Laboratories
5. Radio and Television Broadcasting
6. Stock Brokerage

E. Other Uses include, but are not limited to:

1. Reclaimed Water Storage Ponds
2. Spray Fields
3. Storm Drain Detention and Retention Ponds

F. Retail Sales Uses include, but are not limited to:

1. Department Stores/General Merchandise Stores
2. Drug Stores
3. Electronics/Audio/Video/Computers/Software Stores
4. Furniture/Appliance Stores

5. Grocery Stores
6. Hardware/Home Improvement/Nursery Stores
7. Sale of new Motorsports Vehicles, including but not limited to: motorcycles, snowmobiles, jet skis, all-terrain vehicles, small watercraft, or similar vehicles, and including the ancillary sale of used motorsports vehicles, parts, and accessories and maintenance, repair, and service of motorsports vehicles.

8. Tire Stores

G. Service Retail Uses include, but are not limited to:

1. Day Care Centers
2. Emergency Medical/Dental, Clinics, and prescribing pharmacy within

H. Regionally oriented, high volume, retail uses include, but are not limited to:

1. Design/Contractors Centers
2. Discount/Off Price Centers
3. Entertainment/Lifestyle Centers
4. Factory Outlet Stores
5. Furniture Outlets
6. Malls
7. Power Centers
8. Promotional Centers

I. Other Uses include, but are not limited to:

1. Communications Equipment

2. Electrical transmission and distribution substations, gas regulator stations, public service pumping stations and elevated pressure tanks.

J. Incidental and accessory structures and uses on the same site as a permitted use.

K. Other uses added to this list by the Planning Commission according to the procedure in Section 17.16.020.

17.57.302 Conditional uses.

- A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:
 1. Administrative Offices – City, County, State, and Federal
 2. Amusement/Arcade
 3. Auditoriums/Concert Halls
 4. Ambulance Stations
 5. Any facility or business producing excessive noise, sounds or music.
 6. Beer/Wine Stores
 7. Billiards /Pool Halls
 8. Bowling Alleys
 9. Business and professional schools and colleges
 10. Car Washes
 11. Cocktail Lounge/Bar
 12. Community/Civic Centers
 13. Skating rinks and other similar commercial recreation facilities.
 14. Fire/Police Station
 15. Gaming/Gambling/Bingo Parlor

16. Gas and electrical transmission lines
17. Gas/Service Station/Convenience store
18. Governmental offices
19. Hospital/Medical center
20. Hotel (subject to LMC Chapter 17.78 Hotel Limitations)
21. Library
22. Museums
23. Nightclub
24. Private Clubs
25. Recreational facility/Indoor
26. Senior/Youth Centers
27. Temporary Christmas tree lot
28. Temporary pumpkin patch
29. Theater (Dinner, Movie, Live, etc.)
30. Transit Stations
31. Water quality ponds/associated facilities

17.57.303 Property development standards.

Specific development and architecture standards for the Service Commercial - Mossdale Village (CS-MV) zone district are established in the Mossdale Landing South Urban Design Concept document.

17.57.304 Site plan and architectural review required.

No use shall be erected on any lot or site in any CS-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.305 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

17.57.310 RM-MV: Medium Density Residential – Mossdale Village Zoning District - Application.

The RM-MV district is intended to permit both attached and detached housing units. New planning concepts and lot reconfigurations, such as alleys or other features particular to a selected housing type, that do not fall within the development standards listed in Mossdale Landing South Urban Design Concept document may be considered by the Community Development Department.

17.57.311 Permitted uses.

A. Permitted uses include:

1. One-family dwellings.
2. Two or more single-family dwellings proposed for the same site.
3. Duplexes.
4. Multi-family dwellings or apartments.
5. Home occupations in accordance with Chapter 17.64.
6. A State-authorized, certified or licensed facility including: a family day care home providing care of up to fourteen (14) children; a foster home or group home serving up to eight (8) or fewer mentally disordered or otherwise handicapped persons, or dependent and neglected children.
7. Public uses of an administrative, public service or cultural type including City, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities; public playgrounds, parks and community centers.
8. Fenced or enclosed swimming pools for either individual, family or communal use or an exclusive non-commercial basis, provided that no swimming pool shall be located within a utility easement or a front yard.

9. Incidental and accessory structures and uses located on the same site with a permitted use.
10. Reclaimed water storage ponds.
11. Spray fields.
12. Storm drain detention and retention ponds.

17.57.312 Conditional uses.

A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:

1. A State authorized licensed child day care center as defined by the State of California Department of Social Services.
2. Public and private charitable institutions; State authorized hospitals, sanitariums, rest homes, and nursing homes; State authorized, certified or licensed facility including: a foster home or group home serving nine (9) or more mentally disordered or otherwise handicapped persons, such as rehabilitation homes for the alcohol and/or chemically dependent, or dependent and neglected children, where such homes provide care on a 24-hour basis.
3. Boarding or rooming houses as defined in Section 17.04.080 of this Title.
4. Public and quasi-public use of an educational or religious type, including: private non-profit schools, public or private colleges; churches; parsonages and other religious institutions.
5. Gas and electric transmission lines in accordance with Section 17.108.080, electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and elevated pressure tanks.
6. Water quality ponds/associated facilities.

17.57.313 Property development standards.

Specific development and architecture standards for the Medium Density Residential - Mossdale Village (RM-MV) zone district are established in the Mossdale Landing South Urban Design Concept document.

17.57.314 Site plan and architectural review required.

No use shall be erected on any lot or site in any RM-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104, other than those exempted by Local, State, and/or Federal statute. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.315 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

17.57.320 RH-MV: High Density Residential – Mossdale Village Zoning District - Application.

The RH-MV district is intended for Mossdale Landing South’s multi-family and attached housing development. The theme, design styles, materials and colors shall reflect those of the other residential neighborhoods of Mossdale Landing South.

17.57.321 Permitted uses.

- C. Attached multi-family residential uses including, but not limited to:
 - 5. Condominiums, apartments, flats, townhouses, and independent living facilities.
 - 6. Convalescent and assisted care facility.
 - 7. Home occupations in accordance with the provisions of Chapter 17.64.
 - 8. Rest/Nursing homes.
- D. Other uses, including but not limited to:
 - 4. Reclaimed water storage ponds.
 - 5. Spray fields.
 - 6. Storm drain detention and retention ponds.

17.57.322 Conditional uses.

A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:

- 3. Day Care Centers.
- 4. Private non-profit schools and colleges; churches, and other religious institutions.

17.57.323 Property development standards.

Specific development and architecture standards for the High Density Residential - Mossdale Village (RH-MV) zone district are established in the Mossdale Landing South Urban Design Concept document.

17.57.324 Site plan and architectural review required.

No use shall be erected on any lot or site in any RH-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.325 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

17.57.330 P/QP-MV: Public/Quasi Public – Mossdale Village Zoning District - Application.

The P/QP-MV zoning district is intended to permit schools, parks, and other public facilities shall relate to and build upon those styles mandated for residential development in the Mossdale Landing South Urban Design Concept document. This will ensure that the architecture of public uses will tie into Mossdale Landing’s traditional character. Materials and colors shall be appropriate to the design style selected, and building placement and massing shall be sensitive to the site and adjacent neighborhoods.

17.57.331 Permitted uses.

- A. Permitted uses include, but are not limited to:
 - 1. Community Centers.

2. Farmer’s Market.
3. Festival/Street Fairs.
4. Open Space.
5. Other such uses that meet the intent of this district, as approved by the Director of Community Development.
6. Park- active and passive, including ancillary structures and facilities.
7. Reclaimed water storage ponds.
8. Recreation facility.
9. Spray fields.
10. School.
11. Storm drain detention and retention ponds.
12. Trails, pathways, maintenance roads, and related features.
13. Water quality ponds and related features.
14. Water reservoir tank site.

17.57.332 Site plan and architectural review required.

No use or structure shall be erected on any lot or site in any P/QP-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104, other than those exempted by Local, State and/or Federal statute. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.333 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

Any use or structure proposed for placement on city owned property pursuant to a lease, license, agreement with the city, or city project, shall be exempt from this chapter, but shall comply with such processing and design standards as are set forth in such lease, license, or other agreement.

17.57.340 P-MV: Park – Mossdale Village Zoning District – Application.

The P-MV District is intended to provide for neighborhood, community and regional parks, greenways, and other outdoor recreation facilities to allow for a wide array of local and community recreational activities and entertainment opportunities within urban development. Specific uses intended for this zoning district include: public recreation sites including ball fields, tot lots and play apparatus, adult softball and soccer playing fields, swimming pools, community center buildings, meeting facilities, libraries, art centers, after school care facilities, art in public places, facilities for night-time recreation, trails benches, interpretive markers, picnic areas, barbeque facilities, landscaping, irrigation, city wells, trees and natural habitat areas. Parks also may be designed to accommodate multi-level storm drainage detention basins that will allow recreation use of areas not needed for detention during a given storm.

17.57.341 Reviewing Authority.

All proposed structures, events, and uses shall be subject to the review and approval by the City of Lathrop Parks and Recreation Commission.

17.57.350 OS-MV: Open Space – Mossdale Village Zoning District – Application.

The OS-MV zoning district is intended to provide for permanent open space in areas that exhibit significant vegetation, wildlife, wetlands, bodies of water or water courses, mineral resources, scenic qualities or recreational potential, water quality and storm water detention basins, and that are designated as open space within the Mossdale Village area. This district is further intended to be applied to lands within the city that are subject to an agricultural land conservation contract under the provisions of the Williamson Act.

17.57.351 Permitted uses.

1. Recreational – Active.
2. Recreational – Passive.
3. Trails and maintenance roads.
4. Levees and other related facility equipment.
5. Private or public infrastructure.
6. Resource management lands.
7. River and other water courses.
8. Drainage, water quality, and other similar facilities, including swales and basins.

9. Reclaimed water storage ponds.
10. Spray fields.
11. Storm drain detention and retention ponds.
12. Incidental and accessory structures and uses on the same site as a permitted use.
13. Other uses added to this list by the planning commission according to the procedures in Section 17.16.020 of the Lathrop Zoning Code.

17.57.352 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16 of the Lathrop Municipal Code.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

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Chapter 17.58 Lathrop Gateway Business Park Zoning Districts

Article 1. Purposes and Application

17.58.010 Lathrop Gateway zoning districts, purposes and application.

The zoning districts in this chapter are designed to provide the opportunity for a wide variety of office, commercial, and industrial ~~and open space~~ uses that are compatible with the Lathrop Gateway Business Park Specific Plan. The following regulations are supplemented by the entire text of the LGBPSP and are always combined with the LG (Lathrop Gateway) combining zone. These zoning districts, ending in “-LG,” are limited to the Lathrop Gateway Business Park Specific Plan area. (Ord. 11-307 § 4)

[...]

Article 3. CS-LG: Service Commercial Zoning District

[...]

Chapter 17.58.031 Permitted Uses.

- A. Off-street parking lots improved in conformity with Chapter 17.76 shall be permitted.
- B. Service commercial establishments, including, but not limited to, the following:
 1. Addressograph services;
 2. Automobile and truck sales, service and repair, new and used;
 3. Automobile, truck and trailer rental and service, including incidental sales;

[...]

40. Heating, ventilating and air-conditioning shops, including incidental sheet metal;
41. Ice sale and storage;
42. Interior decorating and window coverings;
43. Kennels and small breeding facilities, located not closer than five hundred (500) feet to an ~~RA, R, RM, P, CN, CC, or CR~~ CR ~~or CW~~ district;

44. Laboratories, research and development services;

[...]

Article 5. P/QP-LG: Public/Quasi-Public Zoning District

~~17.58.050 Purposes and application.~~

~~— The P/QP-LG zoning district is intended to provide for permanent open space areas for well sites, water quality, stormwater detention basins, and other necessary slope embankments as called for in the Lathrop Gateway Business Park Specific Plan. (Ord. 11-307 § 4)~~

~~17.58.051 Permitted uses.~~

~~— A. Public/Quasi-Public uses including, but not limited to:~~

~~— 1. Drainage, water quality, and other similar facilities, including swales and basins;~~

~~— 2. Incidental and accessory structures and uses on the same site as a permitted use;~~

~~— 3. Levees and other related facility equipment;~~

~~— 4. Parking;~~

~~— 5. Private or public infrastructure;~~

~~— 6. Public buildings and grounds;~~

~~— 7. Recycled water storage ponds;~~

~~— 8. Recreational Active;~~

~~— 9. Recreational Passive;~~

~~— 10. Sprayfields;~~

~~— 11. Storm drain detention and retention ponds;~~

~~— 12. Trails and maintenance roads;~~

~~— 13. Utility services and facilities;~~

~~— 14. Well site;~~

~~— 15. Other uses added to this list by the planning commission according to the procedures in~~

~~Section 17.16.020 of the Lathrop Zoning Code. (Ord. 11-307 § 4)~~

~~**17.58.052 Conditional uses—Commission approval required.**~~

~~—A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:~~

~~—1. Communication buildings, sites and facilities, including communication towers. (Ord. 11-307 § 4)~~

~~**17.58.053 Property development standards.**~~

~~—All uses shall be consistent with Article 6, Development Standards, in this Zoning Ordinance. Where development standards are not specifically identified in this document, reference the city of Lathrop Zoning Ordinance. (Ord. 11-307 § 4)~~

~~**17.58.054 Site plan and architectural design review.**~~

~~—No use shall be erected on any lot or site in any P/QP district until a site plan and architectural plans shall have been submitted to and approved by the city pursuant to the provisions of Chapter 17.100 and 17.104 of the Lathrop Municipal Code. Design review is required for all proposed structures, whether residential or nonresidential, together with related site plans, landscaping, and public improvements associated with new development within the Lathrop Gateway Business Park Specific Plan area. (Ord. 11-307 § 4)~~

~~**17.58.055 General provisions and exceptions.**~~

~~—All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16 of the Lathrop Municipal Code.~~

~~—The community development director may approve use interpretations and minor deviations related to the zoning herein. (Ord. 11-307 § 4)~~

Article 56. Development Standards

Table 17.58.060 Lathrop Gateway Business Park Specific Plan: Nonresidential Site Development Standards

| | CO-LG | CS-LG | IL-LG | <u>P/QP-LG^(?)</u> |
|--------------------------|--------------|--------------|--------------|-------------------------------------|
| Minimum Parcel Size (sf) | 5,000 | 5,000 | 5,000 | None |
| Minimum Lot | | | | |
| Width | 50' | 50' | 50' | None |

| | CO-LG | CS-LG | IL-LG | P/QP-LG ⁽⁷⁾ |
|---|--|--|--|--|
| Depth | 100' | 100' | 100' | None |
| Minimum Setbacks ⁽¹⁾ | | | | |
| Street frontage | 50' ⁽²⁾ | 50' ⁽²⁾ | 50' ⁽²⁾ | 0 |
| Front yard | 15' | 15' | 15' | 0 |
| Side yard | 5' | 0' ⁽³⁾ | 0' ⁽³⁾ | 0 |
| Rear yard | 5' | 0' ⁽³⁾ | 0' ⁽³⁾ | 0 |
| Distance between structures | 10' | 10' | 10' | 10' |
| Maximum Lot Coverage | 70% | 70% | 70% | 70% |
| Maximum Building/Structural Height | 75' | 75' | 75' | 75' |
| Landscape Requirements ⁽⁴⁾ | | | | |
| Landscape coverage (minimum) ⁽⁵⁾ | 15% ⁽⁶⁾ | 10% | 10% ⁽⁶⁾ | 10% ⁽⁶⁾ |
| Minimum Parking Requirements | Per Lathrop Zoning Ordinance, Chapter 17.76 | Per Lathrop Zoning Ordinance, Chapter 17.76 | Per Lathrop Zoning Ordinance, Chapter 17.76 | Per Lathrop Zoning Ordinance, Chapter 17.76 |
| Signage | Per Master Signage Program, and/or Chapter 17.84 | Per Master Signage Program, and/or Chapter 17.84 | Per Master Signage Program, and/or Chapter 17.84 | Per Master Signage Program, and/or Chapter 17.84 |

Footnotes to Table 17.58.060:

- (1) Minimum standards may need to be revised based on parcel configuration and proposed land use; community development director to approve minor deviations.
- (2) Those sites with public street frontage on a curve or cul-de-sac may have frontages of not less than 40', provided that the width of the site as measured along the front yard setback line is at least 50'.
- (3) Except where abutting an adjacent structure; see distance between structures standard.
- (4) For landscape standards reference Chapter 17.92 of the Lathrop Municipal Code.
- (5) Measured as a percentage of net lot acreage.
- (6) Landscape coverage is encouraged to include recreation and open space amenities for employees and visitors consistent with Section 5.5.1.1.F, Public Spaces and Pedestrian Amenities, of the Lathrop Gateway Business Park Specific Plan; recreation and open space amenities will count toward the landscape requirement.

~~(7) The city of Lathrop may exempt public facilities from the standard, if necessary; community development director to approve deviations.~~

(Ord. 11-307 § 4)

New text is shown by underline; deleted text is shown by ~~strikethrough~~

Chapter 17.60 Southeast Stewart Tract Zoning Districts

[...]

17.60.040 RCO-ST: Resource Conservation and Open Space Zoning District.

Application. The resource conservation and open space zoning district shall be that described in Chapter 17.20, except that uses listed in Section 17.20.040 (Conditional uses) shall be permitted uses herein subject to securing site plan approval. (Ord. 22-431 § 1; Ord. 96-132)

17.60.050 UR-ST: Urban Reserve Zoning district.

Application. The urban reserve zoning district shall be that described in Chapter 17.24. (Ord. 22-431 § 1; Ord. 96-132)

New text is shown by underline; deleted text is shown by ~~strikethrough~~

Chapter 17.61 River Islands Zoning Districts

[...]

17.61.030 MU-RI: Mixed Use Town Center Zoning District.

A. Application. The MU-RI zoning district is intended to provide a mix of retail, services, restaurants, entertainment, offices, higher density residential and civic uses. Such a variety of uses will need special attention as to their design to ensure proper integration and compatibility. The urban design concept review shall establish a precise mix of uses in accordance with the general categories described in this section.

B. Use Types Permitted in the MU-RI Zoning District. Retail, personal services, food and food services, offices, medical services, single-family residential, multifamily residential, civic uses, religious facilities, schools, public and private parks and open space, conditional uses, such as entertainment-related and community oriented uses, medical clinics, and other uses consistent with the scale and character of the district.

C. Permitted and Conditionally Permitted Uses. Permitted and conditionally permitted uses shall be those listed in Section 17.61.210, Table 17.61.1 and in areas covered by an urban design concept.

D. Development Standards. Specific development standards for the mixed use town center (MU-RI) district shall be further detailed in neighborhood development plans as required under Section 17.61.120. The neighborhood development plan shall include, but not be limited to, development standards for density, floor area ratios, lot coverage, building height, setbacks, lot width and depth, sign regulations, off-street parking, and standards for landscaping and irrigation. (Ord. 21-422 § 1; Ord. 03-215 § 1)

[...]

17.61.080 RCO/OS-RI: Resource Conservation and Open Space Zoning District.

A. Application. The resource conservation and open space zoning district is intended to provide for habitat restoration and preservation-related activities within Paradise Cut.

B. Use Types Permitted in the RCO/OS Zoning District. Lake, waterways, conditional uses including recreation parks, wildlife preserves, schools, public and quasi-public, utility and service structures and facilities and other uses consistent with the scale and character of the district.

C. Permitted and Conditionally Permitted Uses. Permitted and conditionally permitted uses shall be those described in Chapter 17.20, as listed in Section 17.61.210, Table 17.61.1, except that uses listed in Section 17.20.040 (Conditional uses) shall be permitted uses herein subject to securing site plan approval. Such permitted and conditionally permitted uses shall be located in

areas covered by an urban design concept.

D. Development Standards. Specific development standards for the resource conservation and open space (RCO/OS) zoning district shall be established as part of the urban design concept review. (Ord. 21-422 § 1; Ord. 03-215 § 1)

17.61.090 OS/P-RI: Open Space and /Public Use District.

[...]

17.61.210 River Islands zoning districts and permitted uses.

TABLE 17.61.1 Stewart Tract—River Islands Zoning Districts and Permitted Uses ¹

| Land Use ² | RL-RI | RM-RI | RH-RI | MU | CR | TOD | RCO/OS | OS/P |
|--|-------|-------|-------|----|----|-----|--------|------|
| AGRICULTURAL USES | | | | | | | | |
| Agricultural Uses may continue pursuant to Chapter 17.52. | | | | | | | | |
| RESIDENTIAL USES | | | | | | | | |
| SF detached | P | P | | | | | | |
| SF attached (duplex, triplex) | P | P | | | | | | |
| SF attached (townhome, condominium) | P | P | | P | | P | | |
| MF attached | | P | P | P | | P | | |
| Manufactured Housing | P | P | | P | | P | | |
| Accessory dwelling units | P | P | P | P | | P | | |
| Hotels/motels, and other lodging | | | C | P | P | P | | |
| Small family day care facility (8 or fewer children) | P | P | P | P | | P | | |
| Large family day care facility (9 to 14 children) | PA | PA | PA | PA | | PA | | |
| Childcare facility | C | C | C | C | C | C | | |
| Emergency shelters in accordance with the provisions of Chapter 17.74 | | | P | | | | | |
| Single room occupancy uses, in accordance with the provisions of Chapter 17.73 | | | C | | | | | |
| Residential care facility, small | P | P | P | P | | P | | |
| Residential care facility, large | C | C | C | C | | C | | |
| Storehouses; garden structures; greenhouses | PA | PA | PA | PA | | PA | | |
| Fenced or enclosed private swimming pools or tennis courts | PA | PA | PA | PA | | PA | | |
| Home occupations | PA | PA | PA | PA | | PA | | |
| Model home display areas | PA | PA | PA | PA | | PA | | |
| COMMERCIAL USES | | | | | | | | |
| Apparel | | | | P | P | P | | |
| Arcades | | | | C | C | C | | |
| Art and antiques | | | | P | P | P | | |
| Arts and crafts schools/colleges | | | | C | C | C | | |
| Art galleries | | | | P | P | P | | |
| Art supply | | | | P | P | P | | |
| Auto and motorcycle dealerships | | | | C | C | | | |
| Automobile and tractor repair and maintenance | | | | | C | | | |

| Land Use ² | RL-RI | RM-RI | RH-RI | MU | CR | TOD | RCO/QS | OS/P |
|--|-------|-------|-------|----|----|-----|--------|------|
| Automobile supply (no repair or installation) | | | | P | P | P | | |
| Bakery goods | | | | P | P | P | | |
| Banks and other lending institutions | | | | P | P | P | | |
| Banquet facility | | | | P | P | P | | |
| Bars, cocktail lounges, nightclubs | | | | C | C | C | | |
| Barbershops and beauty shops | | | | P | P | P | | |
| Bicycle shops | | | | P | P | P | | |
| Billiard and pool halls | | | | P | P | | | |
| Blueprint, photocopy, and mailing | | | | P | PC | P | | |
| Boat sales and services | | | | C | C | C | | |
| Books | | | | P | P | P | | |
| Bowling alleys | | | | PA | PA | PA | | |
| Business, professional and trade schools and colleges | | | | C | C | C | | |
| Camera equipment and supplies | | | | P | P | P | | |
| Candy | | | | P | P | P | | |
| Card rooms | | | | C | C | C | | |
| Carpeting and flooring | | | | P | P | P | | |
| Catering | | | | P | P | P | | |
| Clothing cleaning (Pick-up and delivery, dry cleaning; self-serve laundromats) | | | | P | P | P | | |
| Clothing and costume rental | | | | P | P | P | | |
| Convenience stores (max. 5,000 square feet) | | | | P | P | P | | |
| Commercial small business offices (not more than 8,000 square feet) | | | | P | P | P | | |
| Day spas | | | | P | P | P | | |
| Department stores | | | | P | P | P | | |
| Drive-through establishments | | | | P | P | P | | |
| Employment agencies | | | | P | P | P | | |
| Factory outlets | | | | C | C | C | | |
| Farmers' markets | | | | PA | PA | PA | | |
| Florists | | | | P | P | P | | |
| Food market; delicatessen | | | | P | P | P | | |
| Furniture stores | | | | P | P | P | | |
| Garden supplies and nurseries (indoors) | | | | P | | P | | |
| Gifts, novelties and souvenirs | | | | P | P | P | | |
| Gun sales and gunsmith | | | | P | | P | | |
| Gymnasium and health studios | | | | C | C | C | | |
| Hardware | | | | P | P | P | | |
| Health foods | | | | P | P | P | | |
| Hobby supplies | | | | P | P | P | | |
| Home furnishings | | | | P | P | P | | |
| Home improvement supplies | | | | P | P | P | | |
| Household repair shops | | | | P | | P | | |
| Ice dispensers (outdoor) | | | | P | P | P | | |
| Interior decoration | | | | P | P | P | | |
| Jewelry | | | | P | P | P | | |
| Kennels | | | | C | C | C | | |
| Kiosks (sales and marketing) | | | | C | C | C | | |
| Leather goods and luggage | | | | P | P | P | | |
| Liquor (packaged) | | | | C | C | C | | |
| Locksmith | | | | P | P | P | | |
| Massage | | | | C | C | C | | |
| Musical instruments & supplies | | | | P | P | P | | |

| Land Use ² | RL-RI | RM-RI | RH-RI | MU | CR | TOD | RCO/QS | OS/P |
|--|-------|-------|-------|----|----|-----|--------|------|
| Music and dance studios | | | | C | C | C | | |
| News and magazine stands | | | | P | P | P | | |
| Office and business machines stores | | | | P | P | P | | |
| Outdoor cafes | | | | P | P | P | | |
| Paint and wallpaper | | | | P | P | P | | |
| Pet stores and pet grooming (no boarding) | | | | P | P | P | | |
| Pawn shops | | | | C | C | C | | |
| Pharmacy | | | | P | P | P | | |
| Photographic supplies | | | | P | P | P | | |
| Photographic studios | | | | P | P | P | | |
| Picture framing | | | | P | P | P | | |
| Post/delivery offices | | | | P | P | P | | |
| Private clubs and lounges | | | | C | C | C | | |
| Private access lagoons | | | | | C | C | | |
| Public and private non-profit charitable institutions | | | | P | P | P | | |
| Radio, television and film broadcasting/studios | | | | P | P | P | | |
| Radio, television and audio-visual equipment sales and repair | | | | P | P | P | | |
| Reading rooms | | | | P | P | P | | |
| Retail stores larger than 75,000 square feet | | | | C | C | C | | |
| Restaurants, including cafes | | | | P | P | P | | |
| Scientific instrument stores | | | | P | P | P | | |
| Seasonal sales | | | | PA | PA | PA | | |
| Secretarial services | | | | P | P | P | | |
| Self-service carwash | | | | C | C | C | | |
| Service station, excluding automotive repair services not included in the definition of "service station," provided that all operations, except the sale of gasoline, shall be conducted in a building enclosed on 3 sides | | | | C | C | C | | |
| Self storage facilities | | | | C | C | C | | |
| Shoes | | | | P | P | P | | |
| Shoe repair | | | | P | P | P | | |
| Skating rinks | | | | C | C | C | | |
| Small animal hospitals and clinics; veterinarian offices | | | | C | C | C | | |
| Small appliance repair | | | | P | P | P | | |
| Sporting goods (excluding incidental boat sales, resales and camper sales) | | | | P | P | P | | |
| Sports arenas within buildings | | | | C | C | C | | |
| Stamps and coins | | | | P | P | P | | |
| Storage buildings incidental to a permitted use | | | | PA | PA | PA | | |
| Supermarkets | | | | C | P | C | | |
| Tailoring and dressmaking | | | | P | P | P | | |
| Taxidermists | | | | P | P | P | | |
| Theaters and auditoriums, including movie theaters and performing arts | | | | C | C | C | | |
| Thrift shops; second hand stores | | | | P | P | P | | |
| Theme parks | | | | C | C | C | | |
| Tobacconists | | | | P | P | P | | |
| Tool or cutlery sharpening or grinding | | | | P | P | P | | |
| Toys | | | | P | P | P | | |

| Land Use ² | RL-RI | RM-RI | RH-RI | MU | CR | TOD | RCO/OS | OS/P |
|--|----------|----------|----------|----------|----------|----------|--------|------|
| Transit stations | | | | C | C | C | | |
| Travel agencies | | | | P | P | P | | |
| Upholsterers | | | | P | P | P | | |
| Variety stores | | | | P | P | P | | |
| Vending machines within enclosed areas | | | | P | P | P | | |
| Video stores (subject to the limitation of Chapter 5.08) | | | | P | P | P | | |
| Warehouse style retail | | | | | C | | | |
| OFFICE USES | | | | | | | | |
| Professional offices, business and administrative offices | | | | P | P | P | | |
| Research and development offices | | | | P | P | P | | |
| Financial services | | | | P | P | P | | |
| INDUSTRIAL USES | | | | | | | | |
| Warehousing | | | | | | | | |
| Light industrial and related uses | | | | | | | | |
| Heavy industrial and related uses | | | | | | | | |
| MEDICAL USES | | | | | | | | |
| Hospital | | | | C | C | C | | |
| Medical clinic | | | | C | C | C | | |
| Medical or dental office building | | | | P | P | P | | |
| Medical and orthopedic stores | | | | P | P | P | | |
| CIVIC/COMMUNITY USES | | | | | | | | |
| Administrative centers and courts | | | | P | P | P | | |
| Assembly uses | C | C | C | C | C | C | | |
| City offices | | | | P | P | P | | |
| Community center | C | C | C | C | C | C | | |
| Convention centers | | | | C | C | C | | |
| Fire station | C | C | C | C | C | C | | |
| Libraries | C | C | C | C | C | C | | |
| Mortuaries, columbariums and crematoriums | | | | C | C | C | | |
| Police station | C | C | C | C | C | C | | |
| Post office | | | | C | C | C | | |
| Private schools and other educational facilities | C | C | C | C | C | C | | |
| Public schools and other educational facilities | <u>C</u> | <u>C</u> | <u>C</u> | <u>C</u> | <u>C</u> | <u>C</u> | | |
| Public and private charitable institutions | C | C | C | C | C | C | | |
| Transit stations | | | | C | C | C | | |
| PARKS & OPEN SPACE | | | | | | | | |
| Equestrian facilities | | | | | | | C | C |
| Multi-use and nature trails | | | | | | | | P |
| Private recreation facilities | C | C | C | C | C | C | | C |
| Public and private parks and playgrounds | P | P | P | P | P | P | | |
| Wildlife preserves | | | | | C | | P | P |
| OTHER | | | | | | | | |
| Communications equipment buildings | P | PA | PA | PA | PA | PA | PA | PA |
| Enclosed temporary materials storage yards | PA | PA | PA | PA | PA | PA | | PA |
| Expansion, remodeling or additions to a conditional use not considered an incidental or accessory use | C | C | C | C | C | C | | |
| Flood control, water pumping stations/reservoirs; elevated pressure tanks; irrigation ditches/canals; settling and water | P | P | P | P | P | P | P | P |

| Land Use ² | RL-RI | RM-RI | RH-RI | MU | CR | TOD | RCO/OS | OS/P |
|---|-------|-------|-------|----|----|-----|--------|------|
| conservation recharge basins; drainage ponds; streets and roads as necessary for access to permitted uses | | | | | | | | |
| Gas/electrical transmission lines subject to provisions of Section 17.108.080; electrical substations; gas regulator stations | P | PA | PA | PA | PA | PA | PA | PA |
| Incidental and accessory structures and uses located on the same site as a conditional use | C | C | C | C | C | C | C | C |
| Incidental and accessory structures and uses located on the same site as permitted use | P | P | P | P | P | P | | |
| Parking lots and garages improved in conformity with the standards prescribed for off-street parking facilities | | | C | C | C | C | | |
| Underground storage tanks for petroleum or oils | | | | P | P | P | | |

1 P = Permitted uses; PA = Permitted but administrative approval required; C = Conditional use permit required; Blank = Prohibited use

2 Other uses may be added to Table 17.61.1 by the planning commission according to the procedure in Section 17.16.020.

(Ord. 20-422 § 1; Ord. 20-411 § 1; Ord. 16-365 § 1)

New text is shown by underline; deleted text is shown by ~~strikethrough~~

Chapter 17.62 Central Lathrop Zoning Districts

[...]

Article 6. ~~SPC-CL: Specialty Commercial Zoning District~~

~~17.62.061 Purposes and application.~~

~~— The SPC-CL zoning district provides a mix of retail, services, and restaurants to adjacent residents, which benefit from the recreational opportunities and views accorded by the adjacent San Joaquin River. (Ord. 04-245 § 3)~~

17.62.062 Permitted Uses

~~— Administrative review required, provided below use is a tenant within an existing or proposed building. Otherwise, the use shall require site plan review.~~

~~— A. Services including, but not limited to:~~

~~— (1) Arts instruction (music, dance, painting)~~

~~— (2) Automatic teller machine~~

~~— (3) Barber/beauty shop/nail salon~~

~~— (4) Copying and printing~~

~~— (5) Dry cleaner/laundry (no plant on premises)~~

~~— (6) Laundromat~~

~~— (7) Photographic studio~~

~~— (8) Travel agency~~

~~— B. Local serving retail including, but not limited to:~~

~~— (1) Apparel/accessories~~

~~— (2) Art gallery/Supply store~~

~~— (3) Bagel/donut shop~~

- ~~— (4) Bakery~~
- ~~— (5) Beauty supply store~~
- ~~— (6) Beer/wine store, sales tasting~~
- ~~— (7) Bicycle shop~~
- ~~— (8) Bookstore/newsstand~~
- ~~— (9) Café~~
- ~~— (10) Camera equipment and supply~~
- ~~— (11) Candy and confectioners~~
- ~~— (12) Card shop~~
- ~~— (13) Coffee house~~
- ~~— (14) Costume/wig shop~~
- ~~— (15) Fabric/craft store~~
- ~~— (16) Delicatessen~~
- ~~— (17) Florist/plant shop (fertilizer to be stored and sold only in packaged form)~~
- ~~— (18) Food stores — Supermarkets, health, specialty, other~~
- ~~— (19) Gift shop/novelty~~
- ~~— (20) Hobby shop~~
- ~~— (21) Ice cream/yogurt~~
- ~~— (22) Jewelry store~~
- ~~— (23) Music store~~
- ~~— (24) Pet store and supplies~~
- ~~— (25) Postal/mail store~~
- ~~— (26) Picture framing shop~~

~~— (27) Restaurant (no drive-through)~~

~~— (28) Shoe store/shoe repair~~

~~— (29) Specialty goods including cooking supplies, housewares, linen, window coverings, china/glassware, etc.~~

~~— (30) Sporting goods~~

~~— (31) Toy store/hobby shop~~

~~— (32) Variety store~~

~~— (33) Video store, subject to limitations of Chapter 5.08 of the Lathrop Municipal Code.~~

~~— C. Other uses including, but not limited to:~~

~~— (1) Open space~~

~~— (2) Outdoor seating for food establishments~~

~~— (3) Parks~~

~~— (4) Parking lot~~

~~— D. Other permitted uses:~~

~~— (1) Recreational boat rental~~

~~— (2) Recreational equipment rental~~

~~— E. Other uses as allowed by the planning commission and city council as prescribed by a PUD under the procedures of Sections 17.52.010 and 17.52.020, and Chapter 17.56 of the Lathrop Municipal Code.~~

~~— F. Incidental and accessory structures and uses on the same site as a permitted use.~~

~~— G. Other uses added to this list by the planning commission according to the procedures in Section 17.16.020 of the Lathrop Municipal Code. (Ord. 04-245 § 3)~~

~~17.62.063 Permitted uses: administrative approval required.~~

~~— The following uses may be permitted in accordance with the provisions of Chapter 17.108 of the Lathrop Municipal Code:~~

~~— A. One family dwellings over or to the rear of a permitted use: provided, such dwellings~~

~~shall be subject to the use, site area, coverage and yard requirements of the variable density residential district. Density to be a minimum of eight units per acre.~~

~~— B. — Electrical transmission and distribution sub-stations, gas regulator stations, public service pumping stations and elevated pressure tanks.~~

~~— C. — Liquor, packaged.~~

~~— D. — Microbrewery.~~

~~— E. — Recreational facility — Indoor. (Ord. 04-245 § 3)~~

17.62.064 Conditional uses; planning commission approval required.

~~— The following uses may be permitted in accordance with the provisions of Chapter 17.112:~~

~~— A. — Bar, cocktail lounge or nightclub.~~

~~— B. — Christmas tree sales.~~

~~— C. — Churches and other religious facilities.~~

~~— D. — Communications equipment.~~

~~— E. — Community center.~~

~~— F. — Day care center.~~

~~— G. — Expansion or remodeling of an existing nonconforming use of a structure or land, up to fifty percent (50%) or less of the value of the structure, or reestablishment of a nonconforming use which has been damaged, except nonconforming signs and outdoor advertising structures; nonconforming uses occupying a structure with an assessed valuation of less than two hundred dollars (\$200.00), and nonconforming fences, walls and hedges.~~

~~— H. — Expansion, remodeling or additions to a conditional use that are not considered an incidental or accessory use as defined in Section 17.04.080 of the Lathrop Zoning Code.~~

~~— I. — Lodge hall.~~

~~— J. — Reclaimed water storage and water quality ponds not previously identified in previous approvals.~~

~~— K. — Senior center.~~

~~— L. — Social club.~~

- ~~— M. Spray fields not previously identified in previous approvals.~~
- ~~— N. Storm drain detention and retention ponds not previously identified in previous approvals.~~
- ~~— O. Street fair or farmer’s market.~~
- ~~— P. Theater Indoor (dinner, movie, live play, etc.).~~
- ~~— Q. Video arcade.~~
- ~~— R. Youth center.~~
- ~~— S. Other uses which are added to this list according to the procedure in Section 17.16.020 of the Lathrop Municipal Code. (Ord. 04 245 § 3)~~

17.62.065 Property development standards.

~~— Specific development standards for the Specialty Commercial (SPC-CL) district shall be established as part of the Central Lathrop design guidelines review by incorporating the design standards identified in Section 17.62.120 and establishing the following design principals:~~

~~— A. Site design shall establish a cohesive relationship with the community park by integrating building sizes, locations, landscaping, screening and parking.~~

~~— B. By utilizing a creative approach to landscaping and screening, parking areas shall not become the predominant feature of the streetscape, especially as it relates to adjacent open spaces and arterial streets.~~

~~— C. Landscaping and irrigation standards shall generally follow those required by Chapter 17.92 and may be modified by the required design guidelines review by city staff, prior to issuance of development or building permits.~~

~~— D. Building setbacks shall be varied in accordance with corresponding building heights, uses and proposed shop front and street activity. Higher structures may require larger front yard setback, for example.~~

~~— E. Minimum parking requirements, such as type and number of parking stalls, shall generally follow Sections 17.62.120 and 17.84.010, and may be modified by the required design guidelines review by city staff, prior to issuance of development or building permits.~~

~~— F. All signage shall be consistent with the Central Lathrop master signage plan adopted generally in accordance with Section 17.84.100, and included as a component of the Central Lathrop Specific Plan design guidelines.~~

~~— G. All businesses, services and processes shall be conducted entirely within a completely~~

~~enclosed structure except for off street parking and off street loading areas, gasoline service stations, outdoor dining areas, florist stands, coffee carts, nurseries, garden shops, signs, Christmas tree sales lots, farmer's markets, bus depots and transit stations, public utility stations, used car sales incidental to new car sales, and other uses found to be acceptable outdoor uses by the planning commission.~~

~~— H. — No use shall be permitted, and no process, equipment or materials shall be used which are found by the planning commission to be objectionable to persons living or working in the vicinity by reasons of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried waste, noise, vibration, illumination, glare or unsightliness or to involve any hazard of fire, explosion or toxic chemicals.~~

~~— I. — Temporary sidewalk sales and use of the public right-of-way for the display and sales of merchandise shall require approval by the city council. Permanent use for such purposes is strictly prohibited.~~

~~— J. — The following elements may project into the right of way: entry features up to twelve (12) inches, awnings up to five feet, bay windows up to three feet. Awnings, bay windows, and other similar elements must have a minimum of eight feet clearance above the sidewalk. (Ord. 04-245 § 3)~~

~~17.62.066 Site plan and architectural review required.~~

~~— The Central Lathrop design review process shall take the place of the site plan review for which provision is made in Chapter 17.100 of the Lathrop Municipal Code and the architectural design review for which provision is made in Chapter 17.104 of the Lathrop Municipal Code. Design review is required for all proposed structures, whether residential or non-residential, together with related site plans, landscaping, and public improvements associated with new development within the Central Lathrop Specific Plan area. The Central Lathrop design guidelines will specify the design review application process. (Ord. 04-245 § 3)~~

~~17.62.067 General provisions and exceptions.~~

~~— All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16 of the Lathrop Municipal Code. (Ord. 04-245 § 3) 17.62.061 Purposes and application.~~

~~— The SPC-CL zoning district provides a mix of retail, services, and restaurants to adjacent residents, which benefit from the recreational opportunities and views accorded by the adjacent San Joaquin River. (Ord. 04-245 § 3)~~

~~17.62.062 Permitted Uses~~

~~— Administrative review required, provided below use is a tenant within an existing or proposed~~

~~building. Otherwise, the use shall require site plan review.~~

~~— A. Services including, but not limited to:~~

~~— (1) Arts instruction (music, dance, painting)~~

~~— (2) Automatic teller machine~~

~~— (3) Barber/beauty shop/nail salon~~

~~— (4) Copying and printing~~

~~— (5) Dry cleaner/laundry (no plant on premises)~~

~~— (6) Laundromat~~

~~— (7) Photographic studio~~

~~— (8) Travel agency~~

~~— B. Local serving retail including, but not limited to:~~

~~— (1) Apparel/accessories~~

~~— (2) Art gallery/Supply store~~

~~— (3) Bagel/donut shop~~

~~— (4) Bakery~~

~~— (5) Beauty supply store~~

~~— (6) Beer/wine store, sales tasting~~

~~— (7) Bicycle shop~~

~~— (8) Bookstore/newsstand~~

~~— (9) Café~~

~~— (10) Camera equipment and supply~~

~~— (11) Candy and confectioners~~

~~— (12) Card shop~~

- ~~— (13) Coffee house~~
- ~~— (14) Costume/wig shop~~
- ~~— (15) Fabric/craft store~~
- ~~— (16) Delicatessen~~
- ~~— (17) Florist/plant shop (fertilizer to be stored and sold only in packaged form)~~
- ~~— (18) Food stores— Supermarkets, health, specialty, other~~
- ~~— (19) Gift shop/novelty~~
- ~~— (20) Hobby shop~~
- ~~— (21) Ice cream/yogurt~~
- ~~— (22) Jewelry store~~
- ~~— (23) Music store~~
- ~~— (24) Pet store and supplies~~
- ~~— (25) Postal/mail store~~
- ~~— (26) Picture framing shop~~
- ~~— (27) Restaurant (no drive-through)~~
- ~~— (28) Shoe store/shoe repair~~
- ~~— (29) Specialty goods including cooking supplies, housewares, linen, window coverings, china/glassware, etc.~~
- ~~— (30) Sporting goods~~
- ~~— (31) Toy store/hobby shop~~
- ~~— (32) Variety store~~
- ~~— (33) Video store, subject to limitations of Chapter 5.08 of the Lathrop Municipal Code.~~
- ~~— C. Other uses including, but not limited to:~~
 - ~~— (1) Open space~~

~~—(2) Outdoor seating for food establishments~~

~~—(3) Parks~~

~~—(4) Parking lot~~

~~—D. Other permitted uses:~~

~~—(1) Recreational boat rental~~

~~—(2) Recreational equipment rental~~

~~—E. Other uses as allowed by the planning commission and city council as prescribed by a PUD under the procedures of Sections 17.52.010 and 17.52.020, and Chapter 17.56 of the Lathrop Municipal Code.~~

~~—F. Incidental and accessory structures and uses on the same site as a permitted use.~~

~~—G. Other uses added to this list by the planning commission according to the procedures in Section 17.16.020 of the Lathrop Municipal Code. (Ord. 04-245 § 3)~~

~~17.62.063 Permitted uses; administrative approval required.~~

~~—The following uses may be permitted in accordance with the provisions of Chapter 17.108 of the Lathrop Municipal Code:~~

~~—A. One family dwellings over or to the rear of a permitted use; provided, such dwellings shall be subject to the use, site area, coverage and yard requirements of the variable density residential district. Density to be a minimum of eight units per acre.~~

~~—B. Electrical transmission and distribution sub-stations, gas regulator stations, public service pumping stations and elevated pressure tanks.~~

~~—C. Liquor, packaged.~~

~~—D. Microbrewery.~~

~~—E. Recreational facility—Indoor. (Ord. 04-245 § 3)~~

~~17.62.064 Conditional uses; planning commission approval required.~~

~~—The following uses may be permitted in accordance with the provisions of Chapter 17.112:~~

~~—A. Bar, cocktail lounge or nightclub.~~

- ~~— B. Christmas tree sales.~~
- ~~— C. Churches and other religious facilities.~~
- ~~— D. Communications equipment.~~
- ~~— E. Community center.~~
- ~~— F. Day care center.~~
- ~~— G. Expansion or remodeling of an existing nonconforming use of a structure or land, up to fifty percent (50%) or less of the value of the structure, or reestablishment of a nonconforming use which has been damaged, except nonconforming signs and outdoor advertising structures; nonconforming uses occupying a structure with an assessed valuation of less than two hundred dollars (\$200.00), and nonconforming fences, walls and hedges.~~
- ~~— H. Expansion, remodeling or additions to a conditional use that are not considered an incidental or accessory use as defined in Section 17.04.080 of the Lathrop Zoning Code.~~
- ~~— I. Lodge hall.~~
- ~~— J. Reclaimed water storage and water quality ponds not previously identified in previous approvals.~~
- ~~— K. Senior center.~~
- ~~— L. Social club.~~
- ~~— M. Spray fields not previously identified in previous approvals.~~
- ~~— N. Storm drain detention and retention ponds not previously identified in previous approvals.~~
- ~~— O. Street fair or farmer's market.~~
- ~~— P. Theater Indoor (dinner, movie, live play, etc.).~~
- ~~— Q. Video arcade.~~
- ~~— R. Youth center.~~
- ~~— S. Other uses which are added to this list according to the procedure in Section 17.16.020 of the Lathrop Municipal Code. (Ord. 04-245 § 3)~~

17.62.065 Property development standards.

~~— Specific development standards for the Specialty Commercial (SPC-CL) district shall be established as part of the Central Lathrop design guidelines review by incorporating the design standards identified in Section 17.62.120 and establishing the following design principals:~~

~~— A. Site design shall establish a cohesive relationship with the community park by integrating building sizes, locations, landscaping, screening and parking.~~

~~— B. By utilizing a creative approach to landscaping and screening, parking areas shall not become the predominant feature of the streetscape, especially as it relates to adjacent open spaces and arterial streets.~~

~~— C. Landscaping and irrigation standards shall generally follow those required by Chapter 17.92 and may be modified by the required design guidelines review by city staff, prior to issuance of development or building permits.~~

~~— D. Building setbacks shall be varied in accordance with corresponding building heights, uses and proposed shop front and street activity. Higher structures may require larger front yard setback, for example.~~

~~— E. Minimum parking requirements, such as type and number of parking stalls, shall generally follow Sections 17.62.120 and 17.84.010, and may be modified by the required design guidelines review by city staff, prior to issuance of development or building permits.~~

~~— F. All signage shall be consistent with the Central Lathrop master signage plan adopted generally in accordance with Section 17.84.100, and included as a component of the Central Lathrop Specific Plan design guidelines.~~

~~— G. All businesses, services and processes shall be conducted entirely within a completely enclosed structure except for off street parking and off street loading areas, gasoline service stations, outdoor dining areas, florist stands, coffee carts, nurseries, garden shops, signs, Christmas tree sales lots, farmer's markets, bus depots and transit stations, public utility stations, used car sales incidental to new car sales, and other uses found to be acceptable outdoor uses by the planning commission.~~

~~— H. No use shall be permitted, and no process, equipment or materials shall be used which are found by the planning commission to be objectionable to persons living or working in the vicinity by reasons of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried waste, noise, vibration, illumination, glare or unsightliness or to involve any hazard of fire, explosion or toxic chemicals.~~

~~— I. Temporary sidewalk sales and use of the public right-of-way for the display and sales of merchandise shall require approval by the city council. Permanent use for such purposes is strictly prohibited.~~

~~J. The following elements may project into the right of way: entry features up to twelve (12) inches, awnings up to five feet, bay windows up to three feet. Awnings, bay windows, and other similar elements must have a minimum of eight feet clearance above the sidewalk. (Ord. 04-245 § 3)~~

~~**17.62.066 Site plan and architectural review required.**~~

~~The Central Lathrop design review process shall take the place of the site plan review for which provision is made in Chapter 17.100 of the Lathrop Municipal Code and the architectural design review for which provision is made in Chapter 17.104 of the Lathrop Municipal Code. Design review is required for all proposed structures, whether residential or non-residential, together with related site plans, landscaping, and public improvements associated with new development within the Central Lathrop Specific Plan area. The Central Lathrop design guidelines will specify the design review application process. (Ord. 04-245 § 3)~~

~~**17.62.067 General provisions and exceptions.**~~

~~All uses shall be subject to the general provisions and~~

Article 7. CO-CL: Commercial Office Zoning District

[...]

17.62.072 Permitted uses.

[...]

- B. Service retail uses including, but not limited to:
 - 1. Fur repair and storage
 - 2. Automobile repair
 - 3. Automobile upholstery and top shops
 - 4. Banks/credit unions/savings and loans/financial institutions
 - 5. Facial/massage
 - 6. Cafeterias
 - 7. Catering

- 8. Cleaning, pressing and dyeing establishments (using nonflammable and nonexplosive cleaning fluid)
- 9. Day care centers
- 10. Emergency medical/dental clinics, and prescribing pharmacies within
- 11. Electronics repair
- 12. Employment agency
- 13. Equipment rental
- 14. Rug cleaning and dyeing
- 15. Hotel (subject to Chapter 17.78 Hotel Limitations)
- 16. Inns providing temporary visitor accommodations and accessory recreational and commercial facilities

[...]

Article 8. ~~OC/VR/WWTP-CL: Office Commercial/Residential/Waste Water Treatment Plant~~ P-CL: Park Zoning District

~~17.62.081 Purposes and application.~~

~~—The OC/VR/WWTP-CL zoning district provides flexibility in future land use choices in the northeast corner of the lands governed by the Central Lathrop Specific Plan. This designation allows any single use or a mix of any combination of Office/Commercial, Residential, and Waste Water Treatment Plant. (Ord. 04-245 § 3)~~

~~17.62.082 Permitted and conditionally permitted uses.~~

~~—Refer to Variable Density Residential-CL, Office Commercial-CL, and Public/Semi-public-CL for permitted and conditionally permitted uses.~~

~~—Other Permitted Use: waste water treatment plant. (Ord. 04-245 § 3)~~

~~17.62.083 Property development standards.~~

~~—Specific development standards for the Office Commercial/Residential/Wastewater Treatment Plant (OC/VR/WWTP-CL) district shall be established as part of the Central Lathrop design guidelines review by incorporating the design standards identified in Section 17.62.120 and establishing the following design principles:~~

~~— A. — By utilizing a creative approach to landscaping and screening, parking areas shall not become the predominant feature of the streetscape, especially as it relates to adjacent open spaces and arterial streets.~~

~~— B. — Landscaping and irrigation standards shall generally follow those required by Chapter 17.92 and may be modified by the required design guidelines review by city staff, prior to issuance of development or building permits.~~

~~— C. — Building setbacks shall be varied in accordance with corresponding building heights, uses and proposed shop front and street activity. Higher structures may require larger front yard setback, for example.~~

~~— D. — Minimum parking requirements, such as type and number of parking stalls, shall generally follow Section 17.62.120 and Section 17.84.010, and may be modified by the required design guidelines review by city staff, prior to issuance of development or building permits.~~

~~— E. — All signage shall be consistent with the Central Lathrop master signage plan adopted generally in accordance with Section 17.84.100, and included as a component of the Central Lathrop Specific Plan design guidelines.~~

~~— F. — All businesses, services and processes shall be conducted entirely within a completely enclosed structure, except for off street parking and off street loading areas, gasoline service stations, outdoor dining areas, florist stands, coffee carts, nurseries, garden shops, signs, Christmas tree sales lots, farmer's markets, bus depots and transit stations, public utility stations, vehicle sales and storage, and other uses found to be acceptable outdoor uses.~~

~~— G. — Temporary sidewalk sales and use of the public right of way for the display and sales of merchandise shall require approval by the city council. Permanent use for such purposes is strictly prohibited.~~

~~— H. — The following elements may project into the right of way: entry features up to twelve (12) inches, awnings up to five feet, bay windows up to three feet. Awnings, bay windows, and other similar elements must have a minimum of eight feet clearance above the sidewalk. (Ord. 04-245 § 3)~~

~~**17.62.084 Site plan and architectural review required.**~~

~~— The Central Lathrop design review process shall take the place of the site plan review for which provision is made in Chapter 17.100 of the Lathrop Municipal Code and the architectural design review for which provision is made in Chapter 17.104 of the Lathrop Municipal Code. Design review is required for all proposed structures, whether residential or nonresidential, together with related site plans, landscaping, and public improvements associated with new development within the Central Lathrop Specific Plan area. (Ord. 04-245 § 3)~~

~~**17.62.085 General provisions and exceptions.**~~

~~—All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16 of the Lathrop Municipal Code. (Ord. 04-245 § 3)~~

17.62.081 Purposes and application.

The P-CL District is intended to provide for neighborhood, community and regional parks, greenways, and other outdoor recreation facilities to allow for a wide array of local and community recreational activities and entertainment opportunities on designated park lands located within the Central Lathrop Specific Plan. Specific uses intended for this zoning district include: public recreation sites including ball fields, tot lots and play apparatus, adult softball and soccer playing fields, swimming pools, community center buildings, meeting facilities, libraries, art centers, after school care facilities, art in public places, facilities for night-time recreation, trails benches, interpretive markers, picnic areas, barbeque facilities, landscaping, irrigation, city wells, trees and natural habitat areas. Parks also may be designed to accommodate multi-level storm drainage detention basins that will allow recreation use of areas not needed for detention during a given storm.

17.62.082 Reviewing Authority.

All proposed structures, events, and uses shall be subject to the review and approval by the City of Lathrop Parks and Recreation Commission.

Article 9. P/SP-CL: Public/Semi-Public Zoning District

[...]

17.62.094 Property development standards.

Specific development standards for the Public/Semi-Public (P/SPQP-CL) district shall be established as part of the Central Lathrop design guidelines review by incorporating the design standards identified in Section 17.62.120 of this chapter and establishing the following design principles:

A. By utilizing a creative approach to landscaping and screening, parking areas shall not become the predominant feature of the streetscape, especially as it relates to adjacent open spaces and arterial streets.

B. Landscaping and irrigation standards shall generally follow those required by Chapter 17.92 and may be modified by the required design guidelines review by city staff, prior to issuance of development or building permits.

C. Building setbacks shall be varied in accordance with corresponding building heights, uses and proposed shop front and street activity. Higher structures may require larger front yard setback, for example.

D. Minimum parking requirements, such as type and number of parking stalls, shall

generally follow Section 17.62.120 and Section 17.84.010, and may be modified by the required design guidelines review by city staff, prior to issuance of development or building permits.

E. All signage shall be consistent with the Central Lathrop master signage plan adopted generally in accordance with Section 17.84.100, and included as a component of the Central Lathrop Specific Plan design guidelines. (Ord. 04-245 § 3)

[...]

Article 10. P/OS-CL: Open Space Zoning District

[...]

17.62.103 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16 of the Lathrop Municipal Code.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

[...]

Article 12. Non-Residential Development Standards

Table 17.62.120 Central Lathrop Specific Plan: Non-Residential Site Development Standards

| | Office Commercial (CO-CL) | Office-Comm./Var-Res./AWTP-CL (OCA/RA/WWTP-CL) | Neighborhood Commercial (NC-CL) | Specialty-Commercial (SPC-CL)Park (P-CL) | Residential Mixed-Use (R/MU-CL) | Public/Semi-Public/Neighborhood Commercial (P/SP/NC-CL) |
|--------------------------------------|---------------------------|---|---------------------------------|---|---------------------------------|---|
| Min. Street Frontage Setbacks | | | | | | |
| Lathrop Center District | n/a ¹ | n/a ¹ | 0 | n/a ¹ | 0 | 0 |
| Golden Valley Parkway | 10 | 10 | 10 | n/a | n/a ¹ | n/a ¹ |
| Other Streets | 10 | 10 | n/a ¹ | 10 | n/a | 10 |
| Other Setbacks | | | | | | |
| Front, Rear and Side Yards | 0 | 0 | 0 | 0 | 0 | 0 |
| Height Requirements | | | | | | |
| Maximum Building Height ¹ | 75 | 75 | 45 | 35 15 | 65 | 45 |
| Special Tower Elements | n/a | n/a | 70 | 70 | 70 | 70 |
| Minimum Building Height | n/a | n/a | 15 | 15 | 15 | 15 |
| Building Separation | | | | | | |
| Standard | Per CBC ⁵ | Per CBC ⁵ | Per CBC ⁵ | Per CBC ⁵ | Per CBC ⁵ | Per CBC ⁵ |
| Pedestrian Access | 15 | 15 | 15 | 15 | 15 | 15 |

| | | | | | | |
|------------------------------|---|------|------|-----------|------|------|
| Width | | | | | | |
| Lot Size and Coverage | | - | | - | | |
| Minimum Parcel Area | None | None | None | None | None | None |
| Minimum Width | None | None | None | None | None | None |
| Minimum Depth | None | None | None | None | None | None |
| Maximum FAR | 0.60 | 0.60 | 0.60 | 0.40-0.60 | 4.0 | 0.60 |
| Maximum Coverage | 70% | 70% | 60% | 60%-70% | 90% | 70% |
| Off-Street Parking | | | | | | |
| Remainder of CLSP | 1 stall per 400 net usable sq. ft. for office; other uses per Chapter 17.76 of the Lathrop Municipal Code | | | | | |

Notes to Table 17.62.120

1. n/a = not applicable.
2. Building or parking area fronting any public street - measured from property line or right-of-way.
3. Exceptions to maximum height may be granted through Design Review for towers, steeples, cupolas, dormers, flagpoles and other architectural elements.
4. Minimum width between structures when pedestrian access way provided.
5. California Building Code.
6. Reductions of parking standards may be granted for shared parking subject to approval of a parking study concurrent with Design Review.

(Ord. 22-431 § 1; Ord. 08-276 § 1)

[...]

Article 14. Central Lathrop Design Review Board

17.62.141 Purposes and application.

[...]

B. Site and architectural design review provisions of this chapter shall apply to any permitted or conditional ~~conditional~~ use, listed within the VR-CL (Variable Density); HR-CL (High Density Residential); R/MU-CL (Residential/Mixed-use Zoning); NC-CL (Neighborhood Commercial Zoning); ~~SPC-CL (Specialty Commercial Zoning); CO-CL (Commercial Office Zoning); OC/VR/WWTP-CL (Office Commercial/Residential/Waste Water Treatment Plant Zoning); P/SP-CL: Public/Semi-Public Zoning); and P/OS-CL (Open Space Zoning); and DS-CL (Development Standards Overlay Zone)~~, of this Chapter 17.62 of the Lathrop Municipal Code. There shall be no exceptions to such application, except as may be granted for historic structures designated by the city of by previously approved specific plans. (Ord. 04-245 § 3)

[...]

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Chapter 17.72 Mobilehome Parks

17.72.010 Occupancy.

No mobilehome shall be occupied or used for living or sleeping purposes, or be parked other than in a mobile home sales yard, or in an approved storage area within a CS, CH or I district, unless it is located within a licensed mobilehome park; provided, that a mobilehome may also be used as follows:

- A. As an office for a construction project, circus or carnival;
- B. As a residence of a watchperson on the site of a construction project or an industrial use;
- C. To provide temporary living quarters for circus or carnival personnel in accordance with the provisions of an approved conditional use permit;
- D. As a single-family dwelling when set on a permanent foundation within any ~~RA~~, R₇ or RM ~~or PO~~ district. (Ord. 92-73)

[...]

New text is shown by underline; deleted text is shown by ~~striketrough~~

Chapter 17.74 Emergency Shelters

[...]

17.74.020 Emergency Shelter Standards.

A. **Limitation on Location.** An emergency shelter subject to this chapter may be established within the RM ~~or PO~~ zoning districts.

B. **Permit Requirement.** Construction of a new structure or exterior modification of an existing structure for an emergency shelter in the RM ~~or PO~~ zoning district shall be subject to a ministerial review process. The community development director will review the design, site plan, and management plan to ensure compliance with the standards established for the zoning district and with the development standards established in this section.

C. **Zoning Requirements and Standards.** Except as otherwise set forth in this section, all emergency shelters shall comply with the land use regulations for the RM zoning district in which the emergency shelter will be located.

[...]

New text is shown by underline; deleted text is shown by ~~strikethrough~~

Chapter 17.76 OFF-STREET PARKING AND LOADING

[...]

17.76.020 Off-Street Parking Facilities Required.

[...]

D. Parking Space Schedule.

[...]

2. Uses Within CN and CC Districts.

~~— a. For commercial and office uses, excluding conditional uses, within the area designated as the central business district by the general plan, there shall be one space for each eight hundred (800) square feet of floor area, except as provided under subsection (D)(2)(b) below.~~

ab. For uses within an integrated shopping center located within a CN or CC district, involving a combination of three or more retail uses permitted within the CN district for which building area, off-street parking, off-street loading, landscaping, lighting and other features are developed, managed and maintained as if a single unit, there shall be three spaces for each one thousand (1,000) square feet of gross leasable area, or four spaces for each one thousand (1,000) square feet of gross leasable area if the center includes a supermarket.

be. For other uses within a CN or CC district, the number of spaces otherwise required for the type of use.

[...]

17.76.060 Location of off-street parking and loading facilities.

Off-street parking and off-street loading facilities shall be located on the same site with the use for which the berths are required or on an adjoining sites, except that ~~within the central business district as located~~ within the CC District, off-street parking facilities may be located within four hundred (400) feet of the use for which the spaces are required, measured by the shortest route of pedestrian access. No off-street loading space shall be required where buildings are served by a public alley which is at least twenty (20) feet in width. (Ord. 92-73)

17.76.070 Screening, fencing and landscaping.

A. Where an off-street parking area in a non-residential district adjoins a residential ~~or PO~~ district, the visual interface between the parking area and such districts shall be designed and developed so as to avoid obtrusive visual impacts of the parking area on such districts.

B. All screening, fencing, and landscaping shall be consistent with Chapter 17.92 of this title. (Ord. 19-405 § 1; Ord. 96-136; Ord. 92-73)

[...]

17.76.110 Truck and recreational vehicle parking.

A. The following highway oriented uses located within a CH or CC zoning district shall be subject to the following standards for the provision of parking for trucks and recreational vehicles:

1. All highway oriented uses, as listed in Section 17.44.050 (B)(1) of the zoning code, permitted in both the CH-highway commercial and CC-central commercial zoning districts (~~with the exception of the central business district~~) shall provide truck/recreational vehicle parking stall(s) as deemed necessary by the community development director. The amount of truck/recreational vehicle parking stalls required shall be determined on a case-by-case basis.

2. Each truck/recreational vehicle parking stall shall be located as to provide adequate ingress and egress to and from the site.

3. Each truck/recreational vehicle parking stall shall be striped on a dustless, impervious surface, twelve (12) feet wide by seventy-two (72) feet long.

B. Parking for trucks and recreational vehicles may be provided by a group of uses (two or more), so that a common area is utilized. Such areas shall meet the standards provided in subsection A above as to the number, size and type of stall required. (Ord. 16-355 § 1; Ord. 98-164; Ord. 96-136)

17.76.120 Bicycle parking and storage standards.

A. Applicability. Bicycle parking shall be required for ~~in~~ commercial, professional office, and industrial users with twenty (20) or more parking spaces, and for all public and quasi-public (institutional) uses.

[...]

New text is shown by underline; deleted text is shown by ~~strikethrough~~

Chapter 17.80 Accessory Dwelling Units

17.80.010 Application.

This chapter provides standards by which the city shall evaluate and ministerially approve an application for the siting and construction of an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU) on a lot with an existing or proposed dwelling located in areas zoned to allow single-family or multifamily residential use in compliance with California Government Code Sections 65852.2 and 65852.22, as may be amended. (Ord. 20-416 § 1; Ord. 19-405 § 1; Ord. 18-384 § 1; Ord. 16-365 § 1; Ord. 16-355 § 1; Ord. 97-151; Ord. 92-73)

17.80.020 Permitted locations and types.

A. ADUs are permitted in all zone districts allowing single-family or multifamily residential uses on lots developed with existing or proposed dwellings.

B. An ADU may be established in the following methods:

1. Attached to, or located within, an existing or proposed primary dwelling.
2. A new detached structure, or located within or attached to an accessory structure, including detached garages or similar structures.
3. Conversion of existing attached or detached accessory structures, including garages, storage areas, or similar structures.
4. Reconstruction of an existing structure or living area that is proposed to be converted to an ADU, or a portion thereof, in the same location and to the same dimensions and setbacks as the existing structure.

C. One JADU may be established within the space of an existing or proposed single-family residence, on a lot that is zoned to allow single-family residential uses.

D. A JADU may be established within the space of the primary dwelling in combination with the construction of one detached, new construction ADU not exceeding one thousand two hundred (1,200) square feet ~~and height of sixteen (16) feet~~ with four-foot side and rear yard setbacks.

E. ADUs shall be permitted on lots developed with existing multifamily dwellings subject to the following provisions:

1. A minimum of one ADU may be constructed, or up to twenty-five percent (25%) of the existing unit count, within non-livable space, including, but not limited to, storage rooms, passageways, attics, basements, or closets.

2. The construction of two detached ADUs, subject to a ~~maximum height of sixteen (16) feet, and~~ four-foot side and rear setbacks. In this case, only two detached ADUs are permitted on lots developed with existing multifamily dwellings. (Ord. 20-416 § 1; Ord. 19-405 § 1; Ord. 18-384 § 1; Ord. 16-365 § 1; Ord. 16-355 § 1; Ord. 97-151; Ord. 92-73)

17.80.030 Development standards.

A. Development Standards. Accessory dwelling units shall comply with the following standards:

1. ADU Type, Location and Size.

a. Attached Unit. An ADU attached to an existing primary dwelling shall not exceed fifty percent (50%) of the total existing or proposed living area of the primary dwelling, except that an attached ADU up to a maximum size of 850 square feet for a one-bedroom unit or up to 1,000 square feet for two- or more bedroom unit may be permitted.

b. Detached Unit. An ADU structurally independent and detached from the existing or proposed primary dwelling shall not exceed one thousand two hundred (1,200) square feet.

c. ADUs shall have independent exterior access from the primary dwelling. No passageway to the primary dwelling shall be required.

d. ADUs shall not be required to provide fire sprinklers if they are not required for the primary residence.

e. Except as otherwise provided in Government Code Section 65852.26, no ADU may be sold or otherwise conveyed separately from the property and the primary residence.

2. JADU Location, Size, and Standards.

a. A JADU shall be constructed entirely within an existing or proposed primary dwelling (and enclosed uses within the dwelling, such as an attached garage are part of the proposed or existing dwelling) and shall not exceed five hundred (500) square feet.

b. JADUs shall have an independent exterior entrance from the primary dwelling but may also include shared access between two units. In instances where the JADU shares a bathroom with the primary dwelling, the JADU shall have an interior entry to the primary dwelling's main living area, independent of the exterior entrances of the JADU and the primary dwelling.

c. A JADU, at a minimum, shall include an efficiency kitchen as defined in Section 17.04.080.

d. The property owner shall reside in either the principal dwelling unit or the junior accessory dwelling unit.

e. JADU's are prohibited from being sold or conveyed separately from the primary dwelling unit. Prior to issuance of a building permit for the JADU, the property owner shall file with the city a deed restriction for recordation with the County Recorder, which shall run with the land and include the provisions listed in Government Code Section 65852.22.

3. Setbacks.

a. Have minimum interior side and rear setbacks of four (4) feet and street side setback of ten (10) feet. Such ADU shall not have a greater front yard setback requirement than that of the primary residence.

b. No setback shall be required for an existing living area or accessory structure in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit, and a setback of no more than four feet from the side and rear lot lines shall be required for an accessory dwelling unit that is not converted from an existing structure or a new structure constructed in the same location and to the same dimensions as an existing structure.

c. Setback from Structures. Be set back from other structures on the parcel consistent with the city-adopted building code.

4. Height. An attached or detached ADU shall comply with the following requirements: Not to exceed one story or sixteen (16) feet in height, except that a detached accessory dwelling unit may be constructed above a detached garage to a maximum height of thirty (30) feet.

a. A proposed detached ADU that is located within a half-mile of a major transit stop or high quality transit corridor on a lot with a single-family or multi-family dwelling unit may be constructed to a maximum height of twenty (20) feet or match the roof pitch of the primary dwelling unit, whichever is greater.

b. Where a lot has an existing or a proposed single-family or multi-family dwelling unit, a proposed detached ADU may be constructed to a maximum height of eighteen (18) feet or match the height of the primary dwelling unit, whichever is greater.

c. Where a proposed ADU is being attached to a primary dwelling unit, the height of the ADU shall be limited to thirty-five (35) feet, not to exceed two stories.

d. Where a lot has an existing or a proposed single-family or multi-family dwelling unit, a proposed ADU may be constructed above an existing or proposed detached garage and shall be limited to thirty-five (35) feet in height, not to exceed two stories.

5. Location on Parcel. An accessory dwelling unit can either be attached to, or located within, the proposed or existing primary dwelling, including attached garages, storage areas or similar uses, or an accessory structure or detached from the proposed or existing primary dwelling and located on the same lot as the proposed or existing dwelling.

B. Compatibility. The accessory dwelling unit shall be designed and constructed to be compatible with the existing house as to height, style, materials, and colors.

~~C. Access. Doorway access shall be provided either to the side or rear of the accessory dwelling unit. Doorway access may front the street for detached ADUs as long as the detached ADU is recessed from the main dwelling unit and located behind the front yard fence. The accessory dwelling unit shall utilize the same vehicular access which serves the existing dwelling unit.~~

C. D. Off-Street Parking.

1. At least one additional off-street parking space shall be provided for the accessory dwelling unit or bedroom, whichever is less, unless otherwise exempt under Section 17.80.030(E).

2. The parking spaces required for the accessory dwelling unit can be in tandem to the required parking of the main residential structure, may be uncovered, and can be located within the front setback as long as all other yard requirements are met.

3. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit, those off-street parking spaces are not required to be replaced.

4. The accessory dwelling unit shall utilize the same vehicular access which serves the existing dwelling unit.

D E. Off-Street Parking Exemption. Off-street parking shall not be imposed in any of the following instances:

1. The accessory dwelling unit is located within one-half mile walking distance of public transit;

2. The accessory dwelling unit is located within an architecturally and historically significant historic district;

3. The accessory dwelling unit is part of the existing primary residence or an existing accessory structure;

4. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit;

5. When there is a car share vehicle located within one block of the accessory dwelling unit.

E F. Mobilehomes or Manufactured Housing. Mobilehomes or manufactured housing on permanent foundations shall be permitted as an accessory dwelling unit, only if they are installed on permanent foundations, and the mobilehome complies with the 1974 National Manufactured Housing Construction and Safety Act. (Ord. 22-431 § 1; Ord. 20-416 § 1; Ord. 19-405 § 1; Ord.

18-384 § 1; Ord. 16-355 § 1; Ord. 97-151; Ord. 92-73)

F. Addressing. Detached ADU’s shall have a separate address from the primary dwelling. An attached ADU or JADU may request a separate address from the primary dwelling.

17.80.040 Utilities and impact fees.

A. Utility Service and Kitchen Facilities. Accessory dwelling units shall be provided with adequate water, sewer and other utilities (~~sewer allocation for one residential unit will suffice for both~~). ~~Accessory dwelling units shall not be considered a new residential use for the purposes of calculating utility connection fees or capacity charges for water and sewer service. The city shall not require a new or separate utility connection or impose a related connection fee or capacity charge for ADUs and JADUs that are contained within an existing residence or accessory structure.~~

B. Fees. Fees charged for the construction of ADUs shall be consistent with Government Code Section 65852.2(f). (Ord. 20-416 § 1; Ord. 19-405 § 1; Ord. 18-384 § 1; Ord. 16-355 § 1; Ord. 97-151; Ord. 92-73)

17.80.050 Process and timing.

A. Approval Process. An accessory dwelling unit and junior accessory dwelling unit is considered and approved ministerially, without discretionary review or hearing, if it meets the minimum standards in this chapter.

B. Timing. The city must act on an application to create an accessory dwelling unit or junior accessory dwelling unit within sixty (60) days from the date that the city receives a completed application, unless either:

1. The applicant requests a delay, in which case the sixty (60) day time period is tolled for the period of the requested delay; or

2. In the case of a junior accessory dwelling unit and the application to create a junior accessory dwelling unit is submitted with a permit application to create a new single-family dwelling on a lot, the city may delay acting on the permit application for the junior accessory dwelling unit until the city acts on the permit application to create new single-family dwelling, but the application to create the junior accessory dwelling unit will still be considered ministerially without discretionary review or a hearing. (Ord. 20-416 § 1)

17.80.060 Compliance with other regulations.

Notwithstanding the above standards, all accessory dwelling units established under this chapter shall meet all of the requirements of the zoning district for which the accessory dwelling unit is in as to fences, walls and hedges; frontage; width and depth of site; height of structures; distance between structures; signs; applicable building and fire codes and general provisions and exceptions. (Ord. 20-416 § 1; Ord. 19-405 § 1; Ord. 18-384 § 1; Ord. 16-355 § 1; Ord. 97-151; Ord. 92-73)

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Chapter 17.84 Signs

[...]

17.84.020 General provisions and exceptions.

[...]

C. Projection and Height.

1. No sign shall project more than fourteen (14) inches beyond the property line, except that a freestanding sign shall not extend beyond the property line. The minimum height clearance for any freestanding sign, projecting building sign or sign located on a building marquee shall be not less than eight feet as measured from ground level to the lowest portion of the sign display area.

2. No sign other than a directional sign shall project more than twelve (12) inches into a required rear yard or interior side yard.

3. In an RCO, UR-ST, ~~RA, R, or RM or PO~~ zone district, a sign attached to a building shall not project above the parapet or roof line, whichever is higher.

D. Number of Freestanding Signs. Not more than one freestanding on-premises sign, or freestanding outdoor advertising structure, may be located on each parcel of property within a zoning district in which a freestanding sign or freestanding outdoor advertising structure is permitted, with the exception of parcels in the UR-ST district which may have no more than two free-standing on premises signs for special events occurring on the site if permitted by the community development director or the city manager's designee.

[...]

K. Outdoor Advertising Signs. Outdoor advertising signs are signs having part or all of their area devoted to directing attention to a business, profession, commodity, product or service that is not the primary business, profession, commodity, product or service sold, manufactured, conducted or offered on the site on which the sign is located, and shall be subject to the following conditions:

1. Outdoor advertising signs shall not be permitted in the RCO, UR-ST, R, RM, ~~PO, IP~~ or C zone districts.

2. The maximum single surface area per site of an outdoor advertising structure in the I district shall be five hundred (500) square feet; the maximum aggregate area per site of outdoor advertising signs in the I district shall be one thousand (1,000) square feet. No outdoor advertising

signs shall be placed within one thousand (1,000) feet of another such sign on the same side of a street or highway.

3. The maximum height of an outdoor advertising structure shall be no taller than the height limit of the zoning district in which it is located.

[...]

17.84.030 Signs in the RCO, UR-ST, RA, R, or RM and PO zone districts.

No sign of any character shall be permitted in the RCO, UR-ST, RA, R, or RM or PO zone districts, except as follows:

[...]

H. In the UR-ST district up to two on-premises, freestanding signs of variable size as may be approved by the community development director or the city manager’s designee, with the number of signs, their maximum size, and other requirements to be as determined by the community development director or the city manager’s designee, provided that the maximum sign area for any single sign may not exceed eight hundred sixty-five (865) square feet. No outdoor advertising signs as defined in Section 17.84.020 shall be permitted in the UR-ST district. (Ord. 21-418 § 15; Ord. 18-394 § 1; Ord. 10-298 § 1; Ord. 02-206 § 2; Ord. 97-151; Ord. 93-99; Ord. 92-73)

17.84.040 Regulation of signs within the C districts.

[...]

B. Maximum Total Aggregate Area in the CN, CC, and CR and CW Zone Districts.

[...]

N. Height of Signs. The height of signs within the CN, CC, and CR and CW zone districts shall not exceed the height of the structure which houses the business being advertised, unless otherwise allowed under the provisions of this title or as approved by the planning commission with a conditional use permit or site plan review and in no case shall such sign exceed the height limitations of the district in which it is located.

[...]

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Chapter 17.92 Landscaping and Screening Standards

[...]

17.92.030 Commercial and Industrial Developments.

A. Commercial Developments—Development Standards.

1. **Landscaping.** All areas not used for structures, parking, driveways, walkways or other hardscape shall be landscaped and maintained as provided by the provisions of this title. At a minimum, fifteen percent (15%) of the net site area shall be landscaped and all areas of the project area abutting other properties or public right-of-ways shall include a continuous landscaped planting strip no smaller than five feet in width, ~~except in the CBD (central business district), in which no requirement shall apply.~~ All landscaping materials used shall be in accordance with Section 17.92.100 and in conformance with the tree and shrub schedule and criteria as provided in Section 17.92.090. All existing trees on the project site shall be maintained unless removal or relocation has been approved by the planning director and as identified on an approved landscape plan pursuant to Section 17.92.040.

2. **Landscaping Plan.** Each project shall include a landscaping plan as described in Section 17.92.040.

3. **Irrigation Plan.** Each project shall include an irrigation plan as described in Section 17.92.050.

4. **Water Conservation Requirements.** Each project shall meet the requirements set forth in Section 17.92.060.

5. **Parking, Noise Attenuation, and Screening.** Each project shall conform to the requirements set forth in Section 17.92.070.

[...]

17.92.100 Planting and maintenance.

A. Planting Standards.

1. **Street Trees.** Street trees shall be planted twenty (20) feet on center no closer than four feet from the back of curb or planting edge. Trees shall maintain a ten (10) foot vertical clearance over walks, pathways, and the like. Each tree shall be a minimum of fifteen (15) gallons in size and shall be planted with root barriers.

2. Shrubs. Shrubs should be planted as to provide a reasonable amount of ground cover. Shrubs that are used for screening purposes shall meet height requirements as provided by this title. Any shrub that will reach three feet in height at maturity shall not be planted within a required setback. Each shrub shall be a minimum of five gallons in size.

3. Planting Design. The planting design shall be incorporated in the landscape plan as described in Section 17.92.040. Choice of planting materials, trees, and shrubs should take into account drought tolerance, ease of maintenance and aesthetic beauty. The design should also take into account future shade conditions in street and parking lot situations. A soil analysis may be required by the planning director under certain conditions; if required it also shall be submitted with the landscape plan.

4. Timing of Installation. All landscaping, screening, and irrigation shall be in place prior to the request for a final inspection by the owner.

5. Acceptance by City. Each landscape area shall be maintained for three hundred sixty-five (365) days from the time the owner requests from the city a final inspection of the landscape area prior to transfer of maintenance responsibility to the city. Those landscapes that are to be privately owned, shall be maintained by the property owner.

B. Maintenance Standards. Each landscape area shall be maintained as follows:

1. Property owners' responsibility. Property owners of developed residential, commercial, and industrial lots shall be responsible for maintaining the landscape areas of their properties to the satisfaction of the City. Property owners of developed residential lots shall be responsible for maintaining their private yard areas (front yards and back yards) within enclosed fenced areas, as well as maintain any unfenced private yards and any parkway strips (landscape strips between sidewalk and roadway) that exist along the frontage area of their properties.

21. Plantings shall be maintained in good growing condition and whenever necessary, replaced with new plant materials.

32. Lawn and ground cover shall be trimmed and mowed regularly and planting areas shall be kept free of weeds and debris.

43. Plantings shall be fertilized, cultivated, and pruned on a regular basis, and good horticultural principles shall be maintained.

54. When necessary, plantings shall be appropriately staked, tied, or otherwise supported. Supports shall be regularly monitored to avoid damage to plants.

65. All landscaping and related equipment, including, but not limited to, plants, planting material, screening devices, walkways, benches, irrigations systems, and the like shall be maintained by the owner.

76. All required screening materials shall be maintained in good condition, and whenever necessary, repaired or replaced.

87. All property shall be maintained in a manner that will not depreciate adjacent property values.

98. Landscaping elements which pose an unusual public health or safety hazard shall not be permitted.

109. The height, spread, and growth habit of all plantings shall not interfere with or obstruct ease of movement of pedestrians or vehicles. (Ord. 92-96)

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Chapter 17.98 Good Neighbor Guidelines for Warehouse Distribution Facilities

17.98.010 Purpose

These “Good Neighbor Guidelines Warehouse Distribution Facilities,” (referred to as “Good Neighbor Guidelines”) assist planning departments, developers, property owners, elected officials, community organizations, and the general public as a tool to potentially help address some of the complicated choices associated with permitting warehouse/distribution facilities and understanding the options available when addressing environmental issues. These Good Neighbor Guidelines are designed to help minimize the impacts of diesel particulate matter (PM) from on-road trucks associated with warehouses and distribution centers on sensitive receptors located within the city of Lathrop.

17.98.020 Applicability

This Chapter is applicable to all warehouse distribution facilities throughout the city regardless of size and as defined in Section 17.98.030. This Chapter shall supersede any existing requirements in the Municipal Code and Specific Plans.

17.98.030 Definitions

For the purposes of this Chapter, the following definitions shall apply:

“Distribution Center” see “Warehouse Distribution Facility.”

“Idling” means the operation of the engine of a vehicle while the vehicle is not in motion.

“Sensitive Receptors” means populations that are at a heightened risk of negative health outcomes due to exposure to air pollution, including children, elderly, asthmatics, and others. The locations where these sensitive receptors congregate are considered sensitive receptor locations and include residential communities, schools, parks (excluding trails), playgrounds, day care centers, nursing homes, and hospitals.

“Warehouse” means a building or portion thereof used for the storage, receiving, shipping, or wholesaling of goods and merchandise, and any incidental or accessory activities.

“Warehouse Distribution Facility” means a building, structure or other facility primarily used for the warehousing, storage, sorting, packing, staging, shipping, receiving, distributing or holding of goods and merchandise of any kind, typically which are not manufactured, processed or otherwise produced in the same facility, for any length of time. Warehouse distribution facilities include but are not limited to wholesale distribution, distribution centers, moving and transfer storage, cross-dock facilities, package handling centers, order fulfillment centers, or logistics

centers and facilities.

17.98.040 Landscape Buffer and Screening Standards

A. The following landscape buffer and screening requirements shall apply to warehouse distribution facilities that share a common property line with a sensitive receptor, except when the distance between the structure of the existing sensitive receptor and proposed structure exceeds 300-feet:

1. For any warehouse distribution facility equal to or less than 50,000 square feet in size, a five (5) foot landscape buffer shall be required.

2. For any warehouse distribution facility larger than 50,000 square feet in size, a ten (10) foot landscape buffer shall be required.

3. For any warehouse distribution facility larger than 400,000 square feet in size, a fifteen (15) foot landscape buffer shall be required.

B. The landscape buffer area(s) shall include:

1. A solid, eight (8) foot masonry wall(s), or alternative material approved by the community development director.

2. Trees with a minimum box size of 24 inches with spacing dependent on the tree species as recommended by a certified Landscape Architect. The buffer may include stormwater bio-filtration, detention or retention areas.

3. Drought tolerant and properly irrigated plants and trees to maintain growth.

C. A berm is encouraged within the landscape buffer area(s) to assist in screening the warehouse distribution facility.

17.98.050 Operational Signage

A. The following signage is required for all warehouse distribution facilities, regardless of size:

1. Anti-idling signs indicating a 5-minute diesel truck engine idling restriction shall be posted along entrances to the site and in the dock areas and shall be strictly enforced by the facility operator.

2. Directional signs consistent with Section 17.84.050 indicating automobile and truck entrances shall be posted along entrances to the site.

3. Signs shall be installed at all truck exit driveways directing truck drivers to the truck route as indicated in the Truck Routing Plan or as specified in a Specific Plan.

4. Signs shall be installed in public view with contact information for a local designated representative who works for the facility operator and who is designated to receive complaints about excessive dust, fumes, or odors, and truck and parking complaints for the site. The sign shall also include information for the San Joaquin Valley Air Pollution Control District's (SJVAPCD) on-line complaint system and its complaint call-line.

B. All signs under this Section shall be legible, durable, and weather-proof.

17.98.060 Construction and Operational Guidelines

A. The following guidelines shall apply to the construction of a warehouse distribution facility:

1. Warehouse distribution facilities shall install solar photovoltaic (PV) array and an energy storage system (ESS) consistent with the California Building Code.

2. A portion of the passenger vehicle parking spaces shall be allocated for electric vehicles (EV), with all necessary conduit and related appurtenances installed consistent with the California Building Code.

B. The following guidelines shall apply to the operation of a warehouse distribution facility:

1. The warehouse distribution facility shall incorporate a recycling program.

2. New or future tenant improvements for warehouse distribution facilities for cold storage shall include electrical hookups for refrigeration units.

3. Warehouse distribution facilities shall not allow a TRU (Transportation Refrigeration Unit) to operate while stationary unless the vehicle is lawfully parked at a location approved for truck parking and not within five hundred (500) feet of a sensitive receptor unless the operator is actively engaged in the process of loading or unloading cargo or is waiting in a queue to load or unload cargo for a period not to exceed two (2) hours.

17.98.070 Supplemental Information

A. In addition to the application submittal requirements prescribed in Chapter 17.100 and 17.112, the application shall include the following information:

1. Operational Signage Plan including but not limited to location, size, height, and type of illumination. The Operational Signage Plan shall demonstrate compliance with Section 17.98.050 of this Chapter.

2. Site Plan illustrating a 1,000-foot distance from the property line in all directions.
3. Truck Turning Template to verify truck turning movements at entrance and exit driveways and maneuverability throughout the site.
4. Cross-Section and Plan View of the landscape buffer area(s).
5. Site Lighting Photometric Plan including information with detail specifications on fixtures, poles, and wall packs. The Site Lighting Photometric Plan shall illustrate candlepower distribution beyond the property line.
6. Outdoor Break Area Exhibit(s) illustrating proposed furniture, shade structure(s), and other proposed equipment.
7. Truck Routing Plan to and from the State Highway System based on the City's latest Truck Route Map.

17.98.080 Enforcement

A. Minimize exposure to diesel emissions to sensitive receptors that are situated in close proximity to the warehouse/distribution center and eliminate diesel trucks from unnecessarily traversing through residential neighborhoods by using the following strategies:

1. To the extent feasible, locate driveways, loading docks and internal circulation routes away from residential uses or any other sensitive receptors.
2. Enforce compliance with Lathrop Municipal Code Section 10.16.010, requiring the use of designated truck routes.
3. Enforce compliance with Lathrop Municipal Code Section 10.24.050, restricting truck parking in residentially zoned districts.
4. Enforce compliance with Lathrop Municipal Code Section 10.24.110 (A), regarding the parking of trailer or semi-trailer upon any street, alley, public way or public place, unless the trailer or semi-trailer is attached to a motor vehicle capable of moving the trailer.
5. Require warehouse/distribution centers to educate drivers by providing a detailed map identifying the specific truck route between the warehouse/distribution center and the freeway and/or primary access.

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Chapter 17.100 Site Plan Review

17.100.010 Purposes and application.

[...]

B. Site plan review provisions of this chapter shall apply to the following uses:

1. Any use within the RCO, UR-ST, ~~RA~~, R, RM, P, P/QP, ~~PQ~~, C and I zone districts, excepting single-family residential use, which is to be constructed on a residential site with complete street improvements;

2. Any use subject to an environmental impact assessment under applicable provisions of city policy as adopted by resolution pursuant to the California Environmental Quality Act of 1970, as amended.

[...]

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Chapter 17.104 Architectural Design Review

17.104.010 Purposes and application.

[...]

B. Site plan and architectural design review provisions of this chapter shall apply to any permitted or conditional use, listed within the R, RM, P, P/QP, ~~PQ~~, C or I district inclusive as defined in Chapters 17.44 and 17.48, inclusive of the Lathrop Municipal Code. There shall be no exceptions to such application, except as may be granted for historic structures designated by the city or by previously approved specific plans. (Ord. 16-359 § 1; Ord. 99-181 § 1; Ord. 92-73)

[...]

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Chapter 17.116 Nonconforming Uses and Structures

[...]

17.116.070 Elimination of illegal nonconforming uses and structures.

[...]

C. Uses permitted only within a ~~RA~~, R or RM zone district which are located in a C or I zone district, and uses permitted only within a C or I zone district which are located within a ~~RA~~, R or RM zone district shall be completely removed or altered and converted to a conforming status upon abandonment of the previous use for six months or more. When a nonconforming use is removed, every future use shall be in conformity with the provisions of this chapter. Repairs necessary to maintain a nonconforming use and other maintenance (excluding signs), not exceeding an assessed valuation of two thousand five hundred dollars (\$2,500.00), shall not be construed as lengthening the useful life of the nonconforming use.

[...]

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Chapter 10.16 Truck Routes and Commercial Vehicles

10.16.010 Truck routes—Establishment and purpose.

A. Whenever any ordinance of the city designates and describes any street or portion thereof as a street, the use of which is permitted by any vehicle exceeding a maximum gross weight limit of ten thousand (10,000) pounds, the chief of police is authorized to designate such street or streets by appropriate signs as “truck routes,” for the movement of vehicles exceeding a maximum gross weight limit of five ~~three~~ tons.

B. When any such truck route or routes are established and designated by appropriate signs, the operator of any vehicles exceeding a maximum gross weight limit of five ~~three~~ tons shall drive on such route or routes and none other, except that nothing in this chapter shall prohibit the operator of any vehicle exceeding a maximum gross weight of five ~~three~~ tons coming from a “truck route” having ingress and egress by direct route to and from restricted streets when necessary for the purpose of making pickups or deliveries of goods, wares and merchandise from or to any building or structure located on such restricted streets, or for the purpose of delivering materials to be used in the actual bona fide repair, alterations, remodeling or construction of any building or structure upon such restricted streets for which a building permit has previously been obtained therefor. This section shall not apply to the following street segments:

Lathrop Road east of Golden Valley Parkway to Interstate 5 southbound off-ramp

Golden Valley Parkway south of Dos Reis Road to Lathrop Road

Dos Reis Road, west and east of Golden Valley Parkway

Lathrop Road between Harlan Road and McKinley Avenue (Prior code § 70.15)

C. Notwithstanding Section 10.16.010 B, box trucks (which may exceed the maximum gross weight limit of five tons) are permitted to access restricted streets for the purpose of making pickups or deliveries of goods, wares and merchandise from or to any building or structure located on or adjacent to such restricted streets. As defined, “box trucks” also referred to as “cube trucks” or “box vans”, are medium-sized straight trucks with a cuboid-shaped cargo storage area connected to the cabin by a single chassis or frame. These characteristics differentiate box trucks from semi-trucks, which are not connected through a single frame (they consist of a semi or cab, and a separate trailer). Box trucks do not have the capability to haul container loads and can only transport loose cargo.

D. Notwithstanding Section 10.16.010 B, service and merchant delivery trucks (e.g. fuel, food and beverage, medical, or similar use) are permitted to access restricted streets for the purpose of providing service to a building or structure located on or adjacent to such restricted streets.

[...]

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Figure 1 *Aerial Photograph with Site Plan*

— · · · · — UDC Boundary

Figure 1: Aerial Photograph with Site Plan

THE DEVELOPMENT PLAN

Lathrop's Mossdale Landing is based upon the Mossdale Village plan and policies presented in the West Lathrop Specific Plan(WLSP). It is consistent with the City of Lathrop's General Plan. The proposed plan provides the approximate acreages of the following land uses- 268 acres of Low Density Residential, 46 acres of Medium Density Residential, 6.89 acres of High Density Residential, 11 acres of Service Commercial, and 7 acres of Village Commercial, while Public designated uses include 19 acres of neighborhood parks, a 20 acre community park, 14 acres of levee and other open space, a fire station, and 34 acres of schools. Mossdale Landing is unique in that it follows neo-traditional planning principles for greater community interaction and access, provides opportunities for a wide range of housing options, supplies a catalyst for commercial development, imparts more park acreage than is required- meaning more play and green areas, presents local and regional bicycle and pedestrian trails, and provides street trees and separated sidewalks on all streets. The following sections provide greater details about Mossdale Landing.

RESIDENTIAL-MV

A wide variety of housing types will be provided in Mossdale Landing. Neighborhoods range from 3,200 square foot lots at approximately 8 dwelling units per acre to minimum 7,000 square foot lots at approximately 3.7 units per acre. Higher density residential uses, up to 20 units per acre, are permitted within the village center and up to 25 units per acre for the High Density zoned property at the southeast corner of Golden Valley Parkway and Brookhurst Boulevard. Within Mossdale Landing, residential neighborhoods will typically increase in density closer to the future village center mixed use area. Neighborhoods are designed as a single planning unit and are governed by the development standards of each specific product type under High Density and Medium Density, and by neighborhood planning area lot size under Low Density. Neighborhoods within Mossdale Landing are classified into typical neighborhoods in minimum lot sizes of 3,200, 5,000, 6,000 or 7,000 square feet.

The Development Concept Plan within the WLSP designates a high school site in the northeastern corner of the project area. However, the State has denied the use of this site for a high school, and prefers a location further north of Mossdale Landing. The WLSP took this possibility into consideration and provides a "selected Mossdale Village development alternative" to permit the high school site to be developed instead as low density residential to match the adjoining low density residential designated areas. The Mossdale Landing UDC is utilizing the selected Mossdale Village development alternative of low density residential as the proposed land use designation in this area. Neighborhoods of 5,000, 6,000, and 7,000 square foot lots are proposed in this application. Medium density residential areas are permitted to be developed at 8 to 14 units per acre. The WLSP notes that although medium density residential uses are conceived as a multiple family district, the dwelling units may be single family detached homes on small lots. This flexibility permits a wide range of housing products to be constructed in the medium density category, while following current housing trends for detached homes on small lots. This UDC anticipates detached single family homes on 3,200 square foot "zipper" lots.

Latbrop's
**Mossdale
Landing**
A Community by Pacific Union Homes

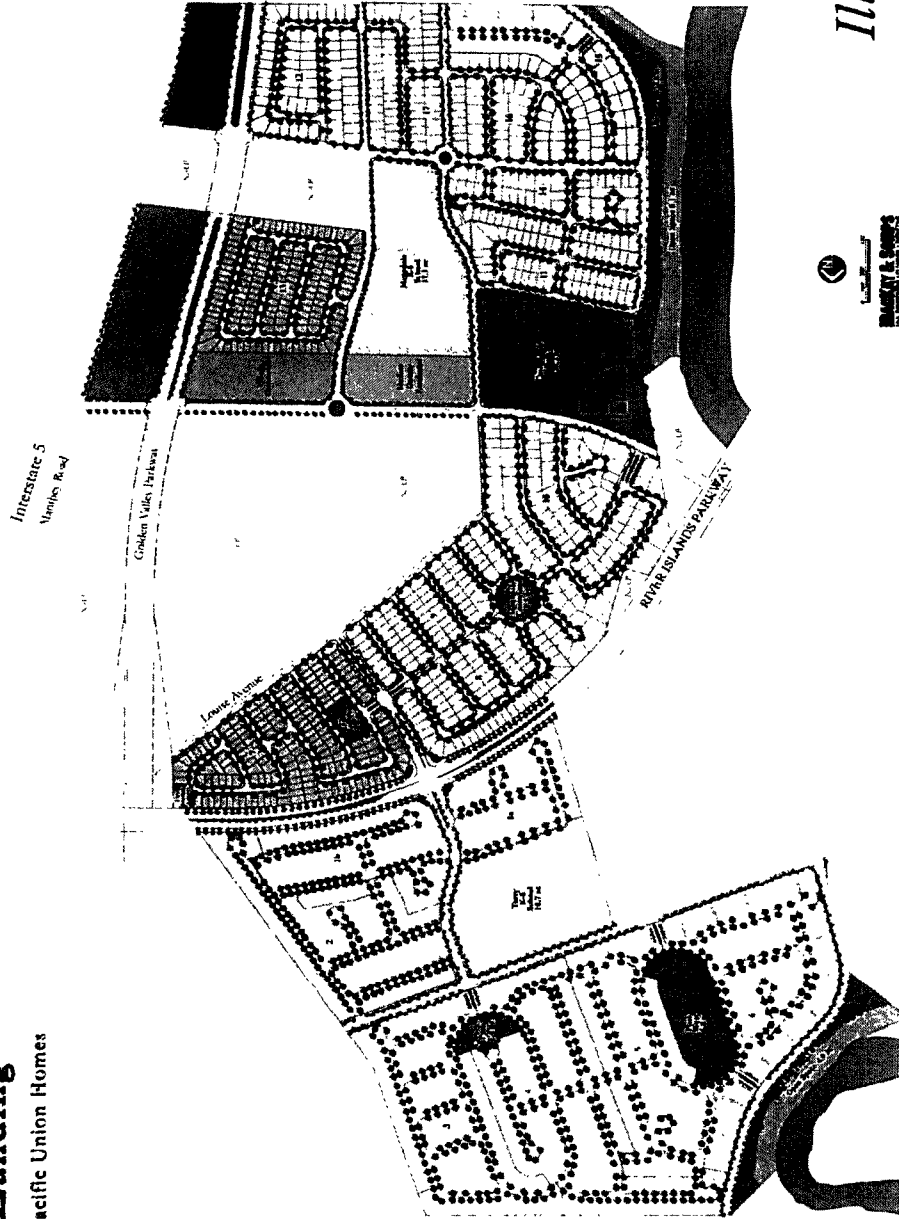


Figure 2
Site
Illustrative

Figure 2: Illustrative Site Plan

MOSSDALE LANDING DEVELOPMENT CONCEPT

As discussed, Mossdale Landing will be a mixed-use community that incorporates amenities such as parks and open space to enrich both the project and the quality of life for its residents and visitors. Below are land use summaries illustrating the land uses, acres, average density, and units as designated by the West Lathrop Specific Plan and that of the proposed Project.

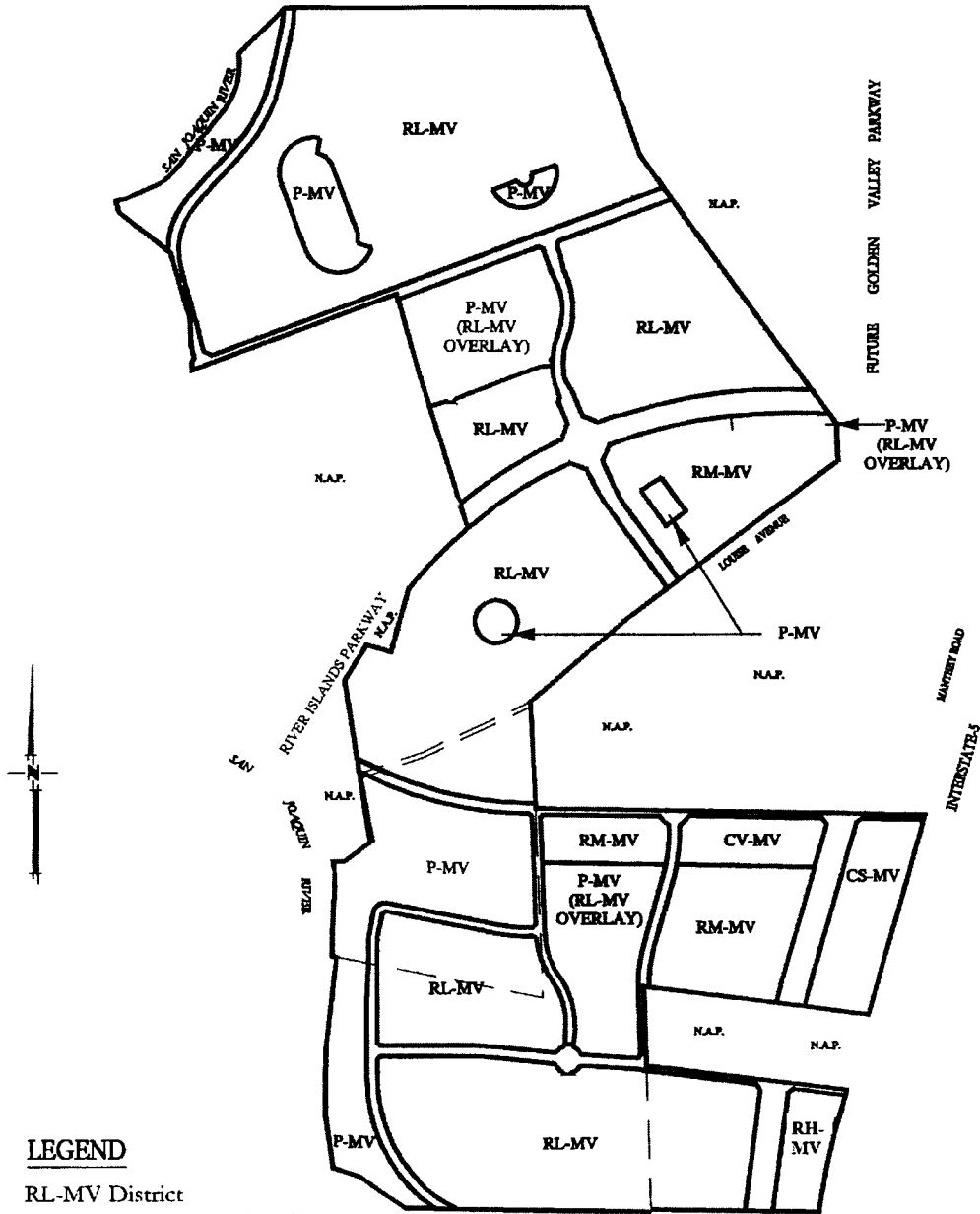
West Lathrop Specific Plan Land Use Summary

| <i>Land Use</i> | <i>Acres</i> | <i>Avg. Density</i> | <i>Dwelling Units/Footage</i> |
|------------------------------------|--------------|---------------------|--------------------------------------|
| Low Density Residential (RL-MV) | 294.9 | 5.5 | 1,618 du |
| Medium Density Residential (RM-MV) | 46.6 | 10.0 | 466 du |
| Public (P-MV) | 51.2 | NA | NA |
| Village Commercial (CV-MV) | 11.0 | 0.25 FAR | 119,790 sf |
| Service Commercial (CS-MV) | 18.6 | 0.25 FAR | 202,554 sf |
| Major Roadways | 55.0 | NA | NA |
| TOTAL | 477.3 | NA | 2,084 du 322,344 sf |

Mossdale Landing Land Use Summary

| <i>Land Use</i> | <i>Acres</i> | <i>Density</i> | <i>Dwelling Units/Footage</i> |
|------------------------------------|--------------|----------------|--------------------------------------|
| Low Density Residential (RL-MV) | 268.1 | 4.6 | 1,236 du |
| Medium Density Residential (RM-MV) | 45.1 | 8.4 | 399 du |
| High Density Residential (RH-MV) | 6.89 | 25 | 172 du |
| Public (P-MV) | 86.9 | NA | NA |
| Village Commercial (CV-MV) | | | |
| | 6.7 | 0.60 FAR | 175,111 sf |
| Service Commercial (CS-MV) | 11.4 | 0.60 FAR | 297,950 sf |
| Major Roadways | 52.2 | NA | NA |
| TOTAL | 477.3 | NA | 1,807 du 473,061 sf |

Although a few differences between the land use acreage designations of the Specific Plan and those proposed by the Mossdale Landing UDC exist, the proposed plan meets the intent of the West Lathrop Specific Plan. Single Family Residential acreage has decreased somewhat in the proposed plan due to the inclusion of a K-8 school not designated for the properties within the Specific Plan. Medium Density Residential uses are consistent with the General and Specific Plans, with the slight acreage difference due to the realignment of major streets and intersections. Proposed Single Family, Medium Density Residential, and High Density Residential units are within their appropriate density ranges as required by the West Lathrop Specific Plan. Public uses in the proposed plan have increased significantly over the Specific Plan due to the inclusion of additional parks and open space, and the provision of a second K-8 school. The Village Commercial acreage is generally the same between the two plans with the differences also resulting from the minor realignment of some major streets. The acreages of Service Commercial designated lands are essentially the same between the two plans, but have been adjusted slightly to conform to the realignment of Golden Valley Parkway. Finally, major streets have reduced in scale in the proposed plan due to various street realignments, including that of River Islands Parkway and the River Islands/Golden Valley intersection. Roadway realignments are all in conformance with the Specific Plan. The adjustments occurred due to engineering design criteria for the roadways.



LEGEND

- RL-MV District
Residential Low-Mossdale Village
- RM-MV District
Residential Medium-Mossdale Village
- CV-MV District
Commercial Village Mossdale Village
- CS-MV District
Commercial Service-Mossdale Village
- P-MV District
Public-Mossdale Village
- RH-MV District
Residential High-Mossdale Village

Figure 3
*Mossdale Landing
 Land Use Designations*

Figure 3: Mossdale Landing Land Use Designations

| Land Use Designation | Acres | Units/Square Feet | Density |
|--|---------------------|--------------------------------------|------------------|
| Residential-MV | | | |
| <i>3,200 square foot Neighborhoods</i> | | | |
| Neighborhood 7 | 21.7 acres | 179 du | 8.2 du/ac |
| Neighborhood 13 | 17.4 acres | 151 du | 8.7 du/ac |
| Subtotal | 39.1 | 330 | 8.4 du/ac |
| <i>2,200 square foot Neighborhoods</i> | | | |
| Neighborhood 18 | 7.0 acres | 79 du | 11.3 du/ac |
| Total Medium Density Residential | 45.1 acres | 399 du | 9.5 du/ac |
| <i>5,000 square foot Neighborhoods</i> | | | |
| Neighborhood 2 | 18.8 acres | 107 du | 5.7 du/ac |
| Neighborhood 8 | 13.7 acres | 70 du | 5.1 du/ac |
| Neighborhood 9 | 11.6 acres | 66 du | 5.7 du/ac |
| Neighborhood 11 | 8.9 acres | 52 du | 5.8 du/ac |
| Neighborhood 14 | 12.1 acres | 66 du | 5.5 du/ac |
| Neighborhood 17 | 12.9 acres | 74 du | 5.7 du/ac |
| Subtotal | 78.0 acres | 435 du | 5.6 du/ac |
| <i>6,000 square foot Neighborhoods</i> | | | |
| Neighborhood 1 | 24.8 acres | 110 du | 4.4 du/ac |
| Neighborhood 3 | 22.8 acres | 102 du | 4.5 du/ac |
| Neighborhood 4 | 28.9 acres | 134 du | 4.6 du/ac |
| Neighborhood 10 | 31.6 acres | 128 du | 4.1 du/ac |
| Neighborhood 12 | 13.6 acres | 66 du | 4.9 du/ac |
| Neighborhood 16 | 11.9 acres | 53 du | 4.5 du/ac |
| Subtotal | 133.6 acres | 593 du | 4.4 du/ac |
| <i>7,000 square foot Neighborhoods</i> | | | |
| Neighborhood 5 | 23.3 acres | 85 du | 3.7 du/ac |
| Neighborhood 6 | 21.1 acres | 75 du | 3.6 du/ac |
| Neighborhood 15 | 12.4 acres | 48 du | 3.9 du/ac |
| Subtotal | 56.5 acres | 208 du | 3.8 du/ac |
| Total Single Family Residential Neighborhoods | 268.1 acres | 1,236 du | 4.6 du/ac |
| Total High Density Residential | 6.89 | 172 du | 25 du/ac |
| Total Residential-MV | 306.31 acres | 1,807 du | NA |
| Commercial-MV | | | |
| Village Commercial-MV | 6.7 acres | 175,111 sf | 0.60 FAR |
| Service Commercial-MV | 11.4 acres | 297,950 sf | 0.60 FAR |
| Subtotal | 18.11 acres | 473,061 sf | |
| Public-MV | | | |
| Parks and Open Space | | | |
| Community Park | 20.2 acres | | |
| Crescent Park | 1.4 acres | | |
| Park West | 6.8 acres | | |
| The Green | 1.0 acre | | |
| Mossdale Commons | 1.5 acre | | |
| River Park | 8.2 acres | | |
| Open Space (Levee) | 13.0 acres | | |
| Landscape Parcels | .8 acres | | |
| Subtotal | 52.8 acres | | |
| Schools | | | |
| K-8 School (Terry) | 16.7 acres | | |
| K-8 School (Mossdale) | 17.0 acres | | |
| Subtotal | 33.7 acres | | |
| Fire Station | 4 acres | | |
| Other | | | |
| Major Streets | 52.2 acres | | |
| TOTAL | 477.3 acres | 1,807 du 473,061 sf | |

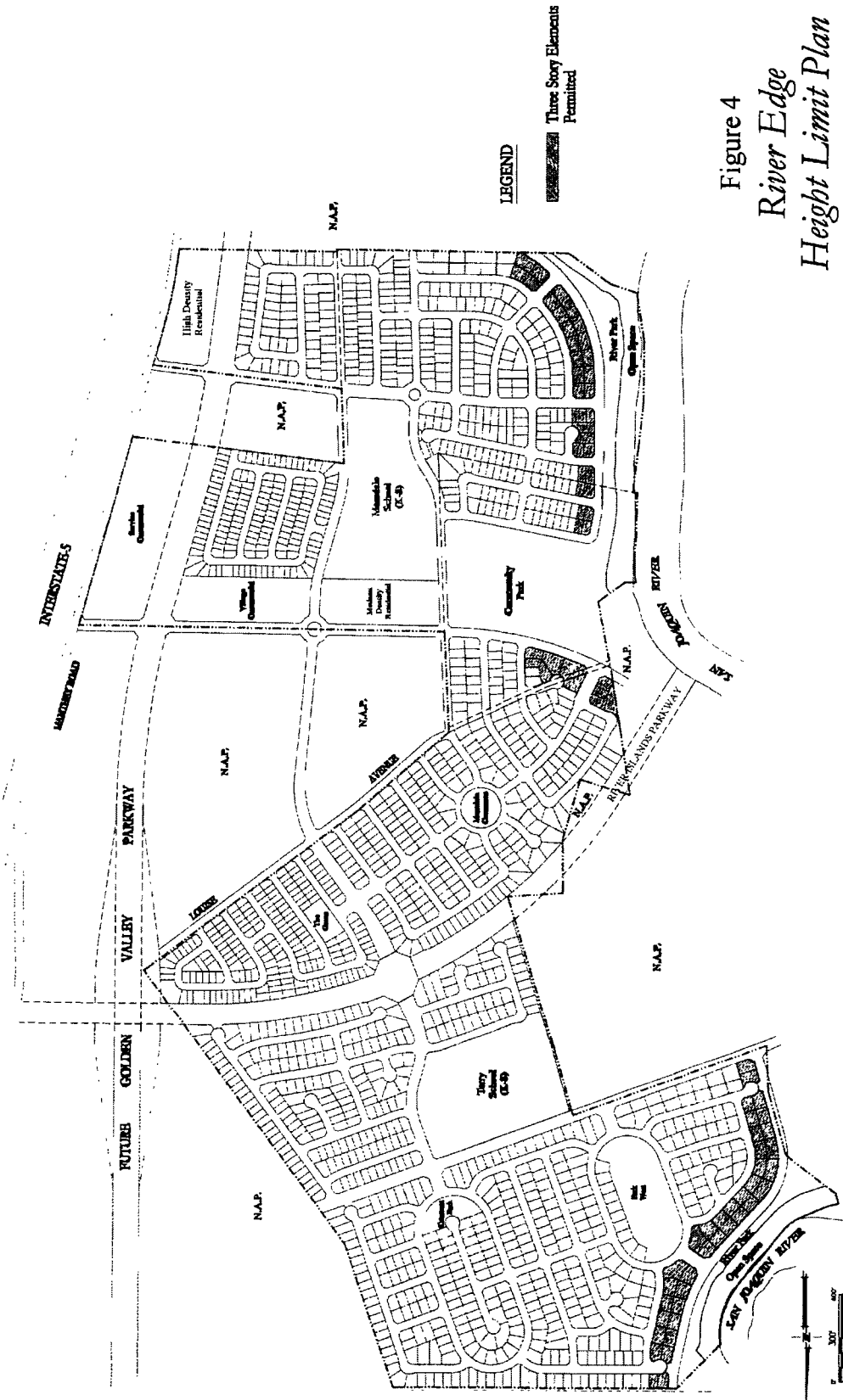


Figure 4: River Edge Height Limit Plan

HIGH DENSITY RESIDENTIAL-MV STANDARDS

The High Density residential (RH-MV) designation permits attached housing units. The theme, design styles, materials and colors shall reflect those of the other residential neighborhoods of Mossdale Landing.

Site Planning

- Dwelling units, entries, and pedestrian access shall be oriented toward and/or front Golden Valley Parkway and away from the freeway.
- The site plan shall be well organized and easily navigable, with a clear and well organized circulation network and parking arrangement.
- A minimum of five feet shall be provided between the parking lot and back of sidewalk along public streets.
- All service and maintenance areas shall be located away from public streets and pedestrian areas and screened from view with walls and/or landscaping.
- A minimum ten-foot landscape buffer shall be provided onsite where residential units are adjacent to service commercial uses.
- The incorporation of a private recreation facility within the complex shall be required. However, the specific elements that are provided shall be determined by the individual builder or developer. Potential amenities within the recreation area may include, but are not be limited to, a swimming pool, spa, tennis court, and/or picnic/barbecue area. Design of the facility shall be compatible with the architectural style of the complex.
- All storm system design shall conform to the City of Lathrop's National Pollutant Discharge Elimination System (NPDES) permit requirements.

Massing

- Façades shall be articulated to reduce the scale and mass of the buildings and to differentiate between building functions and units. Elevations may be stepped both horizontally and vertically. Walls may be broken up by changes in planes and heights, and with the use of articulation including recesses and shadow lines. Desired changes in material should occur at such a step. This is applicable to the front and rear elevations as well as the street facing side elevations.
- Large, blank expanses of wall are to be avoided, unless necessary for noise attenuation. Unique window treatments including shutters and awnings provide articulation of wall surfaces while contributing to the character of the project. Other elements that help to minimize this condition include false, shuttered windows, decorative louvered vents, wall offsets, and horizontal banding.
- At least 50% of the units must have significant single story or lower height elements on the front and street facing elevations. Porches may be part of this strategy.

Architecture

- The entry shall be designed to serve as a focal point of the elevation and be readily discernible. Single story projections at entries and porches shall be incorporated.
- It is also desirable, within the limits of economic reality, that all building elevations share common materials and degrees of articulation.
- Façade articulation, styles, materials and colors shall relate to those present in the adjoining neighborhoods.
- Exterior lighting fixtures attached to the building shall be compatible with the style, materials, colors and details of the building. Lighting used on the exterior of buildings and signs, and the light quality produced, shall be appropriate and compatible.

Roofs and Roof Forms

- The use of different roof types will add variety and interest to the street scene. Roof types shall be consistent with whichever architectural style is chosen. Tile roofs are required.
- Roof forms having dual pitches such as Gambrel or Mansard should not be used. Flat roofs are permitted only with appropriate parapets and in limited applications.
- Substantial overhangs are encouraged as a response to solar and climatic conditions. The inclusion of covered porches and entries also expand sheltered living spaces, create entry statements, and provide elevation relief.
- Steps in the roof should respond to the interior room arrangement and provide visual relief and interest. A vertical step within the ridgeline shall be at least 18" to create visual impact and allow for adequate weatherproofing
- Architectural elements such as dormers, chimneys and other elements which add visual interest to roofs are encouraged.
- Place non-mechanical roof vents in unobtrusive locations away from public view, unless they are part of the building's architectural style.

Entries

- The entry shall be designed and located so as to be readily identifiable. If the front door location is not obvious or visible because of building configuration, the entry shall direct and draw the user in the desired path through the use of signage, lighting and landscape.

Windows and Doors

As with roofs, windows and doors shall vary because of the various elevation styles required amongst the plans. In addition, they shall reflect restraint in the number of types, styles and sizes. Consistency of window and door detailing on all elevations must be maintained.

- Window grids should be used on all public street facing elevations with the grid proportion appropriate to the architectural style.
- On all elevations, openings shall be articulated with the appropriate head, sill and jamb trim, where appropriate.

- Shutters, if incorporated, shall be traditional in design, and be sized to be appropriate to the style.

Other Primary Building Elements

Dormer windows shall be architecturally correct in scale, proportion and detail with the selected architectural style. Fake dormers are not allowed.

Bay windows shall be carried down to grade or express appropriate visual support of a cantilevered condition. The wall area of bay windows shall be detailed in a manner that is appropriate to the architectural style.

Chimneys shall be properly located and in correct proportion to the mass of the home. Chimneys shall be designed with appropriate breaks for architectural character. Decorative chimney caps are encouraged.

Balconies are useful in breaking up large wall planes, offsetting floors, creating visual interest and adding human scale to the building. They may be covered or open, and either recessed into the mass of the building or serve as a projecting element. Balconies must appear to be an integral element of the building rather than an after thought or add-on. The details, eaves supports, and railing shall be consistent with the balance of the building's design elements or style. Concern shall be given to avoid designing balconies in plans in such a manner that they are plotted side by side.

Exterior stairs shall be compatible in type and material to the deck and landing. Use of open stair treads can only be justified where the balcony or landing element is a projecting element.

Materials and Colors

Within a given architectural style, the exterior shall receive a consistent use of materials and colors on all sides. Accent materials such as brick and stone used on street facing elevations shall be returned to a logical point of termination on the adjacent elevation. Accent materials are not required on elevations that are not visible from public areas. Natural and natural appearing materials should be used to compliment the architectural style, and are subject to architectural design review. These materials include wood, stone, brick, and copper. Full metal roofs are prohibited without approval of the architectural design review committee. Built-up or roll roofing and similar appearing materials are only permitted if they are not viewable from the street.

Mechanical Equipment and Utilities

- Exterior lighting fixtures attached to the building shall be compatible with the style, materials, colors and details of the building. Lighting used on the exterior of buildings and signs, and the light quality produced, shall be appropriate and compatible.
- All mechanical equipment, including air conditioners, gas regulators, and telephone/cable TV pedestals, shall be located in visually unobtrusive locations to the side or rear of buildings away from adjacent streets or pedestrian walkways. All such items shall be

screened from view and baffled for noise attenuation where necessary. Roof top equipment must be hidden in mechanical wells or screened by mechanical enclosures. Satellite dishes and solar panels shall be integrated as best as possible, but shall be located in visually unobtrusive locations and screened from views from Golden Valley Parkway:

- Trash enclosures shall be located either in buildings, within or adjacent to the parking lot, or behind buildings. These facilities shall not be placed near primary pedestrian traffic and gathering areas. They shall be enclosed with structures such as walls, fences, and trellis' that will blend with adjacent architectural styles, materials, and colors.
- Where possible, traffic signal light bases, light controller boxes, and other above ground utilities shall be located at the periphery of all intersections along Golden Valley Parkway. Utilities should be consolidated at locations that are generally inconspicuous to pedestrian views and access.
- Transformers and other above ground utility structures shall be located within or adjacent to the parking lot, where feasible, or behind buildings. They shall be screened with plantings and/ or structures such as walls, fences, and trellis' that will architecturally blend with adjacent architectural styles of the adjacent buildings.
- All antennas shall be placed in attics or interior to buildings.
- All utilities noted above will need to be coordinated with street tree and street light locations along Golden Valley Parkway and other public streets. Street trees and light fixtures shall take precedence over other utility locations, as feasible. Tree and lighting plans shall be completed in conjunction with joint trench and utility placement plans to ensure the best spacing and location for street trees and lights.

Access and Parking

Each project will incorporate interior oriented parking solutions and design techniques listed below to enhance the character of the street scene. All garage doors shall be roll-up doors.

- Locate garages and parking areas interior to the site off of interior vehicular access roads or driveways.
- Where possible, turn the short side of parking courts toward the street to avoid lengthy parking areas abutting the street.
- Distribute parking throughout the site to provide parking as close as possible to individual units.
- Provide pedestrian connections from parking lots to dwelling units. Pedestrian connections shall be integrated with the buildings, landscaping and circulation.
- Parking lots shall be planted with one tree per six parking stalls. Trees shall be large canopy trees to provide shade and minimize the scale and impact of the parking lot. In addition to these trees, the perimeter of the parking lot, and especially where the parking abuts residential units, shall be screened with trees and understory planting.
- Parking lots shall incorporate a continuous hedge, wall with landscaping, or other acceptable screening options along public street frontages.
- Parking lot light standards shall complement the adjacent architectural style and the community theme and be consistent throughout the project.

- Parking lot light fixtures shall use shielding devices to prevent light from impacting surrounding residential units. Light standards shall be no higher than necessary to provide adequate illumination for safety purposes.

Tuck Under

- Setting the garage back in relationship to the face of the building strives to reduce the overall visual mass of the garage. This also provides additional façade articulation.

Detached or Remote Garages and Carports

- Design style, materials, detailing, and colors shall replicate those on the residential façades. Proper use of materials and screening elements will tie these facilities into the overall project design while at the same time visually down playing them.

Signs

No permanent outdoor advertising structure or sign of any character shall be permitted with the exception of those signs used in conjunction with entry monuments and subject to their particular design standards.

HIGH DENSITY RESIDENTIAL - DEVELOPMENT STANDARDS

| | |
|--|--|
| <i>Minimum Parcel Area:</i> | NA |
| <i>Minimum Width of Parcel:</i> | NA |
| <i>Minimum Depth of Parcel:</i> | NA |
| <i>Minimum Distance between Buildings [1]:</i> | 30 feet: primary to primary 20 feet: primary to secondary 10 feet: secondary to secondary |
| <i>Minimum Setback Requirements:</i> | |
| <i>From Golden Valley Parkway right of way</i> | 15 feet |
| <i>From Property Line of Adjacent Service Commercial Use</i> | 15 feet |
| <i>From Interior Project Street</i> | 10 feet |
| <i>From Drive Aisle</i> | 5 feet to living area, 3 feet to garage |
| <i>Maximum Building Height:</i> | 50 feet – 3 story living area maximum |
| <i>Off-street Parking [2]:</i> | Residential uses [3]: 1 space/studio or single bedroom, 2 spaces/two+ bedrooms. 1/2 stall per unit for guest parking includes on-street parking of Cornucopia Way. |
| <i>Setback from Parking:</i> | 10 Feet |
| <i>Private Open Space</i> | 50 square feet balcony/deck Minimum 5 feet depth |
| <i>Maximum Building Coverage:</i> | 70% |
| <i>Common Area:</i> | 50 square feet per unit. The minimum dimension of any space satisfying this standard is 10'. This common area shall be improved for either passive or active recreational uses by residents. |

[1] Primary elevations contain more than two feature windows per floor. All other elevations are considered secondary walls (no more than two individual unit entries may occur on a secondary elevation).

[2] On-street parking can be counted towards a project's parking requirement.

[3] These requirements may be modified for senior housing where it can be demonstrated that fewer spaces are sufficient. Residential parking shall be identified by signage or striping.

Encroachments

The following encroachments may project up to 2 feet beyond the building façade:

- Eaves; and,
- Second and third floor architectural projections such as balconies, overhangs, bay windows, window seats etc.

PERMITTED AND CONDITIONAL USES

Permitted and conditionally permitted uses for the High Density Residential district will as provided for below.

Attached Multi-family Residential, including, but not limited to:

- Condominiums, apartments, flats, townhouses, and independent living facilities
- Convalescent and assisted care facility
- Home occupations in accordance with the provisions of Chapter 17.64 of the Lathrop Zoning Code.
- Rest/nursing home

Conditional Uses:

- Day care center
- Expansion or remodeling of an existing non-conforming use of a structure or land, up to 50% or less of the value of the structure, or reestablishment of a non-conforming use which has been damaged, except non-conforming signs and outdoor advertising structures, non-conforming uses occupying a structure with an assessed valuation of less than \$200, and non-conforming fences, walls and hedges.

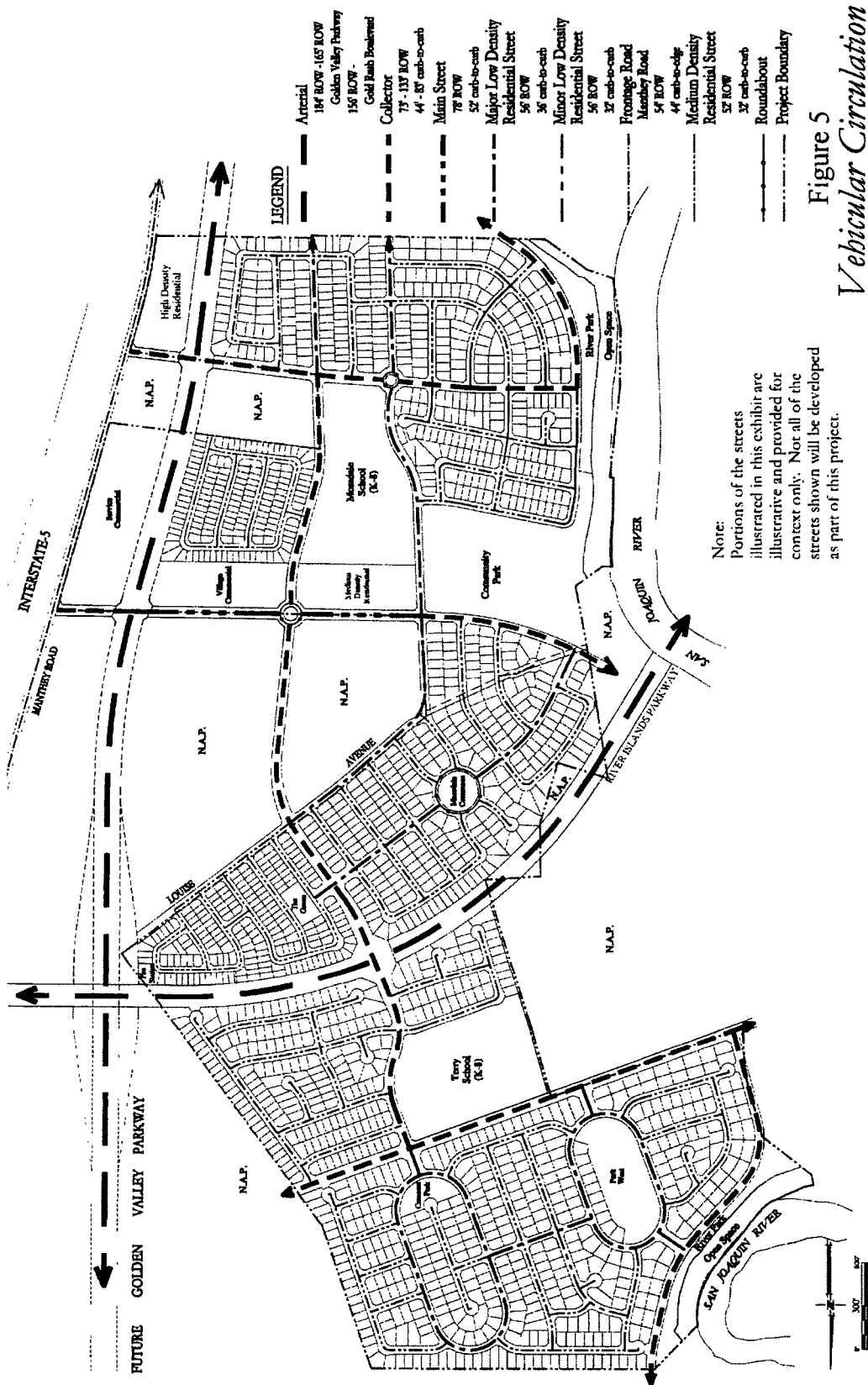


Figure 5
Vehicular Circulation

Figure 5: Vehicle Circulation

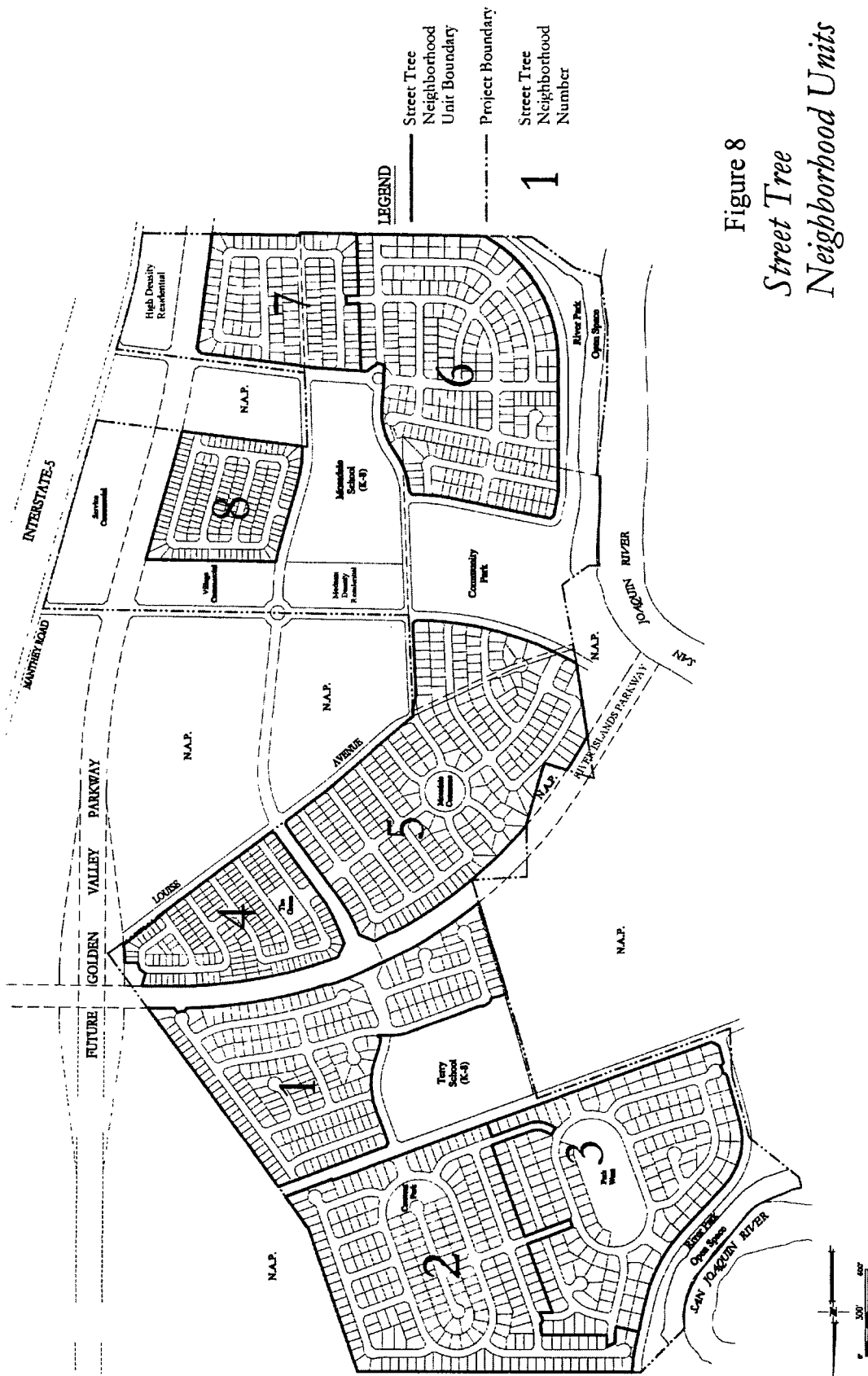


Figure 8
Street Tree
Neighborhood Units

Figure 8: Street Tree Neighborhood Unit

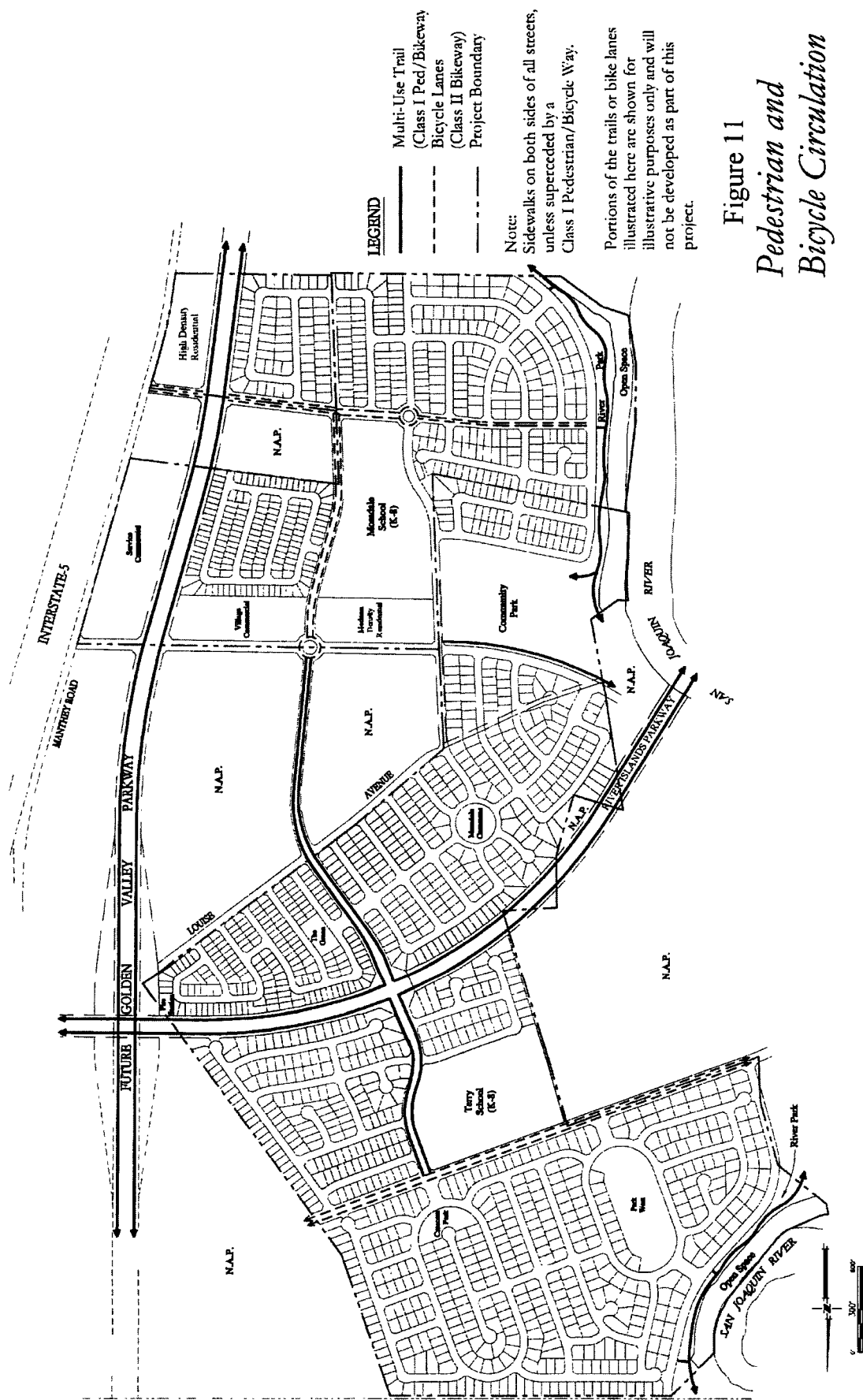


Figure 11
 Pedestrian and
 Bicycle Circulation

Figure 11: Pedestrian and Bicycle Circulation

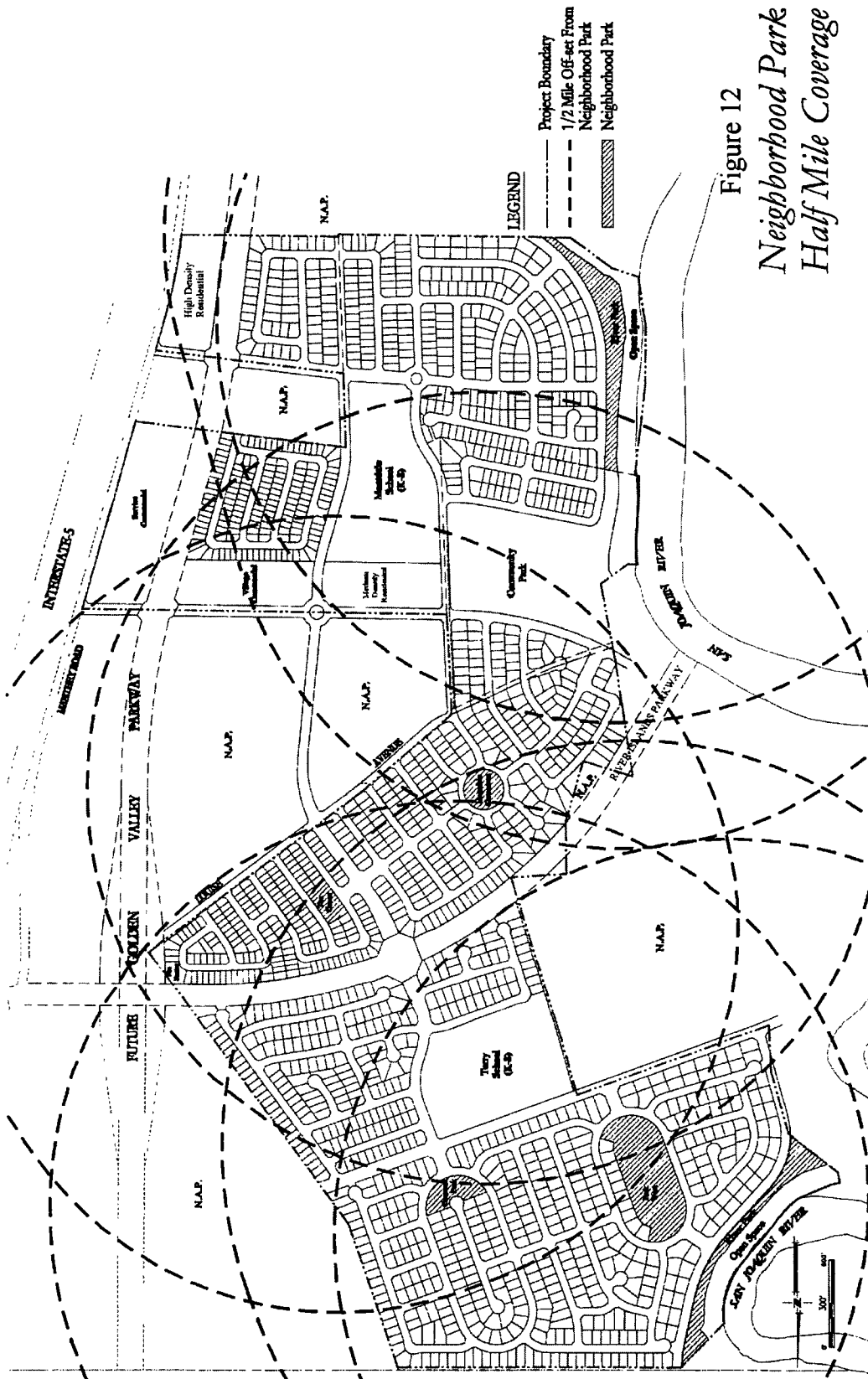


Figure 12: Neighborhood Park Half-Mile Coverage

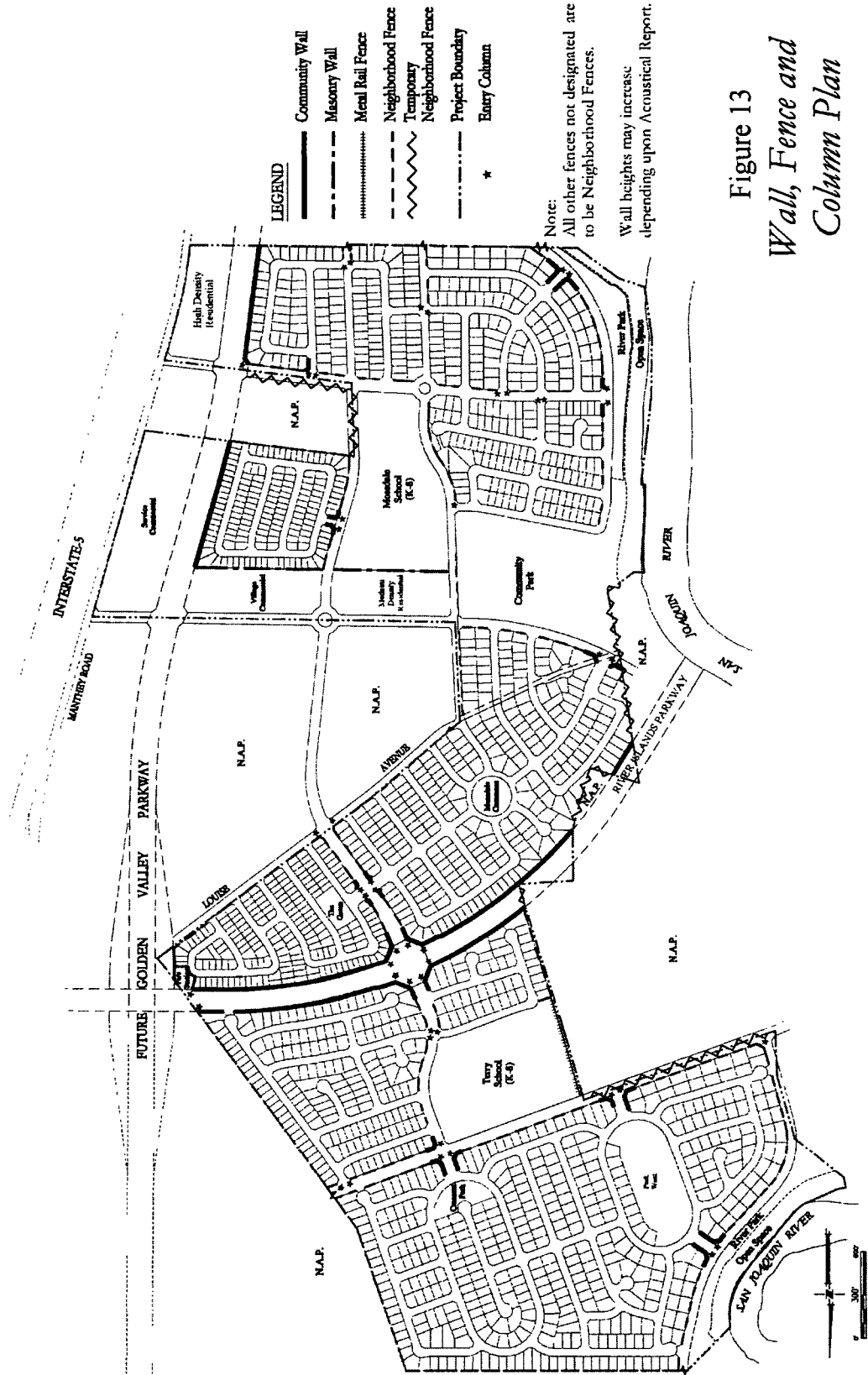


Figure 13
Wall, Fence and
Column Plan

Figure 13: Wall, Fence and Column Plan

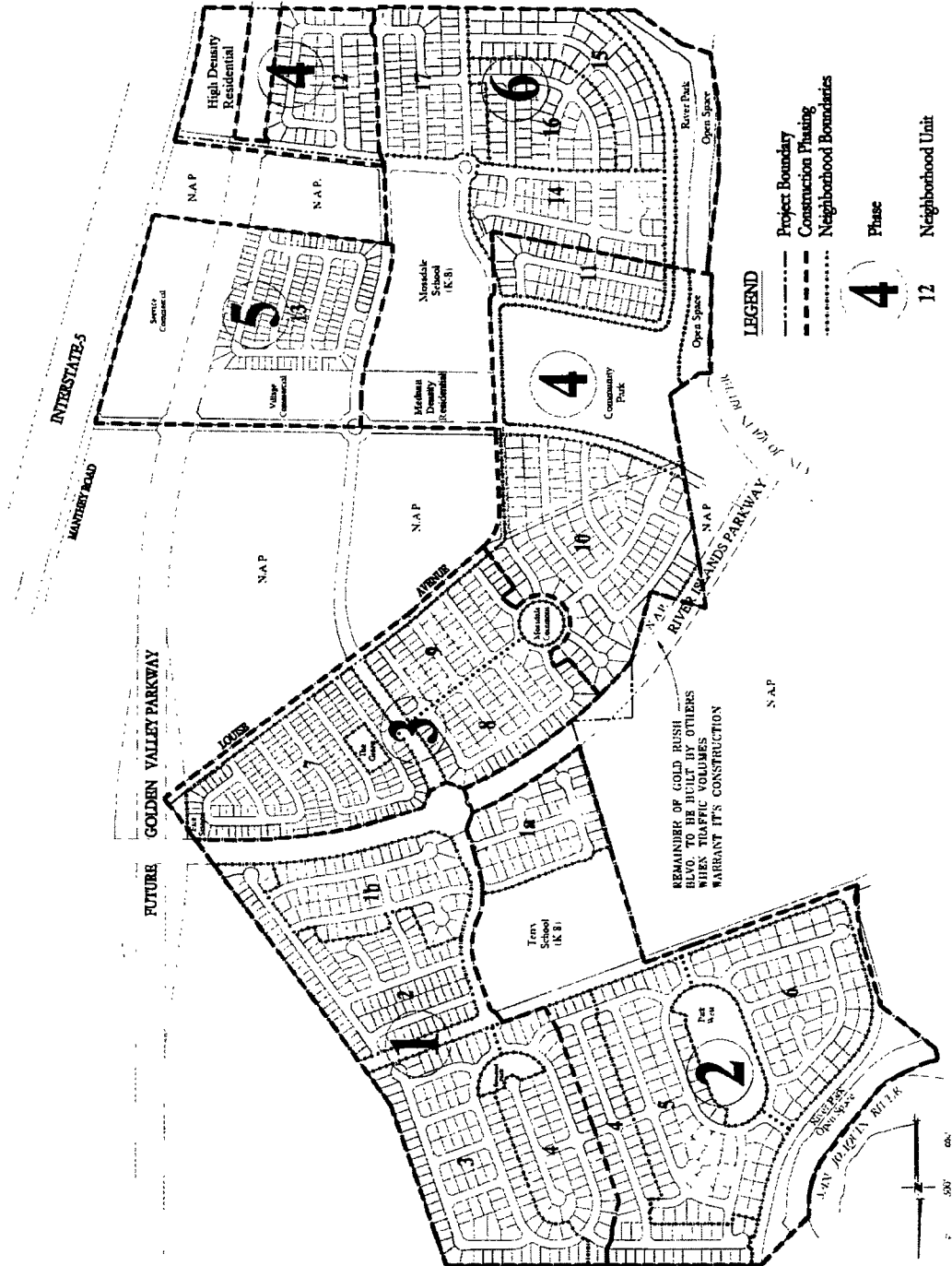


Figure 16
Development Phasing Plan

Figure 16: Development Phasing Plan

The applicant anticipates that an Architectural Design Review Board will be formed to review and approve all proposed residential, public, and commercial architectural elevations for Mossdale Landing. While the details of the Board members and required submittals require further refinement, it is expected that the existing Architectural Design Review process initiated by the City of Lathrop will be used as a model upon which to expand and enhance.

Development Permit

Service and Village Commercial MV uses are subject to either a site plan review for permitted uses; or a conditional use permit for conditionally permitted uses. Single Family MV, Medium Density MV, and High Density MV Residential uses are subject to Neighborhood Design Review with the Final Map.

Building Permit Review and Plan Checking

Decisions and recommendations made by the Architectural Review Committee will be included with and reviewed as part of the Final Map application. City staff will review building plans (construction plans) for specific development proposals as part of its building permit process.

AMENDMENT PROCESS

It is anticipated that certain modifications to the Urban Design Concept text and exhibits may be necessary during the life of the community. Any modifications to these documents shall occur in accordance with the amendment process described in this section. These amendments, should they occur, are divided into two categories- Minor Amendments and Major Amendments. Minor Amendments allow for administrative changes to the Urban Design Concept and may be approved by the Community Development Director. All other proposed changes are considered Major Amendments and shall be reviewed for approval by the Planning Commission. All amendments shall be consistent with the General Plan, the West Lathrop Specific Plan, the Mossdale Landing UDC, and the Development Agreements between the City of Lathrop and development proponents.

The master developer may make modifications to the overall land use plan and project phasing without going through a formal review process if the overall densities and land uses for Mossdale Landing do not change. The phasing plan may be required to change due to unforeseen infrastructure or market conditions. The phasing of the project will continue the balance of land uses throughout development, as is possible, based upon any changed conditions related to infrastructure or the market.

Additionally, due to these conditions, it may be necessary to modify lot sizes within a specific residential zoning category, that is, lots could only be revised, exchanged, or transferred within the same residential category, such as in all low density residential lands or in all medium density residential lands. For example in low density residential zoned lands, 5,000 square foot lots from one planning area may be exchanged with 6,000 square foot lots from another planning area. As long as the overall Mossdale Landing residential category's (medium or low) density range is still maintained, these types of changes may occur. Slight overall unit count decreases are allowed, so long as the minimum density range of each specific residential land use category (low or medium) is met. The master developer shall provide formal notification, in writing with accompanying maps, to the City of Lathrop's Community Development Director detailing what modification(s) would be made to the plan. Amendments such as this are subject to approval by the Community Development Director.

**Marked-Up Packet of MLS-UDC pages: 3, 5, 9, 10, 11, 12, 65,
67, 72, 75, 98, 100, 101**



Figure 1
Aerial Photograph

Figure 1: Aerial Photograph with Mossdale Landing South Site Plan

THE DEVELOPMENT PLAN

Lathrop's Mossdale Landing South is based upon the Mossdale Village plan and policies presented in the West Lathrop Specific Plan (WLSP), as well as the Mossdale Landing and Mossdale Landing East projects. It is consistent with the City of Lathrop's General Plan. The proposed plan provides the approximate acreages of the following land uses - 20.6 acres of Medium-Density Residential, 5.1 acres of High Density Residential, 33.6 acres of Service Commercial, and approximately 25.4 acres of Public designated uses made up of 5.0 acres of neighborhood park, 4.6 acres of river park and approximately 15.8 acres of levee and other open space.

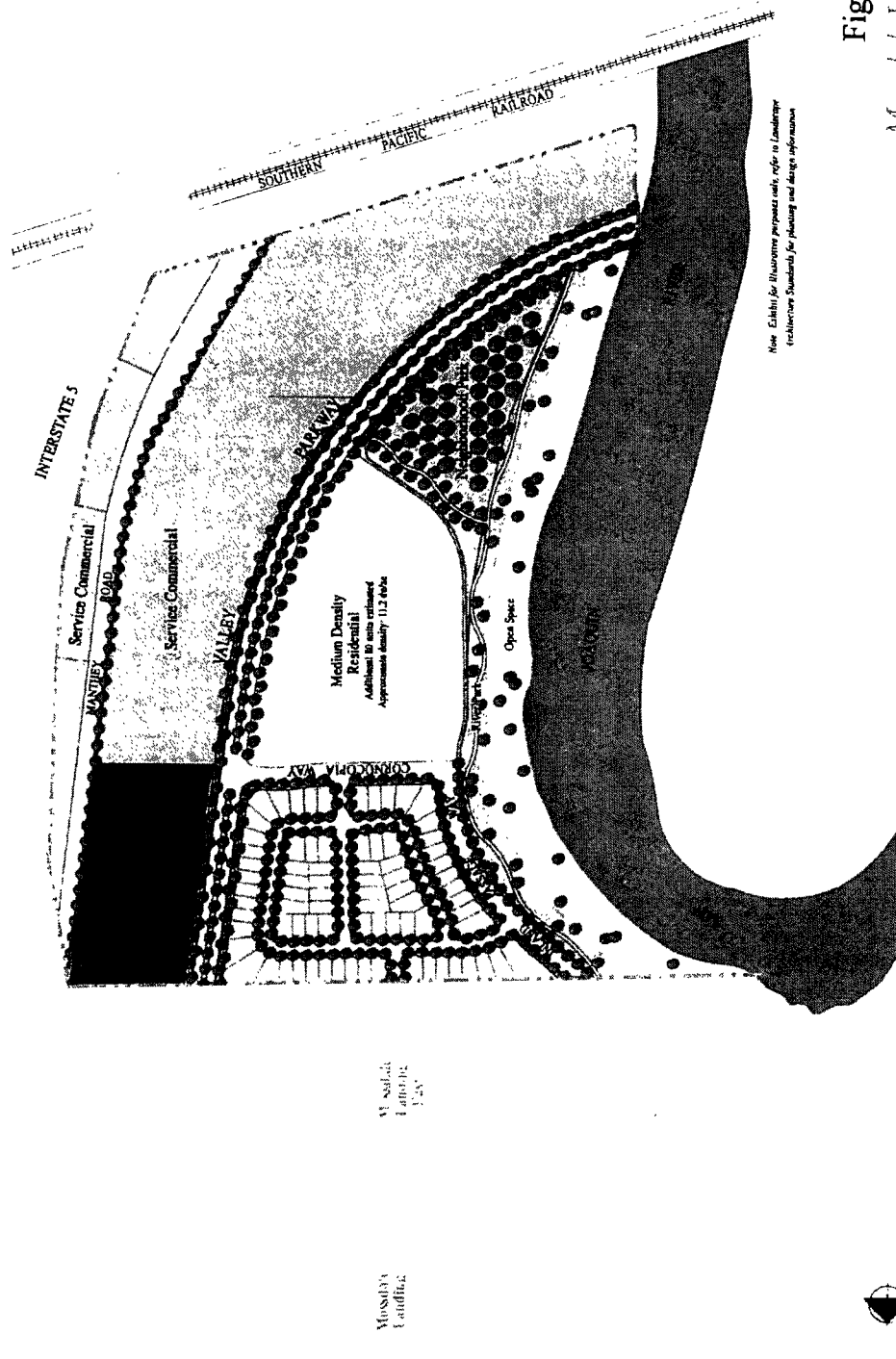
Mossdale Landing South will be a diverse and livable community. The project has been designed to reflect and build upon the heritage and visual character of the area. Neighborhoods have been created to provide a variety of architectural styles. Easily accessible park and open space acreage affords a number of recreational amenities to community residents and guests. These areas of greenery and trees will reinforce the community character and identity. Service Commercial areas will provide a mix of office, retail, and service uses in close proximity to residential uses. The convenient locations of these uses will reduce vehicular traffic by encouraging walking and bicycling. The community will be pedestrian oriented, with a connectivity of sidewalks and trails designed throughout. Pedestrian connections and pathways are provided to separate pedestrians from vehicular traffic. Streetscape elements such as lighting standards and street trees have been selected to establish human scale and enhance the community theme.

Mossdale Landing South connects to approved local and regional bicycle and pedestrian trails, and provides an attractive streetscape with street trees and separated sidewalks on all streets. The following sections provide greater details about Mossdale Landing South.

RESIDENTIAL-MV

Neighborhoods within Mossdale Landing South will consist of medium density, predominantly detached neighborhoods. This includes 3,200 square foot lots at approximately 10.4 dwelling units per net acre (net acreage subtracts arterial, collector and residential streets and includes only the land actually available for residential use), cluster units (minimum 2,200 square fee) of approximately 11.3 units per net acre, and one high density complex at about 17.6 units per net acre. Residential neighborhoods in Mossdale Landing South are consistent with the West Lathrop Specific Plan.

Four separate medium-density neighborhoods are proposed within Mossdale Landing South, as well as one high density complex. Each of these is consistent in both size and configuration with the Mossdale Village portion of the WLSP. The medium density neighborhoods will consist of single family detached housing units and the high density area will contain a complex of attached units.



Note: Exhibits for illustrative purposes only; refer to Landscape Architecture Standards for planning and design information.

Figure 3
Mossdale Landing South
Unit 2 Illustrative

Figure 3: Mossdale Landing South Unit 2 Illustrative

MOSSDALE LANDING SOUTH DEVELOPMENT SUMMARY

As discussed above, Mossdale Landing South will be a mixed-use community that incorporates amenities such as parks and open space to enrich both the project and the quality of life for its residents and visitors. Below are land use summaries illustrating the land uses, gross acres, gross density, and units or square footage of the proposed Project.

Mossdale Landing South Land Use Summary

| <i>Land Use Designations</i> | <i>Gross Acres</i> | <i>Gross Density</i> | <i>Dwelling Units/ Square Footage</i> |
|------------------------------------|--------------------|----------------------|---|
| Medium Density Residential (RM-MV) | 29.01 | 7.4 | 214 du |
| High Density Residential (RH-MV) | 5.1 | 24.8 | 120 du ¹ |
| Service Commercial (CS-MV) | 33.6 | 0.25 FAR (net) | 365,795 sf |
| Public (P-MV) | 26.0 | NA | NA |
| Major Roadways ² | 13.4 | NA | NA |
| TOTAL | 110.9 | NA | 334 du 365,795 sf |

¹ Portion of project which overlaps with Mossdale Landing East UDC

² Major roadways as defined in the West Lathrop Specific Plan include Brookhurst Boulevard, Golden Valley Parkway, Cornucopia Way and Inland Passage Way.

The proposed plan meets the intent of the West Lathrop Specific Plan. Medium and High Density Residential acreage and numbers of dwelling units are the same in the proposed plan as in the Specific Plan. Proposed Medium and High Density Residential units are within their appropriate density ranges as required by the West Lathrop Specific Plan. Public uses in the proposed plan are the same as the Specific Plan. The acreages and square footage of Service Commercial designated lands are the same as indicated in the Specific Plan. Finally, the alignment of Golden Valley Parkway has changed slightly due to engineering design criteria for those roadways, but is generally consistent with the Specific Plan.

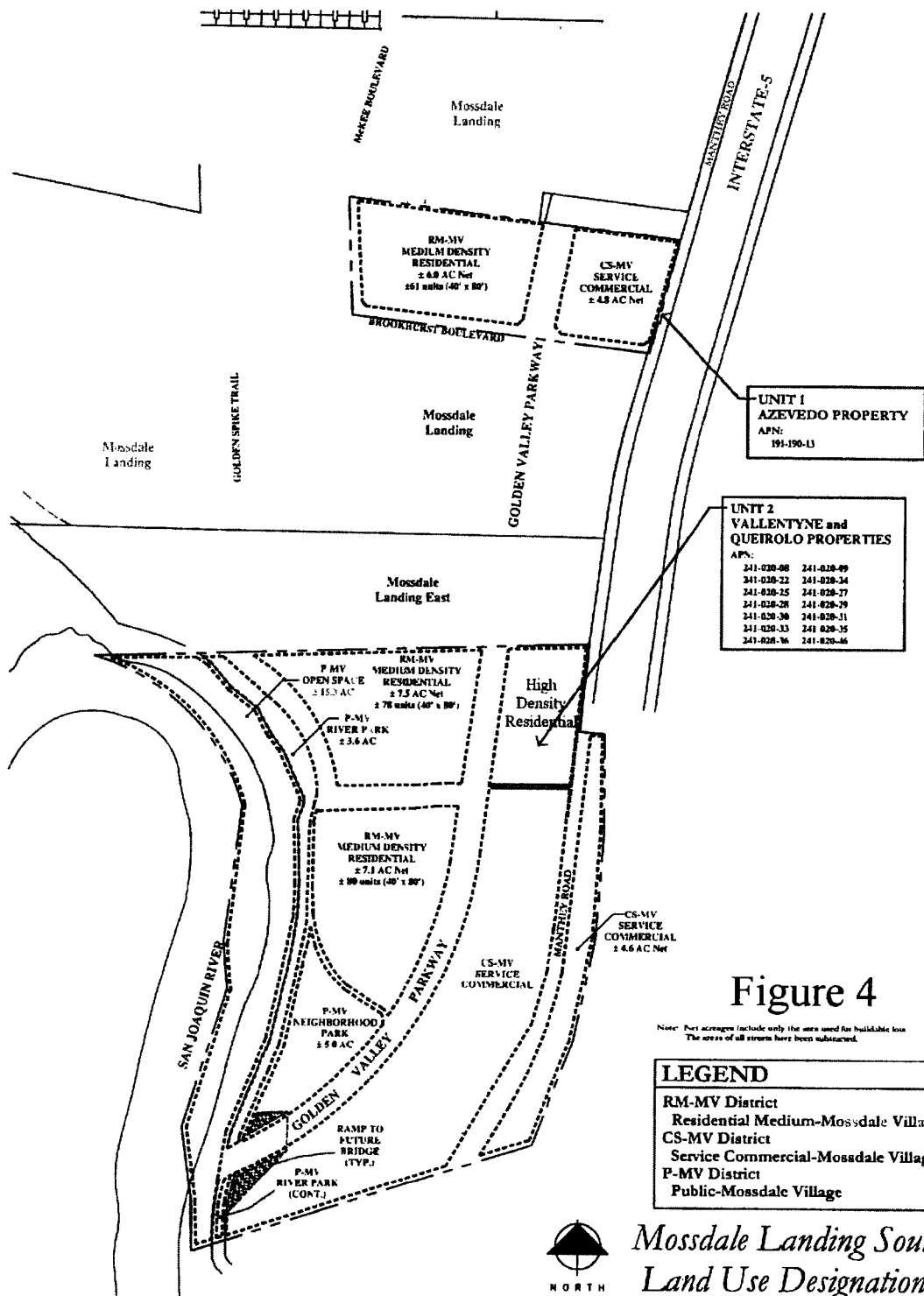


Figure 4: Mossdale Landing South Land Use Designations

The following table illustrates Mossdale Landing South’s proposed development by land use designation, net acreage, lot size, quantity of units or square footage, and net density. The area of all streets has been subtracted from net acreages, including arterial, collector and residential streets.

| <i>Land Use Designation</i> | <i>Net Acres</i> | <i>Units/Square Feet</i> | <i>Net Density</i> |
|-----------------------------------|--------------------|------------------------------------|--------------------|
| Residential-MV | | | |
| <i>Medium Density Residential</i> | | | |
| MDR Unit 1 (3200 sf lots) | 6.0 acres | 61 du | 10.3 du/ac |
| MDR Unit 2 (3200 sf lots) | 7.5 acres | 78 du | 10.3 du/ac |
| MDR Unit 3 (2200 sf lots) | 7.1 acres | 80 du | 11.3 du/ac |
| MDR Unit 4 (3200 sf lots) | 10.7 acres | 74 du | 6.9 du/ac |
| <i>High Density Residential</i> | | | |
| HDR | 5.1 acres | 120 du | 24.8 du/ac |
| Total Residential | 25.7 acres | 339 du | 14 du/ac |
| Commercial-MV | | | |
| Service Commercial-MV | 33.6 acres | 365,795 sf | 0.25 FAR |
| Total Commercial-MV | 33.6 acres | 365,795 sf | 0.25 FAR |
| Public-MV | | | |
| Neighborhood Park | 5.0 acres | | |
| River Park | 4.6 acres | | |
| Open Space (Levee) | 15.8 acres | | |
| Total Public-MV | 25.4 acres | | |
| TOTAL NET AREA | 84.7 acres | | |
| Other | | | |
| * Streets | 22.4 acres | | |
| TOTAL GROSS AREA | 107.1 acres | 339 du 365,795 sf | |

*All streets (arterial, collector and internal residential streets)

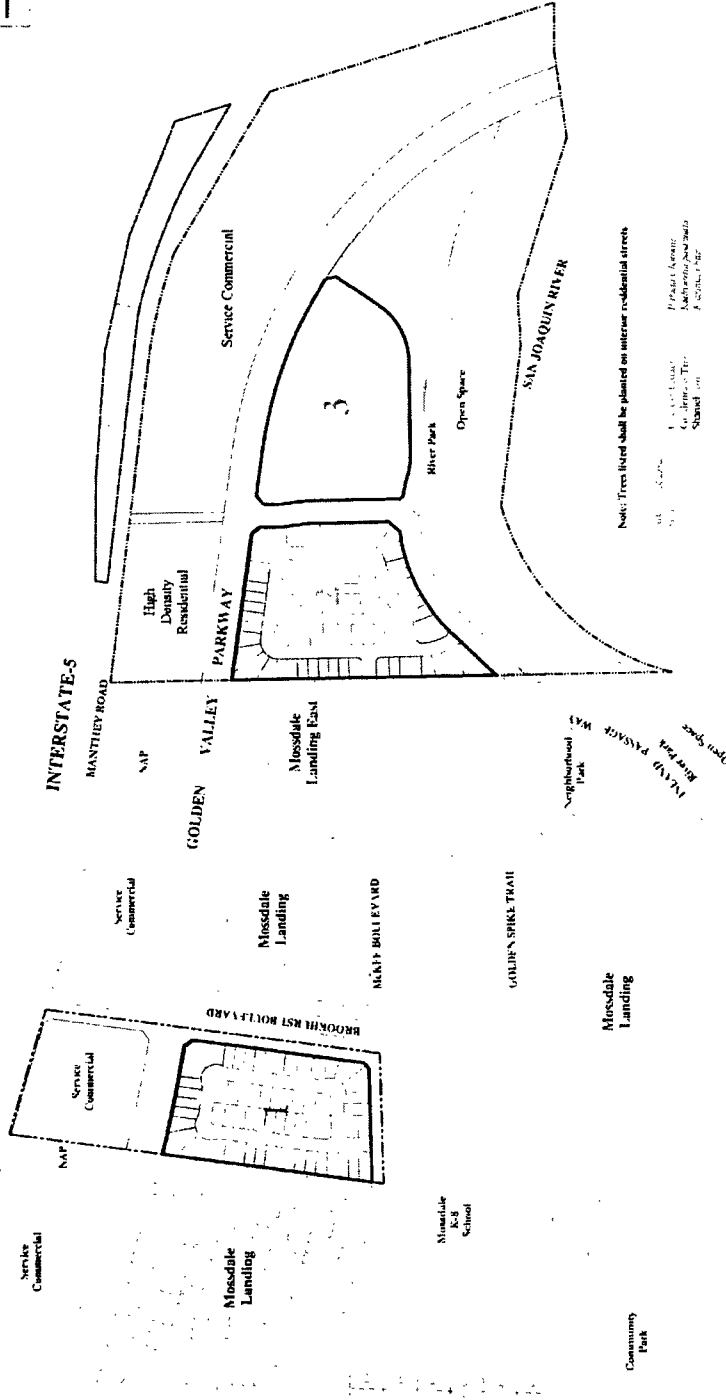
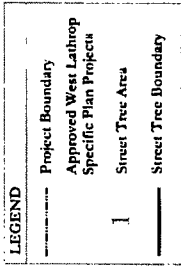


Figure 11
Street Tree
Neighborhood Areas

Figure 11: Street Tree Neighborhood Areas

Street Tree List:

- Area 1 Chinese Pistache *Pistacia chinensis*
- Area 2 Goldenrain Tree *Koelreuteria paniculata*
- Area 3 Shamel Ash *Fraxinus uhdei*

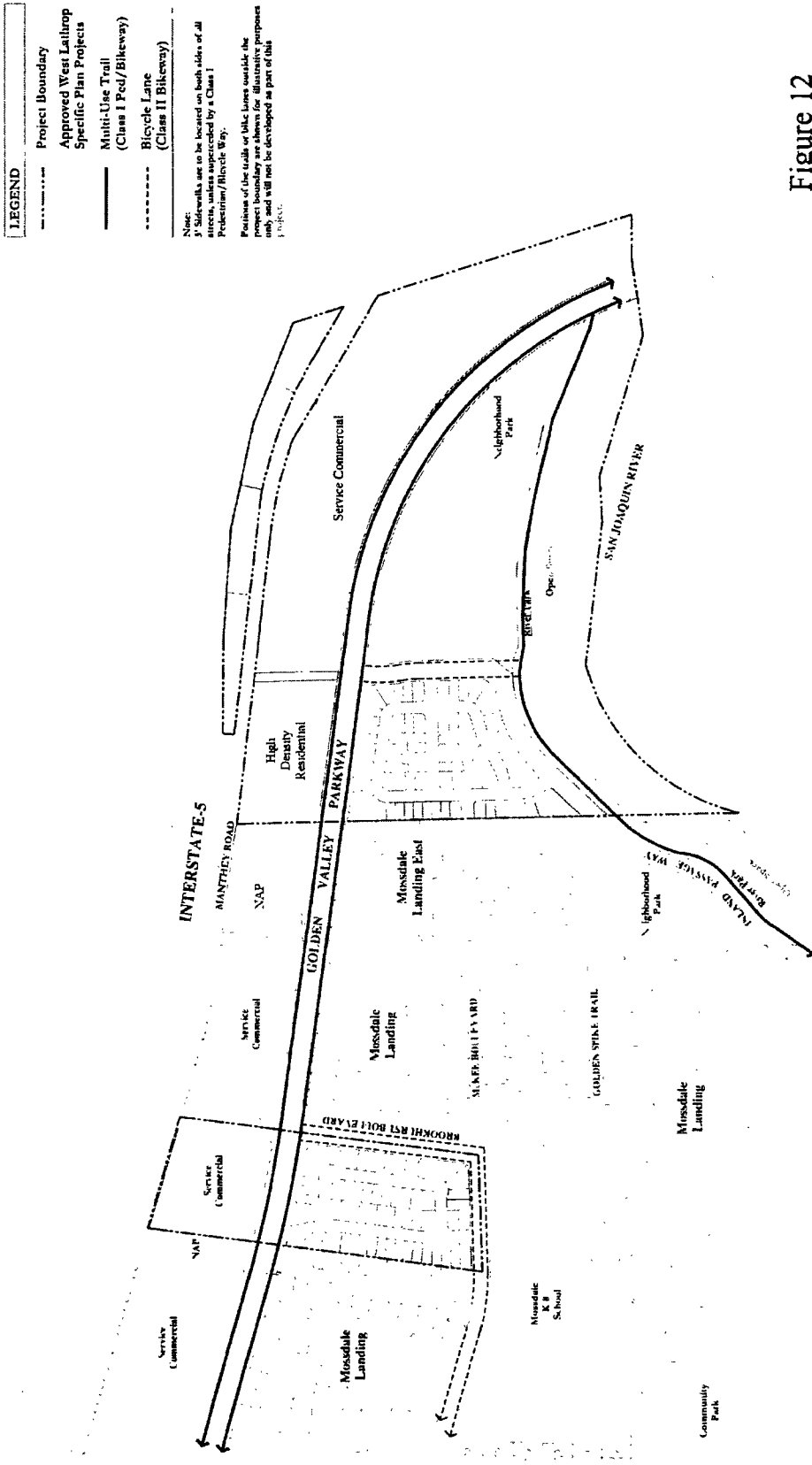


Figure 12
 Pedestrian and
 Bicycle Circulation

Figure 12: Pedestrian and Bicycle Circulation

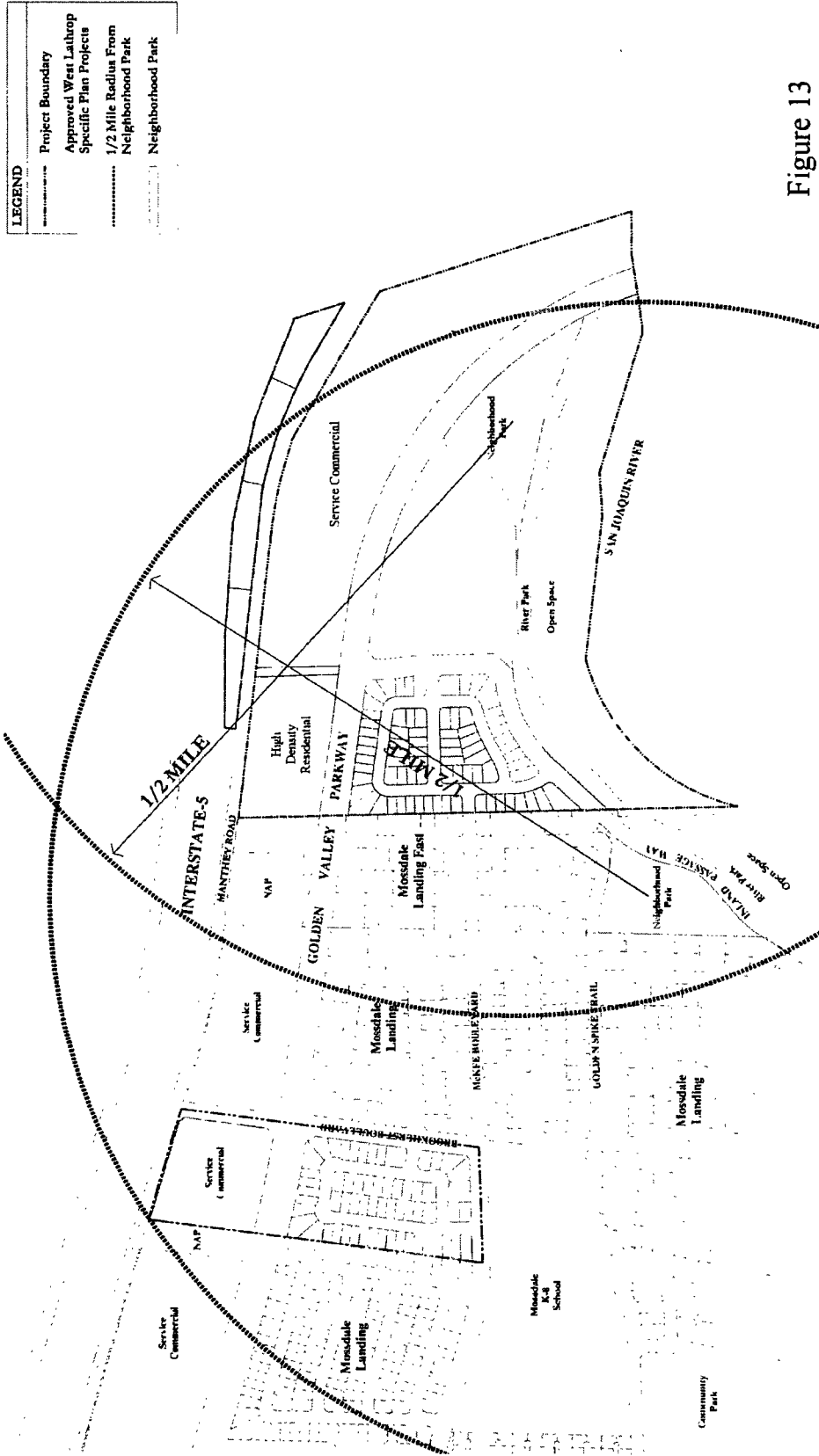


Figure 13

Neighborhood Park
Half Mile Coverage

Figure 13: Neighborhood Park Half-Mile Coverage

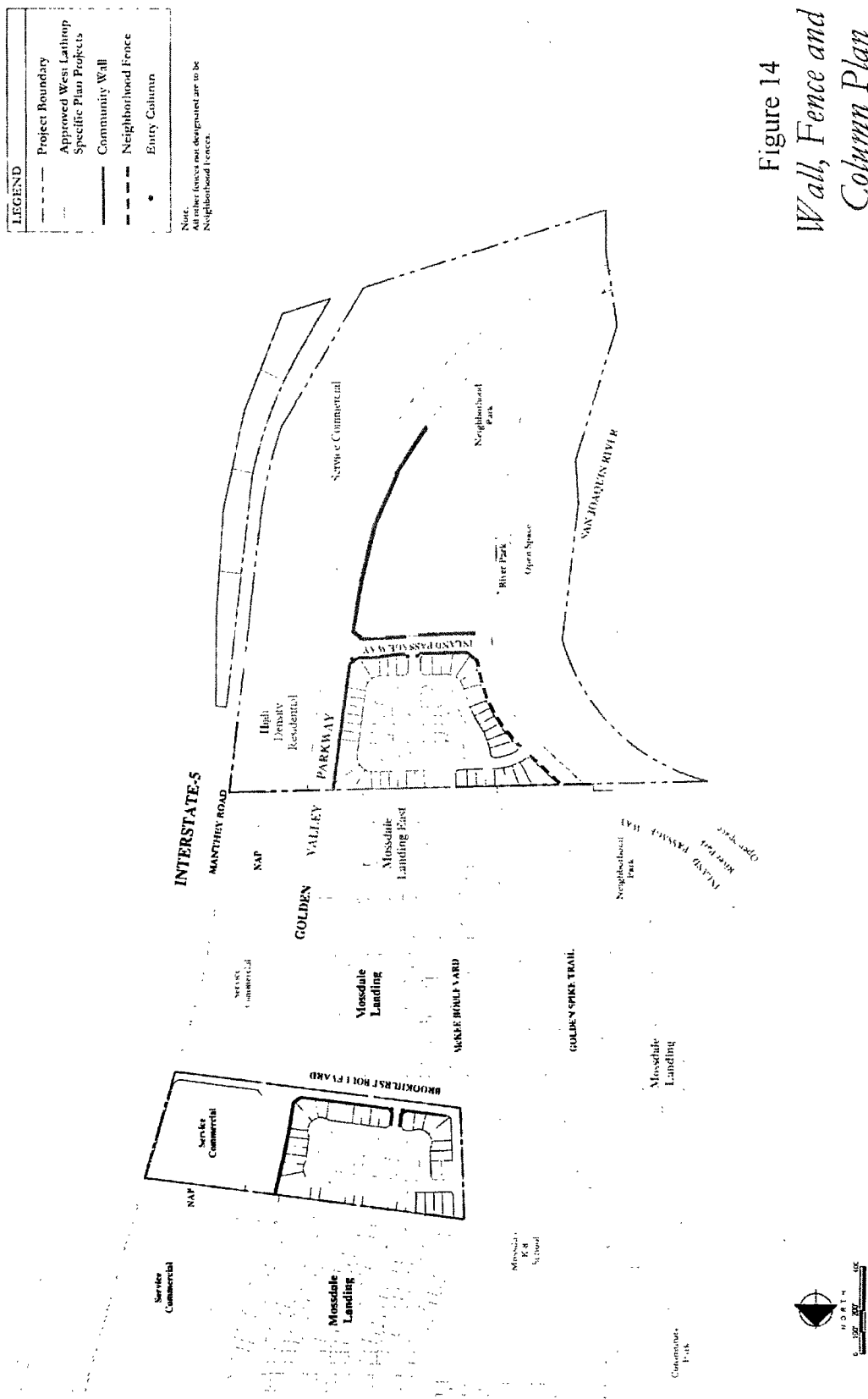


Figure 14
Wall, Fence and
Column Plan

Figure 14: Wall, Fence, and Column Plan

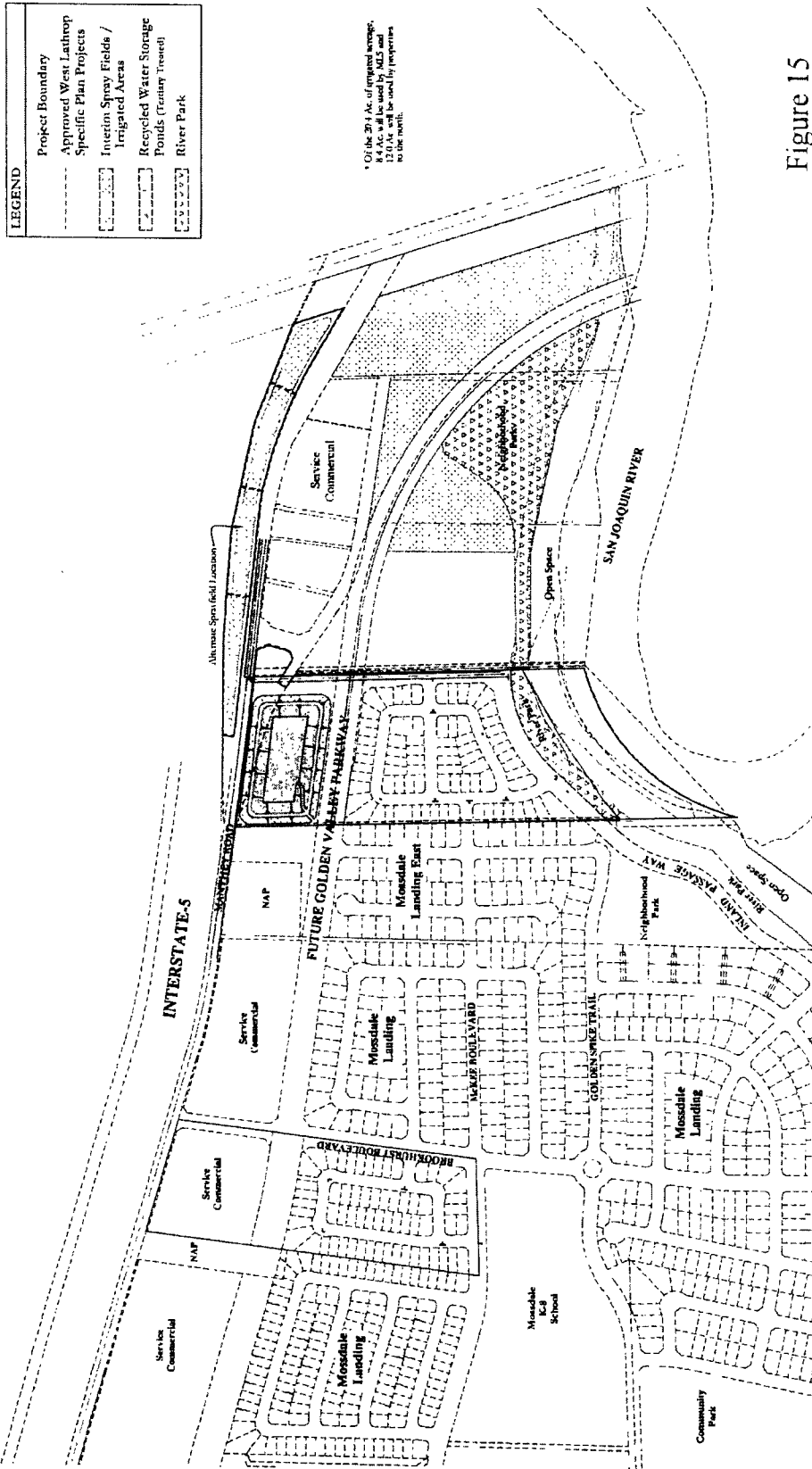


Figure 15
 Recycled Water
 Spray Fields

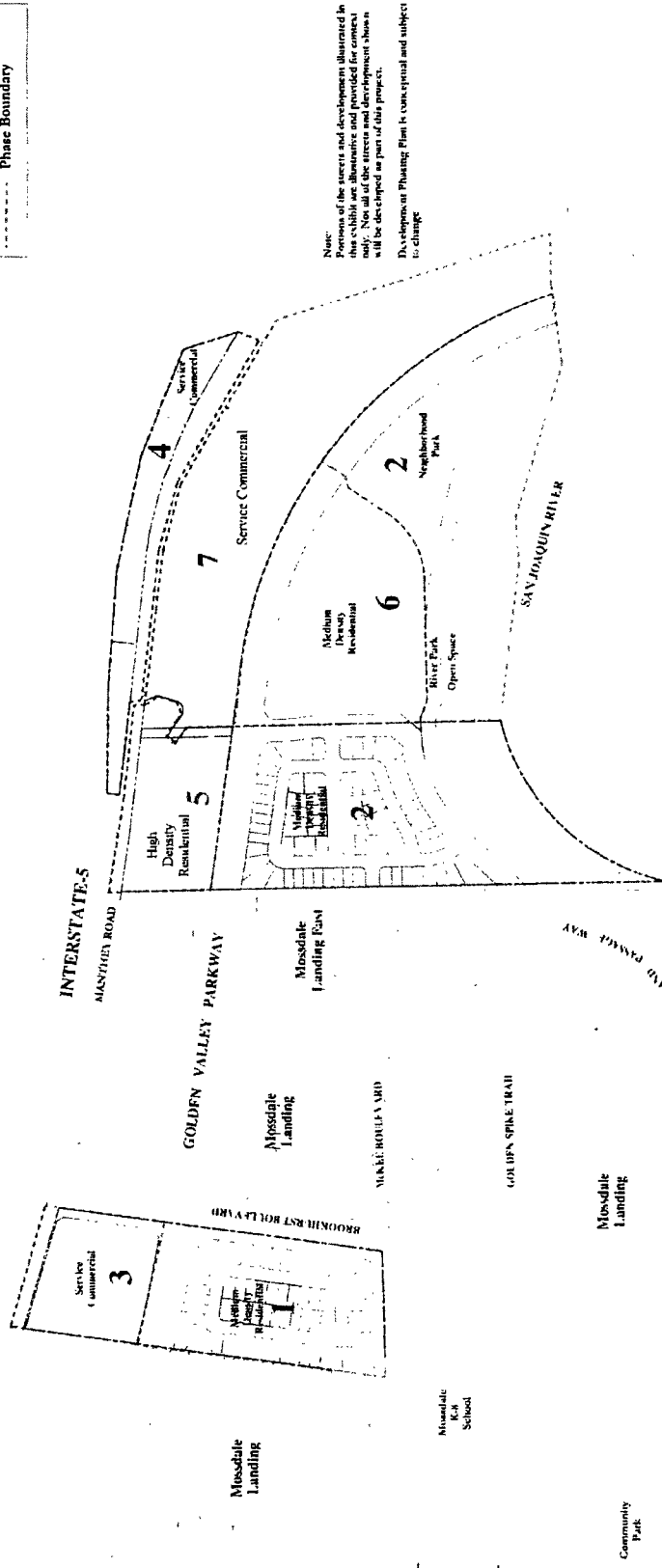
Figure 15: Recycled Water Spray Fields

Service Commercial areas of Unit 2, between Golden Valley Parkway and Manthey Road, to the east of the Phase 2 construction will be Phase Five (APN 240-020-09, -24). Residential Development will continue with the construction of the southern half of Unit 2 as Phase Six of development (APN 240-020-08, -22) and conclude with Phase 7 of development (APN 241-020-33, -34). The remaining Service Commercial areas to the east and south of the southern neighborhood of Unit 2 will be developed last, as Phase Eight (APN 240-020-25, -27, -33, -35, -36, -46). This phasing process is illustrated in detail in the following Phasing Plan exhibit. The order in which neighborhoods are built out has been established based on the logical patterns of infrastructure improvements and anticipated market demands. All necessary roadways, site grading, and utility backbone improvements and easements will occur in a timely manner with each development subphase as required by the demands generated by each infrastructure demand phase.

Below is a table illustrating each development phase by area, acreage and number of units.

| <i>Phase</i> | <i>Area</i> | <i>Lot Size/Net Acreage</i> | <i>Units/SF</i> |
|--------------|--|--|------------------------------------|
| 1 | Medium-Density Residential Neighborhood Park (fees) | 3,200 square foot lots/6.0 acres | 61 du |
| 2 | Medium-Density Residential River Park Open Space Neighborhood Park (fees) | 3,200 square foot lots/7.5 acres 1.8 acres 4.3 acres | 78 du |
| 3 | Service Commercial | 4.8 acres | 52,490 sf |
| 4 | Service Commercial | 4.6 acres | 50,094 sf |
| 5 | High-Density Residential | 8.4 acres | 120 du |
| 6 | Medium-Density Residential River Park Open Space Neighborhood Park (fees) (City Acquisition) | 2,200 square foot lots/7.1 acres 2.8 acres 11.5 acres 5 acres | 80 du |
| 8 | Service Commercial | 24.7 acres | 265,211 sf |
| TOTAL | | | 339 du 365,795 sf |

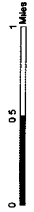
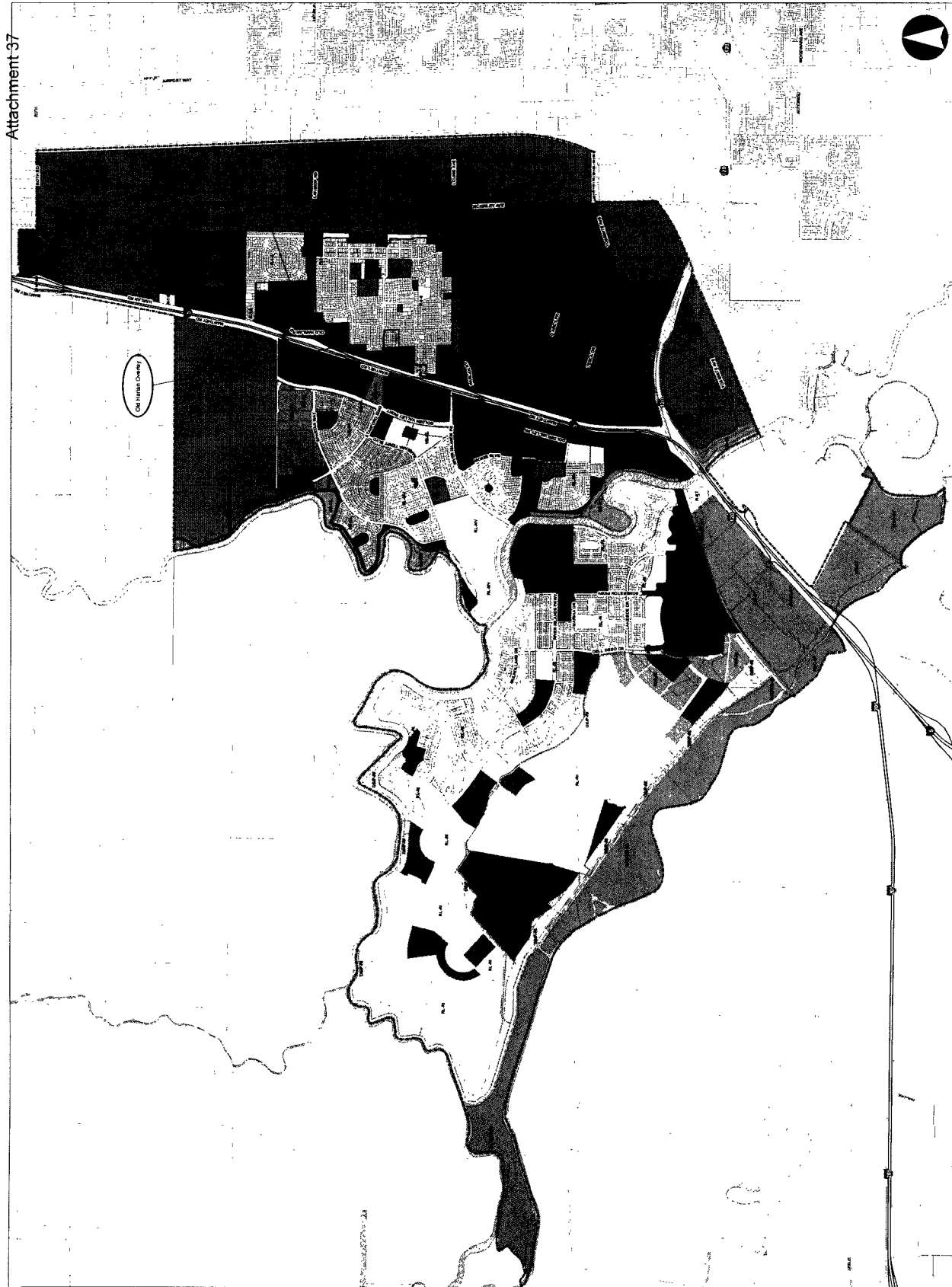
| LEGEND | |
|--------|--|
| ----- | Project Boundary |
| ----- | Approved West Lathrop Specific Plan Projects |
| 1 | Phase |
| ----- | Phase Boundary |



Note:
 Portions of the streets and development illustrated in this exhibit are alternative and provided for context only. Not all of the streets and development shown will be developed as part of this project.
 Development Phasing Plan is conceptual and subject to change.

Figure 16
 Development Phases

Figure 16: Development Phasing Plan



Zoning Map

City of Lathrop



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| | |
|--|--|
| | PUD, Planned Unit Development |
| | R-1.5, R One Family Residential |
| | R-1.5-R One Family Residential |
| | RM-2, Multi-Family Residential |
| | RM-3, Multi-Family Residential |
| | CC, Community Commercial |
| | CN, Highway Commercial |
| | CS, Commercial Service |
| | IL, Limited Industrial |
| | IS, General Industrial |
| | P, Park |
| | PQP, Public / Quasi-Public |
| | VR-CL, Variable Density Residential |
| | RMU-CL, Residential/Mixed Use |
| | HR-CL, High Density Residential |
| | CO-CL, Commercial Office |
| | NC-CL, Neighborhood Commercial |
| | OS-CL, Open Space |
| | P-C, Park |
| | IL-C, Limited Industrial |
| | PSP-C, Public / Semi-Public |
| | MOSSDALE VILLAGE |
| | RL-MV, Low Density Residential - Mossdale Village |
| | RH-MV, Medium Density Residential - Mossdale Village |
| | RH-HV, High Density Residential - Mossdale Village |
| | CH-MV, Highway Commercial - Mossdale Village |
| | CS-MV, Service Commercial - Mossdale Village |
| | CV-MV, Village Commercial - Mossdale Village |
| | OS-MV, Open Space - Mossdale Village |
| | P-MV, Park - Mossdale Village |
| | PQP-MV, Public / Quasi-Public - Mossdale Village |
| | LATHROP GATEWAY |
| | CO-LO, Commercial Office |
| | CS-LG, Commercial Service |
| | IL-LG, Limited Industrial |
| | CO-SL, Commercial Office |
| | PF-SL, Public Facilities |
| | IL-SL, Limited Industrial |
| | OS-SL, Open Space |
| | RIVER ISLANDS |
| | RL-R, Residential Low |
| | RM-R, Residential Medium |
| | RH-R, Residential High |
| | CR-R, Regional Commercial |
| | TOD-R, Transit Oriented Development |
| | MUR-R, Mixed Use Town Center |
| | RCOOS-R, Resource Conservation and Open Space |
| | OSI-P-R, Open Spaces/Public Uses |
| | STEWART TRACT |
| | R-ST, Residential |
| | C-REC-ST, Commercial Recreation |
| | RCO-ST, Resource Conservation and Open Space |
| | UR-ST, Urban Reserve |
| | City Limits |
| | Parcels |



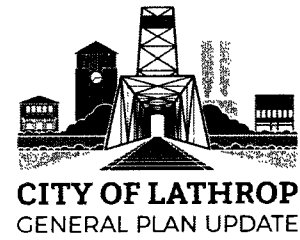
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**Table LU-1: General Plan Designations and Implementing Zoning Districts**

| General Plan Land Use Designation | Zoning District Name | Zone Map Symbol |
|---|---|--------------------------|
| City Proper Land Use Designations | | |
| LD- Low Density Residential (1-7 du/A) | R One-Family Residential District, Planned Unit Development, Low Density – Mossdale Village | R-1-5; R-1-6; PUD, RL-MV |
| MD- Medium Density (8-15 du/A) | RM Multifamily Residential District, Medium Density – Mossdale Village | RM-3, RM-MV |
| HD- High Density Residential (16-25 du/A) | RM Multifamily Residential District, High Density – Mossdale Village | RM-2, RH-MV |
| NC- Neighborhood Commercial FAR 0.35 | Neighborhood Commercial District | CN |
| VC- Village Center | Village Commercial – Mossdale Village | CV-MV |
| CC- Community Commercial | Central Commercial District | CC |
| SC- Service Commercial | Commercial Service District, Service Commercial – Mossdale Village | CS, CS-MV |
| FC- Freeway Commercial | Highway Commercial District, Highway Commercial – Mossdale Village | CH, CH-MV |
| LI- Limited Industrial | Limited Industrial District | IL |
| GI- General Industrial | General Industrial District | IG |
| P/QP- Public/Quasi-Public | <i>No public use zoning in city proper</i> | * |
| P-Park | Park*, and Park – Mossdale Village | P* and P-MV |
| OS- Open Space | Open Space – Mossdale Village | OS-MV |
| CENTRAL LATHROP | | |
| VR-CL- Variable Density Residential (3-16 du/A) | Variable Density Residential District | VR-CL |
| HR-CL- High Density Residential (15-49 du/A) | High Density Residential District | HR-CL |
| R/MU-CL- Residential/Mixed Use (10-40 du/A) | Residential/Mixed-Use Zoning District | R/MU-CL |

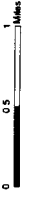
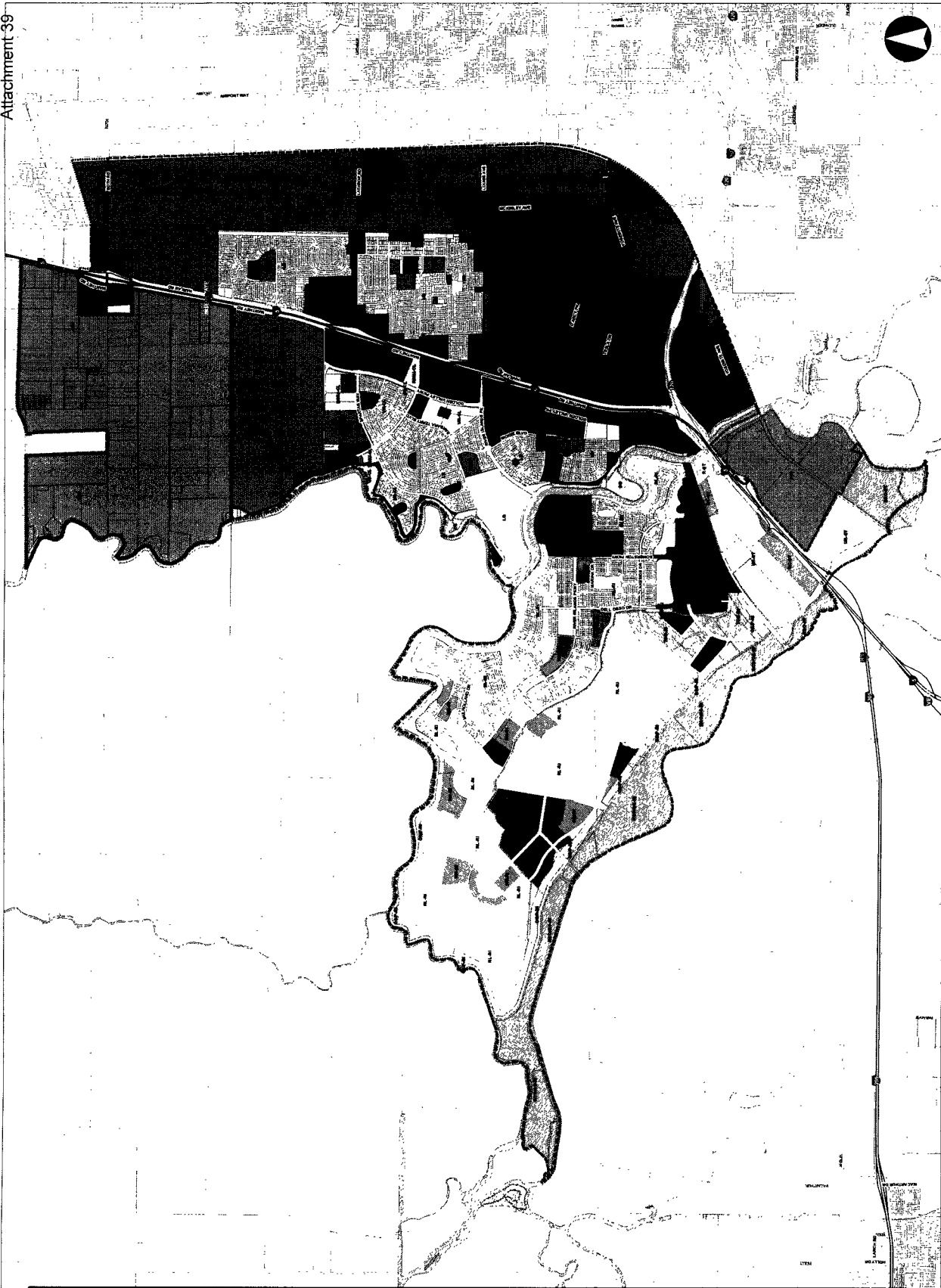


| General Plan Land Use Designation | Zoning District Name | Zone Map Symbol |
|--|--|-----------------|
| OC-CL- Office Commercial | Commercial Office Zoning District | CO-CL |
| NC-CL- Neighborhood Commercial | Neighborhood Commercial Zoning District | NC-CL |
| LI-CL- Limited Industrial | <i>No Limited Industrial zoning in Central Lathrop</i> | *IL-CL |
| P-QP-CL- Public/Quasi-Public | Public/Semi-Public Zoning District | P/SP-CL |
| P-CL- Park | Park Zoning District | P-CL |
| OS-CL- Open Space | Open Space Zoning District | OS-CL |
| Lathrop Gateway Land Use Designations | | |
| CO-LG- Commercial Office | Commercial Office Zoning District | CO-LG |
| SC-LG- Service Commercial | Commercial Service Zoning District | CS-LG |
| LI-LG- Limited Industrial | Limited Industrial Zoning District | IL-LG |
| South Lathrop Land Use Designations | | |
| CO-SL- Commercial Office | Commercial Office Zoning District | CO-SL |
| LI-SL- Limited Industrial | Limited Industrial Zoning District | IL-SL |
| P/QP-SL- Public/Quasi-Public | Public Facilities District | PF-SL |
| OS-SL- Open Space River/Levee Park | Open Space | OS-SL |
| River Islands Land Use Designations | | |
| RL-RI- Residential Low (3-9 du/A) | Residential-Low Density Zoning District | RL-RI |
| RM-RI- Residential Medium (6-20 du/A) | Residential-Medium Density Zoning District | RM-RI |
| RH-RI- Residential High (15-40 du/A) | Residential-High Density Zoning District | RH-RI |
| MU-RI- Mixed Use Town Center | Mixed Use Town Center Zoning District | MU-RI |
| TOD-RI Transit Oriented Development | Transit Oriented Development | TOD-RI |
| RC-RI- Regional Commercial | Regional Commercial Zoning District | CR-RI |
| OS/P-RI Open Space/Public Use | Open Space/Public Use | OS/P-RI |



| General Plan Land Use Designation | Zoning District Name | Zone Map Symbol |
|---|--|-----------------|
| RCO/OS-RI- Resource Conservation/Open Space | Resource Conservation and Open Space Zoning District | RCO/OS-RI |
| Stewart Tract Land Use Designations | | |
| R-ST- Residential | Residential Zoning District | R-ST |
| RC-ST- Recreation Commercial | Commercial Recreation Zoning District | C-REC-ST |
| RCO-ST- Resource Conservation | Resource Conservation and Open Space Zoning District | RCO-ST |
| UR-ST- Urban Reserve | Urban Reserve Zoning District | UR-ST |

**Future Zoning District to be established*



| | | | | |
|--|--|---|---|---|
| <p>City Proper</p> <ul style="list-style-type: none"> LD, Low Density Residential (1-7 du/A) MD, Medium Density Residential (8-15 du/A) HD, High Density Residential (16-25 du/A) NC, Neighborhood Commercial VC, Village Center CC, Community Commercial SC, Service Commercial FC, Freeway Commercial LI, Limited Industrial GI, General Industrial PQP, Public/Quater-Public P, Park OS, Open Space | <p>Central Lathrop</p> <ul style="list-style-type: none"> VR-CL, Variable Density Residential (3-16 du/A) HR-CL, High Density Residential (15-49 du/A) RIMU-CL, Residential Mixed Use (10-40 du/A) OC-CL, Office Commercial NC-CL, Neighborhood Commercial LI-CL, Limited Industrial PQP-CL, Public/Quater-Public P-CL, Park OS-CL, Open Space | <p>Lathrop Gateway</p> <ul style="list-style-type: none"> CO-LG, Commercial Office SC-LG, Service Commercial LI-LG, Limited Industrial CO-SL, Commercial Office LI-SL, Limited Industrial PQP-SL, Public/Quater-Public OS-SL, Open Space River/Leece Park | <p>River Islands</p> <ul style="list-style-type: none"> RI-L, Residential Low (3-9 du/A) RI-M, Residential Medium (8-20 du/A) RI-H, Residential High (15-40 du/A) RI-R, Regional Commercial TOD-RI, Transit Oriented Development MU-RI, Mixed Use Town Center RCO/OS-RI, Resource Conservation/Open Space OS/RI, Open Space/Public Use | <p>Stewart Tract</p> <ul style="list-style-type: none"> R-ST, Residential (1-7 du/A) RC-ST, Recreation Commercial RCO-ST, Resource Conservation UR-ST, Urban Reserve |
|--|--|---|---|---|

General Plan Map

City of Lathrop

Adopted 9/19/2022
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**CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 23-11**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LATHROP RECOMMENDING THE CITY COUNCIL AMEND THE LATHROP ZONING MAP, AMEND THE MOSSDALE LANDING AND MOSSDALE LANDING SOUTH URBAN DESIGN CONCEPTS (UDC'S), MODIFY TITLE 10 (VEHICLES AND TRAFFIC), AND ADOPT VARIOUS AMENDMENTS TO TITLE 17 (ZONING) OF THE LATHROP MUNICIPAL CODE (LMC) FOR CONSISTENCY WITH THE 2022 LATHROP GENERAL PLAN UPDATE AND GOVERNMENT CODE SECTION 65860 (TA-23-93).

WHEREAS, the City of Lathrop Planning Commission held a duly noticed public hearing to consider amending the Lathrop Zoning Map, amending the Mossdale Landing and Mossdale Landing South Urban Design Concepts (UDC's), modifying Title 10 (Vehicles and Traffic), and adopting various sections to Title 17 (Zoning) of the Lathrop Municipal Code (LMC) for consistency with the 2022 Lathrop General Plan Update that was adopted by the City Council on September 19, 2022 and Government Code Section 65860; and

WHEREAS, the City of Lathrop adopted a current Comprehensive General Plan on September 19, 2022, which has been updated from time to time and includes specific policies and implementation actions to ensure there is consistency between the General Plan, the General Plan Land Use Map, the Zoning Map and implementing plans, ordinances, and regulations; and

WHEREAS, the California planning and zoning law establishes that zoning maps, zoning ordinances, any applicable specific plans, and master plans with related planning documents (i.e. Urban Design Concepts) are required to be consistent with the general plan pursuant to Government Code Section 65860; and

WHEREAS, the proposed amendments to the Zoning Map, the Mossdale Landing and Mossdale Landing South Urban Design Concepts (UDC's), and to Title 10 (Vehicles and Traffic) and Title 17 (Zoning) of the Lathrop Municipal Code are Citywide and affect all applicable properties in the City; 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 amendments are Exempt per Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Article 12 –Special Situations, Section §15183(d)(1)(C)(2) - Projects Consistent with a Community Plan, General Plan, or Zoning, as the amendments are consistent with the Environmental Impact Report (SCH #: 2021100139) that was certified by the City Council as part of the recent General Plan Update adopted on September 19, 2022; and

WHEREAS, the purpose of the amendments is to ensure that the City updates the City Zoning Map, the Zoning Ordinance, and the Mossdale Landing and Mossdale Landing South UDC's to be consistent with the goals, policies, and implementation actions of the City's 2022 update of the General Plan; 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 finds that the proposed amendments to the Lathrop Zoning Map, the Mossdale Landing and Mossdale Landing South Urban Design Concepts (UDC's), to Title 10 (Vehicles and Traffic) and to Title 17 (Zoning) of the Lathrop Municipal Code will implement updated zoning districts with minor modifications, and the amendments are consistent with the following applicable policies and implementation actions of the General Plan:

Policy LU-1.7: Ensure consistency between the Land Use Map and implementing plans, ordinances, and regulations.

Policy LU-1.8: Recognize that the General Plan and Land Use Map may be amended in accordance with State law in order to ensure that there is an adequate supply of commercial, industrial, public facility, parks, residential, and other desired land uses to serve the City's needs.

Implementation Action LU-1.a: Update the City's Zoning Code and Map as appropriate to ensure consistency with this land use element and designations shown on Figure LU-1. As part of the update, create a new Public/Quasi-Public zoning district applicable to the City proper.

Implementation Action LU-1.b: Review the Zoning Ordinance and update as appropriate to reflect Land Use goals, policies, and implementation actions included in this Plan.

Implementation Action LU-1.c: Review the City's adopted Specific Plans for consistency with the General Plan, and update as appropriate to ensure consistency with this land use element and designations shown on Figure LU-1.

Implementation Action LU-1.f: Utilize the following Zoning Districts (included on Table LU-1) to implement the General Plan's land use objective.

Implementation Action LU-2.a: Periodically review and update development standards, guidelines, and land uses included within Specific Plan Areas to affirm the unique character and development vision for each area.

Implementation Action LU-5.e: Update the Lathrop Municipal Code to include Good Neighbor Guidelines for Warehouse Distribution Facilities. The new Good Neighbor Guidelines should include:

- a. A definition of the type and size of facility that is subject to the Guidelines;
- b. Standards to minimize exposure to diesel emissions to sensitive receptors that are situated in close proximity to the proposed facility;
- c. Standards and practices that eliminate diesel trucks from unnecessarily traversing through residential neighborhoods;
- d. Standards and practices that eliminate trucks from using residential areas and repairing vehicles on the streets;
- e. Strategies to reduce and/or eliminate diesel idling within the facility's site.

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 recommend the City Council adopt Municipal Code Text Amendment No. TA-23-93 as shown in Attachments 2 through 35 of the Staff Report, incorporated by reference herein.

PASSED AND ADOPTED by the Planning Commission of the City of Lathrop at a special meeting on the 13th day of September, 2023 by the following vote:

AYES: Ishihara, Camarena, Jackson, Rhodes

NOES: None


ABSTAIN: None

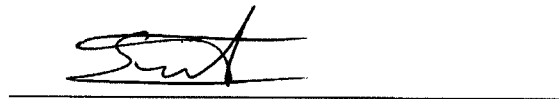
ABSENT: Ralmilay


Tosh Ishihara, Chair

ATTEST:

APPROVED AS TO FORM:


Rick Caguiat, Secretary


Salvador Navarrete, City Attorney

Attachment 41

General Plan and Zoning Consistency Project (TA-23-93)

Environmental Checklist, prepared by De Novo Planning Group, dated
August, 2023

Due to the size of this document, it has not been reproduced in the staff report. A copy of the Environmental Checklist is available for viewing and download on the City's website at the following links:

Environmental Checklist without Appendices:

https://www.ci.lathrop.ca.us/sites/default/files/fileattachments/community_development/page/5622/lathrop_ashley_warehouse_15183_no_appendices.pdf

Environmental Checklist with Appendices:

https://www.ci.lathrop.ca.us/sites/default/files/fileattachments/community_development/page/5622/lathrop_ashley_warehouse_15183_clean.pdf

The Environmental Checklist can also be viewed at the following link:

<https://www.ci.lathrop.ca.us/com-dev/page/public-review-documents>

Individuals that are unable to access the Environmental Checklist at the website listed above or would require a computer disk or thumb drive containing a copy of the document should contact Planning Staff at planning@ci.lathrop.ca.us or (209) 941-7290 to obtain a copy.

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ITEM 4.4

**CITY MANAGER’S REPORT
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING**

ITEM: **SECOND READING AND ADOPTION OF ORDINANCE 23-450 OF THE CITY COUNCIL OF THE CITY OF LATHROP AMENDING LATHROP MUNICIPAL CODE TITLE 12 “STREET, SIDEWALKS AND PUBLIC PLACES”, CHAPTER 12.12 “IMPROVEMENTS AND DEDICATIONS”, SECTION 12.12.060 “IMPROVEMENTS TO EXISTING BUILDINGS” TO MODIFY LANGUAGE TO REQUIRE FRONTAGE IMPROVEMENTS UPON ADDITION OF IMPROVEMENTS TO EXISTING SITES**

RECOMMENDATION: **Waive Full Reading and Adopt Ordinance 23-450 Amending Lathrop Municipal Code Title 12 “Street, Sidewalks And Public Places”, Chapter 12.12 “Improvements And Dedications”, Section 12.12.060 “Improvements To Existing Buildings” To Modify Language To Require Frontage Improvements Upon Addition Of Improvements To Existing Sites**

RECOMMENDED ACTION:

The City Council to conduct a second reading and adopt Ordinance 23-450 entitled:
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP AMENDING TITLE 12 “STREET, SIDEWALKS AND PUBLIC PLACES”, CHAPTER 12.12 “IMPROVEMENTS AND DEDICATIONS”, SECTION 12.12.060 “IMPROVEMENTS TO EXISTING BUILDINGS” TO MODIFY LANGUAGE TO REQUIRE FRONTAGE IMPROVEMENTS UPON ADDITION OF IMPROVEMENTS TO EXISTING SITES

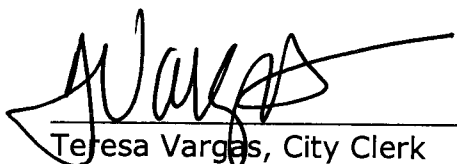
SUMMARY:

On October 9, 2023, the City Council approved the introduction and first reading of the subject Ordinance by the following vote:

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

The Ordinance will take effect 30 days after adoption.

SUBMITTED BY:



Teresa Vargas, City Clerk

11/7/23

Date

ORDINANCE NO. 23-450

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP AMENDING TITLE 12 "STREET, SIDEWALKS AND PUBLIC PLACES", CHAPTER 12.12 "IMPROVEMENTS AND DEDICATIONS", SECTION 12.12.060 "IMPROVEMENTS TO EXISTING BUILDINGS" TO MODIFY LANGUAGE TO REQUIRE FRONTAGE IMPROVEMENTS UPON ADDITION OF IMPROVEMENTS TO EXISTING SITES

WHEREAS, in 2009, the City adopted an Economic Development Strategic Plan to guide the City Council in making decisions regarding economic growth for the City; and

WHEREAS, in 2011, the City Council indicated a desire to accelerate economic and business development efforts by creating an Economic Development Program; and

WHEREAS, on February 8, 2020, Council approved staff requests to update various sections of the Lathrop Municipal Code (LMC) to streamline procedures, clarifications of code, and imported updated policies. The update included two additional sentences to Section 12.12.060 regarding undergrounding overhead utilities; and

WHEREAS, with the significant increase in development from both public and private agencies, staff now proposes an amendment to provide concise and clear requirements for residents, developers and staff; and

WHEREAS, a Notice of Public Hearing was advertised in the Manteca Bulletin on September 28, 2023; and

WHEREAS, staff requests that City Council hold a public hearing, consider all information and public testimony and, if determined to be appropriate, adopt an Ordinance amending Lathrop Municipal Code Title 12 "Streets, Sidewalks and Public Places", Chapter 12.12 "Improvements and Dedications", Section 12.12.060 "Improvements to Existing Buildings"; and

WHEREAS, the proposed amendment clarifies to the existing LMC language to ensure that all development over a certain size and value would be required to provide public improvements to align with the original intent of the LMC.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lathrop does hereby ordain as follows:

Note: New text is shown by underline. Deleted text is shown by ~~strikethrough~~

Section 1.

Title 12 of the Lathrop Municipal Code, "Street Sidewalks and Public Places" is hereby amended by amending Chapter 12.12 "Improvements and Dedications", Section 12.12.060 "Improvements to Existing Buildings", to incorporate the changes as follows:

CHAPTER 12.12 IMPROVEMENTS AND DEDICATIONS

12.12.060 Improvements to existing sites buildings.

Except as may be otherwise provided in this chapter or by any other applicable law, the improvement of any existing building or construction of any new building which does not increase the total floor area of such building on the site to an extent of twenty-five percent (25%) or more within any five-year period and any improvements done by homeowners to their primary dwelling units shall be excepted from application of the provisions of this chapter. However, any person constructing, adding to, or arranging for the construction of, or addition to any off-street parking facilities, or any building, or any improvements (hereinafter collectively referred to as "Improvements") resulting in an increase of twenty-five percent (25%) or more in area or value of Improvements ~~area increase thereto of twenty-five percent (25%) or more, or increase in value of any building in excess of twenty-five percent (25%)~~ thereof, within the five-year period, shall also provide for the construction of curbs, gutters, sidewalks, storm drain facilities, street lights, underground utilities, and street paving to the sound structural section of the existing street pavement, unless such improvements constructed in accordance with the standards already exist. Underground utilities shall include the undergrounding of existing and new electrical distribution (34.5 kVA and under), cable, phone and any other overhead line for both sides of the street within the frontage of the project. The project shall be responsible for fifty percent (50%) of the cost of the undergrounding of the utilities. For purposes of this section, the value of a building shall be deemed to be the current appraised market value thereof as determined by the county assessor in determining the assessed value for tax purposes.

Section 2.

This Ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care toward persons and property within or without the city so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 3. Severability.

If any section, subsequent subdivision, paragraph, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such a decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance irrespective of the unconstitutionality or invalidity of any section, subsection, subdivision, paragraph, sentence, clause or phrase.

Section 4. Effective Date.

This Ordinance shall take legal effect 30 days from and after the date of its passage.

Section 5. Publication.

Within fifteen days of the adoption of this Ordinance, the City Clerk shall cause a copy of this Ordinance, to be published in full accordance with Section 36933 of the Government Code.

THIS ORDINANCE was introduced at a meeting of the City Council of the City of Lathrop on the 9th day of October, 2023, and was **PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Lathrop on the ____ day of _____ 2023, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk

Salvador Navarrete, City Attorney

ITEM: OUT-OF-STATE TRAVEL APPROVAL FOR CITY STAFF TO PARTICIPATE IN THE IAMC SPRING FORUM IN APRIL 2024 AND ICSC SHOW IN MAY 2024

RECOMMENDATION: Adopt a Resolution Authorizing Out-of-State Travel for City Staff to Attend and Represent the City of Lathrop as follows:

- 1) Economic Development Administrator attendance at the Industrial Asset Management Council's Spring Forum in Greenville, South Carolina April 6, 2024 – April 10, 2024**
- 2) Economic Development Administrator and Community Development Director attendance at the Innovating Commerce Serving Communities Conference in Las Vegas, Nevada May 19, 2024 – May 22, 2024**

SUMMARY:

Tradeshows and conferences often offer early-bird registration rates and host hotel booking rates to attendees. In order to take advantage of these early-bird savings and to reserve hotel room(s) for staff, this request for out-of-state travel is being presented early for tradeshows and conferences attended annually by city staff.

In an effort to market the City of Lathrop to new job-generating businesses and attract industrial investment opportunities, the Economic Development Administrator requests approval to attend the Industrial Asset Management Council (IAMC) Spring forum to be held in Greenville, South Carolina from April 6, 2024 through April 10, 2024. IAMC is a U.S. based industrial and manufacturing real estate trade association.

In an effort to market the City of Lathrop to new job generating businesses and retail establishments that complement the needs and desires of its residents, the Economic Development Administrator and Community Development Director request approval to attend the annual Innovating Commerce Serving Communities, formerly known as the International Council of Shopping Centers (ICSC), conference to be held in Las Vegas, Nevada on May 19, 2024 through May 22, 2024. ICSC is focused on the attraction of retail establishments and shopping center developers.

BACKGROUND:

The Economic Development Administrator was hired in February 2019 to promote the City's attributes for economic opportunities that will enhance the overall well-being and quality of life of the community and its residents. Efforts to achieve these goals include business attraction through attendance at target industry tradeshows, forums, and conferences such as IAMC and ICSC.

The IAMC forum presents a networking and marketing opportunity to attract new job generating businesses and industrial investment to the City of Lathrop.

IAMC is a membership organization focused toward Industrial Real Estate professionals. Corporate members include Pepsico, Thermo Fisher Scientific, Lockheed Martin, Boeing, Kellogg, Weyerhaeuser, Medline, and more. Service providers such as site selection consultants, national brokers, and developers, as well as Economic Developers are permitted to join. However, the membership is exclusive to corporate real estate professionals allowing only one service provider and one economic developer per corporate real estate professional in order to keep a balanced membership. Forums are held twice a year to allow networking and deal making opportunities related to the industrial industry.

The City's Economic Development Administrator has attended these forums with past employers who were members of IAMC. Boise Cascade's location in Lathrop, Medline's location in Tracy, Thermo Fisher Scientific's location in Tracy, and Weyerhaeuser's expansion-relocation in Stockton were all results from networking relationships stemming from IAMC. After four years of being on the membership waiting list, the City of Lathrop was approved to join IAMC in January 2023.

Staff is requesting out-of-state travel for attendance at the IAMC Spring 2024 Forum and sponsorship participation in the Team California hosted dinner event. Expenses for this out-of-state travel request include event registration, airfare, transportation, hotel, food, and participation in the Team California hosted dinner. ATTACHMENT "B" includes additional IAMC Spring 2024 Forum participation and Team California dinner sponsorship information.

ICSC conferences are held each year to allow networking and deal making opportunities related to the retail industry. Staff schedules meetings with prospective decision makers thereby allowing an opportunity to showcase the City of Lathrop as a potential location for new commercial investment. Traditionally, city staff has participated in the western "Deal Making Show" in Monterey, the "Western Regional Conference" in San Diego, and the larger international "ICSC" show in Las Vegas. Attendance at the Monterey show is approximately 300 – 500 people, 600 people at the San Diego show and more than 40,000 people at the Las Vegas show including key decision makers, site selection consultants, developers, company representatives, and retailers.

Staff is requesting out-of-state travel for the Economic Development Administrator and the Community Development Director to attend the ICSC 2024 conference in Las Vegas, Nevada, and to participate in the TeamCalifornia exhibit booth as representatives of the City of Lathrop. Expenses for this out-of-state travel request include event registration, airfare, transportation, hotel, food, and participation in the Team California exhibit booth. ATTACHMENT "C" includes additional ICSC 2024 Conference and Team California Exhibit Booth Information.

REASON FOR RECOMMENDATION:

Staff requests that the City Council adopt the proposed resolution authorizing Out-of-State Travel for the Economic Development Administrator to participate in the IAMC Spring Forum being held in Greenville, South Carolina from April 6, 2024 to April 10, 2024 for the purpose of marketing, outreach, and industrial business attraction.

Additionally, staff requests that the City Council adopt the proposed resolution authorizing Out-of-State Travel for two city staff members to participate in the ICSC conference being held in Las Vegas, Nevada from May 19, 2024 to May 22, 2024 for the purpose of marketing, outreach, and retail business attraction.

FISCAL IMPACT:

The total cost for the IAMC Forum is estimated to be \$6,032, and ICSC conference is estimated to be \$7,256. All expenses relating to these conferences are within the City Manager Department's Economic Development Division and the Community Development Department's FY 2023-2024 budgets as approved by City Council.

ATTACHMENTS:

- A. A Resolution of the City Council of the City of Lathrop to Authorize Out-of-State Travel for City Staff to Attend and Represent the City of Lathrop at the Industrial Asset Management Council (IAMC) Spring Forum in Greenville, South Carolina from April 6, 2024 to April 10, 2024 and the Innovating Commerce Serving Communities (ICSC) Conference in Las Vegas Nevada from May 19, 2024 to May 22, 2024
- B. IAMC Spring 2024 Forum participation and Team California dinner sponsorship information
- C. ICSC 2024 Conference and Team California Exhibit Booth Information

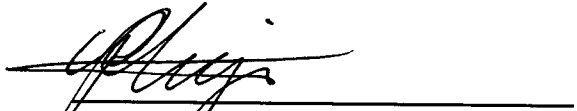
**CITY MANAGER'S REPORT
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING
OUT-OF-STATE TRAVEL FOR CITY STAFF**

APPROVALS:



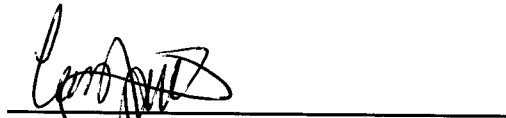
Shelley Burcham
Economic Development Administrator

10-17-2023
Date



Rick Caguiat
Community Development Director

10/18/23
Date



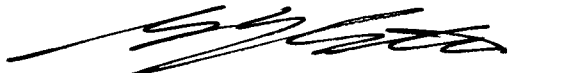
Cari James
Finance Director

10/18/23
Date



Salvador Navarrete
City Attorney

10-17-2023
Date



Stephen J. Salvatore
City Manager

10-25-23
Date

RESOLUTION NO. 23-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO AUTHORIZE OUT-OF-STATE TRAVEL FOR CITY STAFF TO ATTEND AND REPRESENT THE CITY OF LATHROP AT THE INDUSTRIAL ASSET MANAGEMENT COUNCIL (IAMC) SPRING FORUM IN GREENVILLE, SOUTH CAROLINA APRIL 6, 2024 TO APRIL 10, 2024 AND THE INNOVATING COMMERCE SERVING COMMUNITIES (ICSC) CONFERENCE IN LAS VEGAS, NEVADA MAY 19, 2024 TO MAY 22, 2024

WHEREAS, City Council approved funding for a full-time Economic Development Administrator position to carry out economic development activities on behalf of the City; and

WHEREAS, staff has identified targeted industry opportunities to market the City for the attraction of industrial and commercial businesses and investment; and

WHEREAS, funding identified for marketing events has been considered and approved within the City Manager Department's Economic Development Division and the Community Development Department's FY 2023-2024 budgets.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lathrop, authorizes out-of-state travel for the Economic Development Administrator to attend and represent the City of Lathrop at the IAMC Spring Forum in Greenville, South Carolina from April 6, 2024 to April 10, 2024; and

BE IT FURTHER RESOLVED that the City Council of the City of Lathrop, authorizes out-of-state travel for the Economic Development Administrator and Community Development Director to attend and represent the City of Lathrop at the ICSC Conference in Las Vegas, Nevada from May 19, 2024 to May 22, 2024.

The foregoing resolution was passed and adopted this 13th day of November 2023, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

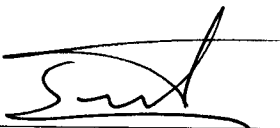
ABSENT:

SONNY DHALIWAL, MAYOR

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney



[ABOUT US](#) [EVENTS](#) [JOINING IAMC](#) [MEMBER CENTR](#)

Harnessing the Power of Industrial Real Estate

[Overview](#) | [Register](#) | [Hotel Information](#) | [Schedule](#) | [Program Highlights](#) | [Networking](#)

REGISTRATION FEES

IAMC Members

| Member Type | By Jan 12 | By March 1 | After March 1 |
|---|-----------|------------|---------------|
| Corporate Member | \$810 | \$860 | \$900 |
| 1st Time Corporate Member Special <i>(Registration plus membership dues for 1 year)</i> | \$1,165 | \$1,235 | \$1,335 |
| 1st Economic Developer/Service Provider Company Member Rep* | \$1,170 | \$1,245 | \$1,370 |



Harnessing the Power of Industrial Real Estate

Corporate real estate is crucial in today's dynamic industrial environment, impacting both the bottom line and the overall operational efficiency and profitability. Harnessing the power of industrial real estate is not merely about managing the physical spaces anymore; it's about strategic decision-making, professional development of the workforce, and staying abreast of the latest trends and best practices.

From integrating technology into traditional real estate models to create agile workspaces to ESG, supply chain and sustainability, equipping yourself and your team with cutting edge information is more important than ever.

Join IAMC this spring in Greenville, SC, as we Harness the Power of Industrial Real Estate.

[Overview](#) | [Register](#) | [Schedule](#) | [Program Highlights](#) | [Networking Highlights](#) | [Registration Fees](#) | [Sponsorship](#) | [Sponsors](#) | [Submit a Proposal](#) | [Member Service Request](#) | [Feedback](#) | [Leadership Development](#)

The official venues for the Spring 2024 Forum are:



The Custom's Hotel, The IAMC Room, Ball Room
The Hyatt Regency Greenville
 250 W. Main Street, Greenville, SC 29601

IAMC Hospitality Room Rates: The Hyatt Regency Greenville offers a special rate for IAMC members. The rate is \$150 per night, including breakfast and taxes. The rate is available for members who register for the Spring 2024 Forum. The rate is available until March 15, 2024.

ICSC LAS VEGAS

May 19-21, 2024

Las Vegas Convention Center
Las Vegas, Nevada, United States



ICSC LAS VEGAS is our premier event and takes place annually in May. It is a two- to three-day gathering of dealmakers and industry experts, who are driving innovation and evolution in the Marketplaces Industry.

Registration Fees*

Register at the Advance Rate (ends February 19, 2024, at 11:59 pm EST)

Member • **\$850**

Non-Member • **\$1,975**

Retailer Member • **\$0**

Student Member • **\$50**

Standard Rate (ends May 16, 2024, at 11:59 pm EST)

Member • **\$1,050**

Non-Member • **\$1,975**

Retailer Member • **\$0**

Student Member • **\$50**

On-Site Rate (starts May 17, 2024, at 12:00 am EST)**

Member • **\$1,450**

Non-Member • **\$1,975**

Retailer Member • **N/A**

Student Member • **N/A**

*All cancellations are subject to a \$100 cancellation fee for members and non-members and \$25 for student members. Refunds will not be given for cancellations received after **4:59 pm ET on April 1, 2024**. All requests for refunds must be received by ICSC in writing.

** On-site registrations are not accepted for Retailer Members and Student Members.

Attendees can choose to have their badges mailed in advance for a \$25 fee.

The deadline to select this option is 4:59 pm ET on April 1, 2024.

**Please note this badge mailing option applies to paid attendee badges only (no exhibitor or other comped badges). You must select the badge mailing option at checkout during the event registration process in order to have your badge mailed. Badges will only be mailed once to the primary address in your file. Please make sure this address is correct before you register. If you do not receive your badge or the badge is incorrect, we cannot resend. Badges are non-transferable. We cannot resend a badge to a different address or transfer the name on the badge. If you did not select to have your badge mailed at check out, we cannot mail your badge. You will need to pick up the badges and make corrections on-site at registration.*

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**CITY MANAGER’S REPORT
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING**

**ITEM: COMMUNITY FACILITIES DISTRICTS ANNUAL BOND
ACCOUNTABILITY REPORT FOR FY 2022/23**

**RECOMMENDATION: Receive Report for Bonded and Non Bonded
Community Facilities Districts**

SUMMARY:

As mandated by California Government Code sections 53411 and 50075.3, City Staff is submitting the Annual Bond Accountability Report for the City’s Community Facilities Districts (“CFDs”) for FY ended June 30, 2023.

BACKGROUND:

Senate Bill 165 enacted the Local Agency Special Tax Bond Accountability (“Act”). This Act requires the annual preparation of a report containing specific information concerning the use of the proceeds or annual special taxes for CFDs. The Act only applies to bonds issued on or after January 1, 2001 in accordance with Section 53410 of the California Government Code. There are seven CFDs included in the FY 2022/23 annual report, three bonded CFDs and four non-bonded services CFDs shown on separate pages (see Attachment “A” for a detailed listing).

Section’s 53411 and 50075.3 of the California Government Code require the Chief Fiscal Officer of the issuing local agency to file the annual report with its governing body no later than January 1 every year.

REASON FOR RECOMMENDATION:

The report will ensure compliance with Sections 53410, 53411 and 50075.3 of the California Government Code.

FISCAL IMPACT:

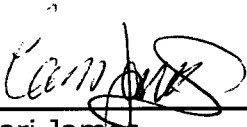
Staff time to prepare report.

ATTACHMENTS:

- A. Annual CFD Report for FY Ending June 30, 2023.

**CITY MANAGER'S REPORT
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING
COMMUNITY FACILITIES DISTRICTS ANNUAL BOND ACCOUNTABILITY
REPORT FOR FY 2022/23**

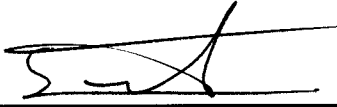
APPROVALS:



Cari James
Finance Director

10/30/2023


Date



Salvador Navarrete
City Attorney

10.30.2023

Date



Stephen Salvatore
City Manager

11.1.23

Date

SB 165: LOCAL AGENCY SPECIAL TAX & BOND ACCOUNTABILITY ACT

Senate Bill 165, filed with the Secretary of State on September 19, 2000, enacted the Local Agency Special Tax and Bond Accountability Act (the "Act"). This Act requires that any local special tax or local bond measure subject to voter approval contain a statement indicating the specific purposes of the special tax, require that the proceeds of the special tax be applied to those purposes, require the creation of an account into which the proceeds shall be deposited, and require an annual report containing specified information concerning the use of the proceeds. The Act only applies to any local special tax measure or local bond measure adopted on or after January 1, 2001 in accordance with Section 50075.1 or Section 53410 of the California Government Code.

Some of the requirements of the Act are handled at the formation of the Special Tax District and others are handled through annual reports. This Section of this report intends to comply with Sections 50075.3 and 53411 of the California Government Code that states:

"The chief fiscal officer of the issuing local agency shall file a report with its governing body no later than January 1, 2002, and at least once a year thereafter. The annual report shall contain all of the following:

1. The amount of funds collected and expended.
2. The status of any project required or authorized to be funded as identified in subdivision (a) of Sections 50075.1 [and] 53410."

The requirements of the Act apply to the funds for the following districts:

**\$7,285,000 City of Lathrop
Community Facilities District No. 2003-1
(Mossdale Village) Special Tax Refunding Bonds, 2013 Series A
Date: April 2003**

PURPOSE OF SPECIAL TAX

Bonds were issued to pay for the Mossdale Landing Urban Design Concept Project's and the Lathrop Station Urban Design Concept Parcel's share of the water delivery system established under the South County Surface Water Project, including water transmission and delivery facilities, as well as potable water facilities from City Well No. 22. The improvements are complete.

**\$7,535,000 City of Lathrop
Community Facilities District No. 2003-2
(Joint Wastewater Project) Special Tax Bonds, Series 2003
Date: October 2003**

PURPOSE OF SPECIAL TAX

Bonds were issued to pay for acquisition of capacity in the wastewater treatment facilities and sanitary sewer facilities. The improvements are complete.

City of Lathrop
Community Facilities District No. 04-01 (Mosssdale Services)
Date: 6/22/2004

PURPOSE OF SPECIAL TAX

The Special Tax pays for certain services including parks, parkways, open spaces, flood and storm protection, as well as police protection.

City of Lathrop
Community Facilities District No. 2005-1 (Historic Lathrop Services)
Date: 11/15/2005

PURPOSE OF SPECIAL TAX

The Special Tax pays for fire protection and suppression services, maintenance of parks, parkways and open space, flood and storm protection services, and police protection services.

City of Lathrop
Community Facilities District No. 2013-1 (River Islands Public Services and Facilities)
Date: 11/4/2013

PURPOSE OF SPECIAL TAX

The Special Tax pays for public services and maintenance of public infrastructure within the River Islands area as well as local facilities including roadways, bridges, water and sewer infrastructure, public landscaping, and related improvements.

City of Lathrop
Community Facilities District No. 2018-1
(Central Lathrop Specific Plan Facilities), 2019 Special Tax Bonds
Improvement Area No. 1 Bonds: \$12,630,000
Improvement Area No. 2 Bonds: \$7,945,000
Improvement Area No. 3 Bonds: \$15,625,000
Improvement Area No. 4 Bonds: \$5,565,000
Improvement Area No. 5 Bonds: \$3,970,000
Date: 11/19/18

PURPOSE OF SPECIAL TAX

Bonds were issued to refinance the costs of public infrastructure, and to facilitate the prepayment, waiver and termination of all of the Special Tax on parcels within the City's Community Facilities District No. 2006-1.

City of Lathrop
Community Facilities District No. 2018-2 (Central Lathrop Specific Plan Facilities)
Date: 11/19/2018

PURPOSE OF SPECIAL TAX

Bonds were issued to refinance costs of public infrastructure, to facilitate the prepayment, waiver, and termination of all of the special tax on parcels within the previously formed Community Facilities District No. 2006-1.

City of Lathrop
Community Facilities District No. 2019-1 (South Lathrop City Services)
Date: 4/8/2019

PURPOSE OF SPECIAL TAX

The Special Tax pays for services including the ongoing maintenance and operation of public roads, medians, streetlights, traffic signals, traffic signs, frontage improvements, landscaping, drainage facilities, and standby charges related to the ongoing maintenance and operation of the local public improvements.

City of Lathrop
Community Facilities District No. 2019-2 (Central Lathrop City Services)
Date: 4/8/2019

PURPOSE OF SPECIAL TAX

The Special Tax pays for services including parks, parkways, and open space; flood and storm protection; police protection; and fire protection.

City of Lathrop
CFD No. 2021-1 (Gateway Business Park City Services)
Date: 6/14/2021

PURPOSE OF SPECIAL TAX

The Special Tax pays for services including maintenance for roads, landscaping, irrigation, and lighting of streets, signals, curbs, gutters, parks, parkways, and open space, flood and storm water drainage, detention, retention and protection services, maintenance (including capital replacement and reserves for capital replacement) and operation of any real property or other tangible property with an estimated useful life of five or more years that is owned by the City or by another local agency.

City of Lathrop
CFD No. 2023-1 (River Islands Public Services and Facilities #2)
Date: June 12, 2023

PURPOSE OF SPECIAL TAX

The Special Tax pays for all direct and incidental costs related to providing public services and maintenance of public infrastructure within the River Islands area. More specifically, the services include, but not be limited to: (i) police protection services, (ii) maintenance of open space, including trails and habitat areas, with services to included, but not be limited to, irrigation and vegetation control; (iii) maintenance of roads and roadways, with services to include, but not be limited to, regularly scheduled street sweeping, repair of public streets, striping of streets and repair and repainting of sound walls and other appurtenances; (iv) storm protection services, including, but not limited to, the operation and maintenance of storm drainage systems, (v) landscaping in public areas and in the public right of way along with public streets, including, but not limited to, irrigation, tree trimming and vegetation maintenance and control; and (vi) any other public services authorized to be funded under Section 53313 of the California Government Code.

**CITY OF LATHROP
 BONDED COMMUNITY FACILITIES DISTRICTS REPORT
 FOR FY ENDED 6/30/2023**

| District | Initial Amount Deposited to Improvement Fund or Project Costs | 6/30/2023 Balance | Expended Amount | Project Status |
|--|---|----------------------|--------------------|-------------------|
| CFD 2003-1 (Mosssdale Village - Water) | \$6,716,563.00 | \$0.00 | \$6,716,563.00 | Complete |
| CFD 2003-2 (Joint Wastewater) | \$6,096,532.33 | \$0.00 | \$6,096,532.33 | Complete |
| CFD 2018-1 (Central Lathrop Specific Plan Facilities) | \$0.00 | \$0.00 | \$0.00 | Complete |
| CFD 2018-2 (Central Lathrop Specific Plan Facilities) | \$0.00 | \$0.00 | \$0.00 | Complete |

**CITY OF LATHROP
NON-BONDED COMMUNITY FACILITIES DISTRICTS REPORT
FOR FY ENDED 6/30/2023**

| District | 7/1/2022 Balance (1) | Special Taxes collected during FY 2022/23 (2) | Expended Amount and Encumbrances (3) | 6/30/2023 Balance (4) | Project Status (5) |
|--|-------------------------|---|--|--------------------------|-----------------------|
| CFD 04-1 (Mosssdale Services) | \$721,529.31 | \$2,702,510.86 | \$2,260,194.64 | \$1,163,845.53 | Ongoing |
| CFD 2005-1 (Historic Lathrop Services) | \$14,040.89 | \$70,632.91 | \$60,061.77 | \$24,612.03 | Ongoing |
| CFD No. 2013-1 (River Islands) | \$120,288.83 | \$1,117,417.28 | \$1,118,382.29 | \$119,323.82 | Ongoing |
| CFD No. 2019-1 (South Lathrop) | \$811,454.68 | \$579,859.91 | \$473,242.14 | \$918,072.45 | Ongoing |
| CFD No. 2019-2 (Central Lathrop Specific) | \$166,295.51 | \$1,067,113.75 | \$943,465.02 | \$289,944.24 | Ongoing |
| CFD No. 2021-1 (Gateway Business Park City Services) | \$71,658.45 | \$154,349.62 | \$78,680.61 | \$147,327.46 | Ongoing |
| CFD No. 2023-1 (River Islands Public Services and Facilities #2) | | \$0.00 | \$0.00 | \$0.00 | Ongoing |

Note (1)

Beginning balances include previous year encumbrances carried forward for payment in the subsequent fiscal year.

Note (2)

For CFD 04-1 this amount represents the annual special taxes remitted by the San Joaquin County Auditor-Controller, building permit collections, interest earnings, and a transfer for capital equipment replacement.

For all other districts this amount represents the annual special tax amounts remitted by the San Joaquin County Auditor-Controller and interest earnings.

Note (3)

All CFDs listed above are intended to provide funding for ongoing, perpetual operations and maintenance services.

**CITY MANAGER'S REPORT
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING****ITEM: ANNUAL REVIEW AND ADOPTION OF THE CITY'S
INVESTMENT POLICY****RECOMMENDATION: Adopt a Resolution Approving the Annual
Investment Policy for Fiscal Year 2023/24**

SUMMARY:

PFM Asset Management, LLC (PFM), the City's investment portfolio manager, has conducted its annual review of the City's Investment Policy to ensure compliance with investment regulatory agencies and the California Government Code. PFM has found that the City's Investment Policy for Fiscal Year 2023/24 is comprehensive and consistent with the City's objectives and risk tolerances, and is in compliance with the California Government Code and has no recommended changes to the policy at this time. The proposed FY 2023/24 Investment Policy is attached (Attachment B).

Staff recommends the approval of the Investment Policy as presented by PFM to be in compliance with current investment regulations adopted by the California Government Code.

BACKGROUND:

PFM manages over \$118 billion for public entities nationwide and has a strong history of providing professionals dedicated to actively managing and supporting the administration of fixed-income operating funds, capital funds and reserves, and bond proceeds.

PFM has actively managed the City's investment portfolio since the initial Council approved contract in 2015. PFM is nationally recognized as one of the leading investment advisory organizations, specializing in providing services to the public sector. Some of the services PFM provides are:

- Review of the City's Investment Policy
- Cash flow analysis to determine current and future liquidity needs
- Develop and implement investment strategy

The investment policy serves as the foundation of the City's investment goals and priorities. An annual review assures that it continues to meet the City's goals and priorities for its portfolio. It contributes to the protection of the assets of the City. The approved investment policy demonstrates that the City Council is fiducially responsible, thereby; promoting trust and confidence from the public that it serves.

PFM has performed its annual review of the City's Investment Policy along with current state laws governing investment activities of local governments. PFM has found that the City's Investment Policy for Fiscal Year 2023/24 is comprehensive, is consistent with the City's objectives and risk tolerances, and is in compliance with

CITY MANAGER'S REPORT **Page 2**
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING
ANNUAL REVIEW AND ADOPTION OF THE INVESTMENT POLICY FOR FY
2023/24

the California Government Code and has no recommended changes to the policy at this time. The proposed FY 2023/24 Investment Policy is attached (Attachment B).

REASON FOR RECOMMENDATION:

The City's investment policy provides the Finance Department with direction as to the investment objectives of the governing body (in order of priority):

1. Safety – Preservation of the principal of invested funds
2. Liquidity – Ability to liquidate one or more of the City's investments if unexpected expenditures arise
3. Return – Attainment of a market rate of return

It also establishes standards approved by Council; concerning the prudent care of City invested funds, the ethics of the investment officer, and internal controls/reporting procedures.

In addition, the Government Finance Officers Association's (GFOA) Committee on Cash Management advocates the adoption of a municipal resolution that consists of; a legal list of allowable securities, a prudent investor clause and the mandatory enactment of written investment policies. An adopted investment policy, prudently followed by the investment officer, is favorably viewed by municipal credit rating agencies. The submitted resolution meets GFOA standards.

FISCAL IMPACT:

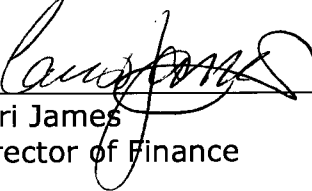
Review of the City's Investment Policy is a service provided within the scope of PFM's annual contract.

ATTACHMENTS:

- A. Resolution Approving the Annual Investment Policy for Fiscal Year 2023/24
- B. Investment Policy for Fiscal Year 2023/24
- C. Memorandum Confirming Review of the Investment Policy from PFM Asset Management, LLC.

CITY MANAGER'S REPORT
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING
ANNUAL REVIEW AND ADOPTION OF THE INVESTMENT POLICY FOR FY
2023/24

APPROVALS:



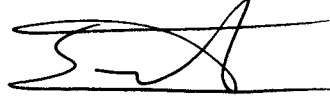
Cari James
Director of Finance

10/30/2023
Date




Thomas Hedegard
Deputy City Manager

10/30/2023
Date



Salvador Navarrete
City Attorney

10.30.2023
Date



Stephen J. Salvatore
City Manager

11.1.23
Date

RESOLUTION NO. 23-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING THE ANNUAL INVESTMENT POLICY FOR FISCAL YEAR 2023/24

WHEREAS, Government Code § 53646(a) (1) of the State of California was amended to offer the suggestion, rather than the requirement, that local agencies file an annual investment policy; and

WHEREAS, the California Debt and Investment Advisory Commission highly recommends local agencies' legislative bodies adopt an annual investment policy to increase the policy's authority and legitimacy; and

WHEREAS, Staff recommends and the City Council desires to adopt the Fiscal Year 2023/24 Investment Policy; and

WHEREAS, the City's Investment Policy provides the Finance Department with direction as to the investment objectives of the governing body (in order of priority):

1. Safety – Preservation of the principal of invested funds
2. Liquidity – Ability to liquidate one or more of the City's investments if unexpected expenditures arise
3. Return – Attainment of a market rate of return; and

WHEREAS, the Investment Policy for the City of Lathrop for Fiscal Year 2023/24 is attached to the City Manager's Report as "Attachment B";

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lathrop, does hereby approve the Investment Policy for the City of Lathrop for Fiscal Year 2023/24.

The foregoing resolution was passed and adopted this 13th day of November, 2023, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

City of Lathrop

Investment Policy

City of Lathrop

Investment Policy

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1.0 POLICY

The City Council of the City of Lathrop, California (the City) has adopted this Investment Policy in order to establish the investment scope, objectives, delegation of authority, standards of prudence, reporting requirements, internal controls, eligible investments and transactions, diversification requirements, risk tolerance, and safekeeping and custodial procedures for the investment of the funds of the City. All City funds will be invested in accordance with this Investment Policy and with applicable sections of the California Government Code.

This Investment Policy was endorsed and adopted by the City Council of the City of Lathrop on November 13, 2023. It replaces any previous investment policy or investment procedures of the City.

2.0 SCOPE

This Investment Policy shall apply to all investment activities and financial assets of the City, as accounted for in the City's Comprehensive Annual Financial Report and which include the following:

- General Fund
- Special Revenue Funds
- Debt Service Funds
- Capital Project Funds
- Enterprise Funds
- Trust and Agency Funds

The provisions of this Investment Policy do not apply to those cash assets governed by bond indentures, bond resolutions, employee's retirement and deferred compensation funds, as those are administered separately.

3.0 PRUDENCE

The standard of prudence to be used for managing the City's investments shall be California Government Code Section 53600.3, the prudent investor standard, which states that "when investing, reinvesting, purchasing, acquiring, exchanging, selling, or managing public funds, a trustee shall act with care, skill, prudence, and diligence under the circumstances then prevailing, including, but not limited to, the general economic conditions and the anticipated needs of the agency, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the agency."

The City's overall investment program shall be designed and managed with a degree of professionalism that is worthy of the public trust. The City recognizes that no investment is totally without risk and that the investment activities of the City are a matter of public record. Accordingly, the City recognizes that occasional measured losses may occur in a diversified portfolio and shall be considered within the context of the overall portfolio's return, provided that adequate diversification has been implemented and that the sale of a security is in the best long-term interest of the City.

Individuals having investment responsibilities who act in accordance with written procedures and this Investment Policy and who exercise due diligence in performing their duties shall be relieved

of personal responsibility for an individual security's credit risk or market price changes, provided that deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments.

4.0 OBJECTIVES

The City's funds shall be invested in accordance with all applicable City municipal codes and applicable resolutions, California statutes, and Federal regulations, and in a manner designed to accomplish the following objectives, which are listed in priority order:

1. Preservation of capital and protection of investment principal.
2. Maintenance of sufficient liquidity to meet anticipated cash flows.
3. Attainment of a market value rate of return.
4. Diversification to avoid incurring unreasonable market risks.

5.0 DELEGATION OF AUTHORITY

Authority to manage the City's investment program is derived from the City of Lathrop Municipal Code, Title 2, Chapter 2.08, Section 2.08.010.F.2. and from California Government Code Section 53607. In exercise of that authority, the City Council has delegated responsibility for the investment program to the Treasurer. The City Manager, who serves as Treasurer, shall be responsible for all transactions undertaken and shall establish a system of controls to regulate the activities of subordinate officials. The City Manager may delegate investment decision making and execution authority to the City's Director of Finance and to other specifically authorized officers and employees. The Director of Finance shall maintain a list of persons authorized to transact securities business for the City. No person may engage in an investment transaction except as expressly provided under the terms of this Investment Policy.

The Director of Finance shall develop written administrative procedures and internal controls, consistent with this Investment Policy, for the operation of the City's investment program. Such procedures shall be designed to prevent losses of public funds arising from fraud, employee error, misrepresentation by third parties, or imprudent actions by employees of the City.

The Director of Finance shall establish a process for annual independent review of the City's investment program by an external auditor. This review will provide internal control by assuring compliance with policies and procedures.

The City may engage the support services of outside investment advisors in regard to its investment program, so long as it can be clearly demonstrated that these services produce a net financial advantage or necessary financial protection of the City's financial resources.

6.0 ETHICS AND CONFLICTS OF INTEREST

Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with the proper execution and management of the City's investment program, or that could impair their ability to make impartial decisions. Investment officials shall disclose any material interest in financial institutions that conduct business with the City. They shall further disclose any personal financial/investment positions that could be related to the performance of the City's investment portfolio. Employees and officers handling investment transactions shall refrain from undertaking personal investment transactions with the same individual with whom business is conducted on behalf of the City.

7.0 AUTHORIZED BROKER/DEALERS

The Director of Finance shall maintain a list of authorized broker/dealers approved for investment purposes, and it shall be the policy of the City to purchase securities only from those brokers and the firms they represent. Each approved broker/dealer must possess an authorizing certificate from the California Commissioner of Corporations as required by Section 25210 of the California Corporations Code.

The firms they represent must:

1. be recognized as a Primary Dealer by the Federal Reserve Bank of New York or have a primary dealer within their holding company structure, or
2. report voluntarily to the Federal Reserve Bank of New York, or
3. qualify under Securities and Exchange Commission (SEC) Rule 15c3-1 (Uniform Net Capital Rule).

Broker/dealers will be selected by the Director of Finance on the basis of their expertise in public cash management and their ability to provide services for the City's account.

Annually, each authorized broker/dealer shall submit a City approved Broker/Dealer Information Request form and the firm's most recent financial statements. The Director of Finance shall maintain a list of approved broker/dealers, along with each firm's most recent Broker/Dealer Information Request form.

The City may purchase commercial paper from direct issuers even though they are not on the approved broker/dealer list as long as they meet the criteria outlined in Item 8.6 of the Authorized and Suitable Investments section of this Investment Policy.

Broker/dealers or municipal securities dealers, that have made political contributions to any member of the City Council or to any candidate for that office, in amounts exceeding the limits set forth in Rule G-37 of the Municipal Securities Rulemaking Board, are prohibited from serving as a City approved broker/dealer for a period of two years following such contributions.

If the City engages the support services of an outside investment advisor, the adviser is authorized to transact with its broker/dealer relationships on behalf of the City.

8.0 AUTHORIZED AND SUITABLE INVESTMENTS

All investments and deposits of the City shall be made in accordance with California Government Code Sections 16429.1, 53600-53609 and 53630-53686, except that reserve funds from the proceeds of debt issues may be invested in permitted investments specified in the indenture of the debt issue. For purposes of compliance with this section, an investment's term or remaining maturity shall be measured from the settlement date to final maturity. A security purchased in accordance with this section shall not have a forward settlement date exceeding 45 days from the time of investment.

The City has further restricted authorized investments to the following:

8.1 Government Obligations

As authorized in Government Code Sections 53601(a) through (e), this category includes a wide variety of government securities. There are no portfolio limitations on the amount; however, the maturity term of these investment vehicles may not exceed five years from the date of trade settlement unless approved by the City Council. These securities include the following:

8.1.a. United States Treasury bills, notes, bonds, or certificates of indebtedness, or those for which the faith and credit of the United States are pledged for the payment of principal and interest with a final maturity not exceeding five years from the date of trade settlement.

8.1.b. Federal Agency mortgage backed securities and debentures with a final maturity not exceeding five years from the date of trade settlement.

8.1.c. Federal agency or United States government-sponsored enterprise obligations, participations, or other instruments, including those issued by or fully guaranteed as to principal and interest by federal agencies or United States government-sponsored enterprises with a final maturity not exceeding five years from the date of trade settlement.

8.2 State and Local Agency Obligations

8.2.a. Obligations of the State of California and any local agency within California, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by the local agency, or by a department, board, agency, or authority of the local agency or of the state with a final maturity not exceeding five years from the date of trade settlement, and rated in a rating category of "A" or the equivalent or better by a Nationally Recognized Statistical Rating Organization (NRSRO) at the time of purchase. The aggregate investment in state and local agency obligations shall not exceed 30% of the City's total portfolio.

8.2.b. Registered treasury notes or bonds of any of the other 49 states in addition to California, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by a state or by a department, board, agency, or authority of any of the other 49 states, in addition to California with a final maturity not exceeding five years from the date of trade settlement, and rated in a rating category of "A" or the equivalent or better by a Nationally Recognized Statistical Rating Organization (NRSRO) at the time of purchase. The aggregate investment in state and local agency obligations shall not exceed 30% of the City's total portfolio.

8.3 Medium-Term Notes

Medium-Term Notes issued by corporations organized and operating within the United States or by depository institutions licensed by the United States or any state and operating within the United States, with a final maturity not exceeding five years from the date of trade settlement, and rated in a rating category of "A" or the equivalent or better by a NRSRO at the time of purchase. No more than 10% of the City's total portfolio shall be invested in medium-term notes and the commercial paper of any one issuer, and the aggregate investment in medium-term notes shall not exceed 30% of the City's total portfolio. In addition, AAA rated FDIC-guaranteed corporate bonds are herein authorized, within the aforementioned diversification and maturity requirements.

8.4 Negotiable Certificates of Deposit

Negotiable Certificates of Deposit with a maturity not exceeding five years from the date of trade settlement, issued by a nationally or state-chartered bank, a savings association or a federal association (as defined by Section 5102 of the Financial Code), a state or federal credit union, or

by a federally licensed or state-licensed branch of a foreign bank. Certificates of Deposits may be purchased only from financial institutions that meet the criteria set forth in the section of this Investment Policy, "Selection of Depositories." Investment in negotiable Certificates of Deposit shall not exceed 30% of the City's total portfolio.

8.5 Non-negotiable Certificates of Deposit

Non-negotiable Certificates of Deposit with a maturity not exceeding five years from the date of trade settlement, in FDIC insured state or nationally chartered banks or savings banks, subject to the limitations of California Government Code Section 53638. Amounts in excess of FDIC insurance coverage shall be secured in accordance with California Government Code Section 53652. Certificates of Deposits may be purchased only from financial institutions that meet the criteria set forth in the section of this Investment Policy, "Selection of Depositories." Investment in non-negotiable Certificates of Deposit shall not exceed 30% of the City's total portfolio.

8.6 Commercial Paper

Prime Commercial Paper with a maturity not exceeding 270 days from the date of trade settlement with the highest ranking or of the highest letter and number rating as provided for by a NRSRO. The entity that issues the commercial paper shall meet all of the following conditions in either subparagraph A. or subparagraph B. below:

A. The entity shall (1) be organized and operating in the United States as a general corporation, (2) have total assets in excess of \$500,000,000 and (3) have debt other than commercial paper, if any, that is rated in a rating category of "A" or the equivalent or higher by a NRSRO.

B. The entity shall (1) be organized within the United States as a special purpose corporation, trust, or limited liability company, (2) have program-wide credit enhancements, including, but not limited to, over collateralization, letters of credit or surety bond and (3) have commercial paper that is rated "A-1" or higher, or the equivalent, by a NRSRO.

No more than 10% of the City's total portfolio shall be invested in the commercial paper and corporate notes of any one issuer, and the aggregate investment in commercial paper shall not exceed 25% of the City's total portfolio.

8.7 Banker's Acceptances

Eligible Banker's Acceptances with a maturity not exceeding 180 days from the date of trade settlement, drawn on or accepted by a FDIC insured commercial bank with combined capital and surplus of at least \$250 million, whose senior long-term debt is rated in a rating category of "A" or the equivalent or better by a NRSRO at the time of trade settlement. No more than 30% of the City's total portfolio shall be invested in banker's acceptances of any one issuer, and the aggregate investment in banker's acceptances shall not exceed 40% of the City's total portfolio.

8.8 Repurchase Agreements

Repurchase Agreements with a final termination date not exceeding 30 days collateralized by U.S. Treasury obligations, Federal Agency securities, or Federal Instrumentality securities listed in Section 8.1 above with the maturity of the collateral not exceeding five years. For the purpose of

this section, the term collateral shall mean purchased securities under the terms of the City's approved Master Repurchase Agreement. The purchased securities shall have a minimum market value including accrued interest of 102% of the dollar value of the funds borrowed. Collateral shall be held in the City's custodian bank, as safekeeping agent, and the market value of the collateral securities shall be marked-to-the-market daily.

Repurchase Agreements shall be entered into only with broker/dealers who are recognized as Primary Dealers with the Federal Reserve Bank of New York, or with firms that have a Primary Dealer within their holding company structure. Primary Dealers approved as Repurchase Agreement counterparties shall have a short-term credit rating of at least A-1 or the equivalent and a long-term credit rating in a rating category of "A" or the equivalent or better. Repurchase agreement counterparties shall execute a City approved Master Repurchase Agreement with the City. The Director of Finance shall maintain a copy of the City's approved Master Repurchase Agreement along with a list of the broker/dealers who have executed same. There are non portfolio limits for repurchase agreements.

8.9 Money Market Funds

Money Market Funds registered under the Investment Company Act of 1940 that (1) are "no-load" (meaning no commission or fee shall be charged on purchases or sales of shares); (2) have a constant net asset value per share of \$1.00; (3) invest only in the securities and obligations authorized in the applicable California statutes and (4) have a rating of AAAM or the equivalent by not less than two NRSROs. The combined investment in money market funds and mutual funds shall not exceed 20% of the City's total portfolio.

8.10 Mutual Funds

Mutual Funds registered under the Investment Company Act of 1940 which (1) are "no-load" (meaning no commission or fee shall be charged on purchases or sales of shares); (2) invest in the securities and obligations authorized in the applicable California statutes and (3) have a rating of AAAM or the equivalent by not less than two NRSROs. No more than 10% of the City's total portfolio may be invested in mutual funds of any one issuer, and the combined investment in mutual funds and money market funds shall not exceed 20% of the City's total portfolio.

8.11 Local Agency Investment Fund

State of California's Local Agency Investment Fund (LAIF), pursuant to California Government Code Section 16429.1.

8.12 Shares of beneficial interest issued by a joint powers authority

Shares of beneficial interest issued by a joint powers authority organized pursuant to Section 6509.7 that invests in the securities and obligations authorized in California Government Code Section 53601 subdivisions (a) to (r), inclusive. Each share shall represent an equal proportional interest in the underlying pool of securities owned by the joint powers authority. To be eligible under this section, the joint powers authority issuing the shares shall have retained an investment adviser that meets all of the following criteria:

- (1) The adviser is registered or exempt from registration with the Securities and Exchange Commission.

(2) The adviser has not less than five years of experience investing in the securities and obligations authorized in subdivisions (a) to (q), inclusive.

(3) The adviser has assets under management in excess of five hundred million dollars (\$500,000,000).

8.13 Supranational Debt

United States dollar denominated senior unsecured unsubordinated obligations issued or unconditionally guaranteed by the International Bank for Reconstruction and Development, International Finance Corporation, or Inter-American Development Bank, with a maximum remaining maturity of five years or less, and eligible for purchase and sale within the United States. Investments under this subdivision shall be rated in a rating category of "AA" or the equivalent or better by an NRSRO and shall not exceed 30% of the City's total portfolio.

8.14 Allowable Investment Vehicles

It is the intent of the City that the foregoing list of authorized securities and transactions is strictly interpreted. Any deviation from this list must be approved in advance by the City Council.

The City may, from time to time issue bonds, the proceeds of which must be invested to meet specific cash flow requirements. In such circumstances the reinvestment of debt issuance or related reserve funds will be governed by the bond documents and may deviate from the provisions of this Investment Policy.

9.0 COMPETITIVE TRANSACTIONS

Each investment transaction shall be competitively transacted with authorized broker/dealers. At least three broker/dealers shall be contacted for each transaction and their bid and offering prices shall be recorded.

If the City is offered a security for which there is no other readily available competitive offering, then the Director of Finance will document quotations for comparable or alternative securities.

10.0 SELECTION OF DEPOSITORIES

To be eligible for designation to provide depository and other banking services or for an institution's certificates of deposit to be eligible for purchase, a bank or savings bank must be a member of the Federal Deposit Insurance Corporation and shall qualify as a depository of public funds in the State of California as defined in California Government Code Section 53630.

11.0 SAFEKEEPING AND CUSTODY

The Director of Finance shall select one or more banks to provide third party safekeeping and custodial services for the City, in accordance with the provisions of Section 53608 of the California Government Code. A Safekeeping Agreement approved by the City shall be executed with each custodian bank prior to utilizing that bank's safekeeping services. Custodian banks will be selected on the basis of their ability to provide services for the City's account and the competitive pricing of their safekeeping related services.

The purchase and sale of securities and repurchase agreement transactions shall be settled on a delivery versus payment basis. Title to all securities shall be perfected in the name of the City. Sufficient evidence to title shall be consistent with modern investment, banking and commercial practices.

All investment securities, except Non-negotiable Certificates of Deposit, Money Market Funds, Mutual Funds, shares of beneficial interest issued by a joint powers authority, and LAIF, purchased by the City will be delivered by either book entry or physical delivery and will be held in third-party safekeeping by a City approved custodian bank, its correspondent bank or its Depository Trust Company (DTC) participant account.

All Fed wireable book entry securities owned by the City shall be held in the Federal Reserve System in a customer account for the custodian bank which will name the City as "customer."

All DTC eligible securities shall be held in the custodian bank's DTC participant account and the custodian bank shall provide evidence that the securities are held for the City as "customer."

All non-book entry (physical delivery) securities shall be held by the custodian bank or its correspondent bank and the custodian bank shall provide evidence that the securities are held by the bank for the City as "customer."

12.0 DIVERSIFICATION

The City will diversify its investments by security type and institution. With the exception of Government Obligations set forth in Section 8.1, Repurchase Agreements and LAIF, and notwithstanding the individual limitations set forth herein, no more than 50% of the City's total investment portfolio will be invested in a single security type or with a single financial institution.

13.0 MAXIMUM MATURITIES

To the extent possible, investments shall be matched with anticipated cash flow requirements and known future liabilities. With the exception of reserve funds, the City will not invest in securities maturing more than five years from the date of trade settlement, unless the City Council has by resolution granted authority to make such an investment at least three months prior to the date of investment.

Reserve funds may be invested in securities exceeding five years if the maturity of such investments is made to coincide as nearly as practicable with the expected use of the funds.

14.0 PERFORMANCE STANDARDS

The investment portfolio shall be designed to attain a market rate of return throughout budgetary and economic cycles, taking into account prevailing market conditions, risk constraints for eligible securities, and cash flow requirements. The performance of the City's investments shall be compared to the average yield on the U.S. Treasury security that most closely corresponds to the portfolio's weighted average effective maturity. When comparing the performance of the City's portfolio, its rate of return will be computed net of all fees and expenses.

15.0 REPORTING

The Director of Finance shall provide the City Council quarterly Investment Reports. The reports shall include the following on all invested monies:

1. Issuer name
2. Type of investment instrument
3. Purchase date
4. Maturity date
5. Weighted average maturity
6. Ending balances
7. Yield on cost
8. Weighted average yield
9. Benchmark suitable for weighted average maturity
10. Purchase Price
11. Market value
12. Percent of portfolio of each investment
13. Investments under the management of contracted parties
14. Statement of compliance with the investment policy
15. Statement of ability to meet obligations of next six months

16.0 INVESTMENT POLICY ADOPTION

This Investment Policy shall be adopted by resolution of the City Council. The policy will be reviewed by the City Council annually, and any modifications made thereto must be approved by the City Council.

GLOSSARY OF SELECTED TERMS

Benchmark

A passive index used to compare the performance, relative to risk and return, of an investor's portfolio.

Cash Flow

A comparison of cash receipts (revenues) to required payments (debt service, operating expenses, etc.).

Credit Risk

The chance that an issuer will be unable to make scheduled payments of interest and principal on an outstanding obligation. Another concern for investors is that the market's perception of a corporation's credit will cause the market value of a security to fall, even if default is not expected.

Credit Rating

Various alphabetical and numerical designations used by institutional investors, Wall Street underwriters, and commercial rating companies to give relative indications of bond and note creditworthiness. Standard & Poor's and Fitch Ratings use the same system, starting with their highest rating, of AAA, AA, A, BBB, BB, B, CCC, CC, C, and D for default. Moody's Investors Service uses Aaa, Aa, A, Baa, Ba, B, Caa, Ca, C, and D. Each of the services use pluses (+), minuses (-), or numerical modifiers to indicate steps within each category. The top four letter categories are considered investment grade ratings.

Duration

A measure of the timing of cash flows to be received from a security that provides the foundation for a measure of the interest rate sensitivity of a bond. Duration is an elasticity measure and represents the percentage change in price divided by the percentage change in interest rates. A high duration measure indicates that for a given level of movement in interest rates, prices of securities will vary considerably.

Fiduciary

An individual who holds something in trust for another and bears liability for its safekeeping.

Investment Oversight Committee

A committee of three to eleven members formed under *Government Code Section 27131* to monitor and review a county's investment policy by causing an annual audit and discussing its finding at an open meeting. Although cities and other local agencies are not required to compose an investment oversight committee, the State Legislature has declared that all local agencies "should participate in reviewing the policies that guide the investment of those funds."

Liquidity

The ease with which an investment may be converted to cash, either by selling it in the secondary market or by demanding its repurchase pursuant to a put or other prearranged agreement with the issuer or another party.

Liquidity Risk

The chance that a security, sold prior to maturity, will be sold at a loss of value. For a local agency, the liquidity risk of an individual investment may not be as critical as how the overall liquidity of the portfolio allows the agency to meet its cash needs.

Market Risk

The chance that the value of a security will decline as interest rates rise. In general, as interest rates fall, prices of fixed income securities rise. Similarly, as interest rates rise, prices fall. Market risk also is referred to as systematic risk or risk that affects all securities within an asset class similarly.

Maturity

The stated date on which all or a stated portion of the principal amount of a security becomes due and payable.

Net Present Value

An amount that equates future cash flows with their value in present terms.

Par Amount or Par Value

The principal amount of a note or bond which must be paid at maturity. Par, also referred to as the "face amount" of a security, is the principal value stated on the face of the security. A par bond is one sold at a price of 100 percent of its principal amount.

Pooled Investment

A market institution authorized under various sections of state law that represents the combined deposits of more than one local agency and pays returns based upon each local agency's share of investment in the pool.

Portfolio

The combined holdings of all investment assets held by an investor.

Principal Amount

The face amount or par amount of a bond or issue of bonds payable on stated dates of maturity.

Put

The ability of a holder of an investment security to sell at a specified time and for a specified price the security back to the issuer or prior holder.

Return

The principal plus interest on an investment or portfolio of investments. In certain unfavorable market environments or due to risk factors, income derived from principal and interest may be less than the original amount invested.

Risk

The uncertainty of maintaining the principal or interest associated with an investment due to a variety of factors.

Yield

For the purposes of this publication, return and yield are synonymous.

GLOSSARY OF INVESTMENT INSTRUMENTS

Asset-Backed Securities

Securities that are supported by pools of assets, such as installment loans or leases, or by pools of revolving lines of credits. Asset-backed securities are structured as trusts in order to perfect a security interest in the underlying assets.

Bank Note

A senior, unsecured, direct obligation of a bank or U. S. branch of a foreign bank.

Banker's Acceptance

Normally, a short-term bill of exchange that is accepted as payment by banks engaged in financing trade of physical assets or merchandise.

Bond

A debt obligation of a firm or public entity. A bond represents the agreement to repay the debt in principal and, typically, in interest on the principal.

Callable Security

An investment security that contains an option allowing the issuer to retire the security prior to its final maturity date.

Certificate of Deposit

A short-term, secured deposit in a financial institution that usually returns principal and interest to the lender at the end of the loan period. Certificates of Deposit (CDs) differ in terms of collateralization and marketability. Those appropriate to public agency investing include:

Negotiable Certificates of Deposit – Generally, short term debt instruments that usually pay interest and are issued by a bank, savings or federal association, state or federal credit union, or state-licensed branch of a foreign bank. The majority of negotiable CDs mature within six months while the average maturity is two weeks. Negotiable CDs are traded in a secondary market and are payable upon order to the bearer or initial depositor (investor).

Non-Negotiable Certificates of Deposit – CDs that carry a penalty if redeemed prior to maturity. A secondary market does exist for these non-negotiable CDs, but include a transaction cost that reduces returns to the investor. Non-negotiable CDs issued by banks and savings and loans are insured by the Federal Deposit Insurance Corporation up to the amount of \$250,000, including principal and interest. Amounts deposited above this amount may be secured with other forms of collateral through an agreement between the investor and the issuer. Collateral may include other securities including Treasuries or agency securities such as those issued by the Federal National Mortgage Association.

Commercial Paper

A short-term, unsecured promissory note issued by a large corporation.

Corporate Notes and Bonds

Debt instruments, typically unsecured, issued by corporations, with original maturities in most cases greater than one year and less than ten years.

Federal Agency and Instrumentality Obligations

Obligations issued by a government-sponsored entity or a federally regulated institution.

Mortgage Pass-Through Obligations

Securities that are created when residential mortgages (or other mortgages) are pooled together and undivided interests or participations in the stream of revenues associated with the mortgages are sold.

Municipal Notes, Bonds, and Other Obligations

Obligations issued by state and local governments to finance capital and operating expenses.

Notes

Debt obligations of a firm or public entity, usually maturing in less than ten years.

Repurchase Agreements

From the perspective of a local agency, the short term, often overnight, purchase of securities with an agreement to resell the securities at an agreed upon price.

Reverse Repurchase Agreements

Differs from a repurchase agreement in the sense that a reverse repurchase agreement is an agreement to sell securities in return for cash with an agreement to repurchase the securities at an agreed upon price.

State and Local Investment Pools

The combined deposits of state and local agencies organized and operated by a state treasurer or a local official. These pools operate much like a mutual fund, with local agencies investing money together in order to increase efficiency and reduce costs.

State Noted, Bonds, and Warrants

Obligations of the State of California or another state government with different maturity lengths.

Zero-Interest Bond

A bond on which interest is not payable until maturity (or earlier redemption), but compounds periodically to accumulate to a stated maturity amount. Zero-interest bonds are typically issued at a discount and repaid at par upon maturity.

Excerpted from Understanding Public Investment Reporting - A Handbook For Local Elected Officials, California Debt and Investment Advisory Commission, 2003.

October 16, 2023



Memorandum

To: Cari James, Finance Director
Thomas Hedegard, Deputy Finance Director
City of Lathrop

From: Monique Spyke, Managing Director
Allison Kaune, Senior Analyst
PFM Asset Management LLC

Re: 2023 Investment Policy Review

We have completed our review of the City of Lathrop's (the "City") Investment Policy (the "Policy") dated November 14, 2022. The City's Policy is well written and in compliance with applicable sections of California Government Code (the "Code"). This year we are recommending no changes to the Policy.

While there was one change made to a Code section impacting the investment of public funds, that goes into effect on January 1, 2024, the change does not require a Policy change. The Code change was made to Code Section 53601 (o), the paragraph of Code permitting investment in asset-backed securities and non-agency mortgage-backed securities. The City's Policy does not permit this investment type and so no Policy changes are necessary.

Please let us know if you have any questions. Thank you.

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ITEM 4.8

CITY MANAGER'S REPORT NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING

ITEM: **APPROVE TEMPORARY STREET CLOSURES FOR THE LATHROP CHRISTMAS PARADE ON DECEMBER 9, 2023 FOR THOMSEN ROAD, CAMBRIDGE DRIVE, J STREET, AND 5TH STREET**

RECOMMENDATION: **Adopt Resolution Approving Temporary Street Closures for the Lathrop Christmas Parade on December 9, 2023 for Thomsen Road, Cambridge Drive, J Street, and 5th Street**

SUMMARY:

On December 9, 2023, the City of Lathrop will host the annual Christmas Parade. The parade will begin at 11:00 a.m. on Thomsen Road heading west; turn north onto Cambridge Drive; turn east onto J Street; turn south onto 5th Street; and turn west onto Thomsen Road where it will conclude. The Parks and Recreation Department will coordinate the route, and the temporary street closures, with Public Works, Lathrop Police Department, and the Lathrop Manteca Fire District to ensure the safety of this event. Since the parade will utilize the entire street at these locations, staff is requesting Council approval of temporary street closures.

BACKGROUND:

On December 9, 2023, the Parks and Recreation Department will be hosting the annual Christmas Parade. This year's theme is "The Songs and Stories of Christmas: Take 2".

The parade will begin at 11:00 a.m. at the entrance of the Manteca Unified School District Annex parking lot located at 735 Thomsen Road, follow Thomsen Road; turn north onto Cambridge Drive; turn east onto J Street; turn south onto 5th Street; turn west onto Thomsen Road and conclude back at the parking lot. The Judges Review Stand will be located along 5th Street in front of the Community Center. The staging of the parade entries will be in the parking lot Manteca Unified School District Annex located at 735 Thomsen Road.

The Parks and Recreation Department will coordinate the temporary street closures with Public Works, Lathrop Police Department, and the Lathrop Manteca Fire District. To accommodate the event, temporary street closures will be in effect from 10:00 a.m. to 1:00 p.m. There will be enough access for Lathrop Police Department and the Lathrop Manteca Fire District to enter in case of an emergency. Residents receive a door hanger to notify them about the temporary street closures by City staff. Seventy-two hours prior to the parade, signs will be placed on the barricades along

**CITY MANAGER'S REPORT
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING
CHRISTMAS PARADE TEMPORARY STREET CLOSURE**

PAGE 2

the parade route set on the side of the road to alert the community about "No Parking" and "Street Closure". On the day of the parade, additional barricades will be set with advanced warning signs: "Road Closed Ahead" and "Detour Ahead". Approximately one hour prior to the beginning of the parade, the actual "Road Closure" signs will be set in place. The Parks and Recreation Department and the Lathrop Police Department will be present at all intersections to assist with traffic flow. At the conclusion of the parade, barricades will be collected.

To ensure the safety of the parade spectators and participants, staff is requesting temporary closures of the following streets:

- **Thomsen Road** - From 5th Street to Cambridge Drive
- **Cambridge Drive** - From Thomsen Road to J Street
- **J Street** - From Cambridge Drive and 5th Street
- **5th Street** - From J Street to Thomsen Road

This temporary closure will take place on Saturday, December 9, 2023, from approximately 10:00 a.m. to 1:00 p.m. for the purpose of presenting the annual Christmas Parade.

REASON FOR RECOMMENDATION:

The adoption of this resolution will approve the temporary street closures to allow staff to facilitate the 2023 Christmas Parade.

FISCAL IMPACT:

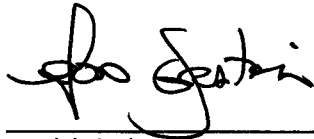
Expenses have been accounted for in the 23-24 fiscal year budget.

ATTACHMENTS:

- A. Adopt Resolution Approving Temporary Street Closures for the Lathrop Christmas Parade on December 9, 2023, for Thomsen Road, Cambridge Drive, J Street, and 5th Street
- B. Parade Route Map

**CITY MANAGER'S REPORT
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING
CHRISTMAS PARADE TEMPORARY STREET CLOSURE**

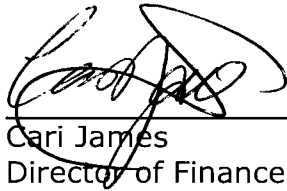
APPROVALS:



Todd Sebastian
Director of Parks and Recreation

11/6/2023

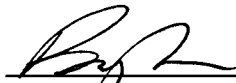
Date



Cari James
Director of Finance

11/6/2023

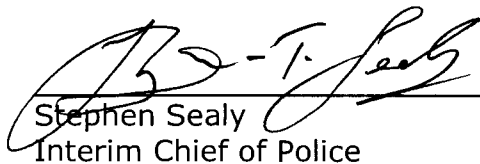
Date



Brad Taylor
City Engineer

11/6/2023

Date



Stephen Sealy
Interim Chief of Police

11/6/2023

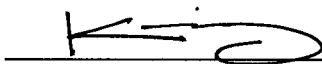
Date



Salvador Navarrete
City Attorney

11-6-2023

Date



Michael King
Assistant City Manager

11-6-2023

Date



Stephen J. Salvatore
City Manager

11.6.23

Date

RESOLUTION NO. 23-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP
APPROVING TEMPORARY STREET CLOSURES FOR THE LATHROP
CHRISTMAS PARADE ON DECEMBER 9, 2023 FOR THOMSEN ROAD,
CAMBRIDGE DRIVE, J STREET, AND 5TH STREET**

WHEREAS, on November 13, 2023 City Staff requested City Council approval for temporary street closures for the Christmas Parade on December 9, 2023; and

WHEREAS, the streets recommended for temporary closure for the Christmas parade route are:

- **Thomsen Road** - From 5th Street to Cambridge Drive
- **Cambridge Drive** - From Thomsen to J Street
- **J Street** - From Cambridge Drive and 5th Street
- **5th Street** - From J Street to Thomsen Road

WHEREAS, these street closures will be in affect from approximately 10:00 a.m. to 1:00 p.m. on Saturday, December 9, 2023 for purpose of presenting the annual Christmas Parade; and

WHEREAS, the City of Lathrop Parks and Recreation Department shall set barricades on the side of the road to alert the community about areas of closure seventy-two hours in advance of the parade; and

WHEREAS, advanced temporary signage will be placed on the streets identifying the temporary closure from approximately 10:00 a.m. to 1:00 p.m. on December 9, 2023; and

WHEREAS, the Lathrop Police Department shall help at intersections for traffic flow during the temporary street closure and the Lathrop Manteca Fire District will be informed of the parade route; and

NOW, THEREFORE, BE IT RESOLVED that pursuant to California Vehicle Code Section 21101, subdivision (e), the City Council of the City of Lathrop does hereby approve temporary closure of:

- **Thomsen Road** - From 5th Street to Cambridge Drive
- **Cambridge Drive** - From Thomsen to J Street
- **J Street** - From Cambridge Drive and 5th Street
- **5th Street** - From J Street to Thomsen Road

This temporary closure will take place on Saturday, December 9, 2023 from approximately 10:00 a.m. to 1:00 p.m. for the purpose of presenting the annual Christmas Parade.

PASSED AND ADOPTED this 13th day of November 2023, by the following vote:

AYES:

NOES:

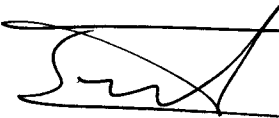
ABSENT:

ABSTAIN:

Sonny Dhaliwal, Mayor

APPROVED AS TO FORM:

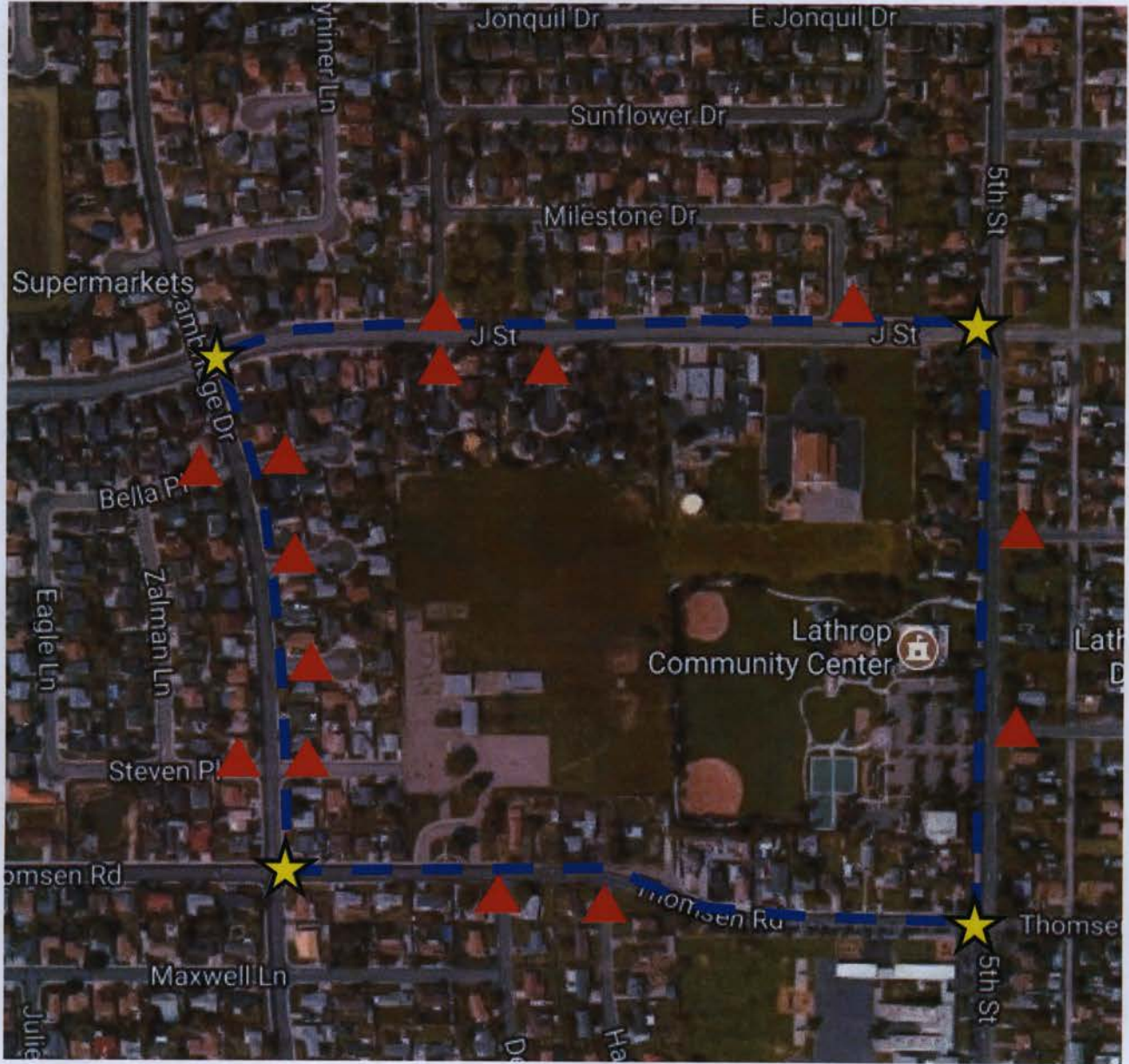
ATTEST:



Salvador Navarrete, City Attorney

Teresa Vargas, City Clerk

2023 Christmas Parade Route and Street Closures



LEGEND

-  • Parade Route
-  • Street Closure
-  • LPD Assistance

City of  **Lathrop**
PARKS & RECREATION
WE C.A.R.E.
 Creating Active Recreation Experiences

ITEM 4.9

CITY MANAGER'S REPORT NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING

ITEM: APPROVE 2024 FACILITY FEE WAIVER REQUESTS FOR LATHROP LITTLE LEAGUE, LATHROP COMMUNITY VOLUNTEER CLUB, LATHROP LIONS CLUB, LATHROP SUNRISE ROTARY, ALCOHOLICS ANONYMOUS, NEW LATHROP NEIGHBORHOOD WATCH, MITRA USA, AND LIFT YOUR HEAD UP THERAPEUTIC GROUP HOMES, INC

RECOMMENDATION:

1. Adopt a Resolution to Approve a Facility Fee Waiver request from Lathrop Little League; and
2. Adopt a Resolution to Approve a Facility Fee Waiver request from Lathrop Community Volunteer Club; and
3. Adopt a Resolution to Approve a Facility Fee Waiver request from Lathrop Lions Club; and
4. Adopt a Resolution to Approve a Facility Fee Waiver request from Lathrop Sunrise Rotary; and
5. Adopt a Resolution to Approve a Facility Fee Waiver request from Alcoholics Anonymous; and
6. Adopt a Resolution to Approve a Facility Fee Waiver request from New Lathrop Neighborhood Watch; and
7. Adopt a Resolution to Approve a Facility Fee Waiver request from Mitra USA; and
8. Adopt a Resolution to Approve a Facility Fee Waiver from Lift Your Head Up Therapeutic Group Homes, Inc

SUMMARY:

Review and approve adoption of eight resolutions approving facility fee waiver requests from Lathrop Little League, Lathrop Community Volunteer Club, Lathrop Lions Club, Lathrop Sunrise Rotary, Alcoholics Anonymous, New Lathrop Neighborhood Watch, Mitra USA, and Lift Your Head Up Therapeutic Group Homes, Inc., in accordance with the City of Lathrop Fee Waiver Policy.

The Parks and Recreation Commission voted at their November 2, 2023, meeting to recommend City Council approval of the 2024 facility fee waiver requests and found the requests to be of public benefit, de minimis in nature and not subsidized from other facility fees.

BACKGROUND:

Annually, staff receive requests for facility fee waivers from one of the following: Intergovernmental Cooperation, Lathrop Non-Profit including 501(c)3 and/or 501(c)4 with valid status and a Lathrop address, or a Lathrop organization with financial hardship directly benefitting the Lathrop community, such as a community group without non-profit status. Facility fee waiver requests from each organization are listed below. All fees include both facility and staff costs.

- **Lathrop Little League** **\$73,591**
Lathrop Little League is a local non-profit providing enriching youth programming that promotes sportsmanship, teamwork, and leadership skills through the game of baseball. Lathrop Little League submitted a facility fee waiver for the following use:
 - Mossdale Baseball Diamonds 1, 2, and 3, Valverde Baseball Diamonds 1 and 2, and Sangalang Baseball Diamond for practices Monday through Friday from 3:00 p.m. to 8:00 p.m. from February 15, 2024, through June 8, 2024.
 - Mossdale Baseball Diamonds 1, 2, and 3 on Saturdays from 8:00 a.m. to 7:00 p.m. from March 23, 2024, through June 8, 2024.
 - The Scott Brooks Gymnasium in February and September for a Little League Welcome Night and a Little League Registration Night.

- **Lathrop Community Volunteer Club** **\$757**
The Lathrop Community Volunteer Club is a local non-profit with a primary mission to plan and host community events. The Lathrop Community Volunteer Club submitted a facility fee waiver request for the use of Valverde Park and the Scott Brooks Gymnasium on September 11, 2024, to host their annual Community BBQ Honoring Lathrop First Responders.

- **Lathrop Lions Club** **\$9,499**
The Lathrop Lions Club is a local non-profit organization that gives valuable time and effort to improving their communities and the world. Lathrop Lions Club submitted a facility fee waiver request for the use of the Senior Center to host monthly Bunco and Bingo, as well as, the Scott Brooks Gymnasium on November 22 and November 23, 2024, to host an annual craft fair and Valverde Park amphitheater on October 12, 2024, from 9:00 a.m. to 1:00 p.m. to host a Breast Cancer Walk.

- **Lathrop Sunrise Rotary** **\$772**
Lathrop Sunrise Rotary is a local non-profit organization that unites to take action to create lasting change across the globe and in their communities. Lathrop Sunrise Rotary submitted a facility fee waiver request for the use of the Senior Center on November 28, 2024, from 7:00 a.m. to 4:00 p.m. to host a Community Thanksgiving Dinner.

- **Alcoholics Anonymous** **\$5,331**
Alcoholics Anonymous is a local non-profit with a mission to help its members find sobriety. Alcoholics Anonymous submitted a facility fee waiver request for the use of the Lathrop Community Center Multi-Purpose Room on Thursday evenings from 6:00 p.m. to 8:00 p.m. to host their weekly meetings.
- **New Lathrop Neighborhood Watch** **\$119**
New Lathrop Neighborhood Watch is a Lathrop organization with financial hardship directly benefitting the Lathrop community. They are a local community group without a non-profit status. New Lathrop Neighborhood Watch submitted a facility fee waiver request for the use of the Generations Center amphitheater to host a backpack give-a-way August 3, 2024.
- **Mitra USA** **\$3,510**
Mitra USA is a local non-profit engaged in charitable, social, cultural, and community development activities. Mitra USA submitted a facility fee waiver request for the use of Scott Brooks Gymnasium on October 4, 5, and 6, 2024, to host a Cultural Event with an estimated attendance of 150 participants.
- **Lift Your Head Up Therapeutic Group Homes, Inc.** **\$734**
Lift Your Head Up Therapeutic Group Homes, Inc., is a local non-profit providing support and a safe structured environment that fosters a culture of positivity, self-advocacy, growth, and self-sufficiency to at-risk youth. Lift Your Head Up Therapeutic Group Homes, Inc., submitted a facility fee waiver request for the use of the Lathrop Senior Center on December 21, 2024, from 12:00 a.m. to 8:00 p.m. to host a Christmas Luncheon supporting the youth of Lathrop with an estimated attendance of 80 participants.

RECOMMENDATION:

Staff recommends Council find the requested facility fee waivers would provide a public benefit to the community and that the amount of the request is de minimis in nature and not subsidized from other facility fees and approve the facility fee waiver requests for the organizations listed above.

FISCAL IMPACT:

The fees associated with the facility fee waiver requests total \$94,313.

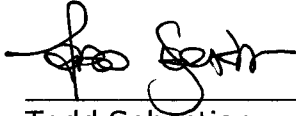
ATTACHMENTS:

- A. Resolution Approving a Facility Fee Waiver Request from Lathrop Little League for the use of City Facilities Totaling \$73,591
- B. Lathrop Little League Request for Fee Waiver and Facility Usage Calculations

- C. Resolution Approving a Facility Fee Waiver Request from Lathrop Community Volunteer Club for the use of City Facilities Totaling \$757
- D. Lathrop Community Volunteer Club Request for Fee Waiver and Facility Usage Calculations
- E. Resolution Approving a Facility Fee Waiver Request from Lathrop Lions Club for the use of City Facilities Totaling \$9,499
- F. Lathrop Lions Club Request for Fee Waiver and Facility Usage Calculations
- G. Resolution Approving a Facility Fee Waiver Request from Lathrop Sunrise Rotary for the use of City Facilities Totaling \$772
- H. Lathrop Sunrise Rotary Request for Fee Waiver and Facility Usage Calculations
- I. Resolution Approving a Facility Fee Waiver Request from Alcoholics Anonymous for the use of City Facilities Totaling \$5,331
- J. Alcoholics Anonymous Request for Fee Waiver and Facility Usage Calculations
- K. Resolution Approving a Facility Fee Waiver Request from Lathrop New Neighborhood Watch for the use of City Facilities Totaling \$119
- L. Lathrop New Neighborhood Watch Request for Fee Waiver and Facility Usage Calculations
- M. Resolution Approving a Facility Fee Waiver Request from Mitra USA for the use of City Facilities Totaling \$3,510
- N. Mitra USA Request for Fee Waiver and Facility Usage Calculations
- O. Resolution Approving a Facility Fee Waiver Request from Lift Your Head Up Therapeutic Group Homes, Inc. for the use of City Facilities Totaling \$734
- P. Lift Your Head Up Therapeutic Group Homes, Inc. Request for Fee Waiver and Facility Usage Calculations

**CITY MANAGER'S REPORT
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING
2024 REQUESTS FOR FEE WAIVER**

APPROVALS:



Todd Sebastian
Director of Parks and Recreation

11-3-2023

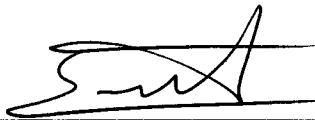
Date



Cari James
Finance Director

11/6/2023

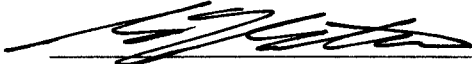
Date



Salvador Navarrete
City Attorney

11-3-2023

Date



Stephen J. Salvatore
City Manager

11-6-23

Date

RESOLUTION NO. 23 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING A FACILITY FEE WAIVER REQUEST FROM LATHROP LITTLE LEAGUE FOR USE OF CITY FACILITIES TOTALING \$73,591

WHEREAS, Lathrop Little League has requested the use of City Facilities; and

WHEREAS, promoting community values through cost reduction to promote public benefit activities of a service club and the requests from local non-profit organizations whose efforts continue to give back to the residents of Lathrop; and

WHEREAS, the Parks & Recreation Commission voted at their November 2, 2023, meeting to recommend City Council approval of the requested fee waiver; and

WHEREAS, the City Council finds that this request provides a public benefit to the community, that the amount of the request is de minimis in nature and not subsidized from other facility fees.

NOW, THEREFORE, BE IT RESOLVED that the Council finds direct public benefit will be provided by Lathrop Little League to the City of Lathrop. The City Council of the City of Lathrop does hereby authorize waiving facility fees for the use of City Facilities in the amount of \$73,591.

The foregoing resolution was passed and adopted this 13th day of November 2023, by the following vote:

AYES:

NOES:

ABSENT:


ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

- B -

Lathrop Little League

Fee Calculations for 2024 Request for Use of Facilities

| <u>Facility</u> | <u>Month Rqstd</u> | <u>Dates</u> | <u>Purpose</u> | <u>Rate/Day</u> | <u>Total Price</u> |
|-------------------------|----------------------|--------------|--------------------|-----------------|--------------------|
| Mossdale Fields 1, 2, 3 | February 15 - June 8 | Weekdays | Practice | 5hrs/82days | \$30,750.00 |
| Valverde Fields 1, 2 | February 15 - June 8 | Weekdays | Practice | 5hrs/82days | \$20,500.00 |
| Sangalang Field | February 15 - June 8 | Weekdays | Practice | 5hrs/82days | \$10,250.00 |
| Discount | | | | 10% | \$(6,150.00) |
| Mossdale Fields 1, 2, 3 | March 22 - June 8 | Saturdays | Games | 11hrs/12days | \$15,840.00 |
| Scott Brooks Gymnasium | February | | Welcome Night | \$ 640.00 | \$ 640.00 |
| Scott Brooks Gymnasium | September | | Registration Night | \$ 640.00 | \$ 640.00 |
| | | | | | |
| | | | | | |
| TOTAL | | | | | \$72,470.00 |

City of Lathrop Staffing

Fee Calculations for 2024 Request Staff Time Associated with Fee Waiver Request

| <u>Event</u> | <u>Title</u> | <u>Hourly Rate</u> | <u>Hrs Rqstd</u> | |
|--------------------|-----------------------|--------------------|------------------|-------------------|
| Welcome Night | Administrative | \$ 34.22 | 1 | \$ 34.22 |
| | Recreation Leader (2) | \$ 21.93 | 12 | \$ 526.32 |
| Registration Night | Administrative | \$ 34.22 | 1 | \$ 34.22 |
| | Recreation Leader (2) | \$ 21.93 | 12 | \$ 526.32 |
| TOTAL | | | | \$1,121.08 |

\$73,591.08

RESOLUTION NO. 23 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING A FACILITY FEE WAIVER REQUEST FROM LATHROP COMMUNITY VOLUNTEER CLUB FOR USE OF CITY FACILITIES TOTALING \$757

WHEREAS, Lathrop Community Volunteer Club has requested the use of City Facilities; and

WHEREAS, promoting community values through cost reduction to promote public benefit activities of a service club and the requests from local non-profit organizations whose efforts continue to give back to the residents of Lathrop; and

WHEREAS, the Parks & Recreation Commission voted at their November 2, 2023, meeting to recommend City Council approval of the requested fee waiver; and

WHEREAS, the City Council finds that this request provides a public benefit to the community, that the amount of the request is de minimis in nature and not subsidized from other facility fees.

NOW, THEREFORE, BE IT RESOLVED that the Council finds direct public benefit will be provided by Lathrop Community Volunteer Club to the City of Lathrop. The City Council of the City of Lathrop does hereby authorize waiving facility fees for the use of City Facilities in the amount of \$757.

The foregoing resolution was passed and adopted this 13th day of November 2023, by the following vote:

AYES:

NOES:

ABSENT:

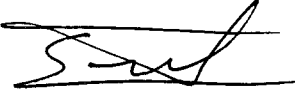
ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

A.

Lathrop Community Volunteer Club

Fee Calculations for 2024 Request for Use of Facilities

| <u>Facility</u> | <u>Month Rqstd</u> | <u>Dates</u> | <u>Purpose</u> | <u>Rate/Day</u> | <u>Total Price</u> |
|------------------------|--------------------|--------------|----------------------|-----------------|--------------------|
| Valverde Ampitheater | September | 11 | First Responders BBQ | \$ 85.00 | \$ 85.00 |
| Valverde Shelter 2 | September | 11 | First Responders BBQ | \$ 85.00 | \$ 85.00 |
| Scott Brooks Gymnasium | September | 11 | First Responders BBQ | \$ 240.00 | \$ 240.00 |
| | | | | | |
| | | | | | |
| | | | | | |
| TOTAL | | | | | \$410.00 |

City of Lathrop Staffing

Fee Calculations for 2024 Request Staff Time Associated with Fee Waiver Request

| <u>Event</u> | <u>Title</u> | <u>Rate</u> | <u>Hrs Rqstd</u> | |
|----------------------|-----------------------|-------------|------------------|-----------------|
| First Responders BBQ | Administrative | \$ 34.22 | 5 | \$ 171.10 |
| | Recreation Leader (2) | \$ 21.93 | 4 | \$ 175.44 |
| TOTAL | | | | \$346.54 |

\$756.54

RESOLUTION NO. 23 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING A FACILITY FEE WAIVER REQUEST FROM LATHROP LIONS CLUB FOR USE OF CITY FACILITIES TOTALING \$9,499

WHEREAS, Lathrop Lions Club has requested the use of City Facilities; and

WHEREAS, promoting community values through cost reduction to promote public benefit activities of a service club and the requests from local non-profit organizations whose efforts continue to give back to the residents of Lathrop; and

WHEREAS, the Parks & Recreation Commission voted at their November 2, 2023, meeting to recommend City Council approval of the requested fee waiver; and

WHEREAS, the City Council finds that this request provides a public benefit to the community, that the amount of the request is de minimis in nature and not subsidized from other facility fees.

NOW, THEREFORE, BE IT RESOLVED that the Council finds direct public benefit will be provided by Lathrop Lions Club to the City of Lathrop. The City Council of the City of Lathrop does hereby authorize waiving facility fees for the use of City Facilities in the amount of \$9,499.

The foregoing resolution was passed and adopted this 13th day of November 2023, by the following vote:

AYES:

NOES:

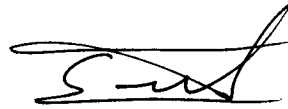
ABSENT:

ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:



Teresa Vargas, City Clerk

Salvador Navarrete, City Attorney

F.

| Lathrop Lions Club | | | |
|--|--|--------------------|-------------------|
| Fee Calculations for 2024 Request for Use of Facilities | | | |
| <u>Facility</u> | <u>Dates</u> | <u>Purpose</u> | <u>Rate/Day</u> |
| Senior Center | 1/21, 2/18, /4/21, 5/19, 6/23, 7/21, 8/18, 10/20, 12/15 | Bunco | \$ 4,320.00 |
| Scott Brooks Gymnasium | 3/17, 9/15 | Bingo | \$ 1,280.00 |
| Scott Brooks Gymnasium | 11/22-11/23 | Craft Fair | \$ 1,280.00 |
| Valverde Amphitheater | 12-Oct | Breast Cancer Walk | \$ 85.00 |
| | | | |
| | | | |
| TOTAL | | | \$6,965.00 |

| City of Lathrop Staffing | | |
|--|-------------------|-------------------|
| Fee Calculations for 2024 Request Staff Time Associated with Fee Waiver Request | | |
| <u>Event</u> | <u>Title</u> | <u>Hrs Rqstd</u> |
| | Administrative | 1 |
| | Recreation Leader | 114 |
| TOTAL | | \$2,534.24 |

\$9,499.24

RESOLUTION NO. 23 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING A FACILITY FEE WAIVER REQUEST FROM LATHROP SUNRISE ROTARY FOR USE OF CITY FACILITIES TOTALING \$772

WHEREAS, Lathrop Sunrise Rotary has requested the use of City Facilities; and

WHEREAS, promoting community values through cost reduction to promote public benefit activities of a service club and the requests from local non-profit organizations whose efforts continue to give back to the residents of Lathrop; and

WHEREAS, the Parks & Recreation Commission voted at their November 2, 2023, meeting to recommend City Council approval of the requested fee waiver; and

WHEREAS, the City Council finds that this request provides a public benefit to the community, that the amount of the request is de minimis in nature and not subsidized from other facility fees.

NOW, THEREFORE, BE IT RESOLVED that the Council finds direct public benefit will be provided by Lathrop Sunrise Rotary to the City of Lathrop. The City Council of the City of Lathrop does hereby authorize waiving facility fees for the use of City Facilities in the amount of \$772.

The foregoing resolution was passed and adopted this 13th day of November 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:



Teresa Vargas, City Clerk

Salvador Navarrete, City Attorney

-H-

| Lathrop Sunrise Rotary | | | |
|--|--------------|---------------------|-----------------|
| Fee Calculations for 2024 Request for Use of Facilities | | | |
| <u>Facility</u> | <u>Dates</u> | <u>Purpose</u> | <u>Rate/Day</u> |
| Senior Center | 28-Nov | Thanksgiving Dinner | \$ 540.00 |
| TOTAL | | | \$540.00 |

| City of Lathrop Staffing | | | |
|--|-------------------|------------------|-----------------|
| Fee Calculations for 2024 Request Staff Time Associated with Fee Waiver Request | | | |
| <u>Event</u> | <u>Title</u> | <u>Hrs Rqstd</u> | <u>Rate</u> |
| | Administrative | 1 | \$ 34.22 |
| | Recreation Leader | 9 | \$ 21.93 |
| TOTAL | | | \$231.59 |

\$771.59

RESOLUTION NO. 23 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING A FACILITY FEE WAIVER REQUEST FROM ALCOHOLICS ANONYMOUS FOR USE OF CITY FACILITIES TOTALING \$5,331

WHEREAS, Alcoholics Anonymous has requested the use of City Facilities; and

WHEREAS, promoting community values through cost reduction to promote public benefit activities of a service club and the requests from local non-profit organizations whose efforts continue to give back to the residents of Lathrop; and

WHEREAS, the Parks & Recreation Commission voted at their November 2, 2023, meeting to recommend City Council approval of the requested fee waiver; and

WHEREAS, the City Council finds that this request provides a public benefit to the community, that the amount of the request is de minimis in nature and not subsidized from other facility fees.

NOW, THEREFORE, BE IT RESOLVED that the Council finds direct public benefit will be provided by Alcoholics Anonymous to the City of Lathrop. The City Council of the City of Lathrop does hereby authorize waiving facility fees for the use of City Facilities in the amount of \$5,331.

The foregoing resolution was passed and adopted this 13th day of November 2023, by the following vote:

AYES:

NOES:

ABSENT:

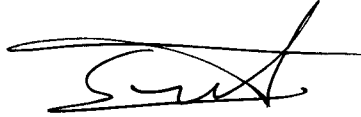
ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

| Alcoholics Anonymous | | | | | |
|--|--------------|-------------|----------------|-----------------|--------------------|
| Fee Calculations for 2024 Request for Use of Facilities | | | | | |
| <u>Facility</u> | <u>Dates</u> | <u>Days</u> | <u>Purpose</u> | <u>Rate/Day</u> | <u>Total Price</u> |
| Multipurpose Room | Jan-Dec | Thursdays | AA Meetings | 60day/51days | \$ 3,060.00 |
| TOTAL | | | | | \$3,060.00 |

| City of Lathrop Staffing | | | |
|--|-------------------|------------------|-------------------|
| Fee Calculations for 2024 Request Staff Time Associated with Fee Waiver Request | | | |
| <u>Event</u> | <u>Title</u> | <u>Hrs Rqstd</u> | <u>Rate</u> |
| | Administrative | 1 | \$ 34.22 |
| | Recreation Leader | 102 | \$ 21.93 |
| TOTAL | | | \$2,271.08 |

\$5,331.08

[Handwritten initials]

RESOLUTION NO. 23 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING A FACILITY FEE WAIVER REQUEST FROM NEW LATHROP NEIGHBORHOOD WATCH FOR USE OF CITY FACILITIES TOTALING \$119

WHEREAS, Lathrop New Neighborhood Watch has requested the use of City Facilities; and

WHEREAS, promoting community values through cost reduction to promote public benefit activities of a service club and the requests from local non-profit organizations whose efforts continue to give back to the residents of Lathrop; and

WHEREAS, the Parks & Recreation Commission voted at their November 2, 2023, meeting to recommend City Council approval of the requested fee waiver; and

WHEREAS, the City Council finds that this request provides a public benefit to the community, that the amount of the request is de minimis in nature and not subsidized from other facility fees.

NOW, THEREFORE, BE IT RESOLVED that the Council finds direct public benefit will be provided by Lathrop New Neighborhood Watch to the City of Lathrop. The City Council of the City of Lathrop does hereby authorize waiving facility fees for the use of City Facilities in the amount of \$119.

The foregoing resolution was passed and adopted this 13th day of November 2023, by the following vote:

AYES:

NOES:

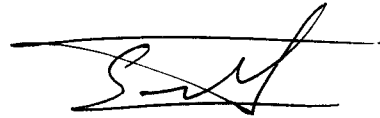
ABSENT:

ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:



Teresa Vargas, City Clerk

Salvador Navarrete, City Attorney

| New Neighborhood Watch | | | | | |
|--|--------------|-------------|---------------------|-----------------|--------------------|
| Fee Calculations for 2024 Request for Use of Facilities | | | | | |
| Facility | Dates | Days | Purpose | Rate/Day | Total Price |
| Generations Center Amphitheater | 3-Aug | Saturday | Backpack Give-A-Way | \$ 85.00 | \$ 85.00 |
| TOTAL | | | | | \$85.00 |

| City of Lathrop Staffing | | | | | |
|--|----------------|------------------|-------------|----|----------------|
| Fee Calculations for 2024 Request Staff Time Associated with Fee Waiver Request | | | | | |
| Event | Title | Hrs Rqstd | Rate | | |
| | Administrative | 1 | \$ 34.22 | \$ | 34.22 |
| | | | \$ 21.93 | \$ | - |
| TOTAL | | | | | \$34.22 |

\$119.22



RESOLUTION NO. 23 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING A FACILITY FEE WAIVER REQUEST FROM MITRA USA USE OF CITY FACILITIES TOTALING \$3,510

WHEREAS, Mitra USA has requested the use of City Facilities; and

WHEREAS, promoting community values through cost reduction to promote public benefit activities of a service club and the requests from local non-profit organizations whose efforts continue to give back to the residents of Lathrop; and

WHEREAS, the Parks & Recreation Commission voted at their November 2, 2023, meeting to recommend City Council approval of the requested fee waiver; and

WHEREAS, the City Council finds that this request provides a public benefit to the community, that the amount of the request is de minimis in nature and not subsidized from other facility fees.

NOW, THEREFORE, BE IT RESOLVED that the Council finds direct public benefit will be provided by Mitra USA to the City of Lathrop. The City Council of the City of Lathrop does hereby authorize waiving facility fees for the use of City Facilities in the amount of \$3,510.

The foregoing resolution was passed and adopted this 13th day of November 2023, by the following vote:

AYES:

NOES:

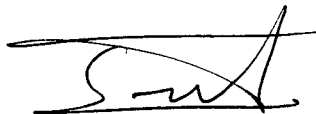
ABSENT:

ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:



Teresa Vargas, City Clerk

Salvador Navarrete, City Attorney

| Mitra USA | | | |
|--|-----------------|---------------------|-------------------|
| Fee Calculations for 2024 Request for Use of Facilities | | | |
| Facility | Dates | Purpose | Rate/Day |
| Scott Brooks Gymnasium | October 4, 5, 6 | MultiCultural Event | \$ 2,160.00 |
| TOTAL | | | \$2,160.00 |

| City of Lathrop Staffing | | | |
|--|-------------------|------------------|-------------------|
| Fee Calculations for 2024 Request Staff Time Associated with Fee Waiver Request | | | |
| Event | Title | Hrs Rqstd | Rate |
| | Administrative | 1 | \$ 34.22 |
| | Recreation Leader | 60 | \$ 21.93 |
| TOTAL | | | \$1,350.02 |

\$3,510.02

RESOLUTION NO. 23 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING A FACILITY FEE WAIVER REQUEST FROM LIFT YOUR HEAD UP THERAPEUTIC GROUP HOMES, INC. USE OF CITY FACILITIES TOTALING \$734

WHEREAS, Lift Your Head Up Therapeutic Group Homes, Inc. has requested the use of City Facilities; and

WHEREAS, promoting community values through cost reduction to promote public benefit activities of a service club and the requests from local non-profit organizations whose efforts continue to give back to the residents of Lathrop; and

WHEREAS, the Parks & Recreation Commission voted at their November 2, 2023, meeting to recommend City Council approval of the requested fee waiver; and

WHEREAS, the City Council finds that this request provides a public benefit to the community, that the amount of the request is de minimis in nature and not subsidized from other facility fees.

NOW, THEREFORE, BE IT RESOLVED that the Council finds direct public benefit will be provided by Lift Your Head Up Therapeutic Group Homes, Inc. to the City of Lathrop. The City Council of the City of Lathrop does hereby authorize waiving facility fees for the use of City Facilities in the amount of \$734.

The foregoing resolution was passed and adopted this 13th day of November 2023, by the following vote:

AYES:

NOES:

ABSENT:

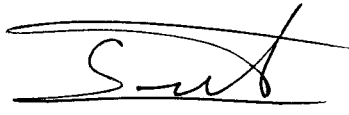
ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

| <u>Lift Your Head Up Therapeutic Homes, Inc.</u> | | | |
|--|---------------------|-----------------------|------------------------|
| Fee Calculations for 2024 Request for Use of Facilities | | | |
| <u>Facility</u> | <u>Dates</u> | <u>Purpose</u> | <u>Rate/Day</u> |
| Senior Center | 21-Dec | Christmas Luncheon | \$ 480.00 |
| TOTAL | | | \$480.00 |

| <u>City of Lathrop Staffing</u> | | | |
|--|---------------------|-------------------------|--------------------|
| Fee Calculations for 2024 Request Staff Time Associated with Fee Waiver Request | | | |
| <u>Event</u> | <u>Title</u> | <u>Hrs Rqstd</u> | <u>Rate</u> |
| | Administrative | 1 | \$ 34.22 |
| | Recreation Leader | 10 | \$ 21.93 |
| TOTAL | | | \$253.52 |

\$733.52

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ITEM 4.10

**CITY MANAGER’S REPORT
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING**

ITEM: APPROVE PURCHASE OF TWO NEW POLICE VEHICLES, APPROVAL OF CHANGE ORDER NO. 4 WITH NEXTGEN ALPHA UPFITTING

RECOMMENDATION: Adopt a Resolution Approving the Purchase of Two 2023 Police Chevrolet Tahoes from American Chevrolet of Modesto, Approving Change Order No. 4 with NextGen Alpha Upfitting for the Purchase and Installation of Police Vehicle Equipment

SUMMARY:

The City of Lathrop Police Department operates and maintains a fleet of vehicles, which includes Chevrolet Tahoes. Due to the growth of the Department two new Chevrolet Tahoes are needed.

Pursuant to the Lathrop Municipal Code (LMC) section 2.36.050, staff reached out to multiple dealerships to obtain quotes for two black Chevrolet Tahoes. American Chevrolet of Modesto has two black Tahoes in their inventory that are available for purchase for a total price of \$156,596. Both Winner Chevrolet and Steve’s Chevrolet of Oakdale did not have any black Tahoes in their inventory. Future Chevrolet of Sacramento had one black Tahoe in their inventory, but it is priced higher than the Tahoes from American Chevrolet of Modesto. Dealerships can order black Chevrolet Tahoes through the factory with an estimated time of arrival ranging between 5-6 months, which is not ideal, as the vehicles are needed now for current operations.

In addition, the new police vehicles will need to be outfitted with police equipment to match the approved specifications of the City of Lathrop Police Department fleet. The City currently has a professional service agreement pursuant to LMC 2.36.140 with NextGen Alpha Upfitting to purchase and install police equipment for the City of Lathrop Police Department. Change Order No. 4 with NextGen Alpha Upfitting for the upfitting of the two Tahoes will be for a not-to-exceed amount of \$11,510. Total cost for both vehicles are detailed below:

| | Vehicle Cost | NextGen Alpha Upfitting Cost | Total Cost |
|--------------------------|--------------|------------------------------|------------|
| (2) 2023 Chevrolet Tahoe | \$156,596 | \$11,510 | \$168,106 |

CITY MANAGER'S REPORT
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING
APPROVE PURCHASE OF TWO NEW POLICE VEHICLES, APPROVAL OF
CHANGE ORDER NO. 4 WITH NEXTGEN ALPHA UPFITTING

PAGE 2

Staff recommends Council approves the purchase of two 2023 Chevrolet Tahoes with American Chevrolet of Modesto for \$156,596, approve Change Order No. 4 with NextGen Alpha Upfitting in an amount not-to-exceed \$11,510 for the purchase and installation of police equipment. Sufficient funds are available within the approved Police Department biennial budget for Fiscal Year 2022/23 and Fiscal Year 2023/24.

BACKGROUND:

Due to the growth of the City of Lathrop Police Department and its operations, additional fleet vehicles are needed to both equip new hires and replace existing vehicles that are being reassigned to other department staff. The City of Lathrop Police Department currently has black Chevrolet Tahoes in their inventory. Staff reached out to multiple dealerships to obtain quotes. Winner Chevrolet, who has the contract with the State Office for Procurement Department of General Services for Chevrolet, did not have any black Tahoes in their inventory and was unable to submit a quote. Furthermore, ordering the vehicles would take a minimum of 5-6 months. Steve's Chevrolet of Oakdale was also unable to submit a quote due to not having any black Tahoes in their inventory. American Chevrolet of Modesto has two available black Tahoes in their inventory with a cost of \$78,317 and \$78,279. Future Chevrolet of Sacramento had one black Tahoe in their inventory with a cost of \$84,326. American Chevrolet of Modesto has two vehicles in their inventory and is the lowest bidder.

The new police vehicles will need to be outfitted with police equipment. The City has a current agreement with NextGen Alpha Upfitting to purchase and install the equipment. A Change Order will need to be approved for NextGen Alpha Upfitting to outfit these new vehicles.

RECOMMENDATION:

Staff is recommending Council approve the purchase of two Chevrolet Tahoes, approve Change Order No. 4 with NextGen Alpha Upfitting for the purchase and installation of police equipment and approve related budget amendments which are needed for the City of Lathrop Police Department staff to continue to perform Citywide police operations.

FISCAL IMPACT:

Sufficient funds are available within the approved Police Department biennial budget for Fiscal Year 2022/23 and Fiscal Year 2023/24. The funds for the additional Police Department vehicle purchase will be expended from account 1010-40-30-450-30-00 and will become part of the City's capital assets for Fiscal Year 2023/24.

CITY MANAGER'S REPORT
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING
APPROVE PURCHASE OF TWO NEW POLICE VEHICLES, APPROVAL OF
CHANGE ORDER NO. 4 WITH NEXTGEN ALPHA UPFITTING

PAGE 3

ATTACHMENTS:

- A. Resolution Approving the Purchase of Two (2) 2023 Police Chevrolet Tahoes from American Chevrolet of Modesto, Change Order No. 4 with NextGen Alpha Upfitting for the Purchase and Installation of Police Vehicle Equipment, and Approving Related Budget Amendment
- B. Quote 1 – 2023 Chevrolet Tahoe with American Chevrolet of Modesto
- C. Quote 2 – 2023 Chevrolet Tahoe with American Chevrolet of Modesto
- D. Quote 3 – 2023 Chevrolet Tahoe with Future Chevrolet of Sacramento
- E. Estimate – 2023 NextGen Alpha Upfitting

CITY MANAGER'S REPORT
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING
APPROVE PURCHASE OF TWO NEW POLICE VEHICLES, APPROVAL OF
CHANGE ORDER NO. 4 WITH NEXTGEN ALPHA UPFITTING, AND APPROVAL
OF RELATED BUDGET AMENDMENT

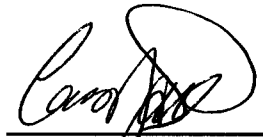
APPROVALS:



Todd Sebastian
Director of Parks, Recreation, and
Fleet Services

11.1.23

Date



Cari James
Director of Finance

11/6/2023

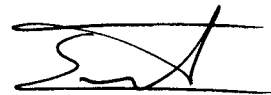
Date



Thomas Hedegard
Deputy City Manager

11/6/2023

Date



Salvador Navarrete
City Attorney

11-1-2023

Date



Stephen J. Salvatore
City Manager

11-6-23

Date

RESOLUTION NO. 23-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING THE PURCHASE OF TWO 2023 CHEVROLET TAHOES FROM AMERICAN CHEVROLET OF MODESTO, APPROVING CHANGE ORDER NO. 4 WITH NEXTGEN ALPHA UPFITTING FOR THE PURCHASE AND INSTALLATION OF POLICE VEHICLE EQUIPMENT

WHEREAS, the City of Lathrop Police Department operates and maintains a fleet of vehicles which includes black Chevrolet Tahoes; and

WHEREAS, due to the growth of the City and its operations, additional police fleet vehicles are needed to perform essential Citywide operations; equip new hires and replace existing vehicles that are being re-assigned to other staff; and

WHEREAS, staff requested multiple quotes from four dealerships; and

WHEREAS, two dealerships were able to provide quotes and two dealerships were unable to provide quotes due to not having any black Chevrolet Tahoes in their inventory; and

WHEREAS, in accordance with LMC sections 2.36.050(D) and 2.36.110(B), the pricing provided by American Chevrolet of Modesto was the lowest of the quotes received; and

WHEREAS, the new vehicles will need to be outfitted with police equipment and painted to match the approved specifications of the City of Lathrop Police Department fleet; and

WHEREAS, the City currently has a Professional Service Agreement pursuant to LMC 2.36.050 with NextGen Alpha Upfitting for the purchase and installation of police equipment; and

WHEREAS, Change Order No. 4 with NextGen Alpha Upfitting for the two vehicles is for a not-to-exceed amount of \$11,510; and

WHEREAS, staff is requesting Council approve the purchase of the following vehicles:

| Department | Vehicle Description | Vehicle Cost | Next Gen Alpha Upfitting Cost | Total Cost |
|-------------------|----------------------------|---------------------|--------------------------------------|-------------------|
| Police Department | (2) 2023 Chevrolet Tahoe | \$156,596 | \$11,510 | \$168,106 |

NOW, THEREFORE, BE IT RESOLVED the City Council of the City of Lathrop does hereby approve the purchase of two Chevrolet Tahoes with American Chevrolet of Modesto for \$156,596, approve Change Order No. 4 with NextGen Alpha Upfitting for a not-to-exceed amount of \$11,510 for the purchase and installation of police equipment. The funds for the additional Police Department vehicle purchase will be expended from account 1010-40-30-450-30-00 and will become part of the City's capital assets for Fiscal Year 2023/24.

The foregoing resolution was passed and adopted this 13th day of November 2023, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney



Vehicle Locator

Dealer Information

AMERICAN CHEVROLET
 4742 MCHENRY AVE
 MODESTO, CA 95356
 Phone: 209-575-1606
 Fax: 209-491-7825

OXDAS

Model Year: 2023

Make: Chevrolet

Model: Tahoe

CK10706-4WD

PEG: 2Z7-Z71 Preferred Equipment Group

Primary Color: GBA-Black

Trim: H0Y-1LT/1SP/2LT/2Z7-Leather, Jet Black, Interior Trim

Engine: L84-Engine: 5.3L, EcoTec3 V-8, DI, Dynamic Fuel Mgt, V V T

Transmission: MHS-10-Speed Automatic

Event Code: 3400-Order Broadcast (Internal Plant Order Produced)

Order #: CXXD1S

MSRP: \$71,540.00

Order Type: TRE-Retail Stock

Stock #: N/A

Inventory Status: Available

Additional Vehicle Information

GM Marketing Information

Vehicle Options

All Options

2Z7-Z71 Preferred Equipment Group
A45-Memory Settings, recalls presets for driver pwr seat
AS8-Seat, 3rd row 60/40 Bench, power
ATN-Seat, 2nd row Bucket, power release
B58-Floor Mats, color-keyed, carpeted 1st and 2nd row
BVZ-Assist Steps, none

C6H-GVW Rating 7500 Lbs
DCH-Center Floor Console,Power Sliding w/drawer&storage
DXR-Mirror, Outside, Power, Heated, Auto-Dimming w/Turn ind
GU5-Rear Axle: 3.23 Ratio

IOK-Chevrolet Infotainment, Enhanced connectivity 2.0
JL1-Integrated Trailer Brake Controller
KA1-Heated Seats, Front
KC4-Cooler, Engine Oil
KI4-120 Volt Electrical Receptacle, In Cab
KW5-Alternator, 220 AMP

MHS-10-Speed Automatic

NHT-Max Trailering Package

NZU-Wheels, 20" x 9" Aluminum
PZ8-Hitch Guidance with Hitch View and Image Adjustment
RC1-Skid Plate

S3I-LPO - Illuminated mirror Chevrolet Emblem
TC2-Liftgate, Rear, power
U2K-SiriusXM Satellite Radio (subscription)
UDV-DISPLAY INSTRUMENT DRIVER INFO ENHANCED, FULL CLUSTER (MULTI COLOR GR APHC)
UE4-Following Distance Indicator

UEU-Sensor, Forward Collision Alert
UGA-Red Recovery Hooks
UHY-Automatic Emergency Braking
UKC-Lane Change Alert with Side Blind Zone Alert
UKK-Sensor, Pedestrian Detection
UTJ-Theft Protection System, Unauthorized Entry
V03-Cooling system, extra capacity
VK3-Front License Plate Mounting Provisions
WPL-Luxury Package
YF5-California Emissions
Z82-Trailer Package
ZW7-Suspension Package, Premium Smooth Ride

A2X-Power Seat Adjuster (Driver's Side)
A50-Seats: Front, Bucket, Full Feature

ATH-Keyless Open & Keyless Start
B30-Floor Covering: Carpet, Color Keyed
BTV-Remote Engine Starting Pkg

C3U-Sunroof, Panoramic, power sliding w/pwr sunshade
CJ2-Climate Control, Electronic - Multi-zone
DD8-ISRV Mirror, Electro-chromatic

GBA-Black

H0Y-1LT/1SP/2LT/2Z7-Leather, Jet Black, Interior Trim
JHD-Hill Descent Control

K34-Cruise Control
KA6-Heated Seats: 2nd Row
KI3-Heated Steering Wheel
KNP-Transmission Cooling System
L84-Engine: 5.3L, EcoTec3 V-8, DI, Dynamic Fuel Mgt, V V T
N38-Steering Column, Power Tilt & Telescoping
NQH-Transfer Case: Active, 2-Speed, Autotrac, Rotary Dial
PRF-3 Years of Onstar Remote Access
QAE-Tires: 275/60 R20 All Terrain, Blackwall

RVS-LPO - Assist Steps, 4" Round, Tubular, Black
T8Z-Buckle-To-Drive
TQ5-Headlamps, IntelliBeam
UD5-Parking Assist, Front & Rear Sensors
UE1-OnStar Communication System

UET-INDICATOR SMART TRAILER INTEGRATION
UFG-Sensor, Rear Cross Traffic Alert
UHX-Lane Keep Assist/Departure Warning
UK3-Radio Controls -Steering Wheel
UKJ-Sensor, Front Pedestrian Braking

USR-USB Data ports, 2 within center console
UV2-Surround Vision, HD

V54-Luggage Rack, side rails, painted
WPD-Driver Alert Package
WUA-Fascia, Front, custom
YM8-LPO Processing Option
ZL6-Advanced Trailering Package

"~" indicates vehicle belongs to Trading Partner's inventory

Disclaimer:

| | | | | | |
|--------------|------------|---------------------|---------|---------------|----------|
| 1 DEAL # | 152049 | 11 TRADE #1 | | 19 DOC FEE | 85.00 |
| 2 DEAL DATE | 10/12/2023 | 12 PAYOFF #1 | | 20 WARR PREM | 0.00 |
| 3 STOCK # | T231359 | 5 13 DEPOSIT | | 21 MAINT PREM | 0.00 |
| | | 14 CASH DOWN | | 22 GAP PREM | |
| 4 PRICE | 71540.00 | 15 REBATE | 0.00 | | |
| 5 LIFETIME B | 0.00 | TOTAL DOWN | 0.00 | 23 MSRP | 71540.00 |
| TOTAL AFTMKT | 269.00 | | | 24 BALLOON | 0.00 |
| | | 16 REGISTERED STATE | CA | ADJ BALLOON | 0.00 |
| 6 TERM | 1 | 17 COUNTY CODE | | | |
| 7 RATE | 0 | 18 COUNTY RATE | 8.875 | AMT FINANCED | 78316.34 |
| 8 DAYS | 30 | GOVT FEES | 41.75 | | |
| 9 PAY/YEAR | 12 | TAXES | 6380.59 | | |
| 10 PYMT DATE | 11/11/2023 | RO/PO #1 | | INS: | |
| | | RO/PO #2 | | MEMO#1 | |
| STATUS S | | RO/PO #3 | | MEMO#2 | |

(LINE#) (M=MODIFY) (?=CMD LIST)
SHIFT F1=FKEYS BANK=CASH DEAL

MONTHLY PYMT (0)

78316.34

- C -



Vehicle Locator

Dealer Information

AMERICAN CHEVROLET
 4742 MCHENRY AVE
 MODESTO, CA 95356
 Phone: 209-575-1606
 Fax: 209-491-7825

CZCT0B

Model Year: 2023

Make: Chevrolet

Model: Tahoe

CK10706-4WD

PEG: 1SP-RST Preferred Equipment Group

Primary Color: GBA-Black

Trim: HVA-Leather, Jet Black/Victory Red Interior Trim

Engine: L84-Engine: 5.3L, EcoTec3 V-8, DI, Dynamic Fuel
Mgt, V V T

Transmission: MHS-10-Speed Automatic

Event Code: 3400-Order Broadcast (Internal
Plant Order Produced)

Order #: CZCT0B

MSRP: \$71,505.00

Order Type: TRE-Retail Stock

Stock #: N/A

Inventory Status: Available

Additional Vehicle Information

GM Marketing Information

Vehicle Options

All Options

1SP-RST Preferred Equipment Group
A45-Memory Settings, recalls presets for driver pwr seat
AS8-Seat, 3rd row 60/40 Bench, power
ATN-Seat, 2nd row Bucket, power release
B58-Floor Mats, color-keyed, carpeted 1st and 2nd row
BVE-Assist Steps, Black
CJ2-Climate Control, Electronic - Multi-zone

DD8-ISR Mirror, Electro-chromatic

GBA-Black
HVA-Leather, Jet Black/Victory Red Interior Trim
JL1-Integrated Trailer Brake Controller
KA6-Heated Seats: 2nd Row
KI3-Heated Steering Wheel
KNP-Transmission Cooling System
KW5-Alternator, 220 AMP

MHS-10-Speed Automatic

NHT-Max Trailering Package

PRF-3 Years of Onstar Remote Access

SGF-Wheels: 22" Bright machined, High gloss, Black painted
TC2-Liftgate, Rear, power
U2K-SiriusXM Satellite Radio (subscription)
UDV-DISPLAY INSTRUMENT DRIVER INFO ENHANCED, FULL CLUSTER (MULTI COLOR GR APHC)
UE4-Following Distance Indicator

UEU-Sensor, Forward Collision Alert
UGN-Enhanced Automatic Emergency Braking
UK3-Radio Controls -Steering Wheel

UKJ-Sensor, Front Pedestrian Braking
USR-USB Data ports, 2 within center console

UV2-Surround Vision, HD
V54-Luggage Rack, side rails, painted
WPD-Driver Alert Package
XCG-Tires, 22in P275/50R22, All-Season, Blackwall
Z82-Trailering Package
ZW7-Suspension Package, Premium Smooth Ride

A2X-Power Seat Adjuster (Driver's Side)
A50-Seats: Front, Bucket, Full Feature

ATH-Keyless Open & Keyless Start
B30-Floor Covering: Carpet, Color Keyed
BTV-Remote Engine Starting Pkg

C6H-GVW Rating 7500 Lbs
DCH-Center Floor Console,Power Sliding w/drawer&storage
DXR-Mirror, Outside, Power, Heated, Auto-Dimming w/Turn ind
GU5-Rear Axle: 3.23 Ratio
IOK-Chevrolet Infotainment, Enhanced connectivity 2.0
KA1-Heated Seats, Front
KC4-Cooler, Engine Oil
KI4-120 Volt Electrical Receptacle, In Cab
KSG-Adaptive Cruise Control
L84-Engine: 5.3L, EcoTec3 V-8, DI, Dynamic Fuel Mgt, V V T
N38-Steering Column, Power Tilt & Telescoping
NQH-Transfer Case: Active, 2-Speed, Autotrac, Rotary Dial
PZ8-Hitch Guidance with Hitch View and Image Adjustment
T8Z-Buckle-To-Drive

TQ5-Headlamps, Intellibeam
UD5-Parking Assist, Front & Rear Sensors
UE1-OnStar Communication System

UET-INDICATOR SMART TRAILER INTEGRATION
UFG-Sensor, Rear Cross Traffic Alert
UHX-Lane Keep Assist/Departure Warning
UKC-Lane Change Alert with Side Blind Zone Alert
UKK-Sensor, Pedestrian Detection
UTJ-Theft Protection System, Unauthorized Entry
V03-Cooling system, extra capacity
VK3-Front License Plate Mounting Provisions
WPL-Luxury Package
YF5-California Emissions

ZL6-Advanced Trailering Package

"~" indicates vehicle belongs to Trading Partner's inventory

Disclaimer:

GM has tried to make the pricing information provided in this summary accurate. Please refer to actual vehicle invoice, however, for complete pricing information. GM will not make any sales or policy adjustments in the case of inaccurate pricing information in this summary.

| | | | | |
|--------------|------------|---------------------|---------------|--------------|
| 1 DEAL # | 152048 | 11 TRADE #1 | 19 DOC FEE | 85.00 |
| 2 DEAL DATE | 10/12/2023 | 12 PAYOFF #1 | 20 WARR PREM | 0.00 |
| 3 STOCK # | T231359 | 5 13 DEPOSIT | 21 MAINT PREM | 0.00 |
| | | 14 CASH DOWN | 22 GAP PREM | |
| 4 PRICE | 71505.00 | 15 REBATE | | |
| 5 LIFETIME B | 0.00 | TOTAL DOWN | 0.00 | |
| TOTAL AFTMKT | 269.00 | | | |
| | | 16 REGISTERED STATE | CA | |
| 6 TERM | 1 | 17 COUNTY CODE | | |
| 7 RATE | 0 | 18 COUNTY RATE | 8.875 | AMT FINANCED |
| 8 DAYS | 30 | GOVT FEES | 41.75 | 78278.24 |
| 9 PAY/YEAR | 12 | TAXES | 6377.49 | |
| 10 PYMT DATE | 11/11/2023 | RO/PO #1 | | INS: |
| | | RO/PO #2 | | MEMO#1 |
| STATUS S | | RO/PO #3 | | MEMO#2 |

(LINE#) (M=MODIFY) (?=CMD LIST)
 SHIFT F1=FKEYS BANK=CASH DEAL

MONTHLY PYMT (0)

78278.24

- D -



Date: 10/13/23
Invoice: PS109578

4811 MADISON AVE
Sacramento, CA 95841

Sold to: **LATHROP POLICE DEPARTMENT**
Address: 309 Towne Center Drive
LATHROP, CA 95330
ATTN: Commander Oki

Dennis McDermit/Government Fleet Sales Ship to: Same as Above
916-390-9612 Address

| Year | Make | Model | New/Used | Please pay from this invoice. No statement will be rendered. | |
|-------------------|--|----------|-------------|--|--------------------|
| 2023 | CHEV | TAHOE LT | New | Payment due W/ 20 days | |
| Stock# | Vin# | | R/S | Key Code | Amount \$ |
| C43150 | 1GNSKPKDXPR517914 INCLUDES \$3900 DISCOUNT FOR CITY OF LATHROP | | N/A | XX | \$77,425.00 |
| DELIVERY INCLUDED | | | DMV | | \$118.00 |
| | | | TAXES 8.75% | | \$6,782.00 |
| | | | SUBTOTAL | | |
| | | | | Total Due | \$84,325.13 |

Received by: _____

Date rec'd: _____

FUTURE FORD
650 Autumnal Drive
Roseville, CA 95678
916-788-3673
Fax: 916-756-7731

FUTURE NISSAN
650 Autumnal Drive
Roseville, CA 95678
916-788-3673
Fax: 916-756-7731

FUTURE CHEVROLET
4811 Madison Ave
Sacramento, CA 95841
916-390-9612
Fax: 916-338-1009

**FUTURE FORD
FUTURE KIA**
4811 Madison Ave
Sacramento, CA 95841
916-390-9612

FUTURE FORD
2185 Damon Blvd
Dunsmuir, CA 95923
925-789-5000
Fax: 925-595-0392

FUTURE FORD
4811 Madison Ave
Sacramento, CA 95841
916-390-9612
Fax: 916-338-3393

www.futureautomotivegroup.com



Vehicle Locator

Dealer Information

FUTURE CHEVROLET
4811 MADISON
SACRAMENTO, CA 95841
Phone: 916-331-6777
Fax: 916-332-9719

1GNSKPKDXPR517914

Model Year: 2023

Make: Chevrolet

Model: Tahoe

4WD-CK10706

PEG: Z71 Preferred Equipment Group-2Z7

Primary Color: Black-GBA

Trim: 1LT/1SP/2LT/2Z7-Leather, Jet Black, Interior Trim-H0Y

Engine: Engine: 5.3L, EcoTec3 V-8, DI, Dynamic Fuel Mgt, V V T-L84

Transmission: 10-Speed Automatic-MHS

Event Code: 5000-Delivered to Dealer

Order #: CWTQ98

Order Type: TRE-Retail Stock

Stock #: C43150

Inventory Status: Available

Additional Vehicle Information**GM Marketing Information****Vehicle Options****Chargeable Options**

| | MSRP |
|--|------------|
| Center Floor Console, Power Sliding w/drawer&storage-DCH | \$350.00 |
| Chevy Bow Tie, Illuminated Black - LPO-R88 | \$525.00 |
| LPO - Performance Brake Upgrade Kit-5JL | \$3,495.00 |
| Luxury Package-WPL | \$2,525.00 |
| Max Trailering Package-NHT | \$465.00 |
| Seat, 2nd row Bucket, power release-ATN | \$370.00 |
| Sunroof, Panoramic, power sliding w/pwr sunshade-C3U | \$1,500.00 |

No Cost Options

10-Speed Automatic-MHS
 California Emissions-YF5
 Engine: 5.3L, EcoTec3 V-8, DI, Dynamic Fuel Mgt, V V T-L84

Other Options

120 Volt Electrical Receptacle, In Cab-KI4
3 Years of Onstar Remote Access-PRF
Alternator, 220 AMP-KW5
Automatic Emergency Braking-UHY
Buckle-To-Drive-T8Z
Climate Control, Electronic - Multi-zone-CJ2
Cooling system, extra capacity-V03
DISPLAY INSTRUMENT DRIVER INFO
ENHANCED, FULL CLUSTER (MULTI COLOR
GRAPHIC)-UDV
Fascia, Front, custom-WUA
Floor Mats, color-keyed, carpeted 1st and 2nd
row-B58
Front License Plate Mounting Provisions-VK3
Headlamps, IntelliBeam-TQ5
Heated Seats: 2nd Row-KA6
Hill Descent Control-JHD
INDICATOR SMART TRAILER INTEGRATION-
UET
Integrated Trailer Brake Controller-JL1
LPO - Assist Steps, 4" Round, Tubular, Black-
RVS
Lane Change Alert with Side Blind Zone Alert-
UKC
Liftgate, Rear, power-TC2
Memory Settings, recalls presets for driver pwr
seat-A45
OnStar Communication System-UE1
Parking Assist, Front & Rear Sensors-UD5
Radio Controls -Steering Wheel-UK3
Red Recovery Hooks-UGA
Seat, 3rd row 60/40 Bench, power-AS8
Sensor, Forward Collision Alert-JEU
Sensor, Pedestrian Detection-UKK
SiriusXM Satellite Radio (subscription)-U2K
Steering Column, Power Tilt & Telescoping-
N38
Suspension Package, Premium Smooth Ride-
ZW7
Tires: 275/60 R20 All Terrain, Blackwall-QAE
Transfer Case: Active, 2-Speed, Autotrac,
Rotary Dial-NQH
USB Data ports, 2 within center console-USR
Z71 Preferred Equipment Group-2Z7
1LT/1SP/2LT/2Z7-Leather, Jet Black, Interior
Trim-H0Y
Advanced Trailering Package-ZL6
Assist Steps, none-BVZ
Black-GBA
Chevrolet Infotainment, Enhanced connectivity
2.0-IOK
Cooler, Engine Oil-KC4
Cruise Control-K34
Driver Alert Package-WPD
Floor Covering: Carpet, Color Keyed-B30
Following Distance Indicator-UE4
GVW Rating 7500 Lbs-C6H
Heated Seats, Front-KA1
Heated Steering Wheel-KI3
Hitch Guidance with Hitch View and image
Adjustment-PZ8
ISRV Mirror, Electro-chromatic-DD8
Keyless Open & Keyless Start-ATH
LPO Processing Option-YM8
Lane Keep Assist/Departure Warning-UHX
Luggage Rack, side rails, painted-V54
Mirror, Outside, Power, Heated, Auto-Dimming
w/Turn Ind-DXR
Paint Protector Film for Shipping-VGC
Power Seat Adjuster (Driver's Side)-A2X
Rear Axle: 3.23 Ratio-GU5
Remote Engine Starting Pkg-BTV
Seats: Front, Bucket, Full Feature-A50
Sensor, Front Pedestrian Braking-UKJ
Sensor, Rear Cross Traffic Alert-UFG
Skid Plate-RC1
Surround Vision, HD-UV2
Theft Protection System, Unauthorized Entry-
UTJ
Trailering Package-Z82
Transmission Cooling System-KNP
Wheels, 20" x 9" Aluminum-NZU

"~" indicates vehicle belongs to Trading Partner's inventory

Disclaimer:

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- E -

Estimate

NextGen Alpha Upfitting

8400 Carbide Ct. Suite A
Sacramento, CA 95828 US
+1 9164235052

Sumeet@NextGenAlphaUpfitting.Net
NEXTGENALPHAUPFITTING.NET

ADDRESS

Lathrop Pd
940 River Islands Parkway,
Lathrop CA 95330

| ESTIMATE # | DATE | EXPIRATION DATE |
|------------|------------|-----------------|
| 1479 | 10/30/2023 | 11/30/2023 |

| ITEM | DESCRIPTION | QTY | RATE | AMOUNT |
|------------------|---|-----|----------|-----------|
| | 2022 CHEVY TAHOE LT. UNIT | | | 0.00 |
| | LIGHTING | | | 0.00 |
| NG ORDER | ENFWB00NGELH - FRONT FULL RED/WHITE & BLUE/WHITE INTERIOR LIGHTBAR | 1 | 1,150.00 | 1,150.00T |
| NG ORDER | SOS ENHFWB00XA REAR SHROUDED INTERIOR LIGHTBAR RA & BA ENDS | 1 | 985.00 | 985.00T |
| NG ORDER | SOS EMPS4STS5RBW mpower HD® 4" Fascia Light w/ Stud Mount, 18" hard wire w/ sync option, SAE Class 1 & CA Title 13, 9-32Vdc, 18 LED, Tricolor - Red/Blue/White - GRILL LIGHTS | 2 | 148.55 | 297.10T |
| NG ORDER | SOS PMP4BKRKLB MPOWER HD ROCKER BRACKET FOR GRILL | 2 | 24.99 | 49.98T |
| SOS ELUC3H010J | Universal UnderCover Screw-In LED Insert Single Light Kit, 9-32 Vdc w/ 10 5-wire harness: includes insert, Lens #1 (Extreme Angle) & Inline Flasher Dual Color Red/Blue - REAR TAIL LIGHT STROBES | 2 | 92.49 | 184.98T |
| MD HE-TL1 | White Auxiliary Lighting Pod - 1.5x3 Inch, 3 LED - HATCH DOME LIGHT | 2 | 48.95 | 97.90T |
| MD HE-TL1R | RED AUXILIARY LIGHTING POD - 1.5X3 INCH, 3 LED - HATCH DOME LIGHT | 1 | 58.95 | 58.95T |
| SOS EMPS2SMS5RBW | mpower® 4" Fascia Light w/ Screw Mount, 18" hard wire w/ sync option, SAE Class 1 & CA Title 13, 9-32 Vdc, Black Housing, 18 LED, Tricolor - Red/Blue/White - REAR HATCH WARNING LIGHTS | 2 | 148.55 | 297.10T |
| | SIREN | | | 0.00 |
| SOS ENGSA582RSP | HPP 500 series remote siren with button control, 10-16v HANDHELD UNIT | 1 | 1,249.95 | 1,249.95T |
| SOS ETSS100J | 100J Series Composite Speaker w/ Universal Bail Bracket - 100 watt | 2 | 210.06 | 420.12T |
| | ACCESSORIES | | | 0.00 |
| NG ORDER | NG 1120-KLN Chevrolet Tahoe Center Console Safe: | 1 | 395.00 | 395.00T |

| ITEM | DESCRIPTION | QTY | RATE | AMOUNT |
|------------------|---|-----|----------|--------------------|
| | 2021-2024 | | | |
| TSO 78815 | 17 FT RG58 The Laird MB8U vehicle roof mount antenna installation hardware kit is for Motorola-style mobile antennas, 0 1000 MHz. This NMO mount is an all brass permanent mount for a 3/4 in hole. | 2 | 22.49 | 44.98T |
| NG ORDER | LATHROP PD ANTENNA WHIP RADIO VHF | 1 | 29.99 | 29.99T |
| NG ORDER | JD 425-3816 MAGNETIC MIC | 2 | 44.95 | 89.90T |
| NG ORDER | NG7615 12V SOLENOID TIMER UNIT ADJUSTABLE | 1 | 189.99 | 189.99T |
| NG ORDER | 100A WG AUTOMOTIVE 12V CIRCUIT BREAKER | 1 | 34.99 | 34.99T |
| BSS 5026 | ST Blade Fuse Block - 12 Circuits with Negative Bus and Cover | 1 | 49.99 | 49.99T |
| NG SHIP IN | SHIPPING IN COST FROM VENDOR | 1 | 550.00 | 550.00 |
| NG INSTALATION | INSTALLATION OF CUSTOMER SUPPLIED MODEM, RADIO, AND GPS UNIT (SUPPLIED) | 1 | 1,650.00 | 1,650.00T |
| NG SHOP SUPPLIES | SHOP SUPPLIES - TO INCLUDE VEHICLE UPFIT - BRACKETS, FUSES, CLAMPS, WIRES, LOOM, MISC ACCESSORIES | 1 | 395.00 | 395.00T |
| NG INSTALATION | INSTALLATION LABOR CHARGE FOR ABOVE EQUIPMENT PER LATHROP POLICE DEPARTMENT SPEC | 1 | 2,500.00 | 2,500.00T |
| | SUBTOTAL | | | 10,720.92 |
| | TAX (7.75%) | | | 788.25 |
| | TOTAL | | | \$11,509.17 |

Accepted By

Accepted Date

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ITEM 4.11

CITY MANAGER'S REPORT NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING

ITEM: **APPROVE PROFESSIONAL CONSULTING SERVICES AGREEMENT WITH DOKKEN ENGINEERING TO COMPLETE THE PROJECT INITIATION DOCUMENT PHASE FOR THE ROTH ROAD AND I-5 INTERCHANGE, CIP PS 14-04**

RECOMMENDATION: **Adopt Resolution Approving a Professional Consulting Services Agreement with Dokken Engineering to complete the Project Initiation Document phase for the Roth Road and I-5 Interchange, CIP PS 14-04**

SUMMARY:

The Project Initiation is the first project phase in developing a planning process toward interchange improvements and approval from the California Department of Transportation (Caltrans). During this phase, a Project Initiation Document (PID) is prepared to define the scope of work for traffic, environmental, and other technical studies required to develop the Project Study Report-Project Development Support (PSR-PDS). The PSR-PDS will review feasible design alternatives and establish programming documents for an interchange project.

The City requested proposals from consultants to provide professional and technical planning services to complete the PID phase for the Roth Road and Interstate 5 (I-5) Interchange Capital Improvement Project (CIP) PS 14-04 (Project). After reviewing and evaluating the three (3) proposals received, Dokken Engineering was selected based on their previous work history, qualifications, positive references, estimated budget, and overall understanding of the project requirements.

Staff is requesting City Council approve a Professional Consulting Services Agreement with Dokken Engineering in the amount of \$330,889 to complete the PID phase for CIP PS 14-04. Sufficient funds have been allocated in the Fiscal Year (FY) 23-24 approved budget.

BACKGROUND:

Roth Road is an east-west freight corridor that provides access from I-5 to State Route 99 via Airport Way and French Camp Road. The Roth Road corridor is surrounded by a mix of land uses ranging from agriculture and rural residential homes to goods movement related businesses and light industrial uses. It provides access to the Union Pacific Railroad Lathrop Intermodal Facility (UPRR Facility), the Sharpe Facility of Defense Distribution Depot San Joaquin, and several adjacent distribution facilities.

**NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING
APPROVE PROFESSIONAL CONSULTING SERVICES AGREEMENT WITH
DOKKEN ENGINEERING TO COMPLETE THE PROJECT INITIATION
DOCUMENT PHASE FOR ROTH ROAD AND I-5 INTERCHANGE, CIP PS 14-04**

Existing trips from these facilities and future developments in the North Lathrop, Manteca, UPRR Facility, and San Joaquin County area will generate traffic impacting the Roth Road and I-5 interchange. On October 2, 2023, the City issued a Request for Proposal (RFP) for qualified consultants to provide professional engineering consulting services to complete the PID phase for the Roth Road and I-5 Interchange project.

After reviewing and evaluating the three (3) proposals received, Dokken Engineering was selected based on their previous work history, qualifications, positive references, estimated budget and overall understanding of the project scope. Staff is requesting City Council approve a Professional Consulting Services Agreement with Dokken Engineering in the amount of \$330,889 to complete the PID phase for CIP PS 14-04.

REASON FOR RECOMMENDATION:

The PID phase is needed to develop initial traffic studies, evaluate interchange design alternatives, and conduct a preliminary level environmental analysis for the Project. The PID will enable the collaboration between the City and Caltrans towards the completion of the PSD-PDS that establishes a well-defined purpose, need statement, proposed project scope, cost estimate and schedule of the Project.

FISCAL IMPACT:


Sufficient funds have been approved in the adopted FY 2023-24 budget to fund the Professional Consulting Services Agreement with Dokken Engineering for a total cost not to exceed \$330,889.

ATTACHMENTS:

- A. Resolution Approving a Professional Consulting Services Agreement with Dokken Engineering to Complete the Project Initiation Document Phase for Roth Road and I-5 Interchange, CIP PS 14-04
- B. Professional Consulting Services Agreement with Dokken Engineering to Complete the Project Initiation Document Phase for Roth Road and I-5 Interchange, CIP PS 14-04

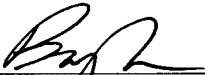
CITY MANAGER'S REPORT **PAGE 3**
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING
APPROVE PROFESSIONAL CONSULTING SERVICES AGREEMENT WITH
DOKKEN ENGINEERING TO COMPLETE THE PROJECT INITIATION
DOCUMENT PHASE FOR ROTH ROAD AND I-5 INTERCHANGE, CIP PS 14-04

APPROVALS:



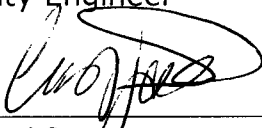
Angel Abarca
Assistant Engineer

11-02-2023
Date



Brad Taylor
City Engineer

11/6/2023
Date




Cari James
Finance Director

11/7/2023
Date



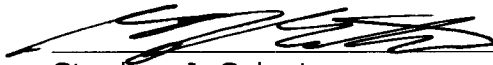
Michael King
Assistant City Manager

11-6-2023
Date



Salvador Navarrete
City Attorney

11.2.2023
Date



Stephen J. Salvatore
City Manager

11.7.23
Date

RESOLUTION NO. 23 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING PROFESSIONAL CONSULTING SERVICES AGREEMENT WITH DOKKEN ENGINEERING TO COMPLETE THE PROJECT INITIATION DOCUMENT PHASE FOR ROTH ROAD AND I-5 INTERCHANGE, CIP PS 14-04

WHEREAS, the Project Initiation is the first project phase in developing a planning process towards interchange improvements and approval from the California Department of Transportation (Caltrans); and

WHEREAS, during this phase, a Project Initiation Document (PID) is prepared to scope traffic, environmental, and other technical studies required to develop the Project Study Report-Project Development Support (PSR-PDS); and

WHEREAS, the PSR-PDS will review feasible design alternatives and develop programming documents for an interchange project; and

WHEREAS, the PID will enable the collaboration between the City and Caltrans towards the completion of the PSD-PDS that establishes a well-defined purpose, need statement, proposed project scope, cost estimate and schedule of the Project; and

WHEREAS, the City requested proposals from consultants to provide professional and technical planning services to complete the PID phase for the Roth Road and Interstate 5 (I-5) Interchange Capital Improvement Project (CIP) PS 14-04 (Project); and

WHEREAS, after reviewing and evaluating the three (3) proposals received, Dokken Engineering was selected based on their previous work history, qualifications, positive references, estimated budget and overall understanding of the project requirements; and

WHEREAS, staff is requesting City Council approve a Professional Consulting Services Agreement with Dokken Engineering in the amount of \$330,889 to complete the PID phase for CIP PS 14-04; and

WHEREAS, sufficient funds have been approved in the adopted fiscal year 2023-24 budget to complete the Professional Consulting Services Agreement and no fiscal impact is anticipated.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop does hereby approve a Professional Consulting Services Agreement with Dokken Engineering to complete the Project Initiation Document (PID) Phase for Roth Road and I-5 Interchange, CIP PS 14-04.

The foregoing resolution was passed and adopted this 13th day of November 2023, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

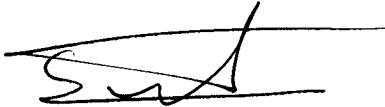
ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

CITY OF LATHROP

AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES WITH DOKKEN
ENGINEERING

TO PROVIDE PROFESSIONAL AND TECHNICAL PLANNING SERVICES FOR
DEVELOPMENT OF PROJECT INITIATION DOCUMENT (PID) FOR ROTH ROAD AND
INTERSTATE 5 INTERCHANGE PROJECT, CIP PS 14-04

THIS AGREEMENT, dated for convenience this 13th day of November 2023, is by and between **DOKKEN ENGINEERING** ("CONSULTANT") and the **CITY OF LATHROP**, a California municipal corporation ("CITY");

RECITALS:

WHEREAS, CONSULTANT is specially trained, experienced, and competent to perform Professional Engineering Consulting Services, which are required by this agreement; and

WHEREAS, CITY selected the CONSULTANT pursuant to said qualifications; and

WHEREAS, CONSULTANT is willing to render such Professional Engineering Consulting Services, as hereinafter defined, on the following terms and conditions;

NOW, THEREFORE, CONSULTANT and the CITY agree as follows:

AGREEMENT

(1) Scope of Service.

CONSULTANT agrees to perform Professional Consulting Services in accordance with the scope of work and fee proposal provided by CONSULTANT, attached hereto as Exhibit "A" and incorporated herein by reference. CONSULTANT represents it is prepared to and can diligently perform these services in accordance with the upmost standards of its profession and to CITY'S satisfaction. The fee proposal shall include all reimbursable costs required for the performance of the Scope of Services. Payment of additional reimbursable costs considered to be over and above those inherent in the original Scope of Services shall be approved of in advance and in writing, by the CITY.

(2) Compensation.

CITY hereby agrees to pay CONSULTANT a sum not to exceed **\$330,889**, for the Professional Engineering Consulting Services set forth in Exhibit "A". CONSULTANT shall be paid any uncontested sum due and payable within thirty (30) days of receipt of billings containing all information pursuant to Paragraph 5 below. Compensation for any task must be equal to or less than the percentage of task complete. In no event shall CONSULTANT be entitled to compensation for work not included in Exhibit "A", unless a written change order or authorization describing the extra work and payment terms has been executed by CITY's authorized representative prior to the commencement of the work. Payment is made based on a time and materials basis.

CITY OF LATHROP – CONSULTING SERVICES AGREEMENT WITH DOKKEN ENGINEERING FOR ROTH ROAD AND INTERSTATE 5 INTERCHANGE PROJECT, CIP PS 14-04

(3) **Effective Date and Term.**

The effective date of this Agreement is **November 13, 2023** and it shall terminate no later than **June 30, 2025**.

(4) **Independent Contractor Status**

It is understood and agreed by both parties that CONSULTANT, while engaged in carrying out and complying with any of the terms and conditions of this Agreement, is an independent contractor and not an employee of the CITY. As an independent contractor, CONSULTANT is responsible for controlling the means and methods to complete the scope of work described in Exhibit "A" to City's satisfaction. CONSULTANT expressly warrants not to represent, at any time or in any manner, that CONSULTANT is an employee of the CITY.

(5) **Billings**

CONSULTANT'S bills shall include a list of all tasks, a total amount due, the amounts previously billed, and the net amount due on the invoice. Except as specifically authorized by CITY, CONSULTANT shall not bill CITY for duplicate services performed by more than one person. In no event shall CONSULTANT submit any billing for an amount in excess of the rates or the maximum amount of compensation provided in section (2) for either task or for the entire Agreement, unless modified by a properly executed change order.

(6) **Advice and Status Reporting**

CONSULTANT shall provide the CITY with timely reports, orally or in writing, of all significant developments arising during performance of its services hereunder, and shall furnish to CITY such information as is necessary to enable CITY to monitor the performance of this Agreement.

(7) **Assignment of Personnel**

CONSULTANT shall assign only competent personnel to perform services pursuant to this Agreement. If CITY asks CONSULTANT to remove a person assigned to the work called for under this Agreement, CONSULTANT agrees to do so immediately, without requiring the City to process a reason or explanation for its request.

The services shall be performed by, or under the direct supervision, of CONSULTANT's Authorized Representative **Juann Ramos**, CONSULTANT shall not replace its Authorized Representative without the prior written approval by the CITY.

(8) **Assignment and Subcontracting**

It is recognized by the parties hereto that a substantial inducement to CITY for entering into this Agreement was, and is, the professional reputation and competence of CONSULTANT. Neither this Agreement nor any interest therein may be assigned by CONSULTANT without the prior written approval of CITY'S authorized representative. CONSULTANT shall not subcontract any portion of the performance contemplated and provided for herein, other than the subcontractors noted in the proposal, without prior written approval of the CITY'S authorized representative.

CITY OF LATHROP – CONSULTING SERVICES AGREEMENT WITH DOKKEN ENGINEERING FOR ROTH ROAD AND INTERSTATE 5 INTERCHANGE PROJECT, CIP PS 14-04

(9) Insurance

On or before beginning any of the services or work called for by any term of this Agreement, CONSULTANT, at its own cost and expense, shall carry, maintain for the duration of the Agreement, and provide proof thereof that is acceptable to the CITY the insurance specified in subsections (a) through (c) below with insurers and under forms of insurance satisfactory in all respects to the CITY. CONSULTANT shall not allow any subcontractor to commence work on any subcontract until all insurance required of the CONSULTANT has also been obtained for the subcontractor. Verification of this insurance shall be submitted and made part of this Agreement prior to execution.

- (a) Workers' Compensation. CONSULTANT shall, at CONSULTANT'S sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by CONSULTANT. Said Statutory Workers' Compensation Insurance and Employer's Liability Insurance shall be provided with limits of not less than one million dollars. In the alternative, CONSULTANT may rely on a self-insurance program to meet these requirements provided that the program of self-insurance complies fully with the provisions of the California Labor Code. The insurer, if insurance is provided, or the CONSULTANT, if a program of self-insurance is provided, shall waive all rights of subrogation against the CITY for loss arising from work performed under this Agreement.

- b) Commercial General and Automobile Liability Insurance. CONSULTANT, at CONSULTANT'S own cost and expense, shall maintain commercial general and automobile liability insurance for the period covered by this Agreement in an amount not less than one million dollars per occurrence, combined single limit coverage for risks associated with the work contemplated by this Agreement. If Commercial General Liability Insurance or an Automobile Liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned automobiles.

Coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (ed. 11/88) and Insurance Services Office Automobile Liability form CA 0001 (ed. 12/90) Code 1 (any auto).

Each of the following shall be included in the insurance coverage or added as an endorsement to the policy:

- (i) CITY, its officers, employees, agents, and volunteers are to be covered as insured with respect to each of the following: liability arising out of activities performed by or on behalf of CONSULTANT, including the insider's general supervision of CONSULTANT; products and completed operations of CONSULTANT; premises

CITY OF LATHROP – CONSULTING SERVICES AGREEMENT WITH DOKKEN ENGINEERING FOR ROTH ROAD AND INTERSTATE 5 INTERCHANGE PROJECT, CIP PS 14-04

owned, occupied or used by CONSULTANT. The coverage shall contain no special limitations on the scope of protection afforded to CITY, its officers, employees, agents, or volunteers.

- (ii) The insurance shall cover on an occurrence or an accident basis, and not on a claim made basis.
 - (iii) An endorsement must state that coverage is primary insurance and that no other insurance affected by the CITY will be called upon to contribute to a loss under the coverage.
 - (iv) Any failure of CONSULTANT to comply with reporting provisions of the policy shall not affect coverage provided to CITY and its officers, employees, agents, and volunteers.
 - (v) Insurance is to be placed with California-admitted insurers with a Best's rating of no less than A: VII.
 - (vi) Notice of cancellation or non-renewal must be received by CITY at least thirty days prior to such change.
- (c) Professional Liability. CONSULTANT, at CONSULTANT'S own cost and expense, shall maintain for the period covered by this Agreement professional liability insurance for licensed professionals performing work pursuant to this Agreement in an amount not less than One Million Dollars (\$1,000,000) per claim made and per policy aggregate covering the licensed professionals' errors and omissions, as follows:
- (i) Any deductible or self-insured retention shall not exceed \$150,000 per claim.
 - (ii) Notice of cancellation, material change, or non-renewal must be received by the CITY at least thirty days prior to such change shall be included in the coverage or added as an endorsement to the policy.
 - (iii) The policy must contain a cross liability or severability of interest clause.
 - (iv) The following provisions shall apply if the professional liability coverages are written on a claims made form:
 - 1. The retroactive date of the policy must be shown and must be before the date of the Agreement.
 - 2. Insurance must be maintained and evidence of insurance must be provided for at least five years after completion of the Agreement or the work, so long as commercially available at reasonable rates.

CITY OF LATHROP – CONSULTING SERVICES AGREEMENT WITH DOKKEN ENGINEERING FOR ROTH ROAD AND INTERSTATE 5 INTERCHANGE PROJECT, CIP PS 14-04

3. If coverage is canceled or not renewed and it is not replaced with another claims made policy form with a retroactive date that precedes the date of this Agreement, CONSULTANT must provide extended reporting coverage for a minimum of five years after completion of the Agreement or the work. The CITY shall have the right to exercise at the CONSULTANT'S cost, any extended reporting provisions of the policy should the CONSULTANT cancel or not renew the coverage.
 4. A copy of the claim reporting requirements must be submitted to the CITY prior to the commencement of any work under this Agreement.
- (d) Deductibles and Self-Insured Retentions. CONSULTANT shall disclose the self-insured retentions and deductibles before beginning any of the services or work called for by any term of this Agreement. During the period covered by this Agreement, upon express written authorization of the CITY's authorized representative, CONSULTANT may increase such deductibles or self-insured retentions with respect to CITY, its officers, employees, agents, and volunteers. The CITY's authorized representative may condition approval of an increase in deductible or self-insured retention levels upon a requirement that CONSULTANT procure a bond guaranteeing payment of losses and related investigations, claim administration, and defense expenses that is satisfactory in all respects to each of them.
- (e) Notice of Reduction in Coverage. In the event that any coverage required under subsections (a), (b), or (c) of this section of the Agreement is reduced, limited, or materially affected in any other manner, CONSULTANT shall provide written notice to CITY at CONSULTANT'S earliest possible opportunity and in no case later than five days after CONSULTANT is notified of the change in coverage.
- (f) In addition to any other remedies CITY may have if CONSULTANT fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, CITY may, at its sole option:
- (i) Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;
 - (ii) Order CONSULTANT to stop work under this Agreement or withhold any payment which becomes due to CONSULTANT hereunder, or both stop work and withhold any payment, until CONSULTANT demonstrates compliance with the requirements hereof;
 - (iii) Terminate this Agreement.

Exercise of any of the above remedies, however, is an alternative to other remedies CITY may have and is not the exclusive remedy for CONSULTANT'S breach.

(10) Indemnification - CONSULTANT’S Responsibility

As to the CONSULTANT’S work hereunder, it is understood and agreed that (a) CONSULTANT has the professional skills necessary to perform the work, (b) CITY relies upon the professional skills of CONSULTANT to perform the work in a skillful and professional manner, and (c) CONSULTANT thus agrees to so perform.

Acceptance by CITY of the work performed under this Agreement does not operate as a release of said CONSULTANT from such professional responsibility for the work performed. It is further understood and agreed that CONSULTANT is apprised of the scope of the work to be performed under this Agreement and CONSULTANT agrees that said work can and shall be performed in a fully competent manner in accordance with the standard of care applicable to CONSULTANT’S profession.

CONSULTANT shall indemnify, defend, and hold CITY, its officers, employees, agents, and volunteers harmless from and against any and all liability, claims, suits, actions, damages, and causes of action arising out of any personal injury, bodily injury, loss of life, or damage to property, or any violation of any federal, state, or municipal law or ordinance, to the extent caused by the willful misconduct or negligent acts or omissions of CONSULTANT, its employees, subcontractors, or agents, or on account of the performance or character of this work, except for any such claim arising out of the negligence or willful misconduct of the CITY, its officers, employees, agents, or volunteers. It is understood that the duty of CONSULTANT to defend shall be governed by Section 2782 of the California Civil Code and in no event shall the cost to defend charged to CONSULTANT exceed CONSULTANT’S proportionate share of fault. Acceptance of insurance certificates and endorsements required under this Agreement does not relieve CONSULTANT from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply whether or not such insurance policies shall have been determined to be applicable to any of such damages or claims for damages.

(11) Licenses

If a license of any kind, which term is intended to include evidence of registration, is required of CONSULTANT, its employees, agents, or subcontractors by federal or state law, CONSULTANT warrants that such license has been obtained, is valid and in good standing, and CONSULTANT shall keep it in effect at all times during the term of this Agreement, and that any applicable bond has been posted in accordance with all applicable laws and regulations.

(12) Business Licenses

CONSULTANT shall obtain and maintain a CITY of Lathrop Business License until all Agreement services are rendered and accepted by the CITY.

(13) Termination

Either CITY or CONSULTANT may cancel this Agreement upon 30 days written notification to the other party.

CITY OF LATHROP – CONSULTING SERVICES AGREEMENT WITH DOKKEN ENGINEERING FOR ROTH ROAD AND INTERSTATE 5 INTERCHANGE PROJECT, CIP PS 14-04

In the event of termination, the CONSULTANT shall be entitled to compensation for services performed to the effective date of termination; provided, however, that the CITY may condition payment of such compensation upon CONSULTANT'S delivery to the CITY of any or all documents, photographs, computer software, video and audio tapes, and other materials provided to CONSULTANT or prepared by or for CONSULTANT or the CITY in connection with this Agreement.

(14) Funding

CONSULTANT agrees and understands that renewal of this agreement in subsequent years is contingent upon action by the City Council consistent with the appropriations limits of Article XIII (B) of the California Constitution and that the Council may determine not to fund this agreement in subsequent years.

(15) Notices

All contracts, appointments, approvals, authorizations, claims, demands, Change Orders, consents, designations, notices, offers, requests and statements given by either party to the other shall be in writing and shall be sufficiently given and served upon the other party if (1) personally served, (2) sent by the United States mail, postage prepaid, (3) sent by private express delivery service, or (4) in the case of a facsimile transmission, if sent to the telephone FAX number set forth below during regular business hours of the receiving party and followed with two (2) Days by delivery of a hard copy of the material sent by facsimile transmission. Personal service shall include, without limitation, service by delivery and service by facsimile transmission.

To City: City of Lathrop, City Clerk
390 Towne Centre
Lathrop, CA 95330

Copy to: City of Lathrop
Department of Public Works
390 Towne Centre
Lathrop, CA 95330
Main: (209) 941-7430 / Fax (209) 941-7449

To Consultant: _____

(16) Miscellaneous

- (a) Consent. Whenever in this Agreement the approval or consent of a party is required, such approval or consent shall be in writing and shall be executed by a person having the express authority to grant such approval or consent.
- (b) Controlling Law. The parties agree that this Agreement shall be governed and construed by and in accordance with the Laws of the State of California.

CITY OF LATHROP – CONSULTING SERVICES AGREEMENT WITH DOKKEN ENGINEERING FOR ROTH ROAD AND INTERSTATE 5 INTERCHANGE PROJECT, CIP PS 14-04

- (c) Definitions. The definitions and terms are as defined in these specifications.
- (d) Force Majeure. Neither party shall be deemed to be in default on account of any delay or failure to perform its obligations under this Agreement, which directly results from an Act of God or an act of a superior governmental authority.
- (e) Headings. The paragraph headings are not a part of this Agreement and shall have no effect upon the construction or interpretation of any part of this Agreement.
- (f) Incorporation of Documents. All documents constituting the Agreement documents described in Section 1 hereof and all documents which may, from time to time, be referred to in any duly executed amendment hereto are by such reference incorporated in the Agreement and shall be deemed to be part of this Agreement.
- (g) Integration. This Agreement and any amendments hereto between the parties constitute the entire Agreement between the parties concerning the Project and Work, and there are no other prior oral or written agreements between the parties that are not incorporated in this Agreement.
- (h) Modification of Agreement. This Agreement shall not be modified or be binding upon the parties unless such modification is agreed to in writing and signed by the parties.
- (i) Provision. Any agreement, covenant, condition, clause, qualification, restriction, reservation, term or other stipulation in the Agreement shall define or otherwise control, establish or limit the performance required or permitted or to be required of or permitted by either party. All provisions, whether covenants or conditions, shall be deemed to be both covenants and conditions.
- (j) Severability. If a court of competent jurisdiction finds or rules that any provision of this Agreement is void or unenforceable, the provisions of this Agreement not so affected shall remain in full force and effect.
- (k) Status of CONSULTANT. In the exercise of rights and obligations under this Agreement, CONSULTANT acts as an independent contractor and not as an agent or employee of CITY. CONSULTANT shall not be entitled to any rights and benefits accorded or accruing to the City Council members, officers or employees of CITY, and CONSULTANT expressly waives any and all claims to such right and benefits.
- (l) Successors and Assigns. The provisions of this Agreement shall inure to the benefit of, and shall apply to and bind, the successors and assigns of the parties.
- (m) Time of the Essence. Time is of the essence of this Agreement and each of its provisions.

CITY OF LATHROP – CONSULTING SERVICES AGREEMENT WITH DOKKEN ENGINEERING FOR ROTH ROAD AND INTERSTATE 5 INTERCHANGE PROJECT, CIP PS 14-04

In the calculation of time hereunder, the time in which an act is to be performed shall be computed by excluding the first Day and including the last. If the time in which an act is to be performed falls on a Saturday, Sunday or any Day observed as a legal holiday by CITY, the time for performance shall be extended to the following Business Day.

- (n) Venue. In the event that suit is brought by either party hereunder, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of San Joaquin or in the United States District Court for the Eastern District of California.
- (o) Recovery of Costs. The prevailing party in any action brought to enforce the terms of this Agreement or arising out of this Agreement may recover its reasonable costs, including reasonable attorney's fees, incurred or expended in connection with such action against the non-prevailing party.

(17) Notice to Proceed

Prior to commencing work under this agreement, CONSULTANT shall receive a written "Notice to Proceed" from CITY. A Notice to Proceed shall not be issued until all necessary bonds and insurances have been received. City shall not be obligated to pay CONSULTANT for any services prior to issuance of the Notice to Proceed.

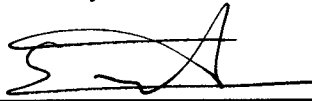
(18) Signatures

The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of the respective legal entities of the CONSULTANT and the CITY. This agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

CITY OF LATHROP – CONSULTING SERVICES AGREEMENT WITH [CONSULTANT]
FOR ROTH ROAD AND INTERSTATE 5 INTERCHANGE PROJECT, CIP PS 14-04

Approved as to Form:

City of Lathrop
City Attorney



Salvador Navarrete

11-2-2023

Date

Recommended for Approval:

City of Lathrop
Assistant City Manager

Michael King

Date

Accepted By:

City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Stephen J. Salvatore
City Manager

Date

CONSULTANT:

Fed ID # _____
Business License # _____

Signature

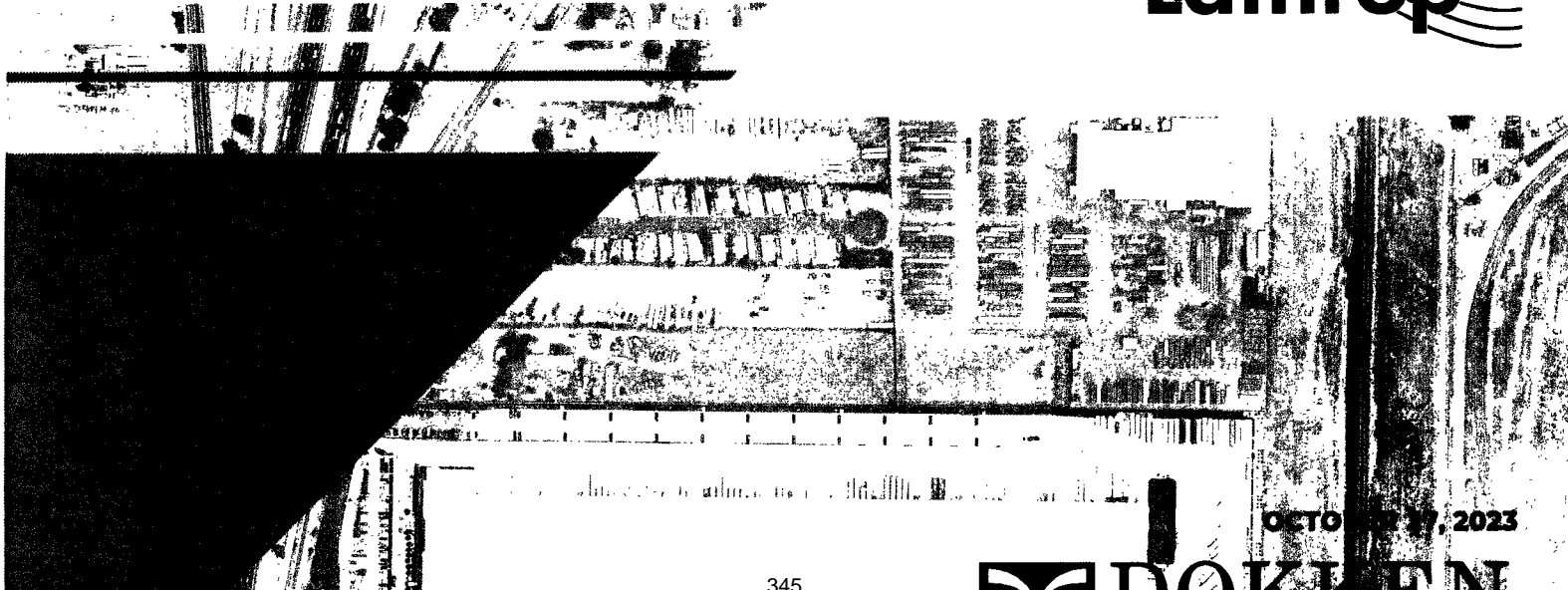
Date

Representative / Title



EXHIBIT A

**PROFESSIONAL CONSULTING SERVICES
FOR DEVELOPMENT OF PID FOR
ROTH ROAD & I-5 INTERCHANGE PROJECT
CIP PS 14-04**



OCTOBER 17, 2023





DOKKEN ENGINEERING

Transportation Solutions from Concept to Construction

October 27, 2023

Attn: Angel Abarca, Assistant Engineer
City of Lathrop – Public Works Department
390 Towne Centre Drive
Lathrop, CA 95330

**RE: Request for Proposals for Professional Consulting Services for
Development of Project Initiation (PID) for Roth Road and
Interstate 5 Interchange Project (CIP PS 14-04)**

PRIMARY CONTACT

Juann Ramos, PE | Project Manager

Address: 110 Blue Ravine Road, Suite 200
Folsom, CA 95630
Telephone: 916.858.0642
Fax: 916.858.0643
Mobile: 916.337.8981
E-Mail: jramos@dokkenengineering.com

Dear Mr. Abarca and Selection Committee:

As the City of Lathrop plans for future growth and accommodating the large amount of freight traffic in the city as well as in Manteca and within San Joaquin County, they are looking to take the next steps towards improving the critical Interstate 5 (I-5)/Roth Road interchange. Within the City, the I-5/Roth Road interchange serves as a primary route for traffic coming to and from large warehouses, industrial, and logistics land uses. Additionally, it provides alternate access to developing land uses west of the interchange. To provide the necessary capacity in the project area, the City would like to implement improvements within the interchange to accompany other improvements along Roth Road and adjacent Harlan Road.

Dokken Engineering (Dokken) is excited to submit our proposal to provide all-inclusive engineering and environmental services to complete the Project Study Report – Project Development Support (PSR-PDS) for the I-5/Roth Road interchange. With our established understanding of the project from our work on the City's Harlan Road Realignment project, we have assembled a team that is exceptionally qualified for this project in several important respects:

- **Extensive Project History** | Dokken has an unmatched understanding of the project objectives, constraints, stakeholder, and overall project having completed the Environmental Document and Precise Plan for the Harlan Road Realignment project and through current preparation of the construction plans, specifications, and estimate (PS&E) for that project. As part of the Harlan Road project, we understand the land use and current needs of Roth Road through and adjacent to the interchange. Additionally, our team member DKS, has already analyzed the traffic needs of Roth Road at the interchange as part of their work with the San Joaquin Council of Governments (SJCOG) Roth Road Improvement Study. We recognize the interchange is an important component of the overall functionality of the region's traffic and goods movement network. With this in-depth project history and understanding, our engineers and environmental planners have all the tools to immediately begin work on the PID phase with no learning curve, something other consultants do not have.
- **Familiar and Experienced Team** | Dokken strategically selects subconsultants for our projects to ensure that we have not only a balanced workload to provide our clients with exceptional service, but also that the staff has the experience and knowledge required of the project. The team selected for this project have the benefit of not only having the experience necessary but are also intimately familiar with the project area and Caltrans District 10. The familiarity begins with the leadership of the team who have been involved within the project area since the beginning of the Harlan Road project. Juann Ramos (Project Manager), Jacqueline Lockhart (Project Engineer), and Jamie Formico (Right of Way Manager) have worked on the Harlan Road project through the Environmental Document and Precise Plan phase and now into PS&E. These project leaders have an unmatched and all-encompassing understanding of the project components and what it will take to bring this project through the PID phase and into the Project Approval and Environmental Document (PA&ED), and further onto construction. Additionally, having worked with the City on other projects, these leaders have the familiarity with City goals and procedures and this knowledge will help streamline the overall progression of the project and more efficiently move the project forward.

- **Superior Project Experience** | Dokken is well known and respected for our design and environmental work on interchange projects of which most began during the PID phase prior to moving into the PA&ED, final design, right of way acquisition, permitting, and construction. And, throughout the project progression, all our professional services comply with Caltrans, regulatory agencies, and federal requirements. Each project, specifically interchange projects, have different challenges, all of which has prepared our team and provided us the knowledge and approach to apply to this City project. Recent projects we have applied this experience and expertise on similar projects include:
 - o Interstate 205/Chrisman Road Interchange for the City of Tracy
 - o State Route 65/South Beale Road Interchange for Yuba County
 - o Interstate 15/Limonite Avenue Interchange for Riverside County
 - o Interstate 80 Auxiliary Lanes for the Cities of Roseville and Rocklin
 - o Highway 59 and Black Rascal Creek Bridge Widening for the City of Merced
 - o State Route 4 Wagon Trail Realignment for Calaveras County
 - o And many more!!
- **Unmatched Caltrans Experience** | 80% of Dokken's projects require approvals from Caltrans. We are Central Region experts and have completed dozens of major Caltrans projects in District 10 within the last few years, including multiple PIDs. We understand the requirements to secure environmental clearance through Caltrans/FHWA programs, and we can secure approvals for this interchange.

With our proven success in delivering innovative, high-quality projects on an accelerated schedule, we are ready to work with the City to bring the Roth Road and Interstate 5 Interchange project to fruition.


We have reviewed the City's Agreement for Professional Consulting Services and understand the contractual form, conflicts of interest provision, and insurance provisions therein. We have no requests to modify the terms at this time.

John Klemunes, Jr., PE, is authorized to sign agreements on behalf of the firm. Dokken understands this proposal is valid for a period of 120 days from the submittal date. Dokken also acknowledges the contractual forms, insurance provisions, and conflict interest provisions set forth in the RFP and have no modifications or exceptions. **If you have any questions, please contact our Project Manager, Juann Ramos, at 916.858.0642 or jramos@dokkenengineering.com.**

We look forward to the opportunity of working with the City on the PID for the Roth Road and Interstate 5 Interchange project.

Sincerely,


John Klemunes, Jr. PE
President


Juann Ramos, PE
Project Manager



PROFESSIONAL CONSULTING SERVICES FOR
DEVELOPMENT OF PROJECT INITIATION (PID) FOR

**Roth Road and Interstate 5
Interchange Project
(CIP PS 14-04)**

**Statement of
Qualifications**



Statement of Qualifications

ABOUT DOKKEN ENGINEERING

Founded in 1986, Dokken is a multi-discipline, professional services firm specializing in all phases of project development, including preliminary engineering, feasibility studies, PSRs, PA&EDs, PS&Es, and construction management for public agency clients. During the past 37 years, we have developed an exceptional depth of experience and expertise, having engineered and obtained environmental compliance on more than 3,000 infrastructure projects, including more than 2,000 federally funded projects.

Dokken almost exclusively works with public agencies, including cities, counties, municipal and joint agencies. Many of our staff have experience working directly with and previously for local agencies or resource agencies, such as Caltrans, FHWA, and U.S. and CA Department of Fish & Wildlife. Through this combined experience, we understand the circumstances of our clients' projects and meet their needs by developing the best approach and innovative solutions for project delivery. **As a result of our collective experience, we save our clients valuable time and money in delivering their projects.**

FIRM RESOURCES & CAPABILITIES

Dokken employs a diverse group of **over 140 civil, traffic, structural, hydraulics/hydrology, and drainage designers, as well as environmental planners, community outreach experts, funding and right of way specialists**, who together provide seamless and cost-effective project delivery. With the majority of project work being performed by one firm, under one roof, project coordination and communication is maximized. Dokken has worked extensively with Caltrans throughout California on projects involving design oversight, Local Assistance and Caltrans staff augmentation. We are very familiar with Caltrans' Highway Design Manual, Standard Plans and Specifications, and LAPM. In addition, our in-house right of way team has significant knowledge and experience with the Uniform Relocation Act.

Caltrans Delivery Experts

Our team has extensive experience working with Caltrans, the Federal Highway Administration, and Federal and State Resource Agencies. Our team understands the Caltrans project development process and has obtained invaluable insight into the local agency side of project funding, programming, authorization paperwork, and Federal regulations that apply to local agency project delivery with Caltrans oversight. We will use these skills and knowledge (from the delivery of over 3,000 projects) to ensure projects are successfully delivered and compliant with oversight agency requirements.

Over 80% of Dokken's projects require approvals from Caltrans. We are the North Region Caltrans experts at designing ADA-accessible roadway projects and have completed dozens of major Caltrans improvement projects in Districts 1, 2, 3, and 10 within the past 5 years. We understand the requirements to secure environmental clearance through Caltrans/FHWA programs and ADA access approval by the Division of State Architects, and we can accommodate those approval considerations now, during analysis. Recently, our team was successful on receiving a Caltrans District 3 Encroachment Permit on the first attempt for the I-80 Auxiliary Lanes Project for Placer County Transportation Planning Authority (PCTPA).

Financial Stability

Dokken is a growing, financially responsible firm with the majority of our business coming from repeat clients. Dokken is financially sound and has no long-term debt. We promptly pay our subconsultants and vendors, evidenced by our Class 1 credit ratings (indicating lowest risk) with Dun & Bradstreet Credibility Corp (DUNS #15 020 9971). For all our 37 years in business, we have maintained insurance coverage that exceeds industry standards through reputable insurance companies with the highest A.M. Best ratings.

Dokken meets all of Caltrans' A&E Consultant Audit and Review Process requirements and successfully navigates the audit and review process with every one of our projects subject to Caltrans oversight. We have a Cognizant Approval Letter from Caltrans Audits & Investigations. We have our financial statements and overhead rate voluntarily audited annually by an independent Certified Public Accountant to expedite the Caltrans process and to ensure that our financials and indirect cost rate comply with all federal funding rules. Also, our accounting staff and independent auditors regularly attend Caltrans Audits and Investigations training sessions to ensure that we are up to date with the latest requirements.

DOKKEN FAST FACTS

Headquarters:

110 Blue Ravine Road, Suite 200
Folsom, CA 95630
Tel: (916) 858-0642
Fax: (916) 858-0643

Branch Offices:

1450 Frazee Road, Suite 100
San Diego, CA 92108

2192 Civic Center Drive
Redding, CA 96001

Business Classification: Corporation
State Organized Under: California

Year of Incorporation: 1986

Number of Employees: 143

Our Applicable Services:

- Project Management
- Interchange/Highway Design
- Caltrans D3 PA&ED and PS&E Approvals
- Structures Design
- NEPA/CEQA Environmental Approvals
- Right of Way Acquisition & Relocation Assistance
- Utility Coordination, Public Outreach, & Stakeholder Coordination
- Transportation Planning
- Funding Assistance
- 3-D Modeling & Renderings
- Construction Support & Inspection

www.dokkenengineering.com



Interchange Experience

Dokken has designed **over 50 interchanges** throughout California, including over 20 in the Northern CA region. The table below is an example of our experience working on interchange projects with project elements relevant to those on the Roth Road and I-5 Interchange project.

| CALIFORNIA INTERCHANGES | PID | PR | ED | PS&E | PERMITS | ROW |
|---|-----|----|----|------|---------|-----|
| I-5 / Arena Boulevard IC, Sacramento | • | • | • | • | | |
| I-10 / Portola Avenue IC, Palm Desert | | • | • | • | • | • |
| I-15 / Limonite Avenue IC, Riverside County | • | • | | • | • | |
| I-80 / Auxiliary Lanes, Roseville & Rocklin | • | • | | • | • | • |
| I-80 / Elkhorn Blvd-Greenback Ln IC Improvements, Sacramento County | • | • | • | • | • | |
| I-80 / Truxel Road IC, Sacramento | • | • | • | • | • | • |
| I-205 / Chrisman Road New IC, Tracy | • | • | • | | | |
| I-215 / Scott Road IC, Riverside County | • | • | • | • | • | |
| SR-70 / Feather River Blvd IC, Yuba County | | | | • | | |
| SR-86 / Avenue 66 IC, Riverside County | | • | • | • | • | |
| SR-99 / Bond Rd-Laguna Blvd New IC, Elk Grove | • | • | | • | | |
| SR-99 / Elkhorn Blvd IC Improvements, Sacramento County | | • | • | • | | |
| SR-99 / Pelandale Avenue New IC, Modesto | | • | • | • | • | • |
| SR-99 / Riego Road IC, Sutter County | • | • | • | | | |
| US-50 / Empire Ranch Road New IC, Folsom | | | • | | | |
| US-50 / Zinfandel Drive IC Improvements, Rancho Cordova | • | • | • | • | | |
| US-50 / Western Placerville - 2 New ICs, Placerville | • | • | • | • | • | • |

TRUSTED SUBCONSULTANTS

Dokken has assembled a team of trusted subconsultants to deliver this project. Below you will find a brief description of their services offered and similar project experience. On page 5, you will find detailed descriptions for the similar projects and client references for each subconsultant.

UNICO ENGINEERING, INC.

Role: Survey and Mapping

Established in 2013, UNICO Engineering is a certified DBE firm that is fully committed to providing high-quality construction management, engineering, and land surveying services to public and private clients. UNICO serves clients throughout California with a current staff of over 90 from their corporate office located in Folsom. Their success is measured by the success of their clients, their responsiveness, and the quality and value of their work. Top on their priority list is to understand their clients' objectives and expectations. They provide value to their clients by sharing their goal of effectively managing the costs of the projects which they are assigned. UNICO's survey team has the technology and experience to address any of your surveying needs, including topographic mapping, bathymetric (hydrographic) surveys, ALTAs, boundary surveys, construction staking, easements, aerial surveys, right of ways, terrestrial LiDAR scanning and drone surveying.

Similar Project Experience:

- City of Lathrop | Manthey Road Bridge Replacement
- City of Elk Grove | SR 99/Whitelock Parkway Interchange
- City of Modesto | SR 132 West Freeway/Expressway, Phase 1
- City of Folsom | US 50/Empire Ranch Road Interchange
- Stanislaus County | McHenry Ave Corridor Widening, Phase 1

DKS ASSOCIATES

Role: Traffic Studies

Founded in 1979, DKS Associates provides specialized transportation planning, engineering, and design services to public agencies across the country. Firmwide, their staff includes 155 professionals with offices in Oakland, Sacramento, and Anaheim, CA; Portland (Headquarters) and Salem, OR; Seattle, WA; and Austin, TX. DKS specializes in performance-based transportation planning/engineering that blends traffic engineering, transportation planning, and traffic analysis at multiple scales of analysis. Some of the core services relevant to this RFQ include the following, Multimodal Transportation Planning and Analysis, Travel and Demand Modeling and Operations, Traffic Engineering, Environmental Support, Safety Studies, Complete Street Planning, Roundabout Design and Planning, Fee Studies, Signal/Electrical Design, Electromobility, Grant Support, and more.

Similar Project Experience:

- SJCOG | Roth Road Improvement Study
- City of Sacramento | 1-5/ Richards Boulevard Interchange
- City of Sacramento | I Street Interchange PSR-PDS
- Merced County | Atwater-Merced Expressway Traffic Study
- Merced County | SR-99 Widening Applegate Interchange PSR



PROFESSIONAL CONSULTING SERVICES FOR
DEVELOPMENT OF PROJECT INITIATION (PID) FOR

**Roth Road and Interstate 5
Interchange Project
(CIP PS 14-04)**

**Project
Experience**



Project Experience

I-205/Chrisman Road New Interchange | Tracy, CA

CLIENT & CONTACT

City of Tracy
Anju Pillar, PE
(209) 831-6455

PROJECT DURATION

2012 - Present

SIMILAR KEY STAFF

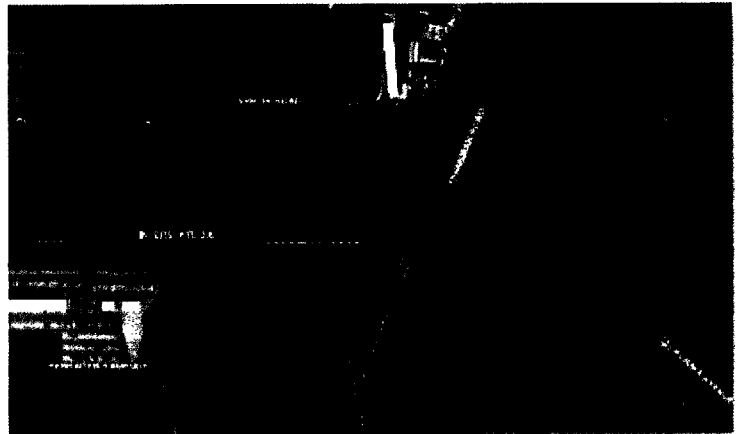
- Juann Ramos, PE
- Jacqueline Lockhart, PE
- Zach Liptak
- Jamie Formico

Dokken provided project management, environmental, and engineering services for the completion of a PSR-PDS and is currently working through the PA&ED phase for a new interchange on Interstate 205 in the City of Tracy, which will serve as a critical link between the Bay Area and Central Valley for interregional recreation and commuter traffic. This interchange will provide a vital new connection to I-205 to serve the forecasted traffic demand generated by growth within the City and the surrounding communities. The new interchange is proposed to have a partial cloverleaf and spread diamond configuration in the vicinity of the existing Paradise Road overcrossing.

The project will also construct auxiliary lanes along I-205 between MacArthur Drive and the new interchange. This interchange is a part of the Federal Interstate System and

therefore FHWA requires review and approval of the new access point. **Dokken received conceptual approval of the new interchange through Caltrans and FHWA with the completion of the PSR-PDS in only 10 months.** The accurate project scoping completed with the PSR-PDS and PEAR allowed a seamless transition in the PA&ED phase.

Dokken also recently received approval through Caltrans Headquarters that the project has no increase in induced vehicle miles traveled (VMT).



I-15/Limonite Avenue Interchange | Riverside County

Dokken provided engineering and environmental services for a PSR-PDS, PA&ED, PS&E, and construction support for this multi-jurisdictional project involving Caltrans, Riverside County, and the Cities of Eastvale and Jurupa Valley, to replace the existing Interstate 15/Limonite Avenue interchange and widen Limonite Avenue to three lanes in each direction through the interchange area. **The project was the first in the state to receive SB-1 funding and required both a fast-track design to meet funding deadlines as well as close coordination with the I-15 Express Lane Project to facilitate an expedited construction schedule.**

The existing tight diamond interchange was reconstructed as a partial cloverleaf layout to include loop on-ramps in the NW and SE quadrants. The three-lane direct on-ramps in the northeast and southwest quadrants have California Highway Patrol enforcement areas, and maintenance pads, and are metered with one lane on each ramp dedicated to high occupancy vehicles.



CLIENT & CONTACT

County of Riverside
John Ashlock, PE
(951) 955-1511

PROJECT DURATION

2007 - 2020

SIMILAR KEY STAFF

- Juann Ramos, PE
- Jacqueline Lockhart, PE
- Zach Liptak

The interchange is in a developing suburban area where the interchange needed to remain open during construction and accommodate adjacent new development. Dokken developed unique and creative geometric alignments and staging concepts to accommodate the concurrent development construction and access and maintain all movements within the interchange during construction.

Harlan Road Realignment at Roth Road | Lathrop CA

Dokken is current providing project management, PS&E, environmental and right of way services for the Harlan Road Realignment at Roth Road in Lathrop. Roth Road, at the northern boundary of the City serves large industrial and warehouse land uses as well as provides access to the Union Pacific freight yard just east of Interstate 5. All these land uses are creating increased traffic volumes, with a significant amount of truck traffic. The existing Harlan Road intersection at Roth Road is too close to the I-5 northbound ramp intersection, and with these large traffic volumes, operations between the two intersections are failing. The project is therefore realigning Harlan Road approximately 500-feet to the east to increase the intersection spacing. Additionally, the Roth Road interchange will require upgrades to accommodate the increase traffic and the realignment will make room for the future interchange improvements.

CLIENT & CONTACT

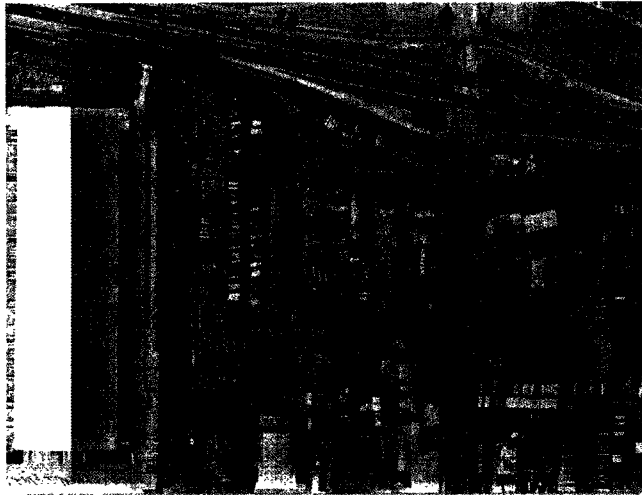
City of Lathrop
Angel Abarca
(209) 941-7498

PROJECT DURATION

2019 – Present

SIMILAR KEY STAFF

- Juann Ramos, PE
- Jacqueline Lockhart, PE
- Jamie Formico
- UNICO Engineering



This realigned Harlan Road will include three travel lanes and a center two-way left turn lane south of Roth Road and two travel lanes with a center striped median north of Roth Road. This lane configuration will incorporate the ultimate improvements necessary for Harlan Road within the Project area. Additionally, the project is including a storm drainage trunk line that will extend down Harlan Road to an existing pump station.

Dokken completed the Environmental Document and Precise Plan in 2020 and is currently preparing the PS&E and right of way acquisition for Phase I of the project.

SR 65 South Beale Road Interchange | Yuba County

CLIENT & CONTACT

Yuba County
Samuel Bunton, PE
(530) 749-5649

PROJECT DURATION

2022-Present

SIMILAR KEY STAFF &

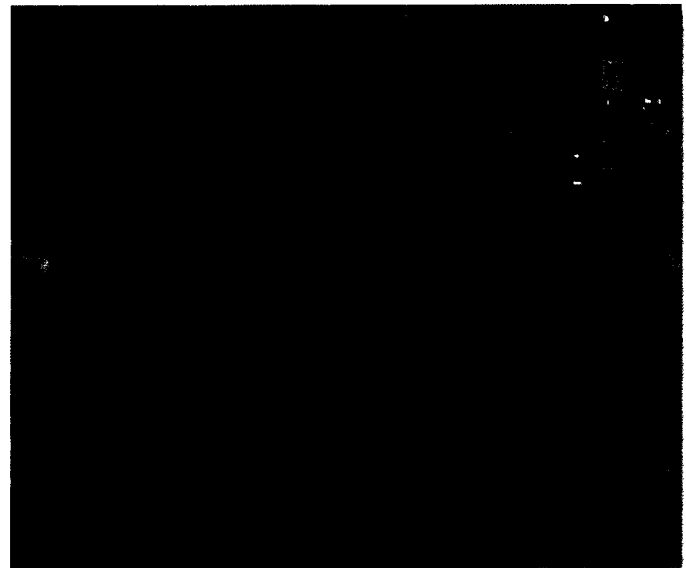
- Juann Ramos, PE
- Jacqueline Lockhart, PE
- UNICO Engineering

Located in the southern part of Yuba County, State Route 65 (SR 65) serves as a crucial and heavily traveled route connecting local communities and facilitating transportation to and from adjacent Placer County. At present, an unsignalized intersection where South Beale Road intersects with SR 65 poses significant safety and operational challenges. The existing intersection experiences a notably higher rate of fatal and injury collisions compared to similar intersections statewide and operates below an acceptable level of service, largely due to high left turn volumes and adjacent UPRR railroad tracks.

Dokken is currently providing project management, engineering, and environmental services for the preparation of a PSR-PDS and PEAR for a new interchange at the South Beale

Road intersection. In coordination with the County and Caltrans, Dokken has developed two alternatives for the new interchange and a grade separation with the adjacent UPRR tracks. Both of these alternatives have been studied and scoped with the PEAR and TEPA.

Funding for the project will be a combination of local, state, and federal sources, thus necessitating compliance with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). This project is vital for enhancing safety and efficiency along this critical





SUBCONSULTANT PROJECT EXPERIENCE

UNICO ENGINEERING, INC.

SR 99/ Whitelock Parkway Interchange | City of Elk Grove, CA

This project is located on SR 99 at Whitelock Parkway (between Elk Grove Boulevard and Kammerer Road). The project includes a new interchange at Whitelock Parkway and SR 99, potential bike/pedestrian crossing over SR99, realignment or modifications to East Stockton and West Stockton Boulevards and widening of Whitelock Parkway. The Project may also include auxiliary lanes in both the northbound and southbound directions between Elk Grove Blvd and Grant Line Road and would include high occupancy vehicle lanes in both northbound and southbound directions between Elk Grove Blvd and just south of Grant Line Road.

CLIENT & CONTACT
City of Elk Grove
Tom Metcalf
(916) 478-2281

PROJECT DURATION
2021-PRESENT

CLIENT & CONTACT
City of Folsom
Mark Rackovan
(916) 461-6711

PROJECT DURATION
2018-2019

US 50/ Empire Ranch Road Interchange | City of Folsom, CA

This project constructs a new freeway interchange on US 50 between the existing East Bidwell Street and Latrobe Road Interchanges. The interchange now includes a 4- or 6-lane overpass with full ramp connections to westbound and eastbound Highway 50 bicycle and pedestrian facilities and traffic signal controls. The project connects the existing Empire Ranch Road/Iron Point Road intersection to the north and the future extension of Empire Ranch Road to the south. UNICO provided land surveying services for the PA/ED phase of this project.

DKS ASSOCIATES

Roth Road Improvement Study | San Joaquin County/City of Lathrop/City of Manteca CA

Under contract with SJCOG, DKS performed the Roth Road Improvement Study jointly funded by the County of San Joaquin and the cities of Lathrop and Manteca. The Roth Road Corridor Study developed a performance-based analysis that supports the delivery of a transformative package of prioritized system improvements (including the Roth Road/I-5 Interchange) to address critical multimodal travel needs within the greater Roth Road study area. The improvement package will improve essential freight and rail operations and access needs to the Surface Transportation Assistance Act (STAA) National Network (I-5 and SR-99), as well as accommodating the growing truck traffic served by Roth Road, a designated STAA Terminal Access Route and a primary access route to I-5.

CLIENT & CONTACT
SJCOG
Ryan Niblock
(209) 235-0588

PROJECT DURATION
2021-2023

CLIENT & CONTACT
City of Sacramento
Bill Shunk, PE
(916) 808-2986

PROJECT DURATION
2019-2023

I-5/Richards Boulevard Interchange PA & ED | City of Sacramento, CA

DKS provided travel demand forecasting and traffic analysis services in support of PS&E work related to the Richards Blvd/I-5 Interchange improvement. Work consisted of detailing the SACOG SACSIM travel demand model in the Sacramento central city to determine future interchange demand and then evaluating multiple interchange alternatives for feasibility. Initial screening was completed with Synchro/Simtraffic to identify preferred alternatives for detailed analysis. This detailed analysis was completed using VISSIM to provide information for stakeholder review and ultimate project selection.



PROFESSIONAL CONSULTING SERVICES FOR
DEVELOPMENT OF PROJECT INITIATION (PID) FOR

**Roth Road and Interstate 5
Interchange Project
(CIP PS 14-04)**

**Team
Organization**



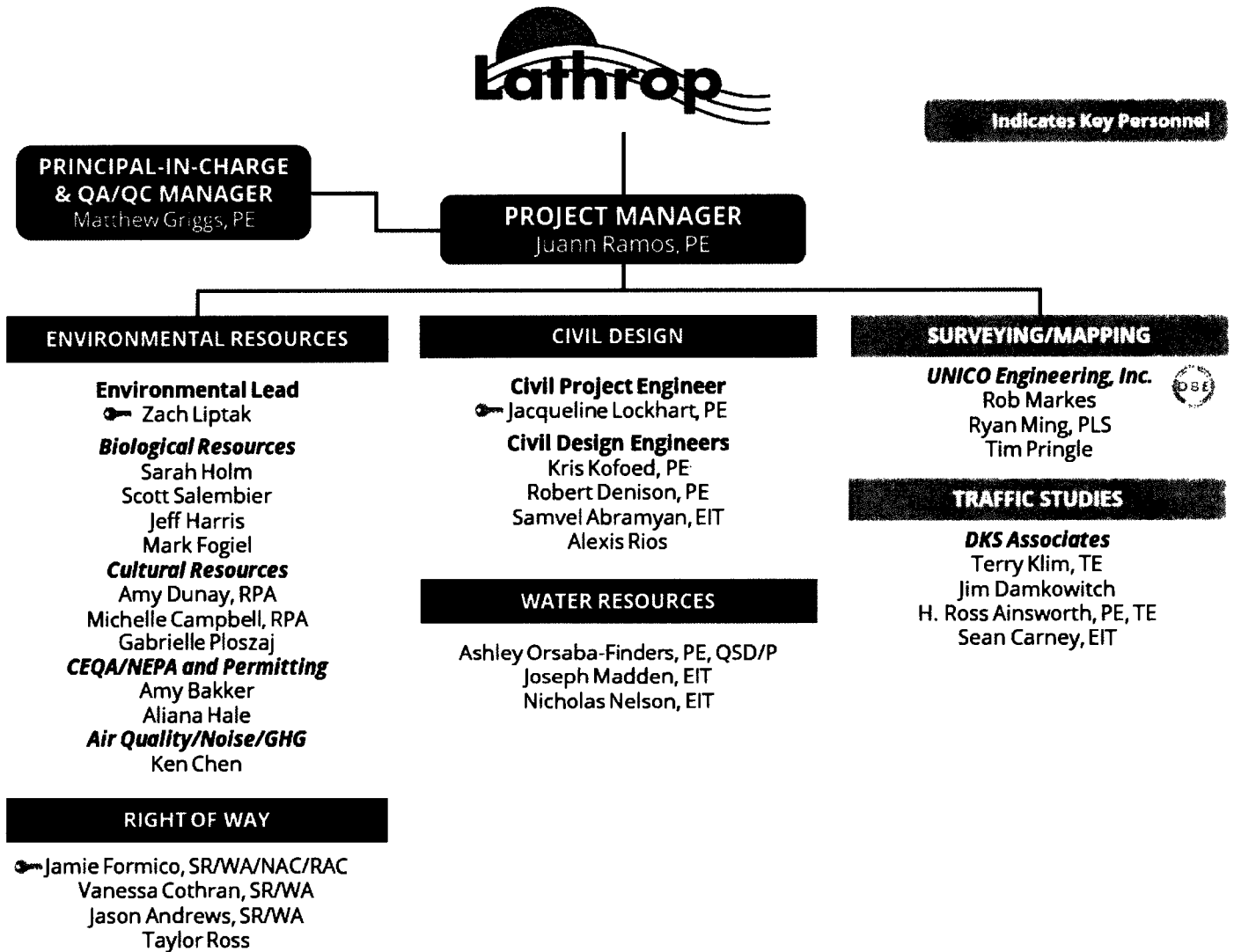


Team Organization

Dokken has assembled a highly qualified team to provide the engineering services needed to complete the Project Initiation Documents (PID) for the Roth Road and Interstate 5 Interchange Project. The organizational chart below represents our reporting structure and the depth of staff available to complete this project. Resumes for our key staff can be found in the Appendix.

Our Project Manager, Juann Ramos, PE, will be supported by a staff that has worked together on many similar interchange projects. Acting as an extension of City staff, our goal is to provide you with painless project delivery. We do this by utilizing the following project management methodology and approach:

- ✓ "No Surprises" Communication
- ✓ Clear, Concise, and Complete Reporting
- ✓ Project Schedule Monitoring
- ✓ Budget Control



RIGHT OF WAY

☛ Jamie Formico, SR/WA/NAC/RAC
 Vanessa Cothran, SR/WA
 Jason Andrews, SR/WA
 Taylor Ross



PROFESSIONAL CONSULTING SERVICES FOR
DEVELOPMENT OF PROJECT INITIATION (PID) FOR

**Roth Road and Interstate 5
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**Project
Understanding**



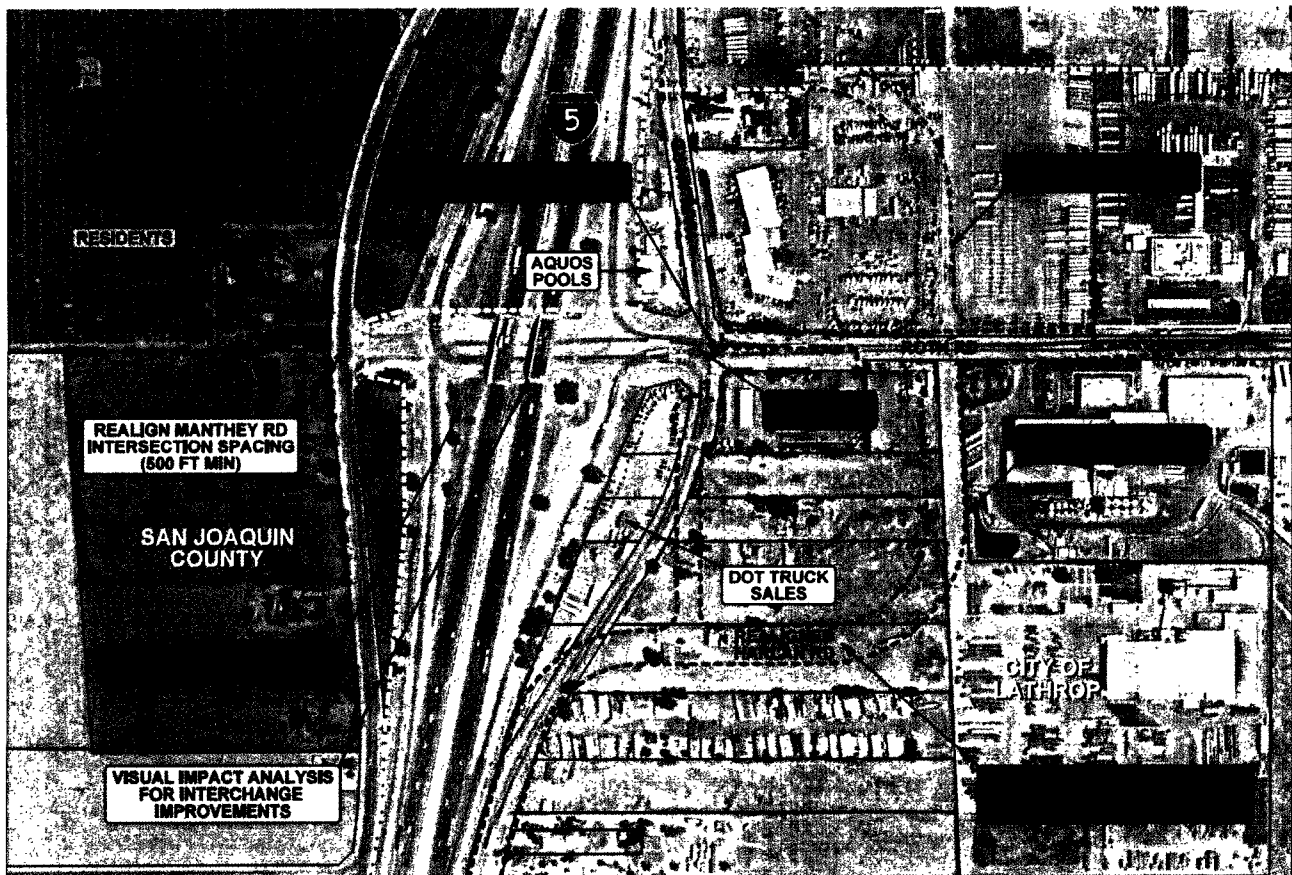
Project Understanding

PROJECT BACKGROUND

The City of Lathrop is advancing the next steps towards the ultimate construction and improvement of the existing interchange at Roth Road on Interstate 5 (I-5) to address increased traffic volumes and to support goods movement. Within the San Joaquin Valley, Lathrop is centrally located making it a key contributor to providing critical goods movement via trucking and railroad throughout the region and the State. The Roth Road interchange along I-5 has therefore become a heavily traveled route, and with plans by the City and the City of Manteca to create an extension of Roth Road to State Route 99 (SR-99), it will become an even more critical arterial. To maintain operations, support the growth of goods movement, and accommodate future development west of I-5, the City would like to improve the interchange at I-5.

Roth Road currently connects to I-5 with a tight diamond interchange configuration with immediately adjacent frontage road intersections of Manthey Road on the west side and Harlan Road on the east side. There is currently no development on the west side of the freeway, but on the east side, there are existing developments primarily of either industrial or supporting trucking operations. As a first phase to address the necessary interchange improvements, Dokken is currently working with the City on the Harlan Road Realignment project which will realign the existing Harlan Road intersection on Roth Road approximately 500 feet further to the east to provide sufficient intersection spacing to the northbound ramp termini intersection. Additionally, the project will widen Roth Road to four lanes from the interchange to just east of the realigned Harlan Road intersection. The completion of the Harlan Road project will serve as the first step to improving the overall project area so that the critically needed interchange improvements can occur. Since we are already working within the project area, we understand the interchange needs and complexities of all the constraints, as well as have the expertise and experience required to work through the interchange approval process with Caltrans. Dokken's goal is to provide efficient project approval and delivery of the interchange to complete the City's vision for the project area. **As described below, Dokken has the solutions and expertise required to deliver the City's Roth Road and I-5 Interchange 5 Project (CIP PS 14-04).**

Dokken has extensive experience with this project as we are currently working on the Harlan Road Realignment Project, our team members worked on the Roth Road Improvement Study memo for the San Joaquin Council of Governments (SJCOG), and we have also further reviewed the project area and have identified key features affecting the design and functionality of the interchange. These features are shown in the figure below and discussed further in the following sections.



PROJECT HISTORY

The I-5/Roth Road interchange, at the northern boundary of the City, is in a perfect location to serve the expanding industrial, logistics, and warehousing operations contributing to key goods movement within the region. It also serves as a primary access route to the Union Pacific freight yard just east of I-5. To provide access to all these users, the Roth Road interchange and the surrounding adjacent roadway network requires geometric improvements. The City recognized that future need and in 2010 completed a Draft Precise Plan for the realignment of Harlan Road as a proposed first step in moving the project area improvements forward. Dokken then completed the environmental clearance of the Harlan Road Realignment in 2021 with the approval of the CEQA IS/MND and Final Precise Plan. Currently, Dokken is preparing the final plans, specifications, and estimate (PS&E) and right of way acquisition for Phase I of the Harlan Road Realignment where the southern leg of the Roth Road/Harlan Road intersection will be shifted approximately 500 feet east of the existing intersection and Roth Road will be widened to four-lanes. This initial shift will move the southern connection of Harlan Road away from the northbound ramp termini intersection in order to achieve the Caltrans required intersection spacing as well as improve operations and safety issues caused by the immediately adjacent intersections. The future Phase II will construct the Harlan Road realignment north of Roth Road within the County to complete the intersection necessary intersection separation. Now, Phase III will improve the interchange to complete project area improvements. Additionally, the City coordinated with Dokken team member, DKS, to complete the Roth Road Improvement Study which provides recommendations on future improvements of Roth Road in the City of Lathrop and City of Manteca as well as identifying traffic needs within the project area. As Dokken has been a partner with the City for this work within the project area, we have unmatched knowledge and understanding of the project area's critical considerations and concerns.

CALTRANS PROCESS

Project Initiation Phase

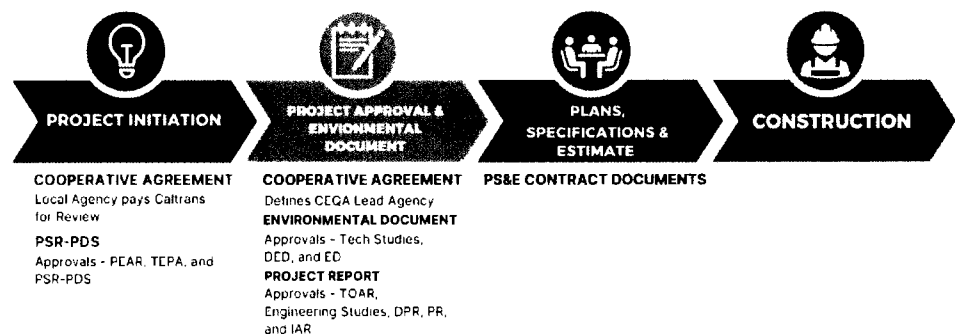
Within the State right of way, any significant improvements, such as an upgrade to an interchange, will require Caltrans approval in compliance with the Project Development Procedures Manual (PDPM). The first formal phase of project development is the preparation of a Project Initiation Document (PID) to establish a well-defined purpose and need statement, project scope, cost estimate, and schedule. The level of PID that is appropriate for this project is a Project Study Report – Project Development Support (PSR-PDS). A PSR-PDS is used for locally funded projects and is used to program funding for only the support costs needed to complete the subsequent Project Approval and Environmental Document (PA&ED) phase; programming for right of way and construction is done with the Project Report during PA&ED.

Dokken has a very clear understanding of this often-complex process and has obtained approval of several PSR-PDS documents in the last few years, including one for the new interchange at Interstate 205/Chrisman Road in the neighboring City of Tracy. The PSR-PDS is a streamlined version of a PID in comparison to the more in-depth Project Study Report (PSR). Dokken knows how to efficiently navigate this streamlined process to obtain quick approval from Caltrans. The PSR-PDS for the I-205/Chrisman Road interchange was a more complicated situation as it is for a new interchange, and even so, **Dokken was able to obtain approval of the PSR-PDS in only 10 months.** This quick approval and completion of the PID phase is important not only to keep the project moving forward but also because the local agency must pay Caltrans for their oversight time during the PID phase, so the faster the document can obtain approval, the less review fees the City will need to provide to Caltrans which is key for this locally funded phase. Additionally, an approved PID will allow the City to have a real project in which to preserve the project footprint and collect development fees.

Project Approval

Overall, Dokken has a clear and full understanding of the entire Caltrans approval process from this PID phase all the way through the construction of the interchange. While many consultants have worked on other interchange projects within the area, Dokken's experience with the complete process and with local Caltrans District 10 staff is unrivaled. One key approval component that is special to this project is that since the interchange is on an interstate, Federal Highway Administration (FHWA) approval will also need to be granted prior to the completion of PA&ED, which is not required on a State Highway. As this is an existing interchange, approval will be granted through the preparation of an Interchange Access Report (IAR). The IAR will prove to FHWA that the interchange improvements will not degrade or otherwise negatively impact the interstate. This type of report is not that common as it only applies to new interchanges or specific modifications to existing interchanges on interstates only. **We have prepared 7 IAR documents over the last 10 years, including the one we are actively working on with Caltrans District 10 for the I-205/Chrisman Road interchange, and we understand the FHWA policy points and what needs to be included in these reports for FHWA concurrence and approval.**

From start to finish, the approval of significant interchange modifications through Caltrans and FHWA is a long and cumbersome process; however, Dokken fully understands the nuances and critical approvals through each step and will guide the City through this process, starting with the PSR-PDS. The chart to the right, identifies the key components and approvals of the project from conception to construction through Caltrans.



PROJECT ALTERNATIVES

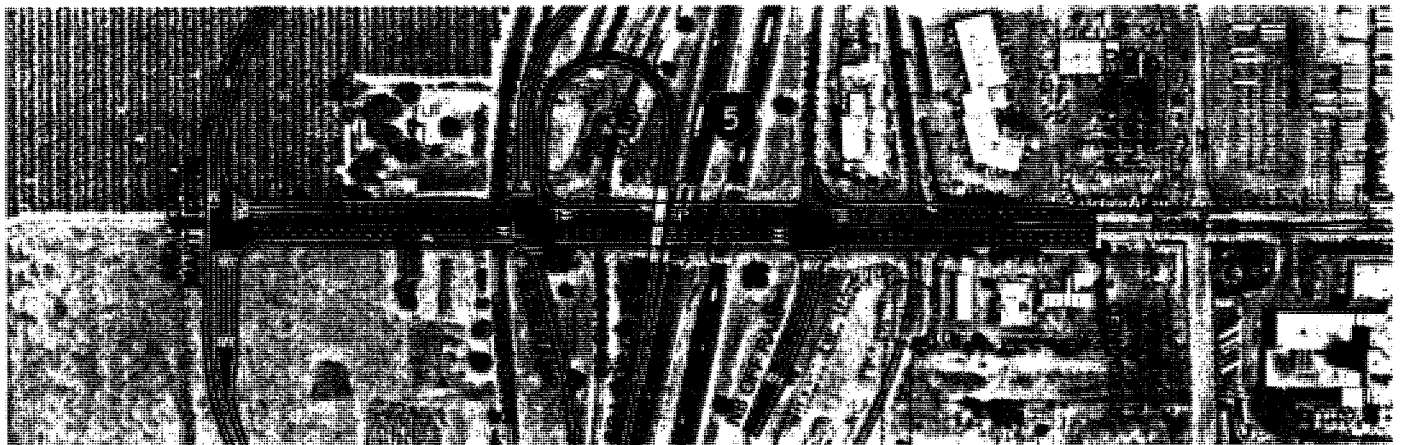
As noted, the intent of the PSR-PDS is to serve as a programming and scoping document for the PA&ED phase and no formal approval of an alternative is granted with the PSR-PDS. Instead, alternative and project approval is obtained through the Project Report at the completion of PA&ED; however, identifying viable conceptual alternatives is crucial to ensure that the environmental studies are scoped properly, the purpose and need is properly developed, and the programmed funds for PA&ED and future phases is appropriately captured. As part of the alternative analysis, Dokken will evaluate a multitude of interchange configurations to determine their feasibility; however, in review of the traffic studies for both the Harlan Road project and the Roth Road Traffic Analysis, discussions with City staff, and evaluation of the project area features, Dokken has developed the following two initial conceptual alternatives.

- Partial L-9 Cloverleaf/Tight Diamond Interchange
- Diverging Diamond Interchange (DDI)

There are several key constraints in the project area that need to be considered as part of the development of alternatives for the improvement to the interchange, including existing development and land use on the east side of the freeway, proposed development on the west side of I-5, the existing bridges of I-5 over Roth Road and the columns in the median of Roth Road, multi-modal facilities, intersection spacing to adjacent Harlan Road and Manthey Road, and the currently proposed Harlan Road realignment. Additionally, as the area is a STAA terminal access route with large volumes of truck traffic, the movements, travel directions, and storage length of the large trucks needs to be incorporated into any design.

Partial L-9 Cloverleaf/Tight Diamond Interchange

The traffic analysis completed by Dokken team member, DKS, as part of the SJCOG Roth Road Traffic Analysis developed traffic volumes based on the updated General Plans for the City of Lathrop, City of Manteca, and San Joaquin County. The purpose of the analysis is to determine various options for the improvement of Roth Road between all the agencies and to then determine fair share cost responsibilities. Based on the developed volumes, and under all Roth Road improvement extension and expansion scenarios, we have determined that the Partial L-9 Cloverleaf/Tight Diamond and DDI configurations are viable options for the interchange reconstruction. Each of these configurations also assumes the widening of Roth Road to six lanes between Manthey Road and Harlan Road based on the traffic analysis.

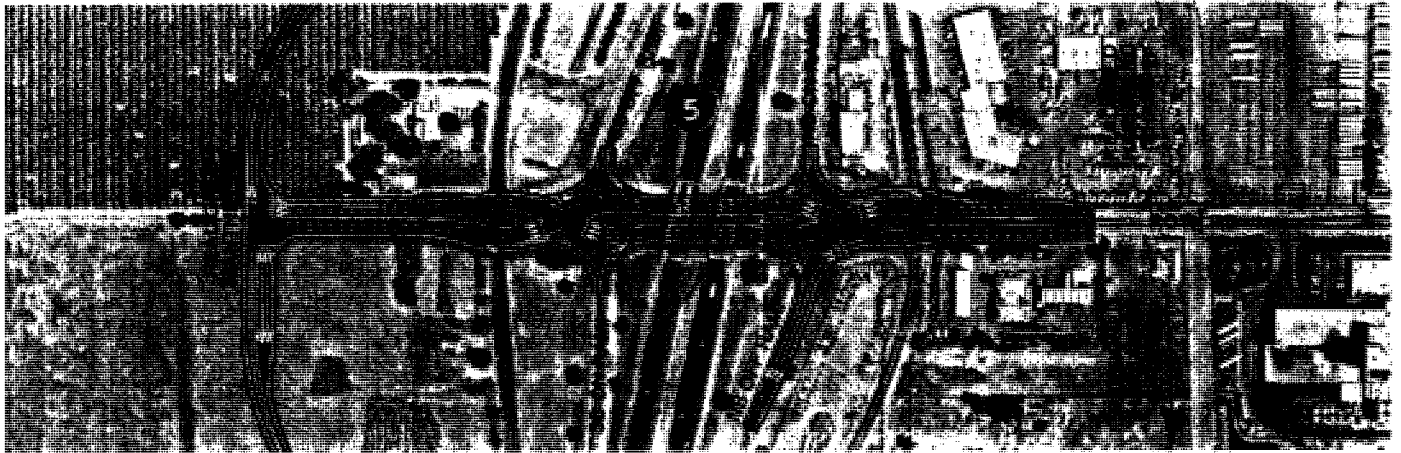


As a majority of the land use and freight operations are coming from the east towards the interchange, the Partial L-9 Cloverleaf/Tight Diamond configuration satisfies the heavy traffic needs because all movements coming from the east are able to make a right turn onto I-5, keeping the traffic moving more efficiently over waiting for a left turn like the existing tight diamond configuration. For the northbound ramps, no change to the configuration is required as no left turn is required here for the heavy movement. A huge benefit of this alternative is that the existing land use and properties on the east have very minimal right of way or access impacts, while still being able to provide maximum capacity. With this alternative, the existing northbound ramp termini intersection will remain in the existing location, so to meet the minimum intersection spacing, the southbound ramp intersection will be shifted further to the west. Additionally, the Manthey Road intersection will also be shifted west to meet intersection spacing and to accommodate the necessary left turn pocket storage and weaving distance for vehicles from the southbound off-ramp to the Manthey Road left turn lane. To accommodate the widening of Roth Road to six lanes, retaining walls under the existing I-5 bridges will be constructed under the abutments so as not to impact the existing bridges. Additionally, between the northbound ramp termini intersection and the realigned Harlan Road, the widening would occur to the north side of the road to not impact the Chevron gas station and hold the curb line constructed by the realignment. For the southbound loop on-ramp, a separate bridge over Roth Road will be constructed alongside the I-5 southbound bridge. This avoids any work on the existing Caltrans I-5 bridge and makes construction easier.

Diverging Diamond Interchange

A DDI configuration shares many of the same benefits as the Partial L-9/Tight Diamond configuration in that it utilizes right turns for the major movements can accommodate the 6-lane cross-section under the existing I-5 bridges, and minimizes impacts to the built-out eastern side of the freeway. This alternative will also shift the existing Manthey Road to the west to accommodate the minimum intersection spacing and provide storage capacity on Roth Road; however, since the southbound loop on-ramp is not required, there is an overall reduced right of way impact on the west side. Additionally, without the loop, the existing southbound ramps can remain in their current locations with minimal required improvements. Overall, the DDI configuration will have a lower project cost for the reduced right of way, reduced ramp reconstruction, and

elimination of a bridge required for the loop on-ramp. Since the DDI has not yet been fully analyzed as part of the SJCOG Roth Road traffic study, part of the initial geometric development and traffic studies for this project will fully determine the viability of a DDI configuration.



ENVIRONMENTAL

Dokken understands that identifying environmental constraints within the project area is key in selecting any potential alternatives for the Project. Dokken's experienced team of environmental planners, biologists, botanists, and archaeologists contributed to the Harlan Road Realignment project; therefore, we are intricately familiar with the environmental resources in this area. Our comprehensive understanding of potential environmental impacts that would occur because of the interchange project will expedite the Preliminary Environmental Analysis Report (PEAR) preparation and approval process. Our strategy is to prepare a comprehensive environmental constraints analysis that clearly identifies any sensitive biological resources, cultural resources, and/or hazardous waste in the project area through pedestrian surveys and record searches and include that information in the PEAR. Providing extra scoping information will not only assist the City in identifying a preferred alternative but will also expedite Caltrans review and approval of the document.

Since the project is located within Caltrans right of way, it is considered an "on-system project"; therefore, Caltrans will be the lead agency under CEQA and the lead agency under NEPA for the interchange project. We understand that the Caltrans/FHWA environmental clearance process is often the critical path item for the delivery of a project which, if not managed correctly, can result in costly delays. Our experienced environmental planners have an intricate understanding of the CEQA and NEPA process and what it takes to successfully move a project through the environmental process with Caltrans oversight.

Senate Bill 743 Vehicle Miles Traveled

The primary environmental constraint for this project is related to Vehicle Miles Traveled (VMT). Senate Bill (SB) 743 went into effect in July 2020 and requires agencies to evaluate projects in terms of VMT. Across the state, capacity-increasing projects are being required to escalate their CEQA environmental document to an EIR due to potential increases in VMT and lack of feasible mitigation.

CEQA requires the project to analyze the with-project and no-project conditions in the future to determine VMT impacts. Based on preliminary data, the California Induced Travel Calculator produced by the National Center for Sustainable Transportation at UC Davis estimates that **the Roth Road and I-5 Interchange Project's increase in capacity will result in approximately 2.2 million additional VMT**. If Caltrans is the CEQA lead agency, the project would be required to utilize this very conservative calculator to estimate VMT impacts for the project. It is anticipated that the required mitigation to offset this level VMT even partially would be unachievable.

Caltrans is currently undergoing significant changes in project scoping and requirements under CEQA due to SB 743. These changes have resulted in lengthy new steps with regular reviews and concurrences from their SB 743 Sustainability Group at Headquarters. We understand that the Caltrans environmental clearance process is often the critical path item for the delivery of a project, and these new project requirements add to these costly hurdles. **Dokken's environmental team is currently navigating this process on five Caltrans projects, and we are the first team in the State to develop a VMT mitigation plan approved by Caltrans, and recently received approval of an Induced Travel Study for a new interchange with no mitigation required.** So, while we are up for the challenge to develop Caltrans-approved mitigation for this project, **our recommendation is for the City of Lathrop to request to be the CEQA lead agency.** The process to request CEQA lead agency status includes submitting a letter request for relinquishment to Caltrans, which Dokken can draft as a component of the PSR-PDS. This letter will be used by the District Director to justify the relinquishment of CEQA Lead Agency.

COST SAVINGS MEASURES

Since there is no formal project approval granted and the local agency is required to reimburse Caltrans for their review time during the PID phase, it is important to not only get through this phase quickly, but also as cost-effective as possible to allow for the City's funds to be spent in the next PA&ED phase. With this approach in mind, Dokken also looks for other places where money can be saved in the development process. For this project, since Dokken is working on the Harlan Road realignment we can take advantage of some of the base work already developed. For example, a utility base map has already been developed for the east side of the freeway and will need only minimal expansion to cover the area on the west. Additionally, Unico has already performed design-level topographic mapping for the entire area to the east. As a further cost

savings measure for this phase, the topographic mapping we are proposing to supplement our existing mapping with is planning level LiDAR mapping and United States Geological Survey (USGS) based orthoimage. This level of mapping detail is completely sufficient for the conceptual level engineering and environmental studies required for the PID phase. We have used this approach on other projects during the PID phase as it not only saves money at this point but will also save money down the road in obtaining more detailed mapping when the overall project area has been narrowed down and refined. Finally, as noted, DKS recently completed the Roth Road Improvement Study. All the traffic demand model development, traffic volumes, and even microsimulation modeling has been completed and can be easily applied to this project. DKS will repurpose the traffic data, including the detailed freight truck forecasted, to reflect future design year conditions.

A further significant cost savings advantage that the Dokken team offers is in the form of overall history and knowledge within the project area, as well as relationships with property owners. We do not need to waste time and project budget getting up to speed with the project area concerns; we will be able to hit the ground running immediately.

RELATIONSHIP WITH CALTRANS DISTRICT 10 AND HEADQUARTERS

As noted, Dokken has the knowledge to move projects through the cumbersome Caltrans approval process, in numerous Districts throughout the State, including District 10. We have worked with District 10 staff, including Mason Leung, Dina El-Nakhel, and Jaime Quesada, on multiple projects in recent years such as the I-205/Chrisman Road New Interchange, Highway 59 Widening, State Route 4 Wagon Trail Realignment, State Route 132 Expressway, State Route 99/Pelandale Road Interchange, State Route 26 Slope Stabilization, and State Route 99 Merced Guardrail Improvements. Through these projects, we have developed a relationship with the reviewers and other District and Headquarters staff such that they trust our work product and that we collaborate as a team to reach a solution that satisfies all parties involved.

This trust will be advantageous in gaining the support of each Caltrans functional unit and efficiently moving the I-5 and Roth Road Interchange project through the entire approval process. It is also this trust that will help keep the project moving through the inevitable Caltrans staff changes. Due to the agency's size and workload, their resources are often strained which results in frequent changes in the assigned staff. We work with the new staff to quickly get them up to speed on the project so that there are no delays, and because they trust our experience and work product, they are willing to keep pushing forward with us.

For environmental, our close working relationships with District 10 staff, such as Jon Coley, Laura Cook, and Scott Guidi ensures that each milestone is met on time and under budget. Further, we understand that Caltrans having oversight of CEQA can often result in extended review and approval times of technical studies and environmental documents due to potential induced Vehicle Miles Traveled (VMT) associated impacts. Dokken recently received approval on the Induced Travel Study for the I-205/Chrisman Interchange Project from Caltrans District 10 and the SB 743 Working Group at Caltrans Headquarters which found a less than significant impact under CEQA and no mitigation was required. Dokken will ensure that all documentation prepared for this project relating to VMT will be able to be approved by both the District and Headquarters.



While there are other consultants that can ultimately design any interchange type, Dokken's extensive experience and long-standing relationships with Caltrans District 10 and Headquarters allow us to develop complete, cost-effective designs from the outset and navigate the complicated Caltrans process to achieve expeditious approvals.

CONSISTENT TEAM

A key differentiator of Dokken from other consultants is the consistency in our staff and overall team on projects. The Project Manager, Project Engineer, Environmental Lead, and even design staff that start the project are the ones that finish the project. Additionally, we strategically select our teams so that one team is not overloaded, allowing us to provide the City with the best service possible. For this project, Juann Ramos our Project Manager, and Jacqueline Lockhart our Project Engineer have significant experience with this location as they have both been working on the Harlan Road Realignment project since the beginning. In addition, UNICO Engineering is providing surveying and right of way engineering for the Harlan Road project, and the same staff that are doing the field and office work will also be used for this project. Our traffic consultant, DKS, has also performed all the traffic modeling and analysis for the Roth Road Improvement Study for SJCOC. Each of these team members have unmatched knowledge of the project, will not need to be retrained, and will be with the team for the duration providing valuable consistency. All of this will keep the project efficiently moving forward without the loss of any project history as well as expedite the schedule.

FEDERAL AND STATE REQUIREMENTS

Every Dokken project requires coordination and compliance with State and Federal regulations. Our team has extensive experience working with Caltrans, Federal Highway Administration, and other Federal and State resource agencies. We will use our knowledge and expertise to successfully deliver this project compliant with each oversight agency's requirements.



While the City is currently using local funds for this current phase of the project, there is the potential and likelihood the City will use Federal funding for a subsequent phase. Therefore, we look ahead and move through the process to obtain project approval to follow standard Caltrans and FHWA requirements.

In addition to the general project approval process described above, we understand the Caltrans and FHWA processes, forms, agreements, and general paperwork required at each step along the way. Since our team has a proven track record of project delivery, we know this process, not only when exhibits need to be submitted but also when FHWA holds all additional funding requests in order to close out their fiscal year. Depending on the City's needs, we are available to assist with preparing these various forms and agreements, including the Request for Authorization (RFA) packages at all major milestones, project development forms (PES, Field Review, Project Change), and project delivery forms (utility coordination and right of way certification).

In addition, Dokken's environmental staff has extensive experience with NEPA/CEQA policies and procedures. We have a close relationship with Caltrans environmental staff, and we will assist the City with all needed Caltrans paperwork. We will work closely with our design team to ensure projects do not have any unmitigable environmental impacts. We are prepared to address project impacts by including reasonable avoidance and minimization solutions early in the project design phase.

SCHEDULE

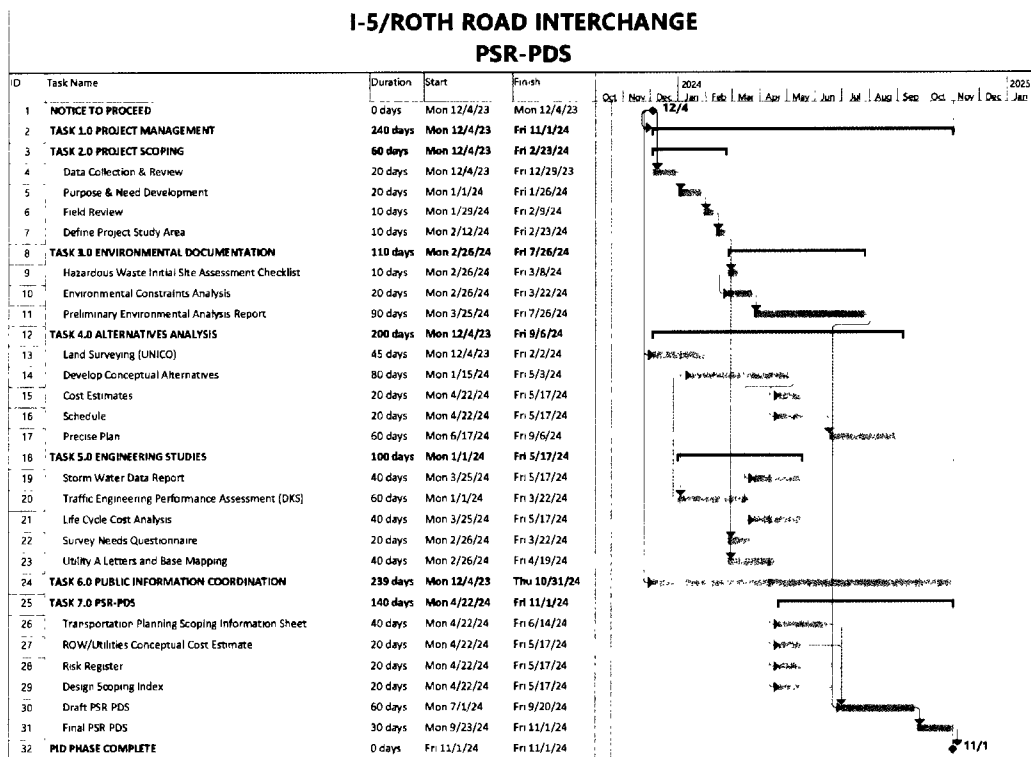
A key benefit to the preparation of a PSR-PDS is that the approval process is intended to be streamlined so the project can move forward into the next phase efficiently. The project schedule is summarized below with critical path tasks shown in red. This schedule is based on the following assumptions:

- Notice to Proceed is provided in December 2023.
- Consensus on purpose and need and the alternatives under consideration is attained in a timely manner.
- City/Caltrans reviews are concurrent and are 4 weeks or less in duration for each deliverable.

The resulting schedule shows a duration of 11 months for completing the PSR-PDS phase. In this scenario, the PA&ED phase could begin in Winter 2025. This represents a realistic schedule based on our experience with similar projects and reflects a streamlined approach in which project tasks are performed in tandem to the extent possible.

The table below is a summary of PSR-PDS schedules that Dokken has delivered for previous projects of similar scope:

| PROJECT | PID DURATION | NOTICE TO PROCEED | TRAFFIC | ALTERNATIVE CONCEPTS | ENVIRO | PSR - PDS |
|---------------------------------------|--------------|-------------------|---------------|----------------------|--------------|----------------|
| I-205/Chrisman Avenue New Interchange | 10 months | February 2012 | June 2012 | August 2012 | October 2012 | November 2012 |
| I-15/Limonite Avenue Interchange | 12 months | October 2011 | November 2011 | March 2012 | August 2012 | September 2012 |





PROFESSIONAL CONSULTING SERVICES FOR
DEVELOPMENT OF PROJECT INITIATION (PID) FOR

**Roth Road and Interstate 5
Interchange Project
(CIP PS 14-04)**

Scope of Work



Scope of Work

Following is a comprehensive scope of work that supports the delivery of the Project Initiation Document (PID) phase of the Roth Road at Interstate 5 Interchange Project. The following scope includes the studies to support the preparation of a Project Study Report – Project Development Support (PSR-PDS) and Preliminary Environmental Analysis Report (PEAR).

TASK 1.0 PROJECT MANAGEMENT

Task 1.1 Project Meetings

CONSULTANT will organize, attend, and facilitate meetings as necessary to provide progress updates, coordinate between technical disciplines, and facilitate overall project communication. For each meeting, CONSULTANT will provide meeting notices, prepare meeting materials and agenda, attend, and facilitate the meeting and prepare meeting minutes. CONSULTANT will consult with the City's project manager prior to each meeting to get input regarding the agenda. The following meetings are anticipated for this project:

- Kickoff Meeting: At the start of the project, CONSULTANT will organize a kickoff meeting with all key personnel on the project. The purpose of this meeting will be to review the goals and objectives of the project, discuss each team member's roles and responsibilities, identify critical project issues, and obtain consensus on task durations, particularly reviews. The kickoff meeting will ensure that everyone on the project team is on the same page regarding project delivery and execution.
- PDT Meetings: The project development team (PDT) meetings will serve as the primary forum for reviewing the status of the project and identifying and resolving project issues. Attendees will include CONSULTANT's Project Manager, CONSULTANT task leads as needed, City and Caltrans staff and other stakeholders as necessary.
- Technical Coordination Meetings: CONSULTANT will coordinate technical issues with the City, Caltrans and others through meetings and correspondence.

Deliverables: Meeting Notices, Agendas, Exhibits, and Minutes

Task 1.2 Progress Reports

CONSULTANT will prepare Progress Reports to record the progress of the project and as supporting data for invoices presented monthly to the City. The Progress Report will include accomplished tasks for the month, anticipated progress for the next month, pending issues/resolutions, and schedule completion target dates. CONSULTANT will include Progress Reports with the monthly invoices.

Deliverables: Monthly Progress Reports

Task 1.3 Progress Schedule

CONSULTANT will, within 2 weeks of Notice to Proceed, provide a detailed baseline schedule to the City for review and comment. The schedule will be prepared using Microsoft Project and will show contracted tasks/milestones with dependencies and durations, critical path tasks and responsibility assignments. Subsequent to establishing the baseline schedule, CONSULTANT will update the schedule on a monthly basis, to coincide with the PDT meetings.

Deliverables: Project Schedule

Task 1.4 Project Administration

CONSULTANT will monitor and control the effort and progress of the proposed services as follows:

- Set up project accounting system: CONSULTANT will structure the accounting system in accordance with the City's invoicing and tracking needs.
- Prepare Subconsultant agreements: CONSULTANT will execute contracts with the proposed subconsultants for the scope of services described herein.
- Monitor Subconsultant progress and review/approve invoices: CONSULTANT will track the work progress of the proposed subconsultants and review their invoices for format and content compliance.

Task 1.5 Quality Control

CONSULTANT will have a quality management plan in effect during the entire course of the project and will develop a plan establishing a process to ensure design calculations are independently checked. Exhibits and plans will also be checked, corrected, and back-checked for accuracy and completeness. CONSULTANT will review subconsultant submittals to ensure that appropriate background information, study methodology, interpretation of data, format and content are completed in accordance with current standards.

Deliverables: Quality Management Plan

TASK 2.0 PROJECT SCOPING

Task 2 1 Data Collection and Review

CONSULTANT will meet with the City and Caltrans to request and obtain any new data related to the project site that may have changed since the completion of the previous study.

Task 2 2 Purpose and Need Development

CONSULTANT will coordinate with the City and Caltrans to develop project Purpose and Need and identify transportation deficiencies while evaluating the underlying transportation needs, and primary objectives of the project. CONSULTANT will coordinate with interested agencies for available project information including utility companies.

Deliverables: Purpose and Need

Task 2 3 Field Review

CONSULTANT will conduct a site reconnaissance to identify and document any new/changed physical features, character, adjacent uses, potential design constraints, and new environmental considerations. Field information will be recorded using field notes and digital photos. The observed environmental considerations will be used to support the environmental constraints analysis.

Deliverables: Field Notes/Photo Log

Task 2 4 Define Project Study Area

CONSULTANT will develop a Project Study Area (PSA), taking into consideration the geometric footprint of each design alternative, topographic/environmental constraints, appropriate buffers to accommodate reasonable modifications, and project risks. The PSA will be reviewed with the project team to obtain input and will ultimately be finalized for use with future project studies.

Deliverables: Project Study Area

TASK 3.0 ENVIRONMENTAL DOCUMENTATION

Task 3 1 Hazardous Waste Initial Site Assessment (ISA) Checklist

CONSULTANT will prepare a Hazardous Waste Initial Site Assessment Checklist to identify any potential for encountering hazardous waste or hazardous materials in the project area. The checklist will incorporate an agency records search utilizing State Water Resources Control Board sites GeoTracker and Envirostor, as well as a visual survey of the project site. The findings in this checklist will be summarized and included in the Preliminary Environmental Analysis Report (PEAR).

Deliverables: Hazardous Waste Initial Site Assessment Checklist

Task 3 2 Environmental Constraints Analysis

CONSULTANT will perform preliminary survey work, obtain records searches, and examine any information from prior environmental analysis of the project area in order to prepare an environmental constraints analysis for the Project. In order to provide a complete scoping of the physical and human environment within the project area the following tasks will be performed:

- Obtain and evaluate prior environmental studies, local general plan information, and any other local policies which could affect the environmental process.
- Discuss and verify initial Purpose and Need and a project description through coordination with the City.
- Obtain a Cultural Resources/Native American Resources records search.
- Survey the built environment for potential historic resources (if any) that could require full evaluation during the environmental document phase.
- Obtain record search/species list from the United States Fish and Wildlife Service and California Natural Diversity Database to evaluate the potential for threatened, endangered, or other special status plant and animal species.
- Prepare an initial environmental constraints map of identified environmental resources in the project area. Once the project features have been identified, this map will be converted into an Environmental Study Area map for use with the PEAR and future environmental documentation.
- Identify environmental technical studies, environmental documents, and required environmental regulatory permits. (i.e. USACE, USFWS, RWQCB, CDFW, etc.)

Deliverables: Environmental Constraints Mapping

Task 3 3 Preliminary Environmental Analysis Report

CONSULTANT will prepare the Preliminary Environmental Analysis Report (PEAR) using Caltrans template and guidelines. The PEAR will incorporate the findings from the constraints analysis to identify potential environmental issues and constraints that will be addressed in the NEPA or CEQA documentation, the risks and assumptions that were used to anticipate those issues, the anticipated level of environmental

documentation, and the resources and schedule needed to complete the PA&ED phase. A draft of the PEAR will be provided to the City for review and comment prior to submittal to Caltrans. This scope also includes coordination with Caltrans as needed.

Deliverables: Preliminary Environmental Analysis Report

TASK 4.0 ALTERNATIVES ANALYSIS

Task 4.1 Land Surveying and Right of Way Mapping

CONSULTANT will utilize and provide United States Geological Survey (USGS) based orthoimage and available topographic or LiDAR information of the project footprint. To confirm the accuracy of the available USGS information, CONSULTANT will perform minimal survey measurements to sample the accuracy of the topography. CONSULTANT will deliver the orthoimage and topographic data in an AutoCAD based drawing in California State Plane Coordinates, NAD83 and NAVD88 elevations. The mapping limits will encompass the full interchange from Roth Road and Interstate 5 to a point along Interstate 5 approximately 0.6 miles both northerly and southerly of Roth Road including on ramps, off ramps, frontage streets and an area westerly of Interstate 5 for realignment of Manthey Road. The horizontal control will be based on the North American Datum (NAD83), California State Plane Coordinate System Zone 3 and the North American Vertical Datum (NAVD88). Control research will be conducted with Caltrans to tie the survey and mapping services for this project into existing Caltrans control and relevant City of Lathrop Control. CONSULTANT will set durable survey control within the project limits for current and future work.

Deliverables: Orthoimage and USGS Based LiDAR Topographic AutoCAD Base File

Task 4.2 Conceptual Alternatives

CONSULTANT will develop up to three (3) viable conceptual alternatives that will take into consideration City and Caltrans goals, existing and future roadway connections, Caltrans and City right of way, structures, utilities, environmental features, and future development. CONSULTANT will prepare layout exhibits for the City and Caltrans to review and comment.

Deliverables: Conceptual Alternative Exhibits

Task 4.3 Cost Estimates

CONSULTANT will prepare conceptual cost estimates in order of magnitude for cost comparison of the above refined conceptual alternatives. The conceptual cost estimates will include roadway items, structure items, utilities, and right of way items. Cost estimates will be utilized to support alternative analysis as part of the PID approval process.

Deliverables: Cost Estimates

Task 4.4 Schedule

CONSULTANT will prepare conceptual schedules identifying major milestones of the project phase in preparation of future Project Approval and Environmental Document (PA&ED), and general dates for PS&E and Construction.

Deliverables: Schedules

Task 4.5 Alternative Base Maps

CONSULTANT will prepare a base map for each of the up to three (3) conceptual alternatives. The base map will include a layout with preliminary geometrics, profile, and typical sections. Preliminary right of way will be identified on the base maps.

Deliverables: Alternative Base Maps

TASK 5.0 ENGINEERING STUDIES

Task 5.1 Storm Water Data Report

Compliance with Caltrans Statewide National Pollutant Discharge Elimination System (NPDES) Permit will be documented in the Storm Water Data Report (SWDR). The SWDR will be prepared to ensure that the programmed project includes sufficient right-of-way and budget for the required storm water controls.

CONSULTANT will develop a long-form PID-level SWDR in accordance with the latest Caltrans Project Planning and Design Guide. The document will include:

- A description of the project and the major engineering features.
- A preliminary estimate of the Total Disturbed Soil Area (DSA), New Impervious Surface (NIS) Area, and Post Construction Treatment Area (PCTA).
- A determination of Risk Level and requirement for Treatment BMPs.
- A discussion of the stormwater quality issues specific to this project.
- A description of the probable design pollution prevention BMPs.
- A description of the probable permanent treatment BMPs, if required.
- A description of the probable maintenance and construction site BMPs.
- SWDR Summary Spreadsheets

- Maps and exhibits

CONSULTANT will work with the Caltrans District Storm Water Coordinator to circulate the draft document through the Maintenance, Landscape, and Storm Water units.

Deliverables: PID Level Storm Water Data Report

Task 5.2 Traffic Engineering Performance Assessment

CONSULTANT will prepare all requisite traffic operations and safety analyses (collision reduction predictive method) for completing a PSR-PDS Traffic Evaluation and Performance Assessment (TEPA). All applicable traffic data and analysis tools will be drawn from the Roth Road Improvement Study (September 2023).

CONSULTANT will utilize all currently available data and models developed as part of the Roth Road Improvement Study to evaluate multiple interchange design alternatives. CONSULTANT will perform the following analysis stages:

1. Utilize all analysis tools, models, and data developed as part of the Roth Road Improvement Study (DKS, 2023) to reflect the future multi-modal travel demand patterns in the study area.
2. Examine all relevant jurisdiction Active Transportation Plans, Local Roadway Safety Plans, and Long-Range Transit Plan and other planning documents to determine the multimodal needs and planned improvements.
3. Prepare all requisite traffic operations determinations and safety analyses of interchange configuration alternatives to winnow the number of viable interchange alternatives to three (3).
4. Prepare TEPA document.

The project study area will be focused on the immediate interchange area plus the greater surrounding areas. CONSULTANT will coordinate with the City of Lathrop and Caltrans to determine the total number of intersections to be included in this TEPA analysis of operations.

Freeway analysis will be limited to northbound and southbound basic freeway and merge-diverge influence areas between the I-5 interchanges at Lathrop Road and Roth Road and between the Roth Road and French Camp Road interchanges. Freeway operations will be based on HCM 7th Edition operational methods using HCM-compatible Excel Spreadsheet models developed by CONSULTANT.

CONSULTANT will develop operations models for one (1) hour AM and PM peak periods for the following analysis scenarios:

- Existing Conditions: Used for model calibration and to establish baseline operating conditions.
- Forecast No Build: Represents 20 years after construction with existing configuration accounting for other approved adjacent projects. Used for comparison with other scenarios.
- Forecast Alternatives: Represents 20 years after construction with up to six (6) interchange configurations. Includes other approved adjacent projects.

Both an opening year and design year analysis will be performed.

CONSULTANT will repurpose all traffic data collected as part of SJCOC's Roth Road Improvement Study (DKS, 2023). The need for "new" data collection is not anticipated. CONSULTANT will also use the modified Roth Road Improvement Study SJCOC travel demand model including the freight truck forecasts (layered together) to reflect future (design year) conditions.

The traffic, safety, and engineering analyses will conform to the current edition of Caltrans's Project Development Procedures Manual (PDPM) Appendix S, Chapter 5, Article 5 Traffic Engineering Performance Assessment.

Task 5.2.1 Memorandum of Traffic Assumptions

CONSULTANT will be to prepare a Traffic Memorandum of Assumptions (MOA) to be agreed upon by the stakeholders and to document the agreement between the City of Lathrop, City of Manteca, County of San Joaquin, SJCOC, and Caltrans for conducting the traffic analysis. CONSULTANT will prepare an MOA for Project Development Team (PDT) approval.

Task 5.2.2 Existing and Projected Volumes

CONSULTANT will utilize existing and future year volume sets gleaned from the recently completed Roth Road Improvement Study.

Task 5.2.3 Traffic Assessments

CONSULTANT will prepare a qualitative assessment of the applicability of SB 743 and Caltrans Traffic Analysis Framework (TAF) to this project. CONSULTANT will evaluate the need for a VMT analysis of the interchange configuration alternatives. A key question is the relevance of applying the NCST tool for estimating induced VMT.

To help inform design and other environmental and state requirements, CONSULTANT will perform the following traffic assessments.

Travel Demand Model Forecasting

CONSULTANT will conduct travel demand forecasting for the analysis horizon year utilizing SJCOC's modified travel demand model. The AM/PM peak hour future year volume sets suitable for operational assessments were developed as part of the Roth Road Improvement Study. These forecasts have been post-processed using the procedures recommended in NCHRP Report 255.

Collision Analysis

Based on the existing TASAS collision data database), CONSULTANT will summarize the most recent available 5 years of collision data for the study intersections and roadways and provide a figure showing the collision history by accident type. The collision analysis will serve to identify any noteworthy collision trends.

Multimodal Connectivity

CONSULTANT will examine all relevant jurisdiction Active Transportation Plans, Local Roadway Safety Plans, Long Range Transit Plans, and other multimodal planning documents to determine the future pedestrian and bicycle demand that will need to traverse the Roth Road interchange.

Traffic Operations Sensitivity Analysis

CONSULTANT will conduct a traffic operations analysis for no build and up to three (3) interchange configuration alternatives for the opening year and future design year forecasts. The concepts would be at a scaled sketch planning level where the roundabout and/or signal concepts, as well as interchange configuration concepts, and roadway network modification alternatives are depicted over aerial photography or base mapping provided by others. The sketches will be based on the above traffic operation tasks. Adjusted future traffic volumes based on potential changes in the overall road network will be input to the traffic operations models to evaluate future conditions for each alternative considering changes in travel patterns based on the overall transportation network. CONSULTANT will apply the SYNCHRO model to evaluate signalized intersection operations. Refinements to the configurations of each alternative will be based on operational analysis results.

Task 5.2.4 TEPA

CONSULTANT will prepare and submit a technical memorandum capturing the findings of the traffic operations sensitivity analysis.

Deliverables: Traffic Engineering Performance Assessment (TEPA)

Task 5.3 Life Cycle Cost Analysis

A Life Cycle Cost Analysis (LCCA) is required by Caltrans to justify the pavement materials and structural section of the proposed roadway. CONSULTANT will prepare the LCCA in accordance with Caltrans' latest program and report the findings in the draft LCCA report.

Deliverables: Life Cycle Cost Analysis

Task 5.4 Survey Needs Questionnaire

To assist with the establishment of vertical and horizontal project datums, CONSULTANT will prepare a PSR-PDS Survey Needs Questionnaire. This document will be submitted to Caltrans for review/approval and also included as an attachment to the PSR-PDS.

Deliverables: Survey Needs Questionnaire

Task 5.5 Utility A Letters and Base Mapping

CONSULTANT will prepare and send Utility A Letters and project exhibits to all potential utility owners within the project area. Based on Utility A Letter responses from the utility companies, CONSULTANT will incorporate the obtained maps and utility information to compile a utility base map.

Deliverables: Utility A Letters; Utility Base Map

Task 5.6 Intersection Control Evaluation (ICE) [OPTIONAL]

CONSULTANT will prepare traffic and safety studies that support a stage 1 ICE study. Per Caltrans Traffic Operations Policy Directive 13-02, this study will focus on Access Strategy and Configuration Assessment and Screening. The ICE process integrates and, in many respects, facilitates traffic studies and alternative development activities. The MOA will set the foundations to work collaboratively and early with the City of Lathrop and Caltrans to maximize the flexibility of the ICE policy and conduct the detailed engineering, operations, and performance analyses needed to advance Step 1 ICE recommendations. Interchange concepts will first be evaluated at a high level for feasibility. Each alternative will be evaluated using Sim-Traffic microsimulation. CONSULTANT will determine delay and queueing benefits which are key for identifying feasible interchange designs. For the purposes of the safety analysis, CONSULTANT will review the available crash history in the study area and identify any existing trends. Interchange concepts will be evaluated based on how they interact with these existing trends as well as any potential benefits or disbenefits they may have for safe operations.

The first step will be to consider applicable Caltrans System Planning document (TCR) and more recent work for the interchange to generate the Step 1 ICE document. CONSULTANT will objectively evaluate and compare signal and roundabout intersection control at each ramp termini.

The evaluation results will support outreach and advisory committee activities to allow stakeholders to make investment decisions based on the optimal traffic control and operational strategy for the design life of the interchange. Specifically, these evaluations could be applied to each ramp terminal intersection and adjacent road intersections:

- Safety performance and collision cost estimation, where quantifiable
- Weekday AM and PM peak hour capacity and operational considerations
- Service life analysis
- Conceptual Initial/phased estimated construction costs

- Cost of performance impacts / Cost savings of performance benefits (controlling peak hour cost of delay)
- Operation and maintenance life-cycle costs
- Multimodal considerations
- Cost-effectiveness of reduced pollutant emissions

The footprints of the concepts will support evaluating and finalizing the environmental study areas. Step 1 ICE would evaluate and advance intersection control strategies and potentially offer recommendations to screen lower-ranked concepts. CONSULTANT will prepare and submit an Intersection Control Evaluation (ICE) document for Step 1 as part of this phase of the project.

Deliverables: Step 1 Intersection Control Evaluation

Task 5.7 VISSIM Microsimulation [OPTIONAL]

CONSULTANT will apply its VISSIM microsimulation model of the top three (3) build configurations. This will provide a relative comparison of Measures of Effectiveness (i.e., throughout, delay, peak hour demand served, queue lengths) between the top three alternatives and video clips of the peak hour operations.

Deliverables: VISSIM Microsimulation

TASK 6.0 PUBLIC INFORMATION COORDINATION

Task 6.1 Project Fact Sheet

CONSULTANT will prepare a Fact Sheet for the project based on coordination and input from the City. The Fact Sheet will include project background information, project description, Purpose and Need, alternatives being considered, cost estimates, project status, schedule, and contact information. The Fact Sheet will be used to inform the public and other stakeholders about the project.

Deliverables: Project Fact Sheet

Task 6.2 Public Requests for Information

CONSULTANT will assist the City in responding to public questions and requests for information via emails, letters, and phone calls.

Deliverables: Responses to Public Requests for Information

TASK 7.0 PROJECT STUDY REPORT – PROJECT DEVELOPMENT SUPPORT

Task 7.1 Transportation Planning Scoping Information Sheet

CONSULTANT will prepare a Transportation Planning Scoping Information Sheet (TPSIS), in accordance with Caltrans guidelines. Completion of the TPSIS will include preparation of text and table content for each of the applicable five sections of the document: System Planning; LD-IGR; Smart Mobility, Complete Streets, and Regional Planning; Climate Change and Environmental Considerations; and Tribal Government Coordination. The TPSIS will be included as an attachment to the PSR-PDS.

Deliverables: Transportation Planning Scoping Information Sheet

Task 7.2 Right of Way/Utilities Conceptual Cost Estimate

CONSULTANT will prepare conceptual cost estimates for the project right of way and utility components. The estimate will take into consideration potential fee takes, temporary/permanent easements, as well as significant utility relocations. The estimate will be included as an attachment to the PSR-PDS.

Deliverables: Right of Way/Utility Cost Estimate

Task 7.3 Risk Register

CONSULTANT will prepare a Risk Register to identify risks associated with implementation of alternatives. The Risk Register will be included as an attachment to the PSR-PDS.

Deliverables: Risk Register

Task 7.4 Design Scoping Index

CONSULTANT will prepare a Design Scoping Index (DSI) to assist in determining the feasibility of the project alternatives. A DSI will be prepared for each significantly different alternative, considering Design Concept & Route Matters, Design Criteria, Roadway and Structures Characteristics, Right of Way, Hydraulics/Stormwater, and Worker Safety. The DSI will be included as an attachment to the PSR-PDS.

Deliverables: Design Scoping Index

Task 7.5 Draft PSR-PDS

CONSULTANT will prepare the Draft Project Study Report-Project Development Support (PSR-PDS) in accordance with Caltrans guidelines. The document will discuss the proposed project alternatives, purpose and need, and provide the information needed to estimate and program the capital outlay support cost necessary to complete the studies and work needed during PA&ED.

The draft will be submitted to Caltrans and the City for review and comment. CONSULTANT will meet with Caltrans and City for comments resolution and make updates to the PSR-PDS.

Deliverables: Draft PSR-PDS

Task 7.6 Final PSR-PDS

After receiving and discussing comments on the Draft PSR-PDS, CONSULTANT will prepare Final PSR-PDS.

Deliverables: Final PSR-PDS



PROFESSIONAL CONSULTING SERVICES FOR
DEVELOPMENT OF PROJECT INITIATION (PID) FOR

**Roth Road and Interstate 5
Interchange Project
(CIP PS 14-04)**

**Required
Statements**



Required Statements

INSURANCE REQUIREMENTS

Dokken can meet the City's insurance requirements and a copy of our insurance can be provided upon the outcome of the contract.

CONFLICTS OF INTEREST

Dokken does not possess any financial, business, or other relationship with the County or developers in the area that may have an impact upon the outcome of the contract or the construction project. Dokken does not have any current clients that may have a financial interest in the outcome of this contract of the construction project that will follow, nor do we have any financial interest or relationship with any construction company that might submit a bid on the construction project. Dokken would like to disclose the two current existing contracts held with the City, Harlan Road Realignment at Roth Road and Manthey Road Bridge Replacement.

PROPRIETARY INFORMATION

Dokken understands that this proposal shall become property of the City once submitted and will be proprietary.

CITY BUSINESS LICENSE

Dokken currently holds a City Business License for the City of Lathrop and understands this will need to be kept current during the project duration. The license number is 20694.



PROFESSIONAL CONSULTING SERVICES FOR
DEVELOPMENT OF PROJECT INITIATION (PID) FOR

**Roth Road and Interstate 5
Interchange Project
(CIP PS 14-04)**

Appendix

Key Staff Resumes
Fee Proposal



Juann Ramos, PE PROJECT MANAGER

Education

1994, BS Environmental Engineering, California Polytechnic State University, San Luis Obispo

1999, MS Civil & Environmental Engineering, California Polytechnic State University, San Luis Obispo

License / Certification

2001, CA Professional Civil Engineer, #C61931

Years of Experience

28 years (21 w/ Dokken)



Mr. Juann Ramos brings 28 years of transportation engineering and project management experience. Juann specializes in leading teams in the delivery of roadway, interchange, and bridge projects for local agencies. His experience includes managing on-

call contracts; preparation of Project Study Reports and Project Reports; Environmental Document coordination; and PS&E bid documents. Juann is an expert in the preparation of geometric plans and specifications for highway systems, conventional roadways, and site-related improvements, such as bikeway planning and design, right of way engineering and traffic control.

Harlan Road Realignment | Lathrop, CA

Project Manager | Juann is leading the team in the design of Harlan Road Realignment. The project includes precise plan line, right of way, environmental assessment and preparation of all documents, survey and base plans, permitting, construction plans, specifications and estimates. Collaborating with subconsultants, the City of Lathrop and the diverse team at Dokken, Juann continues to manage the project with respect to the timeline and milestones.

I-205/Chrisman Road Interchange | Tracy, CA

Project Manager | This project will construct a new interchange along I-205 between I-5 and MacArthur Drive. The PSR-PDS was delivered and approved in only 10 months, making it the first streamlined PSR-PDS in Caltrans District 10. The proposed interchange is a partial cloverleaf which includes four diamond-type ramps and two loop on-ramps configured for upgraded connections when Chrisman Road is upgraded to a four to six-lane expressway planned in the future. Juann was responsible for preparation and delivery of a PSR-PDS. The PSR-PDS followed the newly streamlined process developed by Caltrans and approved by FHWA.

Capital SouthEast Connector: White Rock Road | Folsom, CA

Project Manager | This project is a gap closure from the completed Sacramento County improvements on White Rock Road to the White Rock Road improvements in El Dorado County near Latrobe Road. Between Prairie City Road and Carson Crossing Road, White Rock Road was reconstructed on a new alignment as a

four-lane expressway with a center earth median, an adjacent Class I bike/pedestrian trail on the north side and constructed a large wildlife crossing at Alder Creek. Intersections were signalized and Scott Road was realigned to connect with Prairie City Road. Juann was responsible for preparing and presenting multiple alignment alternatives, in-depth agency coordination, team management, presenting information at meetings for the community, and coordination with various subconsultants.

I-15/Limonite Avenue Interchange | Riverside County

Project Engineer | Project improvements consist of a new 8-lane overcrossing; 3 through lanes in each direction plus 2 turn lanes; widening of the off ramps from 2 to 4 lanes; the addition of 2 new loop on ramps; new auxiliary lanes on all quadrants and widening of Limonite to 4 lanes in each direction. Juann was responsible for preparation of alternative study, preliminary engineering and environmental report, bridge and roadway PS&E, construction staging, traffic management, construction staging and traffic handling, utility coordination, and construction engineering. Juann developed traffic management plan and stage construction plans including detour routes, night closures, and a comprehensive construction schedule that would reduce impacts to motorists on I-15. His traffic management techniques allowed for an accelerated construction schedule of only 18 months.

US-50/Western Placerville Interchanges | Placerville, CA

Project Engineer | Juann served as a key member for the preparation of the PSR, PR, Environmental Document (EIR/FONS) and phased PS&E packages for improvements to the interchange, freeway, and overcrossing (along US-50 between the Placerville Drive/ Forni Road Interchange and the Ray Lawyer Drive Overcrossing) and obtained ready-to-list status. Dokken provided full project management including coordination with Caltrans for both design oversight and Local Assistance processing due to the federal funding. Dokken prepared all Requests for Authorizations, reviewed Cooperative Agreements, and developed funding plans for a phased delivery of the project including assisting the City in securing State Corridor Mobility Improvement Account (CMIA) funding for the first phase of the project and Caltrans SHOPP, County STGP and Federal STIP funds for the second phase. Construction is complete, consisting of a westbound on-ramp and auxiliary lane at Ray Lawyer Drive and the realignment of Fair Lane Road, and an eastbound off-ramp and auxiliary lane at Ray Lawyer Drive and realignment of Forni Road. Juann was responsible for the preparation of an alternative study.

I-10/Portola Avenue Interchange | Palm Desert, CA

Project Manager | This project involved the design of the Portola Avenue Interchange, which has been in the works since 2008. The project constructed an overpass with freeway connectors at Varner Road and Dinah Shore Drive. Portola stopped at Dinah Shore and did not reach I-10. The design plan called for realignment of Varner, which served as a frontage road, as well as a grade separation between traffic and the Union Pacific Railroad tracks paralleling the freeway. Juann was responsible for the Project Report and Environmental Document and oversaw completion of the project's PS&E package. Juann also oversaw the acquisition of new right of way, including a portion of the existing UPRR corridor.

Jacqueline Lockhart, PE PROJECT ENGINEER

Education

2005, BS Civil Engineering, Santa Clara University

License / Certification

2008, CA Professional Civil Engineer, #C73256

Years of Experience

18 years (11 w/ Dokken)



Ms. Jacqueline Lockhart has 18 years of transportation, civil, and land use engineering experience. Jacqueline's experience includes geometric design for roadways, intersections and interchanges, water and sewer lines, drainage calculations and storm drain design, preparation of engineering studies and technical reports, and the preparation of specifications and cost estimating. Jacqueline has significant experience preparing full PS&E packages, including QA/QC, and ensuring that contract documents are consistent.

Harlan Road Realignment | Lathrop, CA

Project Engineer | Proposed development projects within San Joaquin County will cause the I-5 interchange at Roth Road, within the City of Lathrop, to operate at an acceptable level. This project will realign Harlan Road at Roth Road to make way for the future interchange project. Jacqueline is responsible for overseeing all design aspects including preparation of an alternative study, preliminary engineering, and final PS&E.

I-205/Chrisman Road Interchange | Tracy, CA

Project Engineer | This project will construct a new interchange along Interstate 205 between MacArthur Drive and Interstate 5 in the City of Tracy to relieve the forecasted increase in traffic demand at surrounding interchanges. Jacqueline was responsible for preliminary geometrics, alternative development, and writing the Caltrans Project Study Report–Project Development Support (PSR-PDS), Project Report, and New Connection Report. Jacqueline also was responsible for preparing the Caltrans-approved Design Exception Fact Sheet for non-standard interchange spacing on an interstate. Jacqueline is currently working on PA&ED for this project.

I-15/Limonite Avenue Interchange | Riverside County

Lead Design Engineer | This project will replace the existing Limonite Avenue tight diamond (Type L-2) interchange with a partial cloverleaf (Type L-9) interchange on Interstate 15 in Riverside County. The project will also replace the existing Limonite Avenue Overcrossing and widen the roadway from four lanes to six lanes. Jacqueline was responsible for preparing the preliminary engineering, identification of right of way impacts for all effected parcels, permitting coordination, and utility coordination with multiple agencies.

Green Valley Road Widening | Folsom, CA

Project Manager | This project widened Green Valley Rd. from 2 lanes to 4 lanes with left turn channelization between East Natoma St. and Sophia Pkwy. The road widening included 12-foot through lanes, an 11-foot dual left turn lane, and 8-foot shoulders. The project also improved the Shadowfax Ln. intersection, improve the permanent Reclamation driveways along the roadway corridor, update roadway drainage, and enhance culverts to maintain drainage conductivity. Additionally, 3,000-LF of steel post MGS and end treatments were constructed to protect drainage features and Bureau of Reclamation property. Jacqueline was responsible for all aspects of the PS&E package, bidding, and construction support.

SR-70 Feather River Boulevard Interchange | Yuba County | Folsom, CA

Design Engineer | Dokken completed the final design, obtained final project approval and permits, and supported construction of a new modified L-1/L-9 configuration interchange to replace the existing at-grade intersection of Feather River Boulevard at State Route 70 (SR-70) in Yuba County. Jacqueline was responsible for providing specifications, signing and striping plans, and staged construction/traffic handling plans.

US-50/Western Placerville Interchanges | Placerville, CA

Design Engineer | Dokken prepared the Project Report (PR), Environmental Document (EIR/FONSI) and PS&E for improvements to the interchange, freeway, and overcrossing along US-50 between the Placerville Drive/Forni Road Interchange and the Ray Lawyer Drive Overcrossing and obtained ready-to-list status. Jacqueline was responsible for the preparation of the project Special Provisions as well as QA/QC of the PS&E package for Phase 1A and 1B of the project.

I-10/Portola Avenue Interchange | Palm Desert, CA

Design Engineer | This \$72 million project will construct an interchange in Palm Desert. The I-10/Portola Avenue Interchange has been in the works since 2008 and will construct an overpass with freeway connectors at Varner Road and Dinah Shore Drive. Portola currently stops at Dinah Shore and does not reach I-10. The design plan calls for realignment of Varner, which currently serves as a frontage road, as well as a grade separation between traffic and the UPRR tracks paralleling the freeway. Jacqueline was responsible for the preparation of the Caltrans Project Report.

Railroad Street Improvements | Elk Grove, CA

Task Order/Project Manager | This project reconstructed the existing Railroad Street from Elk Grove Blvd to its southern terminus and reconstruct a portion of Grove Street from Railroad Street along the Old Town Plaza. Improvements included curb, gutter and sidewalk, drainage improvements, and the construction of two new parking lots. Additionally, the project constructed new underground utilities to serve a future adjacent development. Jacqueline was responsible for the overall management of the PA&ED and PS&E phases as well as providing construction support. Construction of this project was completed Fall 2021.

Zach Liptak

ENVIRONMENTAL LEAD

Education

2014, BS Environmental Science, California State University, Sacramento

License / Certification

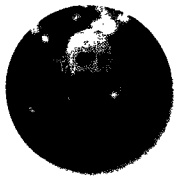
2015, Institute of Noise Control Engineers (INCE)

2015, Environmental Applications of GIS for ESRI ArcMap GIS Mapping Software

2015 FHWA Traffic Noise Model 2.5 (TNM 2.5)

Years of Experience

11 years (All w/ Dokken)



Mr. Zach Liptak is a Senior Environmental Planner/Noise and Air Specialist with 11 years of experience in the various stages of environmental compliance including NEPA/CEQA environmental documents, regulatory permits, and technical studies. Zach has experience in assisting with Federal and State

of California regulatory permitting and compliance with environmental laws and regulations. Zach is skilled in scoping, inventory, and analysis of environmental resources, specifically noise and air, that may be impacted by public works projects.

Zach is especially skilled in preparing complex environmental documents, such as combined CEQA/NEPA environmental documents, and in securing approvals of these documents from local agencies, Caltrans Districts and Headquarters. He accomplishes this through a deep understanding of environmental laws and regulations, Caltrans policies, and expert writing skills.

I-205/Chrisman Road Interchange | Tracy, CA

Lead Environmental Planner | This project will construct a new interchange along I-205 between I-5 and MacArthur Drive. The new interchange will connect existing Chrisman Road, currently a two-lane local roadway, to I-205, increasing mobility, relieving congestion at adjacent interchanges, and serving existing and planned development in the vicinity. Zach was responsible for preparing the environmental technical study addendums, including the Air Quality Report, Natural Environment Study, Community Impact Assessment, Noise Study Report, Visual Impact Memorandum, Water Quality Assessment, Historic Property Survey Report, Archaeological Survey Report, Cumulative Impact Assessment. Zach is assisted in the assessment of potential Vehicle Miles Traveled impacts and associated mitigation. Zach coordinated with Caltrans District 10 and the SB 743 Working Group at Caltrans Headquarters and obtained concurrence that the project is not anticipated to induce VMT, and no mitigation is necessary.

SR-108/North County Corridor | Stanislaus County

Lead Environmental Planner | This project will construct a new 18-mile-long state route alignment consisting of a multi-lane, access-controlled expressway/freeway, with interchanges, at-grade intersections, grade-separated railroad crossings, irrigation district crossings, frontage roads, and local street alignments. Zach is the primary environmental planner and author of the EIS/EIR for the

project and facilitated Caltrans approval of all materials used in the public hearing during circulation of the environmental document. Zach was also responsible for oversight of preparation of the Biological Assessment and Section 7 Consultation with USFWS and a Finding of No Adverse Effect and Programmatic Agreement with SHPO. Zach has continued coordination with Caltrans District 10 and revalidated the EIR/EIS and prepare for construction of the first phase of the project and coordination with regulatory agencies for permitting and has secured a 401, 404, and 1602 permits. Zach continues to coordinate with USFWS regarding mitigation for impacts to California tiger salamander habitat for the first phase of the project, anticipated to be constructed in 2024.

SR-99/Pelandale Interchange | Modesto, CA

Environmental Planner | Dokken prepared the PA&ED, Supplemental PR and delivered 100% PS&E for the reconstruction of the Pelandale Avenue Interchange at SR-99 for the City of Modesto. The project completely reconstructed the obsolete Pelandale Avenue Interchange; reconstructed the overcrossing, the SR-99 on- and off-ramps in new alignments; and constructed a southbound auxiliary lane. Zach was responsible for completing an environmental revalidation with Caltrans District 10 for the last construction phase of the project, which required biological, cultural, paleontological, and hazardous waste documentation in order to secure the CEQA/NEPA revalidation. Caltrans issued the environmental revalidation in less than a month from the time the supplemental documentation was started.

US-50/Western Placerville Interchange Improvements | Placerville, CA

Lead Environmental Planner | This project constructed a new westbound auxiliary lane between Ray Lawyer Drive and the existing westbound off-ramp at Placerville Drive, a new westbound on-ramp from Ray Lawyer Drive onto US Highway 50 and reconstructed the westbound on-ramp onto US Highway 50. Zach was responsible for the preparation of the Air Quality Report, facilitating interagency consultation, modeling of the operational and construction air quality emissions, and air quality conformity analysis which received concurrence from FHWA. Zach was responsible for assisting in the preparation of technical studies requiring revalidations due to the phasing of the project. Zach also assisted in conducting biological surveys for elderberry shrubs as well as conducting tree surveys of nearly 1,000 trees within the project area. Zach coordinated mitigation for impacts to regulated waters and trees to ensure compliance with the regulatory permits.

US-50/Empire Ranch Road Interchange | Folsom, CA

Environmental Planner | This project proposes to construct a new interchange on Route 50 at Empire Ranch Road and eastbound and westbound auxiliary lanes. Zach assisted with and prepared a multitude of technical studies for the project including the Noise Study Report, Noise Abatement Decision Report, the Visual Impact Assessment, which included 3 renderings of the future conditions with the project and assisted with the preparation of the Supplemental Environmental Assessment / Environmental Impact Report for the project. The environmental document has been approved by Caltrans District 3 for circulation.

Jamie Formico, SR/WA, R/W-NAC, R/W-RAC

RIGHT OF WAY MANAGER

Education

2001, BS Criminal Justice, California State University, Sacramento
Completed Course: Eminent Domain Law Basics for the Right of Way Professional (IRWA)

License / Certification

CA Licensed Real Estate Broker, #01445531
CA Licensed Notary
Senior Right of Way Designation (SR/WA)
Negotiations Certification (R/W-NAC)
Relocation Certification (R/W-RAC)

Years of Experience

22 years (9 w/ Dokken)



Ms. Jamie Formico has over 22 years of project management, real property acquisition, and railroad coordination experience. She is an active member of the International Right of Way Association, past Vice Chair of the International Transportation Committee, and past president for Chapter 27. Below is a summary of her experience.

Harlan Road Realignment | Lathrop, CA

Right of Way Manager | Proposed development projects within San Joaquin County will cause the I-5 interchange at Roth Road, within the City of Lathrop, to operate at an acceptable level. This project will realign Harlan Road at Roth Road to make way for the future interchange project. Jamie is responsible for overseeing all right of way aspects including right of way cost estimates, permit to enters, appraisals, appraisal reviews, title research, acquisitions, residential and non-residential relocations, escrow coordination, and right of way certification coordination.

US-50/Western Placerville Interchanges | Placerville, CA

Right of Way Manager | Dokken prepared the Project Report (PR), Environmental Document (EIR/FONSI) and PS&E for improvements to the interchange, freeway, and overcrossing along US-50 between the Placerville Drive/Forni Road Interchange and the Ray Lawyer Drive Overcrossing and obtained ready-to-list status. Jamie was responsible for managing the staff's completion of waivers, appraisals and appraisal reviews.

Gold Hill Road Over Auburn Ravine Bridge | Placer County

Right of Way Manager | The project replaced the existing Auburn Ravine Bridge with a structurally sufficient bridge and widened the roadway approaches to meet current design standards. Jamie was responsible for the management of appraisals, appraisal reviews and acquisition services associated with 9 parcels.

SR 12/26 Intersection Improvement | Calaveras County

Right of Way Manager | The project involved improvements to the intersection which consisted of widening SR 12/26 with the

addition of a free right movement from northbound SR 26 onto the eastbound SR 12/26 and a left turn pocket from westbound 12/26 onto southbound SR 26 as well as provide pedestrian facilities. These improvements are necessary to reduce traffic congestion and improve overall traffic operations at the SR 12/26 intersection for both existing and future conditions. Jamie was responsible for managing all aspects of right of way including appraisal and acquisition services required for the project.

Avenue 416/El Monte Way | Dinuba, CA

Right of Way Manager | The project consisted of the widening of three miles of Avenue 416/El Monte Way from Road 56 to just west of Road 80 and included the acquisition of over 90 parcels and 20 relocations. This phase included safety improvements of the at-grade crossing of the San Joaquin Valley and Union Pacific Railroads at the intersection of Avenue 416/El Monte Way and Euclid Avenue. Jamie was responsible for the management of appraisals, appraisal reviews and acquisition services associated with 45 parcels.

State Route 18/Apple Valley Road Intersection Realignment | Town of Apple Valley

Right of Way Manager | The project proposes to improve the State Route 18 (SR-18)/Apple Valley Road Intersection located in the Town of Apple Valley. The project would improve the SR-18/Apple Valley Road intersection by widening the four legs of the intersection to allow additional approach and turn lanes and smooth road profiles to provide better rideability and sight distance for motorists. Jamie was responsible for the management of appraisals, appraisal reviews and acquisition services associated with 4 parcels.

SR-49 Mountain Ranch Road | Calaveras County

Right of Way Manager | Dokken provided engineering design, environmental and right of way services to improve two segments of Mountain Ranch Road. Jamie was responsible for the management of appraisals, appraisal reviews and acquisition services associated with 3 parcels.

Bollea Road Bridge Replacement | San Joaquin County

Right of Way Manager | The purpose of the Project is to remove the existing structurally deficient bridge along Bollea Road and replace with a new bridge. The Project consists of replacing an existing bridge along Bollea Road with a new two-lane concrete slab bridge. Construction activities include pile driving, structure demolition, excavation, and construction, roadway excavation and construction, and stream channel work. Jamie was responsible for managing the appraisals and appraisal reviews required for this project.



COST PROPOSAL - HOURS BREAKDOWN BY TASK
CITY OF LATHROP
ROTH ROAD AND INTERSTATE 5 INTERCHANGE

| TASK DESCRIPTION | DKS ASSOCIATES | | | | | | | | | | UNICO ENGINEERING | | | | | | GRAND TOTAL COSTS | | |
|--|-----------------|--|---------------------------|-----------------------------------|--------------------|------------------------------|------------------------------|------------------------------|--------------------------------|-------------|-------------------|---------------------------|-------------------|--------------|--------------------------------|-------------|-------------------|--------------------|-------------------|
| | Project Manager | Senior Engineering / Planning Specialist | Senior Planner / Engineer | Engineering / Planning Specialist | Planner / Engineer | Associate Planner / Engineer | Associate Planner / Engineer | Assistant Planner / Engineer | Outreach / Project Coordinator | TOTAL HOURS | TOTAL COST | Rob Markes Survey Manager | Staff Party Chief | Staff Rodman | Todd Jordan, PLS Land Surveyor | TOTAL HOURS | | OTHER DIRECT COSTS | GRAND TOTAL COSTS |
| BILLING RATES* | \$334 | \$234 | \$227 | \$224 | \$192 | \$160 | \$151 | \$138 | \$111 | 8 | 48 | \$11,409 | \$214 | \$208 | \$199 | \$129 | | \$44,019 | |
| Task 1.0 Project Management | 20 | | | | 20 | | | | | | 8 | | | | | | | 174 | \$26,679 |
| Task 1.1 Project Meetings | 20 | | | | 20 | | | | | | 8 | | | | | | | 114 | \$2,360 |
| Task 1.2 Progress Reports | | | | | | | | | | | | | | | | | | 8 | \$2,360 |
| Task 1.3 Progress Schedule | | | | | | | | | | | | | | | | | | 8 | \$4,720 |
| Task 1.4 Project Administration | | | | | | | | | | | | | | | | | | 16 | \$7,900 |
| Task 1.5 Quality Control | | | | | | | | | | | | | | | | | | 28 | \$22,580 |
| Task 2.0 Project Scoping | | | | | | | | | | | | | | | | | | 124 | \$6,100 |
| Task 2.1 Data Collection and Review | | | | | | | | | | | | | | | | | | 32 | \$4,250 |
| Task 2.2 Purpose and Need Development | | | | | | | | | | | | | | | | | | 22 | \$5,320 |
| Task 2.3 Field Review | | | | | | | | | | | | | | | | | | 28 | \$6,910 |
| Task 2.4 Define Project Study Area | | | | | | | | | | | | | | | | | | 42 | \$28,405 |
| Task 3.0 Environmental Documentation | | | | | | | | | | | | | | | | | | 183 | \$1,300 |
| Task 3.1 Hazardous Waste Initial Site Assessment (ISA) Checklist | | | | | | | | | | | | | | | | | | 11 | \$1,300 |
| Task 3.2 Environmental Constraints Analysis | | | | | | | | | | | | | | | | | | 75 | \$13,775 |
| Task 3.3 Preliminary Environmental Analysis Report | | | | | | | | | | | | | | | | | | 97 | \$60,992 |
| Task 4.0 Alternatives Analysis | | | | | | | | | | | | | | | | | | 370 | \$428 |
| Task 4.1 Land Surveying | | | | | | | | | | | | | | | | | | 52 | \$428 |
| Task 4.2 Conceptual Alternatives | | | | | | | | | | | | | | | | | | 68 | \$428 |
| Task 4.3 Cost Estimate | | | | | | | | | | | | | | | | | | 160 | \$23,880 |
| Task 4.4 Schedule | | | | | | | | | | | | | | | | | | 40 | \$7,360 |
| Task 4.5 Alternative Base Maps | | | | | | | | | | | | | | | | | | 24 | \$4,720 |
| Task 5.0 Engineering Studies | | | | | | | | | | | | | | | | | | 78 | \$12,090 |
| Task 5.1 Storm Water Data Report | 34 | 16 | 32 | 20 | 56 | 40 | 40 | 46 | | | 284 | \$56,393 | | | | | | 452 | \$86,093 |
| Task 5.2 Traffic Engineering Performance Assessment | 34 | 16 | 32 | 20 | 56 | 40 | 40 | 46 | | | 284 | \$56,393 | | | | | | 58 | \$9,990 |
| Task 5.3 Life Cycle Cost Analysis | | | | | | | | | | | | | | | | | | 299 | \$59,978 |
| Task 5.4 Survey Needs Questionnaire | | | | | | | | | | | | | | | | | | 53 | \$9,175 |
| Task 5.5 Utility A Letters and Base Mapping | | | | | | | | | | | | | | | | | | 15 | \$2,805 |
| Task 6.0 Public Information Coordination | | | | | | | | | | | | | | | | | | 27 | \$4,145 |
| Task 6.1 Project Fact Sheet | | | | | | | | | | | | | | | | | | 40 | \$9,260 |
| Task 6.2 Public Requests for Information | | | | | | | | | | | | | | | | | | 19 | \$4,405 |
| Task 7.0 Project Study Report - Project Development Support | | | | | | | | | | | | | | | | | | 21 | \$4,855 |
| Task 7.1 Transportation Planning Scoping Information Sheet | | | | | | | | | | | | | | | | | | 458 | \$79,540 |
| Task 7.2 Right of Way/Utilities Conceptual Cost Estimate | | | | | | | | | | | | | | | | | | 66 | \$11,530 |
| Task 7.3 Risk Register | | | | | | | | | | | | | | | | | | 90 | \$14,760 |
| Task 7.4 Design Scoping Index | | | | | | | | | | | | | | | | | | 40 | \$7,680 |
| Task 7.5 Draft PSR-PDS | | | | | | | | | | | | | | | | | | 12 | \$2,980 |
| Task 7.6 Final PSR-PDS | | | | | | | | | | | | | | | | | | 160 | \$27,380 |
| TOTAL HOURS | 54 | 16 | 32 | 20 | 76 | 40 | 40 | 46 | 8 | 332 | 4 | 16 | 16 | 16 | 52 | | | 1,801 | \$330,889 |
| TOTAL COST | \$18,013 | \$3,751 | \$7,262 | \$4,473 | \$14,625 | \$6,417 | \$6,032 | \$6,339 | \$889 | \$67,802 | \$857 | \$3,323 | \$3,178 | \$2,056 | \$428 | \$9,842 | \$1,728 | | \$330,889 |

*Billing Rates will be adjusted in January of each Calendar year by 5%, rounded to the ne



1000 ft

ITEM 4.12

CITY MANAGER'S REPORT NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING

ITEM: ACCEPT PUBLIC IMPROVEMENTS ASSOCIATED WITH EP NO. 2019-35, LOCATED AT 231 AND 240 TOWNE CENTRE DRIVE FROM BLUE MOUNTAIN CONSTRUCTION SERVICES, INC.

RECOMMENDATION: Adopt Resolution Accepting Public Improvements Associated with Encroachment Permit No. 2019-35, Located at 231 and 240 Towne Centre Drive, from Blue Mountain Construction Services, Inc.

SUMMARY:

Blue Mountain Construction Services, Inc., (Blue Mountain, Inc.) the developer of the Towne Centre Apartments located at 231 and 240 Towne Centre Drive, completed the public improvements associated with Encroachment Permit No. (EP) 2019-35. A Vicinity Map is included in Attachment "B".

Staff has inspected the improvements and they have been deemed complete and in accordance with the approved plans and specifications by the City Engineer. The approximate value of the improvements constructed is \$93,000, as shown in the GASB 34 Report included as Attachment "C".

Blue Mountain, Inc. submitted lien releases confirming all sub-contractors and suppliers have been paid in full and a one-year warranty bond (based on 10% of the GASB 34 Report) for the improvements to be accepted.

Staff requests City Council accept the public improvements associated with the EP 2019-35.

BACKGROUND:

The City of Lathrop Planning Commission approved the Administrative Application No 16-84 (AA-16-84) and Minor Variance No 17-18 (MV-17-18) on July 25, 2017 to construct a new 62-unit apartment complex with public improvements on an approximately 2.5 acre site for the Towne Centre Apartments (Phase 1) at 240 Towne Centre Drive. Phase 1 consisted of three, 3-story buildings including two commercial store fronts, a recreation room/club house (cabana), swimming pool with spa, patio area with outdoor furniture, 112 vehicle parking stalls.

The City of Lathrop Planning Commission approved the Site Plan Review No 18-72 (SPR-18-72) by Resolution 18-28 on September 19, 2018 to construct a new 84-unit apartment complex with public improvements on an approximately 3.4 acre site for the Towne Centre II Apartments (Phase 2) at 231 Towne Centre Drive.

CITY MANAGER’S REPORT **PAGE 2**
NOVEMBER 13, 2023, CITY COUNCIL REGULAR MEETING
ACCEPT PUBLIC IMPROVEMENTS ASSOCIATED WITH EP 2019-35, LOCATED
AT 231 AND 240 TOWNE CENTRE DRIVE, FROM BLUE MOUNTAIN
CONSTRUCTION SERVICES, INC.

Phase 2 consisted of three 3-story and two 2-story buildings, including 178 vehicle parking stalls.

The Conditions of Approval (COAs) associated with the entitlements of the projects required the installation of frontage improvements along Towne Centre Drive, including but not limited to paving, landscaping, lighting, and sidewalk.

Construction of the utility and frontage improvements is complete, and the approximate value of the improvements proposed to be accepted is \$93,000, as shown in the GASB 34 Report. These improvements have been inspected by staff and have been deemed complete to approved plans and to City specifications by the City Engineer. Blue Mountain, Inc. provided a performance bond (No. 7000001020) with EP 2019-35 in the amount shown in Table 1 below that guaranteed the construction of the offsite improvements. The performance bond will be released and replaced with the warranty bond upon acceptance of the improvements.

Table 1

| Description | Performance Bond | Warranty Bond Number & Amount |
|--------------------------------|-------------------------|--|
| Encroachment Permit 2019-35 | 7000001020 \$107,200 | \$9,300 |

REASON FOR RECOMMENDATION:

Staff has inspected the improvements listed in the GASB 34 Report and they have been deemed complete in accordance with the approved plans and specifications by the City Engineer. Blue Mountain, Inc. has submitted lien releases for the improvements being accepted. Staff has received the one-year warranty bond and as-built drawings for said improvements.

FISCAL IMPACT:

The GASB 34 report attached details the \$93,000 expended on the improvements proposed to be accepted. The future operating and maintenance costs of these improvements will be funded by the Council approved Community Facilities District 2004-01.

The one-year warranty bond covers any repairs or replacements that become necessary during the one-year period, beginning with this acceptance, due to defective materials or workmanship in connection with the completed improvements.

CITY MANAGER'S REPORT **PAGE 3**
NOVEMBER 13, 2023, CITY COUNCIL REGULAR MEETING
ACCEPT PUBLIC IMPROVEMENTS ASSOCIATED WITH EP 2019-35, LOCATED
AT 231 AND 240 TOWNE CENTRE DRIVE, FROM BLUE MOUNTAIN
CONSTRUCTION SERVICES, INC.

ATTACHMENTS:

- A. Adopt Resolution Accepting Public Improvements Associated with Encroachment Permit No. 2019-35, Located at 231 and 240 Towne Centre Drive, from Blue Mountain, Inc.
- B. Vicinity Map
- C. GASB 34 Report – 231 and 240 Towne Centre Drive

CITY MANAGER'S REPORT
NOVEMBER 13, 2023, CITY COUNCIL REGULAR MEETING
ACCEPT PUBLIC IMPROVEMENTS ASSOCIATED WITH EP 2019-35, LOCATED
AT 231 AND 240 TOWNE CENTRE DRIVE, FROM BLUE MOUNTAIN
CONSTRUCTION SERVICES, INC.

APPROVALS:



Veronica Albarran
Junior Engineer

10/16/2023
Date



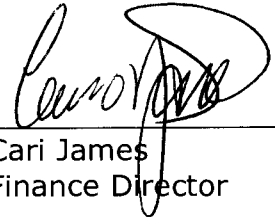
Ken Reed
Senior Construction Manager

10-20-23
Date



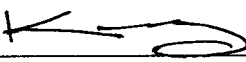
Brad Taylor
City Engineer

10/16/2023
Date



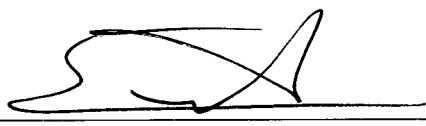
Cari James
Finance Director

10/26/2023
Date




Michael King
Assistant City Manager

10/17/2023
Date



Salvador Navarrete
City Attorney

10-16-2023
Date



Stephen J. Salvatore
City Manager

11-16-23
Date

RESOLUTION NO. 23-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP ACCEPTING PUBLIC IMPROVEMENTS ASSOCIATED WITH ENCROACHMENT PERMIT NO. 2019-35, LOCATED AT 231 AND 240 TOWNE CENTRE DRIVE, FROM BLUE MOUNTAIN CONSTRUCTION SERVICES, INC.

WHEREAS, the City of Lathrop Planning Commission approved the Administrative Application No 16-84 (AA-16-84) and Minor Variance No 17-18 (MV-17-18) on July 25, 2017 to construct a new 62-unit apartment complex with associated improvements for the Towne Centre Apartments (Phase 1) at 240 Towne Centre Drive; and

WHEREAS, the City of Lathrop Planning Commission approved the Site Plan Review No 18-72 (SPR-18-72) by Resolution 18-28 on September 19, 2018 to construct a new 84-unit apartment complex with associated improvements for the Towne Centre II Apartments at 231 Towne Centre Drive; and

WHEREAS, the Conditions of Approval (COAs) associated with the entitlements of the projects required the installation of frontage improvements along Towne Centre Drive, including but not limited to paving, landscaping, lighting, and sidewalk; and

WHEREAS, construction of the utility and frontage improvements are complete and the approximate value of the improvements proposed to be accepted is \$93,000, as shown in the GASB 34 Report; and

WHEREAS, Blue Mountain Construction Services, Inc. (Blue Mountain, Inc.) provided a performance bond (No. 7000001020) with Encroachment Permit No. (EP) 2019-35 in the amount shown in Table 1 below that guaranteed the construction of the offsite improvements. The performance bond will be released and replaced with the warranty bond by the City Engineer upon acceptance of the improvements

Table 1

| Description | Performance Bond | Warranty Bond Number & Amount |
|--------------------------------|-------------------------|--|
| Encroachment Permit 2019-35 | 7000001020 \$107,200 | \$9,300 |

; and

WHEREAS, staff has inspected the improvements listed in the GASB 34 Report and they have been deemed complete and in accordance with the approved plans and specifications by the City Engineer; and

WHEREAS, Blue Mountain, Inc. has submitted lien releases for the improvements being accepted; and

WHEREAS, the City's maintenance costs will increase because of the additional improvements that have to be maintained. The future operating and maintenance costs of these improvements will be funded by the Council approved Community Facilities District 2004-01.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop does hereby accept the public improvements associated with EP No. 2019-35 from Blue Mountain, Inc. located at 231 and 240 Towne Centre Drive.

PASSED AND ADOPTED by the City Council of the City of Lathrop this 13th day of November 2023, by the following vote:

AYES:

NOES:

ABSTAIN:


ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas
City Clerk

APPROVED AS TO FORM:



Salvador Navarrete
City Attorney



SCALE: 1" = 100'
DATE: OCTOBER 25, 2023

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 10/13/2023

Project Name: Towne Centre Apartments Offsite Improvement Plans

| <u>Item</u> | <u>Unit</u> | <u>Qty</u> | <u>Unit Price</u> | <u>Amount</u> |
|--|-------------|------------|-------------------|---------------------|
| Concrete Sidewalk | SF | 6,420 | \$ 8.00 | \$ 51,360.00 |
| Driveway Approach | EA | 3 | \$ 3,276.00 | \$ 9,828.00 |
| Handicap Ramps | EA | 3 | \$ 1,460.00 | \$ 4,380.00 |
| Traffic Striping & Signing | LF | 330 | \$ 5.00 | \$ 1,650.00 |
| | | | | |
| 18" Storm Drain Pipe | LF | 54 | \$ 54.00 | \$ 2,916.00 |
| Manholes (<i>type II</i>) | EA | 1 | \$ 3,000.00 | \$ 3,000.00 |
| | | | | |
| 8" Sanitary Sewer Pipe | LF | 43 | \$ 32.00 | \$ 1,376.00 |
| | | | | |
| 8" Water Line (<i>including all appurtenances</i>) | LF | 203 | \$ 32.00 | \$ 6,496.00 |
| 1-1/2" Water Service | EA | 1 | \$ 1,500.00 | \$ 1,500.00 |
| 2-1/2" Water Service | EA | 1 | \$ 2,000.00 | \$ 2,000.00 |
| 3-1/2" Water Service | EA | 4 | \$ 2,000.00 | \$ 8,000.00 |
| | | | Total | \$ 93,000.00 |

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ITEM 4.13

**CITY MANAGER’S REPORT
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING**

ITEM: **ACCEPT PUBLIC IMPROVEMENTS ASSOCIATED WITH EP NO. 2022-133, LOCATED ON MOSSDALE ROAD, FROM BROWN SAND, INC.**

RECOMMENDATION: **Adopt Resolution Accepting Public Improvements Associated with Encroachment Permit No. 2022-133, Located on Mossdale Road from Brown Sand, Inc.**

SUMMARY:

Brown Sand, Inc. (Brown Sand) has completed the public improvements associated with Encroachment Permit (EP) 2022-133 and identified as Capital Improvement Project (CIP) PS 23-10, Mossdale Road Paving (Project). A Project Location Map is included as Attachment “B”.

Staff has inspected the improvements which have been deemed complete and in accordance with the approved plans and specifications by the City Engineer. The approximate value of the improvements constructed is \$224,113, as shown in the GASB 34 Report included as Attachment “C”.

Brown Sand submitted lien releases confirming all sub-contractors and suppliers have been paid in full, and a one-year warranty bond (based on 10% of the GASB 34 Report) for the improvements to be accepted.

Staff requests City Council accept the public improvements associated with EP No. 2022-133.

BACKGROUND:

On May 8, 2023 via Resolution 23-5281, City Council approved the creation of CIP PS 23-10, Mossdale Road Paving, and a reimbursement agreement with Brown Sand to fund a portion of the cost of an asphalt overlay and associated tasks for a segment of Mossdale Road (Work). The reimbursement agreement stipulated that the City would pay for half of the subject improvements up to \$135,000 upon City Engineer’s approval of the Work and acceptance by City Council.

The improvements include pavement grind-off and asphalt overlay of 3” depth and 24’ width along a 2,600’ segment of Mossdale Road from the I-5 grade separation to the south end of City maintenance. The project cost includes shoulder backing and traffic striping.

Construction of these improvements is complete and the approximate value of the improvements proposed for acceptance is \$224,113, as shown in the GASB 34 Report.

CITY MANAGER’S REPORT **PAGE 2**
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING
ACCEPT PUBLIC IMPROVEMENTS ASSOCIATED WITH EP NO. 2022-133,
LOCATED ON MOSSDALE ROAD FROM BROWN SAND, INC.

These improvements have been inspected by staff and deemed complete by the City Engineer. Brown Sand provided a Performance Bond (No. ES00008004) for EP 2022-133 in the amount shown in Table 1 below that guaranteed the construction of these improvements.

The guarantee will be released and replaced with a warranty bond by the City Engineer upon acceptance of the improvements. The warranty bond covers any repairs or replacements that become necessary during the one-year period, beginning with this acceptance, due to defective materials or workmanship in connection with the completed improvements. After the initial one-year warranty period, the maintenance cost of these improvements will be funded by the Council-approved operating budget.

Table 1

| Description | Performance Bond Number & Amount | Warranty Bond Number & Amount |
|---------------------------------|---|--|
| Encroachment Permit 2022-133 | ES00008004 \$270,000 | ES00008004 \$22,411 |

Staff requests City Council accept the public improvements associated with EP No. 2022-133 from Brown Sand, Inc., which will allow the City to reimburse Brown Sand \$112,057 for the City’s share of these improvements.

REASON FOR RECOMMENDATION:

Staff has inspected the improvements deemed complete and in accordance with the approved plans and specifications by the City Engineer. Brown Sand has submitted lien releases and a one-year warranty bond for the improvements being accepted.

FISCAL IMPACT:

The attached GASB 34 report details the \$224,113 expended on the improvements proposed for acceptance, the City’s cost for which is \$112,057. The City’s portion of the Project and will be funded from CIP PS 23-10, Mossdale Road Paving. The future maintenance cost of these improvements will be paid from Fund 2080 (Streets).

ATTACHMENTS:

- A. Resolution Accepting Public Improvements Associated with Encroachment Permit No. 2022-133, Located at 663 Mossdale Road, from Brown Sand, Inc.
- B. Project Location Map
- C. GASB 34 Report – 663 Mossdale Road

CITY MANAGER'S REPORT
NOVEMBER 13, 2023, CITY COUNCIL REGULAR MEETING
ACCEPT PUBLIC IMPROVEMENTS ASSOCIATED WITH EP NO. 2022-133,
LOCATED ON MOSSDALE ROAD, FROM BROWN SAND, INC.

APPROVALS:



Steven Hollenbeak
Assistant Engineer

10.2.23
Date



Ken Reed
Senior Construction Manager

10-2-2023
Date



Brad Taylor
City Engineer

10/24/2023
Date




Cari James
Finance Director

10/26/2023
Date



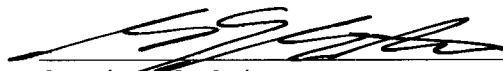
Michael King
Assistant City Manager

10.26.2023
Date



Salvador Navarrete
City Attorney

10.26.2023
Date



Stephen J. Salvatore
City Manager

11.6.23
Date

RESOLUTION NO. 23-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP ACCEPTING PUBLIC IMPROVEMENTS ASSOCIATED WITH ENCROACHMENT PERMIT NO. 2022-133 FROM BROWN SAND, INC., LOCATED ON MOSSDALE ROAD

WHEREAS, on May 8, 2023 via Resolution 23-5281, City Council approved the creation of Capital Improvement Project PS 23-10 Mossdale Road Overlay and a reimbursement agreement with Brown Sand, Inc. (Brown Sand) to fund a portion of the cost of an asphalt overlay and associated tasks on an approximately 2,600 foot long segment of Mossdale Road; and

WHEREAS, the Reimbursement Agreement stipulated that the City would fund half of the cost of the work associated with Encroachment Permit (E.P.) No. 2022-133 up to \$135,000; and

WHEREAS, construction of the overlay improvements are complete and the approximate value of the improvements proposed for acceptance is \$224,113, as shown in the GASB 34 Report; and

WHEREAS, Brown Sand provided a Performance Bond (No. ES00008004) for EP 2022-133 in the amount shown in Table 1 below that guaranteed the construction of the improvements. The guarantee will be released and replaced with the warranty bond by the City Engineer upon acceptance of the improvements; and

Table 1

| Description | Performance Bond Number & Amount | Warranty Bond Number & Amount |
|---------------------------------|---|--|
| Encroachment Permit 2022-133 | ES00008004 \$270,400 | ES00008004 \$22,411 |

WHEREAS, staff has inspected the improvements listed in the GASB 34 Report and they have been deemed by the City Engineer complete and in accordance with the approved plans and specifications; and

WHEREAS, Brown Sand has submitted lien releases and a warranty bond for the improvements being accepted; and

WHEREAS, staff requests City Council accept the public improvements associated with EP No. 2022-133 from Brown Sand, Inc.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop does hereby accept the public improvements located on Mossdale Road and constructed under EP No. 2022-133 from Brown Sand, Inc.; and

BE IT FURTHER RESOLVED, that the City Council of the City of Lathrop approves the transfer of unused funds from CIP PS 23-10 back to Fund 1010, Street Repair Reserves.

The foregoing resolution was passed and adopted this 13th day of November 2023, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:


ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas
City Clerk



Salvador Navarrete
City Attorney

ATTACHMENT B – PROJECT LOCATION MAP



City of Lathrop
 Project Acceptance
 (GASB 34 Report)

ATTACHMENT C

ATTACHMENT
" C "

Submitted By: CJ Boone, Brown Sand Inc.

Date: 11/13/2023

Project: CIP PS 23-10 Mossdale Road Overlay

±2,600' segment of Mossdale Road w/ approx. center:

Address: LAT 37.776488° - LONG -121.318090°

| SOFT COSTS | | | | Unit Price | Amount |
|------------|--|------|-----|---------------------------|---------------------|
| | | | | Subtotal: | \$0.00 |
| Item | Description | Unit | Qty | Unit Price | Amount |
| A | Asphalt Overlay: 2,600LF x 24'W x 3"D | | | | |
| 1 | <ul style="list-style-type: none"> •Asphalt: 62,400SF @ 3" Depth •Shoulder Backing: 10,400 SF @ 3" Depth •Traffic Striping: 2,600 LF Centerline •Traffic Striping: 5,200 LF Edgeline | LS | 1 | \$224,113.00 | \$224,113.00 |
| | | | | Subtotal: | \$224,113.00 |
| | | | | Hard Cost Subtotal | \$224,113.00 |
| | | | | Soft Cost Subtotal | \$0.00 |
| | | | | Total | \$224,113.00 |

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ITEM 4.14

CITY MANAGER'S REPORT NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING

ITEM: RATIFY THE PURCHASE OF AUTOMATIC LICENSE PLATE RECOGNITION SURVEILLANCE SYSTEM SOFTWARE AND HARDWARE FROM VIGILANT SOLUTIONS, LLC. FOR CIP GG 19-07 CITYWIDE SURVEILLANCE SYSTEM

RECOMMENDATION: Adopt a Resolution to Ratify the Purchase of Automatic License Plate Recognition Surveillance System Software and Hardware From Vigilant Solutions, LLC. for CIP GG 19-07 Citywide Surveillance System

SUMMARY:

The Lathrop Police Department finds the existing city surveillance system extremely useful during criminal investigations as it facilitates solving crimes and serves as a deterrent to criminal activities. The Automatic License Plate Recognition (ALPR) and surveillance cameras installed at River Islands Parkway and Golden Valley Parkway register an average of 530,000 vehicles per month traveling through this intersection, along with traffic accidents and other questionable activities.

After the creation of Capital Improvement Project (CIP) GG 19-07 Citywide Surveillance System, City Council approved the purchase and installation of ALPR and surveillance cameras in five (5) developmental areas of Lathrop. Upon installation of the approved cameras, city staff identified that additional ALPR cameras were required to capture roads with three (3) or more lanes of traffic in one direction. Staff reached out to Vigilant Solutions as the provider of the previously purchased ALPR cameras and requested quotes for additional ALPR cameras. Vigilant Solutions provided a quote of \$51,322.50 for the additional ALPR surveillance cameras. The City Manager approved of the purchase as to avoid project delays. It is cost saving to have the ALPR cameras installed while work is being completed for another project in the same areas.

Staff is coordinating Capital Improvement Project PS 23-01 Traffic Signal Technology, to upgrade the City's traffic control system, approved by City Council on July 11th, 2022, and have the same vendor technicians installing equipment in the same areas of the City as Capital Improvement Project GG 19-07. This will reduce installation costs related to the CIP GG 19-07. The City Manager approved the purchase of the equipment to avoid delays due to supply chain constraints and demand. Tonight, staff is requesting City Council ratify the City Manager's approval of the purchase of software and hardware from Vigilant Solutions, LLC. for \$51,322.50.

**NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING
RATIFY THE PURCHASE OF AUTOMATIC LICENSE PLATE RECOGNITION
SURVEILLANCE SYSTEM SOFTWARE AND HARDWARE FROM VIGILANT
SOLUTIONS, LLC. FOR CIP GG 19-07 CITYWIDE SURVEILLANCE SYSTEM**

BACKGROUND:

The Automatic License Plate Recognition (ALPR) and surveillance cameras installed at River Islands Parkway and Golden Valley Parkway register an average of 530,000 vehicles per month traveling through this intersection, along with traffic accidents and other questionable activities. Law enforcement has been able to use the surveillance system to assist them with their investigations by providing evidence regarding crimes such as:

- Burglary
- Arson
- Theft
- Assault
- Hit and Run
- Vandalism
- Dumping
- Speeding
- Robbery
- Reckless Driving

After the creation of Capital Improvement Project (CIP) GG 19-07 Citywide Surveillance System, City Council approved the purchase and installation of ALPR and surveillance cameras in five (5) developmental areas of Lathrop. Upon installation of the approved cameras, city staff identified that additional ALPR cameras were required to capture roads with three (3) or more lanes of traffic in one direction. Vigilant Solutions provided a quote of \$51,322.50 for the ALPR surveillance cameras.

Staff reached out to Vigilant Solutions requested quotes for the additional ALPR cameras. Vigilant Solutions, LLC has confirmed to the City to be the sole copyright owner, manufacturer and distributor of the license plate recognition hardware and software, which is currently installed and utilized at various major intersections within the City for CIP GG 19-07. Vigilant Solutions, LLC hardware is the only hardware able to capture, collect and transmit data ("communicate") with Vigilante Solutions, LLC proprietary software, therefore, this purchase with Vigilante Solutions, LLC is necessary to ensure that the new, additional cameras and software system that needs to be purchased is able to integrate and communicate with the cameras and software system currently installed and utilized throughout the City. Pursuant to Lathrop Municipal Code (LMC) 2.36.110 (A), this purchase is considered a sole source purchase which is exempt from bidding procedure because the additional, necessary license plate recognition cameras and software can only be purchased from Vigilant Solutions, LLC as they own the copyright to their proprietary products and no similar substitute exists that would integrate and communicate with the City's current license plate recognition software system.

To reduce expense for the configuration of the equipment, staff is coordinating with Capital Improvement Project PS 23-01 Traffic Signal Technology by having the same vendor technicians working on the intersections for Capital Improvement Project PS 23-01 configure the equipment for Capital Improvement Project GG 19-07. This will save the City in expenses for the configuration. It is essential that the equipment for

NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING**RATIFY THE PURCHASE OF AUTOMATIC LICENSE PLATE RECOGNITION SURVEILLANCE SYSTEM SOFTWARE AND HARDWARE FROM VIGILANT SOLUTIONS, LLC. FOR CIP GG 19-07 CITYWIDE SURVEILLANCE SYSTEM**

Capital Improvement Project GG 19-07 arrive while the technicians are completing work in the area for Capital Improvement Project PS 23-01 to reduce expenses. The City Manager approved the orders for equipment to avoid project delays due to supply chain constraints and demand. Tonight, staff is requesting City Council ratify the City Manager's approval of the purchase of software and hardware from Vigilant Solutions, LLC. for \$51,332.50.

REASON FOR RECOMMENDATION:

The proposed Surveillance System ordered through Vigilant Solutions, LLC. for CIP GG 19-07 Citywide Surveillance System represents an effort to utilize technology to enhance crime prevention and residents safety while expediting crime investigations.

FISCAL IMPACT:

The purchases from Vigilant Solutions, LLC for \$51,332.50 is within the balance available in CIP GG 19-07. The budget is sufficient to cover the full cost of the equipment.

ATTACHMENTS:

- A. Resolution of the City Council of the City of Lathrop to Ratify the Purchase of Automatic License Plate Recognition Software, Hardware and Configuration from Vigilant Solutions, LLC. for CIP GG 19-07.
- B. Purchase order with Vigilant Solutions, LLC.


CITY MANAGER'S REPORT **PAGE 4**
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING
RATIFY THE PURCHASE OF AUTOMATIC LICENSE PLATE RECOGNITION
SURVEILLANCE SYSTEM SOFTWARE AND HARDWARE FROM VIGILANT
SOLUTIONS, LLC. FOR CIP GG 19-07 CITYWIDE SURVEILLANCE SYSTEM

APPROVALS:



Tony Fernandes
Information Systems Director

10-30-2023
Date




Cari James
Finance Director

10/30/23
Date



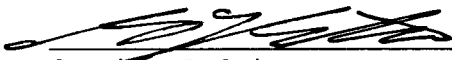
Michael King
Assistant City Manager

11-1-2023
Date



Salvador Navarrete
City Attorney

10.6.2023
Date



Stephen J. Salvatore
City Manager

11.6.23
Date

RESOLUTION NO. 23 -

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP RATIFY THE PURCHASE OF AUTOMATIC LICENSE PLATE RECOGNITION SURVEILLANCE SOFTWARE AND HARDWARE FROM VIGILANT SOLUTIONS, LLC. FOR CIP 19-07 CITYWIDE SURVEILLANCE SYSTEM

WHEREAS, at the April 8th, 2019 City Council Meeting, Council approved a resolution to create CIP GG 19-07 Citywide Surveillance System; and

WHEREAS, at the May 8th, 2023 City Council Meeting, Council approved the purchase of ALPR camera surveillance system from Vigilant Solutions, LLC for CIP GG 19-07; and

WHEREAS, the Lathrop Police Department finds the existing city surveillance system extremely useful during criminal investigations as it facilitates solving crimes and serves as a deterrent to criminal activities; and

WHEREAS, city staff identified that additional ALPR cameras were required to capture roads with three (3) or more lanes of traffic in one direction; and

WHEREAS, Vigilant Solutions, LLC has confirmed to the City to be the sole copyright owner, manufacturer and distributor of the license plate recognition hardware and software, which is currently installed and utilized at various major intersections within the City for CIP GG 19-07; and

WHEREAS, pursuant to LMC 2.36.110 (A), this purchase is considered a sole source purchase which is exempt from bidding procedure because the additional, necessary license plate recognition cameras and software can only be purchased from Vigilant Solutions, LLC as they own the copyright to their proprietary products and no similar substitute exists that would integrate and communicate with the City's current license plate recognition software system; and

WHEREAS, at staff request, Vigilant Solutions provided a quote of \$51,322.50 for the ALPR surveillance cameras; and

WHEREAS, the City Manager approved the orders for equipment to avoid project delays due to supply chain constraints and demand.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Lathrop does hereby ratify the City Manager's signature approval of the purchase of additional automatic license plate recognition (ALPR) surveillance system software and hardware from Vigilant Solutions, LLC. in the amount of \$51,322.50 for CIP GG 19-07 Citywide Surveillance System.

The foregoing resolution was passed and adopted this 13th day of **November 2023**, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney



Bill To
 390 Towne Centre Dr
 Lathrop, CA 95330

Purchase Order

No. 2024-00000206

Date 8/29/2023

Resolution

The parties to this agreement are:

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES, SHIPPERS, BILL OF LADING AND CORRESPONDENCE

Vendor No. 3401

DELIVER BY

Vendor
 VIGILANT SOLUTIONS, LLC
 P.O. BOX 841001
 DALLAS, TX 75284-1001

Ship To
 390 Towne Centre Dr
 Lathrop, CA 95330

SHIP VIA
FREIGHT TERMS
PAGE 1 of 3
ORIGINATOR Emily Malay

| QUANTITY | UNIT | DESCRIPTION | UNIT COST | TOTAL COST |
|----------|------|-----------------------------|---------------|-------------|
| 1.00 | EACH | LPR -L5F Hub Unit Package | \$41,800.0000 | \$41,800.00 |
| 1.00 | EACH | Technical Support for LPR's | \$4,535.0000 | \$4,535.00 |
| 1.00 | EACH | Delivery | \$1,330.0000 | \$1,330.00 |
| 1.00 | EACH | Tax | \$3,657.5000 | \$3,657.50 |

The contractor agrees to furnish all labor, equipment and materials necessary to perform the services describe herein and agrees to comply with the terms and conditions identified below which are made a part hereof by this reference (Outline exact detail what is to be done, where is to be done and include work specifications, if applicable.)

\$51,322.50

DocuSigned by:

 9/5/2023
 CITY OF LATHROP
 RECOMMENDED FOR APPROVAL DATE

DocuSigned by:

 9/5/2023
 31693E4D9ESC496
 VENDOR (Signature)
 APPROVED BY DATE

10.11.23
 CITY OF LATHROP
 APPROVED BY DATE

kelly Bluth 9/5/2023
 VENDOR (Print Name)
 APPROVED BY DATE

Special Instructions

Additional Cameras for the Intersections CIP GG 19-07

Page 2 of 3
STANDARD PURCHASE ORDER
TERMS AND CONDITIONS

1. **ACCEPTANCE** Acceptance of this Purchase Order, whether by written acknowledgement or by performance by Seller, shall be upon the terms and conditions hereof; no other terms or conditions shall be binding on Buyer unless written approval thereof specifically referring to such other terms and conditions shall have been given to Seller.
2. **INVOCES** Separate invoice shall be supplied for each Purchase Order shipment. Each invoice shall be itemized and shall show Contract Number, terms, discounts, date of shipment or service dates, and Purchase Order Number. Failure to show said items may result in delay of payment with all rights reserved, including cash discounts. The Vendor name on this Purchase Order resulted from a quotation signed in the same name. Payment will not be made to a firm name other than that shown on the face hereof without written assignment.
3. **PAYMENT TERMS** Seller shall receive payment either by One-Time payment (Lump Sum), Monthly or Quarterly ITEMIZED INVOICE. All payments are in arrears.
4. **ORDER CHANGES** The Buyer shall have the right from time to time by written notices to make changes in quantities and/or delivery dates of any article, material, or services covered by this Purchase Order prior to the time the item or items are actually placed into final production by the Seller. If such changes are made after the article, material, or services are placed into final production by the Seller and such changes cause a substantial increase or decrease in Seller's performance will be made and this order will be modified in writing accordingly, provided that any claim for adjustment must be asserted by the Seller within a reasonable time (in no case to exceed twenty days) after the change is ordered.
5. **SHIPPING** Seller will indicate plainly the Purchase Order Number on all bills of lading, all goods shipped pursuant to said order, and on all invoices, freight bills, and packages. Each package must contain a memorandum showing Seller's name, contents of package, and Purchase Order Number.

Shipments of goods specified on this Purchase Order number should result in lowest possible freight rate unless otherwise specified by Buyer. Penalties or increased charges due to failure to observe this provision will be charged to Seller.

Shipping costs for goods on back order shall be paid only at the rate which would have been applicable had the complete order been shipped at one time. All excess costs shall be borne by Seller. Partial shipments must be identified as such on shipping memoranda and invoices.


When shipping, Seller will make no declaration of value to carried, except where shipment is subject to released value ratings.

Any materials supplied to City which are covered by the OSHA Hazard Communication Standard must be accompanied by the applicable Material Safety Data Sheet (MSDS) at the time of delivery.
6. **DELIVERY** Unless otherwise expressly provided, Seller shall deliver all articles to Buyer's premises, free of all freight, handling, transportation, drayage, boxing and similar charges. All times in this contract are of the essence.
7. **TERMINATION** Buyer may terminate all or part of this contract, with or without cause. If buyer terminates without cause, then Buyer shall pay all reasonable termination charges incurred by Seller.
8. **DECLINE IN PRICES** Buyer shall be protected in the event of declining prices on the undelivered portion of this Purchase Order. If prices decline on items ordered, Seller may elect to meet priced reductions or other vendors, or its own lower prices to other purchasers, but if Seller should refuse to do so, Buyer shall have the right to cancel any or all of the balance due on this Purchase Order without cost to Buyer.
9. **FORCE MAJEURE** Neither Seller nor Buyer shall be liable for nonperformance due to causes beyond reasonable control. Where only a part of Seller's capacity to perform is excused under this paragraph, Seller must allocate production and deliveries among the various customers then under contract for similar goods during the period. The allocation must be made in a fair and equitable manner. Where either Seller or Buyer claims an excuse for nonperformance under this paragraph, it must give notice in writing to the other party. Seller shall not be obligated to sell, nor Buyer obligated to purchase, at a later date, that portion of the goods that Seller is unable to deliver or Buyer is unable to receive or use due to any excused cause. No goods are to be tendered by Seller after the expiration of the terms specified in this Purchase Order without consent of Buyer.
10. **WARRANTY** Seller warrants that all articles and services covered by this Purchase Order will conform to drawings, specifications, or samples and will be merchantable and of good material, design and workmanship, free from all defects, and suitable for the use intended. All articles will be subject to Buyer's inspection and rejection at the place of delivery. Defective articles may be returned to the Seller for full credit or replacement at the Seller's risk and expense, including transportation charges both ways, but no defective articles shall be replaced without formal replacement order signed by the Buyer.
11. **ASSIGNMENT** Neither party shall assign or transfer this Purchase Order without the written consent of the other.
12. **INDEMNITY** SELLER WARRANTS THAT GOODS FURNISHED UNDER THIS PURCHASE ORDER DO NOT INFRINGE ANY PATENT, TRADEMARK, OR TRADE NAME, OR COPYRIGHT AND AGREES TO INDEMNIFY AND SAVE HARMLESS BUYER OR ITS VENDEES FROM ANY AND ALL CLAIMS, SUITS, LIABILITIES, DAMAGES, LOSSES, OR EXPENSES INCURRED BY BUYER OR ITS VENDEES BY REASON OF ANY ALLEGED INFRINGEMENT OF ANY SUCH RIGHTS.

PAGE 3 OF 3

SELLER SHALL INDEMNIFY AND HOLD HARMLESS BUYER AND ITS AGENTS AND EMPLOYEES FROM AN AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK CAUSED BY ANY NEGLIGENT ACT OR OMISSION OF SELLER, ANY SUBCONTRACTOR, OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE. IN CASE OF CONCURRING FAULT, EACH PARTY SHALL BEAR ITS SHARE OF THE LOSS.

13. **BUYER'S PROPERTY.** Any property of Buyer in Seller's active or constructive possession or custody hereunder will be at Seller's risk, and Seller agrees to reimburse Buyer for any loss or damage to such property however caused.
14. **COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS.** By acceptance hereof, Seller Warrants:
 - (a) that all goods, merchandise, and materials delivered and services rendered hereunder will have been produced and provided in compliance with all requirements of the Fair Labor Standards Act of 1938, as amended, and
 - (b) that all goods, materials, and equipment delivered hereunder shall comply with the applicable federal standards prescribed by the Occupational Safety and Health Act of 1970, or as amended
 - (c) that Seller will comply with all applicable laws, rules and regulations of federal, state and local governments and agencies, thereof, including but not limited to Executive Orders 11246, 11701, and section 503 of Public Law 93-112, The Rehabilitation Act of 1973, the provisions of The Americans and Disabilities Act, Transient Employer Law (285.230 R. S. Mo. et seq.) and Excessive Unemployment Law (Section 290.550 et seq. R.S. Mo.) which are hereby incorporated by reference, unless this Purchase Order is exempt pursuant to said Executive Orders, or Acts and the regulations issued thereunder.
15. **WORKER'S COMPENSATION, EMPLOYER'S LIABILITY, AND GENERAL LIABILITY.** When work is performed on Buyer's premises, Seller agrees to carry at Seller's own expense:
 - (a) Worker's Compensation and Employer's Liability Insurance.
 - (b) General liability (including Contractual Liability and Products Liability/Completed Operations) Insurance and Auto Liability insurance each in amounts no less than \$1,000,000 per occurrence. Insurance certificates of such coverage shall be submitted to City Utilities' Risk Management upon request of Buyer.
16. **INSOLVENCY.** If Seller shall become insolvent, file a petition in bankruptcy, or shall make an assignment for the benefit of creditors, or if a receiver or trustee shall be appointed of or for any of Seller's property or business, the Purchase Order may be cancelled at Buyer's option without liability.
17. **TAXES.** Seller agrees to cooperate with Buyer in opposing the imposition of any tax on any article covered by this Purchase Order, the legality of which is questioned by Buyer, and in securing any abatement or any refund thereof sought by Buyer.
18. **FOREIGN SHIPMENTS.** Foreign shipments must be preceded by execution of formal Consular Invoice. At time of shipment, Ocean Bills of Lading, Consular Invoice, and Commercial Invoices, in triplicate, shall be forwarded directly to the Purchasing Agent issuing this Purchase Order.
19. **VENUE.** This Purchase Order shall be governed by the law of the State of California.
20. **BRANDING.** Seller warrants that all materials covered by this Purchase Order are not altered or misbranded within the meaning of the Federal Food, Drug and Cosmetic Act; not an article with may not, under provisions of Section 404 or 505 of said act, be introduced into interstate commerce, and not adulterated or misbranded within the meaning of the pure food and drug laws or the ordinances of any state or city which are applicable to such shipment or delivery, and Seller hereby agrees to indemnify and save the Buyer harmless from and against all claims, charges, action and proceedings brought against Buyer by any lawful government authority or by any person on account of any alleged adulteration or misbranding by Seller of any such material referred to above. Seller does no guarantee against any such material becoming adulterated or misbranded after delivery to Buyer by reason of causes beyond Seller's control.
21. **CONFLICTING TERMS.** In case of a conflict between these terms and conditions and those of a separate written contract signed by both Buyer and Seller, the written contract shall prevail.
22. **REVIEW OF RECORDS.** During the term of the purchase order/agreement and for three years thereafter, City of Lathrop (City) shall have the right to review Seller's records, only for the purposes of verifying claims for payment and compliance with the terms and conditions of the purchase order/agreement for at least three years after final payment.
23. **OFFSETTING BILLS.** City reserves the right to apply offsetting payments for goods and/or services that are due against delinquent utility bills which are due City.
24. **NON-EXCLUSIVE AGREEMENT.** The purchase order is a non-exclusive contract and City reserves the right to purchase same or like materials and/or services from other sources as City deems necessary and appropriate.

| | | | | | |
|---|---|--|--|---|-------------|
|  MOTOROLA SOLUTIONS | | Vigilant Solutions, LLC P.O Box 841001 Dallas, Texas 75202 (P) 925-398-2079 (F) 925-398-2113 | |  | |
| Issued To: | City of Lathrop - Attention: Tony Fernandes | | | Date: | 08-24-23 |
| Project Name: | L5F (Subscription) Multi-site update - Lathrop PD | | | Quote ID: | TCH-0030-01 |

PROJECT QUOTATION

We at Vigilant Solutions, LLC are pleased to quote the following systems for the above referenced project:

Fixed LPR Subscription Package Annual Cost

| Qty | Item # | Description |
|-----------------------|--------------|---|
| (3) | VSFS-L5F-HUB | Fixed LPR Subscription Package - L5F Hub Unit <ul style="list-style-type: none"> • Includes: <ul style="list-style-type: none"> ○ One (1) L5F LPR Camera w/ Comms Box ○ Cellular communication service plan sold separately ○ Camera Bracket (Pole or Wall), 30' Camera Cable ○ Annual Warranty ○ Shipping charges • Fee schedule: <ul style="list-style-type: none"> ○ 5-Year contract term required ○ Billed annually at the anniversary of purchase |
| (16) | VSFS-L5F-SPK | Fixed LPR Subscription Package - L5F Spoke Unit <ul style="list-style-type: none"> • Includes: <ul style="list-style-type: none"> ○ One (1) L5F LPR Camera ○ Comms Box not included ○ Cellular communication service plan sold separately ○ Camera Bracket (Pole or Wall), 30' Camera Cable ○ Annual Warranty ○ Shipping charges • Fee schedule: <ul style="list-style-type: none"> ○ 5-Year contract term required ○ Billed annually at the anniversary of purchase |
| Subtotal Price | | \$41,800.00 |

Technical Services

One Time Cost

| Qty | Item # | Description |
|-----------------------|-------------|--|
| (3) | SSU-SYS-COM | Vigilant System Start Up & Commissioning of 'In Field' LPR system <ul style="list-style-type: none"> • Vigilant technician to visit customer site • Includes system start up, configuration and commissioning of LPR system • Includes CDM/CDF Training • Applies to mobile (1 System) and fixed (1 Camera) LPR systems |
| Subtotal Price | | \$2,985.00 |
| (1) | VS-TRVL-01 | Vigilant Travel via Client Site Visit <ul style="list-style-type: none"> • Vigilant certified technician to visit client site • Includes all travel costs for onsite support services |
| Subtotal Price | | \$1,550.00 |

Delivery

| Qty | Item # | Description |
|-----------------------|-----------|---|
| (19) | VS-SHP-02 | Vigilant Shipping Charges - Fixed or Comms <ul style="list-style-type: none"> • Applies to each fixed camera LPR System • Or Communication Box Purchased without LPR System • Shipping Method is FOB Shipping |
| Subtotal Price | | \$1,330.00 |

Quote Notes:

1. All prices are quoted in USD and will expire 90 days from the date of the Quote.
2. This Quote will expire in 90 Days from the date of the Quote.
3. Returns or exchanges will incur a 15% restocking fee.
4. Orders requiring immediate shipment may be subject to a 15% QuickShip fee.
5. This Quote is provided per our conversation & details given by you - not in accordance to any written specification.
6. This Quote does not include anything outside the above stated bill of materials.
7. MSI's Master Customer Agreement: https://www.motorolasolutions.com/en_us/about/legal.html (and all applicable addenda) shall govern the products & services and is incorporated herein by this reference. Any free services provided under this offer are provided AS IS with no express or implied warranty
8. Hardware installation is not included.
9. Customer to provide bucket truck & traffic control for SSU&C.
10. Customer to provide all data communications and any fiber converters ro other data/comm hardware.
11. Annual subscription cost is \$48,400 per year. Based on (19) camera systems at \$2,200.00 per camera system, per year.

Quoted by: Kelly Bluth - 925-398-2079 - Kelly.Bluth@motorolasolutions.com

| | |
|-----------------------|--------------------|
| Subtotal Price | \$47,665.00 |
| Sales Tax | \$3,657.50 |
| Total Price | \$51,322.50 |

Contract Terms Acknowledgement

This Contract Terms Acknowledgement (this “**Acknowledgement**”) is entered into between **Vigilant Solutions, LLC**, a Delaware corporation (“**Vigilant**”) and the entity set forth in the signature block below (“**Customer**”). Vigilant and Customer will each be referred to herein as a “**Party**” and collectively as the “**Parties**”.

1. Contract Terms Acknowledgement. Customer acknowledges that they have received Statements of Work that describe the services provided on this Agreement. Parties acknowledge and agree that the terms of the Master Customer Agreement (“MCA”), including all applicable Addenda, shall apply to the Services set forth in the accompanying Ordering Document. Vigilant's Terms and Conditions, available at https://www.motorolasolutions.com/en_us/about/legal.html, including the Master Customer Agreement, is incorporated herein by this reference. By signing the signature block below, Customer certifies that it has read and agrees to the provisions set forth in this Acknowledgement and the signatory to this Acknowledgement represents and warrants that he or she has the requisite authority to bind Customer to this Acknowledgement.

2. Entire Agreement. This Acknowledgement, including the accompanying Ordering Document, supplements the terms of the MCA, applicable Addenda, and Ordering Documents entered between the Parties and forms a part of the Parties’ Agreement.

3. Disputes; Governing Law. Sections 12 – Disputes of the MCA is hereby incorporated into this Acknowledgement *mutatis mutandis*.

4. Execution and Amendments. This Acknowledgement may be executed in multiple counterparts and will have the same legal force and effect as if the Parties had executed it as a single document. The Parties may sign in writing or by electronic signature. An electronic signature, facsimile copy, or computer image of a signature will be treated, and will have the same effect as an original signature, and will have the same effect, as an original signed copy of this document. This Acknowledgement may be amended or modified only by a written instrument signed by authorized representatives of both Parties.

The Parties hereby enter into this Acknowledgement as of the last signature date below.

Customer: _____

Signature: _____

Name: _____

Title: _____

Email: _____

Date: _____



Fixed LPR Subscription, Fees and Payment Provision

I License Key: The Camera License Key (CLK) means an electronic license key that will permit the use of MSI’s LPR software to be used with standard MSI issued LPR cameras (one CLK per LPR camera) and select MSI Software Products.

II Offer Services: This Offer includes the following Hardware / Software Services / Software Products:

- Hardware:
 - HUB: 1 Fixed LPR Camera + 1 COMMs Box
 - SPOKE: 1 Fixed LPR Camera
- LPR Software Services / Software Products:
 - Standard Annual Hardware Warranty
 - MSI Managed/Hosted LPR Account
 - CarDetector LPR Software w/ all updates
 - Mobile Hit Hunter (for CarDetector Mobile LPR Software)
 - Unlimited Mobile Companion (for Android or iPhone) Single Plate Scan
- Optional Parking Services:
 - Parking Toolkit (software application)
 - Parking Integration (3rd party system integration)
 - Scofflaw Alerting Service

III Annual Subscription Fees (CLKs): The Service Fees applicable to each Subscription Period shall be as follows:

| Annual Subscription Fee per System | |
|---|------------|
| Annual Fee Per Hub | \$2,995.00 |
| Annual Fee Per Spoke | \$1,995.00 |

| Optional Services | |
|------------------------------------|-------------|
| Parking Enforcement System Toolkit | \$1,000.00 |
| Parking Integration Service | \$1,000.00 |
| Scofflaw Alerting Service | \$25,000.00 |

Area intentionally left blank



IN WITNESS WHEREOF, the undersigned has agreed to this rate sheet as of the Signature Date.

Company Name: _____

Signer's Name: _____

Signer's Email: _____

Signature Date: _____

Signature: _____

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**CITY MANAGER'S REPORT
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING**

ITEM: APPROVAL OF AGREEMENT BETWEEN THE CITY OF LATHROP AND RIVER ISLANDS ACADEMIES TO PROVIDE SCHOOL RESOURCE OFFICER SERVICES

RECOMMENDATION: Adopt Resolution Approving Agreement between the City of Lathrop and River Islands Academies to Provide School Resource Officer Services for the 2023-2024 School Year

SUMMARY:

The Lathrop City Council approved four (4) School Resource Officers (SRO) as part of the Lathrop Police Department. The Lathrop Police Department currently assigns two (2) SROs to River Islands Academies public school campuses in the City of Lathrop on a rotational basis. Having an SRO on campus enhances student and staff safety and fosters positive relationships between law enforcement and the school community.

The proposed agreement outlines the responsibilities of each party involved including indemnification to address potential liability associated with providing the SRO services.

Staff recommends City Council approve the agreement between the City of Lathrop and River Islands Academies to Provide School Resource Officer Services for the 2023-2024 School Year.

BACKGROUND:

The City of Lathrop's City Council recognizes the importance of school safety and approved four (4) SROs as part of the Lathrop Police Department. The SRO's primary focus is to provide law enforcement presence at the school campuses, promote positive relationships between law enforcement and students, and foster a partnership with the school's administration to create a safer learning environment.

The Lathrop Police Department currently assigns two (2) SROs to River Islands Academies public school campuses in the City of Lathrop on a rotational basis. The City of Lathrop and River Islands Academies are aligned with their shared commitment to prioritize the safety and welfare of the students and the school community. The proposed agreement outlines the responsibilities of each party and establishes mutual indemnification to address potential liability associated with providing SRO services.

CITY MANAGER'S REPORT **PAGE 2**
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING
AGREEMENT BETWEEN THE CITY OF LATHROP AND RIVER ISLANDS
ACADEMIES TO PROVIDE SCHOOL RESOURCE OFFICER SERVICES

REASON FOR RECOMMENDATION:

The Lathrop Police Department currently assigns two (2) School Resource Officers to River Islands Academies public school campuses. The proposed agreement outlines the responsibilities of each party and establishes mutual indemnification to address potential liability associated with providing the SRO services.

FISCAL IMPACT:

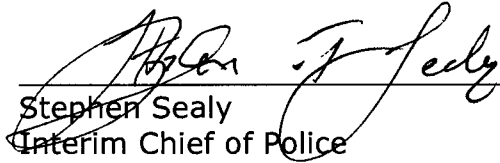
The personnel cost of the School Resource Officers assigned to River Islands Academies is included in the City of Lathrop's FY 23-24 Adopted Budget.

ATTACHMENTS:

- A. Resolution Approving Agreement between the City of Lathrop and River Islands Academies to Provide School Resource Officer Services for the 2023-2024 School Year
- B. Agreement between the City of Lathrop and River Islands Academies to Provide School Resource Officers for the 2023-2024 School Year

CITY MANAGER'S REPORT **PAGE 3**
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING
AGREEMENT BETWEEN THE CITY OF LATHROP AND RIVER ISLANDS
ACADEMIES TO PROVIDE SCHOOL RESOURCE OFFICER SERVICES

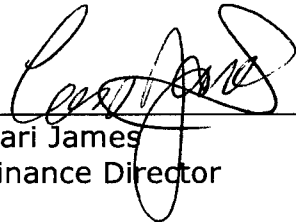
APPROVALS:



Stephen Sealy
Interim Chief of Police

10/16/23


Date



Cari James
Finance Director

10/26/23


Date



Salvador Navarrete
City Attorney

10-18-2023

Date



Stephen J. Salvatore
City Manager

11-1-23

Date

RESOLUTION NO. 23 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING AN AGREEMENT BETWEEN THE CITY OF LATHROP AND RIVER ISLANDS ACADEMIES TO PROVIDE SCHOOL RESOURCE OFFICER SERVICES FOR THE 2023-2024 SCHOOL YEAR

WHEREAS, the City Council approved four (4) School Resource Officers (SRO) as part of the Lathrop Police Department; and

WHEREAS, the Lathrop Police Department currently assigns two (2) SROs to River Islands Academies public school campuses in the City of Lathrop on a rotational basis; and

WHEREAS, the SRO's primary focus is to provide law enforcement presence at the school campuses, promote positive relationships between law enforcement and students, and foster a partnership with the school's administration to create a safer learning environment; and

WHEREAS, the City of Lathrop and River Islands Academies are aligned with their shared commitment to prioritize the safety and welfare of the students and the school community; and

WHEREAS, the proposed agreement outlines the responsibilities of each party and establishes mutual indemnification to address potential liability associated with providing the SRO services; and

WHEREAS, the personnel cost of the School Resource Officers assigned to River Islands Academies are included in the City of Lathrop's FY 23-24 adopted budget.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop does hereby approve the proposed Agreement between the City of Lathrop and River Islands Academies to Provide School Resource Officer Services for the 2023-2024 School Year.

The foregoing resolution was passed and adopted this 13th day of November 2023, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

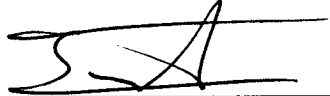
ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

ATTACHMENT B

CITY OF LATHROP – AGREEMENT FOR SCHOOL RESOURCE OFFICER SERVICES

CITY OF LATHROP

AGREEMENT BETWEEN THE CITY OF LATHROP AND RIVER ISLANDS ACADEMIES TO PROVIDE SCHOOL RESOURCE OFFICER SERVICES

THIS AGREEMENT, dated for convenience this 13th day of November 2023 is by and between **River Islands Academies**, a nonprofit public benefit corporation (“RIA”) and the **City of Lathrop**, a California municipal corporation (“CITY”). The CITY and RIA may be referred to herein as “Party” or collectively as “Parties”.

RECITALS:

The following recitals are a substantive portion of this Agreement:

WHEREAS, the City will assign two (2) Lathrop Police Department Officers as School Resource Officers (SRO) to its public school campuses located in the City of Lathrop on a rotational basis; and

WHEREAS, it is not the intent of the Parties for RIA to delegate to the CITY its duty to protect its students from foreseeable or unforeseeable dangers; and

WHEREAS, the Parties understand the RIA has broader legal authority to set and enforce campus rules than the CITY or its officers; and

WHEREAS, the Parties understand student privacy rights limit the CITY's and assigned officers' access to RIA information, which may limit the CITY's and officers' ability to perceive a potential threat; and

WHEREAS, the Parties anticipate the assigned officers' off-campus duties and travel between campuses will take the officers off-campus and result in the lack of the presence of an officer and marked vehicle during such times; and

WHEREAS, the Parties agree that the absence of the assigned officer and/or the patrol vehicle from a school campus shall not be considered a breach of this Agreement;

NOW, THEREFORE, in consideration of the recitals, covenants, terms, and conditions in this Agreement, RIA and the CITY agree as follows:

AGREEMENT

(1) **Scope of Service**

The City will assign two (2) Lathrop Police Department Officers as School Resource Officers (SRO) to RIA's public-school campuses located in the City of Lathrop on a rotational basis on the instructional days listed in the FY 23-24 school calendar, attached hereto as Exhibit “A”. Exhibit "A" is attached to this Agreement and incorporated herein as though fully set forth.

Each SRO shall be the CITY's employee and shall be subject to the CITY's administration, supervision, and control.

CITY OF LATHROP – AGREEMENT FOR SCHOOL RESOURCE OFFICER SERVICES

(2) **Effective Date and Term**

The effective date of this Agreement shall be from the date of its full execution through the last day of school as listed in Exhibit “A”, unless terminated by either party by providing thirty (30) days’ written notice.

(3) **Insurance**

- A. RIA, at its sole cost and expense, shall obtain and maintain, in full force and effect during the term of this Agreement, the insurance coverage described in Exhibit "B". Exhibit "B" is attached to this Agreement and incorporated herein as though fully set forth. RIA and its contractors, if any, shall obtain a policy endorsement naming CITY as an additional insured under any general liability policy or policies.
- B. All insurance coverage required hereunder shall be provided through carriers with AM Best's Key Rating Guide ratings of A-:VII or higher which are licensed or authorized to transact insurance business in the State of California. Any and all contractors of CITY retained to perform Services under this Agreement will obtain and maintain, in full force and effect during the term of this Agreement, identical insurance coverage, naming CITY as an additional insured under such policies as required above.
- C. Certificates evidencing such insurance shall be filed with CITY concurrently with the execution of this Agreement. The certificates will be subject to the approval of CITY's attorney and will contain an endorsement stating that the insurance is primary coverage and will not be canceled, or materially reduced in coverage or limits, by the insurer except after filing with the City Attorney thirty (30) days prior written notice of the cancellation or modification (except for non-payment of premium, in which case ten (10) day notice is required.
- D. If the insurer cancels or modifies the insurance and provides less than thirty (30) day notice to RIA, it shall provide the City Manager written notice of the cancellation or modification within two (2) business days of the RIA's receipt of such notice. RIA shall be responsible for ensuring that current certificates evidencing the insurance are provided to the City Manager during the entire term of this Agreement.
- E. The procuring of such required policy or policies of insurance will not be construed to limit the RIA's liability hereunder nor to fulfill the indemnification provisions of this Agreement. Notwithstanding the policy or policies of insurance, the RIA will be obligated for the full and total amount of any damage, injury, or loss caused by or directly arising as a result of the Services performed under this Agreement, including such damage, injury, or loss arising after the Agreement is terminated or the term has expired.

CITY OF LATHROP – AGREEMENT FOR SCHOOL RESOURCE OFFICER SERVICES

(4) **Indemnification**

- A. The RIA shall indemnify, defend, and hold harmless the CITY, its officers, officials, employees, and volunteers from and against any and all liability, claims, damage, cost, expenses, awards, fines, judgments, and expenses of litigation (including, without limitation, costs, attorney fees, expert witness fees and prevailing party fees and cost) of every nature arising out of or in connection with any services provided by the City or any City Personnel or their performance of work or any failure to comply with any of the City's duties contained in the Agreement, except such loss or damage which was caused by the active negligence by City Personnel, or the gross or willful misconduct of City Personnel.
- B. The CITY shall indemnify, defend, and hold harmless the RIA, its officers, officials, employees, and volunteers from and against any and all liability, claims, damage, cost, expenses, awards, fines, judgments, and expenses of litigation (including, without limitation, costs, attorney fees, expert witness fees and prevailing party fees and cost) of every nature arising out of the gross or willful negligence by the CITY or the gross or willful misconduct of the assigned officer during the performance of work hereunder. Parties agree that the absence of the assigned officer and/or the patrol vehicle from a school campus shall not be considered gross or willful negligence by the CITY or the gross or willful misconduct of the assigned officer during the performance of work hereunder.
- C. In the event of concurrent negligence on the part of RIA or any of its officers, directors, trustees, employees, agents or volunteers, and the CITY or any of its officers, officials, employees, agents or volunteers, the liability for any and all such claims, demands and actions in law equity for such losses, fines, penalties, forfeiture, costs and damages shall be apportioned under the State of California's theory comparative negligence as presently established or as may be modified hereafter.
- D. If the RIA rejects a tender of defense by the CITY and/or the assigned officer under this Agreement, and it is later determined that the CITY and/or the officer breached no duty of care and/or was immune from liability, the RIA shall reimburse the CITY and/or officer for any and all litigation expenses (including, without limitation, costs, attorney fees, expert witness fees and prevailing party fees and cost). A duty of care or immunity determination may be made by a jury or a court, including a declaratory relief determination by a court after the CITY and/or officer settles a liability claim, with or without participation by the RIA.
- E. The Parties acknowledge that it is not the intent of the Agreement to create a duty of care by the CITY or its assigned officer that they would not owe in the absence of the Agreement. The Parties agree that this Agreement does not create an affirmative duty of care (including, without limitation, a duty to protect, a duty to deter and/or a duty to intervene) by the CITY or the assigned officer and the absence of the assigned officer and/or the patrol vehicle is not a material breach of this Agreement. The Parties further acknowledge that by entering into this Agreement neither the CITY nor its assigned officer intends to waive any immunities to which they would be entitled in the absence of the Agreement.

(5) **Integration of Prior Terms and Conditions**

This Agreement, including all recitals, constitutes the entire agreement of the Parties. This Agreement may be amended or modified only by the mutual written agreement of the Parties. This Agreement is invalid unless approved by the legislative body of each party, although it may be executed by an

CITY OF LATHROP – AGREEMENT FOR SCHOOL RESOURCE OFFICER SERVICES

authorized agent of each party. An authorized agent of the CITY shall be a person specifically authorized by the legislative body of the CITY to execute this Agreement, at the level of City Manager or City Attorney equivalent.

The indemnity sections shall survive termination or expiration of this agreement.

To City: City of Lathrop
City Clerk
390 Towne Centre Dr.
Lathrop, CA 95330

Copy to: City of Lathrop
Lathrop Police Department
940 River Islands Parkway
Lathrop, CA 95330

To RIA: River Islands Academies
Attn: Brenda Scholl, Director
2760 Penrose Lane
Lathrop, CA 95330

(6) Signatures

The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of the respective legal entities of the RIA and the CITY. This agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

CITY OF LATHROP – AGREEMENT FOR SCHOOL RESOURCE OFFICER SERVICES

In Witness Whereof, the Parties hereto have by their duly authorized representatives executed this Agreement on the date first above written.

City of Lathrop

River Islands Academies

Recommended for Approval:

 10/16/23

Stephen Sealy Date
Interim Chief of Police

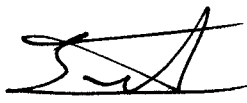
Brenda Scholl Date
Executive Director

Approved By:

Stephen J. Salvatore Date
City Manager

Susan Dell'Osso Date
School Board President

Approved as to Form:

 10-18-2023

Salvador Navarrete Date
City Attorney

Attest:

Teresa Vargas Date
City Clerk

River Islands Academies
2023-24
STUDENT Calendar

EXHIBIT A

| July | | | | | | | August | | | | | | | September | | | | | | | October | | | | | | | | | | | | | | |
|------|----|------------------------------------|----|----|----|----|--------|----|----|----|----|----|----|-----------|----|----|----|----|----|----|---------|----|----|----|----|----|----|--|--|--|--|--|--|--|--|
| S | M | T | W | Th | F | S | S | M | T | W | Th | F | S | S | M | T | W | Th | F | S | S | M | T | W | Th | F | S | | | | | | | | |
| | | | | | | 1 | | | 1 | | | | | | | | | | | 1 | 2 | | | | | | | | | | | | | | |
| 2 | 3 | | 5 | 6 | 7 | 8 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | | | | | | | | |
| 9 | 10 | 11 | 12 | 13 | 14 | 15 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | | | | | | | | |
| 16 | 17 | 18 | 19 | 20 | 21 | 22 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | | | | | | | | |
| 23 | 24 | 25 | 26 | 27 | | 29 | 27 | 28 | 29 | 30 | 31 | | | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 29 | 30 | 31 | | | | | | | | | | | | |
| 30 | 31 | * July 4th: Holiday, office closed | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| November | | | | | | | December | | | | | | | January | | | | | | | February | | | | | | |
|----------|----|----|----|----|----|----|----------|----|----|----|----|----|----|---------|----|----|----|----|----|----|----------|----|----|----|----|----|----|
| S | M | T | W | Th | F | S | S | M | T | W | Th | F | S | S | M | T | W | Th | F | S | S | M | T | W | Th | F | S |
| | | | 1 | 2 | 3 | 4 | | | | | | 1 | 2 | | | | | | | | | | | | | | |
| 5 | 6 | 7 | 8 | 9 | 10 | 11 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 12 | 13 | 14 | 15 | 16 | 17 | 18 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 11 | 12 | 13 | 14 | 15 | 16 | 17 |
| 19 | 20 | 21 | 22 | 23 | 24 | 25 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 18 | 19 | 20 | 21 | 22 | 23 | 24 |
| 26 | 27 | 28 | 29 | 30 | | | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 28 | 29 | 30 | 31 | | | | 25 | 26 | 27 | 28 | 29 | | |
| | | | | | | | 31 | | | | | | | | | | | | | | | | | | | | |

| March | | | | | | | April | | | | | | | May | | | | | | | June | | | | | | |
|-------|----|----|----|----|----|----|-------|----|----|----|----|----|----|-----|----|----|----|----|----|----|------|----|----|----|----|----|----|
| S | M | T | W | Th | F | S | S | M | T | W | Th | F | S | S | M | T | W | Th | F | S | S | M | T | W | Th | F | S |
| | | | | | 1 | 2 | | | | | | | | | | | | | | | | | | | | | |
| 3 | 4 | 5 | 6 | 7 | 8 | 9 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| 10 | 11 | 12 | 13 | 14 | 15 | 16 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| 17 | 18 | 19 | 20 | 21 | 22 | 23 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 16 | 17 | 18 | | 20 | 21 | 22 |
| 24 | 25 | 26 | 27 | 28 | 29 | 30 | 28 | 29 | 30 | | | | 26 | 27 | 28 | 29 | 30 | 31 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | | |
| 31 | | | | | | | | | | | | | | | | | | | 30 | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Important RIA Dates | |
|--|---|
| July 24-28: Staff Development Day- No Students | Nov 10: Veteran's Day Holiday- No School |
| July 31: Meet the Teacher Night- TK-8 | Nov 16-21: Conferences/Minimum Day TK-8 |
| Aug 1: Non-work day | Nov 22-24: Thanksgiving Break- No School |
| Aug 2: Last Day of School All/Minimum Day | Dec-14 & 15: RIHS Finals/Minimum Day |
| Sept 4: Labor Day Holiday- No School | Dec 18-Jan 3: Winter Break- No School |
| Sept 25: Staff Development Day- No Students | Jan 4 & 5: Staff Development Day- No Students |
| October 5 & 6: RIHS Mid-terms/Regular Day | Jan 15: Martin Luther King Jr. Day- No School |
| October 9-13: Fall Break- No School | Feb 12: Lincoln's Birthday- No School |
| | Feb 19: President's Day- No School |
| | Feb 27-Mar 1: Conferences/Minimum Day TK-8 |
| | March 7 & 8: RIHS Mid-terms/Regular Day |
| | Mar 11-15: Spring Break- No School |
| | Mar 29 & Apr 1: Spring Break- No School |
| | May 27: Memorial Day- No School |
| | May 29 & 30: RIHS Finals/Minimum Day |
| | May 30: Last Day of School/Minimum Day |
| | May 31: Staff Development Day- No Students |
| | Every Wednesday: Minimum Day TK-8/ Early Release RIHS 1:25 PM |

* Administration reserves the right to make changes*
Board Adopted: 01.24.23

EXHIBIT "B" INSURANCE REQUIREMENTS

RIVER ISLANDS ACADEMIES (RIA), AT THEIR SOLE EXPENSE, SHALL FOR THE TERM OF THE AGREEMENT OBTAIN AND MAINTAIN INSURANCE IN THE AMOUNTS FOR THE COVERAGE SPECIFIED BELOW, **AFFORDED BY COMPANIES WITH AM BEST'S KEY RATING OF A:VII, OR HIGHER, LICENSED OR AUTHORIZED TO TRANSACT INSURANCE BUSINESS IN THE STATE OF CALIFORNIA.**

AGREEMENT IS CONTINGENT ON COMPLIANCE WITH CITY'S INSURANCE REQUIREMENTS, AS SPECIFIED, BELOW:

| TYPE OF COVERAGE | MINIMUM TYPE | MINIMUM LIMITS | |
|--|--|--------------------------|--------------|
| | | EACH OCCURRENCE | AGGREGATE |
| WORKER'S COMPENSATION EMPLOYER'S LIABILITY | | STATUTORY \$1,000,000 | |
| COMMERCIAL GENERAL LIABILITY, INCLUDING PERSONAL INJURY, BROAD FORM PROPERTY DAMAGE | Coverage must be at least as broad as ISO CG 00 01 and must include property damage, bodily injury and personal injury coverage | \$5,000,000 | \$10,000,000 |
| AUTOMOBILE LIABILITY, INCLUDING ALL OWNED, HIRED, NON-OWNED | District shall provide auto liability coverage for owned, non---owned, and hired autos using ISO Business Auto Coverage form CA 00 01, or the exact equivalent, with a limit of no less than \$5,000,000 per accident. | \$5,000,000 | \$10,000,000 |
| PROFESSIONAL LIABILITY, INCLUDING, ERRORS AND OMISSIONS, MALPRACTICE (WHEN APPLICABLE), AND NEGLIGENT PERFORMANCE | ALL DAMAGES | \$1,000,000 | |
| EMPLOYMENT PRACTICES LIABILITY, INCLUDING COVERAGE FOR THIRD-PARTY CLAIMS | Include coverage for any claim brought against the City by or on behalf of any third party claiming actual or alleged discrimination, sexual harassment or violation of third party's civil rights. | \$1,000,000 | |
| RIA AT ITS SOLE COST AND EXPENSE, SHALL OBTAIN AND MAINTAIN, IN FULL FORCE AND EFFECT THROUGHOUT THE ENTIRE TERM OF ANY RESULTANT AGREEMENT, THE INSURANCE COVERAGE HEREIN DESCRIBED. NAMING AS ADDITIONAL INSURED THE CITY OF LATHROP, ITS COUNCIL MEMBERS, OFFICERS, AGENTS, EMPLOYEES, AND VOLUNTEERS. | | | |

- I. INSURANCE COVERAGE MUST INCLUDE:
 - A. A PROVISION FOR A WRITTEN THIRTY DAY ADVANCE NOTICE (TEN DAYS NOTICE FOR CANCELLATION DUE TO NON-PAYMENT OF PREMIUM) TO CITY OF LATHROP CHANGE IN COVERAGE OR OF COVERAGE CANCELLATION; AND
 - B. A CONTRACTUAL LIABILITY ENDORSEMENT PROVIDING INSURANCE COVERAGE FOR RIAs AGREEMENT TO INDEMNIFY CITY.
 - C. DEDUCTIBLE AND/OR SELF-INSURANCE RETENTION AMOUNTS IN EXCESS OF \$ __ ,000 REQUIRE CITY'S PRIOR APPROVAL.
- II. RIA MUST SUBMIT CERTIFICATES(S) OF INSURANCE EVIDENCING REQUIRED COVERAGE.
- III. ENDORSEMENT PROVISIONS, WITH RESPECT TO THE INSURANCE AFFORDED TO "ADDITIONAL INSURED"
 - A. PRIMARY COVERAGE: WITH RESPECT TO CLAIMS ARISING OUT OF THE OPERATIONS OF THE NAMED INSURED, INSURANCE AS AFFORDED BY THIS POLICY IS PRIMARY AND IS NOT ADDITIONAL TO OR CONTRIBUTING WITH ANY OTHER INSURANCE CARRIED BY OR FOR THE BENEFIT OF THE ADDITIONAL INSURED.
 - B. CROSS LIABILITY: THE NAMING OF MORE THAN ONE PERSON, FIRM, OR CORPORATION AS INSURED UNDER THE POLICY SHALL NOT, FOR THAT REASON ALONE, EXTINGUISH ANY RIGHTS OF THE INSURED AGAINST ANOTHER, BUT THIS ENDORSEMENT, AND THE NAMING OF MULTIPLE INSURED, SHALL NOT INCREASE THE TOTAL LIABILITY OF THE COMPANY UNDER THIS POLICY.

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ITEM 4.16

CITY MANAGER'S REPORT NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING

ITEM: APPROVE ABANDONMENT OF RECYCLED WATERLINE EASEMENT IN THE RIVER ISLAND DEVELOPMENT AREA

RECOMMENDATION: Adopt Resolution Approving Abandonment of Recycled Waterline Easement in the River Islands Development Area (a portion of APNs 213-110-03; 213-210-06; 213-220-01 thru 04; 213-300-01 and 02)

SUMMARY:

In 2006, Califia, LLC granted the City an easement for a recycled waterline located in the River Islands Development area. The recycled waterline and easement was necessary to convey recycled water from the Consolidated Wastewater Treatment Facility (CTF) to sprayfields located in River Islands. With the ability for the City to discharge effluent from the CTF to the San Joaquin River under a surface water discharge permit, the recycled waterline and easement is no longer needed.

Staff requests Council approve the Abandonment of Recycle Waterline Easement (a portion of APNs 213-110-03; 213-210-06; 213-220-01 thru 04; 213-300-01 and 02), included as Attachment "B".

BACKGROUND:

In 2006, Califia, LLC granted the City an easement for a recycled waterline located in the River Islands Development area. The recycled waterline and easement was necessary to convey recycled water from the Consolidated Wastewater Treatment Facility (CTF) to sprayfields located in River Islands. With the ability for the City to discharge effluent from the CTF to the San Joaquin River under a surface water discharge permit, the recycled waterline and easement is no longer needed.

The abandonment of the recycled waterline and easement will allow for new development in the River Islands Development Area.

Therefore, staff requests Council approve the Abandonment of Recycled Waterline Easement (a portion of APNs 213-110-03; 213-210-06; 213-220-01 thru 04; 213-300-01 and 02), included as Attachment "B". A Vicinity Map is also included as Attachment "C".

REASON FOR RECOMMENDATION:

The recycled waterline easement is no longer needed with the CTF river discharge permit.

CITY MANAGER'S REPORT
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING
APPROVE ABANDONMENT OF RECYCLED WATERLINE EASEMENT IN THE
RIVER ISLAND DEVELOPMENT AREA

PAGE 2

FISCAL IMPACT:

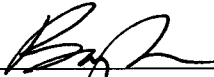
None

ATTACHMENTS:

- A. Resolution Approving Abandonment of Recycled Waterline Easement in the River Islands Development Area (portions of APNs 213-110-03; 213-210-06; 213-220-01 thru 04; 213-300-01 and 02)
- B. Abandonment of Easement (a portion of APNs 213-110-03; 213-210-06; 213-220-01 thru 04; 213-300-01 and 02)
- C. Vicinity Map

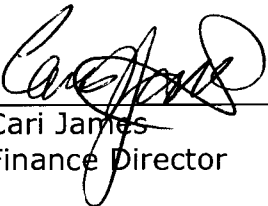
CITY MANAGER'S REPORT
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING
APPROVE ABANDONMENT OF RECYCLED WATERLINE EASEMENT IN THE
RIVER ISLAND DEVELOPMENT AREA

APPROVALS:



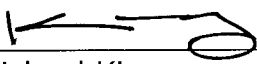
Brad Taylor
City Engineer

11/6/2023
Date



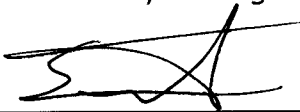
Cari James
Finance Director

11/6/2023
Date




Michael King
Assistant City Manager

11.6.2023
Date



Salvador Navarrete
City Attorney

11.6.2023
Date



Stephen J. Salvatore
City Manager

11.7.23
Date

PASSED AND ADOPTED by the City Council of the City of Lathrop this 13th day of November 2023 by the following vote:

AYES:

NOES:

ABSTAIN:


ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

RESOLUTION NO. 23-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING ABANDONMENT OF RECYCLED WATERLINE EASEMENT IN THE RIVER ISLANDS DEVELOPMENT AREA (A PORTION OF APNS 213-110-03; 213-210-06; 213-220-01 THRU 04; 213-300-01 AND 02)

WHEREAS, in 2006, Califa, LLC granted the City an easement for a recycled waterline located in the River Islands Development area; and

WHEREAS, the recycled waterline and easement was necessary to convey recycled water from the Consolidated Wastewater Treatment Facility (CTF) to sprayfields located in River Islands; and

WHEREAS, with the ability for the City to discharge effluent from the CTF to the San Joaquin River under a surface water discharge permit, the recycled waterline and easement is no longer needed; and

WHEREAS, the abandonment of the recycled waterline and easement will allow for new development in the River Islands Development Area.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Lathrop approves the Abandonment of Recycled Waterline Easement in the River Islands Development Area (a portion of APNs 213-110-03; 213-210-06; 213-220-01 thru 04; 213-300-01 And 02), and authorize the City Manager to sign the easement, included as Attachment "B" to the City Manager's Report dated November 13, 2023.

RECORDING REQUESTED BY, AND
WHEN RECORDED MAIL TO:

CITY OF LATHROP
ATTN: CITY CLERK
390 TOWNE CENTRE DRIVE
LATHROP, CA 95330

Exempt from payment of recording fees (GC 27383)

(Space above this line for Recorder's use)

APNs (a portion of 213-110-03, 213-210-06, 213-220-01 thru 04, 213-240-01 thru 04, 213-300-01 and 02)

ABANDONMENT OF EASEMENTS

WHEREAS, the City of Lathrop (“City”) received an easement for the construction, installation, operation and maintenance of reclaimed water public utilities improvements (“Easement”) from Califa, LLC (“Califa”) which was recorded as Document Number 2006-119380 on June 2, 2006, attached hereto as Exhibit A; and

WHEREAS, the Easement is no longer needed by the City for reclaimed water public utilities improvements and described as **Exhibit A**, attached hereto and incorporated herein; and

WHEREAS, City now wishes to relinquish any and all rights, title and interest in the Easement

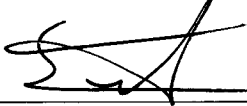
THEREFORE, the **CITY OF LATHROP**, does hereby, abandon and release any and all rights, title and interest to the Easement described above.

CITY OF LATHROP,
a municipal corporation of the State of California

By: _____
Stephen J. Salvatore Date
City Manager

Pursuant to Resolution No. _____

APPROVED AS TO FORM BY THE CITY OF LATHROP CITY ATTORNEY:

By:  _____ 11-6-2023
Salvador Navarrete Date
City Attorney

**EXHIBIT A
DESCRIPTION**

ORT 1211008897 KC

RECORDING REQUESTED BY AND)
 WHEN RECORDED RETURN TO:)
)
 City Attorney)
 City of Lathrop)
 390 Towne Centre Drive)
 Lathrop, CA 95330)

DOC # 2006-119380

06/02/2006 08:42A Fee:NC

Page 1 of 18

Recorded in Official Records
County of San Joaquin

GARY W. FREEMAN
Assessor-Recorder-County Clerk
Paid by OLD REPUBLIC TITLE CO



SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

Recording is fee exempt pursuant to
Government Code Section 6103

Documentary Transfer Tax \$ \$0.00

DEED FOR EASEMENTS

This Deed for Easements ("Deed") dated as of March 14, 2006, is made and entered into by and between Califia, LLC, a California limited liability company, ("Grantor") and the CITY OF LATHROP, a municipal corporation ("Grantee").

RECITALS

A. Grantor is the owner of certain real property situated in the City of Lathrop, San Joaquin County, California (hereafter referred to as the "Easement Area"), and more particularly described in Exhibit A, attached to this Deed and hereby incorporated by reference.

B. Grantee is the operator of certain public utilities which serve the Easement Area and other real property situated in the City of Lathrop, San Joaquin County, California and may therefore be the beneficiary of an easement in gross. Grantee intends to construct, install, operate, and maintain reclaimed water public utilities (collectively, the "Improvements") over, under and across the Easement Area.

C. Grantee desires to acquire certain rights in the Easement Area.

NOW, THEREFORE, for good and sufficient consideration, the receipt and adequacy of which is hereby acknowledged, Grantor and Grantee agree as follows:

1. Grant of Easement. Grantor grants to Grantee an easement over the Easement Area, subject to the terms of this Deed.

2. Description of Easement. The easement granted in this Deed is an easement for the construction, installation, operation and maintenance of the Improvements over, under and across the Easement Area. Grantee shall use the easements granted hereunder, and shall conduct all activities within the Easement Area in accordance with applicable law and all recorded covenants, conditions and restrictions affecting the Easement Area which are of record at the commencement

of the Term of this easement as specified in paragraph 6 below.

3. Secondary Easements. The easement granted in this Deed includes the following incidental rights: the right to ingress and egress over the Easement Area at all times and to perform such activities on the Easement Area as are reasonably necessary for the construction, installation, operation and maintenance of the Improvements. In exercising these rights, Grantee must use reasonable care and may not unreasonably increase the burden on the Easement Area or make any material changes to the Easement Area other than as necessary to construct, install, operate and maintain the Improvements as contemplated herein.

4. Grantee Covenants. Grantee agrees to use the Easement Area only in a manner consistent with the terms and conditions hereof. In the event that Grantor gives Grantee written notice that Grantee's use of the Easement Area violates the terms and conditions of this Deed, Grantee shall promptly take such steps as are necessary to cure such violation. Grantee shall not make any changes to the Easement Area that are inconsistent with the purposes of this easement as herein described, without the prior written consent of Grantor, which consent shall not be unreasonably withheld, conditioned or delayed. Any above-grade Improvements to the Easement Area shall be subject to the prior written approval of the Grantor, which approval shall not be unreasonably withheld, conditioned or delayed. Notwithstanding anything in this easement to the contrary, however, no approval of Grantor shall be required for the construction, installation, maintenance and operation of the Sprayfield Infrastructure, as that term is defined in that certain agreement entitled "Agreement among the City of Lathrop, Lathrop Land Development Company, Inc.; TCN Properties, L.P.; Pulte Homes, Inc.; Shea Homes, L.P., a California limited partnership; and Califia, LLC dba River Islands at Lathrop for Lease of Specific Land for Use as Reclaimed Water Spray Fields" and dated for reference July 12, 2005. Grantee shall repair and maintain the Improvements at no cost to Grantor. Grantee shall restore the surface of the Easement Area following any construction, installation, or maintenance of the Improvements to as good or better a condition as existed prior to that construction, installation or maintenance.

5. Indemnity. Grantee agrees to indemnify, defend and hold Grantor, and Grantor's employees and agents, harmless from and against all fines, suits, losses, costs, expenses, liabilities, claims, demands, actions, damages and judgments, including reasonable and actual attorneys' fees and costs of suit (collectively, "Claims") arising from Grantee's construction or other work in the Easement Area.

6. Term. The easement granted in this Deed shall commence on the date this Deed is recorded in the official records of San Joaquin County and shall terminate upon the recordation in those official records of a written agreement to terminate executed by the Grantee.

7. Nonexclusive Easement. The easement granted in this Deed is nonexclusive. Grantor retains the right to make any use of the Easement Area, including the right to grant concurrent easements in the Easement Area and the Temporary Construction Easement Area to third parties that do not interfere with Grantee's free use and enjoyment of the easement.

8. Deed Nonassignable. This Deed shall not be assigned other than by Grantee and in that case only for public utility purposes. Any other purported assignment of this Deed or of any interest in this Deed shall be void and of no effect.

9. Entire Agreement. This Deed constitutes the entire agreement between Grantor and Grantee relating to the above easement. Any prior agreements, promises, negotiations, or representations with respect to the use of the Easement Area for public utility purposes that are not expressly set forth in this Deed are of no force and effect. Except as provided in paragraph 6 above, any amendment to this Deed shall be of no force and effect unless it is in writing and signed by Grantor and Grantee.

10. Binding Effect. This Deed shall be binding on and shall inure to the benefit of the heirs, executors, administrators, successors, and assigns of Grantor and Grantee.

IN WITNESS WHEREOF, the parties hereto have executed this Deed as of the date shown above.

GRANTOR:

CAUFIA, LLC

By: Susan D'Alloso

Name: Susan D'Alloso

Its: Director

By: _____

Name: _____

Its: _____

GRANTEE:

CITY OF LATHROP, a municipal corporation

[Signature]

Gloryanna Rhodes, Mayor

Attest:

[Signature]

Rick Caldeira, City Clerk

Approved as to form:

[Signature]

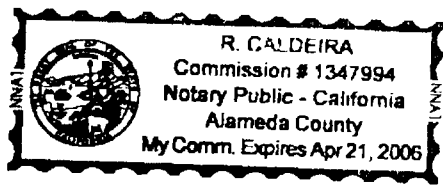
Michael C. Spata, City Attorney

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of San Joaquin } ss.

On 3/14/06 before me, R. Caldeira, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Gloryanna Rhodes
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
[Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF San Joaquin)

On Feb 24, 2006, before me, Kathleen Willows,
a Notary Public in and for said State, personally appeared
Susan Dell'Osso, personally known to me (or
proved on the basis of satisfactory evidence) to be the person whose name is subscribed to the
within instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature on the instrument the person, or the
entity upon behalf of which the person acted, executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL.

Kathleen Willows
Notary Public in and for said State



STATE OF CALIFORNIA)
COUNTY OF _____)

On _____, 200__, before me, _____,
a Notary Public in and for said State, personally appeared
_____, personally known to me (or
proved on the basis of satisfactory evidence) to be the person whose name is subscribed to the
within instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature on the instrument the person, or the
entity upon behalf of which the person acted, executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public in and for said State

EXHIBIT A

Legal Description of Easement Area:

.....*

FEBRUARY 10, 2006
JOB NO.: 905-00

**LEGAL DESCRIPTION
RECYCLED WATERLINE EASEMENT
RIVER ISLANDS
LATHROP, CALIFORNIA**

REAL PROPERTY, SITUATE IN THE INCORPORATED TERRITORY OF THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, COMPRISED OF THREE (3) PARCELS, DESCRIBED AS FOLLOWS:

PARCEL ONE:

BEING A PORTION OF TRACTS 24 AND 25, AS SAID TRACTS ARE SHOWN AND SO DESIGNATED ON THAT CERTAIN RECORD OF SURVEY, RECORDED AUGUST 4, 2004, IN BOOK 35 OF SURVEYS AT PAGE 142, IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A STRIP OF LAND FIFTEEN (15.00) FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERN CORNER OF TRACT 28, AS SAID TRACT 28 IS SHOWN AND DESIGNATED ON SAID RECORD OF SURVEY (35 SURVEYS 142);

THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG THE WESTERN LINE OF SAID TRACT 28, NORTH 00°55'17" EAST 1,444.66 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID WESTERN LINE, WEST 1,458.39 FEET;

THENCE, ALONG THE ARC OF A TANGENT 2,026.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 25°54'53", AN ARC DISTANCE OF 916.35 FEET;

THENCE, NORTH 25°54'53" WEST 70.93 FEET;

THENCE, ALONG THE ARC OF A TANGENT 991.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°00'31", AN ARC DISTANCE OF 155.81 FEET;

THENCE, NORTH 05°22'06" EAST 65.76 FEET;

THENCE, NORTH 86°41'19" WEST 83.24 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 1,705.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 84°57'21" EAST, THROUGH A CENTRAL ANGLE OF 15°14'08", AN ARC DISTANCE OF 453.38 FEET;

LEGAL DESCRIPTION

PAGE 2 OF 4

FEBRUARY 10, 2006

JOB NO.: 905-00

THENCE, ALONG THE ARC OF A REVERSE 400.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 79°48'31" WEST, THROUGH A CENTRAL ANGLE OF 10°11'29", AN ARC DISTANCE OF 71.15 FEET;

THENCE, SOUTH 248.10 FEET;

THENCE, ALONG THE ARC OF A TANGENT 400.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 15°23'35", AN ARC DISTANCE OF 107.46 FEET;

THENCE, SOUTH 15°23'35" WEST 231.11 FEET;

THENCE, ALONG THE ARC OF A TANGENT 400.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 35°00'00", AN ARC DISTANCE OF 244.35 FEET;

THENCE, SOUTH 50°23'35" WEST 1,592.84 FEET;

THENCE, SOUTH 56°22'56" WEST 97.46 FEET TO A POINT ON THE SOUTHWESTERN LINE OF SAID TRACT 24.

THE SIDELINES OF SAID STRIP OF LAND SHALL BE LENGTHENED OR SHORTENED TO TERMINATE ON SAID WESTERN LINE OF TRACT 28 AND SAID SOUTHWESTERN LINE OF TRACT 24.

PARCEL TWO:

BEING A PORTION OF TRACTS 4 AND 12 THROUGH 18, AS SAID TRACTS ARE SHOWN AND SO DESIGNATED ON THAT CERTAIN RECORD OF SURVEY, RECORDED AUGUST 4, 2004, IN BOOK 35 OF SURVEYS AT PAGE 142, IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A STRIP OF LAND FIFTEEN (15.00) FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERN CORNER OF TRACT 28, AS SAID TRACT 28 IS SHOWN AND DESIGNATED ON SAID RECORD OF SURVEY (35 SURVEYS 142);

THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG THE SOUTHWESTERN LINE OF SAID TRACT 14 THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 55°18'57" EAST 24.10 FEET, AND
- 2) SOUTH 45°28'49" EAST 64.97 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

LEGAL DESCRIPTION
PAGE 3 OF 4

FEBRUARY 10, 2006
JOB NO.: 905-00

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID SOUTHWESTERN LINE,
NORTH 45°00'00" EAST 75.70 FEET;

THENCE, NORTH 00°34'26" WEST 622.12 FEET;

THENCE, NORTH 45°00'00" WEST 106.47 FEET;

THENCE, NORTH 3,830.81 FEET;

THENCE, WEST 5,171.70 FEET;

THENCE, ALONG THE ARC OF A TANGENT 1,186.00 FOOT RADIUS CURVE TO THE
RIGHT, THROUGH A CENTRAL ANGLE OF 47°00'35", AN ARC DISTANCE OF 973.08
FEET;

THENCE, NORTH 42°59'25" WEST 344.09 FEET;

THENCE, ALONG THE ARC OF A TANGENT 1,201.00 FOOT RADIUS CURVE TO THE
RIGHT, THROUGH A CENTRAL ANGLE OF 19°34'17", AN ARC DISTANCE OF 410.24
FEET;

THENCE, ALONG THE ARC OF A REVERSE 1,214.00 FOOT RADIUS CURVE TO THE
LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 66°34'52" WEST,
THROUGH A CENTRAL ANGLE OF 28°58'55", AN ARC DISTANCE OF 614.08 FEET;

THENCE, NORTH 52°24'03" WEST 501.63 FEET;

THENCE, NORTH 07°24'03" WEST 96.49 FEET;

THENCE, NORTH 53°53'31" WEST 413.83 FEET;

THENCE, SOUTH 81°06'29" WEST 79.38 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 1,009.00 FOOT RADIUS CURVE TO
THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 36°44'34"
WEST, THROUGH A CENTRAL ANGLE OF 32°56'31", AN ARC DISTANCE OF 580.12
FEET;

THENCE, ALONG THE ARC OF A REVERSE 1,401.00 FOOT RADIUS CURVE TO THE
RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 03°48'03" EAST,
THROUGH A CENTRAL ANGLE OF 42°34'37", AN ARC DISTANCE OF 1,041.09
FEET;

THENCE, NORTH 43°37'20" WEST 190.92 FEET;

THENCE, ALONG THE ARC OF A TANGENT 1,514.00 FOOT RADIUS CURVE TO THE
LEFT, THROUGH A CENTRAL ANGLE OF 13°08'04", AN ARC DISTANCE OF 347.07
FEET;

LEGAL DESCRIPTION
PAGE 4 OF 4

FEBRUARY 10, 2006
JOB NO.: 905-00

THENCE, ALONG THE ARC OF A NON-TANGENT 400.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 56°45'23" WEST, THROUGH A CENTRAL ANGLE OF 17°33'21", AN ARC DISTANCE OF 122.56 FEET;

THENCE, ALONG THE ARC OF A REVERSE 400.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 39°12'02" EAST, THROUGH A CENTRAL ANGLE OF 07°01'06", AN ARC DISTANCE OF 49.00 FEET;

THENCE, SOUTH 43°46'52" WEST 1,597.85 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT 'A';

THENCE, NORTH 46°13'08" WEST 50.00 FEET TO THE POINT OF TERMINUS FOR THIS DESCRIPTION.

THE SIDELINES OF SAID STRIP OF LAND SHALL BE LENGTHENED OR SHORTENED TO TERMINATE ON SAID SOUTHWESTERN LINE OF TRACT 14.

PARCEL THREE:

BEING A PORTION OF TRACT 18, AS SAID TRACT 18 IS SHOWN AND SO DESIGNATED ON THAT CERTAIN RECORD OF SURVEY, RECORDED AUGUST 4, 2004, IN BOOK 35 OF SURVEYS AT PAGE 142, IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A STRIP OF LAND FIFTEEN (15.00) FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT HEREINABOVE REFERRED TO AS POINT 'A';

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 46°13'08" EAST 10.00 FEET TO THE POINT OF TERMINUS FOR THIS DESCRIPTION.

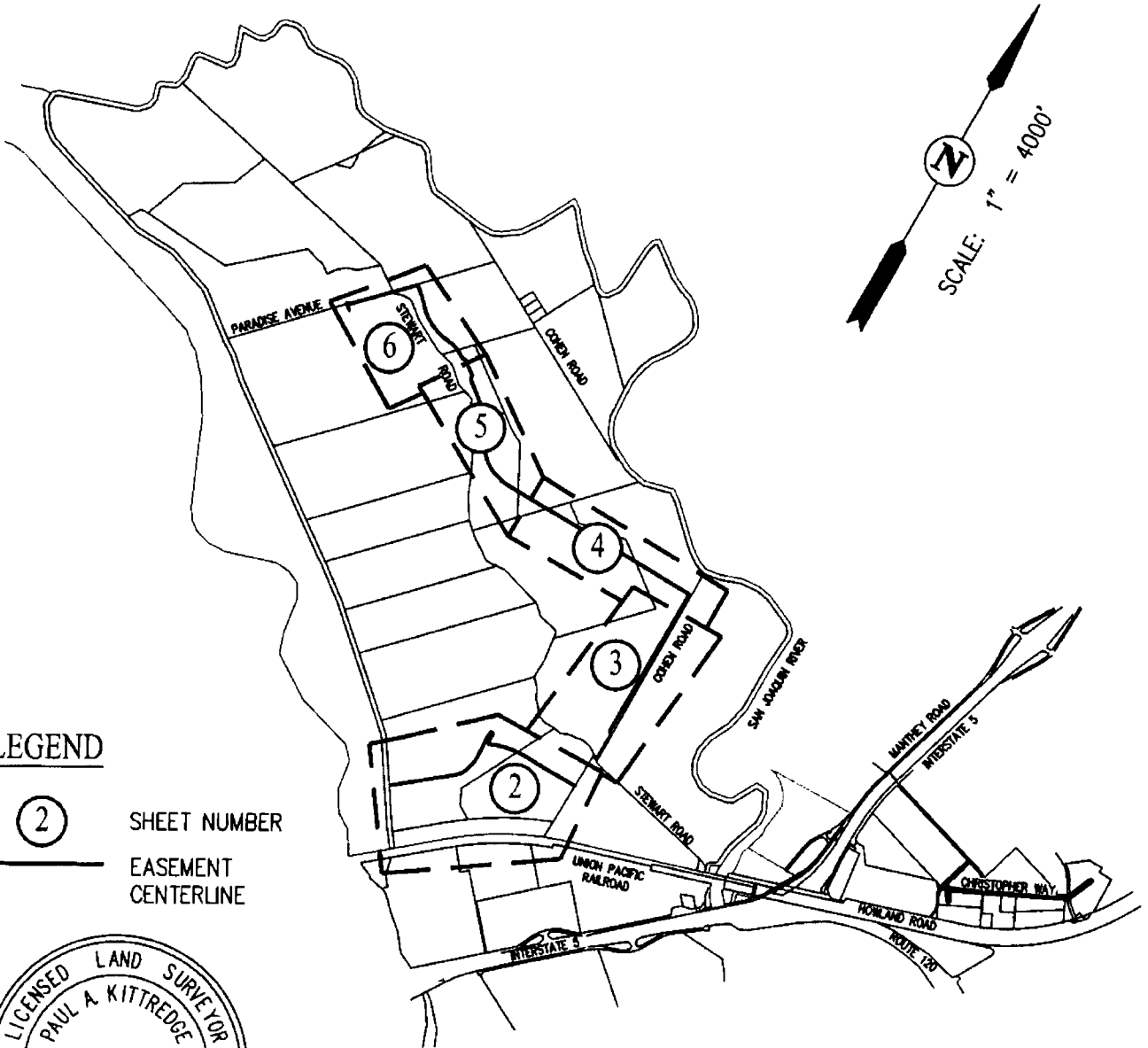
ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION



Paul A. Kittredge

PAUL A. KITTREDGE
L.S. NO. 5790
EXPIRES: JUNE 30, 2006



LEGEND



SHEET NUMBER



EASEMENT CENTERLINE



SHEET INDEX

RECYCLED WATER LINE EASEMENT
 RIVER ISLANDS
 LATHROP, CALIFORNIA
 DATE: FEBRUARY 10, 2006

SHEET 1 OF 6

Carlson, Barbee & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS

6111 BOLLINGER CANYON ROAD, SUITE 150 SAN RAMON, CALIFORNIA 94583

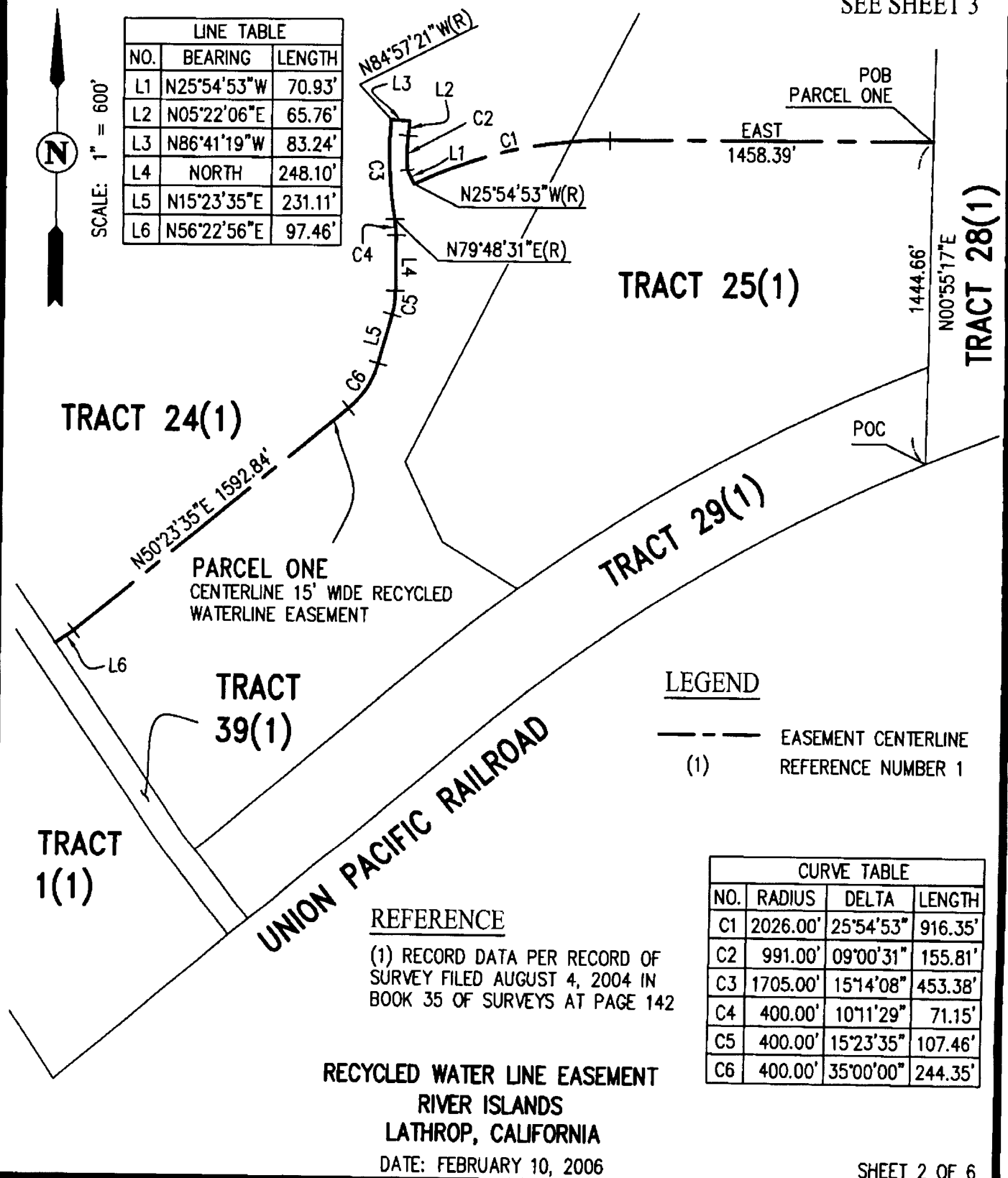
TELEPHONE: (925) 866-0322 FAX: (925) 866-8575

SEE SHEET 3



SCALE: 1" = 600'

| LINE TABLE | | |
|------------|-------------|---------|
| NO. | BEARING | LENGTH |
| L1 | N25°54'53"W | 70.93' |
| L2 | N05°22'06"E | 65.76' |
| L3 | N86°41'19"W | 83.24' |
| L4 | NORTH | 248.10' |
| L5 | N15°23'35"E | 231.11' |
| L6 | N56°22'56"E | 97.46' |



TRACT 25(1)

TRACT 28(1)

TRACT 24(1)

TRACT 29(1)

TRACT 39(1)

TRACT 1(1)

UNION PACIFIC RAILROAD

PARCEL ONE
CENTERLINE 15' WIDE RECYCLED
WATERLINE EASEMENT

RECYCLED WATER LINE EASEMENT
RIVER ISLANDS
LATHROP, CALIFORNIA

DATE: FEBRUARY 10, 2006

LEGEND

--- EASEMENT CENTERLINE
(1) REFERENCE NUMBER 1

| CURVE TABLE | | | |
|-------------|----------|-----------|---------|
| NO. | RADIUS | DELTA | LENGTH |
| C1 | 2026.00' | 25°54'53" | 916.35' |
| C2 | 991.00' | 09°00'31" | 155.81' |
| C3 | 1705.00' | 15°14'08" | 453.38' |
| C4 | 400.00' | 10°11'29" | 71.15' |
| C5 | 400.00' | 15°23'35" | 107.46' |
| C6 | 400.00' | 35°00'00" | 244.35' |

REFERENCE

(1) RECORD DATA PER RECORD OF
SURVEY FILED AUGUST 4, 2004 IN
BOOK 35 OF SURVEYS AT PAGE 142

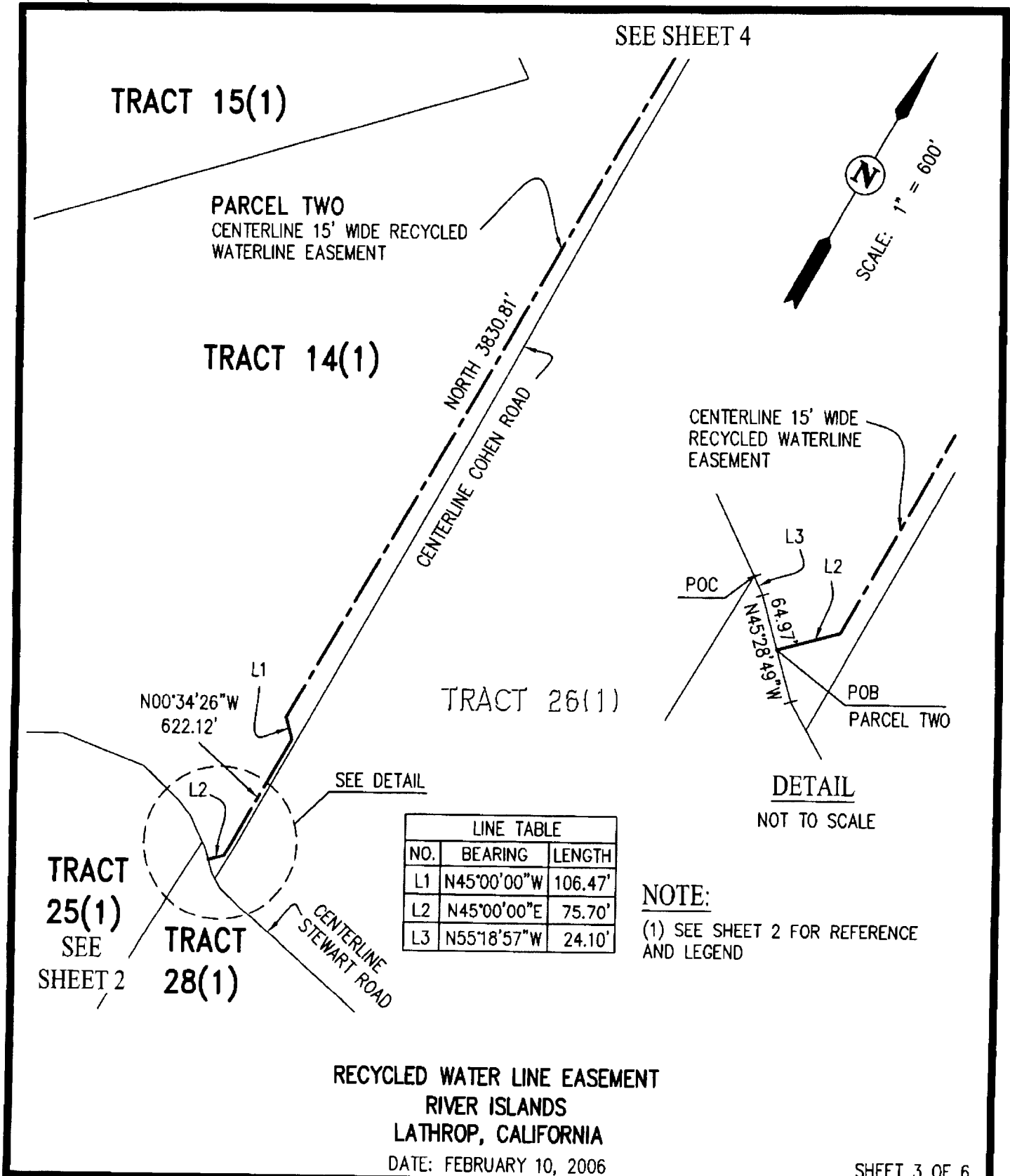
SHEET 2 OF 6

Carlson, Barbee & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS

6111 BOLLINGER CANYON ROAD, SUITE 150 SAN RAMON, CALIFORNIA 94583

TELEPHONE: (925) 866-0322 FAX: (925) 866-8575



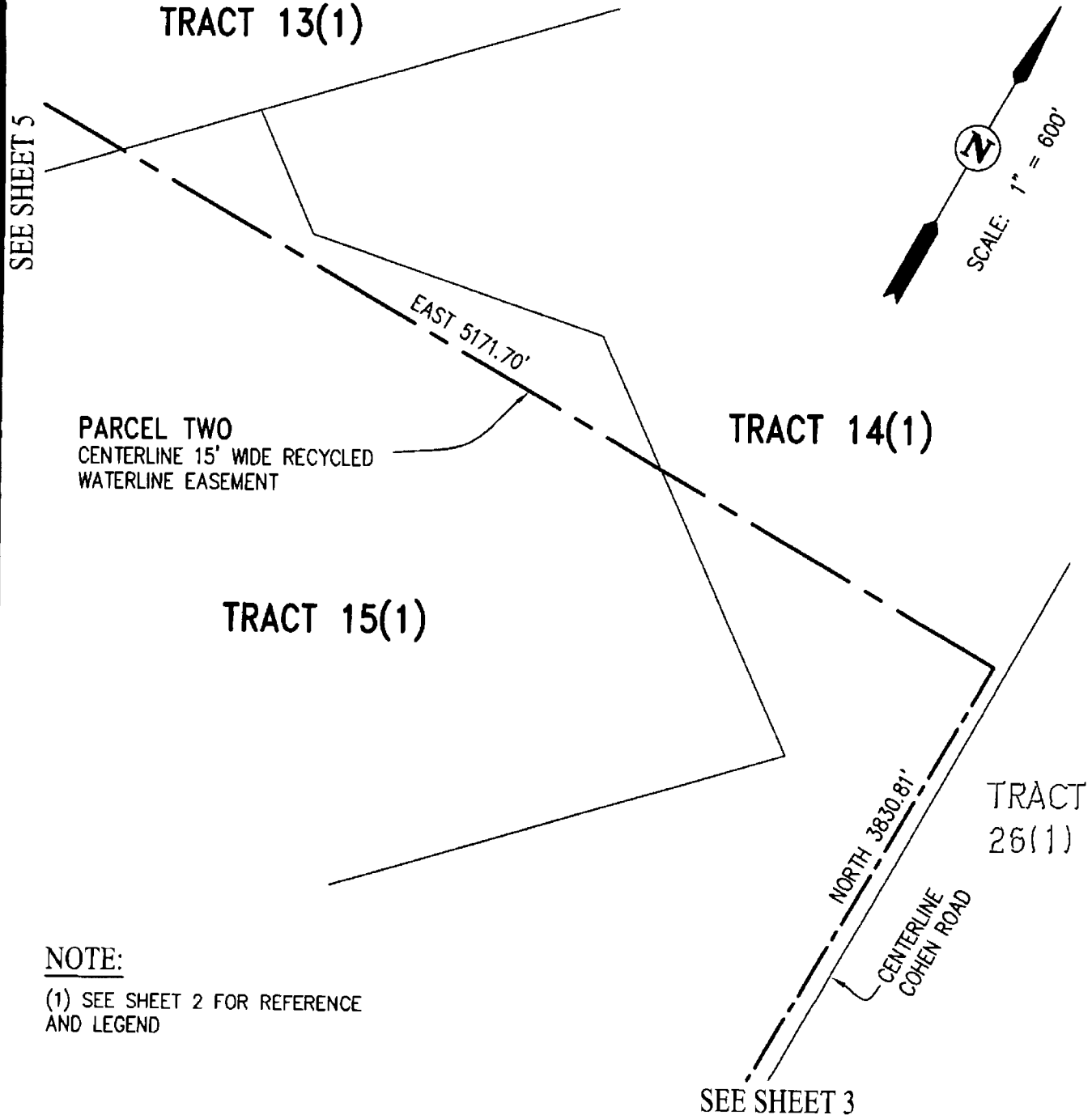
SHEET 3 OF 6

Carlson, Barbee & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS

6111 BOLLINGER CANYON ROAD, SUITE 150 SAN RAMON, CALIFORNIA 94583

TELEPHONE: (925) 866-0322 FAX: (925) 866-8575



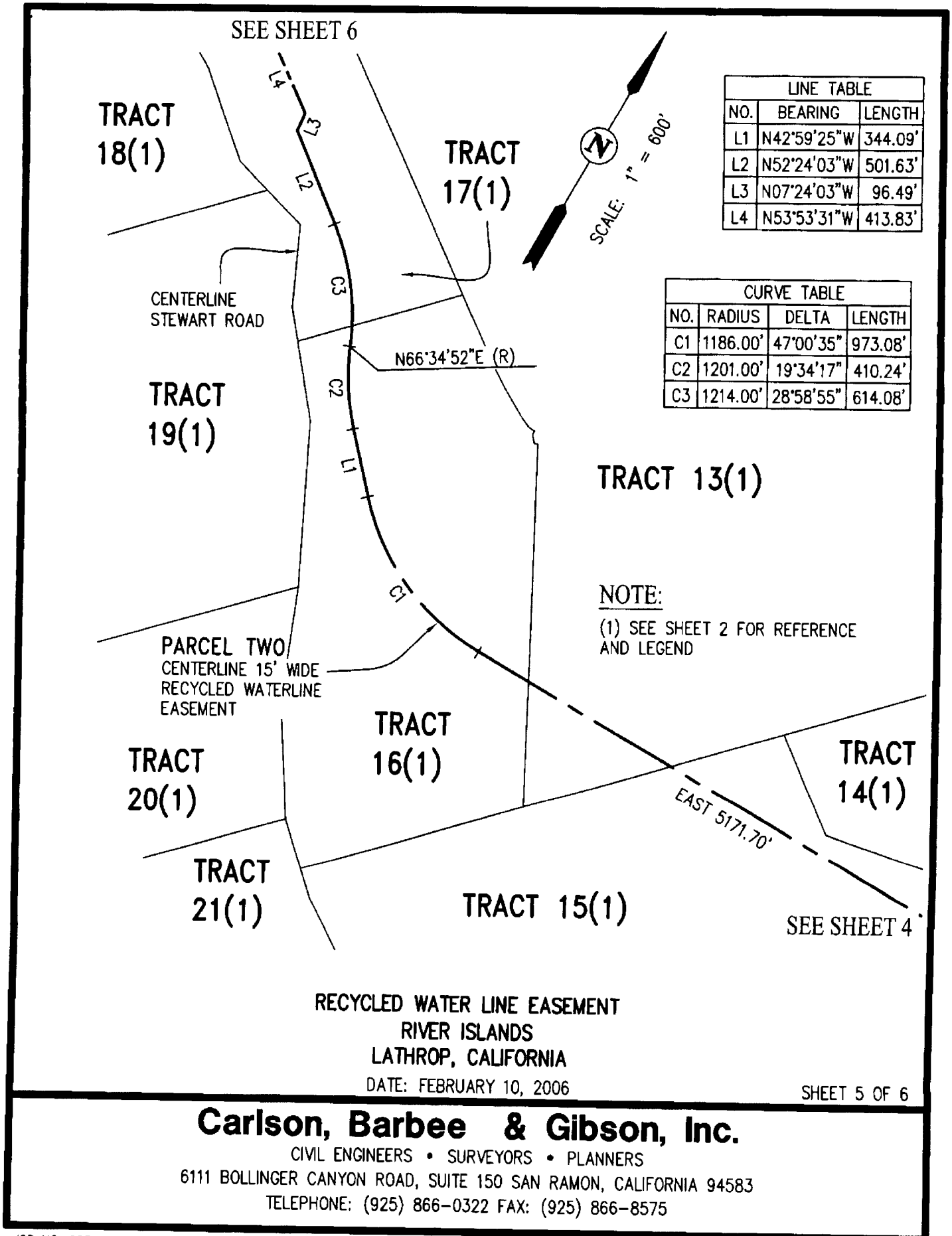
NOTE:
 (1) SEE SHEET 2 FOR REFERENCE AND LEGEND

RECYCLED WATER LINE EASEMENT
RIVER ISLANDS
LATHROP, CALIFORNIA
 DATE: FEBRUARY 10, 2006

SHEET 4 OF 6

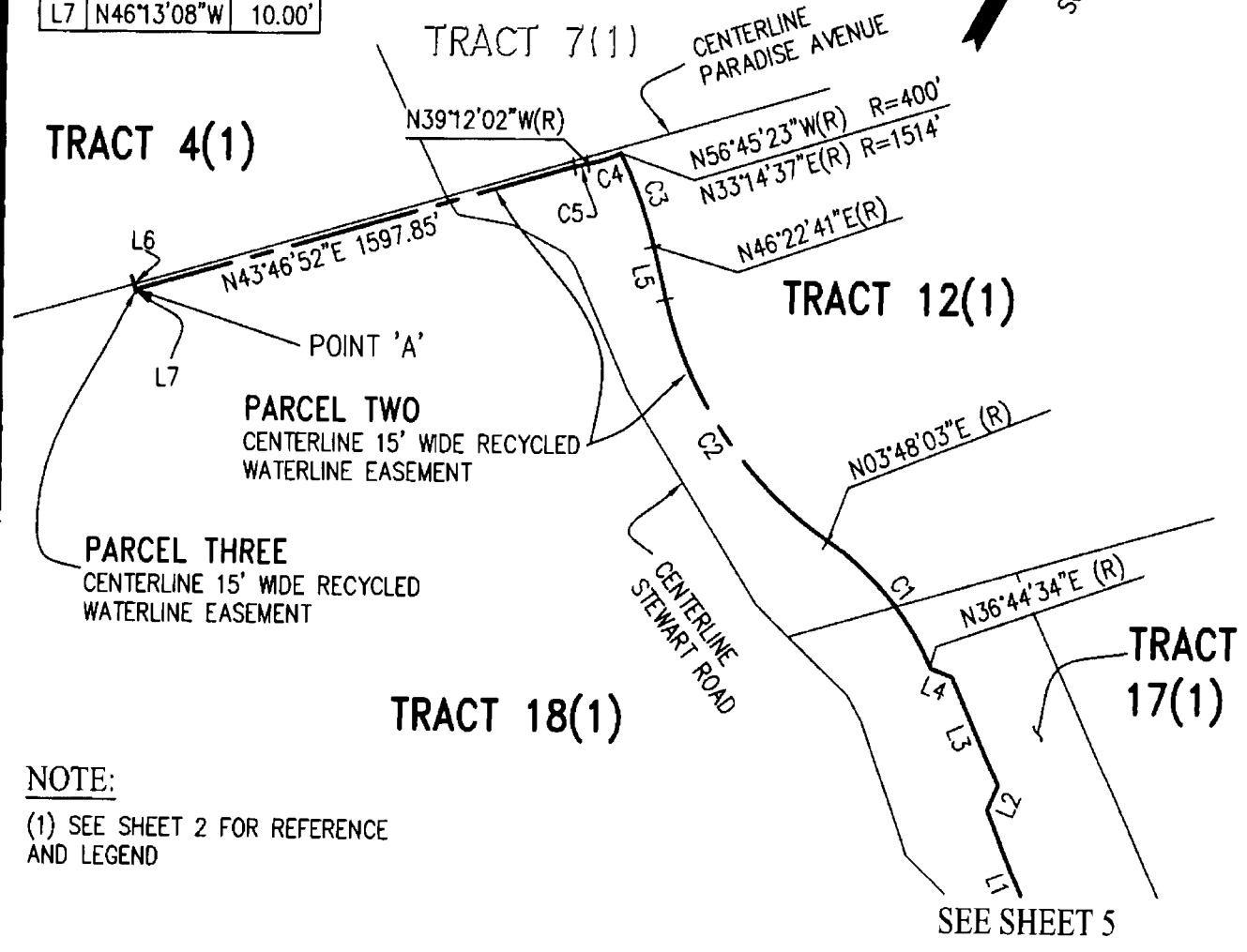
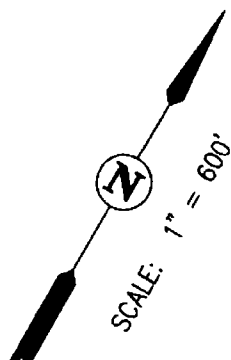
Carlson, Barbee & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS
 6111 BOLLINGER CANYON ROAD, SUITE 150 SAN RAMON, CALIFORNIA 94583
 TELEPHONE: (925) 866-0322 FAX: (925) 866-8575



| LINE TABLE | | |
|------------|-------------|---------|
| NO. | BEARING | LENGTH |
| L1 | N52°24'03"W | 501.63' |
| L2 | N07°24'03"W | 96.49' |
| L3 | N53°53'31"W | 413.83' |
| L4 | N81°06'29"E | 79.38' |
| L5 | N43°37'20"W | 190.92' |
| L6 | N46°13'08"W | 50.00' |
| L7 | N46°13'08"W | 10.00' |

| CURVE TABLE | | | |
|-------------|----------|-----------|----------|
| NO. | RADIUS | DELTA | LENGTH |
| C1 | 1009.00' | 32°56'31" | 580.12' |
| C2 | 1401.00' | 42°34'37" | 1041.09' |
| C3 | 1514.00' | 13°08'04" | 347.07' |
| C4 | 400.00' | 17°33'21" | 122.56' |
| C5 | 400.00' | 07°01'06" | 49.00' |



NOTE:

(1) SEE SHEET 2 FOR REFERENCE AND LEGEND

**RECYCLED WATER LINE EASEMENT
RIVER ISLANDS
LATHROP, CALIFORNIA**

DATE: FEBRUARY 10, 2006

SHEET 6 OF 6

Carlson, Barbee & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS

6111 BOLLINGER CANYON ROAD, SUITE 150 SAN RAMON, CALIFORNIA 94583

TELEPHONE: (925) 866-0322 FAX: (925) 866-8575



Department of Public Works
We are building a City!

390 Towne Centre Drive- Lathrop, CA 95330
Phone (209) 941-7430 – fax (209) 941-7449
www.ci.lathrop.ca.us

CERTIFICATE OF ACCEPTANCE

DATE: February 14, 2006

RE: Recycled Water Easement Certificate of Acceptance

This is to certify that the easement over real property from Califia LCC (a portion of APNs 213-110-03; 213-210-06; 213-220-01 thru 04; 213-240-01 thru 04; 213-300-01 and 02) granted to the City of Lathrop, a municipal corporation and government agency is hereby accepted by the undersigned officer in behalf of the City Council pursuant to authority conferred by Resolution No. 90-72, of the City Council adopted on September 26, 1990, and the duly authorized officer.

By: 

Rick Caldeira, City Clerk

See attached Exhibit A for legal description of property (portion of APNs 213-110-03; 213-210-06; 213-220-01 thru 04; 213-240-01 thru 04; 213-300-01 and 02).

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ITEM 4.17

CITY MANAGER'S REPORT NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING

ITEM: ACCEPT PUBLIC IMPROVEMENTS FOR VILLAGES IN THE STAGE 2A AND 2B AREAS OF THE RIVER ISLANDS PROJECT FROM RIVER ISLANDS DEVELOPMENT, LLC

RECOMMENDATION: Adopt Resolution to Accept Public Improvements for Villages in the Stage 2A and 2B Areas of the River Islands Project from River Islands Development, LLC

SUMMARY:

River Island Development, LLC (RID) has completed construction of the public improvements listed in the GASB 34 reports (Attachment "C") for Villages DD, EE, FF, GG, HH, JJ, LL, MM, NN, OO and Z (Villages), in accordance with the associated Subdivision Improvement Agreements (SIA).

Staff has inspected the improvements which have been deemed complete and in accordance with the approved plans and specifications by the City Engineer. RID provided one-year warranty bonds based on 10% of the completed improvement construction cost, and lien releases for the proposed accepted improvements. Vicinity Maps for the Villages are included as Attachment "B".

Staff recommends City Council accept the completed Public Improvements for the Villages.

BACKGROUND:

On March 27, 2007, Council approved Vesting Tentative Map (VTM) 3694, and later amended VTM 3694 with updated Conditions of Approval (COA) on June 1, 2015. Council approved VTM 6716 on June 14, 2021. The Villages comply with the amended COA's of VTM 3694 and are within the geographical boundaries of VTM 6716.

As required by the City's subdivision ordinance, the final maps for the Tracts within the Villages included a SIA to guarantee public improvements. Completion of the public improvements listed in the GASB 34 reports fulfills the associated obligations of the SIAs. The Council approval dates & resolution numbers associated with the Villages are detailed in Table 1 below:

Table 1: Council Approval Dates and Resolutions

| Village | Tract | Council Approval Date | Resolution Number |
|---------|-------|-----------------------|-------------------|
| DD | 4055 | 12/14/2020 | 20-4823 |
| | 4056 | 07/12/2021 | 21-4928 |
| EE | 4063 | 02/08/2021 | 21-4834 |

**NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING
ACCEPT PUBLIC IMPROVEMENTS FOR VILLAGES IN THE STAGE 2A AND 2B
AREAS OF THE RIVER ISLANDS PROJECT FROM RIVER ISLANDS
DEVELOPMENT, LLC**

| | | | |
|----|------|------------|---------|
| FF | 4067 | 03/08/2021 | 21-4844 |
| | 4082 | 04/11/2022 | 22-5048 |
| GG | 4091 | 09/13/2021 | 21-4956 |
| | 4092 | 01/10/2022 | 22-5017 |
| HH | 4089 | 9/13/2021 | 21-4955 |
| | 4090 | 1/10/2022 | 22-5016 |
| JJ | 4052 | 1/11/2021 | 21-4827 |
| | 4053 | 10/11/2021 | 21-4975 |
| LL | 4093 | 06/14/2021 | 21-4903 |
| | 4094 | 12/13/2021 | 21-5007 |
| MM | 4101 | 08/09/2021 | 21-4935 |
| | 4102 | 05/16/2022 | 22-5081 |
| NN | 4071 | 03/08/2021 | 21-4845 |
| | 4072 | 04/11/2022 | 22-5047 |
| OO | 4068 | 02/08/2021 | 21-4835 |
| | 4069 | 09/13/2021 | 21-4954 |
| Z | 4050 | 11/09/2020 | 20-4812 |
| | 4051 | 06/14/2021 | 21-4902 |

The Performance and Labor & Materials Bonds will be released and replaced with the Maintenance Bonds upon acceptance of the improvements. The bond values and numbers associated with the Villages are detailed in Table 2 below:

Table 2: Bond Values and Numbers

| Village | Tract | Performance Bond Number/Value | Labor & Materials Bond Number/Value | Maintenance Bond Number/Value |
|----------------|--------------|--------------------------------------|--|--------------------------------------|
| DD | 4055 | 0757354/\$1,009,540 | 0757354/\$504,770 | 0757354/\$293,858 |
| | 4056 | | | |
| EE | 4063 | 0757356/\$935,661 | 0757356/\$467,831 | 0757356/\$712,570 |
| FF | 4067 | 0757364/\$774,918 | 0757364/\$387,459 | 0757364/\$441,877 |
| | 4082 | | | |
| GG | 4091 | 0799657/\$664,852 | 0799657/\$332,426 | 0799657/\$246,900 |
| | 4092 | | | |
| HH | 4089 | 0799656/\$1,312,588 | 0799656/\$656,294 | 0799656/\$174,900 |
| | 4090 | | | |

NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING

ACCEPT PUBLIC IMPROVEMENTS FOR VILLAGES IN THE STAGE 2A AND 2B AREAS OF THE RIVER ISLANDS PROJECT FROM RIVER ISLANDS DEVELOPMENT, LLC

| | | | | |
|----|------|---------------------|-------------------|-------------------|
| JJ | 4052 | 0757353/\$525,600 | 0757353/\$262,800 | 0757353/\$172,700 |
| | 4053 | | | |
| LL | 4093 | 0799647/\$1,187,640 | 0799647/\$593,820 | 0799647/\$265,700 |
| | 4094 | | | |
| MM | 4101 | 0799651/\$544,920 | 0799651/\$272,460 | 0799651/\$214,700 |
| | 4102 | | | |
| NN | 4071 | 0799643/\$951,008 | 0799643/\$475,504 | 0799643/\$407,060 |
| | 4072 | | | |
| OO | 4068 | 0757357/\$270,348 | 0757357/\$135,174 | 0757357/\$194,757 |
| | 4069 | | | |
| Z | 4050 | 0757351/\$246,708 | 0757351/\$123,354 | 0757351/\$267,600 |
| | 4051 | | | |

REASON FOR RECOMMENDATION:

Staff has inspected the improvements listed in the GASB 34 Reports for the Villages and confirmed that the improvements have been completed in accordance with City specifications and deemed complete by the City Engineer.

Staff recommends City Council accept the completed Public Improvements for the Villages.

RID has submitted lien releases, a one-year maintenance bonds, and as-built drawings for the improvements being accepted.

FISCAL IMPACT:

The City’s maintenance costs will increase to maintain the improvements. The maintenance bonds cover any repairs or replacements due to defective materials or workmanship for the completed improvements that become necessary during the one-year period, beginning with this acceptance. The City’s Service Maintenance CFD 2023-1 has been established to fund City maintenance and operating costs.

ATTACHMENTS:

- A. Resolution to Accept Public Improvements for Villages in the Stage 2A and 2B Areas of the River Islands Project from River Islands Development, LLC
- B. Vicinity Maps
- C. GASB 34 Reports


CITY MANAGER'S REPORT
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING
ACCEPT PUBLIC IMPROVEMENTS FOR VILLAGES IN THE STAGE 2A AND 2B
AREAS OF THE RIVER ISLANDS PROJECT FROM RIVER ISLANDS
DEVELOPMENT, LLC

APPROVALS:



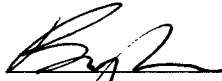
Veronica Albarran
Junior Engineer

10-25-2023
Date



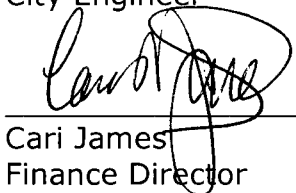
Ken Reed
Senior Construction Manager

10-29-23
Date



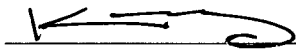
Brad Taylor
City Engineer

10/25/2023
Date



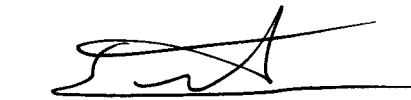
Cari James
Finance Director

10/26/23
Date



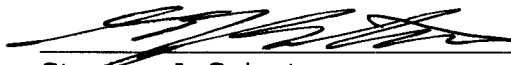
Michael King
Assistant City Manager

10-26-2023
Date



Salvador Navarrete
City Attorney

10-25-2023
Date



Stephen J. Salvatore
City Manager

11-6-23
Date

RESOLUTION NO. 23-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO ACCEPT PUBLIC IMPROVEMENTS FOR VILLAGES IN THE STAGE 2A AND 2B AREAS OF THE RIVER ISLANDS PROJECT FROM RIVER ISLANDS DEVELOPMENT, LLC

WHEREAS, on March 27, 2007, the City Council approved Vesting Tentative Map (VTM) 3694, and later amended VTM 3694 with updated Conditions of Approval (COA) on June 1, 2015. On June 14, 2021, the City Council adopted resolutions and ordinances approving the River Islands modified Phase 2 Project and VTM 6716. The Tracts comply with the amended COA’s of VTM 3694 and are within the geographical boundaries of VTM 6716; and

WHEREAS, as required by the City’s subdivision ordinance, the final maps for the Tracts within Villages DD, EE, FF, GG, HH, JJ, LL, MM, NN, OO and Z (Villages) included a Subdivision Improvement Agreement (SIA) to guarantee public improvements. Completion of the public improvements listed in the GASB 34 reports fulfills the associated obligations of the SIAs. The Council approval dates & resolution numbers associated with the Villages are detailed in Table 1 below; and

Table 1: Council Approval Dates and Resolutions

| Village | Tract | Council Approval Date | Resolution Number |
|----------------|--------------|------------------------------|--------------------------|
| DD | 4055 | 12/14/2020 | 20-4823 |
| | 4056 | 07/12/2021 | 21-4928 |
| EE | 4063 | 02/08/2021 | 21-4834 |
| FF | 4067 | 03/08/2021 | 21-4844 |
| | 4082 | 04/11/2022 | 22-5048 |
| GG | 4091 | 09/13/2021 | 21-4956 |
| | 4092 | 01/10/2022 | 22-5017 |
| HH | 4089 | 9/13/2021 | 21-4955 |
| | 4090 | 1/10/2022 | 22-5016 |
| JJ | 4052 | 1/11/2021 | 21-4827 |
| | 4053 | 10/11/2021 | 21-4975 |
| LL | 4093 | 06/14/2021 | 21-4903 |
| | 4094 | 12/13/2021 | 21-5007 |
| MM | 4101 | 08/09/2021 | 21-4935 |
| | 4102 | 05/16/2022 | 22-5081 |

| | | | |
|----|------|------------|---------|
| NN | 4071 | 03/08/2021 | 21-4845 |
| | 4072 | 04/11/2022 | 22-5047 |
| OO | 4068 | 02/08/2021 | 21-4835 |
| | 4069 | 09/13/2021 | 21-4954 |
| Z | 4050 | 11/09/2020 | 20-4812 |
| | 4051 | 06/14/2021 | 21-4902 |

WHEREAS, the Performance and Labor & Materials Bonds will be released and replaced with the Maintenance Bonds upon acceptance of the improvements. The bond values and numbers associated with the Villages are detailed in Table 2 below; and

Table 2: Bond Values and Numbers

| Village | Tract | Performance Bond Number/Value | Labor & Materials Bond Number/Value | Maintenance Bond Number/Value |
|---------|-------|-------------------------------|-------------------------------------|-------------------------------|
| DD | 4055 | 0757354/\$1,009,540 | 0757354/\$504,770 | 0757354/\$293,858 |
| | 4056 | | | |
| EE | 4063 | 0757356/\$935,661 | 0757356/\$467,831 | 0757356/\$712,570 |
| FF | 4067 | 0757364/\$774,918 | 0757364/\$387,459 | 0757364/\$441,877 |
| | 4082 | | | |
| GG | 4091 | 0799657/\$664,852 | 0799657/\$332,426 | 0799657/\$246,900 |
| | 4092 | | | |
| HH | 4089 | 0799656/\$1,312,588 | 0799656/\$656,294 | 0799656/\$174,900 |
| | 4090 | | | |
| JJ | 4052 | 0757353/\$525,600 | 0757353/\$262,800 | 0757353/\$172,700 |
| | 4053 | | | |
| LL | 4093 | 0799647/\$1,187,640 | 0799647/\$593,820 | 0799647/\$265,700 |
| | 4094 | | | |
| MM | 4101 | 0799651/\$544,920 | 0799651/\$272,460 | 0799651/\$214,700 |
| | 4102 | | | |
| NN | 4071 | 0799643/\$951,008 | 0799643/\$475,504 | 0799643/\$407,060 |
| | 4072 | | | |
| OO | 4068 | 0757357/\$270,348 | 0757357/\$135,174 | 0757357/\$194,757 |
| | 4069 | | | |
| Z | 4050 | 0757351/\$246,708 | 0757351/\$123,354 | 0757351/\$267,600 |
| | 4051 | | | |

WHEREAS, staff has inspected the improvements listed in the GASB 34 Reports for the Villages and confirmed that the improvements have been completed in accordance with City specifications and deemed complete by the City Engineer; and

WHEREAS, staff recommends City Council accept the completed Public Improvements for the Villages; and

WHEREAS, RID has submitted lien releases, a one-year maintenance bonds, and as-built drawings for the improvements being accepted; and

WHEREAS, the City's maintenance costs will increase to maintain the improvements. The maintenance bonds cover any repairs or replacements due to defective materials or workmanship for the completed improvements that become necessary during the one-year period, beginning with this acceptance. The City's Service Maintenance CFD 2023-1 has been established to fund City maintenance and operating costs.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop accepts the public improvements, as detailed in the GASB 34 Reports included as Attachment C to the City Manager's Report that accompanied this resolution, for Villages in the Stage 2A and 2B Areas of the River Islands Project from River Islands Development, LLC.

PASSED AND ADOPTED by the City Council of the City of Lathrop this 13th day of November 2023 by the following vote:

AYES:

NOES:

ABSTAIN:

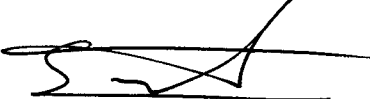
ABSENT:

Sonny Dhaliwal, Mayor

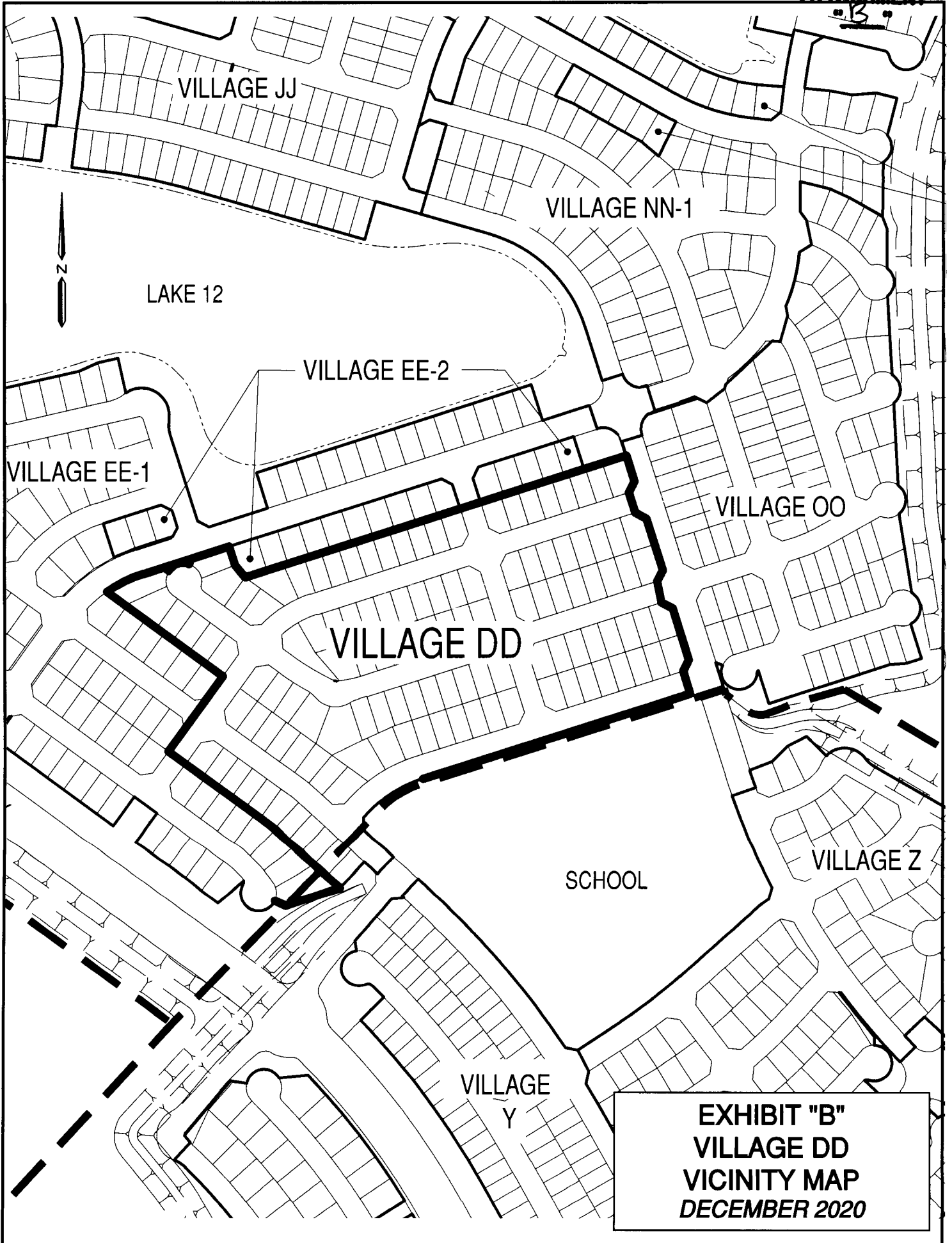
ATTEST:

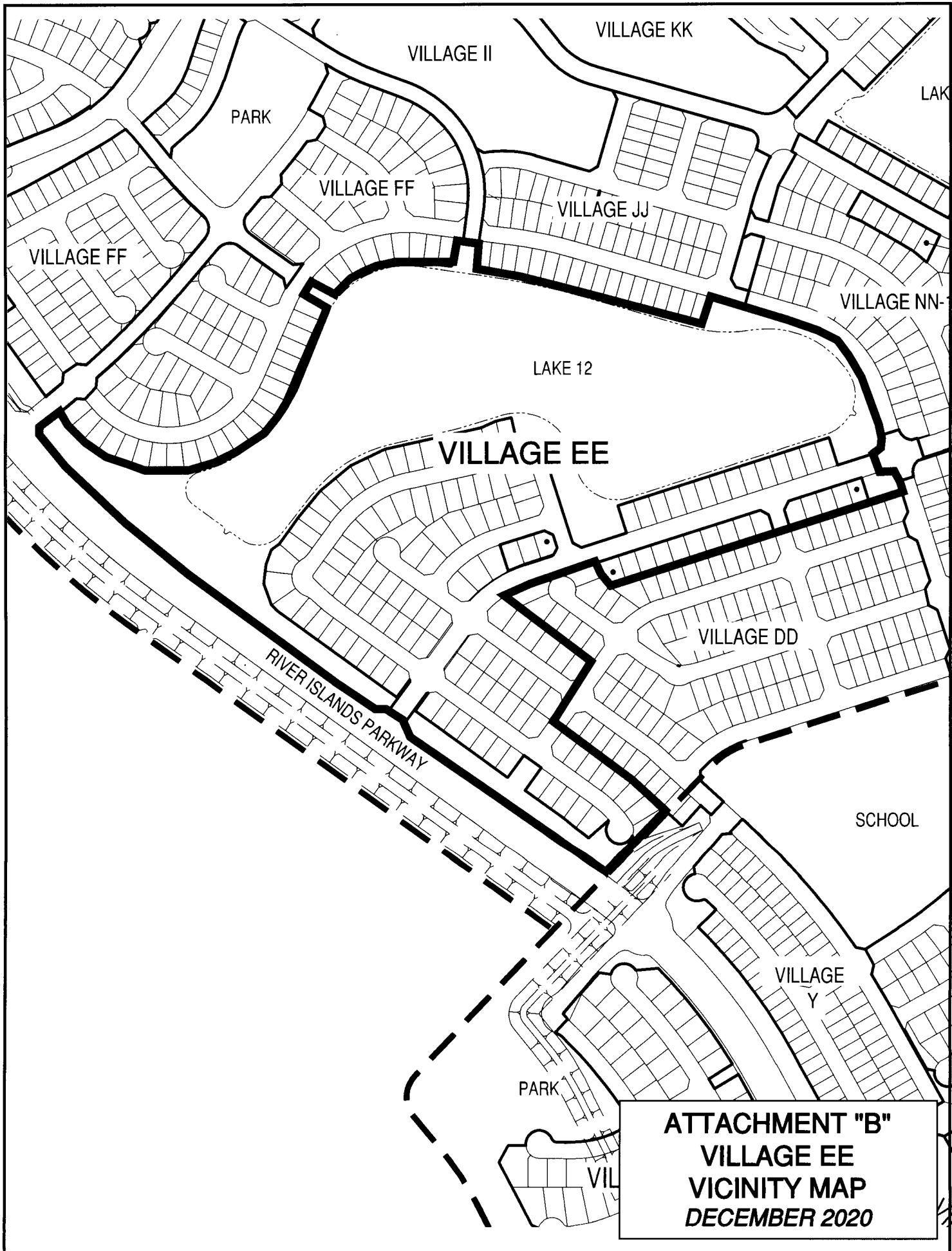
Teresa Vargas, City Clerk

APPROVED AS TO FORM:

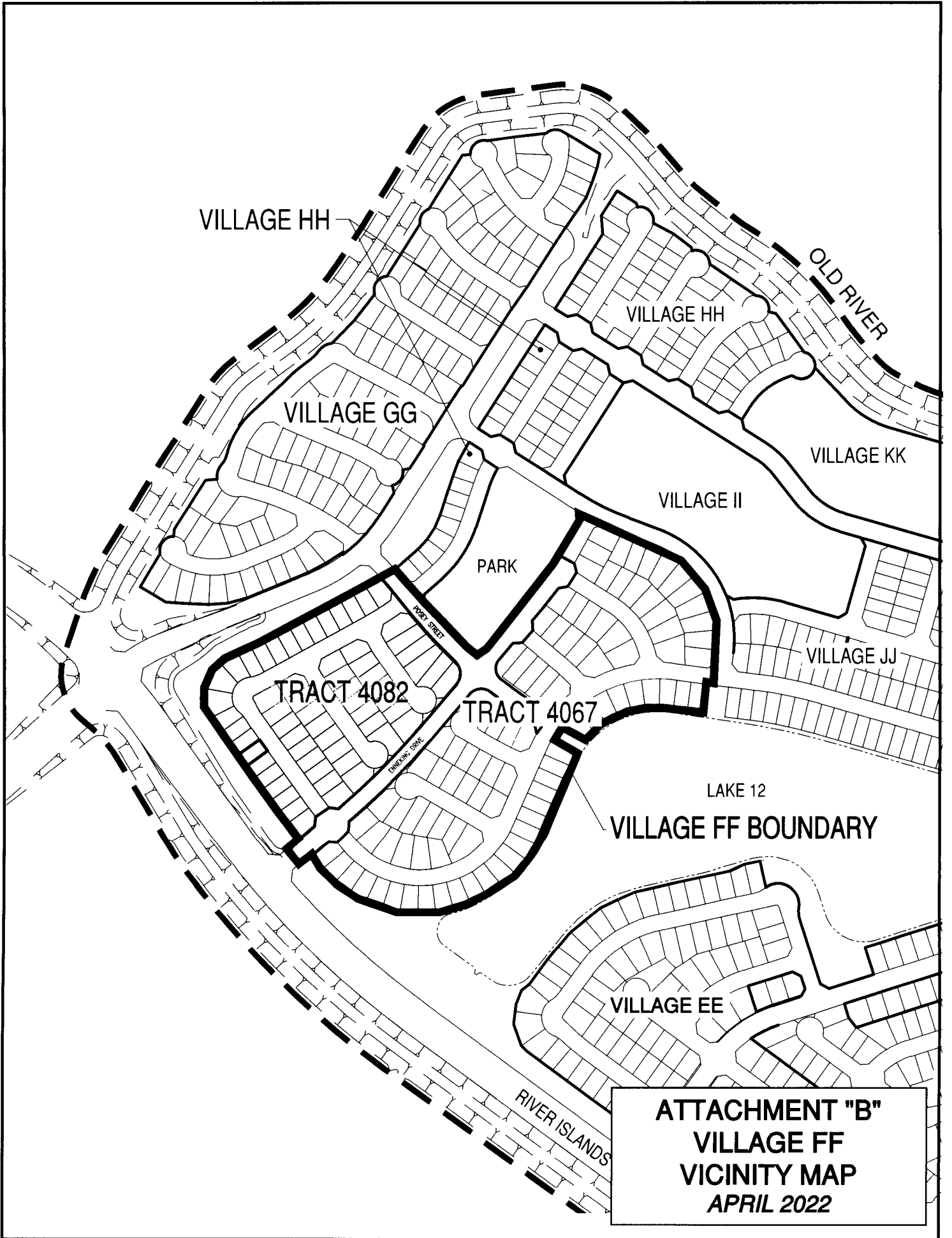


Salvador Navarrete, City Attorney

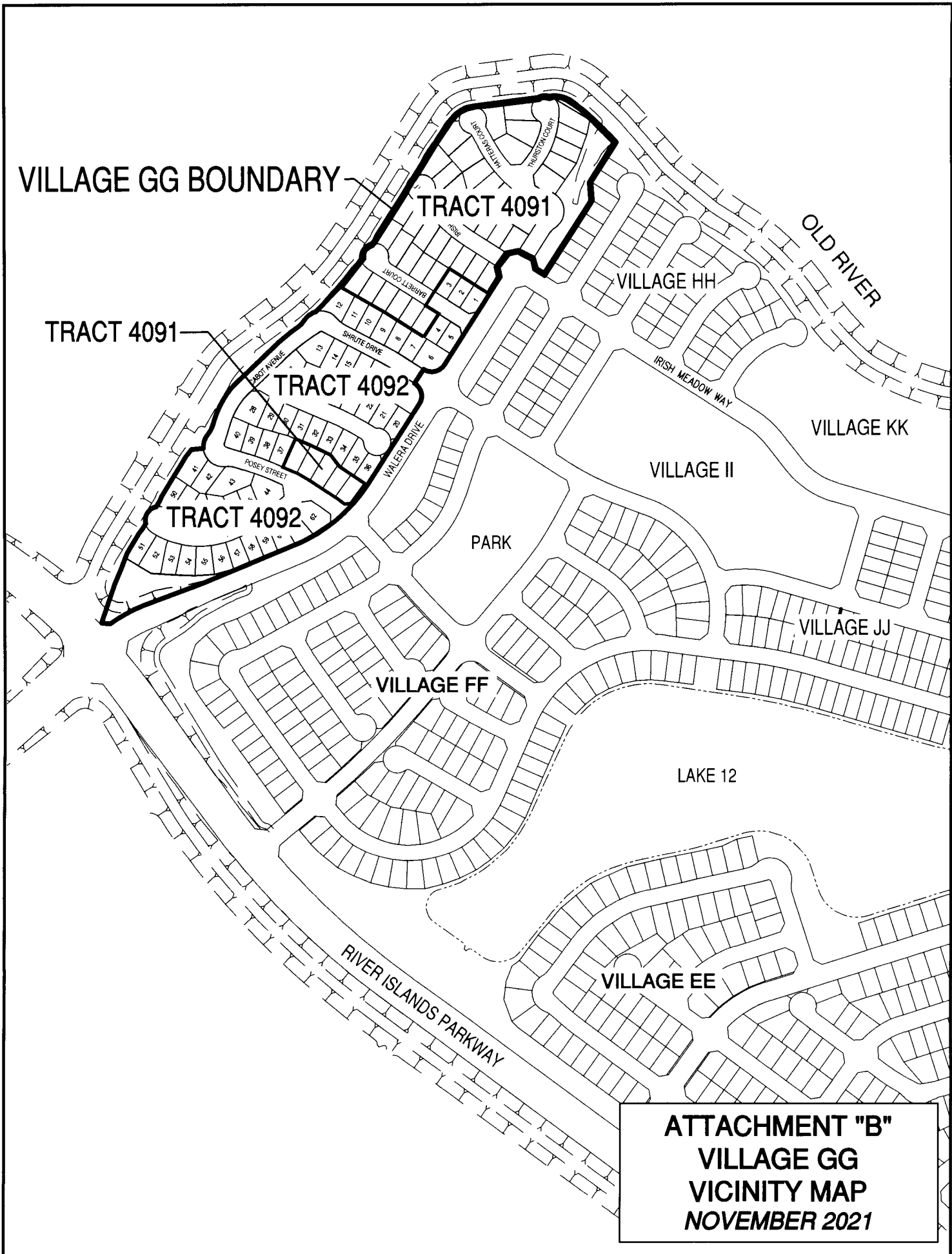




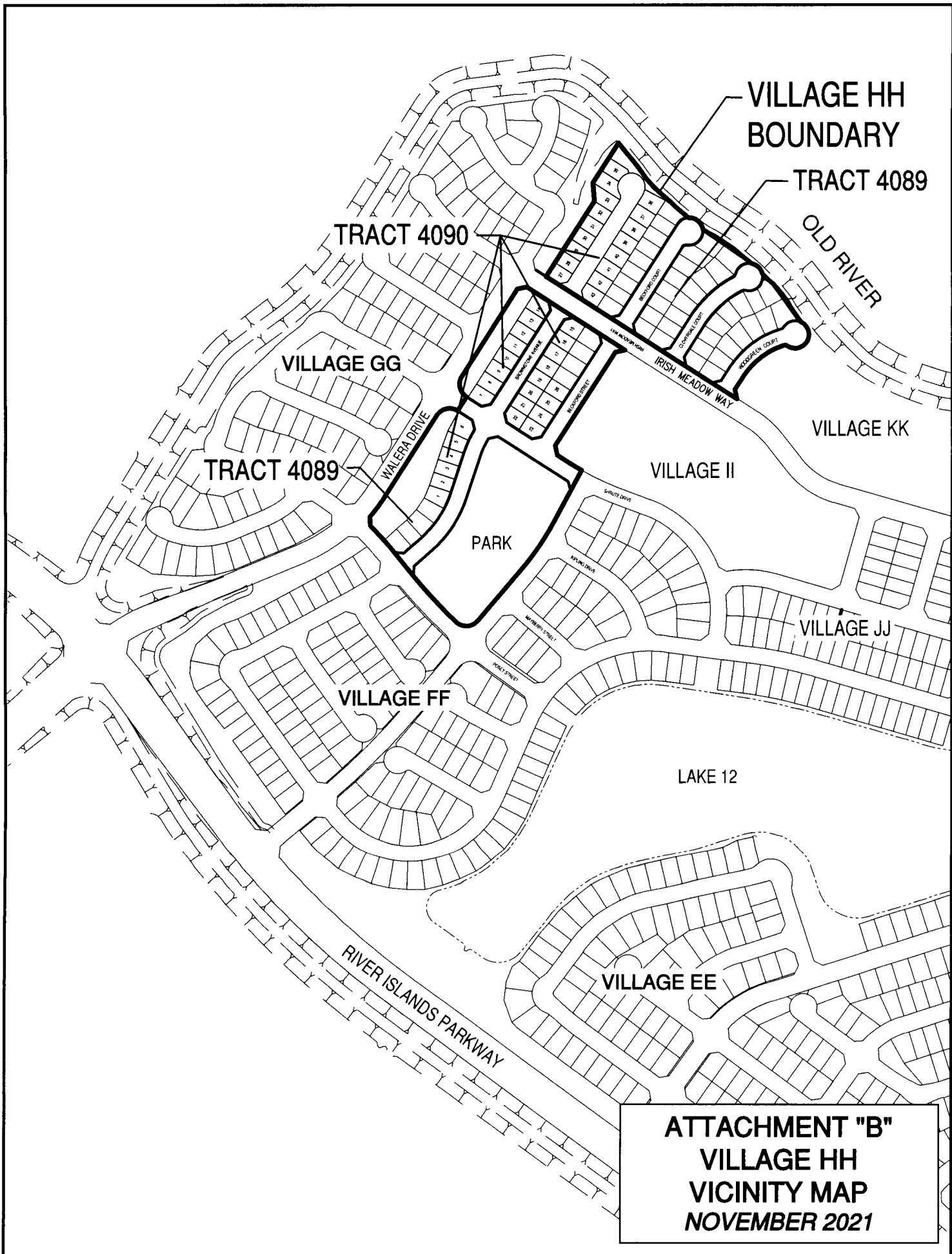
ATTACHMENT "B"
VILLAGE EE
VICINITY MAP
DECEMBER 2020



ATTACHMENT "B"
VILLAGE FF
VICINITY MAP
APRIL 2022



ATTACHMENT "B"
VILLAGE GG
VICINITY MAP
NOVEMBER 2021



VILLAGE HH
BOUNDARY

TRACT 4089

OLD RIVER

TRACT 4090

VILLAGE GG

TRACT 4089

WALERA DRIVE

VILLAGE II

VILLAGE KK

PARK

VILLAGE JJ

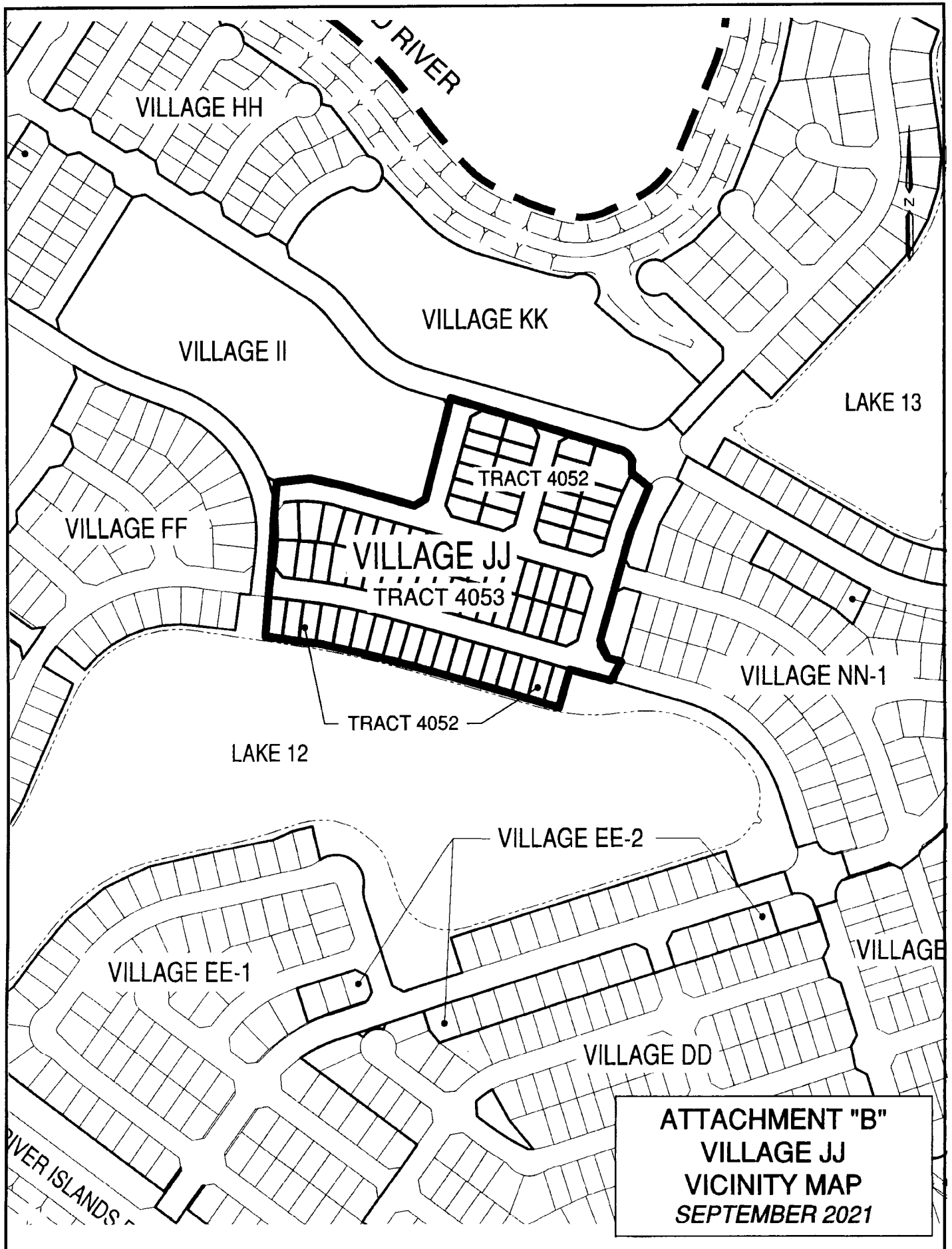
VILLAGE FF

LAKE 12

VILLAGE EE

RIVER ISLANDS PARKWAY

ATTACHMENT "B"
VILLAGE HH
VICINITY MAP
NOVEMBER 2021



TRACT 4094



VILLAGE LL

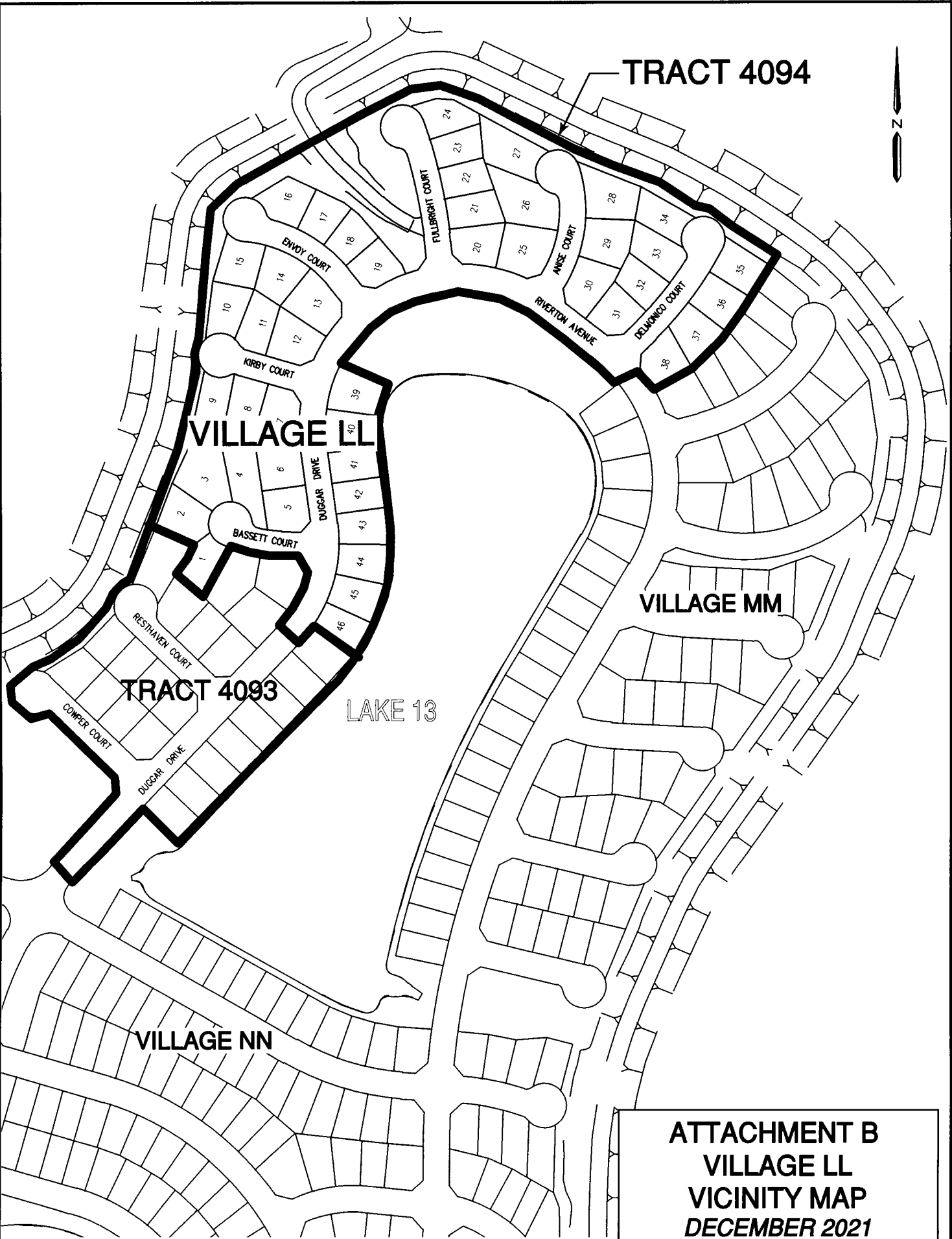
VILLAGE MM

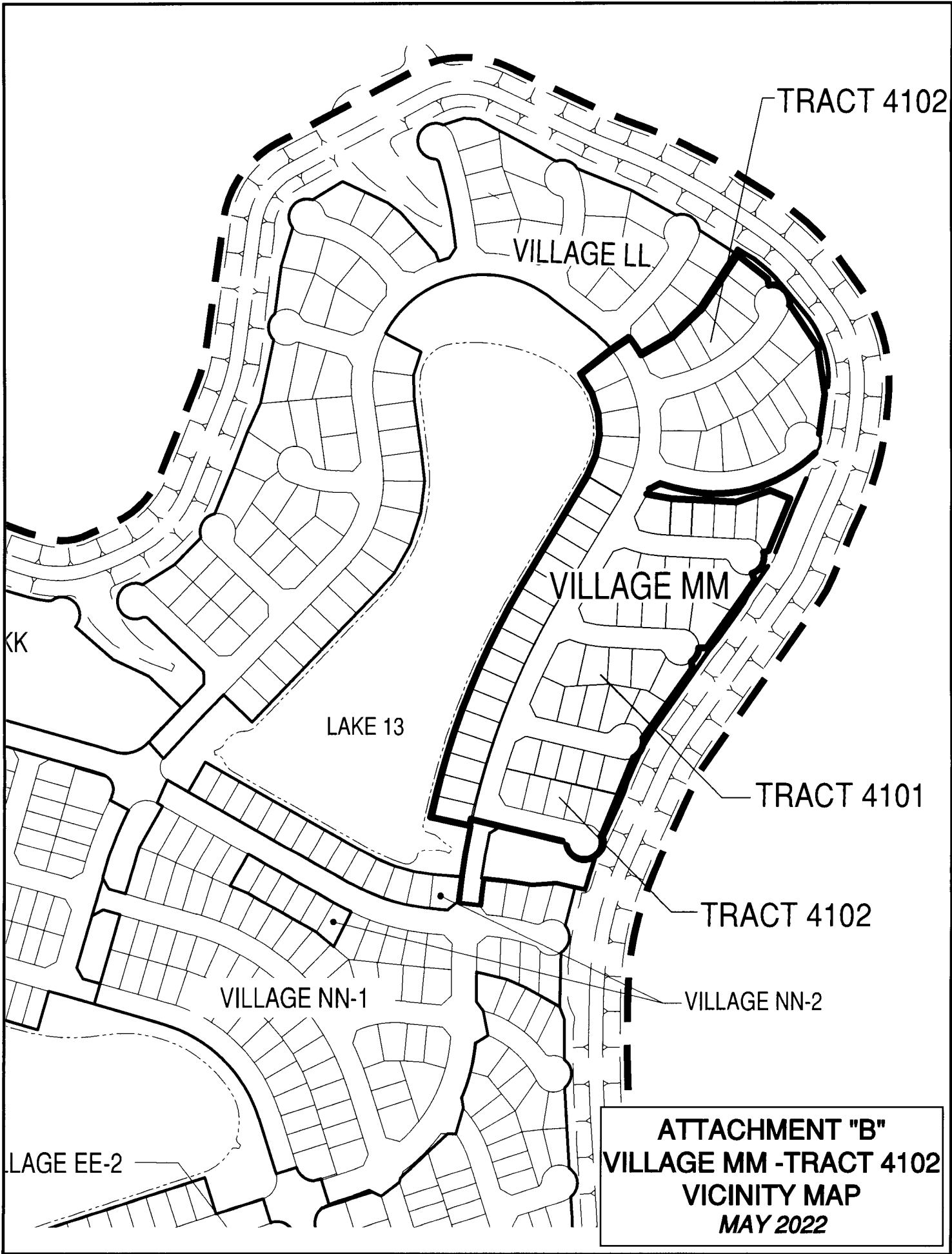
TRACT 4093

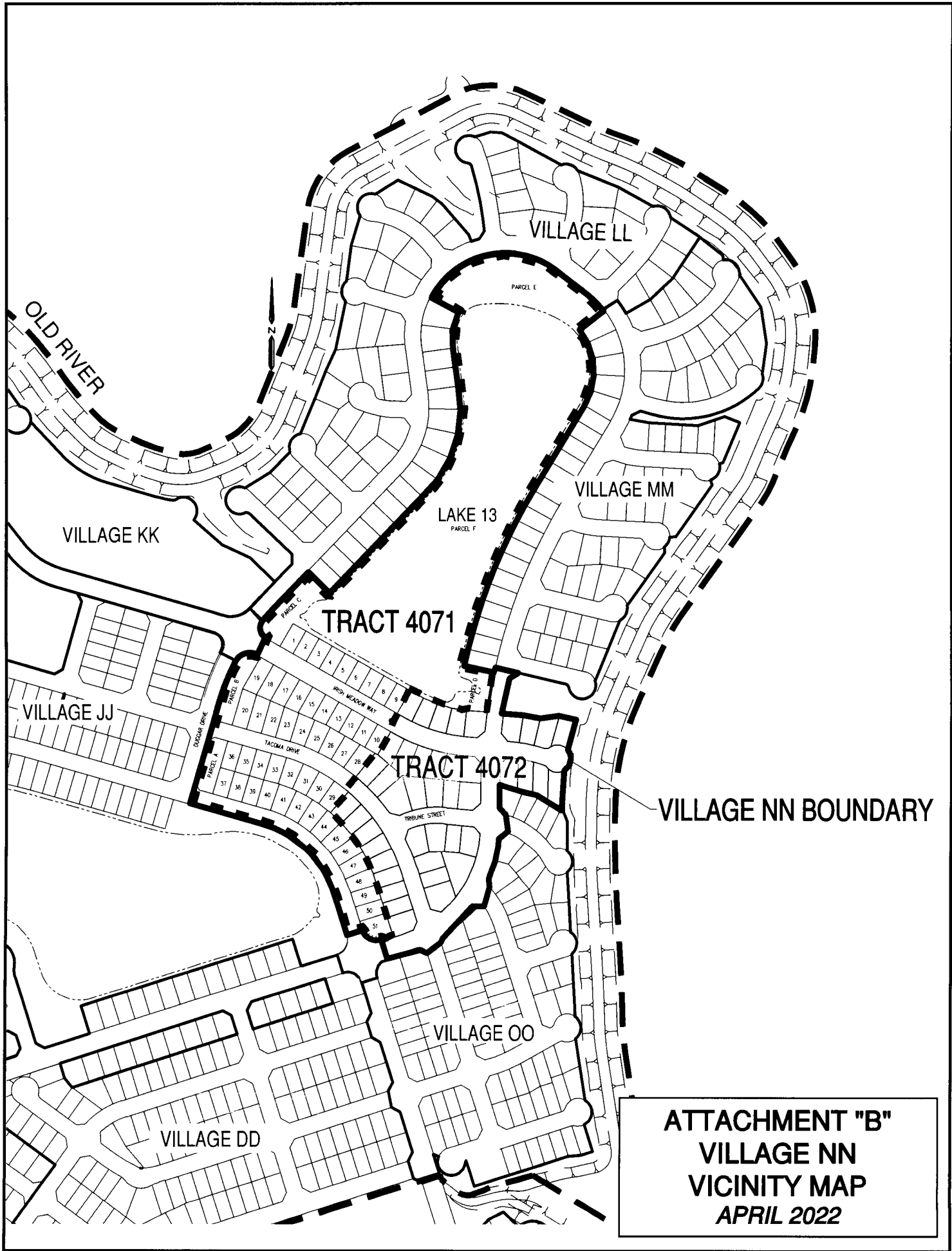
LAKE 13

VILLAGE NN

**ATTACHMENT B
VILLAGE LL
VICINITY MAP
DECEMBER 2021**







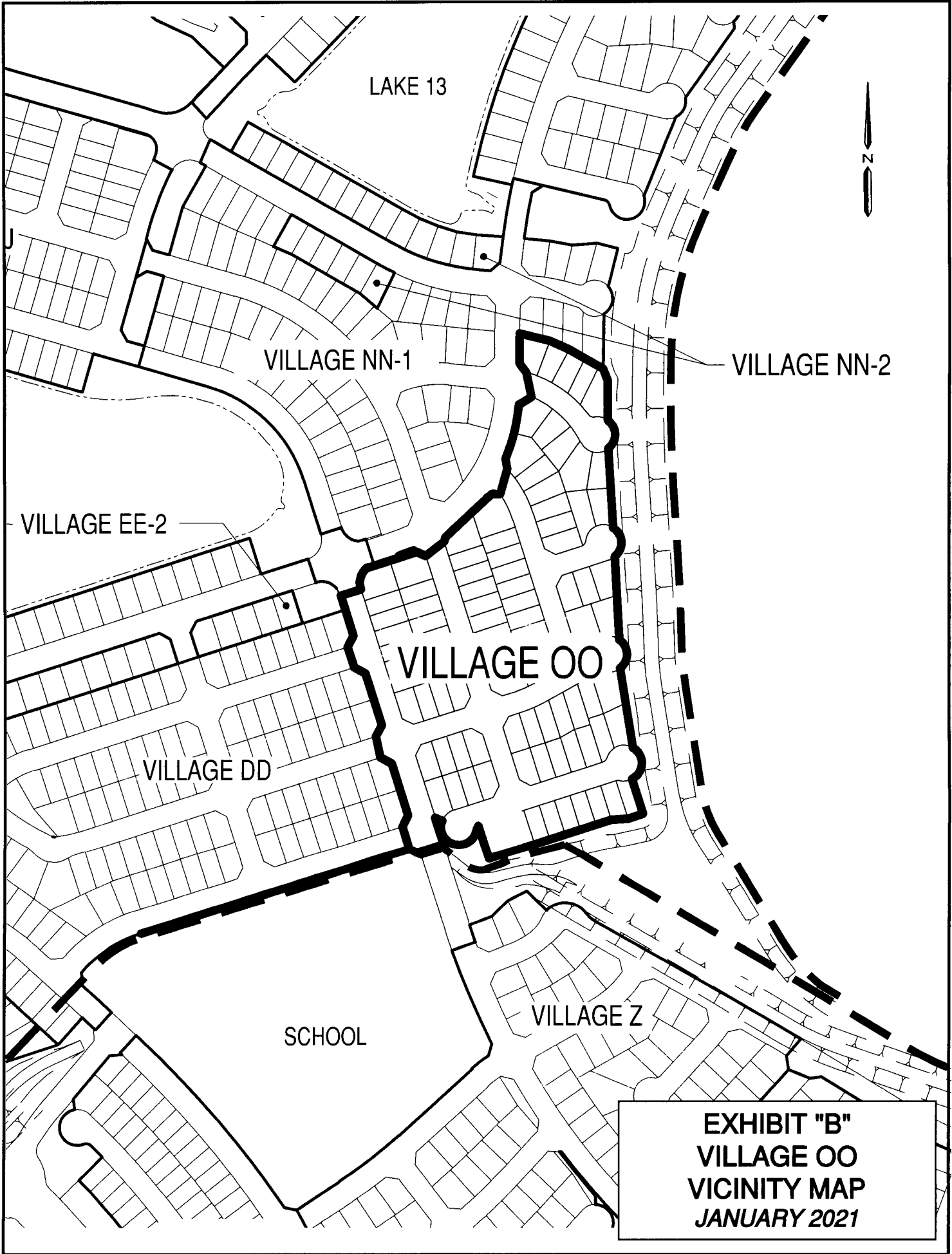
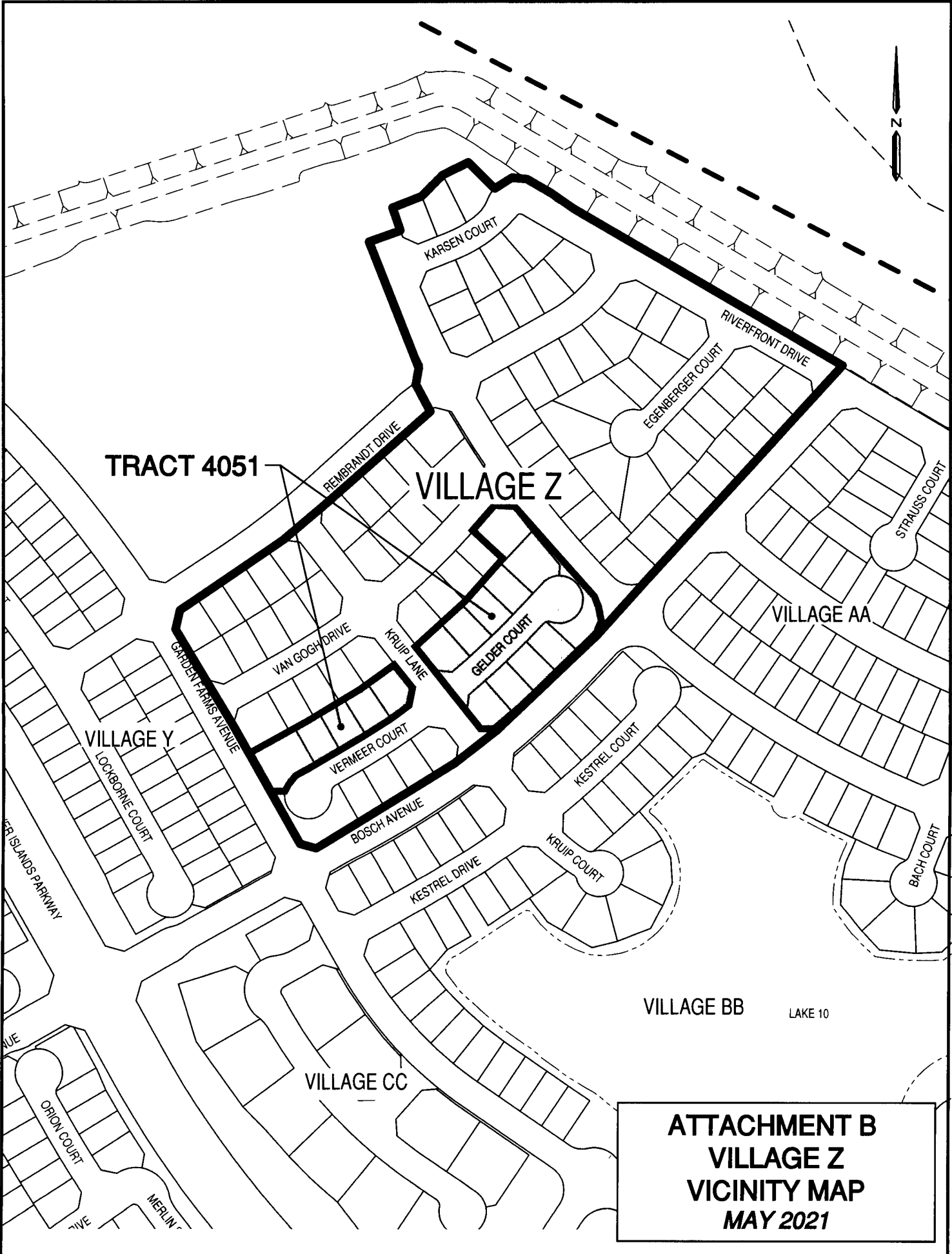


EXHIBIT "B"
VILLAGE OO
VICINITY MAP
JANUARY 2021



TRACT 4051

VILLAGE Z

VILLAGE AA

VILLAGE Y

VILLAGE BB

LAKE 10

VILLAGE CC

**ATTACHMENT B
VILLAGE Z
VICINITY MAP
MAY 2021**

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 7/31/2023

Tract No.: River Islands Village DD - Tract 4055 (42 Lots)

| <u>Item</u> | <u>Unit</u> | <u>Qty</u> | <u>Unit Price</u> | <u>Amount</u> |
|--|-------------|------------|-------------------|------------------------|
| 3" AC Paving | SF | 11,600 | \$ 1.50 | \$ 17,400.00 |
| 4.5" AC Paving | SF | 166,000 | \$ 2.25 | \$ 373,500.00 |
| 6" Aggregate Base | SF | 11,600 | \$ 0.90 | \$ 10,440.00 |
| 8" Aggregate Base | SF | 166,000 | \$ 1.20 | \$ 199,200.00 |
| Vertical Curb and Gutter <i>(with AB cushion)</i> | LF | 4,100 | \$ 25.00 | \$ 102,500.00 |
| Rolled Curb and Gutter <i>(with AB cushion)</i> | LF | 6,100 | \$ 25.00 | \$ 152,500.00 |
| Concrete Sidewalk | SF | 55,000 | \$ 6.00 | \$ 330,000.00 |
| Driveway Approach | EA | 43 | \$ 600.00 | \$ 25,800.00 |
| Handicap Ramps | EA | 21 | \$ 2,500.00 | \$ 52,500.00 |
| Survey Monuments | EA | 13 | \$ 300.00 | \$ 3,900.00 |
| Traffic Striping & Signing | LF | 5,500 | \$ 5.00 | \$ 27,500.00 |
| | | | | |
| Catch Basins <i>(type A inlet)</i> | EA | 4 | \$ 4,500.00 | \$ 18,000.00 |
| Catch Basins <i>(type A inlet over type I manhole base)</i> | EA | 29 | \$ 6,500.00 | \$ 188,500.00 |
| Catch Basins <i>(type A inlet over type II manhole base)</i> | EA | 1 | \$ 13,000.00 | \$ 13,000.00 |
| Catch Basins <i>(type C inlet over type I manhole base)</i> | EA | 3 | \$ 6,000.00 | \$ 18,000.00 |
| 15" Storm Drain Pipe | LF | 1,200 | \$ 80.00 | \$ 96,000.00 |
| 18" Storm Drain Pipe | LF | 1,420 | \$ 90.00 | \$ 127,800.00 |
| 24" Storm Drain Pipe | LF | 400 | \$ 120.00 | \$ 48,000.00 |
| 30" Storm Drain Pipe | LF | 380 | \$ 190.00 | \$ 72,200.00 |
| Manholes <i>(type I)</i> | EA | 2 | \$ 9,000.00 | \$ 18,000.00 |
| Manholes <i>(type II)</i> | EA | 2 | \$ 14,000.00 | \$ 28,000.00 |
| | | | | |
| 8" Sanitary Sewer Pipe | LF | 4,300 | \$ 90.00 | \$ 387,000.00 |
| Manholes (Type 1) | EA | 18 | \$ 10,000.00 | \$ 180,000.00 |
| Sewer Service | EA | 42 | \$ 2,500.00 | \$ 105,000.00 |
| | | | | |
| 8" Water Line <i>(including all appurtenances)</i> | LF | 5,600 | \$ 80.00 | \$ 448,000.00 |
| Water Service | EA | 42 | \$ 2,500.00 | \$ 105,000.00 |
| Fire Hydrants | EA | 10 | \$ 11,000.00 | \$ 110,000.00 |
| Blow Off Valve | EA | 3 | \$ 7,500.00 | \$ 22,500.00 |
| Air Release Valve | EA | 3 | \$ 4,000.00 | \$ 12,000.00 |
| 8" Gate Valve | EA | 30 | \$ 2,600.00 | \$ 78,000.00 |
| Water Sampling Station | EA | 1 | \$ 4,000.00 | \$ 4,000.00 |
| Total | | | | \$ 3,374,000.00 |

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 7/31/2023

Tract No.: River Islands Village DD - Tract 4056 (80 Lots)

| | <u>Item</u> | <u>Unit</u> | <u>Qty</u> | <u>Unit Price</u> | <u>Amount</u> |
|-------------------|-------------|-------------|------------|-------------------|----------------------|
| Driveway Approach | | EA | 80 | \$ 600.00 | \$ 48,000.00 |
| Sewer Service | | EA | 80 | \$ 2,500.00 | \$ 200,000.00 |
| Water Service | | EA | 80 | \$ 2,500.00 | \$ 200,000.00 |
| Total | | | | | \$ 448,000.00 |

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 2/1/2023

Tract No.: River Islands - Village EE

| <u>Item</u> | <u>Unit</u> | <u>Qty</u> | <u>Unit Price</u> | <u>Amount</u> |
|---|-------------|------------|-------------------|------------------------|
| 3" AC Paving | SF | 25,900 | \$ 1.50 | \$ 38,850.00 |
| 4.5" AC Paving | SF | 953,900 | \$ 2.25 | \$ 2,146,275.00 |
| 6" Aggregate Base | SF | 25,900 | \$ 0.90 | \$ 23,310.00 |
| 8" Aggregate Base | SF | 953,900 | \$ 1.20 | \$ 1,144,680.00 |
| Vertical Curb and Gutter <i>(with AB cushion)</i> | LF | 3,980 | \$ 25.00 | \$ 99,500.00 |
| Rolled Curb and Gutter <i>(with AB cushion)</i> | LF | 9,200 | \$ 25.00 | \$ 230,000.00 |
| Roundabout Curb <i>(with AB cushion)</i> | LF | 160 | \$ 18.00 | \$ 2,880.00 |
| Splitter Island Curb <i>(with AB cushion)</i> | LF | 120 | \$ 35.00 | \$ 4,200.00 |
| Roundabout Concrete | SF | 1,900 | \$ 15.00 | \$ 28,500.00 |
| Concrete Sidewalk | SF | 78,200 | \$ 6.00 | \$ 469,200.00 |
| Driveway Approach | EA | 141 | \$ 600.00 | \$ 84,600.00 |
| Handicap Ramps | EA | 27 | \$ 2,500.00 | \$ 67,500.00 |
| Survey Monuments | EA | 19 | \$ 300.00 | \$ 5,700.00 |
| Traffic Striping & Signing | LF | 6,500 | \$ 5.00 | \$ 32,500.00 |
| | | | | |
| Catch Basins <i>(type A inlet)</i> | EA | 16 | \$ 4,500.00 | \$ 72,000.00 |
| Catch Basins <i>(type A inlet over concrete box culvert)</i> | EA | 2 | \$ 2,800.00 | \$ 5,600.00 |
| Catch Basins <i>(type A inlet over type I manhole base)</i> | EA | 14 | \$ 6,500.00 | \$ 91,000.00 |
| Catch Basins <i>(type A inlet over type II manhole base)</i> | EA | 5 | \$ 13,000.00 | \$ 65,000.00 |
| Catch Basins <i>(type A inlet over type III manhole base)</i> | EA | 2 | \$ 18,000.00 | \$ 36,000.00 |
| 15" Storm Drain Pipe | LF | 1,050 | \$ 80.00 | \$ 84,000.00 |
| 18" Storm Drain Pipe | LF | 680 | \$ 90.00 | \$ 61,200.00 |
| 24" Storm Drain Pipe | LF | 1,050 | \$ 120.00 | \$ 126,000.00 |
| 30" Storm Drain Pipe | LF | 785 | \$ 190.00 | \$ 149,150.00 |
| 36" Storm Drain Pipe | LF | 650 | \$ 210.00 | \$ 136,500.00 |
| 42" Storm Drain Pipe | LF | 154 | \$ 350.00 | \$ 53,900.00 |
| 48" Storm Drain Pipe | LF | 290 | \$ 140.00 | \$ 40,600.00 |
| Concrete Box Culvert (3' x 7') | LF | 140 | \$ 1,500.00 | \$ 210,000.00 |
| Manholes <i>(type I)</i> | EA | 3 | \$ 9,000.00 | \$ 27,000.00 |
| Manholes <i>(type II)</i> | EA | 4 | \$ 14,000.00 | \$ 56,000.00 |
| | | | | |
| 8" Sanitary Sewer Pipe | LF | 4,300 | \$ 90.00 | \$ 387,000.00 |
| 12" Sanitary Sewer Pipe | LF | 2,230 | \$ 150.00 | \$ 334,500.00 |
| Manholes (Type 1) | EA | 15 | \$ 10,000.00 | \$ 150,000.00 |
| Manholes (Trunk) | EA | 9 | \$ 14,000.00 | \$ 126,000.00 |
| Sewer Service | EA | 141 | \$ 2,500.00 | \$ 352,500.00 |
| | | | | |
| 8" Water Line <i>(including all appurtenances)</i> | LF | 4,810 | \$ 80.00 | \$ 384,800.00 |
| 10" Water Line <i>(including all appurtenances)</i> | LF | 2,240 | \$ 50.00 | \$ 112,000.00 |
| Water Service | EA | 141 | \$ 2,500.00 | \$ 352,500.00 |
| Fire Hydrants | EA | 13 | \$ 11,000.00 | \$ 143,000.00 |
| Blow Off Valve | EA | 2 | \$ 7,500.00 | \$ 15,000.00 |
| Air Release Valve | EA | 3 | \$ 4,000.00 | \$ 12,000.00 |
| 8" Gate Valve | EA | 18 | \$ 2,600.00 | \$ 46,800.00 |
| 10" Gate Valve | EA | 22 | \$ 2,700.00 | \$ 59,400.00 |
| Water Sampling Station | EA | 1 | \$ 4,000.00 | \$ 4,000.00 |
| | | | | |
| 8" Non-Potable Water Line <i>(including all appurtenances)</i> | LF | 95 | \$ 80.00 | \$ 7,600.00 |
| 10" Non-Potable Water Line <i>(including all appurtenances)</i> | LF | 2,260 | \$ 100.00 | \$ 226,000.00 |
| Blow Off Valve | EA | 1 | \$ 7,500.00 | \$ 7,500.00 |
| Air Release Valve | EA | 1 | \$ 4,000.00 | \$ 4,000.00 |
| 10" Gate Valve | EA | 5 | \$ 3,500.00 | \$ 17,500.00 |
| | | | | |
| 16" Lake Fill Line <i>(including all appurtenances)</i> | LF | 2,810 | \$ 170.00 | \$ 477,700.00 |
| 3" Aeration Line <i>(including all appurtenances)</i> | LF | 2,810 | \$ 15.00 | \$ 42,150.00 |
| Blow Off Valve | EA | - | \$ 9,500.00 | \$ - |
| Air Release Valve | EA | 3 | \$ 6,000.00 | \$ 18,000.00 |
| Butterfly Valve | EA | 5 | \$ 3,000.00 | \$ 15,000.00 |
| | | | | |
| Total | | | | \$ 8,887,000.00 |

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 2/2/2023

Tract No.: River Islands - Village FF Tract 4067

| <u>Item</u> | <u>Unit</u> | <u>Qty</u> | <u>Unit Price</u> | <u>Amount</u> |
|---|-------------|------------|-------------------|------------------------|
| 3" AC Paving | SF | 24,200 | \$ 1.50 | \$ 36,300.00 |
| 4.5" AC Paving | SF | 118,500 | \$ 2.25 | \$ 266,625.00 |
| 6" Aggregate Base | SF | 12,100 | \$ 0.90 | \$ 10,890.00 |
| 7" Aggregate Base | SF | 12,100 | \$ 1.05 | \$ 12,705.00 |
| 8" Aggregate Base | SF | 118,500 | \$ 1.20 | \$ 142,200.00 |
| Vertical Curb and Gutter <i>(with AB cushion)</i> | LF | 3,460 | \$ 25.00 | \$ 86,500.00 |
| Rolled Curb and Gutter <i>(with AB cushion)</i> | LF | 5,150 | \$ 25.00 | \$ 128,750.00 |
| Concrete Sidewalk | SF | 45,100 | \$ 6.00 | \$ 270,600.00 |
| Driveway Approach | EA | 95 | \$ 600.00 | \$ 57,000.00 |
| Handicap Ramps | EA | 14 | \$ 2,500.00 | \$ 35,000.00 |
| Survey Monuments | EA | 16 | \$ 300.00 | \$ 4,800.00 |
| Traffic Striping & Signing | LF | 4,500 | \$ 5.00 | \$ 22,500.00 |
| | | | | |
| Catch Basins <i>(type A inlet)</i> | EA | 4 | \$ 4,500.00 | \$ 18,000.00 |
| Catch Basins <i>(type A inlet over type I manhole base)</i> | EA | 22 | \$ 6,500.00 | \$ 143,000.00 |
| Catch Basins <i>(type A inlet over type III manhole base)</i> | EA | 4 | \$ 18,000.00 | \$ 72,000.00 |
| Catch Basins <i>(type C inlet over type I manhole base)</i> | EA | 1 | \$ 6,000.00 | \$ 6,000.00 |
| Catch Basins <i>(type C inlet over type II manhole base)</i> | EA | 1 | \$ 13,000.00 | \$ 13,000.00 |
| 15" Storm Drain Pipe | LF | 1,820 | \$ 80.00 | \$ 145,600.00 |
| 18" Storm Drain Pipe | LF | 120 | \$ 90.00 | \$ 10,800.00 |
| 24" Storm Drain Pipe | LF | 430 | \$ 120.00 | \$ 51,600.00 |
| 30" Storm Drain Pipe | LF | 80 | \$ 150.00 | \$ 12,000.00 |
| 48" Storm Drain Pipe | LF | 880 | \$ 350.00 | \$ 308,000.00 |
| 54" Storm Drain Pipe | LF | 130 | \$ 550.00 | \$ 71,500.00 |
| Manholes <i>(type I)</i> | EA | 3 | \$ 9,000.00 | \$ 27,000.00 |
| Manholes <i>(type II)</i> | EA | 1 | \$ 14,000.00 | \$ 14,000.00 |
| | | | | |
| 8" Sanitary Sewer Pipe | LF | 3,580 | \$ 90.00 | \$ 322,200.00 |
| 12" Sanitary Sewer Pipe | LF | 700 | \$ 150.00 | \$ 105,000.00 |
| Sewer Service | EA | 96 | \$ 2,500.00 | \$ 240,000.00 |
| Manholes | EA | 12 | \$ 10,000.00 | \$ 120,000.00 |
| Manholes (Trunk) | EA | 6 | \$ 14,000.00 | \$ 84,000.00 |
| | | | | |
| 8" Water Line <i>(including all appurtenances)</i> | LF | 3,000 | \$ 80.00 | \$ 240,000.00 |
| 8" GV | EA | 14 | \$ 2,600.00 | \$ 36,400.00 |
| 10" Water Line <i>(including all appurtenances)</i> | LF | 1,550 | \$ 50.00 | \$ 77,500.00 |
| 10" GV | EA | 10 | \$ 2,700.00 | \$ 27,000.00 |
| Water Service | EA | 96 | \$ 2,500.00 | \$ 240,000.00 |
| 2" Water Service | EA | 2 | \$ 4,000.00 | \$ 8,000.00 |
| Air Release Valve | EA | 3 | \$ 4,000.00 | \$ 12,000.00 |
| Blow Off Valve | EA | 2 | \$ 7,500.00 | \$ 15,000.00 |
| Fire Hydrants | EA | 9 | \$ 11,000.00 | \$ 99,000.00 |
| Water Sampling Station | EA | 1 | \$ 4,000.00 | \$ 4,000.00 |
| | | | | |
| 10" Non-Potable Water Line <i>(including all appurtenances)</i> | LF | 700 | \$ 100.00 | \$ 70,000.00 |
| 2" Non-Potable Water Service | EA | 1 | \$ 3,500.00 | \$ 3,500.00 |
| | | | Total | \$ 3,670,000.00 |

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 2/2/2023

Tract No.: River Islands - Village FF Tract 4082

| <u>Item</u> | <u>Unit</u> | <u>Qty</u> | <u>Unit Price</u> | <u>Amount</u> |
|--|-------------|------------|-------------------|------------------------|
| 3" AC Paving | SF | 33,000 | \$ 1.50 | \$ 49,500.00 |
| 4.5" AC Paving | SF | 37,600 | \$ 2.25 | \$ 84,600.00 |
| 7" Aggregate Base | SF | 33,000 | \$ 1.05 | \$ 34,650.00 |
| 8" Aggregate Base | SF | 37,600 | \$ 1.20 | \$ 45,120.00 |
| Vertical Curb and Gutter <i>(with AB cushion)</i> | LF | 790 | \$ 25.00 | \$ 19,750.00 |
| Rolled Curb and Gutter <i>(with AB cushion)</i> | LF | 3,300 | \$ 25.00 | \$ 82,500.00 |
| Concrete Sidewalk | SF | 20,600 | \$ 6.00 | \$ 123,600.00 |
| Driveway Approach | EA | 60 | \$ 600.00 | \$ 36,000.00 |
| Handicap Ramps | EA | 4 | \$ 2,500.00 | \$ 10,000.00 |
| Survey Monuments | EA | 9 | \$ 300.00 | \$ 2,700.00 |
| Traffic Striping & Signing | LF | 2,050 | \$ 5.00 | \$ 10,250.00 |
| | | | | |
| Catch Basins <i>(type A inlet)</i> | EA | 12 | \$ 4,500.00 | \$ 54,000.00 |
| 15" Storm Drain Pipe | LF | 160 | \$ 80.00 | \$ 12,800.00 |
| 18" Storm Drain Pipe | LF | 360 | \$ 90.00 | \$ 32,400.00 |
| 24" Storm Drain Pipe | LF | 330 | \$ 120.00 | \$ 39,600.00 |
| Manholes <i>(type I)</i> | EA | 3 | \$ 9,000.00 | \$ 27,000.00 |
| | | | | |
| 8" Sanitary Sewer Pipe | LF | 1,980 | \$ 90.00 | \$ 178,200.00 |
| Sewer Service | EA | 60 | \$ 2,500.00 | \$ 150,000.00 |
| Manholes | EA | 10 | \$ 10,000.00 | \$ 100,000.00 |
| | | | | |
| 8" Water Line <i>(including all appurtenances)</i> | LF | 2,060 | \$ 80.00 | \$ 164,800.00 |
| 8" GV | EA | 9 | \$ 2,600.00 | \$ 23,400.00 |
| Water Service | EA | 60 | \$ 2,500.00 | \$ 150,000.00 |
| Air Release Valve | EA | 1 | \$ 4,000.00 | \$ 4,000.00 |
| Blow Off Valve | EA | 2 | \$ 7,500.00 | \$ 15,000.00 |
| Fire Hydrants | EA | 5 | \$ 11,000.00 | \$ 55,000.00 |
| | | | Total | \$ 1,505,000.00 |

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 2/8/2023

Tract No.: River Islands - Village GG Tract 4091

| <u>Item</u> | <u>Unit</u> | <u>Qty</u> | <u>Unit Price</u> | <u>Amount</u> |
|---|-------------|------------|-------------------|------------------------|
| 3" AC Paving | SF | 45,300 | \$ 1.50 | \$ 67,950.00 |
| 4.5" AC Paving | SF | 11,600 | \$ 2.25 | \$ 26,100.00 |
| 6" Aggregate Base | SF | 28,400 | \$ 0.90 | \$ 25,560.00 |
| 7" Aggregate Base | SF | 16,900 | \$ 1.05 | \$ 17,745.00 |
| 8" Aggregate Base | SF | 11,600 | \$ 1.20 | \$ 13,920.00 |
| Vertical Curb and Gutter <i>(with AB cushion)</i> | LF | 700 | \$ 25.00 | \$ 17,500.00 |
| Rolled Curb and Gutter <i>(with AB cushion)</i> | LF | 2,400 | \$ 25.00 | \$ 60,000.00 |
| Concrete Sidewalk | SF | 15,600 | \$ 6.00 | \$ 93,600.00 |
| Driveway Approach | EA | 48 | \$ 600.00 | \$ 28,800.00 |
| Handicap Ramps | EA | 2 | \$ 2,500.00 | \$ 5,000.00 |
| Survey Monuments | EA | 7 | \$ 300.00 | \$ 2,100.00 |
| Traffic Striping & Signing | LF | 1,400 | \$ 5.00 | \$ 7,000.00 |
| 15" Storm Drain Pipe | LF | 160 | \$ 80.00 | \$ 12,800.00 |
| 24" Storm Drain Pipe | LF | 340 | \$ 120.00 | \$ 40,800.00 |
| Catch Basins <i>(type A inlet)</i> | EA | 7 | \$ 4,500.00 | \$ 31,500.00 |
| Catch Basins <i>(type C inlet over type I manhole base)</i> | EA | 1 | \$ 6,000.00 | \$ 6,000.00 |
| Manholes <i>(type I)</i> | EA | 1 | \$ 9,000.00 | \$ 9,000.00 |
| Storm Drain Outfall | EA | 1 | \$ 10,000.00 | \$ 10,000.00 |
| 8" Sanitary Sewer Pipe | LF | 1,400 | \$ 90.00 | \$ 126,000.00 |
| Manholes <i>(type I)</i> | EA | 8 | \$ 10,000.00 | \$ 80,000.00 |
| Sewer Service | EA | 48 | \$ 2,500.00 | \$ 120,000.00 |
| 8" Water Line <i>(including all appurtenances)</i> | LF | 1,450 | \$ 80.00 | \$ 116,000.00 |
| 8" GV | EA | 5 | \$ 2,600.00 | \$ 13,000.00 |
| 1.5" Water Service | EA | 48 | \$ 2,500.00 | \$ 120,000.00 |
| 2" Water Service | EA | 2 | \$ 4,000.00 | \$ 8,000.00 |
| Fire Hydrants | EA | 5 | \$ 11,000.00 | \$ 55,000.00 |
| Air Release Valve | EA | 1 | \$ 4,000.00 | \$ 4,000.00 |
| 10" Non-Potable Water Line <i>(including all appurtenances)</i> | LF | 230 | \$ 100.00 | \$ 23,000.00 |
| 2" Non-Potable Water Service | EA | 2 | \$ 3,500.00 | \$ 7,000.00 |
| Blow Off Valve | EA | 1 | \$ 7,500.00 | \$ 7,500.00 |
| Total | | | | \$ 1,113,000.00 |

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 2/8/2023

Tract No.: River Islands - Village GG Tract 4092

| <u>Item</u> | <u>Unit</u> | <u>Qty</u> | <u>Unit Price</u> | <u>Amount</u> |
|--|-------------|------------|-------------------|------------------------|
| 3" AC Paving | SF | 57,500 | \$ 1.50 | \$ 86,250.00 |
| 4.5" AC Paving | SF | 52,300 | \$ 2.25 | \$ 117,675.00 |
| 6" Aggregate Base | SF | 800 | \$ 0.90 | \$ 720.00 |
| 7" Aggregate Base | SF | 56,800 | \$ 1.05 | \$ 59,640.00 |
| 8" Aggregate Base | SF | 52,200 | \$ 1.20 | \$ 62,640.00 |
| Vertical Curb and Gutter <i>(with AB cushion)</i> | LF | 1,900 | \$ 25.00 | \$ 47,500.00 |
| Rolled Curb and Gutter <i>(with AB cushion)</i> | LF | 4,700 | \$ 25.00 | \$ 117,500.00 |
| Concrete Sidewalk | SF | 32,500 | \$ 6.00 | \$ 195,000.00 |
| Driveway Approach | EA | 62 | \$ 600.00 | \$ 37,200.00 |
| Handicap Ramps | EA | 4 | \$ 2,500.00 | \$ 10,000.00 |
| Survey Monuments | EA | 15 | \$ 300.00 | \$ 4,500.00 |
| Traffic Striping & Signing | LF | 3,140 | \$ 5.00 | \$ 15,700.00 |
| | | | | |
| 15" Storm Drain Pipe | LF | 230 | \$ 80.00 | \$ 18,400.00 |
| 18" Storm Drain Pipe | LF | 980 | \$ 90.00 | \$ 88,200.00 |
| 24" Storm Drain Pipe | LF | 510 | \$ 120.00 | \$ 61,200.00 |
| 30" Storm Drain Pipe | LF | 140 | \$ 150.00 | \$ 21,000.00 |
| Catch Basins <i>(type A inlet)</i> | EA | 16 | \$ 4,500.00 | \$ 72,000.00 |
| Catch Basins <i>(type A inlet over type II manhole base)</i> | EA | 1 | \$ 13,000.00 | \$ 13,000.00 |
| Manholes <i>(type I)</i> | EA | 1 | \$ 9,000.00 | \$ 9,000.00 |
| Manholes <i>(trunk)</i> | EA | 1 | \$ 14,000.00 | \$ 14,000.00 |
| | | | | |
| 8" Sanitary Sewer Pipe | LF | 2,400 | \$ 90.00 | \$ 216,000.00 |
| Manholes <i>(type I)</i> | EA | 13 | \$ 10,000.00 | \$ 130,000.00 |
| Sewer Service | EA | 62 | \$ 2,500.00 | \$ 155,000.00 |
| | | | | |
| 8" Water Line <i>(including all appurtenances)</i> | LF | 3,260 | \$ 80.00 | \$ 260,800.00 |
| 8" GV | EA | 12 | \$ 2,600.00 | \$ 31,200.00 |
| 1.5" Water Service | EA | 62 | \$ 2,500.00 | \$ 155,000.00 |
| Fire Hydrants | EA | 10 | \$ 11,000.00 | \$ 110,000.00 |
| | | | | |
| Total | | | | \$ 2,109,000.00 |

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 2/8/2023

Tract No.: River Islands - Village HH Tract 4089

| <u>Item</u> | <u>Unit</u> | <u>Qty</u> | <u>Unit Price</u> | <u>Amount</u> |
|---|-------------|------------|-------------------|------------------------|
| 3" AC Paving | SF | 33,300 | \$ 1.50 | \$ 49,950.00 |
| 4.5" AC Paving | SF | 13,800 | \$ 2.25 | \$ 31,050.00 |
| 5" AC Paving | SF | 14,500 | \$ 2.50 | \$ 36,250.00 |
| 5" Aggregate Base | SF | 14,500 | \$ 0.75 | \$ 10,875.00 |
| 7" Aggregate Base | SF | 33,300 | \$ 1.05 | \$ 34,965.00 |
| 8" Aggregate Base | SF | 13,800 | \$ 1.20 | \$ 16,560.00 |
| Vertical Curb and Gutter <i>(with AB cushion)</i> | LF | 580 | \$ 25.00 | \$ 14,500.00 |
| Rolled Curb and Gutter <i>(with AB cushion)</i> | LF | 3,160 | \$ 25.00 | \$ 79,000.00 |
| Concrete Sidewalk | SF | 20,160 | \$ 6.00 | \$ 120,960.00 |
| Driveway Approach | EA | 48 | \$ 600.00 | \$ 28,600.00 |
| Survey Monuments | EA | 6 | \$ 300.00 | \$ 1,800.00 |
| Traffic Striping & Signing | LF | 1,730 | \$ 5.00 | \$ 8,650.00 |
| 15" Storm Drain Pipe | LF | 400 | \$ 80.00 | \$ 32,000.00 |
| 18" Storm Drain Pipe | LF | 197 | \$ 90.00 | \$ 17,730.00 |
| 42" Storm Drain Pipe | LF | 230 | \$ 210.00 | \$ 48,300.00 |
| Catch Basins <i>(type A inlet)</i> | EA | 2 | \$ 4,500.00 | \$ 9,000.00 |
| Catch Basins <i>(type A inlet over type I manhole base)</i> | EA | 6 | \$ 6,500.00 | \$ 39,000.00 |
| 8" Sanitary Sewer Pipe | LF | 1,700 | \$ 90.00 | \$ 153,000.00 |
| Manholes <i>(type I)</i> | EA | 8 | \$ 10,000.00 | \$ 80,000.00 |
| Sewer Service | EA | 48 | \$ 2,500.00 | \$ 120,000.00 |
| 8" Water Line <i>(including all appurtenances)</i> | LF | 1,900 | \$ 80.00 | \$ 152,000.00 |
| 8" GV | EA | 5 | \$ 2,600.00 | \$ 13,000.00 |
| Fire Hydrants | EA | 6 | \$ 11,000.00 | \$ 66,000.00 |
| 1.5" Water Service | EA | 48 | \$ 2,500.00 | \$ 120,000.00 |
| Total | | | | \$ 1,283,000.00 |

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 2/8/2023

Tract No.: River Islands - Village HH Tract 4090

| <u>Item</u> | <u>Unit</u> | <u>Qty</u> | <u>Unit Price</u> | <u>Amount</u> |
|--|-------------|------------|-------------------|----------------------|
| 3" AC Paving | SF | 17,600 | \$ 1.50 | \$ 26,400.00 |
| 4.5" AC Paving | SF | 28,400 | \$ 2.25 | \$ 63,900.00 |
| 7" Aggregate Base | SF | 17,600 | \$ 1.05 | \$ 18,480.00 |
| 8" Aggregate Base | SF | 28,400 | \$ 1.20 | \$ 34,080.00 |
| Vertical Curb and Gutter <i>(with AB cushion)</i> | LF | 520 | \$ 25.00 | \$ 13,000.00 |
| Rolled Curb and Gutter <i>(with AB cushion)</i> | LF | 2,440 | \$ 25.00 | \$ 61,000.00 |
| Concrete Sidewalk | SF | 9,840 | \$ 6.00 | \$ 59,040.00 |
| Driveway Approach | EA | 43 | \$ 600.00 | \$ 25,800.00 |
| Survey Monuments | EA | 3 | \$ 300.00 | \$ 900.00 |
| Traffic Striping & Signing | LF | 1,370 | \$ 5.00 | \$ 6,850.00 |
| | | | | |
| 15" Storm Drain Pipe | LF | 100 | \$ 80.00 | \$ 8,000.00 |
| 18" Storm Drain Pipe | LF | 253 | \$ 90.00 | \$ 22,770.00 |
| 42" Storm Drain Pipe | LF | 200 | \$ 210.00 | \$ 42,000.00 |
| Catch Basins <i>(type A inlet)</i> | EA | 4 | \$ 4,500.00 | \$ 18,000.00 |
| Catch Basins <i>(type A inlet over type I manhole base)</i> | EA | 1 | \$ 6,500.00 | \$ 6,500.00 |
| Catch Basins <i>(type A inlet over type II manhole base)</i> | EA | 1 | \$ 13,000.00 | \$ 13,000.00 |
| | | | | |
| 8" Sanitary Sewer Pipe | LF | 1,400 | \$ 90.00 | \$ 126,000.00 |
| Manholes <i>(type I)</i> | EA | 5 | \$ 10,000.00 | \$ 50,000.00 |
| Sewer Service | EA | 44 | \$ 2,500.00 | \$ 110,000.00 |
| | | | | |
| 8" Water Line <i>(including all appurtenances)</i> | LF | 1,400 | \$ 80.00 | \$ 112,000.00 |
| 8" GV | EA | 6 | \$ 2,600.00 | \$ 15,600.00 |
| Fire Hydrants | EA | 4 | \$ 11,000.00 | \$ 44,000.00 |
| 1.5" Water Service | EA | 43 | \$ 2,500.00 | \$ 107,500.00 |
| 2" Water Service | EA | 1 | \$ 4,000.00 | \$ 4,000.00 |
| | | | | |
| Total | | | | \$ 989,000.00 |

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 2/3/2023

Tract No.: River Islands - Village JJ Tract 4052

| <u>Item</u> | <u>Unit</u> | <u>Qty</u> | <u>Unit Price</u> | <u>Amount</u> |
|---|-------------|------------|-------------------|----------------------|
| 4.5" AC Paving | SF | 36,700 | \$ 2.25 | \$ 82,575.00 |
| 8" Aggregate Base | SF | 36,700 | \$ 1.20 | \$ 44,040.00 |
| Vertical Curb and Gutter <i>(with AB cushion)</i> | LF | 2,040 | \$ 25.00 | \$ 51,000.00 |
| Rolled Curb and Gutter <i>(with AB cushion)</i> | LF | 1,000 | \$ 25.00 | \$ 25,000.00 |
| Concrete Sidewalk | SF | 15,740 | \$ 6.00 | \$ 94,440.00 |
| Driveway Approach | EA | 30 | \$ 600.00 | \$ 18,000.00 |
| Handicap Ramps | EA | 8 | \$ 2,500.00 | \$ 20,000.00 |
| Survey Monuments | EA | 2 | \$ 300.00 | \$ 600.00 |
| Traffic Striping & Signing | LF | 1,170 | \$ 5.00 | \$ 5,850.00 |
| | | | | |
| Catch Basins <i>(type A inlet over type I manhole base)</i> | EA | 3 | \$ 6,500.00 | \$ 19,500.00 |
| Catch Basins <i>(type A inlet over type II manhole base)</i> | EA | 1 | \$ 13,000.00 | \$ 13,000.00 |
| 15" Storm Drain Pipe | LF | 100 | \$ 80.00 | \$ 8,000.00 |
| 30" Storm Drain Pipe | LF | 262 | \$ 150.00 | \$ 39,300.00 |
| Manholes <i>(type II)</i> | EA | 1 | \$ 14,000.00 | \$ 14,000.00 |
| | | | | |
| 8" Sanitary Sewer Pipe | LF | 652 | \$ 90.00 | \$ 58,680.00 |
| 10" Sanitary Sewer Pipe | LF | 540 | \$ 130.00 | \$ 70,200.00 |
| Manholes (type I) | EA | 3 | \$ 10,000.00 | \$ 30,000.00 |
| Sewer Service | EA | 30 | \$ 2,500.00 | \$ 75,000.00 |
| | | | | |
| 8" Water Line <i>(including all appurtenances)</i> | LF | 638 | \$ 80.00 | \$ 51,040.00 |
| 10" Water Line <i>(including all appurtenances)</i> | LF | 523 | \$ 50.00 | \$ 26,150.00 |
| Water Service | EA | 30 | \$ 2,500.00 | \$ 75,000.00 |
| 2" Water Service | EA | 2 | \$ 4,000.00 | \$ 8,000.00 |
| Fire Hydrants | EA | 2 | \$ 11,000.00 | \$ 22,000.00 |
| | | | | |
| 10" Non-Potable Water Line <i>(including all appurtenances)</i> | LF | 535 | \$ 100.00 | \$ 53,500.00 |
| 2" Non-Potable Water Service | EA | 2 | \$ 3,500.00 | \$ 7,000.00 |
| | | | | |
| Total | | | | \$ 912,000.00 |

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 2/3/2023

Tract No.: River Islands - Village JJ Tract 4053

| <u>Item</u> | <u>Unit</u> | <u>Qty</u> | <u>Unit Price</u> | <u>Amount</u> |
|---|-------------|------------|-------------------|------------------------|
| 4.5" AC Paving | SF | 56,700 | \$ 2.25 | \$ 127,575.00 |
| 8" Aggregate Base | SF | 56,700 | \$ 1.20 | \$ 68,040.00 |
| Vertical Curb and Gutter <i>(with AB cushion)</i> | LF | 70 | \$ 25.00 | \$ 1,750.00 |
| Rolled Curb and Gutter <i>(with AB cushion)</i> | LF | 2,720 | \$ 25.00 | \$ 68,000.00 |
| Concrete Sidewalk | SF | 18,680 | \$ 6.00 | \$ 112,080.00 |
| Driveway Approach | EA | 47 | \$ 600.00 | \$ 28,200.00 |
| Handicap Ramps | EA | 3 | \$ 2,500.00 | \$ 7,500.00 |
| Survey Monuments | EA | 6 | \$ 300.00 | \$ 1,800.00 |
| Traffic Striping & Signing | LF | 1,910 | \$ 5.00 | \$ 9,550.00 |
| | | | | |
| Catch Basins <i>(type A inlet over type I manhole base)</i> | EA | 8 | \$ 6,500.00 | \$ 52,000.00 |
| Catch Basins <i>(type A inlet over type II manhole base)</i> | EA | 5 | \$ 13,000.00 | \$ 65,000.00 |
| Catch Basins <i>(type C inlet over type II manhole base)</i> | EA | 2 | \$ 13,000.00 | \$ 26,000.00 |
| 15" Storm Drain Pipe | LF | 590 | \$ 80.00 | \$ 47,200.00 |
| 18" Storm Drain Pipe | LF | 670 | \$ 90.00 | \$ 60,300.00 |
| 30" Storm Drain Pipe | LF | 438 | \$ 150.00 | \$ 65,700.00 |
| 36" Storm Drain Pipe | LF | 130 | \$ 190.00 | \$ 24,700.00 |
| | | | | |
| 8" Sanitary Sewer Pipe | LF | 958 | \$ 90.00 | \$ 86,220.00 |
| 12" Sanitary Sewer Pipe | LF | 870 | \$ 150.00 | \$ 130,500.00 |
| Manholes (type I) | EA | 7 | \$ 10,000.00 | \$ 70,000.00 |
| Manholes (Trunk) | EA | 2 | \$ 14,000.00 | \$ 28,000.00 |
| Sewer Service | EA | 46 | \$ 2,500.00 | \$ 115,000.00 |
| | | | | |
| 8" Water Line <i>(including all appurtenances)</i> | LF | 1,052 | \$ 80.00 | \$ 84,160.00 |
| 10" Water Line <i>(including all appurtenances)</i> | LF | 937 | \$ 50.00 | \$ 46,850.00 |
| Water Service | EA | 46 | \$ 2,500.00 | \$ 115,000.00 |
| Fire Hydrants | EA | 3 | \$ 11,000.00 | \$ 33,000.00 |
| 8" GV | EA | 11 | \$ 2,600.00 | \$ 28,600.00 |
| 10" GV | EA | 7 | \$ 2,700.00 | \$ 18,900.00 |
| | | | | |
| 8" Non-Potable Water Line <i>(including all appurtenances)</i> | LF | 540 | \$ 80.00 | \$ 43,200.00 |
| 10" Non-Potable Water Line <i>(including all appurtenances)</i> | LF | 395 | \$ 100.00 | \$ 39,500.00 |
| 8" GV | EA | 1 | \$ 3,000.00 | \$ 3,000.00 |
| 10" GV | EA | 3 | \$ 3,500.00 | \$ 10,500.00 |
| | | | | |
| | | | Total | \$ 1,618,000.00 |

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 2/6/2023

Tract No.: River Islands - Village LL Tract 4093

| <u>Item</u> | <u>Unit</u> | <u>Qty</u> | <u>Unit Price</u> | <u>Amount</u> |
|--|-------------|------------|-------------------|------------------------|
| 3" AC Paving | SF | 39,600 | \$ 1.50 | \$ 59,400.00 |
| 4.5" AC Paving | SF | 31,300 | \$ 2.25 | \$ 70,425.00 |
| 6" Aggregate Base | SF | 39,600 | \$ 0.90 | \$ 35,640.00 |
| 8" Aggregate Base | SF | 31,300 | \$ 1.20 | \$ 37,560.00 |
| Vertical Curb and Gutter <i>(with AB cushion)</i> | LF | 1,250 | \$ 25.00 | \$ 31,250.00 |
| Rolled Curb and Gutter <i>(with AB cushion)</i> | LF | 2,700 | \$ 25.00 | \$ 67,500.00 |
| Concrete Sidewalk | SF | 19,900 | \$ 6.00 | \$ 119,400.00 |
| Driveway Approach | EA | 23 | \$ 600.00 | \$ 13,800.00 |
| Handicap Ramps | EA | 6 | \$ 2,500.00 | \$ 15,000.00 |
| Survey Monuments | EA | 9 | \$ 300.00 | \$ 2,700.00 |
| Traffic Striping & Signing | LF | 1,880 | \$ 5.00 | \$ 9,400.00 |
| | | | | |
| Catch Basins <i>(type A inlet over type I manhole base)</i> | EA | 6 | \$ 6,500.00 | \$ 39,000.00 |
| Catch Basins <i>(type A inlet over type II manhole base)</i> | EA | 3 | \$ 13,000.00 | \$ 39,000.00 |
| Field Inlet <i>(type C inlet over type I manhole base)</i> | EA | 1 | \$ 2,800.00 | \$ 2,800.00 |
| 15" Storm Drain Pipe | LF | 100 | \$ 80.00 | \$ 8,000.00 |
| 24" Storm Drain Pipe | LF | 360 | \$ 120.00 | \$ 43,200.00 |
| 30" Storm Drain Pipe | LF | 440 | \$ 150.00 | \$ 66,000.00 |
| 42" Storm Drain Pipe | LF | 220 | \$ 210.00 | \$ 46,200.00 |
| | | | | |
| 8" Sanitary Sewer Pipe | LF | 780 | \$ 90.00 | \$ 70,200.00 |
| 10" Sanitary Sewer Pipe | LF | 960 | \$ 130.00 | \$ 124,800.00 |
| Manholes <i>(type I)</i> | EA | 9 | \$ 10,000.00 | \$ 90,000.00 |
| Sewer Service | EA | 23 | \$ 2,500.00 | \$ 57,500.00 |
| | | | | |
| 8" Water Line <i>(including all appurtenances)</i> | LF | 870 | \$ 80.00 | \$ 69,600.00 |
| 10" Water Line <i>(including all appurtenances)</i> | LF | 1,030 | \$ 50.00 | \$ 51,500.00 |
| Water Service | EA | 23 | \$ 2,500.00 | \$ 57,500.00 |
| Fire Hydrants | EA | 5 | \$ 11,000.00 | \$ 55,000.00 |
| Blow Off Valve | EA | 1 | \$ 7,500.00 | \$ 7,500.00 |
| Resilient Gate Valve | EA | 12 | \$ 2,700.00 | \$ 32,400.00 |
| 1" W Service | EA | 1 | \$ 2,500.00 | \$ 2,500.00 |
| 2" W Service | EA | 3 | \$ 4,000.00 | \$ 12,000.00 |
| | | | | |
| 8" Non-Potable Water Line <i>(including all appurtenances)</i> | LF | 1,020 | \$ 80.00 | \$ 81,600.00 |
| Blow Off Valve | EA | 1 | \$ 7,500.00 | \$ 7,500.00 |
| Resilient Gate Valve | EA | 1 | \$ 3,000.00 | \$ 3,000.00 |
| 2" NPW Service | EA | 3 | \$ 3,500.00 | \$ 10,500.00 |
| | | | Total | \$ 1,380,000.00 |

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 2/6/2023

Tract No.: River Islands - Village LL Tract 4094

| <u>Item</u> | <u>Unit</u> | <u>Qty</u> | <u>Unit Price</u> | <u>Amount</u> |
|--|-------------|------------|-------------------|------------------------|
| 3" AC Paving | SF | 71,900 | \$ 1.50 | \$ 107,850.00 |
| 4.5" AC Paving | SF | 35,400 | \$ 2.25 | \$ 79,650.00 |
| 6" Aggregate Base | SF | 71,900 | \$ 0.90 | \$ 64,710.00 |
| 8" Aggregate Base | SF | 35,400 | \$ 1.20 | \$ 42,480.00 |
| Vertical Curb and Gutter <i>(with AB cushion)</i> | LF | 2,170 | \$ 25.00 | \$ 54,250.00 |
| Rolled Curb and Gutter <i>(with AB cushion)</i> | LF | 3,910 | \$ 25.00 | \$ 97,750.00 |
| Concrete Sidewalk | SF | 23,900 | \$ 6.00 | \$ 143,400.00 |
| Driveway Approach | EA | 47 | \$ 600.00 | \$ 28,200.00 |
| Handicap Ramps | EA | 12 | \$ 2,500.00 | \$ 30,000.00 |
| Survey Monuments | EA | 21 | \$ 300.00 | \$ 6,300.00 |
| Traffic Striping & Signing | LF | 2,970 | \$ 5.00 | \$ 14,850.00 |
| | | | | |
| Catch Basins <i>(type A inlet)</i> | EA | 9 | \$ 4,500.00 | \$ 40,500.00 |
| Catch Basins <i>(type A inlet over type I manhole base)</i> | EA | 6 | \$ 6,500.00 | \$ 39,000.00 |
| Catch Basins <i>(type A inlet over type II manhole base)</i> | EA | 3 | \$ 13,000.00 | \$ 39,000.00 |
| Catch Basins <i>(type A inlet over type III manhole base)</i> | EA | 1 | \$ 18,000.00 | \$ 18,000.00 |
| 15" Storm Drain Pipe | LF | 460 | \$ 80.00 | \$ 36,800.00 |
| 18" Storm Drain Pipe | LF | 300 | \$ 90.00 | \$ 27,000.00 |
| 24" Storm Drain Pipe | LF | 400 | \$ 120.00 | \$ 48,000.00 |
| 30" Storm Drain Pipe | LF | 440 | \$ 150.00 | \$ 66,000.00 |
| 42" Storm Drain Pipe | LF | 130 | \$ 210.00 | \$ 27,300.00 |
| 48" Storm Drain Pipe | LF | 155 | \$ 350.00 | \$ 54,250.00 |
| | | | | |
| 8" Sanitary Sewer Pipe | LF | 1,720 | \$ 90.00 | \$ 154,800.00 |
| 10" Sanitary Sewer Pipe | LF | 1,040 | \$ 130.00 | \$ 135,200.00 |
| Manholes (type I) | EA | 15 | \$ 10,000.00 | \$ 150,000.00 |
| Sewer Service | EA | 46 | \$ 2,500.00 | \$ 115,000.00 |
| | | | | |
| 8" Water Line <i>(including all appurtenances)</i> | LF | 1,950 | \$ 80.00 | \$ 156,000.00 |
| 10" Water Line <i>(including all appurtenances)</i> | LF | 1,220 | \$ 50.00 | \$ 61,000.00 |
| Water Service | EA | 46 | \$ 2,500.00 | \$ 115,000.00 |
| Fire Hydrants | EA | 10 | \$ 11,000.00 | \$ 110,000.00 |
| Blow Off Valve | EA | 3 | \$ 7,500.00 | \$ 22,500.00 |
| Resilient Gate Valve | EA | 15 | \$ 2,700.00 | \$ 40,500.00 |
| 1.5" W Service | EA | 1 | \$ 2,500.00 | \$ 2,500.00 |
| 2" W Service | EA | 4 | \$ 4,000.00 | \$ 16,000.00 |
| 3" W Service | EA | 1 | \$ 11,000.00 | \$ 11,000.00 |
| 1" Sample Station | EA | 1 | \$ 4,000.00 | \$ 4,000.00 |
| | | | | |
| 8" Non-Potable Water Line <i>(including all appurtenances)</i> | LF | 1,230 | \$ 80.00 | \$ 98,400.00 |
| Blow Off Valve | EA | 3 | \$ 7,500.00 | \$ 22,500.00 |
| Resilient Gate Valve | EA | 2 | \$ 3,000.00 | \$ 6,000.00 |
| 2" NPW Service | EA | 4 | \$ 3,500.00 | \$ 14,000.00 |
| 3" NPW Service | EA | 1 | \$ 11,000.00 | \$ 11,000.00 |
| Total | | | | \$ 2,203,000.00 |

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 2/9/2023

Tract No.: River Islands - Village MM Tract 4101

| <u>Item</u> | <u>Unit</u> | <u>Qty</u> | <u>Unit Price</u> | <u>Amount</u> |
|--|-------------|------------|-------------------|------------------------|
| 3" AC Paving | SF | 36,600 | \$ 1.50 | \$ 54,900.00 |
| 4.5" AC Paving | SF | 30,100 | \$ 2.25 | \$ 67,725.00 |
| 6" Aggregate Base | SF | 36,600 | \$ 0.90 | \$ 32,940.00 |
| 8" Aggregate Base | SF | 30,100 | \$ 1.20 | \$ 36,120.00 |
| Vertical Curb and Gutter <i>(with AB cushion)</i> | LF | 820 | \$ 25.00 | \$ 20,500.00 |
| Rolled Curb and Gutter <i>(with AB cushion)</i> | LF | 2,840 | \$ 25.00 | \$ 71,000.00 |
| Concrete Sidewalk | SF | 18,100 | \$ 6.00 | \$ 108,600.00 |
| Driveway Approach | EA | 42 | \$ 600.00 | \$ 25,200.00 |
| Handicap Ramps | EA | 7 | \$ 2,500.00 | \$ 17,500.00 |
| Survey Monuments | EA | 14 | \$ 300.00 | \$ 4,200.00 |
| Traffic Striping & Signing | LF | 1,952 | \$ 5.00 | \$ 9,760.00 |
| | | | | |
| Catch Basins <i>(type A inlet over type I manhole base)</i> | EA | 11 | \$ 6,500.00 | \$ 71,500.00 |
| Catch Basins <i>(type A inlet over type II manhole base)</i> | EA | 4 | \$ 13,000.00 | \$ 52,000.00 |
| 15" Storm Drain Pipe | LF | 400 | \$ 80.00 | \$ 32,000.00 |
| 24" Storm Drain Pipe | LF | 300 | \$ 120.00 | \$ 36,000.00 |
| 30" Storm Drain Pipe | LF | 305 | \$ 150.00 | \$ 45,750.00 |
| 36" Storm Drain Pipe | LF | 300 | \$ 190.00 | \$ 57,000.00 |
| | | | | |
| 8" Sanitary Sewer Pipe | LF | 835 | \$ 90.00 | \$ 75,150.00 |
| 10" Sanitary Sewer Pipe | LF | 1,010 | \$ 130.00 | \$ 131,300.00 |
| Manholes (type I) | EA | 7 | \$ 10,000.00 | \$ 70,000.00 |
| Manholes (trunk) | EA | 1 | \$ 14,000.00 | \$ 14,000.00 |
| Sewer Service | EA | 42 | \$ 2,500.00 | \$ 105,000.00 |
| | | | | |
| 8" Water Line <i>(including all appurtenances)</i> | LF | 940 | \$ 80.00 | \$ 75,200.00 |
| 10" Water Line <i>(including all appurtenances)</i> | LF | 1,010 | \$ 50.00 | \$ 50,500.00 |
| 1.5" Water Service | EA | 42 | \$ 2,500.00 | \$ 105,000.00 |
| Fire Hydrants | EA | 5 | \$ 11,000.00 | \$ 55,000.00 |
| Resilient Gate Valve | EA | 12 | \$ 2,700.00 | \$ 32,400.00 |
| 2" W Service | EA | 1 | \$ 4,000.00 | \$ 4,000.00 |
| | | | | |
| 8" Non-Potable Water Line <i>(including all appurtenances)</i> | LF | 1,010 | \$ 80.00 | \$ 80,800.00 |
| Resilient Gate Valve | EA | 1 | \$ 3,000.00 | \$ 3,000.00 |
| | | | Total | \$ 1,489,000.00 |

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 2/9/2023

Tract No.: River Islands - Village MM Tract 4102

| <u>Item</u> | <u>Unit</u> | <u>Qty</u> | <u>Unit Price</u> | <u>Amount</u> |
|--|-------------|------------|-------------------|------------------------|
| 3" AC Paving | SF | 60,600 | \$ 1.50 | \$ 90,900.00 |
| 4.5" AC Paving | SF | 14,200 | \$ 2.25 | \$ 31,950.00 |
| 6" Aggregate Base | SF | 60,600 | \$ 0.90 | \$ 54,540.00 |
| 8" Aggregate Base | SF | 14,200 | \$ 1.20 | \$ 17,040.00 |
| Vertical Curb and Gutter <i>(with AB cushion)</i> | LF | 1,280 | \$ 25.00 | \$ 32,000.00 |
| Rolled Curb and Gutter <i>(with AB cushion)</i> | LF | 3,060 | \$ 25.00 | \$ 76,500.00 |
| Concrete Sidewalk | SF | 20,500 | \$ 6.00 | \$ 123,000.00 |
| Driveway Approach | EA | 36 | \$ 600.00 | \$ 21,600.00 |
| Handicap Ramps | EA | 6 | \$ 2,500.00 | \$ 15,000.00 |
| Survey Monuments | EA | 8 | \$ 300.00 | \$ 2,400.00 |
| Traffic Striping & Signing | LF | 1,940 | \$ 5.00 | \$ 9,700.00 |
| | | | | |
| Catch Basins <i>(type A inlet)</i> | EA | 7 | \$ 4,500.00 | \$ 31,500.00 |
| Catch Basins <i>(type A inlet over type I manhole base)</i> | EA | 1 | \$ 6,500.00 | \$ 6,500.00 |
| 15" Storm Drain Pipe | LF | 190 | \$ 80.00 | \$ 15,200.00 |
| 18" Storm Drain Pipe | LF | 270 | \$ 90.00 | \$ 24,300.00 |
| 24" Storm Drain Pipe | LF | 170 | \$ 120.00 | \$ 20,400.00 |
| | | | | |
| 8" Sanitary Sewer Pipe | LF | 1,500 | \$ 90.00 | \$ 135,000.00 |
| 10" Sanitary Sewer Pipe | LF | 480 | \$ 130.00 | \$ 62,400.00 |
| Manholes (type I) | EA | 8 | \$ 10,000.00 | \$ 80,000.00 |
| Sewer Service | EA | 35 | \$ 2,500.00 | \$ 87,500.00 |
| | | | | |
| 8" Water Line <i>(including all appurtenances)</i> | LF | 1,580 | \$ 80.00 | \$ 126,400.00 |
| 10" Water Line <i>(including all appurtenances)</i> | LF | 470 | \$ 50.00 | \$ 23,500.00 |
| 1.5" Water Service | EA | 36 | \$ 2,500.00 | \$ 90,000.00 |
| Fire Hydrants | EA | 7 | \$ 11,000.00 | \$ 77,000.00 |
| Resilient Gate Valve | EA | 6 | \$ 2,700.00 | \$ 16,200.00 |
| 2" W Service | EA | 2 | \$ 4,000.00 | \$ 8,000.00 |
| | | | | |
| 8" Non-Potable Water Line <i>(including all appurtenances)</i> | LF | 480 | \$ 80.00 | \$ 38,400.00 |
| 2" NPW Service | EA | 1 | \$ 3,500.00 | \$ 3,500.00 |
| Blow Off Valve | EA | 1 | \$ 7,500.00 | \$ 7,500.00 |
| | | | Total | \$ 1,237,000.00 |

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 2/7/2023

Tract No.: River Islands - Village NN Tract 4071

| <u>Item</u> | <u>Unit</u> | <u>Qty</u> | <u>Unit Price</u> | <u>Amount</u> |
|---|-------------|------------|-------------------|------------------------|
| 4.5" AC Paving | SF | 62,600 | \$ 2.25 | \$ 140,850.00 |
| 8" Aggregate Base | SF | 62,600 | \$ 1.20 | \$ 75,120.00 |
| Vertical Curb and Gutter <i>(with AB cushion)</i> | LF | 410 | \$ 25.00 | \$ 10,250.00 |
| Rolled Curb and Gutter <i>(with AB cushion)</i> | LF | 3,310 | \$ 25.00 | \$ 82,750.00 |
| Concrete Sidewalk | SF | 27,700 | \$ 6.00 | \$ 166,200.00 |
| Driveway Approach | EA | 51 | \$ 600.00 | \$ 30,600.00 |
| Survey Monuments | EA | 3 | \$ 300.00 | \$ 900.00 |
| Traffic Striping & Signing | LF | 2,000 | \$ 5.00 | \$ 10,000.00 |
| 15" Storm Drain Pipe | LF | 1,090 | \$ 80.00 | \$ 87,200.00 |
| 18" Storm Drain Pipe | LF | 620 | \$ 90.00 | \$ 55,800.00 |
| Catch Basins <i>(type A inlet over type I manhole base)</i> | EA | 14 | \$ 6,500.00 | \$ 91,000.00 |
| 8" Sanitary Sewer Pipe | LF | 1,950 | \$ 90.00 | \$ 175,500.00 |
| Manholes (type I) | EA | 8 | \$ 10,000.00 | \$ 80,000.00 |
| Sewer Service | EA | 51 | \$ 2,500.00 | \$ 127,500.00 |
| 8" Water Line <i>(including all appurtenances)</i> | LF | 1,400 | \$ 80.00 | \$ 112,000.00 |
| 10" Water Line <i>(including all appurtenances)</i> | LF | 900 | \$ 50.00 | \$ 45,000.00 |
| 8" GV | EA | 3 | \$ 2,600.00 | \$ 7,800.00 |
| 10" GV | EA | 2 | \$ 2,700.00 | \$ 5,400.00 |
| Fire Hydrants | EA | 4 | \$ 11,000.00 | \$ 44,000.00 |
| 1" Water Service | EA | 1 | \$ 2,500.00 | \$ 2,500.00 |
| 1.5" Water Service | EA | 51 | \$ 2,500.00 | \$ 127,500.00 |
| 2" W Service | EA | 3 | \$ 4,000.00 | \$ 12,000.00 |
| 10" Non-Potable Water Line <i>(including all appurtenances)</i> | LF | 900 | \$ 100.00 | \$ 90,000.00 |
| 2" Non-Potable Water Service | EA | 3 | \$ 3,500.00 | \$ 10,500.00 |
| Total | | | | \$ 1,590,000.00 |

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 2/7/2023

Tract No.: River Islands - Village NN Tract 4072

| <u>Item</u> | <u>Unit</u> | <u>Qty</u> | <u>Unit Price</u> | <u>Amount</u> |
|--|-------------|------------|-------------------|------------------------|
| 3" AC Paving | SF | 10,200 | \$ 1.50 | \$ 15,300.00 |
| 4.5" AC Paving | SF | 83,100 | \$ 2.25 | \$ 186,975.00 |
| 6" Aggregate Base | SF | 10,200 | \$ 0.90 | \$ 9,180.00 |
| 8" Aggregate Base | SF | 83,100 | \$ 1.20 | \$ 99,720.00 |
| Vertical Curb and Gutter <i>(with AB cushion)</i> | LF | 2,590 | \$ 25.00 | \$ 64,750.00 |
| Rolled Curb and Gutter <i>(with AB cushion)</i> | LF | 3,090 | \$ 25.00 | \$ 77,250.00 |
| Concrete Sidewalk | SF | 34,600 | \$ 6.00 | \$ 207,600.00 |
| Driveway Approach | EA | 43 | \$ 600.00 | \$ 25,800.00 |
| Handicap Ramps | EA | 16 | \$ 2,500.00 | \$ 40,000.00 |
| Survey Monuments | EA | 12 | \$ 300.00 | \$ 3,600.00 |
| Traffic Striping & Signing | LF | 3,000 | \$ 5.00 | \$ 15,000.00 |
| 15" Storm Drain Pipe | LF | 410 | \$ 80.00 | \$ 32,800.00 |
| 18" Storm Drain Pipe | LF | 580 | \$ 90.00 | \$ 52,200.00 |
| 24" Storm Drain Pipe | LF | 400 | \$ 120.00 | \$ 48,000.00 |
| 30" Storm Drain Pipe | LF | 350 | \$ 150.00 | \$ 52,500.00 |
| 36" Storm Drain Pipe | LF | 150 | \$ 190.00 | \$ 28,500.00 |
| 48" Storm Drain Pipe | LF | 150 | \$ 190.00 | \$ 28,500.00 |
| Catch Basins <i>(type A inlet over type I manhole base)</i> | EA | 15 | \$ 6,500.00 | \$ 97,500.00 |
| Catch Basins <i>(type A inlet over type II manhole base)</i> | EA | 1 | \$ 13,000.00 | \$ 13,000.00 |
| Catch Basins <i>(type A inlet over type III manhole base)</i> | EA | 1 | \$ 18,000.00 | \$ 18,000.00 |
| Field Inlets <i>(type C inlet over type I manhole base)</i> | EA | 1 | \$ 2,800.00 | \$ 2,800.00 |
| Manholes <i>(type I)</i> | EA | 1 | \$ 9,000.00 | \$ 9,000.00 |
| Manholes <i>(trunk)</i> | EA | 2 | \$ 14,000.00 | \$ 28,000.00 |
| 8" Sanitary Sewer Pipe | LF | 1,550 | \$ 90.00 | \$ 139,500.00 |
| 10" Sanitary Sewer Pipe | LF | 1,300 | \$ 130.00 | \$ 169,000.00 |
| Manholes <i>(type I)</i> | EA | 15 | \$ 10,000.00 | \$ 150,000.00 |
| Manholes <i>(trunk)</i> | EA | 1 | \$ 14,000.00 | \$ 14,000.00 |
| Sewer Service | EA | 45 | \$ 2,500.00 | \$ 112,500.00 |
| 8" Water Line <i>(including all appurtenances)</i> | LF | 1,600 | \$ 80.00 | \$ 128,000.00 |
| 10" Water Line <i>(including all appurtenances)</i> | LF | 1,200 | \$ 50.00 | \$ 60,000.00 |
| 8" GV | EA | 5 | \$ 2,600.00 | \$ 13,000.00 |
| 10" GV | EA | 15 | \$ 2,700.00 | \$ 40,500.00 |
| Fire Hydrants | EA | 6 | \$ 11,000.00 | \$ 66,000.00 |
| 1" Water Service | EA | 1 | \$ 2,500.00 | \$ 2,500.00 |
| 1.5" Water Service | EA | 45 | \$ 2,500.00 | \$ 112,500.00 |
| 2" W Service | EA | 5 | \$ 4,000.00 | \$ 20,000.00 |
| 8" Non-Potable Water Line <i>(including all appurtenances)</i> | LF | 1,300 | \$ 80.00 | \$ 104,000.00 |
| 8" GV | EA | 1 | \$ 3,000.00 | \$ 3,000.00 |
| Blow Off Valve | EA | 1 | \$ 7,500.00 | \$ 7,500.00 |
| 2" Non-Potable Water Service | EA | 5 | \$ 3,500.00 | \$ 17,500.00 |
| 16" Lake Fill Line | LF | 1,400 | \$ 170.00 | \$ 238,000.00 |
| 3" Aeration Line | LF | 1,400 | \$ 15.00 | \$ 21,000.00 |
| Blow Off Valve | EA | 1 | \$ 9,500.00 | \$ 9,500.00 |
| ARV | EA | 1 | \$ 6,000.00 | \$ 6,000.00 |
| Total | | | | \$ 2,575,000.00 |

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 2/8/2023

Tract No.: River Islands - Village OO Tract 4068

| <u>Item</u> | <u>Unit</u> | <u>Qty</u> | <u>Unit Price</u> | <u>Amount</u> |
|--|-------------|------------|-------------------|------------------------|
| 3" AC Paving | SF | 38,600 | \$ 1.50 | \$ 57,900.00 |
| 4.5" AC Paving | SF | 15,600 | \$ 2.25 | \$ 35,100.00 |
| 6" Aggregate Base | SF | 23,100 | \$ 0.90 | \$ 20,790.00 |
| 7" Aggregate Base | SF | 15,500 | \$ 1.05 | \$ 16,275.00 |
| 8" Aggregate Base | SF | 15,594 | \$ 1.20 | \$ 18,712.80 |
| Vertical Curb and Gutter <i>(with AB cushion)</i> | LF | 830 | \$ 25.00 | \$ 20,750.00 |
| Rolled Curb and Gutter <i>(with AB cushion)</i> | LF | 2,000 | \$ 25.00 | \$ 50,000.00 |
| Concrete Sidewalk | SF | 12,200 | \$ 6.00 | \$ 73,200.00 |
| Driveway Approach | EA | 34 | \$ 600.00 | \$ 20,400.00 |
| Handicap Ramps | EA | 8 | \$ 2,500.00 | \$ 20,000.00 |
| Survey Monuments | EA | 10 | \$ 300.00 | \$ 3,000.00 |
| Traffic Striping & Signing | LF | 1,450 | \$ 5.00 | \$ 7,250.00 |
| | | | | |
| Catch Basins <i>(type A inlet over type I manhole base)</i> | EA | 9 | \$ 6,500.00 | \$ 58,500.00 |
| Catch Basins <i>(type A inlet over type II manhole base)</i> | EA | 1 | \$ 13,000.00 | \$ 13,000.00 |
| 15" Storm Drain Pipe | LF | 300 | \$ 80.00 | \$ 24,000.00 |
| 18" Storm Drain Pipe | LF | 620 | \$ 90.00 | \$ 55,800.00 |
| 30" Storm Drain Pipe | LF | 300 | \$ 150.00 | \$ 45,000.00 |
| Manholes <i>(type I)</i> | EA | 1 | \$ 9,000.00 | \$ 9,000.00 |
| Manholes <i>(trunk)</i> | EA | 2 | \$ 14,000.00 | \$ 28,000.00 |
| | | | | |
| 8" Sanitary Sewer Pipe | LF | 1,390 | \$ 90.00 | \$ 125,100.00 |
| Sewer Service | EA | 34 | \$ 2,500.00 | \$ 85,000.00 |
| Manholes <i>(type I)</i> | EA | 7 | \$ 10,000.00 | \$ 70,000.00 |
| | | | | |
| 8" Water Line <i>(including all appurtenances)</i> | LF | 1,510 | \$ 80.00 | \$ 120,800.00 |
| 8" GV | EA | 10 | \$ 2,600.00 | \$ 26,000.00 |
| 10" Water Line <i>(including all appurtenances)</i> | LF | 530 | \$ 50.00 | \$ 26,500.00 |
| 1.5" Water Service | EA | 34 | \$ 2,500.00 | \$ 85,000.00 |
| Fire Hydrants | EA | 3 | \$ 11,000.00 | \$ 33,000.00 |
| | | | Total | \$ 1,148,000.00 |

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 2/8/2023

Tract No.: River Islands - Village OO Tract 4069

| <u>Item</u> | <u>Unit</u> | <u>Qty</u> | <u>Unit Price</u> | <u>Amount</u> |
|---|-------------|------------|-------------------|------------------------|
| 3" AC Paving | SF | 14,600 | \$ 1.50 | \$ 21,900.00 |
| 4.5" AC Paving | SF | 81,400 | \$ 2.25 | \$ 183,150.00 |
| 6" Aggregate Base | SF | 14,600 | \$ 0.90 | \$ 13,140.00 |
| 8" Aggregate Base | SF | 81,400 | \$ 1.20 | \$ 97,680.00 |
| Vertical Curb and Gutter <i>(with AB cushion)</i> | LF | 2,670 | \$ 25.00 | \$ 66,750.00 |
| Rolled Curb and Gutter <i>(with AB cushion)</i> | LF | 2,700 | \$ 25.00 | \$ 67,500.00 |
| Concrete Sidewalk | SF | 34,100 | \$ 6.00 | \$ 204,600.00 |
| Driveway Approach | EA | 59 | \$ 600.00 | \$ 35,400.00 |
| Handicap Ramps | EA | 10 | \$ 2,500.00 | \$ 25,000.00 |
| Survey Monuments | EA | 5 | \$ 300.00 | \$ 1,500.00 |
| Traffic Striping & Signing | LF | 2,650 | \$ 5.00 | \$ 13,250.00 |
| | | | | |
| Catch Basins <i>(type A inlet over type I manhole base)</i> | EA | 5 | \$ 6,500.00 | \$ 32,500.00 |
| 15" Storm Drain Pipe | LF | 440 | \$ 80.00 | \$ 35,200.00 |
| 36" Storm Drain Pipe | LF | 430 | \$ 190.00 | \$ 81,700.00 |
| Manholes <i>(trunk)</i> | EA | 1 | \$ 14,000.00 | \$ 14,000.00 |
| | | | | |
| 8" Sanitary Sewer Pipe | LF | 1,740 | \$ 90.00 | \$ 156,600.00 |
| Sewer Service | EA | 59 | \$ 2,500.00 | \$ 147,500.00 |
| Manholes <i>(type I)</i> | EA | 6 | \$ 10,000.00 | \$ 60,000.00 |
| | | | | |
| 8" Water Line <i>(including all appurtenances)</i> | LF | 1,750 | \$ 80.00 | \$ 140,000.00 |
| 8" GV | EA | 3 | \$ 2,600.00 | \$ 7,800.00 |
| 10" Water Line <i>(including all appurtenances)</i> | LF | 440 | \$ 50.00 | \$ 22,000.00 |
| 10" GV | EA | 11 | \$ 2,700.00 | \$ 29,700.00 |
| 1.5" Water Service | EA | 59 | \$ 2,500.00 | \$ 147,500.00 |
| 2" Water Service | EA | 1 | \$ 4,000.00 | \$ 4,000.00 |
| Fire Hydrants | EA | 6 | \$ 11,000.00 | \$ 66,000.00 |
| | | | | |
| | | | Total | \$ 1,652,000.00 |

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 6/21/2021

Tract No.: River Islands Village Z - Tract 4050 (33 Lots)

| <u>Item</u> | <u>Unit</u> | <u>Qty</u> | <u>Unit Price</u> | <u>Amount</u> |
|--|-------------|------------|-------------------|------------------------|
| 3" AC Paving | SF | 16,700 | \$ 1.50 | \$ 25,050.00 |
| 4.5" AC Paving | SF | 65,300 | \$ 2.25 | \$ 146,925.00 |
| 6" Aggregate Base | SF | 16,700 | \$ 0.90 | \$ 15,030.00 |
| 8" Aggregate Base | SF | 65,300 | \$ 1.20 | \$ 78,360.00 |
| Vertical Curb and Gutter <i>(with AB cushion)</i> | LF | 2,150 | \$ 15.00 | \$ 32,250.00 |
| Rolled Curb and Gutter <i>(with AB cushion)</i> | LF | 2,440 | \$ 15.00 | \$ 36,600.00 |
| Concrete Sidewalk | SF | 25,000 | \$ 5.00 | \$ 125,000.00 |
| Driveway Approach | EA | 39 | \$ 600.00 | \$ 23,400.00 |
| Handicap Ramps | EA | 10 | \$ 2,500.00 | \$ 25,000.00 |
| Survey Monuments | EA | 12 | \$ 300.00 | \$ 3,600.00 |
| Traffic Striping & Signage | LF | 2,460 | \$ 5.00 | \$ 12,300.00 |
| | | | | |
| Catch Basins <i>(type A inlet)</i> | EA | 1 | \$ 2,400.00 | \$ 2,400.00 |
| Catch Basins <i>(type A inlet over type I manhole base)</i> | EA | 17 | \$ 2,800.00 | \$ 47,600.00 |
| Field Inlets <i>(type C inlet over type I manhole base)</i> | EA | 2 | \$ 2,800.00 | \$ 5,600.00 |
| 15" Storm Drain Pipe | LF | 470 | \$ 34.00 | \$ 15,980.00 |
| 24" Storm Drain Pipe | LF | 470 | \$ 65.00 | \$ 30,550.00 |
| 30" Storm Drain Pipe | LF | 250 | \$ 80.00 | \$ 20,000.00 |
| 36" Storm Drain Pipe | LF | 92 | \$ 95.00 | \$ 8,740.00 |
| Manholes <i>(type II)</i> | EA | 2 | \$ 5,000.00 | \$ 10,000.00 |
| Stub & Plug | EA | 2 | \$ 1,000.00 | \$ 2,000.00 |
| | | | | |
| 8" Sanitary Sewer Pipe | LF | 1,830 | \$ 28.00 | \$ 51,240.00 |
| Manholes <i>(type I)</i> | EA | 8 | \$ 4,000.00 | \$ 32,000.00 |
| 4" Sewer Service | EA | 39 | \$ 600.00 | \$ 23,400.00 |
| Stub & Plug | EA | 1 | \$ 1,000.00 | \$ 1,000.00 |
| | | | | |
| 8" Water Line <i>(including all appurtenances)</i> | LF | 1,820 | \$ 32.00 | \$ 58,240.00 |
| 10" Water Line <i>(including all appurtenances)</i> | EA | 700 | \$ 40.00 | \$ 28,000.00 |
| 1-1/2" Water Service | EA | 39 | \$ 2,000.00 | \$ 78,000.00 |
| Water Sampling Station | EA | 1 | \$ 3,000.00 | \$ 3,000.00 |
| Fire Hydrants | EA | 3 | \$ 4,000.00 | \$ 12,000.00 |
| Blow Off Valve | EA | 2 | \$ 4,000.00 | \$ 8,000.00 |
| Resilient Valve | EA | 14 | \$ 1,550.00 | \$ 21,700.00 |
| Water Plug & Stub | EA | 1 | \$ 1,000.00 | \$ 1,000.00 |
| | | | | |
| 8" Non-Potable Water Line <i>(including all appurtenances)</i> | LF | 700 | \$ 35.00 | \$ 24,500.00 |
| Blow Off Valve | EA | 1 | \$ 4,000.00 | \$ 4,000.00 |
| | | | Total | \$ 1,012,000.00 |

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 6/21/2021

Tract No.: River Islands Village Z - Tract 4051 (61 Lots)

| <u>Item</u> | <u>Unit</u> | <u>Qty</u> | <u>Unit Price</u> | <u>Amount</u> |
|--|-------------|------------|-------------------|------------------------|
| 3" AC Paving | SF | 27,200 | \$ 1.50 | \$ 40,800.00 |
| 4.5" AC Paving | SF | 78,000 | \$ 2.25 | \$ 175,500.00 |
| 6" Aggregate Base | SF | 27,200 | \$ 0.90 | \$ 24,480.00 |
| 8" Aggregate Base | SF | 78,000 | \$ 1.20 | \$ 93,600.00 |
| Vertical Curb and Gutter <i>(with AB cushion)</i> | LF | 3,040 | \$ 15.00 | \$ 45,600.00 |
| Rolled Curb and Gutter <i>(with AB cushion)</i> | LF | 2,850 | \$ 15.00 | \$ 42,750.00 |
| Concrete Sidewalk | SF | 30,000 | \$ 5.00 | \$ 150,000.00 |
| Driveway Approach | EA | 48 | \$ 600.00 | \$ 28,800.00 |
| Handicap Ramps | EA | 12 | \$ 2,500.00 | \$ 30,000.00 |
| Survey Monuments | EA | 17 | \$ 300.00 | \$ 5,100.00 |
| Traffic Striping & Signage | LF | 3,110 | \$ 5.00 | \$ 15,550.00 |
| | | | | |
| Catch Basins <i>(type A inlet)</i> | EA | 10 | \$ 2,400.00 | \$ 24,000.00 |
| Catch Basins <i>(type A inlet over type I manhole base)</i> | EA | 8 | \$ 2,800.00 | \$ 22,400.00 |
| Catch Basins <i>(type A inlet over type II manhole base)</i> | EA | 4 | \$ 5,000.00 | \$ 20,000.00 |
| Field Inlets <i>(type C inlet over type I manhole base)</i> | EA | 1 | \$ 2,800.00 | \$ 2,800.00 |
| 15" Storm Drain Pipe | LF | 1,070 | \$ 34.00 | \$ 36,380.00 |
| 18" Storm Drain Pipe | LF | 230 | \$ 46.00 | \$ 10,580.00 |
| 24" Storm Drain Pipe | LF | 420 | \$ 65.00 | \$ 27,300.00 |
| 30" Storm Drain Pipe | LF | 650 | \$ 80.00 | \$ 52,000.00 |
| Manholes <i>(type I)</i> | EA | 2 | \$ 3,000.00 | \$ 6,000.00 |
| Manholes <i>(type II)</i> | EA | 1 | \$ 5,000.00 | \$ 5,000.00 |
| Stub & Plug | EA | 1 | \$ 1,000.00 | \$ 1,000.00 |
| | | | | |
| 8" Sanitary Sewer Pipe | LF | 2,510 | \$ 28.00 | \$ 70,280.00 |
| Manholes <i>(type I)</i> | EA | 13 | \$ 4,000.00 | \$ 52,000.00 |
| 4" Sewer Service | EA | 47 | \$ 600.00 | \$ 28,200.00 |
| Stub & Plug | EA | 1 | \$ 1,000.00 | \$ 1,000.00 |
| | | | | |
| 8" Water Line <i>(including all appurtenances)</i> | LF | 2,270 | \$ 32.00 | \$ 72,640.00 |
| 10" Water Line <i>(including all appurtenances)</i> | EA | 1,030 | \$ 40.00 | \$ 41,200.00 |
| 1" Water Service | EA | 1 | \$ 800.00 | \$ 800.00 |
| 1-1/2" Water Service | EA | 47 | \$ 2,000.00 | \$ 94,000.00 |
| 2" Water Service | EA | 1 | \$ 2,000.00 | \$ 2,000.00 |
| Fire Hydrants | EA | 5 | \$ 4,000.00 | \$ 20,000.00 |
| Air Release Valve | EA | 1 | \$ 2,500.00 | \$ 2,500.00 |
| Blow Off Valve | EA | 3 | \$ 4,000.00 | \$ 12,000.00 |
| Resilient Valve | EA | 18 | \$ 1,550.00 | \$ 27,900.00 |
| Water Plug & Stub | EA | 1 | \$ 1,000.00 | \$ 1,000.00 |
| | | | | |
| 8" Non-Potable Water Line <i>(including all appurtenances)</i> | LF | 1,020 | \$ 35.00 | \$ 35,700.00 |
| 2" Non-Potable Water Service | EA | 1 | \$ 2,000.00 | \$ 2,000.00 |
| Blow Off Valve | EA | 1 | \$ 4,000.00 | \$ 4,000.00 |
| Resilient Valve | EA | 3 | \$ 1,550.00 | \$ 4,650.00 |
| Total | | | | \$ 1,332,000.00 |

ITEM 5.1

CITY MANAGER'S REPORT NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING

ITEM: PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER APPROVING CITYWIDE TRUCK ROUTE LISTING PURSUANT TO LATHROP MUNICIPAL CODE 10.16.030

RECOMMENDATION: City Council to Consider the Following:
1. Hold a Public Hearing; and
2. Adopt a Resolution Approving Citywide Truck Route List Pursuant to Lathrop Municipal Code 10.16.030

SUMMARY:

During the October 9th City Council meeting, Council directed staff to revise the list of citywide designated truck routes to conform to the approved First Reading and Introduction of an Ordinance to Amend the Lathrop Zoning Map and Modify Title 10 (Vehicles and Traffic) of the Lathrop Municipal Code (LMC). In accordance with LMC Section 10.16.030 and Ordinance 06-262 adopted by City Council in September 2006, City Council can establish and revise truck routes by resolution provided that a duly advertised public hearing is held. A notice of this public hearing was published in the Manteca Bulletin, pursuant to California Government Code section 65091 on October 31, 2023.

Staff request that the City Council hold a public hearing, consider all information and public testimony and, if determined to be appropriate adopt the list of citywide designated truck routes as listed in the Background Section of this Report and illustrated on Attachment B – Truck Route Map.

BACKGROUND:

On October 9, 2023, City Council approved the First Reading and Introduction of an Ordinance to Amend the Lathrop Zoning Map, Modify Title 10 (Vehicles and Traffic) of the Lathrop Municipal Code, and Adopt Various Amendments to Title 17 (Zoning) for consistency with the 2022 Lathrop General Plan Update. To conform to the changes made to the LMC 10.16.010 Truck Routes – Establishment and Purpose, the list of designated truck routes needs to be updated.

In accordance with LMC Section 10.16.030 and Ordinance 06-262 adopted by City Council in September 2006, the City can establish truck routes by resolution provided that a duly advertised public hearing is held. Staff is requesting that the City Council hold a public hearing to consider the proposed resolution to approve the list of citywide truck routes provided below and illustrated on Attachment B – Truck Route Map.

NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING**CONSIDER APPROVING CITYWIDE TRUCK ROUTE LIST PURSUANT TO LMC. 10.16.030**

- A. Harlan Road, from the northerly City limits at Roth Road southerly to its cul-de-sac terminus in the Crossroads Industrial Center
- B. Lathrop Road, from McKinley Avenue easterly to the City limits
- C. Lathrop Road, from I-5 southbound off-ramp easterly to Harlan Road
- D. McKinley Avenue, from Lathrop Road southerly to Yosemite Avenue
- E. Louise Avenue, from the west side of the Louise Avenue/I-5 Interchange in the Mossdale Landing development to the easterly City limits at the east side of the easterly set of Union Pacific Railroad right-of-way
- F. Manthey Road from the northerly City limits to 900' north of Dos Reis Road
- G. Manthey Road from Towne Centre Drive southerly to the City limits at Paradise Cut, except where abandoned
- H. Roth Road, from the west side of the Roth Road/I-5 Interchange east to the City limits at the east side of the easterly set of Union Pacific Railroad right-of-way
- I. D'Arcy Road, from Harlan Road to Yosemite Avenue
- J. Tesla Drive, from Harlan Road southeasterly to Christopher Way
- K. Christopher Way, from D'Arcy Parkway southerly to cul-de-sac terminus
- L. Murphy Parkway, from northerly terminus southerly to Tesla Drive
- M. Golden Valley Parkway, from Brookhurst Boulevard to River Islands Parkway
- N. Yosemite Avenue, from State Route 120 to east City limits
- O. Brookhurst Boulevard, from Golden Valley Parkway to Manthey (temp)
- P. Shideler Parkway, from Yosemite Avenue north to cul-de-sac terminus

FISCAL IMPACT:

No fiscal impact. Should Council approve this item, staff will update the appropriate striping and signage with funds already allocated in the adopted Fiscal Year 2023-24 budget.

ATTACHMENTS:

- A. Resolution Approving Citywide Truck Route Listing Pursuant to Lathrop Municipal Code 10.16.030
- B. Truck Route Map

CITY MANAGER'S REPORT
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING
CONSIDER APPROVING CITYWIDE TRUCK ROUTE LIST PURSUANT TO LMC.
10.16.030

APPROVALS:



Angel Abarca
Assistant Engineer

10-31-2023

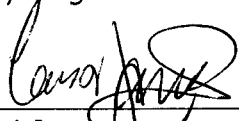
Date



Brad Taylor
City Engineer

10/31/2023

Date



Cari James
Finance Director

10/31/2023

Date



Michael King
Assistant City Manager

10 / 31 / 2023

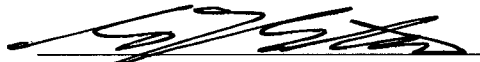
Date



Salvador Navarrete
City Attorney

10-31-2023

Date



Stephen J. Salvatore
City Manager

11.6.23

Date

RESOLUTION NO. 23-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO APPROVE CITYWIDE TRUCK ROUTE LIST PURSUANT TO LATHROP MUNICIPAL CODE 10.16.030

WHEREAS, on October 9, 2023, City Council approved the First Reading and Introduction of an Ordinance to Amend the Lathrop Zoning Map, Modify Title 10 (Vehicles and Traffic) of the Lathrop Municipal Code, and Adopt Various Amendments to Title 17 (Zoning) for consistency with the 2022 Lathrop General Plan Update; and

WHEREAS, to conform to the LMC 10.16.010 Truck Routes – Establishment and Purpose, the list of designated truck routes needs to be updated; and

WHEREAS, in accordance with LMC Section 10.16.030 and Ordinance 06-262 adopted by City Council in September 2006, the City can establish truck routes by resolution provided that a duly advertised public hearing is held; and

WHEREAS, a notice of this public hearing was published in the Manteca Bulletin, pursuant to California Government Code section 65091 on October 31, 2023; and

WHEREAS, staff recommends that the City Council hold a public hearing, consider all information and public testimony and, if determined to be appropriate adopt the following list of citywide designated truck routes:

- A. Harlan Road, from the northerly City limits at Roth Road southerly to its cul-de-sac terminus in the Crossroads Industrial Center
- B. Lathrop Road, from McKinley Avenue easterly to the City limits
- C. Lathrop Road, from I-5 southbound off-ramp easterly to Harlan Road
- D. McKinley Avenue, from Lathrop Road southerly to Yosemite Avenue
- E. Louise Avenue, from the west side of the Louise Avenue/I-5 Interchange in the Mossdale Landing development to the easterly City limits at the east side of the easterly set of Union Pacific Railroad right-of-way
- F. Manthey Road from the northerly City limits to 900' north of Dos Reis Road
- G. Manthey Road from Towne Centre Drive southerly to the City limits at Paradise Cut, except where abandoned
- H. Roth Road, from the west side of the Roth Road/I-5 Interchange east to the City limits at the east side of the easterly set of Union Pacific Railroad right-of-way
- I. D'Arcy Road, from Harlan Road to Yosemite Avenue
- J. Tesla Drive from Harlan Road southeasterly to Christopher Way
- K. Christopher Way, from D'Arcy Parkway southerly to cul-de-sac terminus

- L. Murphy Parkway, from northerly terminus southerly to Tesla Drive
- M. Golden Valley Parkway, from Brookhurst Boulevard to River Islands Parkway
- N. Yosemite Avenue, from State Route 120 to east City limits
- O. Brookhurst Boulevard, from Golden Valley Parkway to Manthey (temp)
- P. Shideler Parkway, from Yosemite Avenue north to cul-de-sac terminus

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lathrop does hereby approves the citywide truck route list above pursuant to Lathrop Municipal Code 10.16.030.

The foregoing resolution was passed and adopted this 13th day of November 2023, by the following vote of the City Council, to wit:

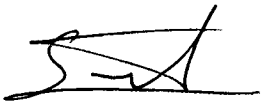
- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

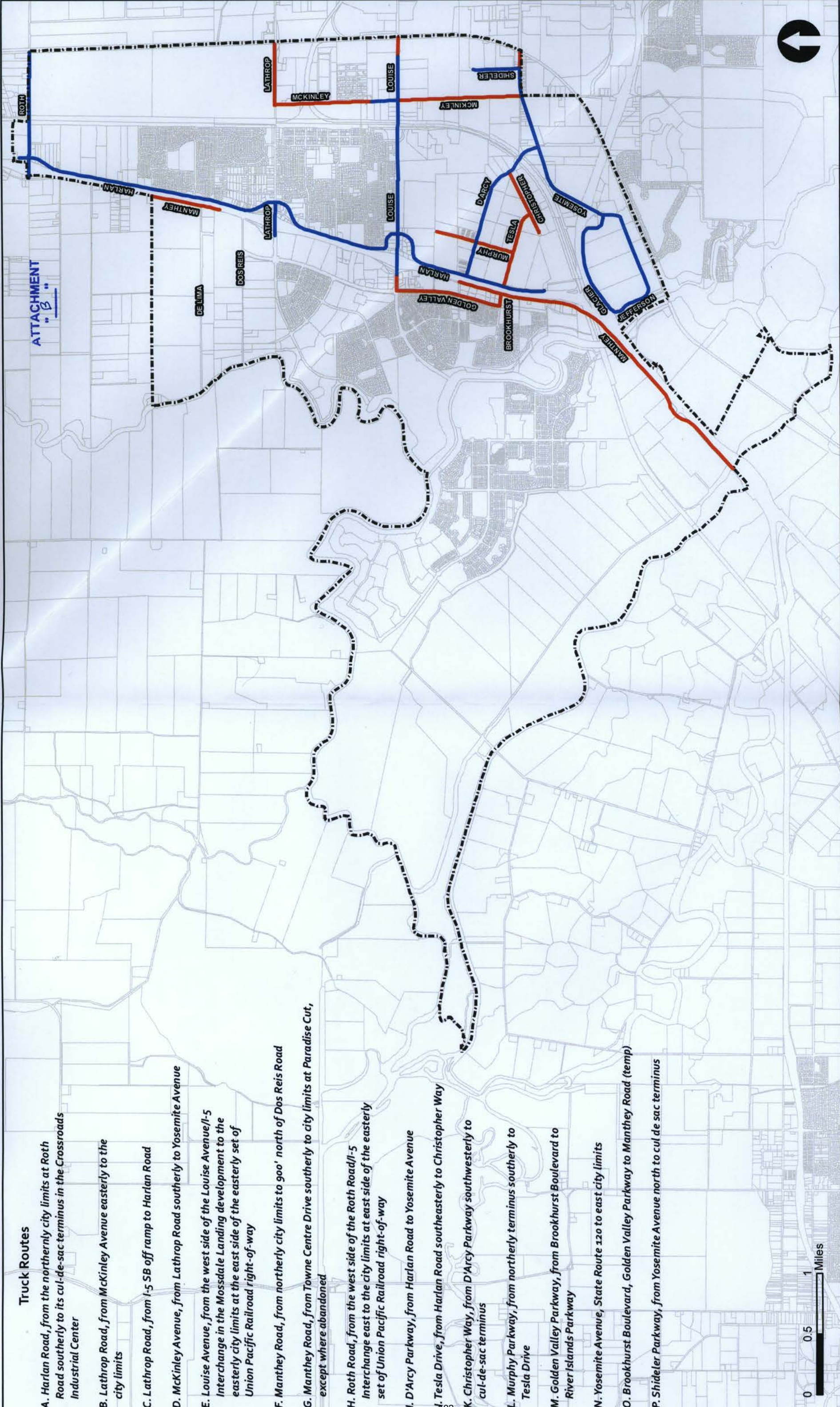
Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

Truck Routes

- A. Harlan Road, from the northerly city limits at Roth Road southerly to its cul-de-sac terminus in the Crossroads Industrial Center
- B. Lathrop Road, from McKinley Avenue easterly to the city limits
- C. Lathrop Road, from I-5 SB off ramp to Harlan Road
- D. McKinley Avenue, from Lathrop Road southerly to Yosemite Avenue
- E. Louise Avenue, from the west side of the Louise Avenue/I-5 Interchange in the Mossdale Landing development to the easterly city limits at the east side of the easterly set of Union Pacific Railroad right-of-way
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- H. Roth Road, from the west side of the Roth Road/I-5 Interchange east to the city limits at east side of the easterly set of Union Pacific Railroad right-of-way
- I. D'Arcy Parkway, from Harlan Road to Yosemite Avenue
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- K. Christopher Way, from D'Arcy Parkway southwesterly to cul-de-sac terminus
- L. Murphy Parkway, from northerly terminus southerly to Tesla Drive
- M. Golden Valley Parkway, from Brookhurst Boulevard to River Islands Parkway
- N. Yosemite Avenue, State Route 120 to east city limits
- O. Brookhurst Boulevard, Golden Valley Parkway to Manthey Road (temp)
- P. Shideler Parkway, from Yosemite Avenue north to cul de sac terminus



ATTACHMENT "B"

Legend

- STAA Route
- Truck Route
- City Limits
- Parcels

**Truck Route Map
City of Lathrop**



Disclaimer: Data shown may not be accurate and is for mapping purposes only. Contact the City for more information. Date: 10/31/2023

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ITEM 5.2

CITY MANAGER'S REPORT NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING

ITEM: CONTINUED DISCUSSION FROM OCTOBER 9, 2023 REGULAR MEETING REGARDING THE CENTRAL LATHROP SPECIFIC PLAN PHASE 2 AMENDMENT AND CODE TEXT AMENDMENT NO. TA-23-104

RECOMMENDATION: Council to Consider the Following:

1. Testimony Presented During the Public Hearing Held October 9, 2023;
2. Adopt a Resolution to Find the Project Exempt from Further Environmental Review Pursuant to Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183; and
3. First Reading and Introduction of an Ordinance to Approve the Central Lathrop Specific Plan (CLSP) Phase 2 Amendment and Code Text Amendment to Modify Chapter 17.62, *Central Lathrop Zoning Districts* to Add Article 6, IL-CL, Limited Industrial Zoning Districts and Modify Section 17.62.120 B of the Lathrop Municipal Code.

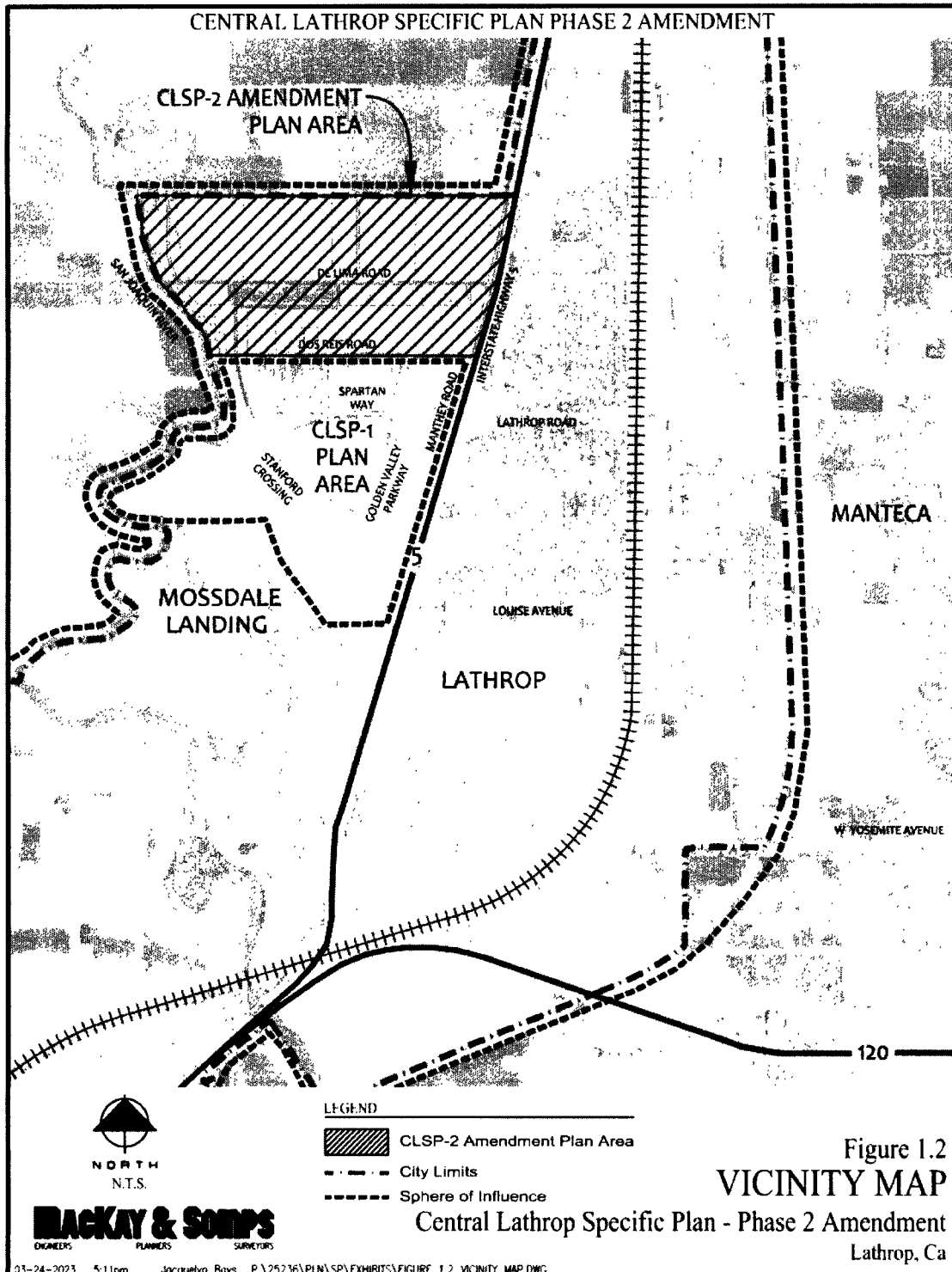
SUMMARY:

The Central Lathrop Specific Plan (CLSP) Phase 2 Amendment is a staff-initiated update to the CLSP to be consistent with the recently adopted Lathrop General Plan Update in accordance with General Plan Implementation Action LU-5.f.

The Planning Commission and staff recommend that City Council consider all information provided and submitted, take and consider all public testimony and, if determined to be appropriate, adopt a Resolution to find the project exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 and First Reading and Introduction of an Ordinance to approve the Central Lathrop Specific Plan (CLSP) Phase 2 Amendment and Code Text Amendment to Modify Chapter 17.62, *Central Lathrop Zoning Districts* to add Article 6, IL-CL, Limited Industrial Zoning Districts and modify Section 17.62.120 B of the Lathrop Municipal Code.

SITE DESCRIPTION:

The Central Lathrop Specific Plan Phase 2 Amendment area is focused north of Dos Reis Road, west of Interstate 5, east of the San Joaquin River and south of the City Limit. The Vicinity Map below illustrates the location of the CLSP Phase 2 Amendment area.



**CITY MANAGERS REPORT
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING
CLSP PHASE 2 AMENDMENT AND CODE TEXT AMENDMENT**

PAGE 3

The CLSP Phase 2 Amendment project is comprised of approximately 724-acres and involves the following Accessor's Parcel Numbers 192-020-61, -62, -63, -64, -06, -07, -08, -09, -65, -66, -38, -22, -48, -52, -19, -18, -68, -69, -16, -36, -70, -14, -11, -02, and -03.

BACKGROUND:

The Central Lathrop Specific Plan was approved by the City Council on November 9, 2004 (Resolution No. 04-1779). The project included certification of an Environmental Impact Report (EIR) (SCH# 2003072132), for the CLSP, adoption of the Specific Plan document, General Plan Land Use Map amendments, Zoning Map, and text amendments to the Lathrop Municipal Code (LMC). The CLSP is separated into two (2) major phases of development. Phase 1 is generally located south of Dos Reis Road and includes Lathrop High School, development of a regional park (adjacent to Lathrop High School), residential and commercial uses. Phase 2 is located north of Dos Reis Road and previously included development of residential and commercial uses, parks, and school sites (K-8). The City Council recently adopted the comprehensive Lathrop General Plan Update (adopted on September 19, 2022) and the CLSP area north of Dos Reis Road was modified from residential and commercial land use designations to Limited Industrial.

A Rezone (map) to the properties in the CLSP Phase 2 Amendment area is being processed by the City via the Zoning Consistency Update Project. The proposed Amendment to the CLSP for Phase 2 would further bring the Specific Plan into consistency with the Lathrop General Plan and would allow development of Limited Industrial uses pursuant to the LMC and the CLSP Phase 2 Amendment document.

PLANNING COMMISSION:

On September 13, 2023, the Planning Commission held a public hearing on the proposed CLSP Phase 2 Amendment and Code Text Amendment (TA-23-104). After review and consideration of all information provided, and after taking and considering all public testimony, the Planning Commission voted unanimously (4-0) to adopt Resolution No. 23-12, recommending the City Council find the project exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 and approve the Central Lathrop Specific Plan Phase 2 Amendment comprised of approximately 724-acres and a Municipal Code Text Amendment to Chapter 17.62, *Central Lathrop Zoning Districts* of the Lathrop Municipal Code. The Planning Commission Resolution is attached to this Staff Report as Attachment 6.

CITY COUNCIL MEETING OF OCTOBER 9, 2023

On October 9, 2023, the City Council held a public hearing on the proposed CLSP Phase 2 Amendment and Code Text Amendment (TA-23-104). The City Council received written correspondence from Manteca Unified School District (MUSD) in support of the CLSP Phase 2 Amendment and Code Text Amendment. The MUSD letter is attached to this Staff Report as Attachment 7.

At the meeting, the City Council deliberated over the City's Truck Route Map. After further discussion, City Council voted to continue the item to the November 13, 2023 meeting. City Council directed staff to include a separate item on November 13, 2023 modifying the City's Truck Route Map to prohibit trucks on Golden Valley Parkway. The amendment to the City's Truck Route Map has been scheduled for City Council consideration prior to this item. As such, updated Figures have been prepared and are attached to this Staff Report as Attachment 8.

ANALYSIS:

As noted above, the Central Lathrop Specific Plan (CLSP) was originally approved in 2004. The proposed CLSP Phase 2 Amendment includes updates and modifications for Phase 2 of CLSP only. The CLSP Phase 2 Amendment does not change the entitlements for Phase 1 of the CLSP and is a stand-alone document intended to implement the design and development standards and concepts for Phase 2. The primary goals of the CLSP Phase 2 Amendment are designed to achieve the following:

- Establish a comprehensive land use plan that will guide development of the approximately 724-acre CLSP Phase 2 Amendment Area.
- Update the City's long-term vision for the CLSP Phase 2 Amendment Area in accordance with the recently adopted Lathrop General Plan, by incorporating refinements designed to reflect evolving innovation in land use planning concepts.
- Establish a regional industrial development area adjacent to the I-5 freeway that makes use of the visibility and prime freeway access provided by the Roth Road and I-5 Interchange.
- Maximize passive recreational opportunities through the creation of a comprehensive linear park and open space system located adjacent to and providing access to the San Joaquin River.
- Generate positive fiscal benefits for the City resulting from the regional industrial development.

- Increase employment and shopping opportunities for City residents.
- Provide job generating land uses in close proximity to residential uses in order to minimize home-to-work vehicular trip lengths, automobile usage and related air quality impacts.
- Provide an integrated, efficient, and safe circulation system for pedestrians, bicyclists, transit and vehicles.
- Provide roadway improvements and land use planning that will tie together with existing development.
- Establish a logical phasing plan that assures that each phase of development will include all necessary public improvements required to meet City standards.
- Add value to the existing and future City of Lathrop community and contribute to the establishment of a strong local economic base through job creation and the economic stimulus that comes from the multi-million-dollar investment required to develop the CLSP and the disposable income of the people who live and work in the plan area.
- Implement the development program envisioned for the CLSP on property that the Lathrop General Plan designates for Limited Industrial uses.
- To the extent feasible, incorporate future project designs that minimize environmental impacts.
- Provide a logical and orderly extension of the City of Lathrop that is compatible with and complements existing and planned land uses within other portions of the City.
- Satisfy the City policies, regulations and expectations as defined in the Lathrop General Plan and Municipal Code.
- Provide services and infrastructure that meet or exceed City standards and that do not diminish services to existing residents of the City.
- Enrich the relationship between the City and the San Joaquin River by incorporating the river's edge as a critical component of the CLSP Parks and open space program.

**CITY MANAGERS REPORT
 NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING
 CLSP PHASE 2 AMENDMENT AND CODE TEXT AMENDMENT**

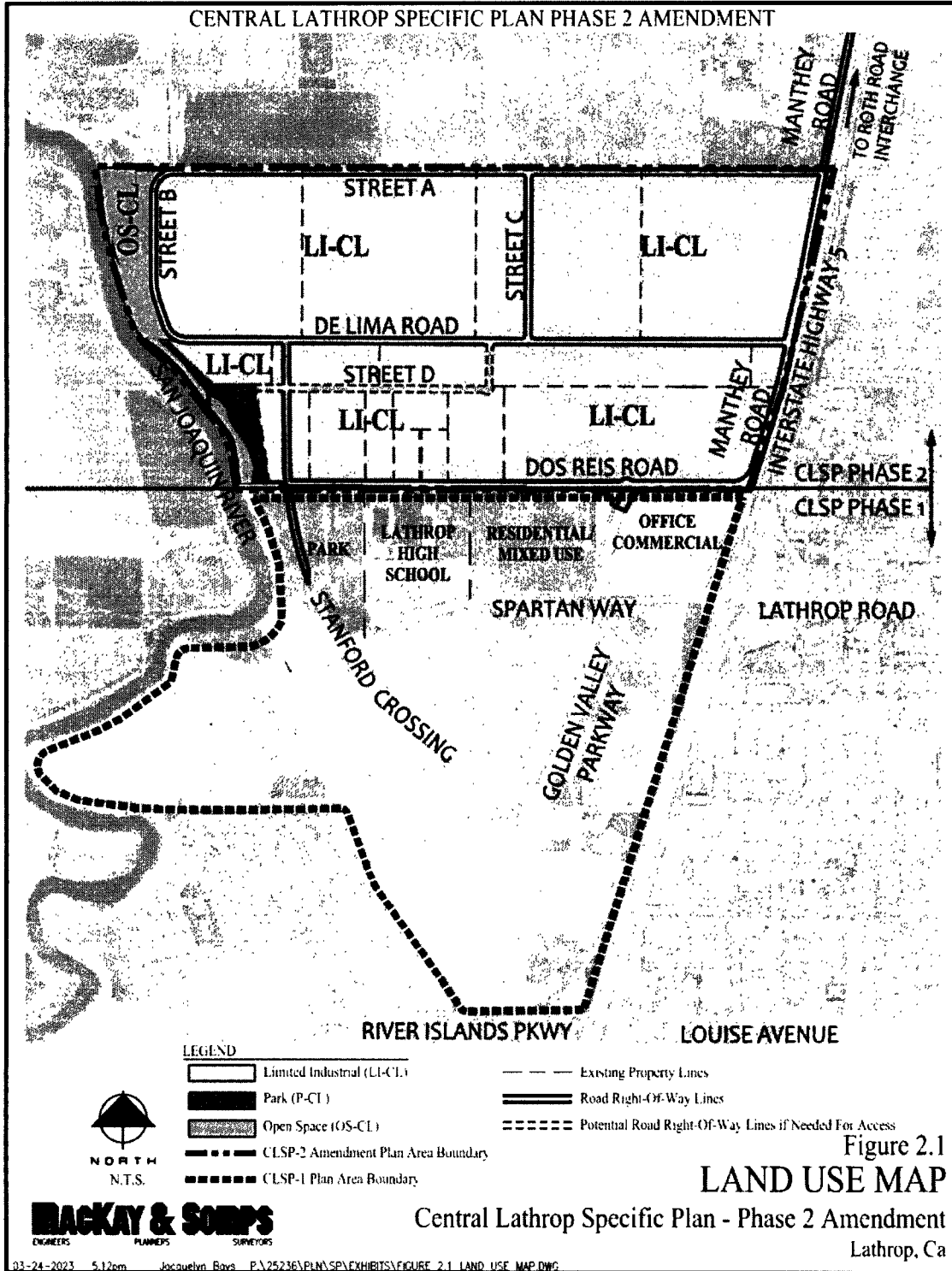
The CLSP Phase 2 Amendment is organized as follows: Introduction, Land Use, Circulation and Transportation, Natural Resources Management, Community Services and Facilities, Utilities and Drainage Infrastructure, Design Guidelines, Implementation, and Financing.

Land Use Summary and Designations

The below table represents the proposed development acreages by land use.

| Designation | Land Use | Area (acres) | Maximum Building Square Footage at Max FAR of 1.0 (SF) | Potential Building Square Footage at Target FAR of 0.75 (SF) |
|--------------------|-------------------------|---------------------|---|---|
| LI-CL | Limited Industrial [1] | 618.2 | 26,928,792 | 20,196,594 |
| OS-CL | Open Space | 29.3 | - | - |
| P-CL | Park | 11.2 | - | - |
| | Major Road Right-of-Way | 65.3 | - | - |
| | Total | 724.0 | 26,928,792 | 20,196,594 |

The CLSP Phase 2 Amendment contemplates Limited Industrial development at an average rather than a maximum Floor Area Ratio (FAR) and recognizes that the likely development FAR will be 0.75 or lower depending on off-street parking demand, landscaping, roadways, open space, stormwater management, and other site requirements. The following exhibit illustrates the proposed Land Use Map for the CLSP Phase 2 Amendment.



The following are the proposed land uses within the CLSP Phase 2 Amendment Project.

Limited Industrial

The Limited Industrial use applies to most of the plan area. It is anticipated that uses such as warehousing and manufacturing that do not require a high degree of visibility and truck dependence, will be located in areas of the plan area that minimize the potential for air quality and noise impacts to sensitive receptors. The CLSP Phase 2 Amendment Plan Area is envisioned to accommodate a wide range of job generating uses, including business parks, clean light industrial, research and development (R&D); science, technology, engineering, and math (STEM); tech/biotech manufacturing; high-tech services that incorporate some combination of assembly; warehousing, and/or sales; hospitals, labs and other health care-related uses, and distribution centers.

Open Space

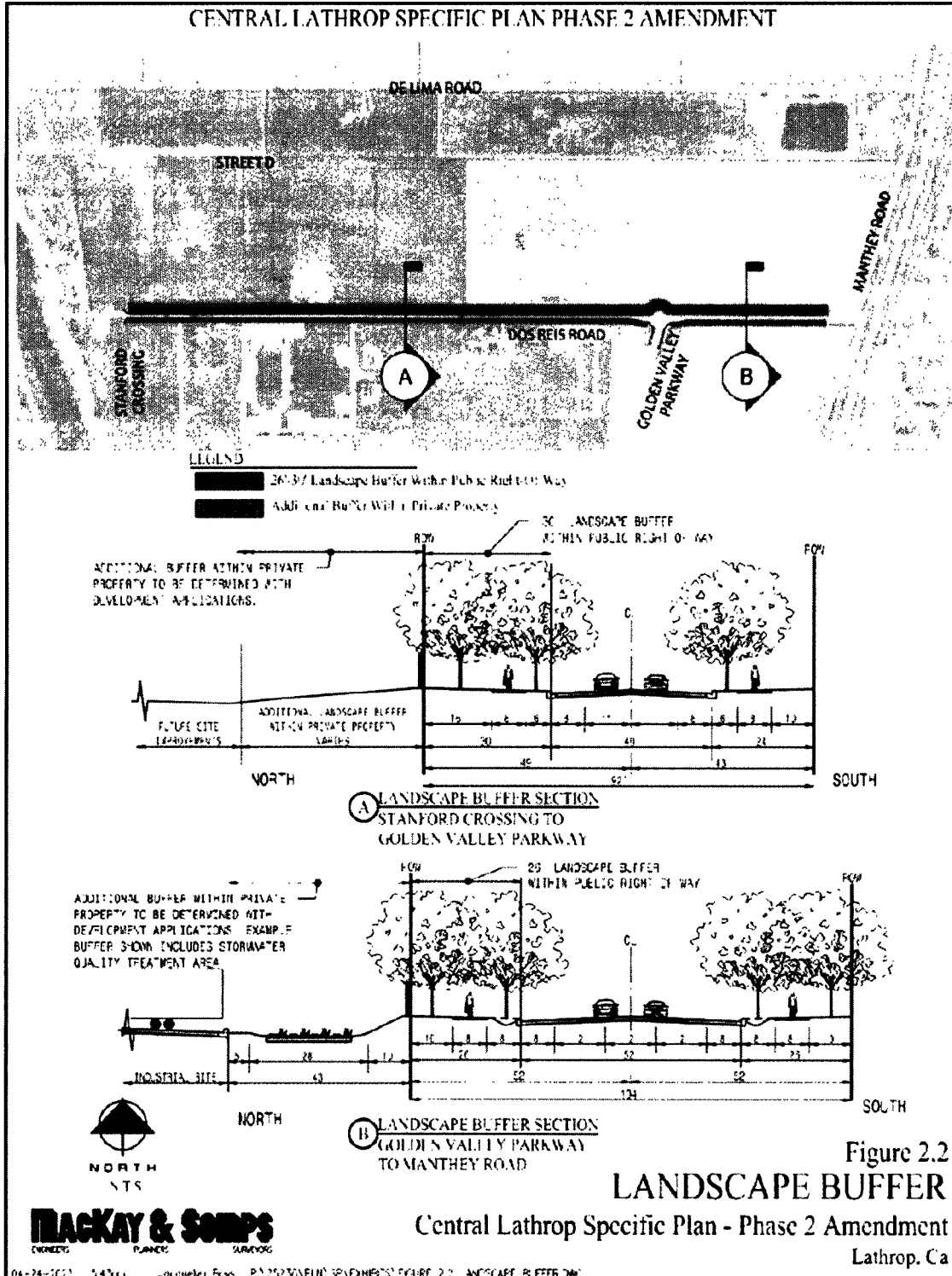
The CLSP Phase 2 Amendment designates Open Space uses along the San Joaquin River and this designation spans the length of the western edge of the plan area. The area is designated to provide an open space corridor consistent with the Lathrop General Plan. The open space corridor is intended as a local community wide facility with the possibility of regional linkage via multi-use trail. For example, the open space corridor will connect to developing and existing segments to the south within the CLSP Phase 1 area and the Mossdale Village developments.

Park

The CLSP Phase 2 Amendment retains the Dos Reis County Park designation, a County park within the City limits adjacent to the San Joaquin River.

Landscape Buffer along Dos Reis Road

The CLSP Phase 2 Amendment includes provisions for a landscape buffer along the north side of Dos Reis Road with two (2) different design themes. At locations where existing or proposed land uses on the south side of Dos Reis Road include sensitive receptors, the landscape buffer includes a 30-foot-wide landscape corridor within the public right-of-way including 22' of landscaping and an 8' paved sidewalk as well as an additional buffer on the adjacent private development parcels. At locations on Dos Reis Road where Commercial use is proposed to the south, the landscape buffer shall include a 26-foot-wide landscape corridor within the public right-of-way including 18 feet of landscaping and an 8 foot paved sidewalk as well as an additional buffer on the adjacent private development parcels. An 8' high solid wall is also required within the landscape buffer area. Additional buffers on the adjacent private development parcels in both scenarios shall be determined during the Site Plan Review process for each specific development process. The following exhibit illustrates the location of the suggested landscape buffers.



Code Text Amendment

The proposed Code Text Amendment includes language and provisions specific to the CLSP Phase 2 Amendment Project and would modify Chapter 17.62, *Central Lathrop Zoning Districts* of the Lathrop Municipal Code (LMC) to establish an “IL-CL”, Limited Industrial Zoning District with development standards. Specifically, the Code Text Amendment would add Article 6, IL-CL: Limited Industrial Zoning Districts to Chapter 17.62. The IL-CL district is intended to provide industrial employment opportunities for residents of the city and region. The IL designation accommodates a wide range of job-generating uses, including business parks; clean light industrial; research and development (R&D); science, technology, engineering, and math (STEM); tech/biotech manufacturing, and/or sales, hospitals and other health care-related uses, warehouses and distribution centers.

General Plan Consistency

The CLSP Phase 2 Amendment would implement General Plan Implementation Measure LU-5.f which requires the City to update the CLSP. Specifically, General Plan Implementation Measure LU-5.f states the following:

Update the Central Lathrop Specific Plan (CLSP) to accomplish the following objectives:

- a. Bring the Specific Plan’s land use map into consistency with the General Plan Land Use Map (Figure LU-1)
- b. Establish a circulation network that keeps future truck trips as far from existing and planned sensitive receptors as feasible; this includes, but not limited to, the following requirements, which shall be incorporated into the Specific Plan:
 - i. Trucks shall be prohibited on Dos Reis Road west and east of Golden Valley Parkway, on Golden Valley Parkway south of Dos Reis Road to Lathrop Road, and on Lathrop Road east of Golden Valley Parkway to Interstate 5 southbound off-ramp.
 - ii. Future truck dependent development projects shall be prohibited from providing driveway access points off Dos Reis Road, west of Golden Valley Parkway, other than emergency vehicle access (EVA).
 - iii. Truck traffic within the Limited Industrial Area of the Central Lathrop Specific Plan shall be limited to De Lima Road, and any future roadways north of Dos Reis Road, to connect to Manthey, Roth Road, and Interstate 5.

- c. Establish site design standards for new industrial projects.
- d. Identify financing and cost-recovery methods to fund roadway and infrastructure improvements.
- e. Circulation design standards that promote safe transportation routes that limit impacts to developed areas to the south, and connectivity enhancements to provide better connectivity to I-5.
- f. Infrastructure improvements to improve roadway operations.
- g. Opportunities to provide employee-serving amenities onsite, such as parks and plazas, outdoor seating areas, fitness facilities, and daycare centers as a means to reduce vehicle trips, while supporting air quality, public health, and sustainability goals.
- h. Include provisions that all development projects proposed north of Dos Reis Road and south of De Lima Road be required to obtain a Conditional Use Permit (CUP), which shall be subject to discretionary review by the City Council.

Based on Staff’s review, the CLSP Phase 2 Amendment is consistent with the requirements of Implementation Action LU-5.f. Chapter Three of the CLSP Phase 2 Amendment document describes the proposed circulation system and transportation included in the plan area, including a Truck Route Plan that prohibits trucks on Dos Reis Road west and east of Golden Valley Parkway, on Golden Valley Parkway south of Dos Reis Road to Lathrop Road, and on Lathrop Road east of Golden Valley Parkway to Interstate 5 southbound off-ramp. Chapter Three also describes the Circulation Design standards and connectivity enhancements. Chapter Seven of the CLSP Phase 2 Amendment document describes the Design Guidelines and Principles for new industrial projects as well as opportunities for employee-serving amenities.

In addition to fulfilling Implementation Measure LU.5f above, the CLSP Phase 2 Amendment is consistent with the Goals, Policies and Implementation Measures listed in Table 1.3 in the CLSP Phase 2 Amendment document (starting on Page 1-8). The CLSP Phase 2 Amendment document is attached to this Staff Report as Attachment 3.

Zoning Consistency

The proposed Code Text Amendment would add language and provisions specific to the CLSP Phase 2 Amendment Project and would modify Chapter 17.62, *Central Lathrop Zoning Districts* to establish an IL-CL, Limited Industrial Zoning District including development standards.

The proposed CLSP Phase 2 Amendment document and amendments to the Lathrop Municipal Code (LMC) will provide the necessary regulations and provisions to implement the Specific Plan and review proposed projects within the CLSP Phase 2 Amendment area.

Findings

Chapter Eight, *Implementation*, of the Central Lathrop Specific Plan (CLSP) provides guidance on interpretation and amendment of the Specific Plan. Specifically, the CLSP states the following:

Amendments to the Specific Plan, including the Design Guidelines, may be proposed by a developer or property owner or initiated by the City, and shall be processed in accordance with City ordinances and subject to the requirements and limitations of any applicable development agreement. All amendments shall be presented in a public hearing before City Council action on that proposal. Generally, the process for amending the Specific Plan is similar to that for amending the City's General Plan, with the difference that there is no limitation on the number of Specific Plan amendments that may be approved in any one year.

In this regard, the CLSP Phase 2 Amendment is a Staff-initiated amendment to the CLSP that would implement the Lathrop General Plan. As noted above, Implementation Measure LU-5.f requires the City to amend the CLSP to be consistent with the General Plan. The amendment is being processed similar to that of a General Plan Amendment in that the proposed CLSP Phase 2 Amendment will be presented to the Planning Commission and City Council via Public Hearings.

Public Notice

A Notice of Public Hearing was advertised in the Manteca Bulletin on September 29, 2023. Staff also mailed the public hearing notice to notify property owners located within a 300-foot radius from the project site boundary. In addition, the Public Notice was 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.

CEQA REVIEW:

California Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 allows for a streamlined environmental review process for projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.

**CITY MANAGERS REPORT
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING
CLSP PHASE 2 AMENDMENT AND CODE TEXT AMENDMENT**

If the above qualifications are met, as stated in Section 15183(b), "a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:

1. Are peculiar to the project or the parcel on which the project would be located;
2. Were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent;
3. Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or
4. Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe impact than discussed in the prior EIR.

A detailed Environmental Checklist, dated August 2023, prepared by De Novo Planning Group was prepared to analyze the proposed Central Lathrop Specific Plan (CLSP) Phase 2 Amendment and associated Code Text Amendment.

Additionally, the Environmental Checklist analyzed two (2) other distinct, yet closely related actions being contemplated by the City: the City's Zoning Consistency Project which includes amendments to the Lathrop Municipal Code (LMC) and the City's Zoning Map and the Ashley Furniture Project (Site Plan Review No. SPR-23-09 and Conditional Use Permit No. CUP-23-08). As a result of the newly adopted General Plan, the City is initiating an update to the Municipal Code to bring the code and Zoning Map into consistency with the General Plan, and updating the Phase 2 portion of the CLSP into consistency with the General Plan. The City also received development applications for the Ashley Furniture Project within the boundaries of the CLSP Phase 2 area.

As explained in the Environmental Checklist in detail, the proposed projects are consistent with the City's General Plan, for which an EIR was prepared and certified, and there are no site-specific or cumulative impacts associated with the proposed projects that have not been fully addressed in a previous environmental document, or that cannot be reduced to a less than significant level through the application of uniformly applied development policies and/or standards. The findings in the Environmental Checklist demonstrate that no additional environmental analysis/review is required CEQA prior to approval of the proposed projects.

The Environmental Checklist is attached to this Staff Report as Attachment 5.

RECOMMENDATION:

The Planning Commission and staff recommend that City Council consider all information provided and submitted, take and consider all public testimony and, if determined to be appropriate, adopt a Resolution to find the project exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 and First Reading and Introduction of an Ordinance to approve the Central Lathrop Specific Plan (CLSP) Phase 2 Amendment and Code Text Amendment to Modify Chapter 17.62, *Central Lathrop Zoning Districts* to add Article 6, IL-CL, Limited Industrial Zoning Districts and modify Section 17.62.120 B of the Lathrop Municipal Code.

FISCAL IMPACT:

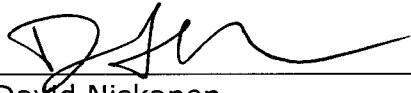
All application processing fees and costs are charged to the applicant. The request has no fiscal impact to the City.

ATTACHMENT:

1. City Council Resolution to Find the Project Exempt from Further Environmental Review Pursuant to Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183
2. Ordinance to Approve the Central Lathrop Specific Plan (CLSP) Phase 2 Amendment and Code Text Amendment
3. CLSP Phase 2 Amendment Document
4. Mark-up of Chapter 17.62 Central Lathrop Zoning Districts
5. Environmental Checklist, prepared by De Novo Planning Group, dated August, 2023 with Appendices
6. Planning Commission Resolution No. 23-12
7. Comment Letter, dated September 28, 2023, from Manteca Unified School District
8. Revised Figure 3.3, *Existing Truck Route Plan* and Figure 3.11, *Proposed Truck Route Plan of the CLSP Phase 2 Amendment*

**CITY MANAGERS REPORT
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING
CLSP PHASE 2 AMENDMENT AND CODE TEXT AMENDMENT**

APPROVALS:



David Niskanen
Contract Planner

10/31/2023

Date



John B. Anderson
Contract Planner

10/31/2023

Date



Rick Caguiat
Community Development Director

10/31/23

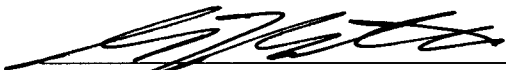
Date



Salvador Navarrete
City Attorney

10.31.2023

Date



Stephen J. Salvatore
City Manager

11-1-23

Date

RESOLUTION NO. 23-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP FINDING PROJECT EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW PURSUANT TO PUBLIC RESOURCES CODE SECTION 21083.3 AND CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15183 (TA-23-104)

WHEREAS, Section 65450 *et. seq.* of the California Government Code provides for the preparation and adoption of Specific Plans by general law cities for implementation of all or part of an adopted General Plan; and

WHEREAS, Section 65453 of the California Government Code provides that a Specific Plan may be adopted or amended by either Resolution or Ordinance as provided by the local jurisdiction; and

WHEREAS, the Central Lathrop Specific Plan Phase 2 Amendment is being updated to be consistent with the 2022 General Plan Update; and

WHEREAS, the proposed Code Text Amendment amends Chapter 17.62, *Central Lathrop Zoning Districts* to be consistent and implement the Central Lathrop Specific Plan Phase 2 Amendment and 2022 General Plan Update; and

WHEREAS, the Central Lathrop Specific Plan Phase 2 Amendment and Code Text Amendment (TA-23-104) applies only to Phase 2 (the Project) and does not in any way apply to the Central Lathrop Specific Plan Phase 1 Project; and

WHEREAS, the Amendment to the Central Lathrop Specific Plan as it affects Central Lathrop Specific Plan Phase 2 Amendment is a stand-alone document for the Phase 2 portion of Central Lathrop; and

WHEREAS, prior to the City's approval of the 2022 General Plan Update, the City prepared an Environmental Impact Report (EIR) which analyzed the environmental impacts of buildout under the General Plan Update pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000, *et. seq.*), and the Lathrop City Council certified the General Plan Update Final EIR on September 19, 2022 (State Clearinghouse #2021100139); and

WHEREAS, the analysis in the General Plan Update EIR allows the use of CEQA exemption/streamlining provisions for projects developed under the General Plan Update, including the proposed Project; and

WHEREAS, the proposed Amendment to the Central Lathrop Specific Plan, as it affects the Phase 2 Project, is an amendment to the adopted 2004 Central Lathrop Specific Plan, which was adopted by Resolution No. 04-1779 on November 9, 2004; and

WHEREAS, the City intends to retain the 2004 Central Lathrop Specific Plan as the governing land use regulations for certain specified portions of the Specific Plan area including properties within the Phase 1 Specific Plan area; and

Resolution No. 23-

WHEREAS, the City of Lathrop Planning Commission held a duly noticed public hearing on September 13, 2023, to consider the proposed Project and after reviewing and considering all information provided and submitted, and after taking and considering all public testimony adopted Resolution No. 23-12 recommending City Council find the Project exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183; 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 September 29, 2023 and mailed out to property owners located within a 300-foot radius from the Central Lathrop Specific Plan Phase 2 Amendment project area on September 29, 2023, 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 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. California Environmental Quality Act (CEQA) Findings. Pursuant to Public Resources Code section 21083.3 and CEQA Guidelines section 15183, the City Council finds and determines as follows:

- a. The project complies with CEQA based on the CEQA exemption/streamlining provisions contained in Public Resources Code section 21083.3 and CEQA Guidelines section 15183;
- b. Pursuant to the City Council Staff Report and the attachments and exhibits thereto, including but not limited to, the CEQA Environmental Checklist, which are incorporated herein by reference, the proposed Project will not result in any significant impacts that: 1) are peculiar to the project or project site; 2) were not identified as significant project-level, cumulative, or off-site effects in the General Plan Update EIR; or 3) were previously identified significant effects, which as a result of substantial new information that was not known at the time that the General Plan Update EIR was certified, are determined to have a more severe adverse impact than discussed in the General Plan Update EIR. As a result, pursuant to Public Resources Code section 21083.3 and CEQA Guidelines section 15183, the proposed Project is exempt from further environmental review under CEQA.
- c. All applicable General Plan Update policy and implementation actions and uniformly applied development policies, standards and/or regulations are, hereby imposed on the proposed Project and must be adhered to by the Project applicant.

To the extent the City has not previously made findings regarding any/all of these referenced General Plan policy and implementation actions and uniformly applied development policies, standards and/or regulations, the City Council finds that all of those General Plan Update policy and implementation actions and uniformly applied development policies, standards and/or regulations, were adopted, in whole or in part, to substantially mitigate the potential environmental effects to which they pertain (i.e., aesthetics, agricultural and forest resources, air quality, biological resources, cultural and tribal resources, geology and soils, greenhouse gases, climate change, and energy, hazards and hazardous materials, hydrology and water quality, land use, population, and housing, mineral resources, noise, public services and recreation, circulation, utilities and service systems, and wildfire).

Section 2. Based on the findings set forth in this Resolution and the evidence in the Staff Report, the City Council hereby find the Project Exempt from Further Environmental Review Pursuant to Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 as illustrated and incorporate by reference as Attachment 5 of the City Council Staff Report.

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, does hereby find the Project exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183.

The foregoing resolution was passed and adopted this 13th day of November 2023 by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

SIGNED:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

ORDINANCE NO. 23-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING THE CENTRAL LATHROP SPECIFIC PLAN (CLSP) PHASE 2 AMENDMENT AND CODE TEXT AMENDMENT TO MODIFY CHAPTER 17.62, CENTRAL LATHROP ZONING DISTRICTS TO ADD ARTICLE 6, IL-CL: LIMITED INDUSTRIAL ZONING DISTRICTS AND MODIFY SECTION 17.62.120 B OF THE LATHROP MUNICIPAL CODE (TA-23-104)

WHEREAS, Section 65450 *et. seq.* of the California Government Code provides for the preparation and adoption of Specific Plans by general law cities for implementation of all or part of an adopted General Plan; and

WHEREAS, Section 65453 of the California Government Code provides that a Specific Plan may be adopted or amended by either Resolution or Ordinance as provided by the local jurisdiction; and

WHEREAS, the Central Lathrop Specific Plan Phase 2 Amendment is being updated to be consistent with the 2022 General Plan Update; and

WHEREAS, the proposed Code Text Amendment amends Chapter 17.62, *Central Lathrop Zoning Districts* to be consistent and implement the Central Lathrop Specific Plan Phase 2 Amendment and 2022 General Plan Update; and

WHEREAS, the Central Lathrop Specific Plan Phase 2 Amendment and Code Text Amendment (TA-23-104) applies only to Phase 2 (the Project) and does not in any way apply to the Central Lathrop Specific Plan Phase 1 Project; and

WHEREAS, the Amendment to the Central Lathrop Specific Plan as it affects Central Lathrop Specific Plan Phase 2 Amendment is a stand-alone document for the Phase 2 portion of Central Lathrop; and

WHEREAS, prior to the City's approval of the 2022 General Plan Update, the City prepared an Environmental Impact Report (EIR) which analyzed the environmental impacts of buildout under the General Plan Update pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000, *et. seq.*), and the Lathrop City Council certified the General Plan Update Final EIR on September 19, 2022 (State Clearinghouse #2021100139); and

WHEREAS, the analysis in the General Plan Update EIR allows the use of CEQA exemption/streamlining provisions for projects developed under the General Plan Update, including the proposed Project; and

WHEREAS, prior to approval of the Project, the City Council adopted a Resolution to find the Project exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183; and

WHEREAS, the proposed Amendment to the Central Lathrop Specific Plan, as it affects the Phase 2 Project, is an amendment to the adopted 2004 Central Lathrop Specific Plan, which was adopted by Resolution No. 04-1779 on November 9, 2004; and

WHEREAS, the City intends to retain the 2004 Central Lathrop Specific Plan as the governing land use regulations for certain specified portions of the Specific Plan area including properties within the Phase 1 Specific Plan area; and

WHEREAS, the City of Lathrop Planning Commission held a duly noticed public hearing on September 13, 2023, to consider the proposed Amendment to the Central Lathrop Specific Plan and Code Text Amendment and after reviewing and considering all information provided and submitted, and after taking and considering all public testimony adopted Resolution No. 23-12 recommending City Council approval of the proposed Project; 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 September 29, 2023 and mailed out to property owners located within a 300-foot radius from the Central Lathrop Specific Plan Phase 2 Amendment project area on September 29, 2023, 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 City Council has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE RESOLVED that the City Council of the City of Lathrop based on substantial evidence in the administrative record of proceedings and pursuant to its own independent review and consideration, hereby approves the Central Lathrop Specific Plan (CLSP) Phase 2 Amendment, as shown in Attachment 3 of the City Council Staff Report with revised Figures 3.3 and 3.11 as shown in Attachment 8, relative to the proposed development of the CLSP Phase 2 Amendment project area on certain real property consisting of 724 acres located in the City of Lathrop, incorporated by reference herein.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LATHROP DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. This Ordinance incorporates, and by this references makes part hereof, that certain Amendment to the Central Lathrop Specific Plan as it affects Central Lathrop Specific Plan Phase 2 Amendment Project, as shown in Attachment 3 of the City Council Staff Report, relative to the proposed development of the Central Lathrop Specific Plan Phase 2 Amendment area on certain real property consisting of approximately 724-acres located in the City of Lathrop.

Section 2. Specific Plan Findings. Pursuant to State of California Planning and Zoning Law, the City Council finds and determines as follows:

1. The 2004 Central Lathrop Specific Plan adopted pursuant to Resolution No. 04-1779 shall be in full force and effect as to that portion of the Specific Plan that covers Phase 1.
2. The 2004 Central Lathrop Specific Plan, as modified by the proposed related Amendments for Phase 2 is consistent with the goals, policies, implementation measures, and general land uses specified in the 2022 General Plan Update because it promotes job-generating land uses within the Phase 2 Amendment area and specifically implements Implementation Measure LU-5.f of the General Plan, which requires the City to update the Central Lathrop Specific Plan to be consistent with the adopted General Plan Update.
3. The 2004 Central Lathrop Specific Plan, as modified by the proposed related Amendments is consistent with the goals, policies, implementation measures specified in the General Plan Update related to promoting the development of job-generating land uses to support existing and future businesses. The Central Lathrop Specific Plan Phase 2 Amendment ensures that the City's economic base will be strengthened by promoting development which will create a variety of high quality long-term jobs and shorter term construction jobs and encourages future developers to finance public facilities for long-term infrastructure solutions and public services. Additionally, the 2004 Central Lathrop Specific Plan, as amended by the proposed Phase 2 Amendment is consistent with the General Plan Update goals related to achieving visual and functional quality of new development because it requires the provision of open space within the planning area and the provision of landscape buffers between the Phase 2 area and sensitive receptors.
4. The 2004 Central Lathrop Specific Plan, as modified by the proposed related Amendment, is consistent with the goals, policies, general land uses and implementation measures specified in the General Plan Update because it ensures that proposed land uses will receive an adequate level of public services, facilities and protection by implementing the goals and policies of the Public Facilities and Services and Public Safety Elements of the General Plan.
5. The 2004 Central Lathrop Specific Plan, as modified by the proposed related Amendment, is consistent with the goals, policies, general land uses, and implementation measures specified in the General Plan Circulation Element because it ensures that streets and highways will be constructed in accordance with the Traffic Monitoring Program to serve the new development.

6. The 2004 Central Lathrop Specific Plan, as modified by the proposed related Amendments, is consistent with the goals, policies, general land uses, and implementation measures specified in the Environmental Justice Element because it ensures that measures are in place to promote land use and development patterns that reduce greenhouse gas emissions, enhance air quality, and reduce climate change impacts.
7. The 2004 Central Lathrop Specific Plan, as modified by the proposed related Amendments, is consistent with the goals, policies, general land uses and implementation measures of the General Plan because it will promote orderly development of the plan through flexible phasing which is tied to the provisions of supporting infrastructure capacity in the construction of off-site infrastructure improvements. The 2004 Central Lathrop Specific Plan, as modified by the proposed related Phase 2 Amendment, provides for the construction of roadways to provide improved access to the project and adjacent properties, and the extension of utilities such as water, sanitary sewer, and storm drainage facilities necessary to accommodate the project.
8. The 2004 Central Lathrop Specific Plan, as modified by the proposed related Phase 2 Amendment, is consistent with the goals, policies and implementation measures of the General Plan Public Safety Element because it ensures that all new buildings construction shall conform to the latest California Building Code and seismic standards, gives priority to support police protection, and to fire suppression, and implements practices and regulations which avoid hazardous land use relationships.

Section 3. Code Text Amendment Findings. Pursuant to State of California Planning and Zoning Law, the City Council finds and determines as follows:

1. The proposed Zoning Code Text Amendment is consistent with the City's General Plan Update, as enumerated in the Consistency Findings in the Staff Report.
2. The proposed Zoning Code Text Amendment furthers the public interest, convenience, and general welfare of the City by implementing the Central Lathrop Specific Phase 2 Amendment. The amendments would ensure consistency with the CLSP Phase 2 Amendment, General Plan, and Lathrop Municipal Code and update the zoning standards that are relevant to the CLSP Phase 2 Amendment.

Section 4. Upon adoption by the City Council, the Central Lathrop Specific Plan Phase 2 Amendment applies only to the Central Lathrop Specific Plan Phase 2 Project and does not change the adopted Central Lathrop Specific Plan as it applies to the balance of the CLSP area (Phase 1).

Section 5. Upon adoption by the City Council, the Community Development Director is hereby directed to retain said 2004 Central Lathrop Specific Plan, as modified by the proposed related Amendments, on permanent public display in the Community Development Department, Planning Division in the City of Lathrop.

Section 6. Based on the findings set forth in this Ordinance, the CEQA Resolution, and evidence in the Staff Report, the City Council hereby approves the Central Lathrop Specific Plan Phase 2 Amendment and directs that the Central Lathrop Specific Plan Phase 2 Amendment be added to the 2004 Central Lathrop Specific Plan as a stand-alone document for Phase 2. These documents shall be substantially in the form on file with the City Clerk.

Section 7. This Ordinance is not intended to and shall not be construed or given effect in the manner that imposes upon the city or any officer or employee thereof a mandatory duty of care toward persons and property within or without the city so as to provide a basis for civil liability for damages, except as otherwise imposed by law.

Section 8. Severability. If any section, subsequent subdivision, paragraph, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such a decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance irrespective of the unconstitutionality or invalidity of any section, subsection, subdivision, paragraph, sentence, clause or phrase.

Section 9. Effective Date. This Ordinance shall take legal effect 30 days from and after the date of its passage.

Section 10. Publication. Within fifteen days of the adoption of this Ordinance, the City Clerk shall cause a copy of this Ordinance to be published in full accordance with Section 36933 of the Government Code.

THIS ORDINANCE was regularly introduced at a meeting of the City Council of the City of Lathrop on the 13th day of November 2023, and was PASSED AND ADOPTED at a regular meeting of the City Council of the City of Lathrop on _____, 2023 by the following vote:

AYES:

NOES:

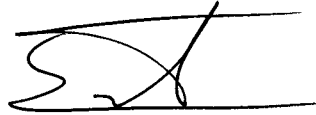
ABSTAIN:

ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:



Teresa Vargas, City Clerk

Salvador Navarrete, City Attorney

Central Lathrop Specific Plan
Phase 2 Amendment
Lathrop, California

May 2023

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Chapter One: Introduction

Overview and Applicability of the CLSP Phase 2 Amendment

The City of Lathrop adopted the Central Lathrop Specific Plan (CLSP) on November 9, 2004. The 2004 CLSP provided for the development of approximately 1,521 acres located south of the northern city limit line, west of Interstate-5, north of the Mossdale Village planning area, and east of the San Joaquin River as illustrated in Figure 1.1 and 1.2 (CLSP Plan Area).

The CLSP Plan Area consist of two primary development phases. Phase 1 of the CLSP covers approximately 797 acres in the southern portion (Phase 1 Plan Area), and Phase 2 applies to the 724-acre northern portion (Phase 2 Plan Area). Dos Reis Road serves as the dividing line between the two phases.

The City of Lathrop General Plan, in effect when the 2004 CLSP was adopted, provided for the development of a residential mixed use community in both Phases 1 and 2. The City of Lathrop recently adopted an update to the Lathrop General Plan on September 19, 2022. The 2022 Lathrop General Plan changed the prior General Plan residential, parks, schools, and commercial land use designations in the CLSP Phase 2 Plan Area to Limited Industrial, while maintaining the Open Space and Linear Park designation along the Mossdale Tract levee. The 2022 General Plan Update did not change the adopted land use designations in Phase 1 Area which allowed the development of residential neighborhoods, commercial areas, and public facilities including a high school, a community center and parks.

Development has occurred in the Phase 1 area, but no development has occurred within the Phase 2 area.

The Central Lathrop Specific Plan Phase 2 Amendment (“CLSP-2 Amendment”) includes updates and modifications only for the Phase 2 Plan Area portion of the Central Lathrop Specific Plan comprising the 724-acre area north of Dos Reis Road. **The CLSP-2 Amendment does not, in any way, alter, amend, or otherwise change the vested entitlements for the CLSP Phase 1 area, which is the 797-acre area south of Dos Reis Road. The original 2004 CLSP and the associated entitlements continue to govern the residential mixed use development in the CLSP Phase 1 Plan Area.**

The CLSP-2 Amendment revises all policies, regulations, land use concepts, and development standards with respect to Phase 2 and supersedes the 2004 CLSP for the area north of Dos Reis Road.

Table 1.1 identifies the chapters of the CLSP-2 Amendment and the corresponding chapters they supersede in the original 2004 CLSP.

The City of Lathrop is the sponsor of the CLSP-2 Amendment in order to amend the 2004 CLSP for the Phase 2 Plan Area so that the CLSP-2 Amendment is consistent with the recently adopted 2022 Lathrop General Plan. The 2004 CLSP designated residential, parks, schools, and commercial uses within the CLSP Phase 2 Plan Area. The CLSP-2 Amendment changes the residential, parks, schools, and commercial land uses within the Phase 2 Plan Area to Limited Industrial and retains the Open Space designation consistent with the 2022 Lathrop General Plan. The CLSP-2 amendment will implement the 2022 General Plan policies and establish clear direction for the development of the Plan Area. This land use change is consistent with the City’s efforts to support the Mossdale Tract’s provision of 200-year urban level of flood protection.

Table 1.1: Relationship between the 2004 CLSP and CLSP-2 Amendment

| Chapter in 2004 CLSP (Superseded for the Phase 2 area) | Chapters in CLSP-2 Amendment for Phase 2 area |
|--|--|
| Chapter One: Introduction | Chapter One, Introduction |
| Chapter Two: Land Use | Chapter Two, Land Use |
| Chapter Three: Circulation and Transportation | Chapter Three, Circulation and Transportation |
| Chapter Four: Management of Natural Resources | Chapter Four, Natural Resources Management |
| Chapter Five: Community Services and Facilities | Chapter Five, Community Services and Facilities |
| Chapter Six: Utilities and Drainage Infrastructure | Chapter Six, Utilities and Drainage Infrastructure |
| Chapter Seven: Community Design | Chapter Seven, Design Guidelines |
| Chapter Eight: Implementation | Chapter Eight: Implementation |
| Chapter Nine: Financing | Chapter Nine: Financing |

Purpose

The purpose of the CLSP-2 Amendment is to create a comprehensive planning framework that guides the development of the 724 acres within the Phase 2 Plan Area in a manner consistent with the 2022 Lathrop General Plan. The CLSP-2 Amendment is consistent with and based upon the 2022 Lathrop General Plan long-term vision for the Central Lathrop Specific Plan area.

The CLSP-2 Amendment contains policies, action items and exhibits regarding Phase 2 land use, circulation and transportation, management of natural resources, infrastructure, design guidelines, implementation, and financing.

Planning Vision

The Stockton-Tracy-Lathrop-Manteca region has experienced record growth that is anticipated

to continue. Of the cities located in San Joaquin County, Lathrop has become one of the fastest growing cities of its size, and financially stable cities in the State of California. This status is due to its location, availability of housing and jobs, and strategic planning that has provided a vast amount of land designated to create an ideal balance of housing, retail, services, leisure, and jobs creating industries for decades of sustainable growth.

The CLSP-2 Amendment designates land uses for a variety of business opportunities to support the skilled and educated workforce of Lathrop and the local area. Creating a relationship between jobs for the community and housing is paramount. Attracting businesses is essential in reducing the need for residents to commute out of the area, generating revenue for the city, as well as decreasing carbon emissions by reducing

vehicle miles travelled (VMT) of lengthy commutes throughout the County and beyond.

The 2022 Lathrop General Plan supports environmentally sensitive and sustainable employment growth by establishing land for industrial development within the Plan Area. The CLSP-2 Amendment is consistent with the 2022 General Plan in fulfilling the goals listed in Table 1.2 below. In addition the CLSP-2 Amendment complies with the LU-5 Implementation Actions outlined in the 2022 General Plan and listed in Table 1.3 below.

Table 1.2: Goals from the 2022 Lathrop General Plan

| |
|--|
| Land Uses |
| LU-1: Accommodate a mix of land uses that meet the needs of residents, businesses, and visitors with places to live, work, shop, be entertained and culturally engaged. |
| LU-2: Promote objectives and development in special planning areas consistent with adopted specific plans, overlay districts, master plans and density bonus provisions. |
| LU-3: Participate in coordinated local and regional land use planning activities. |
| LU-4: Coordinate and integrate land use planning and transportation objectives. |
| LU-5: Ensure that new development is compatible with existing development. <i>Refer to Table 1.3 for LU-5 Implementation Actions</i> |
| LU-6: Promote the development of job-generating land uses to support existing and future businesses. |
| LU-7: Preserve Lathrop’s agricultural heritage by protecting and maintaining significant areas of agricultural lands around the city, and by reducing land use conflicts with agricultural operations. |
| Circulation |
| CIR-1: Develop and maintain a roadway system that accommodates all users. |
| CIR-2: Create a system of pedestrian, bicycle, and transit facilities that enables non-automotive accessibility and increases the health and livability of the community. |
| CIR-3: Support the movement of goods through trucking, rail, and other forms of freight service while maintaining quality of life for city residents. |
| CIR-4: Plan for the future of transportation to ensure accessibility for all, reduce the environmental impacts of transportation, and improve the quality of life. |
| Economic Development |
| ED-1: Retain and expand existing businesses. |
| ED-2: Broaden the local economic base. |
| ED-3: Provide diverse workforce housing options. |
| ED-4: Enhance community quality of life. |

| |
|--|
| Public Facilities and Services |
| PFS-1: Provide effective, adequate, cost-efficient, and high-quality community services and facilities for residents, businesses, institutions, and visitors in Lathrop. |
| PFS-2: Provide existing and projected development with reliable, adequate access to clean, safe and potable water. |
| PFS-3: Provide the community with a wastewater system that is efficient, safe, cost-effective, and able to meet the needs of existing and future development. |
| PFS-4: Provide the community with an efficient, attractive, and environmentally sound stormwater system to accommodate runoff from existing and new development and prevent property damage due to flooding. |
| PFS-5: Ensure the community has access to adequate energy services, provided through economically and environmentally sustainable means. |
| PFS-6: Ensure state-of-the-art technology and telecommunications services for households, businesses, and the community is available throughout the city. |
| PFS-7: Provide the community with high-quality public safety services, facilities, and technology that protects against illicit activities and crime. |
| PFS-8: Coordinate with school districts to provide the community with educational facilities and opportunities that support the continued lifelong learning of all residents. |
| PFS-9: Provide the community with environmentally responsible waste disposal and recycling services that minimize the generation of disposal of waste. |
| PFS-10: Support the use of recycled water to meet water demands. |
| Public Safety |
| PS-1: Prepare the community for natural hazards related to landslides, geologic instability, and seismic activity to minimize loss of life, injury and property damage, and disruption of vital services. |
| PS-2: Protect the safety of life and property and prepare for urban and wildfire emergencies. |
| PS-3: Protect the community from potential flood hazards to minimize loss of life, injury, and property damage, and disruption of vital services. |
| PS-4: Protect the community from the potential for hazardous waste and materials contamination. |
| PS-5: Prepare and equip the community to handle emergency situations, in order to minimize loss of life, injury, property damage, and disruption of vital services. |

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| PS-6: Prepare the community to adapt to climate change, including extreme weather events, in order to minimize risks to life, property, the economy, and the environment. |
| Recreation and Resources |
| RR-1: Provide the community with high-quality parks and recreational amenities. |
| RR-2: Protect and manage natural open space areas to provide scenic beauty and community enjoyment. |
| RR-3: Preserve and protect prehistoric, historic, archaeological, and paleontological resources, to bolster community identity and protect sensitive resources. |
| RR-4: Protect and maintain animal and plant species, city trees, waterways, and other supporting biological habitats within Lathrop. |
| RR-5: Balance the extraction of mineral resources with future development and conservation opportunities. |
| RR-6: Provide the community with optimal air quality. |
| RR-7: Protect the health of the bay delta. |
| RR-8: Promote water conservation throughout the region. |
| Noise |
| N-1: Protect residents from the harmful effects of exposure to excessive noise. |
| N-2: Protect the economic base of the city by preventing the encroachment of incompatible land uses near noise-producing roadways, industries, the railroad, commercial and mixed-use districts, and other sources. |
| Environmental Justice |
| EJ-1: Promote land use and development patterns that reduce greenhouse gas emissions, enhance air quality, and reduce climate change impacts in environmental justice communities. |
| EJ-2: Take measures to reduce pollution exposure and improve air quality in environmental justice communities. |
| EJ-3: Ensure that public facilities and services are equitably distributed throughout the city of Lathrop and are available to residents of environmental justice communities. |
| EJ-4: Expand access to healthy food and nutritional choices for all residents in the community. |

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| EJ-5: Promote and ensure healthy living conditions for all residents, particularly those in environmental justice communities. |
| EJ-6: Promote land use and development patterns that encourage physical activity and improve multimodal access and connectivity to employment, shopping, services, schools, parks and other destinations. |
| EJ-7: Improve the physical fitness of the City’s residents, particularly those who live in environmental justice communities. |
| EJ-8: Create accessible and culturally appropriate opportunities for all people regardless of race, color, national origin, or income to engage in the decision-making process. |
| EJ-9: Prioritize improvements and programs that address the needs of environmental justice communities. |

Table 1.3: LU-5 Land Use Compatibility Implementation Actions from the 2022 Lathrop General Plan

| |
|---|
| LU-5.a: Through the development review process, screen development proposals for land use and transportation network compatibility with existing surrounding or abutting development or neighborhoods. |
| LU-5.b: Through the development review process, analyze land use compatibility and require adequate buffers and/or architectural enhancements to protect sensitive receptors from intrusion of development activities that may cause unwanted nuisances and health risks. |
| LU-5.c: When industrial projects, including warehouse projects, fulfillment centers, and other projects that may generate high volumes of truck trips and/or air quality emissions are proposed within 1,000 feet of existing or planned residential uses or other sensitive receptors, the City shall require the preparation of a Health Risk Assessment (HRA) that meets the standards established by the Office of Environmental Health Hazard Assessment (OEHHA), and the San Joaquin Valley Air Pollution Control District (SJVAPCD). Projects shall not be approved until it can be demonstrated that the project would not result in an exceedance of the established thresholds of significance for public health risks at nearby sensitive receptors. |
| LU-5.d: When industrial projects, including warehouse projects, fulfillment centers, and other projects that may generate high volumes of truck trips and/or air quality emissions are proposed within 1,000 feet of existing or planned residential uses or other sensitive receptors, the City shall require the implementation of best management practices (BMPs) to reduce pollution exposure to sensitive receptors, particularly diesel particulate matter (DPM). The appropriate BMPs shall be established on a case-by-case basis, and should consider the following tools, methods, and approaches: |

| |
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| <ul style="list-style-type: none"> • Creating physical, structural, and/or vegetative buffers that adequately prevent or substantially reduce pollutant dispersal between warehouses and any areas where sensitive receptors are likely to be present, such as homes, schools, daycare centers, hospitals, community centers, and parks. • Providing adequate areas for on-site parking, on-site queuing, and truck check-in that prevent trucks and other vehicles from parking or idling on public streets. • Placing facility entry and exit points from the public street away from sensitive receptors, e.g., placing these points on the north side of the facility if sensitive receptors are adjacent to the south side of the facility. Exceptions can be made for emergency vehicle access (EVA) points. • Locating warehouse dock doors and other onsite areas with significant truck traffic and noise away from sensitive receptors. • Screening dock doors and onsite areas with significant truck traffic and noise with physical, structural, and/or vegetative barriers that adequately prevent or substantially reduce pollutant dispersal from the facility towards sensitive receptors. • Posting signs clearly showing the designated entry and exit points from the public street for trucks and service vehicles. • Posting signs indicating that all parking and maintenance of trucks must be conducted within designated on-site areas and not within the surrounding community or public streets. |
| <p>LU-5.e: Update the Lathrop Municipal Code to include Good Neighbor Guidelines for Warehouse Distribution Facilities. The new Good Neighbor Guidelines should include:</p> <ul style="list-style-type: none"> a. A definition of the type and size of facility that is subject to the Guidelines; b. Standards to minimize exposure to diesel emissions to sensitive receptors that are situated in close proximity to the proposed facility; c. Standards and practices that eliminate diesel trucks from unnecessarily traversing through residential neighborhoods; d. Standards and practices that eliminate trucks from using residential areas and repairing vehicles on the streets; e. Strategies to reduce and/or eliminate diesel idling within the facility’s site; |
| <p>LU-5.f: Update the Central Lathrop Specific Plan (CLSP) to accomplish the following objectives:</p> <ul style="list-style-type: none"> a. Bring the Specific Plan’s land use map into consistency with the General Plan Land Use Map (Figure LU-1) b. Establish a circulation network that keeps future truck trips as far from existing and planned sensitive receptors as feasible; this includes, but is not limited to, the following requirements, which shall be incorporated into the Specific Plan: |

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| <ul style="list-style-type: none"> i. Trucks shall be prohibited on Dos Reis Road west and east of Golden Valley Parkway, on Golden Valley Parkway south of Dos Reis Road to Lathrop Road, and on Lathrop Road east of Golden Valley Parkway to Interstate 5 southbound off-ramp. ii. Future truck dependent development projects shall be prohibited from providing driveway access points off of Dos Reis Road, west of Golden Valley Parkway, other than emergency vehicle access (EVA). iii. Truck traffic within the Limited Industrial Area of the Central Lathrop Specific Plan shall be limited to De Lima Road, and any future roadways north of Dos Reis Road, to connect to Manthey Road, Roth Road, and Interstate 5. <ul style="list-style-type: none"> c. Establish site design standards for new industrial projects; d. Identify financing and cost-recovery methods to fund roadway and infrastructure improvements. e. Circulation design standards that promote safe transportation routes that limit impacts to developed areas to the south, and connectivity enhancements to provide better connectivity to I-5. f. Infrastructure improvements to improve roadway operations g. Opportunities to provide employee-serving amenities onsite, such as parks and plazas, outdoor seating areas, fitness facilities, and daycare centers as a means to reduce vehicle trips, while supporting air quality, public health, and sustainability goals. h. Include provisions that all development projects proposed north of Dos Reis Road and south of De Lima Road be required to obtain a Conditional Use Permit (CUP), which shall be subject to discretionary review by the City Council. |
| <p>LU-5.g: During the interim period following adoption of this General Plan, and the adoption of the updates to the Central Lathrop Specific Plan, identified in Action LU-5f, the City shall enforce the following requirements for all Limited Industrial development projects, including warehouse, distribution, and logistics projects, within the Central Lathrop Specific Plan Area:</p> <ul style="list-style-type: none"> a. Trucks shall be prohibited on Dos Reis Road west and east of Golden Valley Parkway, on Golden Valley Parkway south of Dos Reis Road to Lathrop Road, and on Lathrop Road east of Golden Valley Parkway to Interstate 5 southbound off-ramp. b. Future truck dependent development projects shall be prohibited from providing driveway access points off of Dos Reis Road, west of Golden Valley Parkway, other than emergency vehicle access (EVA). c. Truck traffic within the Limited Industrial Area of the Central Lathrop Specific Plan shall be limited to De Lima Road, and any future roadways north of Dos Reis Road, to connect to Manthey Road, Roth Road, and Interstate 5. |

Figure 1.1- Regional Map

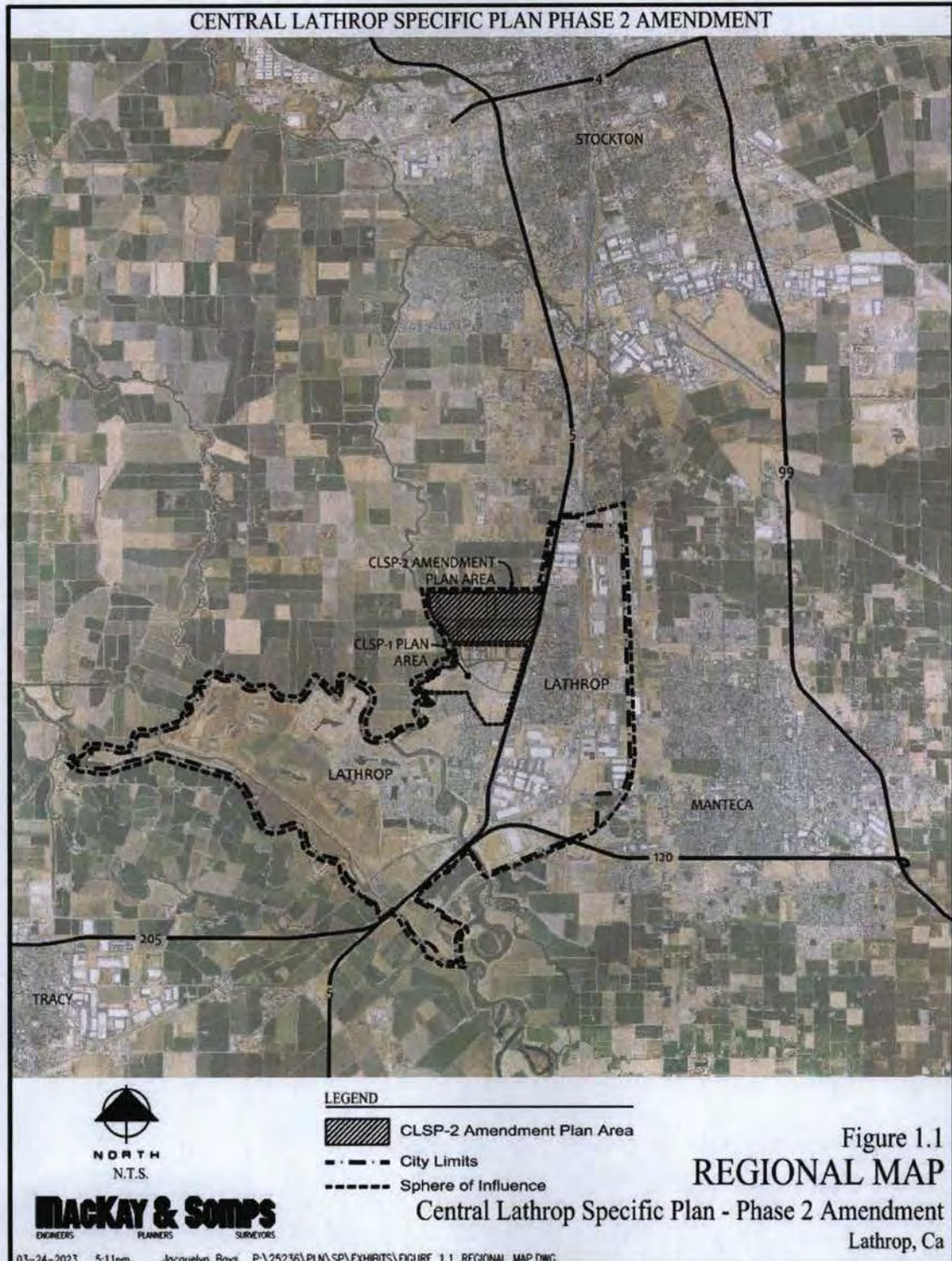
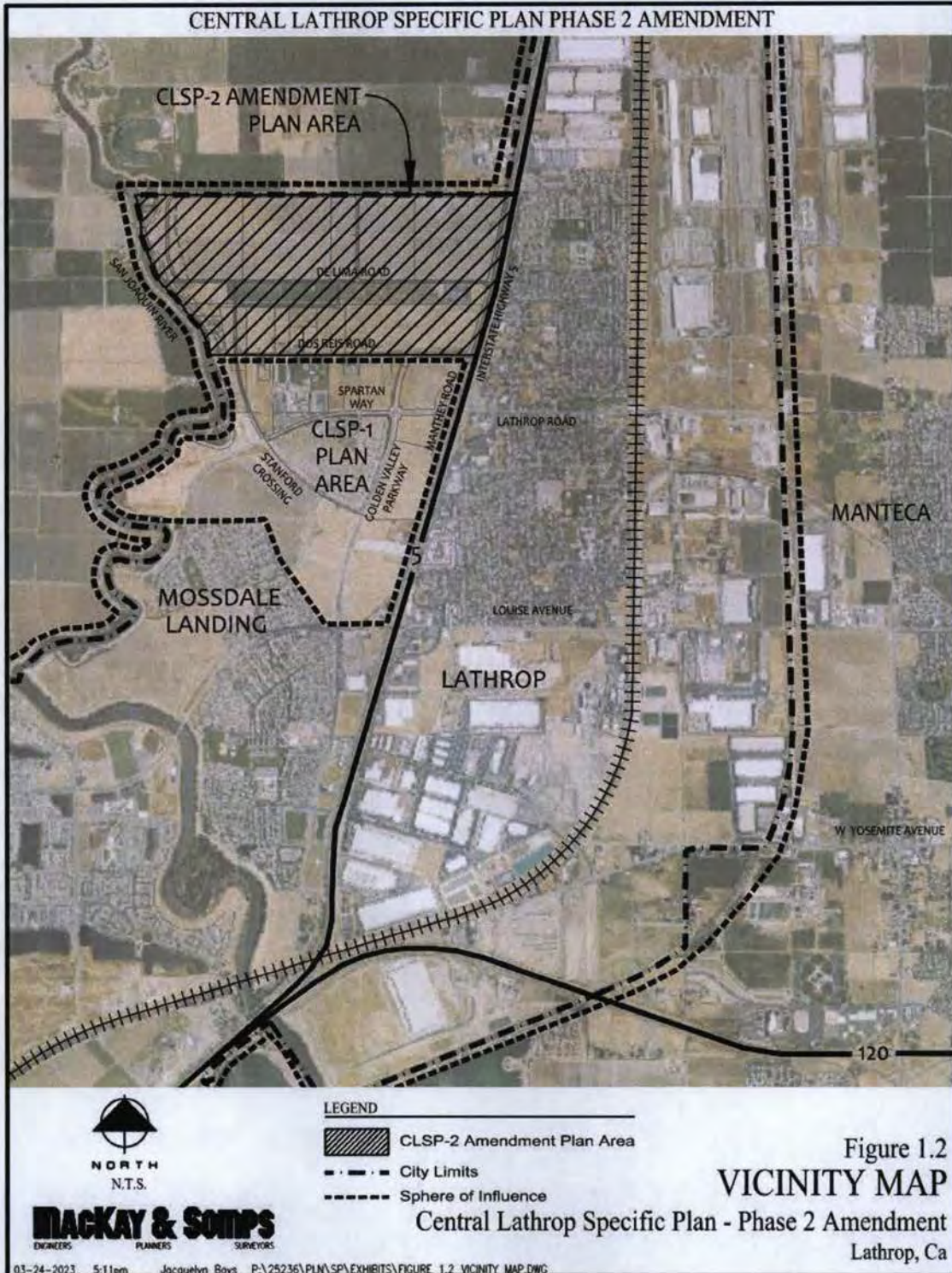


Figure 1.2- Vicinity Map



Goals of the Specific Plan

The CLSP is intended to provide for the orderly and systematic development of an integrated full-service community in a manner consistent with goals and policies of the City and compatible with site characteristics. The primary goals of the CLSP-2 Amendment are designed to achieve the following:

- Establish a comprehensive land use plan that will guide development of the approximately 724-acre CLSP-2 Amendment Plan Area.

Update the City’s long-term vision for the CLSP-2 Amendment Plan Area in accordance with the 2022 Lathrop General Plan, by incorporating refinements designed to reflect evolving innovation in land use planning concepts.

Establish a regional industrial development area adjacent to the I-5 freeway that makes use of the visibility and prime freeway access provided by the Roth Road Interchange.

Maximize passive recreational opportunities through the creation of a comprehensive linear park and open space system located adjacent to and providing access to the San Joaquin River.

Generate positive fiscal benefits for the City resulting from the regional industrial development.

Increase employment and shopping opportunities for City residents.

Provide job-generating land uses in close proximity to residential uses in order to minimize home-to-work vehicular trip lengths, automobile usage and related air quality impacts.

Provide an integrated, efficient, and safe circulation system for pedestrians, bicyclists, transit and vehicles.

Provide roadway improvements and land use planning that will tie together with existing development.

Establish a logical phasing plan that assures that each phase of development will include all necessary public improvements required to meet City standards.

Add value to the existing and future City of Lathrop community and contribute to the establishment of a strong local economic base through (a) job creation and (b) the economic stimulus that comes from the multi-million-dollar investment required to develop the Central Lathrop Specific Plan and the disposable income of the people who live and work in the Plan Area.

Implement the development program envisioned for the Central Lathrop Specific Plan on property that the Lathrop 2022 General Plan designates for Limited Industrial uses.

To the extent feasible, provide a self-mitigating project, where mitigation measures are incorporated into the CLSP-2 Amendment and future project designs, so as to minimize environmental impacts.

Provide a logical and orderly extension of the City of Lathrop that is compatible with and complements existing and planned land uses within other portions of the City.

Satisfy the City policies, regulations and expectations as defined in the Lathrop General Plan and Municipal Code.

Provide services and infrastructure that meet or exceed City standards and that do not diminish services to existing residents of the City.

Enrich the relationship between the City and the San Joaquin River by incorporating the river’s edge as a critical component of the

Central Lathrop Specific Plan parks and open space program.

These Central Lathrop Specific Plan goals are consistent with the goals of the Lathrop General Plan.

Context

Location

Lathrop is located within the southwest quadrant of San Joaquin County. The Central Lathrop Specific Plan area is located within the northwest area of the City. See Figure 1.1: Regional Map.

The CLSP-2 Amendment Plan Area encompasses approximately 724 acres located south of the city limit line, north of Dos Reis Rd, west of Interstate 5, and east of the San Joaquin River. See Figure 1.2 for the Vicinity Map.

Property Ownership

The CLSP-2 Amendment encompasses 724 acres divided among 25 existing parcels. Figure 1.3 lists the property owners.

Existing Site Conditions and Uses

The CLSP-2 Amendment Plan Area consists primarily of undeveloped land and agriculture uses, along with the existing Dos Reis Regional Park and boat launch, and various existing rural residences. The existing Dos Reis Regional Park is located adjacent to the San Joaquin River along the west side of the CLSP-2 Amendment Plan Area. The undeveloped land and existing agriculture uses comprise the majority of the remaining land acreage extending from the San Joaquin River, east to Manthey Road and Interstate-5. See Figure 1.4 for Existing Conditions Map.

Dos Reis Park, a county/state facility located along the San Joaquin River at the end of Dos Reis Road, while a part of the CLSP-2 Amendment Plan Area, is intended to remain under county/state ownership and maintenance.

Few trees, aside from the orchard trees, exist beyond those along the riverbed and on rural residential sites. A few rural roads (Manthey Road, De Lima Road, and Dos Reis Road) cross or border the Plan Area to provide access to the river, farmlands, and rural residences. No known major utility easements or facilities are present, except for water lines in Dos Reis Road, De Lima Road, and a portion of Manthey Roads; and a storm drain force main in Dos Reis Road that serves existing develop east of Interstate-5.

Plant habitats are isolated within narrow corridors located along portions of the San Joaquin River. All lands have been modified by human activities. The area is generally flat, with a slight fall from east to west towards the San Joaquin River. The area is protected from flood hazards by the levee paralleling the river. Groundwater is relatively shallow. No parcels are under Williamson Act contracts.

Adjacent Uses

A variety of existing land uses surrounds the CLSP-2 Amendment Plan Area. To the south of Dos Reis Road from west to east is a planned community park and open space trail along the levee; the existing Lathrop High School sports fields and auxiliary parking area, undeveloped land designated as Residential Mixed Use, and undeveloped land designated as Office Commercial. To the west is the San Joaquin River and to the north is San Joaquin County land with existing agriculture and industrial uses. Interstate 5 is east of the Plan Area.

Jurisdictional Context

Since the City approved the 2004 CLSP, the CLSP Plan Area has been annexed into the City of Lathrop. The area or portions thereof, are within the jurisdiction of the Manteca Unified School District, Reclamation District 17 (RD-17), and the Lathrop Manteca Fire District (LMFD). No changes to the boundaries of these districts are proposed.

Figure 1.3- Existing Ownership Map

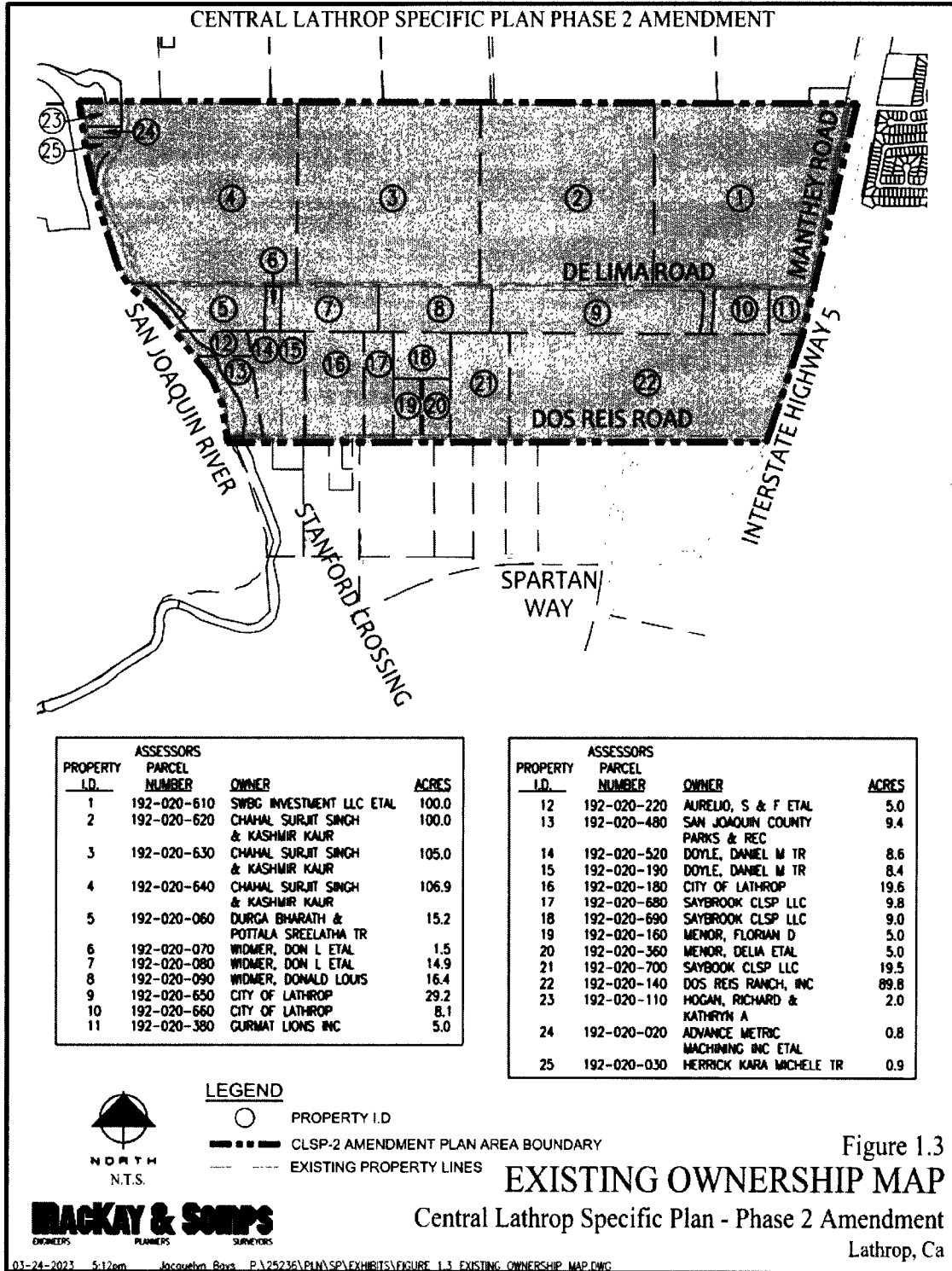
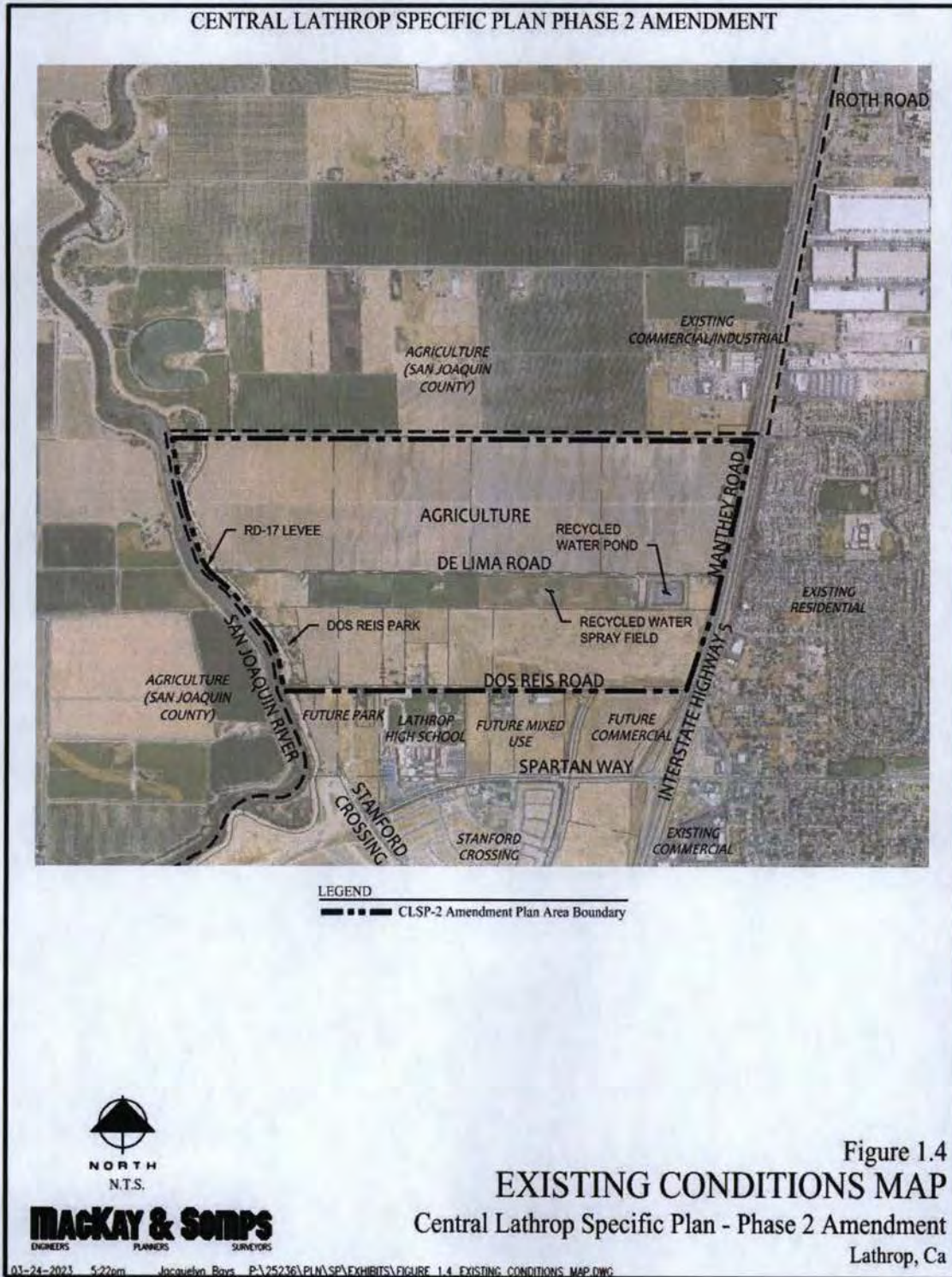


Figure 1.4- Existing Conditions Map



Legal Authority

The City of Lathrop, as a general law city, will adopt this Specific Plan Amendment, and other project related documents by resolution in accordance with the provisions of Article 8, Sections 65450 through 65457 of the California Government Code. These provisions require that a specific plan be consistent with the City’s adopted general plan. All other subsequent entitlements and approvals must also be consistent with the Lathrop General Plan.

State law also requires that all subsequent subdivisions and developments (including public works projects) within the Phase 2 Plan Area, as well as all zoning regulations applicable to the Phase 2 Plan Area, must be consistent with this CLSP-2 Amendment.

Relationship to the Lathrop General Plan

The General Plan establishes the goals, policies, land uses, and standards for development within the City. The following related plans, incorporated by reference, provide additional detailed direction for future development of the CLSP-2 Amendment Plan Area.

Wastewater, Water and Recycled Water Master Plans

Wastewater (collection and treatment), water (supply and distribution), and recycled water (wastewater disposal) master plans were adopted by the City. These plans identify improvements needed to serve current and future land uses at build out and provide a basis for the orderly expansion of potable, waste, and recycled water facilities. In conjunction with other plans, these documents establish phasing and costs.

Bicycle Transportation Master Plan

The City of Lathrop’s Bicycle Transportation Master Plan establishes goals, policies, routes and standards for bicycle transportation and facilities within the City.

Relationship to Other City Policies, Programs, and Documents

The supporting documents described below establish the foundation and/or provide direction for the implementation of this CLSP-2 Amendment. These documents will be utilized in conjunction with the CLSP-2 Amendment to ensure the implementation of the General Plan’s goals and policies.

Capital Facilities Fee Program

The City’s Capital Facilities Fee program identifies the capital improvements needed for development. This document establishes a variety of financing vehicles and fees to pay for public infrastructure and community facilities to serve the new development areas.

Municipal Code

Special zoning districts have been created for the CLSP Plan Area. These special zoning districts end in “CL” to designate these land use categories as unique to the Central Lathrop Specific Plan area. The amended zoning categories for the Phase 2 Plan Area are described in detail later in this CLSP-2 Amendment and are incorporated into the Lathrop Municipal Code.

Development Agreement

Development Agreements to be potentially entered into between the City and landowners within the Plan Area can vest, or “lock in” development rights. Development agreements can establish the responsibilities of landowners with respect to the construction and financing of public infrastructure, the dedication of land, and other development-related obligations.

Environmental Impact Report

Refer to the Implementation chapter for details regarding the relationship between the CLSP-2 Amendment and the EIRs prepared with the original 2004 CLSP and the 2022 General Plan.

Organization of the Specific Plan

The CLSP-2 Amendment is organized as follows:

Chapter One: Introduction - discusses the purpose, planning context, primary goals, and scope of the Specific Plan Amendment.

Chapter Two: Land Use - describes the way in which the land uses that comprise the CLSP-2 Amendment Plan Area are organized and includes a discussion of the general character of such uses, their location within the Plan Area, the intensities of use, and the goals associated with each of the designated land uses.

Chapter Three: Circulation and Transportation - explains the CLSP-2 Amendment roadway network in the context of the local, city, and regional transportation and circulation patterns, and the system of pedestrian and bicycle paths.

Chapter Four: Natural Resources Management - describes the ways in which the environmental features of the plan area are integrated into the CLSP-2 Amendment and the program to protect these features, as well as to allow them to be enjoyed by residents and non-residents alike.

Chapter Five: Community Services and Facilities - describes the needs for community services and facilities that will result from the development of the CLSP-2 Amendment and the way in which these needs will be addressed.

Chapter Six: Utilities and Drainage Infrastructure - discusses the various utility and drainage improvements required to serve the Phase 2 Plan Area.

Chapter Seven: Design Guidelines - provides the site planning, including landscape and open space, and architectural standards for each land use, further ensuring a high-quality and unique development.

Chapter Eight: Implementation - describes the way in which the CLSP-2 Amendment will be

executed, including development phasing strategies and the permitting process for individual development proposals.

Chapter Nine: Financing - describes anticipated project construction and maintenance needs and financing mechanisms, and the key financing options that are available to fund these costs.

Chapter Two: Land Use

Introduction

The Land Use and Development Plan is the primary implementing component of the CLSP-2 Amendment. This chapter summarizes the different land uses proposed, refines land use types that are identified in the 2022 General Plan and lists the development standards. This chapter, including the Land Use Plan, describes the land use designations and zoning. The 2022 General Plan Land Use Map and the CLSP-2 Amendment Land Use Plan govern the land uses in the CLSP Phase 2 Plan Area.

Existing and Interim Land Uses

Existing agricultural uses, recycled water storage ponds, agricultural irrigated with recycled water and several rural residences are located within the CLSP-2 Amendment Plan Area. These existing uses will remain until the property is developed and therefore referred to in this document as Interim Uses.

The existing uses within the CLSP Phase 1 Plan Area include various residential neighborhoods commonly referred to as Stanford Crossing, a high school, a community center, teen center/library, several public neighborhood parks, and some commercial development. Some agricultural uses and rural residences remain will remain until developed in the future in accordance with the Lathrop General Plan.

The CLSP-2 Amendment development standards for the Phase 2 Plan Area are consistent with the development standards in the City of Lathrop's Zoning Ordinance. Separate Design Guidelines apply as set forth in Chapter Seven.

The Land Use Plan was influenced by a variety of factors including physical site constraints and adjacent land uses as discussed in Chapter One.

This CLSP-2 Amendment may evolve over time, taking into consideration market change and community desires and needs. As property owners and builders develop their properties, they will be required to follow the Site Plan Review process and, if applicable, obtain a Conditional Use Permit. The development plans for each property will be designed based on the policies and standards contained in this Specific Plan Amendment.

Overall, the CLSP-2 Amendment designates 618.2 acres of Limited Industrial uses, 11.2 acres of Parks, and 29.3 acres of Open Space in Phase 2.

Land Use Plan

The CLSP-2 Amendment is designed to create a range of employment uses along with some recreational uses along the San Joaquin River levee system for City residents and employees. The CLSP-2 Amendment Plan Area encompasses approximately 724 acres. Refer to Figure 2.1. The overall Phase 2 Plan Area land uses, acreages, and intensities of use are summarized in Table 2.1; this summary represents the build-out of the CLSP-2 Amendment Plan Area.

The Land Use Map (Figure 2.1) illustrates the land uses within the CLSP-2 Amendment Plan Area. Table 2.1 provides a summary of these land uses. The acreage and allowable square footages for each land use category may vary slightly from these acreages shown depending on more accurate survey data and the final alignment

of roadways and required open space; however, the total acreages and building square footage establish an approximate carrying capacity for the Plan Area.

Landscape Buffer

A landscape buffer shall be provided along the north side of Dos Reis Road as illustrated in Figure 2.2 with two (2) different design themes. At locations where existing or proposed Land Use on the south side of Dos Reis Road includes sensitive receptors, the landscape buffer shall include a 30-foot-wide landscape corridor within the public right-of-way including 22' of landscaping and a 8' paved sidewalk as well as an additional buffer on the adjacent private development parcels. At other locations on Dos Reis Road where Commercial or Industrial use is proposed to the south, the landscape buffer shall include a 26-foot-wide landscape corridor within the public right-of-way including 18 feet of landscaping and an 8 foot paved sidewalk as well as an additional buffer on the adjacent private development parcels. The additional buffer on the adjacent private development parcels in both scenarios shall be determined during the Site Plan Review process for each specific development project.

Figure 2.1- Land Use Map



Figure 2.2- Landscape Buffer

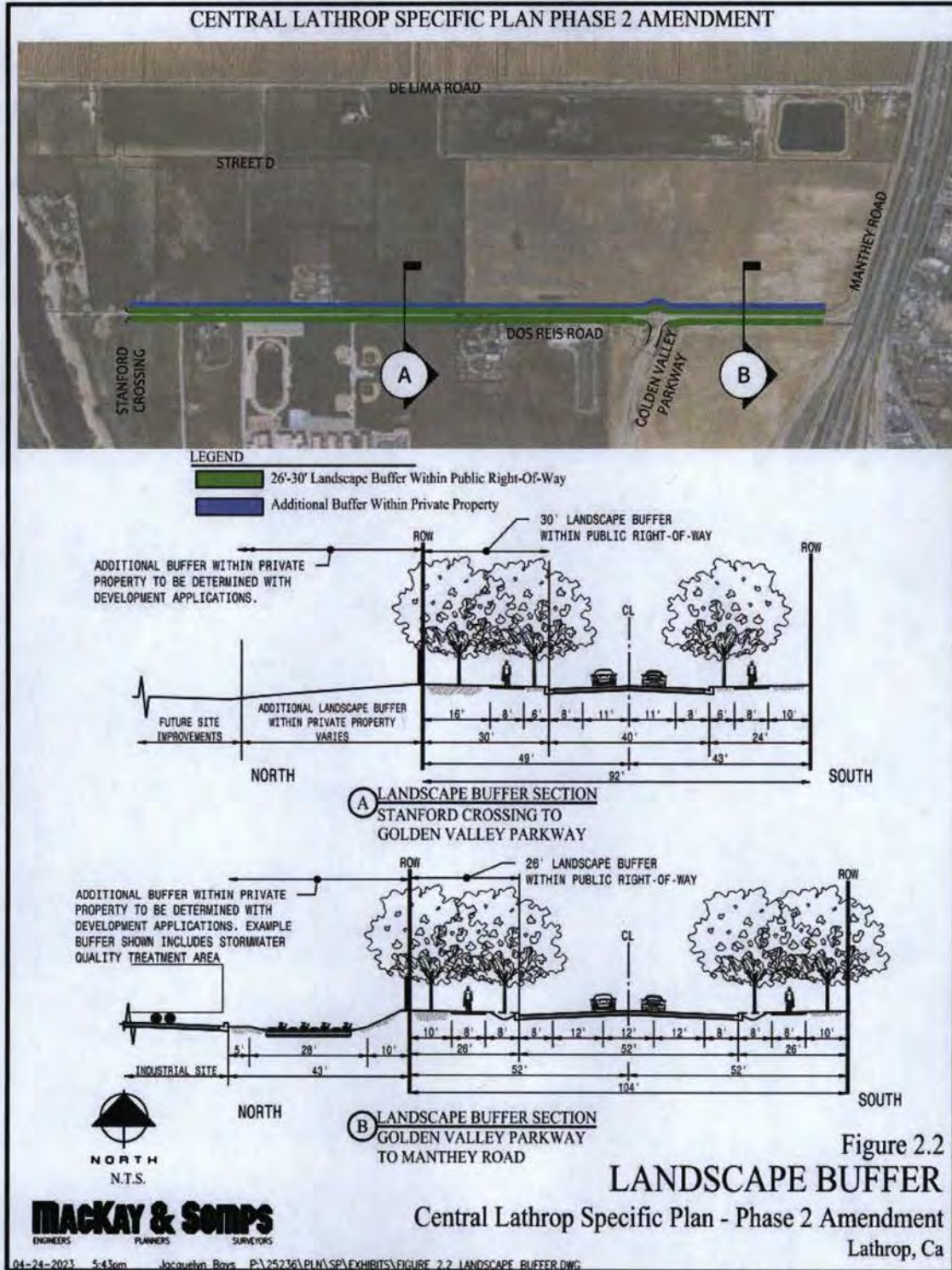


Table 2.1: CLSP-2 Amendment Land Use Summary

| Designation | Land Use | Area (acres) | Maximum Building Square Footage at Max FAR of 1.0 (SF) | Potential Building Square Footage at Target FAR of 0.75 (SF) |
|-------------|-------------------------|--------------|--|--|
| LI-CL | Limited Industrial [1] | 618.2 | 26,928,792 | 20,196,594 |
| OS-CL | Open Space | 29.3 | 1,276,308 | 957,231 |
| P-CL | Park | 11.2 | 487,872 | 365,904 |
| | Major Road Right-of-Way | 65.3 | 2,844,468 | 2,133,351 |
| | Total | 724.0 | 31,537,440 | 23,653,080 |

[1] Allowable FAR. of 1.0 per the 2022 General Plan

[2] Target FAR of 0.75

The above table represents the proposed development acreages by land use. Calculated acres are based upon the overlay of the land uses onto a property boundary map compiled from record dimensions only (not a field survey). Actual acres may vary slightly, but will be confirmed with each development application.

Land Use Designations

The following sections define and discuss the land use designations that occur within the Plan Area. The Central Lathrop combining district (CL) is applied to all properties located within the CLSP-2 Amendment Plan Area. The designation of CL after any zoning district indicates that the zoning district so combined is modified by the regulations included in the CLSP-2 Amendment and those districts included in Chapter 17.62 of the Lathrop Municipal Code.

Permitted uses, conditionally permitted uses, and development criteria can be found in the same chapter of the Code. Of particular note is that the 2022 General Plan requires a Conditional Use Permit (CUP) for all development between Dos Reis Road and De Lima Road.

The Plan Area consists of three land use designations including Limited Industrial, Park, and Open Space. A well thought out circulation pattern allows for vehicular, bicycle and pedestrian connections between the uses.

Limited Industrial

The Limited Industrial (LI) use applies to most of the Plan Area. The Limited Industrial use spans from the northern project boundary along Lathrop’s city limits, southern boundary along Dos Reis Road, and eastern boundary along Interstate Highway 5 as shown in Figure 2.1. It is anticipated that uses such as warehousing and manufacturing that do not require a high degree of visibility and are truck dependent, will be located in areas of the Plan Area that minimize the potential for air quality and noise impacts to sensitive receptors outside the Plan Area. The CLSP-2 Amendment Plan Area is envisioned to accommodate a wide range of jobs generating uses, including business parks; clean light industrial; research and development (R&D); science, technology, engineering, and math (STEM); tech/biotech manufacturing; high-tech services that incorporate some combination of assembly; warehousing, and/or sales; hospitals, labs and other health care-related uses, and distribution centers. Refer to the City of Lathrop’s Zoning Ordinance for the full range of

permitted and conditionally permitted uses under this land use category. A maximum allowable Floor Area Ratio (FAR) of 1.0 is permitted consistent with the 2022 General Plan.

Open Space

The CLSP-2 Amendment designates Open Space (OS) uses along the San Joaquin River and this designation spans the length of the Plan Area. This area is designed to provide an open space corridor consistent with the Lathrop General Plan. The open space corridor along the San Joaquin River is intended as a local community wide facility with the possibility of regional linkage. This Open Space Corridor would also connect the CLSP-2 Amendment Plan Area with developing and existing segments of this open space corridor to the south within CLSP Phase 1 and the Mossdale Village developments. Though not required or mandated, this CLSP-2 Amendment accommodates the construction and use of outdoor recreation facilities such as recreation fields, fitness equipment and courses, or other such uses intended for the physical recreation and well-being of the community and/or the employee users. Refer to the CLSP-2 Amendment Zoning Ordinance for the full range of permitted uses in this land use category.

Park

The CLSP-2 Amendment retains the Dos Reis County Park designation, a County park within City limits. An additional Park area is proposed to connect the park to the future open space corridor described above.

Because the build-out of the CLSP-2 Amendment Plan Area is anticipated to occur over an extended period of years, these Interim Uses may remain present for many years.

Interim Agricultural uses are subject to Agricultural Development Standards and Use Regulations set forth in the Lathrop Zoning Ordinance. Refer to Chapter 17.116 of the Lathrop Zoning Ordinance for specific

information regarding Nonconforming Uses and Structures.

Right-to-Farm provisions are discussed in Chapter Four of this document.

Calculation of Land Use Intensities and Allowable Square Footages

Future project-specific development applications will be based on the maximum allowable net square footage for a particular parcel or parcels. The maximum allowable square footage for a particular parcel will be calculated by multiplying the surveyed net developable area (in acres) comprising the subject parcel by the allowable Floor Area Ratio (FAR) for the associated land use designation. The acreage used in this calculation may vary slightly from the acreage shown in the Land Use Map and Table 2.1 and will be determined by more accurate survey and boundary data and the final street alignments and right of way width.

The CLSP-2 Amendment contemplates Limited Industrial development at an average rather than a maximum Floor Area Ratio (FAR) as specified in Table 2.1. Specific development sites will likely develop at a target FAR of 0.75 or lower depending on parking demand, landscaping and open space, stormwater management, and other site requirements.

Land Use and Site Layout Flexibility

The Land Use Map (Figure 2.1) illustrates the general locations and distribution of land uses in the Plan Area as described earlier in this chapter. This Land Use Plan is diagrammatic and does not necessarily represent final road alignments, land use configurations or acreages.

The CLSP-2 Amendment land uses may be further refined in conjunction with the processing of future parcel maps and site plan applications, without requiring a Specific Plan Amendment as further discussed below. Given that the Land Use Map is conceptual in nature,

the CLSP-2 Amendment provides flexibility with respect to the location, design, and detailed implementation of the Land Use Plan during the City’s reviews of future detailed applications. Land Use and Site Design flexibility may include, but is not limited to, the following:

- Relocating collector roads and/or intersections to correspond to existing property lines,
- Relocating collector roads and/or intersections to accommodate a specific development program, building product types, or parcel layout arrangement,
- Relocating collector roads to allow for more efficient use of parcelization for building and parking areas on-site,
- Minor deviations in land use intensity (Floor Area Ratio) and development standards for particular projects, with the concurrence of reviewing agencies, as determined by CDD and if compatible and consistent with the purpose and intent of the Specific Plan
- Allowance for use types not specified in Lathrop’s Zoning Ordinance, which are compatible and consistent with the purpose and intent of the land use designation and zoning classification (to be approved by the Community Development Director)
- Adjustments to travel lanes as supported by traffic studies.
- Acceptability of final land use and site layouts will be evaluated based upon the following criteria/findings:
 - Consistency with the prescribed land use development and design standards, in accord with the CLSP-2 Amendment to the Specific Plan,
 - Building, parking, and site design consistency for each land use parcel as

described in the Design Guidelines (Chapter Seven),

- Consistent application of the stated principles set forth in the CLSP-2 Amendment and the City General Plan,
- Potential economic benefits of a particular land use, building type, site feature, configuration of buildings, road alignment, or other deviation from the Specific Plan that would outweigh the benefits of strict adherence to the CLSP-2 Amendment development standards and Zoning Code, and/or
- The employment benefit of a land use, configuration, or other factor within the CLSP-2 Plan Area which deviates from the CLSP-2 Amendment.

Refer to Chapter 8: Implementation for more information regarding site plan and land use flexibility at the site plan review stage including project review procedures, development agreements, specific plan amendment procedures, enforcement, mitigation monitoring, and other review and approvals required during the implementation of the CLSP-2 Amendment.

Land Use Regulations and Development Standards

The CLSP-2 Amendment is consistent with the 2022 General Plan land use designations as listed below and consistent with the development standards in the Lathrop Zoning Ordinance and the Warehouse Good Neighbor Guidelines.

Limited Industrial (LI) Development Standards

The Lathrop Zoning Ordinance specifies the minimum lot area, lot width, setbacks, and other development standards for the Limited Industrial (LI) designation. Limited Industrial developments shall be further subject to the design guidelines in Chapter Seven.

Open Space (OS) Development Standards

The Lathrop Zoning Ordinance includes development standards for the Open Space (OS) designation. Open Space uses may also be subject to design guidelines contained within Chapter Seven.

Park Development Standards

The Zoning Ordinance defines the development standards for the Park designation. Park uses may also be subject to design guidelines contained in Chapter Seven.

Chapter Three: Circulation and Transportation

Introduction

This chapter describes the proposed circulation system and transportation improvements included in the CLSP-2 Amendment Plan Area.

The Circulation Plan is designed to allow for efficient circulation to and from the CLSP-2 Amendment Plan Area. The plan provides for multiple modes of transportation including automobile, truck, bus transit, bicycle, and pedestrian. This chapter provides the requirements of Plan Area roadways, bikeways, and walkways as well as public transit. The implementation of the CLSP-2 Amendment will provide additional roadway, bus transit, bicycle, and pedestrian linkages between the Plan Area and the surrounding communities, improving connectivity within this portion of the City.

The Circulation Plan provides connections to existing and future roadways as identified in the City of Lathrop's General Plan Circulation Diagram. These connections provide both regional and local mobility between land uses within and adjacent to the Plan Area. It is the intent of the Circulation Plan to comply with the requirements of the Surface Transportation Assistance Act (STAA). The phasing and financing of the proposed roadway improvements is summarized in Chapter Nine Financing Plan.

Circulation and Transportation Goals

The transportation system for the CLSP-2 Amendment Plan Area provides a multi-modal network that serves the needs of all the proposed land uses in the Plan Area by establishing an integrated, efficient, and safe circulation system for transit and vehicles; linking roadways and transit routes in the Plan Area to the City's existing transportation network, and providing

an interconnected system of trails, which are pedestrian and bicycle friendly.

Existing Conditions

On-Site Roadway Network

Land uses at the time of the CLSP-2 Amendment approval are agricultural and large lot/rural residential parcels. Because of this land use pattern, the existing roadway network is sparse with one north-south roadway (Manthey Road) and two east-west roadways (De Lima Road and Dos Reis Road).

Manthey Road is a paved two-lane roadway that parallels I-5 from the CLSP-2 Amendment Plan Area and continues North towards the Roth Road interchange and beyond. This roadway has no curb and gutter with minimal shoulders. De Lima Road and Dos Reis Road are two-lane roadways that extend west from Manthey Road to the San Joaquin River levee. The roadways have shoulders but no curb and gutter.

See Figure 3.1 for Existing Circulation Plan.

Off-Site Roadway Network (Regional Area)

There are a number of major regional roadways that are located in close proximity to the CLSP-2 Amendment Plan Area. These roadways include Interstate 5, Interstate 205, State Route 120, and State Route 99. These roadways are outside of the Plan Area but will be utilized by vehicles entering and exiting the CLSP-2 Plan Area.

Interstate 5, one of the major freeways in the state of California, forms the eastern boundary of the CLSP Plan Area. In San Joaquin County, I-5 connects Stockton to Tracy and passes through Lathrop. Given its location, I-5 will serve as one

of the primary routes for traffic entering and exiting the Plan Area.

There are three freeway interchanges adjacent to the Plan Area. The first interchange, Louise Avenue/River Islands Parkway, is located to the south and provides access to the CLSP Plan Area, Mossdale Village and River Islands. The second interchange, Lathrop Road/Spartan Way, is located in the middle of the overall CLSP and provides direct access to the Plan Area. The third interchange, Roth Road, is located north of the CLSP-2 Amendment Plan Area, and will be the primary point of access for trucks to the Plan Area. A study of the Roth Road corridor from Manthey Road to State Route 99 is being conducted by San Joaquin County, through the San Joaquin Council of Governments (SJCOG) at the time this CLSP-2 Amendment is being written. It is anticipated that the ramps will be widened, and traffic signals will be installed in the future.

Interstate 205 lies to the south of the City of Lathrop and provides a connection to the City of Tracy and the San Francisco Bay Area.

State Route 120 is another major regional roadway in San Joaquin County and provides a connection from I-5 and I-205 to State Route 99, south and east of the Plan Area. SR 120 will serve as a likely access route for trips accessing the Plan Area from Manteca. The I-5/SR 120 interchange located South of the Plan Area provides a connection between these two roadways through a system of ramps.

State Route 99 is a regional roadway in the regional area. This roadway serves as one of the major north-south routes in San Joaquin County and provides a connection between the City of Stockton in the north and Manteca in the south. SR 99 continues south through Stanislaus County and parallels I-5 throughout much of California.

Existing Bicycle and Pedestrian Network

There are essentially no existing bicycle or pedestrian facilities in the CLSP-2 Amendment Plan Area. However, there are pedestrian and bicycle facilities in the CLSP Phase 1 area and in the adjacent specific plan areas including Mossdale Village and River Islands that will be connected to the planned facilities within the CLSP-2 Amendment Plan Area at Golden Valley Parkway and Stanford Crossing as displayed on Figure 3.10 Pedestrian and Bicycle Circulation Plan.

Existing Transit Network

The City of Lathrop does not operate any local serving transit routes. However, there are transit routes that operate in the regional area. These routes include fixed-route regional bus service and flexible fixed route bus service. The San Joaquin Regional Transit District (SJRTD) operates the bus routes while Altamont Commuter Express operates the commuter rail service. These transit services are described in detail below.

SJRTD Fixed-Route Service

The SJRTD operates two fixed-route bus lines (Route 290 and 97) that serve the City of Lathrop. Route 97 connects Manteca Transit Center to Tracy Transit Center through Lathrop via Louise Avenue and Interstate 5. Route 97.Route 90 connects Lathrop to Stockton and Tracy via Interstate 5. The route map for Route 90 and 97 are shown on Figure 3.2. These routes include several existing bus stops within Lathrop's City limits. An additional proposed bus stop is suggested at Manthey Road just south of De Lima Road to serve commuters to the CLSP-2 area. This suggested stops are shown on Figure 3.4.

SJRTD Flexible Fixed-Route Service

SJRTD also operates Route 90, which is a flexible fixed-route line. A flexible fixed-route bus operation follows a general route but can deviate within limited areas to pick-up or drop-off passengers. This line links the City of Lathrop

with Stockton and Tracy via a route that provides access into the City of Lathrop by Lathrop Road and Louise Avenue.

SJRTD Commuter Bus Service

The SJRTD operates a number of commuter bus lines which connect cities in San Joaquin County with major employment locations in the San Francisco Bay Area including Pleasanton, Dublin, Livermore, Mountain View, Palo Alto, and Sunnyvale. The existing Commuter Bus service in Lathrop connects Lathrop to the Dublin/Pleasanton BART station and also Sunnyvale. Commuters access the bus service at the Lathrop Park and Ride Lot south of the Plan Area, which is located between Lathrop Road and Louise Avenue on 5th Street.

Altamont Commuter Express Rail Service (ACE) & Valley Link

Altamont Commuter Express Rail Service
Altamont Commuter Express (ACE) is a passenger rail service connecting Stockton to San Jose. The closest ACE station to the Plan Area is located on the border of the City of Lathrop and the City of Manteca to the north of SR 120.

Valley Link is a new 42 -mile, 7-station passenger rail project connecting BART's rapid transit system in the Bay Area's Tri-Valley and the ACE Commuter Express (ACE). Future Valley Link/ACE Stations are anticipated at two locations within City limits. One proposed location near the River Islands development North of Highway 5 along the Union Pacific Railroad. A second location is proposed in North Lathrop at Lathrop Road along the Union Pacific Railroad and McKinley Avenue.

Existing Truck Routes

Existing truck routes within the vicinity of the Plan Area, including STAA truck routes and non-STAA truck routes are shown on Figure 3.3.

Figure 3.1- Existing Circulation Plan

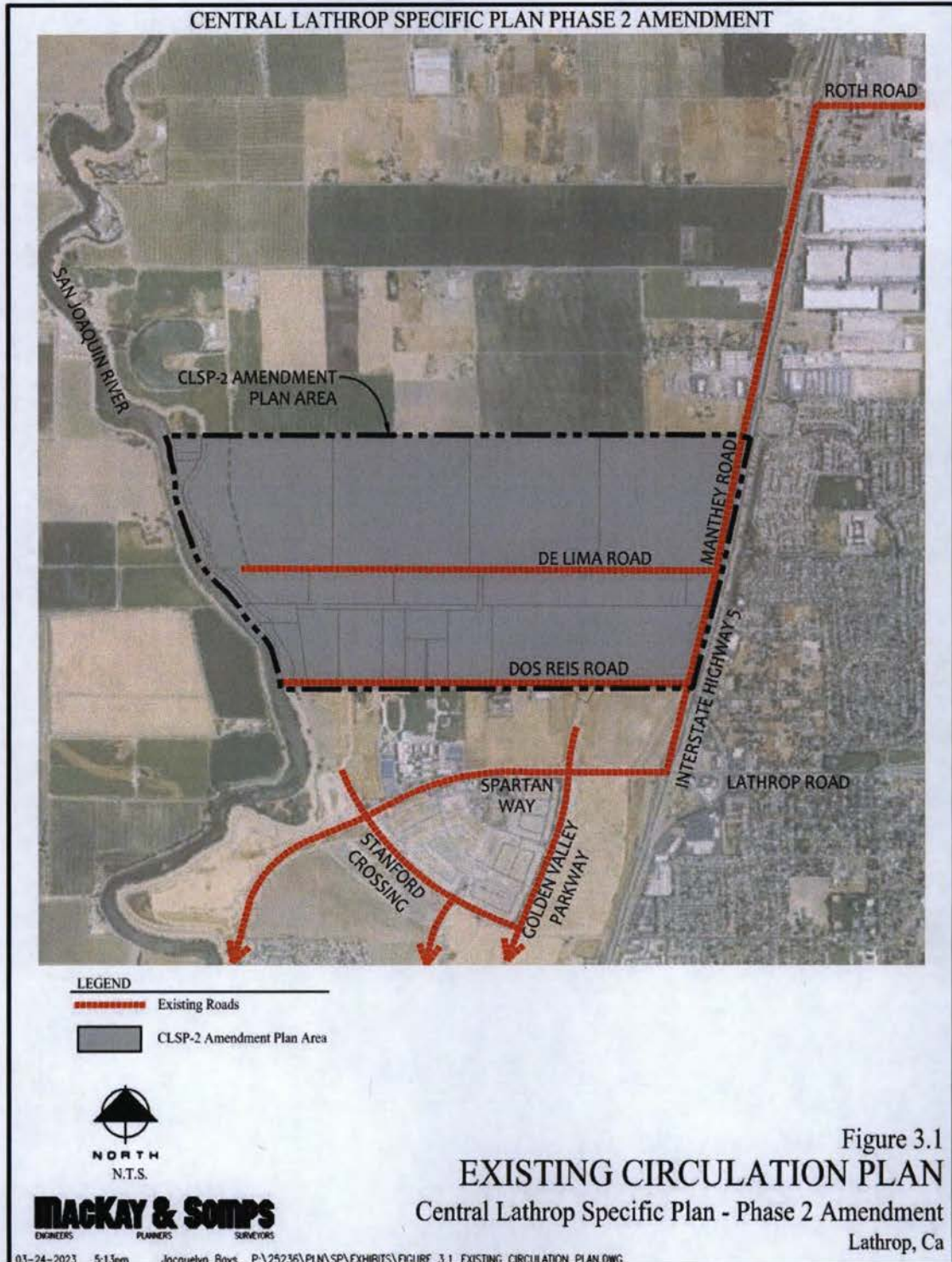


Figure 3.1
EXISTING CIRCULATION PLAN
Central Lathrop Specific Plan - Phase 2 Amendment
Lathrop, Ca

Figure 3.2- Existing Bus Service Plan

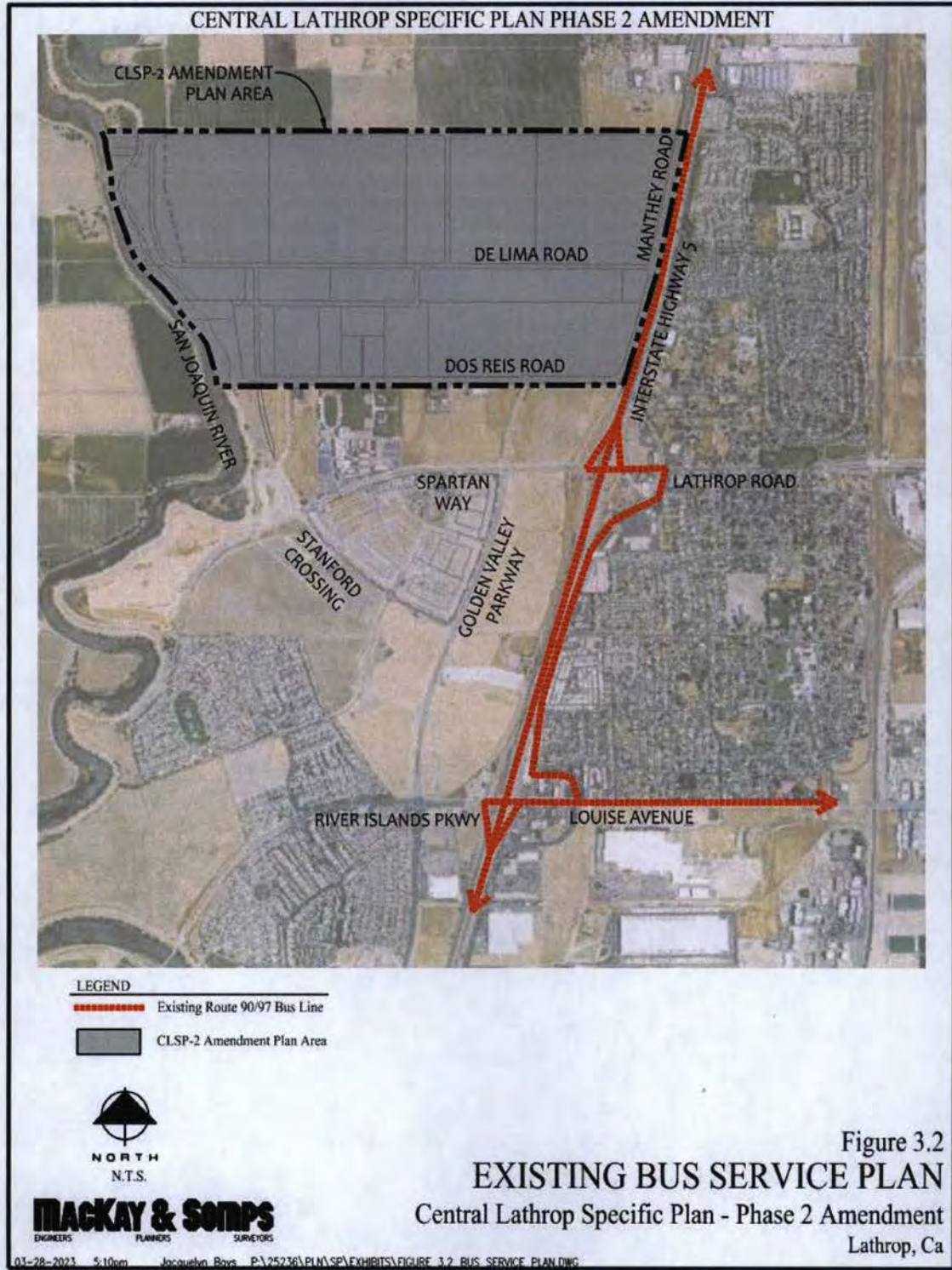
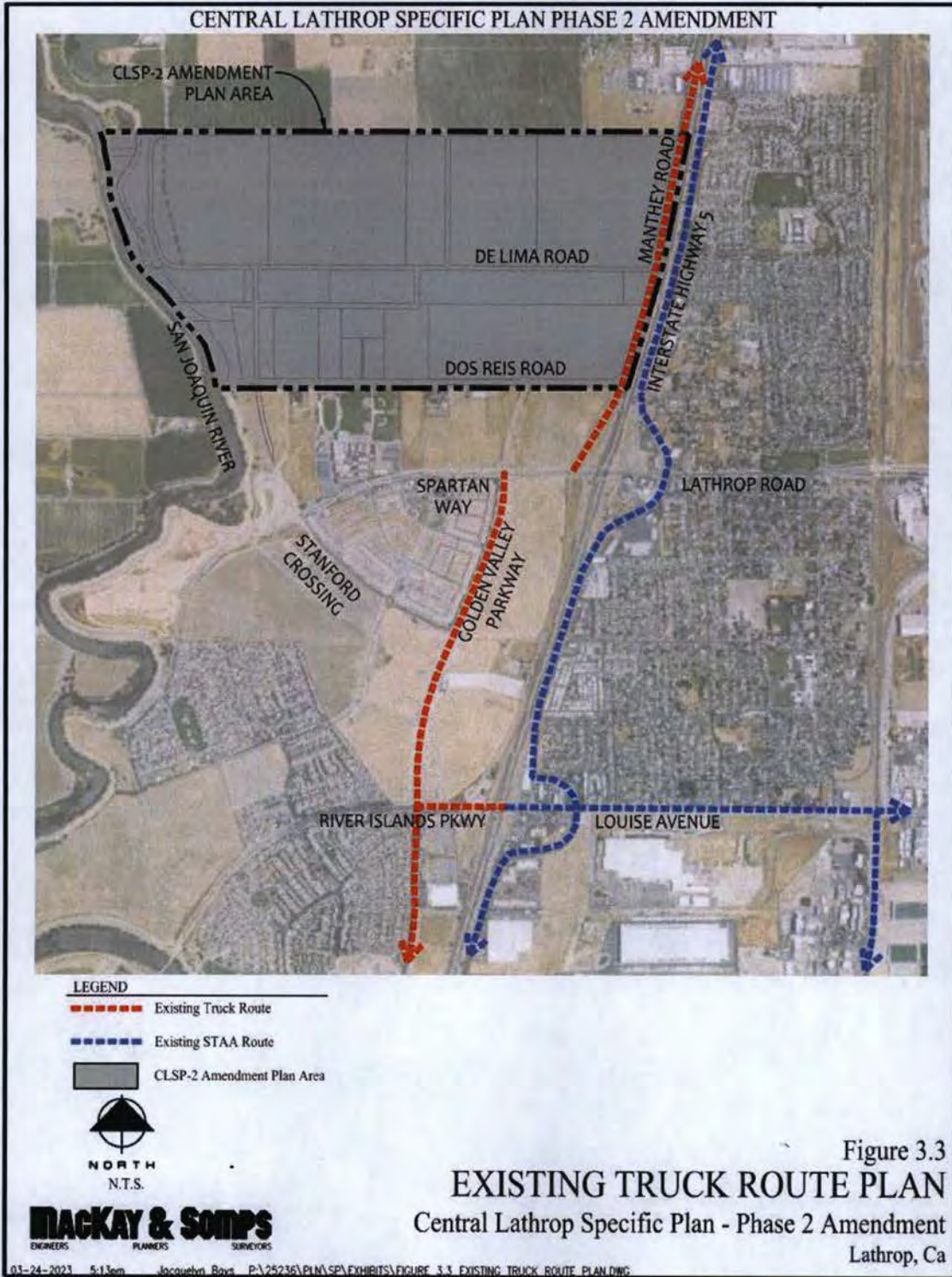


Figure 3.3- Existing Truck Route Plan



Proposed Transportation Improvements

With the anticipated growth in the City of Lathrop and San Joaquin County, both jurisdictions have identified transportation improvement projects in the CLSP-2 Amendment Plan Area and the regional area along with various funding sources.

City of Lathrop

The 2022 General Plan and the various Lathrop specific plans identify near-term and long-term transportation improvements. The City of Lathrop Traffic Monitoring Program (TMP) helps to identify when the near-term projects are required to be constructed based on a level of services analysis. Local funding sources for select transportation improvements include the City of Lathrop Capital Facilities Fee (CFF) Program. Fees collected through the CFF Program can be used to fund or reimburse the construction of new and improved roadways such as:

- Golden Valley Parkway
- Lathrop Road/I-5 interchange
- Louise Avenue/I-5 interchange
- Roth Road/I-5 interchange

Regional Transportation Plan (RTP)

San Joaquin County, through the San Joaquin Council of Governments (SJCOG), periodically updates the Regional Transportation Plan, which outlines countywide transportation expenditures based on funding from sources such as the Federal Government, the State of California, and locally collected funds. These funds typically are allocated to mainline freeway improvements in the region.

Measure K

Measure K sales tax funds additional roadway improvements. The Measure K Strategic Plan provides for the expenditure of these funds.

CLSP-2 Amendment Plan Area Transportation Network

The CLSP-2 Amendment outlines a well-structured network of roadways, bikeways and walkways to serve the CLSP-2 Amendment Plan Area. The circulation system will provide convenient and safe access to all areas within the Plan Area, as illustrated in Figure 3.4, Vehicular Circulation Plan. A well-connected hierarchy of travel modes will provide for the efficient flow of vehicular traffic, but also encourage and facilitate walking, biking, public transit, and other alternatives to single-occupancy vehicles.

The CLSP-2 Amendment includes connections to the off-street bicycle and pedestrian paths within the CLSP Phase 1 Plan Area. Class I (off-street) bike routes along Golden Valley Parkway are proposed to be extended into the CLSP-2 Amendment Plan Area and transition into Class II bike lanes throughout the local industrial streets. Class I (off-street) and Class II (on-street) bike routes along Stanford Crossing are proposed to be extended into the CLSP-2 Amendment Plan Area. To encourage pedestrian trips within the CLSP-2 Amendment Plan Area and to surrounding areas, all arterial and local streets include sidewalks.

The Traffic Impact Analysis prepared with the 2022 General Plan provides the basis for the number of lanes required based on a level of services analysis.

Roadways

The CLSP-2 Amendment Plan Area includes several new roadways within an interconnected roadway system. These new roadways, along with improvements to existing roadways, provide the necessary access for the Plan Area. The roadway network is shown on the Vehicular Circulation Plan (Figure 3.4), while the locations of each individual street section are identified on the Street Sections Key Map (Figure 3.5).

The proposed CLSP-2 Amendment roadway system is based on a pattern of streets that provides safe and efficient access for vehicles, bicycles and pedestrians. The roadway system includes an extension of Golden Valley Parkway and Stanford Crossing, widening of Dos Reis Road, De Lima Road, and Manthey Road, and the construction of several new local industrial roads consistent with the 2022 Lathrop General Plan. The addition of traffic signals may be required at various intersections as determined for future specific project developments in the CLSP-2 Amendment Plan Area.

Generally, the proposed Phasing and Capital Improvement Program will fund and construct full roadway improvements curb-to-curb and required street lighting for roadways from intersection to intersection as specific development proposals in the CLSP-2 Amendment Plan Area trigger the need for these roadway segment improvements. The approach to and the timing of roadway improvements should be logical and comprehensive as to accommodate development phases and demands, while avoiding piecemeal improvements within the CLSP-2 Amendment Plan Area.

Functional classification systems divide roadways into a hierarchy based on their ability to serve traffic and provide access to development.

Arterials – These roadways are intended to serve as the major routes of travel. Arterials are designed to link facilities such as freeways and expressways (which prioritize the movement of through vehicles) with lower hierarchy roadways, which provide direct access to parcels. Arterials can provide some level of direct access with limitations. These limitations can include restrictions on spacing and turn movements into and out of driveway locations. Arterials can also serve as bicycle and pedestrian routes.

Collectors – These roadways serve as intermediate links between arterials and local roads. Traffic is collected from local roads and distributed onto

the arterial system. Collector roadways also provide direct access to parcels. Collector roadways can be classified as both major collectors and minor collectors. Collectors in the Plan Area generally have two lanes with a center turn lane/median, though additional lanes may be provided at intersections to provide sufficient intersection capacity.

Local Roads – Local roads provide direct access to parcels and connect to collectors. Traffic volumes on these roads are low and through traffic is discouraged.

CLSP-2 Amendment Plan Area Truck Routes

The 2022 General Plan prohibits Golden Valley Parkway and Dos Reis Road within the CLSP-2 Amendment Plan Area from being designated as truck routes. Manthey Road is the designated truck route connecting the CLSP-2 Amendment Plan Area to the Roth Road interchange north of the CLSP-2 Amendment Plan Area. In addition, the local industrial streets within the CLSP-2 Amendment Plan Area are proposed to be designated as truck routes as illustrated in Figure 3.11. Truck access is prohibited on Dos Reis Road and Manthey Road south of Dos Reis. Refer to the Lathrop Municipal Code Chapter 10.16 Truck Routes and Commercial Vehicles for details regarding designated truck routes.

Figure 3.4- Vehicular Circulation Plan



Figure 3.5- Street Sections Key Map

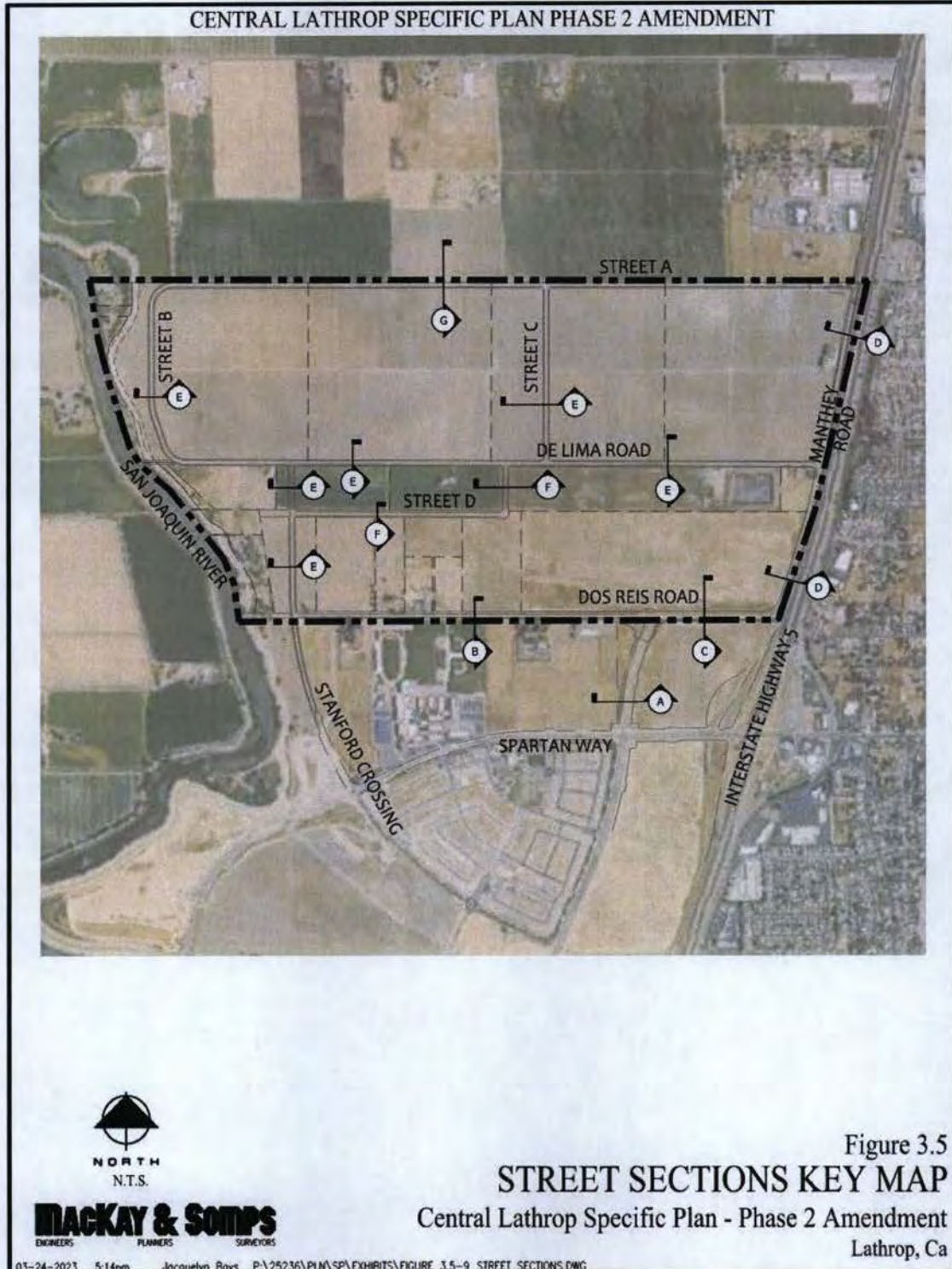


Figure 3.6- Street Sections

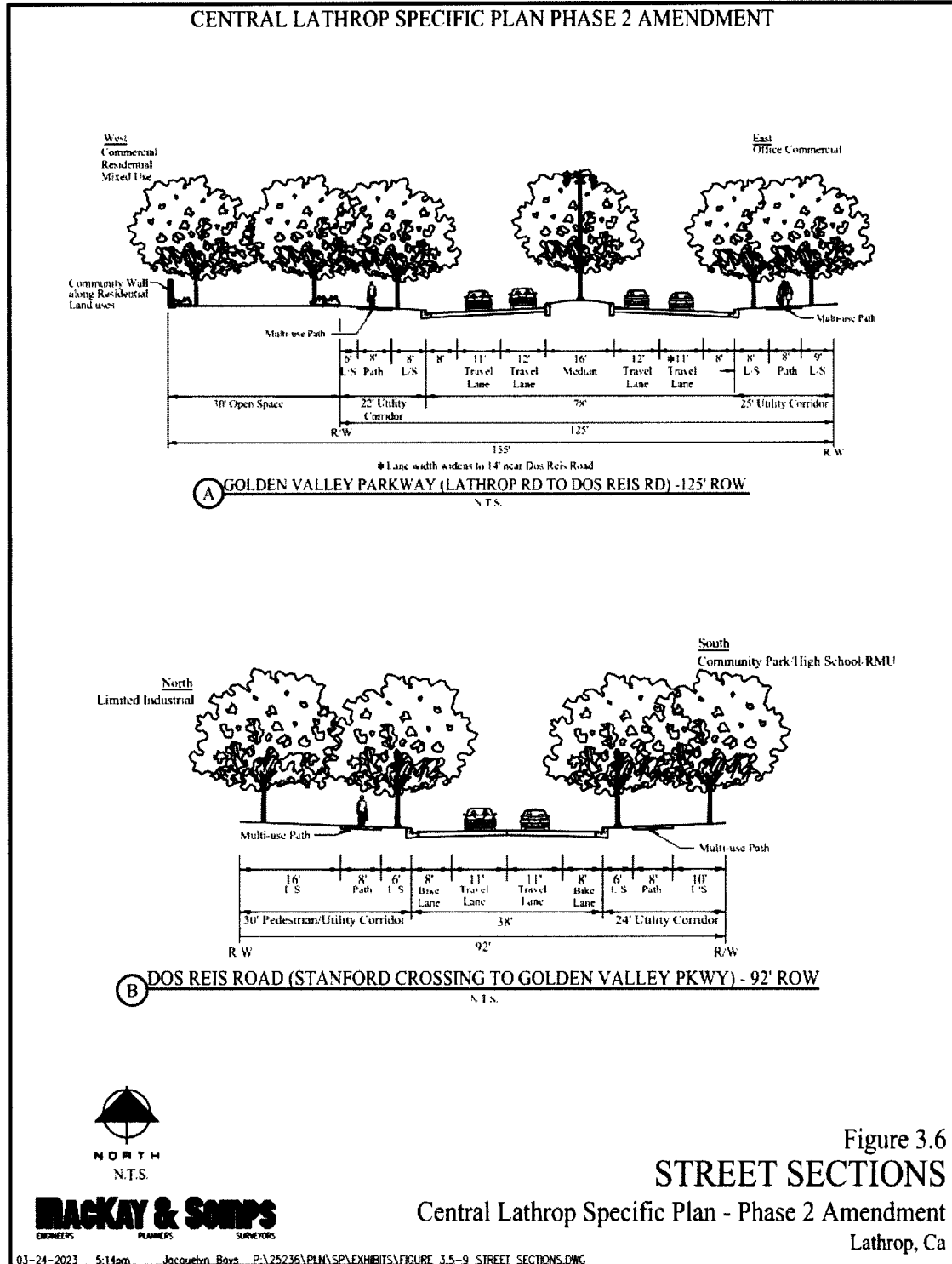


Figure 3.7- Street Sections

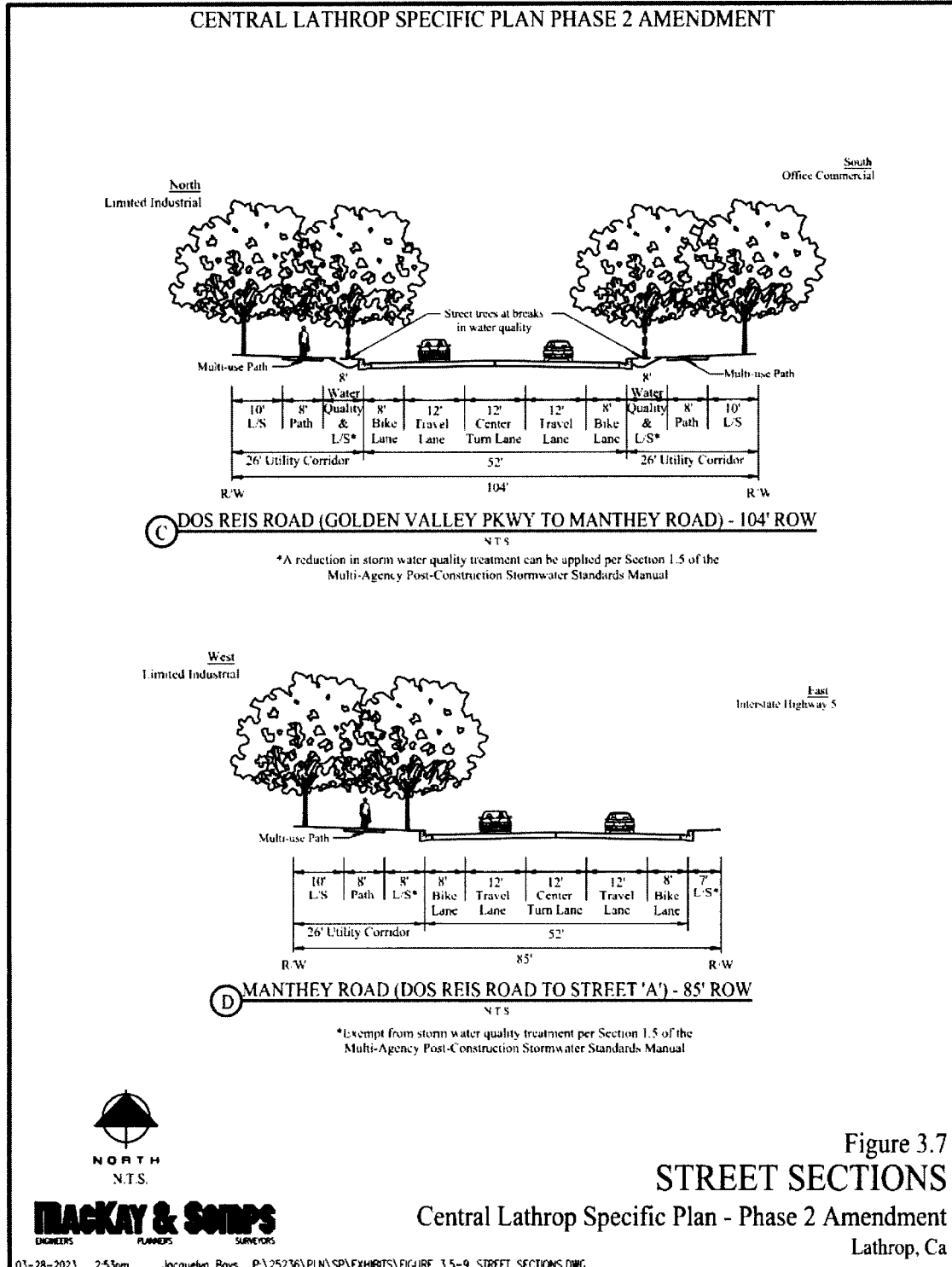


Figure 3.8- Street Sections

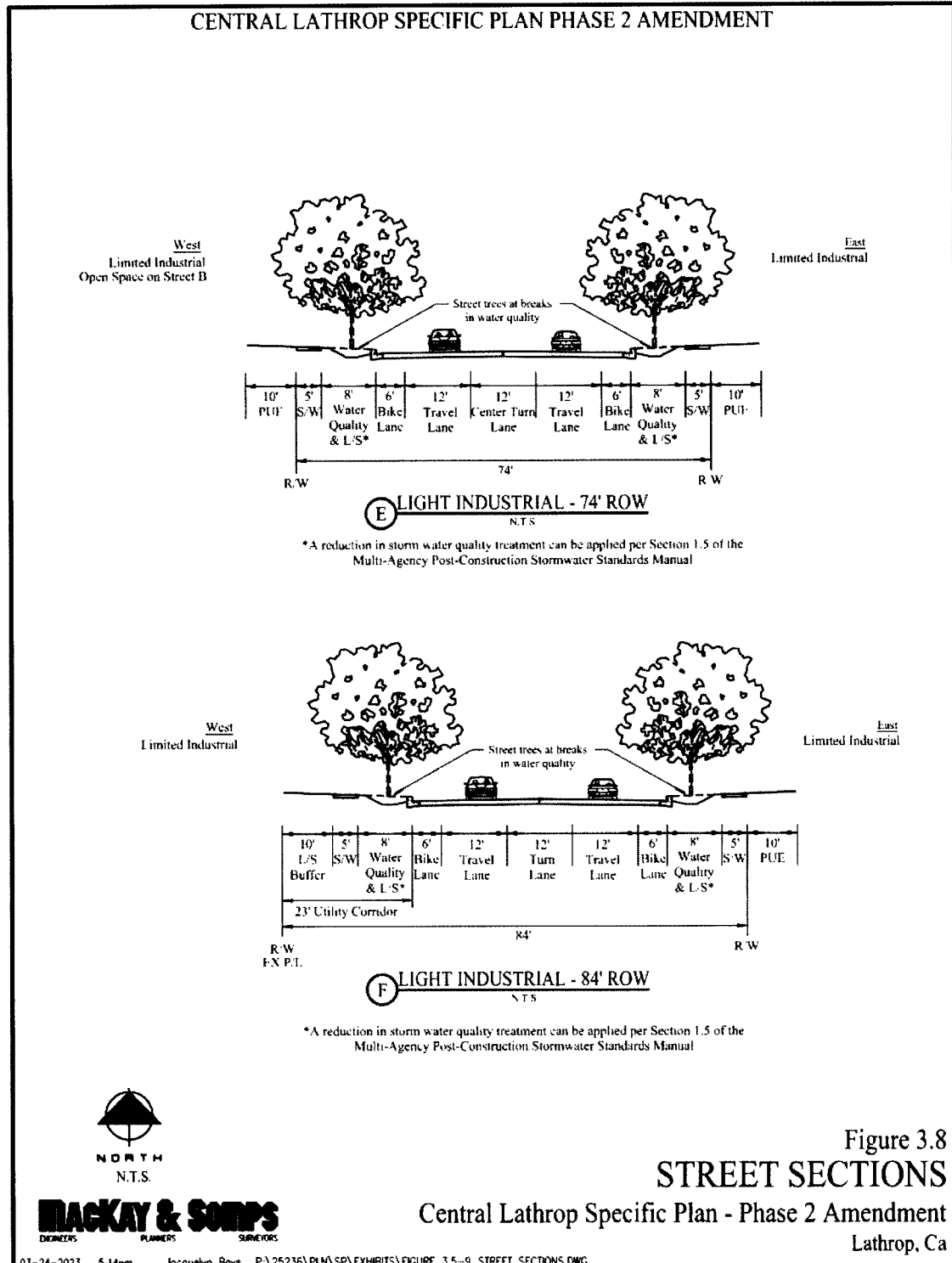
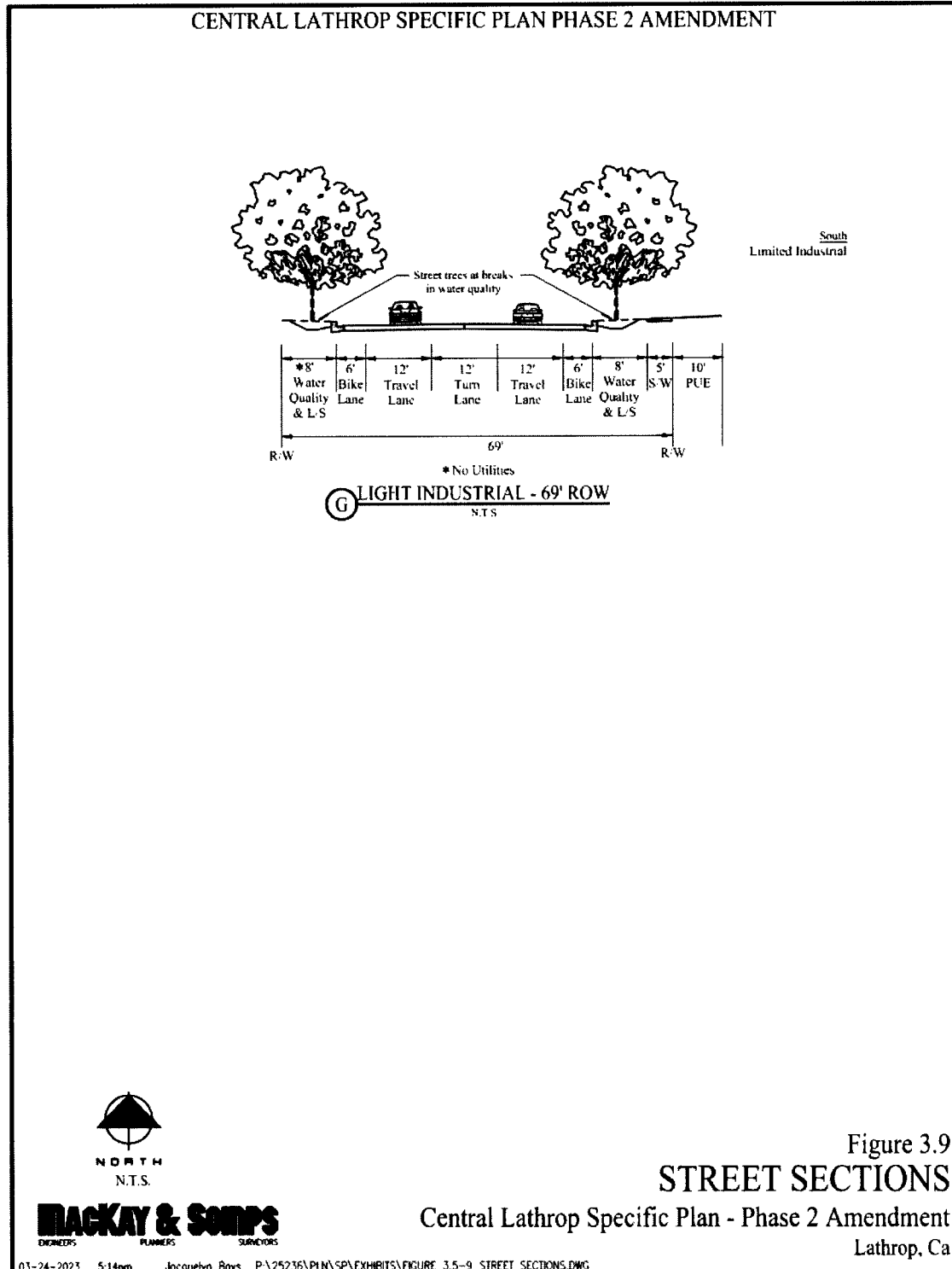


Figure 3.9- Street Sections



Utility Corridors

As shown on the CLSP-2 Amendment Roadway Vehicular Circulation Network and street sections, many of the streets within the CLSP-2 Amendment Plan Area include utility corridors within the public right-of-way. The purpose of utility corridors is to provide a location for the installation of joint trench utilities (power, gas, telephone, cable T.V. and other similar dry utilities).

The mainline joint trench will be installed beneath the multi-use path or sidewalk. The area between the curb and the multi-use path/sidewalk is envisioned to be used for the placement of underground vaults and structures such as splice boxes, transformers and other similar equipment. In instances where these structures cannot be constructed underground, the portion of the utility corridor located behind the multi-use path/sidewalk to the right of way line is envisioned to be used for above ground cabinets, where they can be placed away from the travel way and where landscaping can be used for visual screening. If there is not adequate space for above ground cabinets in the utility corridor behind the multi-use trail/sidewalk, then a public utility easement may be added for this purpose.

Utilities that are typically owned and maintained by the City (such as sewer, water, recycled water and drainage systems) are intended to be placed under the paved roadway sections. However, in some instances, the City Engineer may approve the use of utility corridors for the placement of these utilities. This situation might occur if there is not adequate room to meet separation requirements between the utilities within the paved section. It may also occur if phasing of construction requires early placement of pipelines (before roadway improvements) and the risk of subsequent damage to the pipeline during road construction justifies.

Bicycle and Pedestrian Network

The CLSP-2 Amendment Plan Area provides a comprehensive and extensive system of integrated bicycle and pedestrian paths and sidewalks. This system connects residential neighborhoods, public facilities, open spaces, and commercial areas with the limited industrial use. Major elements of this network include both off-street and on-street facilities. Refer to Figure 3.10 for the Pedestrian and Bicycle Circulation Plan. Improvements such as driveways shall be designed to maintain a safe environment for pedestrians and bicycles and to avoid conflicts with truck traffic.

The off-street facilities include eight-foot-wide paved multi-use paths located adjacent to arterials and some of the collector roadways. A multi-use trail adjacent to the San Joaquin River levee if approved by the City of Lathrop and Reclamation District- 17. Other off-street facilities include dedicated sidewalks.

Figure 3.10- Pedestrian and Bicycle Circulation Plan

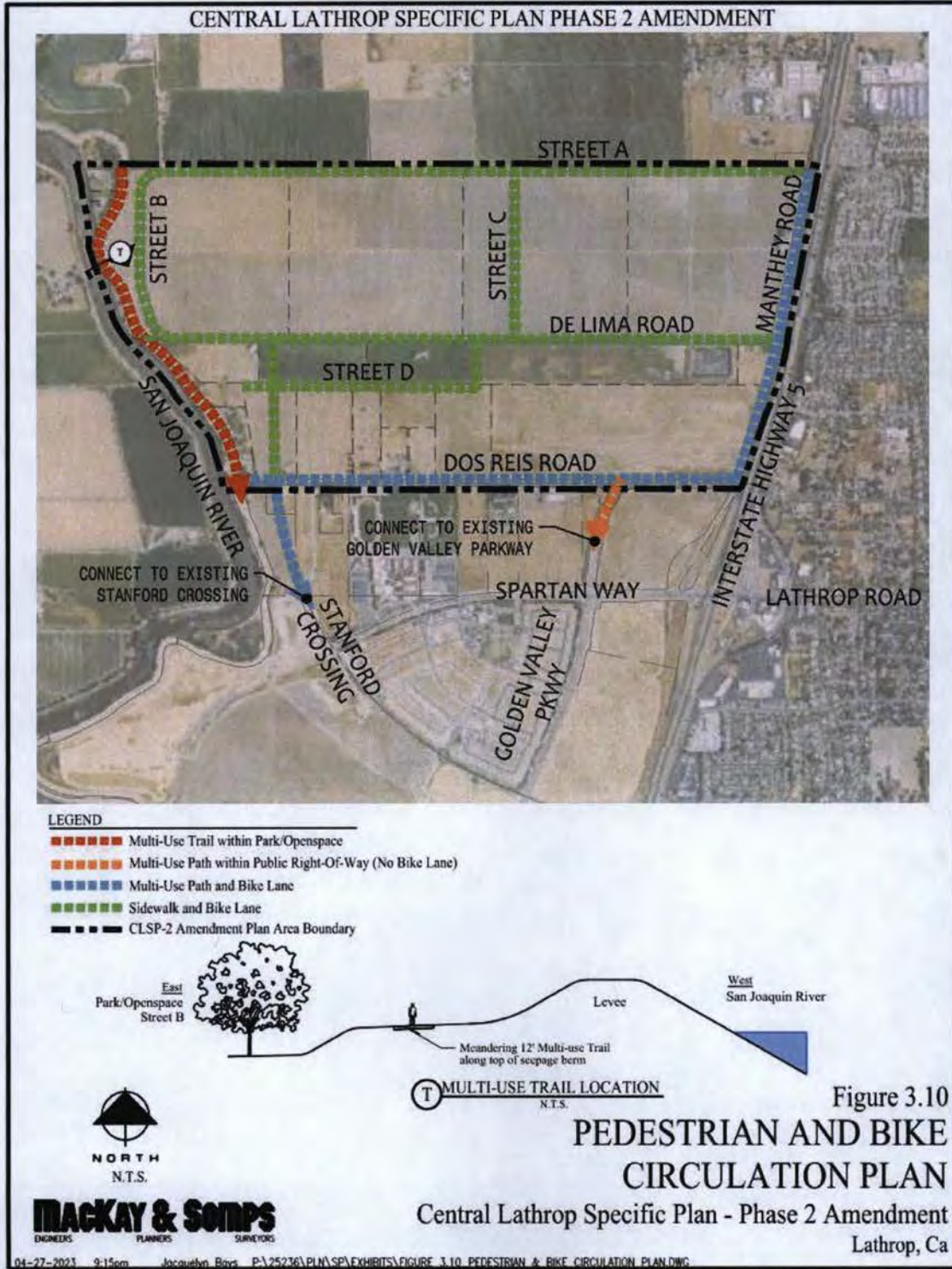
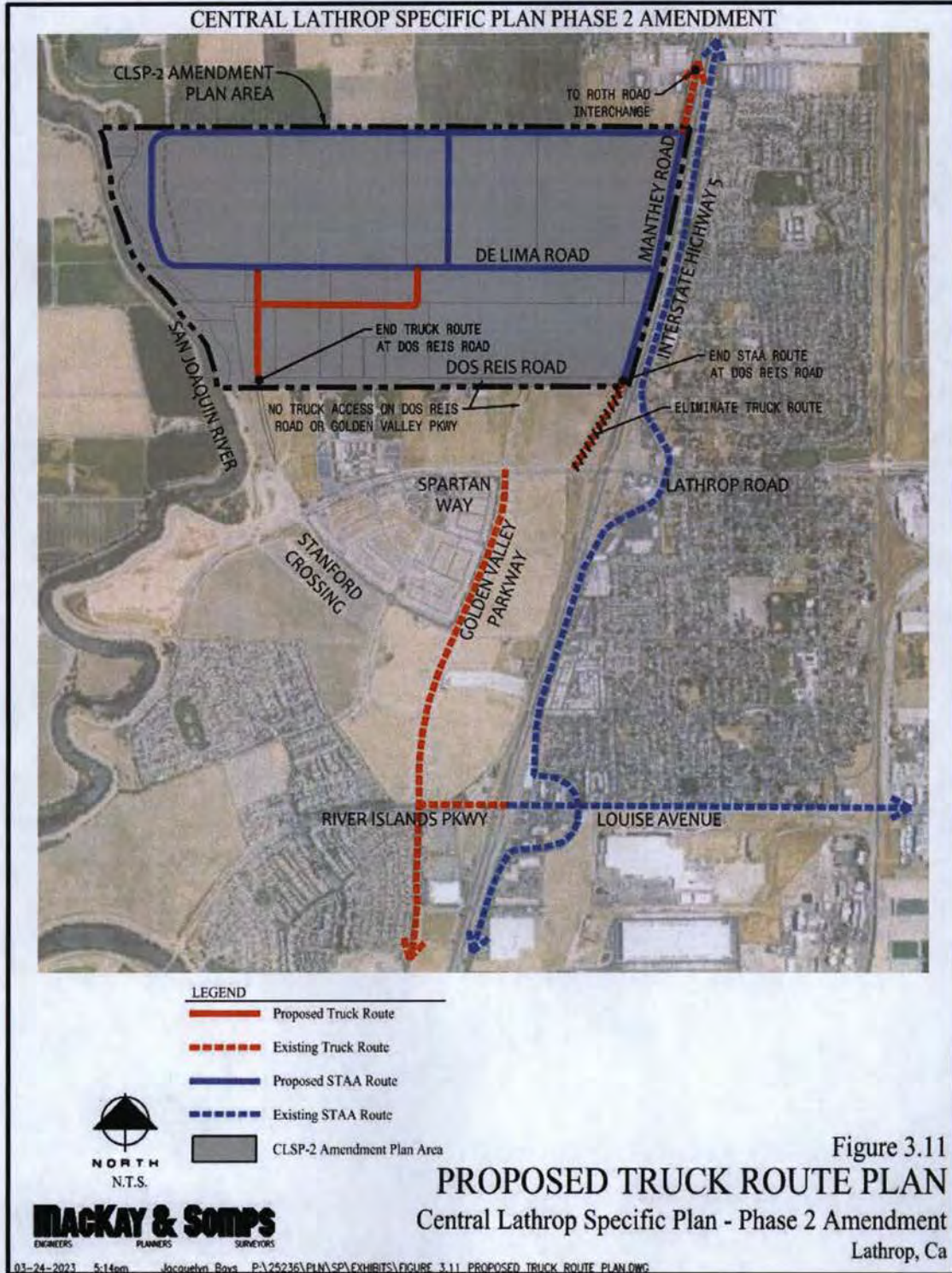


Figure 3.11- Proposed Truck Route Plan



Chapter Four: Natural Resources Management

Introduction

This chapter addresses the natural resource opportunities of the CLSP-2 Amendment Plan Area and how they are integrated and managed for their preservation and benefit of the community. Additionally, this chapter identifies and discusses how other facilities may be integrated into the CLSP-2 to provide for the provision of new natural resource systems.

Open Space and Parks

The CLSP-2 Amendment makes extensive use of dedicated open space to create an integrated and interconnected resource management system. The preservation and management of existing natural resources within and adjacent to the CLSP Plan Area and the establishment of new natural resource systems are a principal feature of the CLSP-2. Open space can be both privately owned and maintained or publicly owned and maintained. The Open Space and Parks proposed as a part of this specific plan are continuation of the efforts begun with the original CLSP to expand open space and park systems within City limits.

Open Space features include the San Joaquin River and those areas associated with the levee—its side slopes, its top, and the area within close proximity of the outer (land side) levee toe; open space corridors that may contain linear detention basins; and other areas where either natural resources or community design warrants an open space use. Open space areas are typically characterized by the inclusion of internal trail systems.

With the establishment of the linear open space corridor along the river, sensitive riparian

vegetation and habitat will be preserved and protected, except as determined by RD-17 for levee safety or maintenance reasons. Public access to and along the top of the levee may be provided if approved by the City of Lathrop and RD-17, affording the community views of the river and its environs, as well as greater views of the valley.

A linear park also provides open space area within the CLSP-2 Amendment Plan Area. The linear park offers opportunities for passive activities and contributes towards community identity. The park expands upon Dos Reis Park.

Refer to Chapter Five: Community Services and Facilities for more information on parks.

Williamson Act Lands

No parcels within CLSP-2 are under Williamson Act contracts. Parcels that were previously under contract at the time the 2004 CLSP was prepared filed Notices of Non-Renewal and are no longer under the contracts.

Right to Farm

The City of Lathrop has adopted an Agricultural Land Preservation Ordinance, also known as a “right to farm” ordinance, to protect the activities, operations, and facilities associated with agricultural production from encroaching urban uses and conflict. The CLSP EIR identifies mitigation to alleviate potential impacts of development within the CLSP-2 Amendment Plan Area upon functioning agricultural activities. Mitigation is comprised of setback buffers between development and farming activities.

To reduce potential public pressure to restrict agricultural operations that future residents may consider a nuisance, the City requires that a disclosure statement be provided to new homebuyers notifying them of preexisting agricultural land uses within the surrounding area.

Biological Resources

The CLSP-2 Amendment Plan Area is comprised mostly of intensively managed and irrigated agricultural fields with a few large lot homesteads. As a result, natural habitats within the CLSP-2 Amendment Plan Area are restricted to narrow patches of riparian vegetation along the San Joaquin River, marshy vegetation in some agricultural ditches, and scattered individual or small clumps of valley oak trees.

The CLSP-2 Amendment Plan Area vegetation is dominated by cropland and other developed or previously disturbed habitats. A relatively small amount of native vegetation occurs along the San Joaquin River, which borders the western edge of the CLSP-2 area, and within several of the drainage ditches that traverse the area. Vegetation types present in the CLSP-2 Amendment Plan Area are classified according to the categories designated in the SJMSCP. The CLSP EIR describes these categories. Present vegetation categories are cropland, freshwater emergent wetland, Great Valley cottonwood riparian forest, Great Valley oak riparian forest, Great Valley riparian scrub, ruderal, and park/residential.

Some habitat types in the CLSP-2 area could be considered sensitive by regulatory agencies. These include freshwater emergent wetland, Great Valley cottonwood riparian forest, and Great Valley riparian scrub.

Valley elderberry longhorn beetles require blue elderberry shrubs for reproduction and survival.

Although focused surveys for elderberry shrubs have not been conducted, isolated shrubs and

clumps of shrubs have been observed. Based on the presence of blue elderberry shrubs, valley elderberry longhorn beetle could occur in the CLSP-2 Amendment Plan Area.

Several special status raptor species are expected to occur in the CLSP-2 area, including Swainson's hawk, white-tailed kite, and northern harrier. Agricultural fields provide suitable foraging habitats for all of these special-status raptors and the oak and riparian forest communities provide nesting opportunities for tree nesting species.

Riparian brush rabbits have been located in the CLSP-2 Amendment Plan Area. Although riparian brush rabbits occur in the CLSP-2 Amendment Plan Area, the small patches of suitable habitat are unlikely to support a long-term viable population of the species.

The predominance of agricultural lands limits the overall wildlife habitat value of the CLSP-2 Amendment Plan Area and supports a relatively low diversity of wildlife species. However, some species heavily utilize agricultural fields. Alfalfa fields in the CLSP-2 Amendment Plan Area are expected to support small mammals, such as Botta's pocket gopher, western harvest mouse, and California meadow vole. These small mammals are prey for a variety of raptor species known to occur in the CLSP-2 area, including American kestrel, northern harrier, red-tailed hawk, and Swainson's hawk. A variety of other birds were observed or are expected to forage in CLSP-2 Amendment Plan Area agricultural fields, including western kingbird, barn swallow, western meadowlark, and Brewer's blackbird.

Ornamental vegetation and landscaping associated with developed areas, such as rural residences and the County park, also support a relatively low wildlife diversity. These areas are typically utilized by species adapted to highly disturbed and altered environments, such as house sparrow, house finch, raccoon, and opossum.

Wildlife diversity in agricultural ditches is limited due to the regular disturbance of the ditches for clearing and maintenance and the absence of natural vegetation in uplands adjacent to the ditches (e.g., agricultural lands). However, the marsh vegetation in the ditches may support species typical of this plant community such as marsh wren, song sparrow, and Pacific tree frog. Riparian vegetation and oak trees provide nesting habitat for a much wider variety of bird species and also provide potential nest sites for raptors.

The CLSP EIR contains a detailed description of sensitive habitats and wildlife, potential impacts and mitigation measures to alleviate development effects upon these resources.

CLSP-2 Plan Amendment designates some natural habitats as Open Space within the CLSP-2 Amendment Plan Area to assure their preservation. These habitats are located primarily along the San Joaquin River and will be integrated into the CLSP levee open space areas, river areas, and adjacent linear community park. The preservation of the levee open space corridor and parallel linear community park forms and continues a strong framework of continuous open space within and beyond the CLSP-2 area, maintains an interconnected habitat system that allows for the connectivity of plant and wildlife communities, and support daily wildlife needs, while permitting limited public access to these areas. Public access along the potential levee top trail will permit scenic views from and access along the levee and to certain open space areas; this will protect sensitive habitats and wildlife from effects associated with human interaction.

Habitat Conservation Plan

The City of Lathrop adopted the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) on January 16, 2001, and signed the implementation agreement. The SJMSCP provides a process for plan participants to offset impacts to biological resources, conserve open space, maintain the agricultural

economy, and allow development within the County. With the adoption of the SJMSCP, U.S. Fish and Wildlife Service and the California Department of Fish and Game (now known as the Department of Fish & Wildlife) issued incidental take permits (ITPs). The ITPs authorized the incidental take of federally listed and state-listed threatened and endangered species and their habitats for a period of 50 years in exchange for participating project applicants paying mitigation fees. Fees are based on the amount and type of land converted from agricultural or open space uses to urban uses.

Ninety-seven species are covered by the SJMSCP, which is intended to provide comprehensive mitigation pursuant to local, state, and federal regulations for impacts on these species from SJMSCP-permitted activities.

Focused surveys for special-status species were not conducted for this project. Reconnaissance level surveys were conducted that included a habitat evaluation for all potentially occurring special-status species. Development of the CLSP-2 Amendment Plan Area is covered under the SJMSCP, with comprehensive habitat evaluations and focused surveys, when necessary, to be conducted for covered special-status species in accordance with the SJMSCP prior to ground disturbance.

Impacts to fishery and wetland resources that might occur in the CLSP-2 Amendment Plan Area that are not covered under the SJMSCP program must be permitted separately. Such permits may include authorization of dredge or fill of wetlands under Section 404 of the Clean Water Act and Incidental Take Authorization under Section 7 or Section 10 of the federal Endangered Species Act.

Historic and Cultural Resources

Based on a series of archaeological and historical resource surveys and records searches performed for the project, no archaeological sites have been identified within the CLSP-2 Amendment Plan

Area, nor would construction of the project affect any known prehistoric archaeological site.

The CLSP EIR provides mitigation and direction for further analysis of project related impacts on historical and cultural resources, as needed, and on how to proceed if any previously undiscovered or sub-surface archaeological artifacts or historical sites are discovered in the Plan Area. Refer to the CLSP EIR for additional information.

Chapter Five: Community Services and Facilities

Introduction

A wide array of public services and facilities are required to address the recreational, governmental, and emergency response needs of the CLSP-2 Amendment Plan Area. These services and facilities include parks; police, fire, and animal control services; civic facilities; and solid waste services. As the CLSP-2 Amendment Plan area develops, the City and other responsible agencies will review the plans to ensure that adequate public facilities and improvements are provided in a timely manner.

Parks and Recreation

Recreation is a key component in the lifestyle of people residing in any community environment. Recreation facilities and parks, in their active and passive forms, are an important asset contributing to the stability, attractiveness, and quality of life of a community. The City of Lathrop does not have adopted park/open space dedication or fee requirements for non-residential development. Such requirements are associated with residential uses which create the primary demand for, and benefit from proximity to, recreational facilities. The CLSP-2 Amendment designates an open space corridor along the San Joaquin River levee frontage. The open space provides opportunities to create an interconnected trail system from the CLSP-2 area to the Phase 1 Central Lathrop Specific Plan area, the West Lathrop Specific Plan area, and the South Lathrop Specific Plan area.

The general location of CLSP-2 Amendment parks, open space, and trails are included on Figure 5.1.

CLSP-2 Open Space

Open Space, Levee and River areas provide significant recreational, visual and aesthetic amenity to the CLSP-2. These areas offer a variety of functions and elements including passive recreation, scenic corridors, resource preservation, interpretive signage and informal recreation activities (i.e. picnic tables). In addition, the open space and levee corridor will improve the interface between urban and natural areas and define the City's edge.

The CLSP-2 Amendment open space and recreational areas consist of the levee and San Joaquin River that border the entire west side of the CLSP-2 Amendment Plan Area. The river provides several different recreational opportunities for the community, including fishing, bird watching, scenic views, camping and boating launch facilities at Dos Reis Regional Park. A regional gravel multi-use trail may be located within the open space adjacent to the levee if approved by the City of Lathrop and RD-17. The accessibility to the regional trail system, if approved, and the San Joaquin River will be direct and easy, with walking paths and bicycle trails extending to the north and south project boundaries.

CLSP-2 Open Space Interface

Linear Community Park, Open Space, Levee and Neighborhood Interface

The interface between the linear community park, open space and levee areas and adjacent development presents opportunities within the CLSP-2 Amendment Plan Area. Multiple edge treatments are required to maximize the opportunities therein. Access along the open space/levee frontage shall be provided as required by RD-17 and the City of Lathrop.

Where appropriate, the interface should be designed to allow residents to enjoy and appreciate the adjacent trails, park facilities, and open space areas, while providing a safe environment.

Dos Reis Regional Park Interface

The County operates and maintains Dos Reis Park, an existing park within the CLSP-2 Area. Dos Reis Regional Park provides for boat access to the San Joaquin River as well as camping and recreational opportunities for those from out of town. The Central Lathrop Park Master Plan design integrates with and thereby enhances the existing Dos Reis Regional Park. The interface of the Dos Reis Park with the community park will benefit both park systems and their users. Dos Reis Park will continue to be accessed via Dos Reis Road. No additional boat parking facilities will be provided as part of this Project. The interface between Dos Reis Park and the future adjacent limited industrial parcel shall include a masonry wall. See Chapter 7 Design Guidelines for more information.

Police and Animal Control Services

The City of Lathrop operates its own police department for police protection services. The City of Lathrop Police Department is located at 940 River Islands Parkway within Lathrop, approximately two and a half miles south of the Plan Area. The Lathrop Police Department provides services such as emergency law enforcement, routine patrol, traffic enforcement, a Crime Stoppers program, and a Crime Prevention program. The Police Department has 35 sworn officers and 12 non-sworn professional personnel.

New development in the CLSP-2 Amendment Plan Area will be required to pay the City's Capital Facility Development Fee to offset capital facility costs associated with police protection. In addition, development will be required to pay its pro rata share of start-up and ongoing costs.

The City of Lathrop will provide animal services to the CLSP-2 Plan Area. Animal Services Officers protect the health and safety of humans and animals and are responsible for enforcing local and state laws regarding animals and their humane treatment. Services include, but are not limited to, patrol, stray/abandoned animal pick-up, aggressive animal impounds, injured animal pick-up, humane investigations, nuisance investigations, wild animal complaints/impounds, licensing, dead animal impounds, adoption, and education.

New CLSP-2 Amendment development will be required to pay the City's Capital Facility Development Fee to offset capital facility costs associated with animal services. In addition, development will be required to pay its pro rata share of start-up and ongoing costs.

Fire and Emergency Services

The CLSP-2 Amendment Plan Area is within the service area of the Lathrop-Manteca Fire Protection District (LMFD). The District has multiple fire stations, three of which are located within the City of Lathrop. Station 34, located near the intersection of River Islands Parkways and Golden Valley Parkway, will initially be the first responder to serve the CLSP-2 area. In addition, Station 31, located on East J Street in Lathrop, and Station 35, on Somerston near River Islands, will both also provide service to the CLSP-2 area.

The LMFD maintains delivery standards for the provision of emergency services that adhere to the National Fire Protection Associations national standards and outlined in the LMFD Annual Report.

Development in the CLSP-2 Amendment Plan Area will pay applicable fire service fees and assessments required to fund its fair share of LMFD facilities and services. In addition, all development is required to conform to the California Fire Code, the City's Fire Sprinkler

Ordinance, fire flow standards, and other applicable requirements.

Solid Waste

Republic Services is the franchise waste hauler for residential and non-residential uses. The County of San Joaquin provides solid waste disposal facilities, including transfer stations and landfills. The City utilizes designated carts for the storage and collection of garbage, green (yard) waste, and paper, plastic, can, and bottle recycling. To reduce solid waste collection, builders, as mandated by AB 939, are required to implement and utilize construction debris recycling programs.

Chapter Six: Utilities and Drainage Infrastructure

Introduction

There is a very limited amount of infrastructure currently serving existing development within the CLSP-2 Amendment Plan Area. In order to accommodate the proposed development, numerous onsite and offsite infrastructure improvements will be needed. This chapter describes the major infrastructure improvements needed to serve the CLSP-2 Amendment Plan Area. Other infrastructure elements are discussed in other chapters of this Specific Plan as follows:

- Circulation and Transportation (roads, bike paths, and trails) - Chapter Three
- Emergency Services (fire and police) - Chapter Five

Potable Water

Supply

The City will supply potable water to the CLSP-2 Amendment Plan Area. The CLSP-2 Amendment Developers will fund the provision of water service. The City will provide potable groundwater from the City's existing well field and potable surface water from Phase 1 and/or the Phase 2 expansion of the South County Surface Water Supply Program (SCSWSP) by the South San Joaquin Irrigation District (SSJID).

The City has prepared a citywide 2020 Urban Water Management Plan (UWMP). The Plan reflects the City's existing and future water

demands (including those of the Plan Area) compared to available water supplies to ensure that adequate water is, or will be, available to accommodate the CLSP-2 Amendment. The studies conclude that with the combined groundwater and SCSWSP surface water sources adequate water supplies would be available to serve the CLSP-2 Amendment Plan Area.

Table 6.1 identifies Plan Area water demand for the CLSP-2 Amendment. The availability of potable water is a primary factor regulating the level of development in the CLSP-2 Amendment Plan Area.

In addition to the potable supply, the CLSP-2 Amendment makes maximum use of recycled water (treated wastewater) for the irrigation of public rights of way and open space. Further, the potential exists for the irrigation of private open space areas and other landscaping with the use of recycled water to the extent allowed by the City of Lathrop's Waste Discharge Permit issued by the RWQCB.

Treatment

Treatment of water supply occurs, as necessary, to meet federal, state, and local standards. The SCSWSP surface water supply is treated at a centralized facility located outside the City of Lathrop, with Lathrop's groundwater treated at the wellhead. As a result, there is not a need for potable water treatment facilities within the Plan Area.

Table 6.1: Estimated Water Demand

| Designation | Land Use | Area (acres) | Demand Factor (gpd/ac) | Demand (gpd) |
|-------------|-------------------------|--------------|------------------------|--------------|
| LI-CL | Limited Industrial | 618.2 | 926 | 572,453 |
| OS-CL | Open Space | 29.3 | 0 | |
| P-CL | Park | 11.2 | 0 | |
| | Major Road Right-of-Way | 65.3 | 0 | |
| | Total | 724.0 | | 572,453 |

Storage and Pressure

Potable water storage and distribution will be provided to the CLSP-2 Amendment Plan Area by extending the City’s existing pipe network into the CLSP-2 Amendment Plan Area generally consistent with the City Master Utility Plan. Project proponents in the CLSP-2 Amendment will construct and/or contribute fees toward its proportional share of water storage as specified in the City Master Utility Plan.

The City’s 2020 Urban Water Management Plan identifies three components of water storage including emergency, fire and equalization. Emergency storage is intended to provide water supply in the event there is a problem with the typical daily supply. Emergency supply can consist of “emergency only” wells and/or tank storage. Fire storage is intended to provide water supply to fight fires and must be accommodated by tank storage. Equalization storage is intended to help dampen out the impact of daily fluctuations in demand and must be accommodated by tank storage. The timing and size of the water storage tank and booster pump will be determined with future planning efforts such as during tentative map and/or site plan review processing. The water tank could potentially be located anywhere within the CLSP-1 or CLSP-2 Amendment Plan Area. A 1.6-million-gallon water tank and booster pump station was constructed within the CLSP Phase 1

area, and this site can accommodate a second tank to serve development of the CLSP-2 Amendment. Booster pump modifications may be required. The exact location of the water tank will be determined when more detailed development proposals are submitted. The first project to develop within the CLSP-2 Amendment Plan Area will be responsible for preparing the water study to determine the size, location, and construction timing of the water tank.

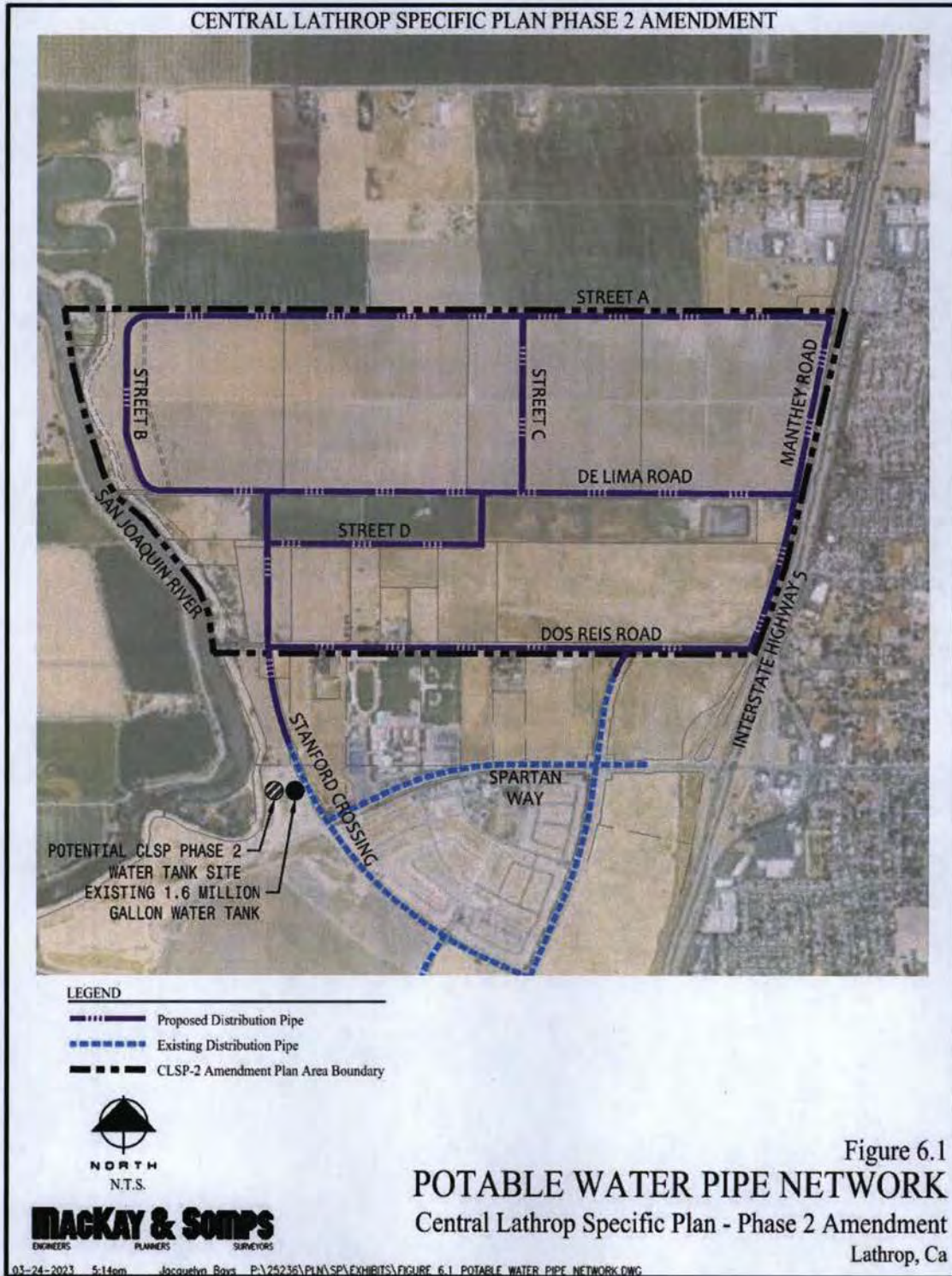
Potable Water Pipe Network

The City currently serves properties along Dos Reis, De Lima and a portion of Manthey Roads with potable water via old pipes. It is possible that some, if not all, of these existing pipes may need to be replaced to accommodate pipe and street improvements associated with development of the CLSP-2 Amendment.

Each of the major roadways in the Plan Area includes a water main as shown on Figure 6.1. These proposed mains form a looped infrastructure water system into which individual industrial and commercial parcels in the CLSP-2 Amendment Plan Area and will subsequently be connected. It is estimated that the water mains will be 12” diameter pipes. The exact size of the mains will be determined through a water model analysis that considers the rest of the City’s water system and pressures necessary to meet fire flow

requirements. The water model will be prepared with future planning efforts such as during tentative map and/or site plan review processing.

Figure 6.1- Potable Water Pipe Network



Wastewater

When the City adopted the CLSP in 2004, a public sewer system did not exist in the CLSP Plan Area. Existing rural residences and other developments disposed of their wastewater through private septic systems and/or leech fields. However, a public sewer system was installed with the CLSP Phase 1 development that was oversized for the CLSP Phase 2 Plan Area. New pipes and a new pump station will be required within the CLSP-2 Amendment Plan Area that will connect to the existing infrastructure within Phase 1. CLSP-2 Amendment Developers will fund or construct the new infrastructure through the payment of development impact fees.

Estimated Wastewater Generation

The estimated wastewater generation from the CLSP-2 Amendment Plan Area is approximately 219,461 gallons per day average dry weather flow (ADWF). The City of Lathrop utilizes two different demand factors for wastewater generation. Dry uses can assume a demand factor of 172 gpd/ac and other uses can assume a demand factor of 355 gpd/ac. If the dry use demand is used for a particular development a deed restriction would need to be recorded. The more conservative 355 gpd/ac was used to generate wastewater demands in order to size the infrastructure Table 6.2 summarizing the estimated wastewater generation.

Collection System

The CLSP-2 Amendment would rely on a gravity wastewater collection infrastructure system as shown on Figure 6.2. Due to the flat topography of the area, a lift or pump station will be needed to convey wastewater to the existing Central Lathrop Specific Plan Phase 1 pump station. From that pump station, force main systems convey wastewater to the treatment plant.

Once cumulative wastewater generation from Central Lathrop Specific Plan Phases 1 & 2 exceeds 400,000 gpd, offsite force main improvements are required to increase the overall capacity of the system. To achieve the increased capacity for the wastewater system within the CLSP Plan Area the following improvements are needed:

- Adjust the pump flow control restrictions as required at the existing Central Lathrop Specific Plan Phase 1 pump station.
- Disconnect the Central Lathrop Specific Plan to Mossdale intertie and construct a manifold connecting the Central Lathrop Specific Plan 14" and 18" force mains to the River Islands 12" and 18" force mains near the end of Harlan Road at the I-5 crossing. Construct a new 20" force main from the Central Lathrop Specific Plan/River Islands manifold to the Consolidated Treatment Facility (CTF) manifold.

The offsite wastewater improvements are shown in Figure 6.3.

Treatment

Wastewater generated by development in the CLSP-2 Amendment Plan Area will be treated to meet Federal, State, and City standards before it is disposed of. As shown on Figure 6.2, wastewater will be treated by existing capacity and future expansions to the Consolidated Treatment Facility (CTF).

The City has a river discharge permit that will allow for the disposal of recycled water to the San Joaquin River. The City constructed the outfall in the Fall of 2022.

Table 6.2: Estimated Sewer Demand

| Designation | Land Use | Area (acres) | Demand Factor (gpd/ac) | Demand (gpd) |
|--------------------|-------------------------|---------------------|-------------------------------|---------------------|
| LI-CL | Limited Industrial | 618.2 | 355 | 219,461 |
| OS-CL | Open Space | 29.3 | 0 | |
| P-CL | Park | 11.2 | 0 | |
| | Major Road Right-of-Way | 65.3 | 0 | |
| | Total | 724.0 | | 219,461 |

Figure 6.2- Wastewater Network

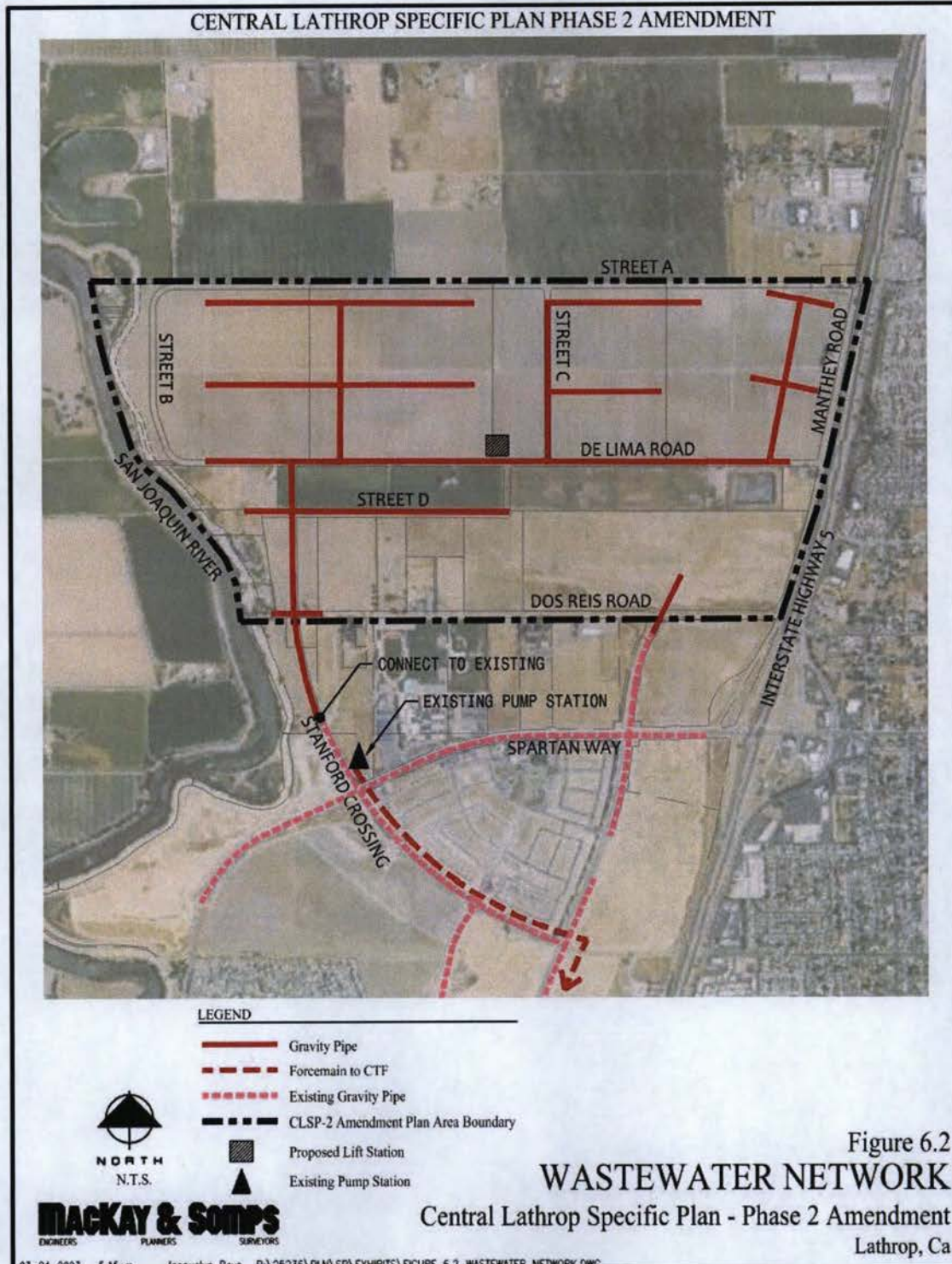
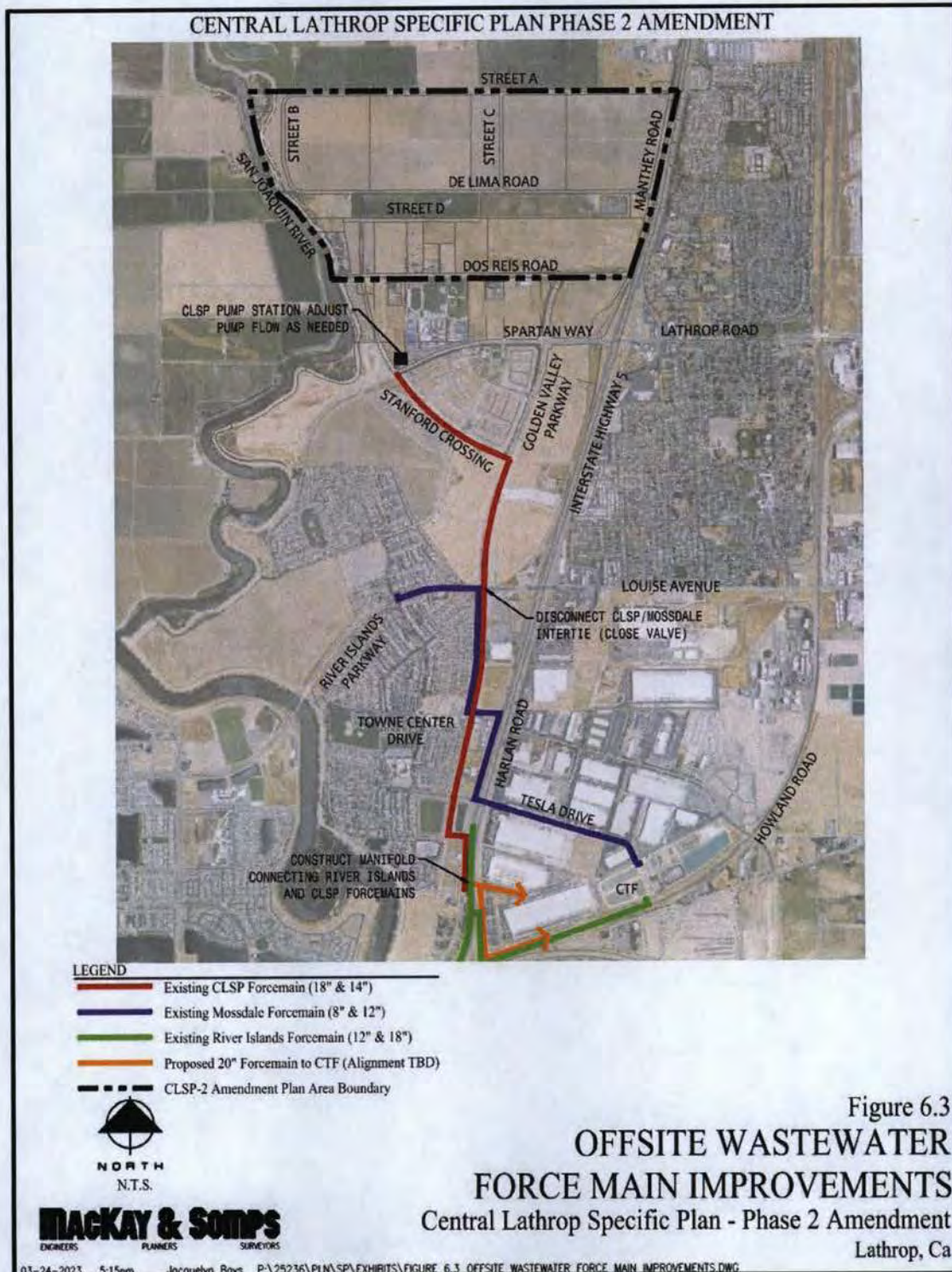


Figure 6.3- Offsite Wastewater Force Main Improvements



Recycled Water

The CLSP-2 Amendment will maximize reuse opportunities for recycled water. The term “recycled water” refers to wastewater that has been treated and disinfected to tertiary levels. Water treated to this level has been determined by governmental regulations to be acceptable for human contact without cause for concern and is commonly used for irrigation. The use of recycled water is regulated by the Regional Water Quality Control Board (RWQCB) and the Department of Health Services, which apply stringent water quality, treatment and disinfection standards.

The use of recycled water for irrigation serves to conserve potable water for other uses. In addition, in the event the potable water supply is limited at any time, such as a “dry year” situation, the use of recycled water ensures a supply for landscaped areas and reduces the likelihood that potable water would be needed for this purpose.

The CLSP-2 Amendment proposes to make recycled water available for public irrigation uses. This includes irrigation of landscaped areas within street rights-of-way and open space. In addition, there may be potential for the use of recycled water for private irrigation uses as well,

such as common open space areas and landscaping around buildings.

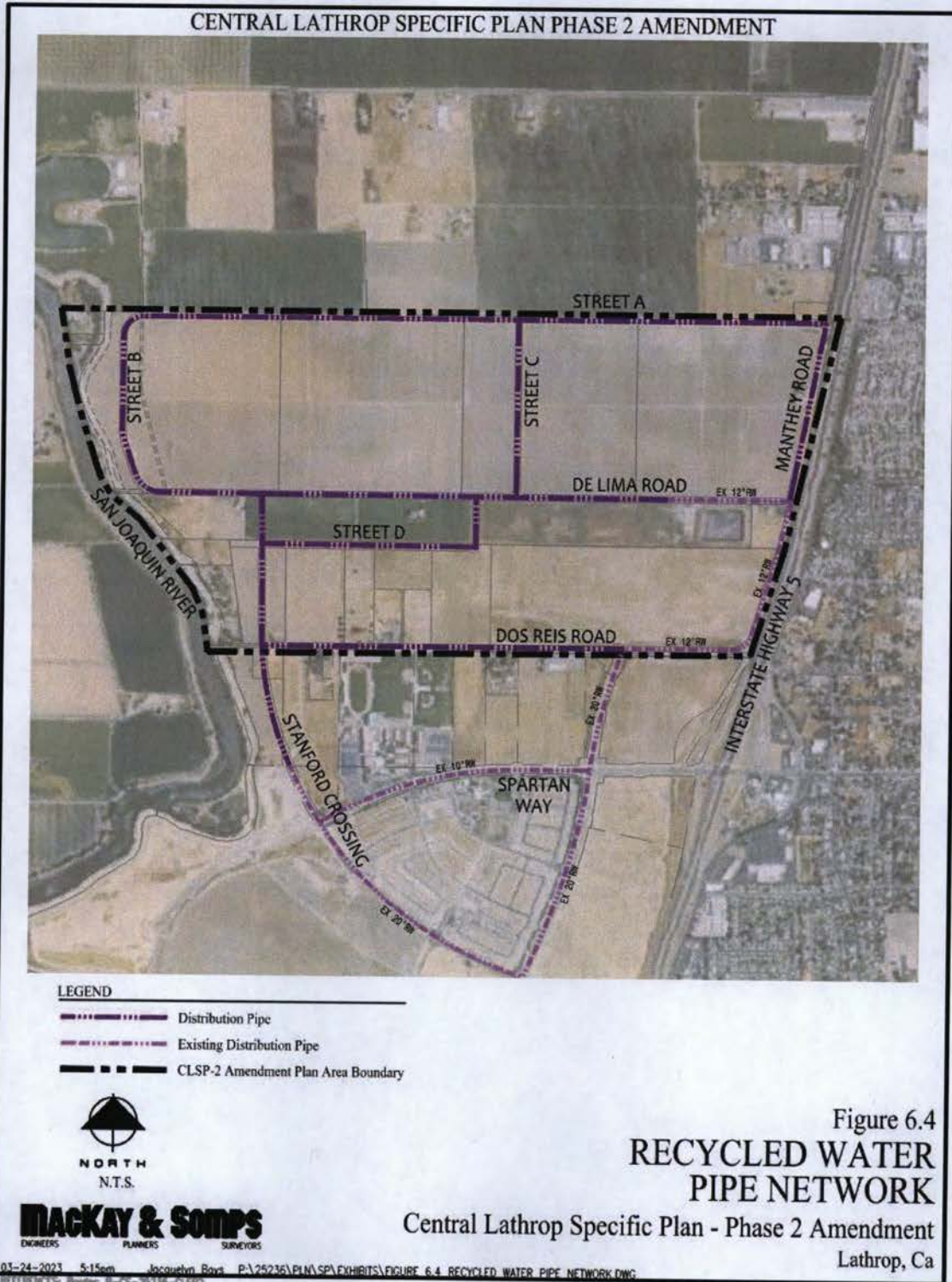
Criteria for management of the recycled water system and public education about it will be established in future reports (or other documents) and will be subject to City approval.

Recycled Water Pipe Network

An existing recycled water pipeline is located in Golden Valley Parkway and Stanford Crossing and will be the connection point for the Plan Area. Each of the major roadways in the Plan Area includes a recycled water main as shown in Figure 6.4. These proposed mains form a looped infrastructure recycled water system into which public and potentially private landscaped areas can be connected.

Due to the limited demand for recycled water within the Plan Area, the City Engineer can determine the need for recycled water improvements with future development applications. The pipe network illustrated on Figure 6.4 is conceptual and subject to final review by the City Engineer when public improvement plan are prepared.

Figure 6.4- Recycled Water Pipe Network



Flood Protection and Storm Water Quality

Background

An existing levee along the San Joaquin River protects the Plan Area from flooding RD-17 operates and maintains the levee. The Federal Emergency Management Agency (FEMA) has categorized the Plan Area as being in Zone X as shown on Flood Insurance Rate Map (FIRM) panel numbers 06077C0605F and 06077C0610F. The Zone X definition relevant to the Plan Area is “areas protected by levees from 1% annual chance flood”.

The RD-17 levee system has been undergoing seepage berm and/or other improvement repair/upgrade projects to increase the resistance to under-seepage and through-seepage in order maintain compliance with applicable Federal, State, and local standards. A minimum 120 foot “no-build” buffer along the levee as measured from the levee toe is provided within the CLSP-2 Amendment Plan Area to allow adequate space for future improvements if/when needed.

RD-17 has been working with the Department of Water Resources (DWR) and the Central Valley Flood Protection Board (CVFPB) to evaluate options for providing 200-year protection for the Mossdale Tract including the CLSP-2 Amendment Plan Area. The 120’ “no-build” buffer within the CLSP-2 Amendment Plan Area provides sufficient area to accommodate any 100-year improvements and any additional incremental improvements to provide 200-year protection in the future in conjunction with the Mossdale Tract 200-year flood protection improvements to meet the urban level of flood protection criteria.

Using design standards developed in cooperation with the City, the CLSP drainage improvement program will provide for efficient discharge of runoff from a 10-year storm event while also protecting the site from flooding during a 100-year storm event. It is also desirable that a high

degree of design flexibility be incorporated into the drainage program. This flexibility will allow sufficient latitude for each new development within the CLSP-2 Amendment Plan Area to design an internal system that meets its site-specific needs, so long as the design is consistent with the overall CLSP-2 Amendment Plan Area Drainage Plan.

Existing Conditions and Constraints

The CLSP area is part of a larger watershed known as “the Northern Area” that includes areas both east and west of Interstate 5.

The CLSP-2 Amendment Plan Area is about 20 feet lower than the top of the adjacent San Joaquin River levee. Therefore, runoff must be pumped over/through the levee. To avoid adverse impact to the levees near the CLSP Plan Area, peak discharge is limited to 30% of the 100-year flow rate from the watershed as stated in the 2004 CLSP and CLSP EIR. Therefore, the CLSP-2 Amendment incorporates on-site detention to store excess runoff during periods of peak storm activity.

Two storm drain outfalls to the San Joaquin River exist within the CLSP Plan Area. One outfall is located within the Phase 1 area and the other is located within the Phase 2 area. The outfalls are sized to accommodate the development of the CLSP-2 Amendment Plan Area.

An existing storm drain force main is located within Dos Reis Road and connects existing development east of Interstate-5 to the existing outfall located at the end of Dos Reis Road.

When the City approved the 2004 CLSP, runoff from the CLSP Plan Area was collected in a system of shallow agricultural ditches, roadside ditches, and percolation basins with some small private agricultural pumps that discharged water to the San Joaquin River. However, public storm drain infrastructure is now available that was built with Phase 1 of the CLSP. Existing pipes

are located at the northern end of Golden Valley Parkway just south of Dos Reis Road and at the northern end of Stanford Crossing.

Shallow groundwater exists throughout the CLSP-2 Amendment Plan Area and is influenced by both the water level in the river and sub-surface flow from areas of higher elevation to the east, as well as local irrigation practices. Even though the groundwater level may decline with a reduction in farming activities, it is expected that this high ground water condition will generally persist after development, impacting both construction and the future operation of the storm drain system. Infiltration into the storm pipes through joints and underground structures can result in excessive pumping demands throughout the life of the project. This impact will be reduced by proper installation of pipes having rubber gasket sealed joints.

High groundwater levels can also impact the effectiveness of detention basins. To the extent that groundwater enters the basins, the storage available for the runoff is diminished. There are no detention basins proposed, however if a detention basin is proposed in-lieu of underground storage, the bottom of the basin will be designed to maintain a minimum of two feet of separation from groundwater or other design measures will be implemented such as impervious liners with sub drain systems.

The Storm Collection System

Runoff from the CLSP-2 Amendment Plan Area is designed to discharge to the river through an existing outfall located near the southwest corner of the CLSP-2 Amendment Plan Area at the end of Dos Reis Road and the existing outfall within the Phase 1 area. The existing outfalls are regional facilities. As shown on Figure 6.7, the CLSP-2 Amendment Plan Area will consist of a system having the following three integrated components.

- Gravity lines that collect and deliver surface runoff;

- “Watershed” detention facilities that hold the runoff; and
- A pump station and force main that conveys water to an existing San Joaquin River outfall structure.

The CLSP-2 Amendment Plan Area consists of two major drainage sheds with underground storage pipes to reduce the peak discharge from the Plan Area to the San Joaquin River. Watershed 4 is a part of both the Central Lathrop Specific Plan Phase 1 and this Phase 2 Specific Plan Amendment. The CLSP-2 Amendment proposes to modify the boundary of the existing Watershed 4 to better align with existing property boundaries. See Figure 6.5 for the existing watersheds and Figure 6.6 for the proposed watersheds.

The modification to the watershed 4 boundary will require additional storage which can be accomplished with large diameter storm drain pipes.

In addition to the added storage, a new 39cfs pump will need to be added to the existing Phase 1 storm drain pump station. The pump station is already set up to accept the additional pump so physical pump station modifications are not expected.

The remainder of the CLSP-2 Amendment Plan Area falls within Watershed 3. Large diameter storm drain pipes will be utilized to provide the required underground storage. The underground pipe storage system location will be dispersed throughout the CLSP-2 Amendment Plan Area, with individual developments responsible for a per acre proportional share of the overall storage requirement. A new pump station and force main will be constructed that will connect to an existing outfall structure. The existing outfall structure will need to be retrofit to meet current design standards. The existing headwall is expected to remain in-place, but the existing pipes connecting to the headwall will need to

removed and replaced near to the top of the levees to increase the elevation of the pipes. New valves will also need to be added to the pipes as required by the current design standards. The Storm drain-system illustrated in Figure 6.7 is conceptual and subject to change based on future planning and engineering efforts.

The proposed stormwater collection system functions by discharging all runoff directly into the river up to the point where the runoff rate exceeds the capacity of the pump station. When the rate of runoff exceeds the pump station capacity, water “backs up” into the detention pipes until the runoff rate declines and once again equals the capacity of the pump station. The water level in the storage pipes then decreases, emptying completely.

Based on a preliminary design analysis the approximate volume of the underground storage and maximum allowable discharge rates are summarized in Table 6.3. Storage is based on the maximum discharge rate shown.

Table 6.3: Watershed Detention Facilities and Pump Station Sizes

| Watershed | Maximum Pumping Rate | Total Storage |
|--------------|----------------------|---------------|
| | CFS | Acre-feet |
| 3 | 176.7 | 1.53 |
| 4 | 78.6 | 17.36 |
| Total | 255.3 | 18.89 |

Flood Protection

A key element of the CLSP-2 Amendment Plan Area storm drain system is its ability to handle the runoff that occurs during a high intensity storm. The drainage system provides multiple layers of protection based on the severity of storm events:

- 10-year Event - The underground system is designed with capacity to accommodate the drainage flows anticipated to occur as a result of a 10-year storm event.

- 10 to 100-year Event - When the capacity of the underground system is exceeded during an intense storm event (in excess of a ten-year event), water flows will be detained in underground storage pipes, designed for the 100-year storm event and distributed throughout the CLSP-2 Amendment Plan Area. This design method keeps the flow depth underground, within acceptable limits (i.e., one foot below floor elevations) and the threat of flooding posed to private property is minimized. An alternative design could be to allow the streets to flood and provide overland release by means of a descending gradient directing surface flow towards a proposed detention basin. This type of design would require flow in the streets.
- 10 to 100-year Event with Pump Discharge limited – The CLSP-2 Amendment Plan Area storm drain system is also designed to provide flood protection in circumstances requiring a reduction in flow rates of the system pumps that discharge into the San Joaquin River. The Central Valley Flood Protection Board and the City may limit river discharge to pre-development levels whenever the river stage exceeds certain flood elevations. When pump discharge is limited, the CLSP-2 Amendment Plan Area must be able to accommodate the volume of a 100-year, 24-hour storm without flooding buildings. Under these extreme circumstances, the volume of water that must be stored in the Plan Area may exceed the capacity of the detention facilities and will be held in the streets, parking lots and/or other areas.

The CLSP-2 Amendment Plan Area grading concept preserves the elevation of the streets within the watershed at approximately the same elevation as existing conditions. During a rare condition, when the San Joaquin River is high and the stormwater pumps must be reduced, the underground storage allows runoff to be spread

throughout the shed avoiding excessive depth of inundation in any one area.

The 2022 Lathrop General Plan amendment changing residential uses to Limited Industrial uses in the CLSP-2 Amendment Plan Area is consistent with the floodplain management strategy included in the San Joaquin Area Flood Control Agency (SJAFC) 200-year Fix-in-Place levee improvement project for the Mossdale Tract.

Stormwater Quality

The CLSP- 2 Amendment Plan Area drainage system will include features designed to ensure that the stormwater quality meets current water quality standards in conformance with Phase II MS4 National Pollutant Discharge Elimination System (NPDES) regulations. Because the site discharges into the San Joaquin River, runoff quality must also meet standards of the regulatory agencies.

Runoff will be treated to the “maximum extent practicable” by implementing appropriate source and treatment control Best Management Practices (BMPs). These practices may include, but are not limited to:

- Bioretention
- Infiltration basin
- Underground water quality vaults (i.e., CDS vaults)
- Disconnected roof leaders (i.e., roof leaders connect to “bubble-up” inlets in landscaped areas away from building foundations rather than to the storm drain system)
- Swales
- Downspout and/or inlet filters
- Porous Pavements

- Inlet stenciling
- Street sweeping

Stormwater treatment must meet the criteria of the Multi-Agency Post Construction Stormwater Standards Manual. Additional requirements may be imposed on some industrial and commercial uses.

It is anticipated that new public roads within the CLSP-2 Amendment Plan Area will be treated with roadside bioretention areas and stormwater quality for the individual developments will be treated onsite in bioretention areas, prior to discharging into the public storm drain system. Per Section 1.5 of the Multi-Agency Post Construction Stormwater Standards Manual public roadway replacements and widenings allow for reductions and/or exceptions in storm water quality treatment requirements.

The storm water runoff on Dos Reis Road between Stanford Crossing and Golden Valley Parkway is exempt from storm water quality requirements per Section 1.5 of the Multi-Agency Post Construction Stormwater Standards Manual because the addition of traffic lanes results in an alteration of 50% or less of the existing Dos Reis Road impervious area in this section of roadway and the proposed 8’ trail and bicycle lane are graded to runoff to adjacent vegetated areas.

Similarly, the storm water runoff from Manthey Road is exempt from storm water quality requirements per Section 1.5 of the Multi-Agency Post Construction Stormwater Standards Manual because the addition of traffic lanes results in an alteration of 50% or less of the existing Manthey Road impervious area in this section of improvement and the proposed 8’ trail and bicycle lane are graded to runoff to adjacent vegetated areas.

Section 1.5 of the Multi-Agency Post Construction Stormwater Standards Manual also allows for the reduction of storm water treatment area required to treat runoff from Dos Reis Road

between Golden Valley Parkway and Manthey Road because the addition of traffic lanes results in an alteration of 50% or less of the existing Dos Reis Road impervious area in this section of roadway and the proposed 8' trail and bicycle lane are graded to runoff to adjacent vegetated areas.

It is likely other street replacements/widenings in the CLSP-2 Amendment Area will fall into these reductions/exceptions categories in the future reducing the required treatment areas for public roadways as directed by the City.

Figure 6.5- Existing Watersheds

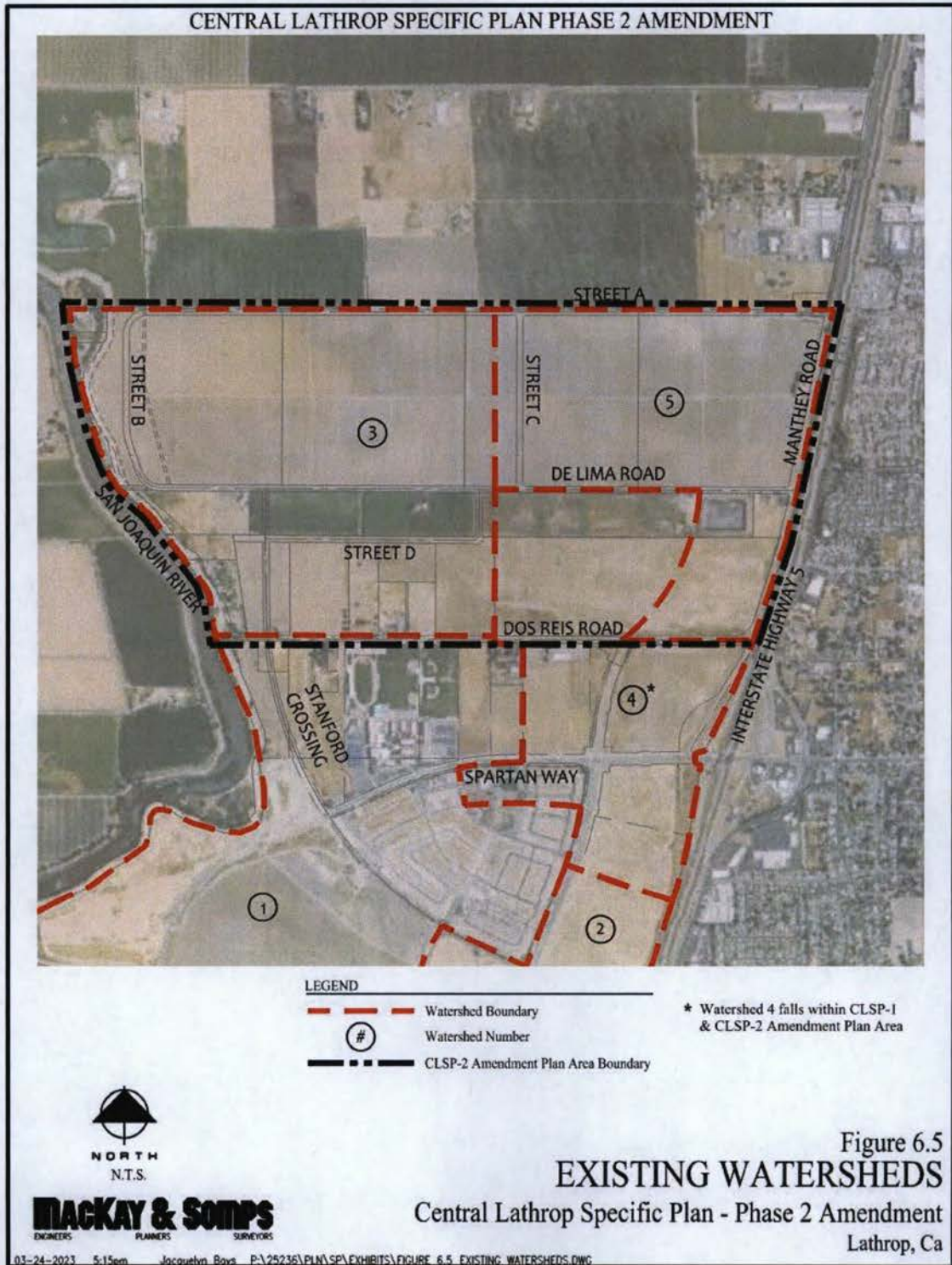


Figure 6.6- Proposed Watersheds

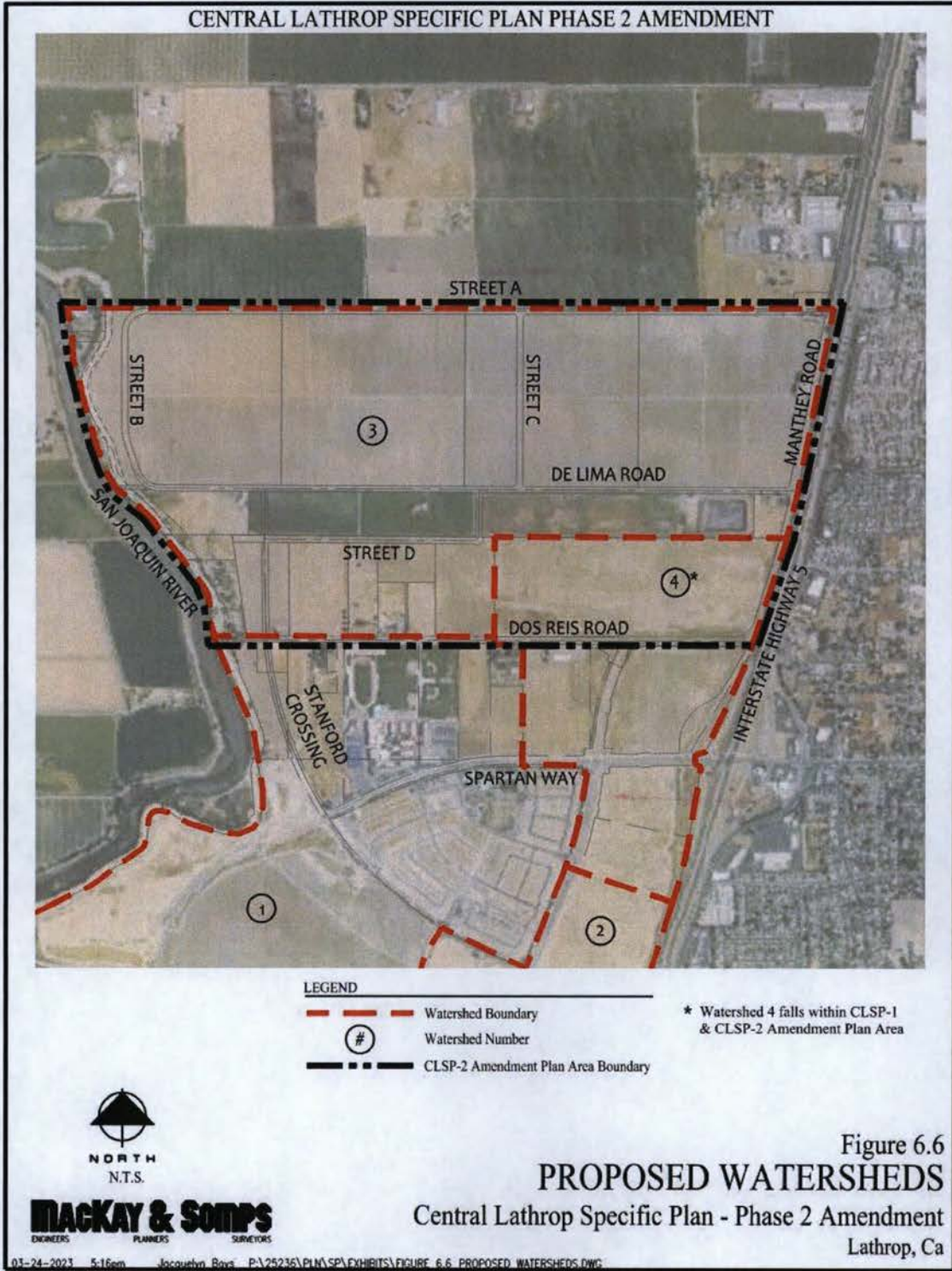
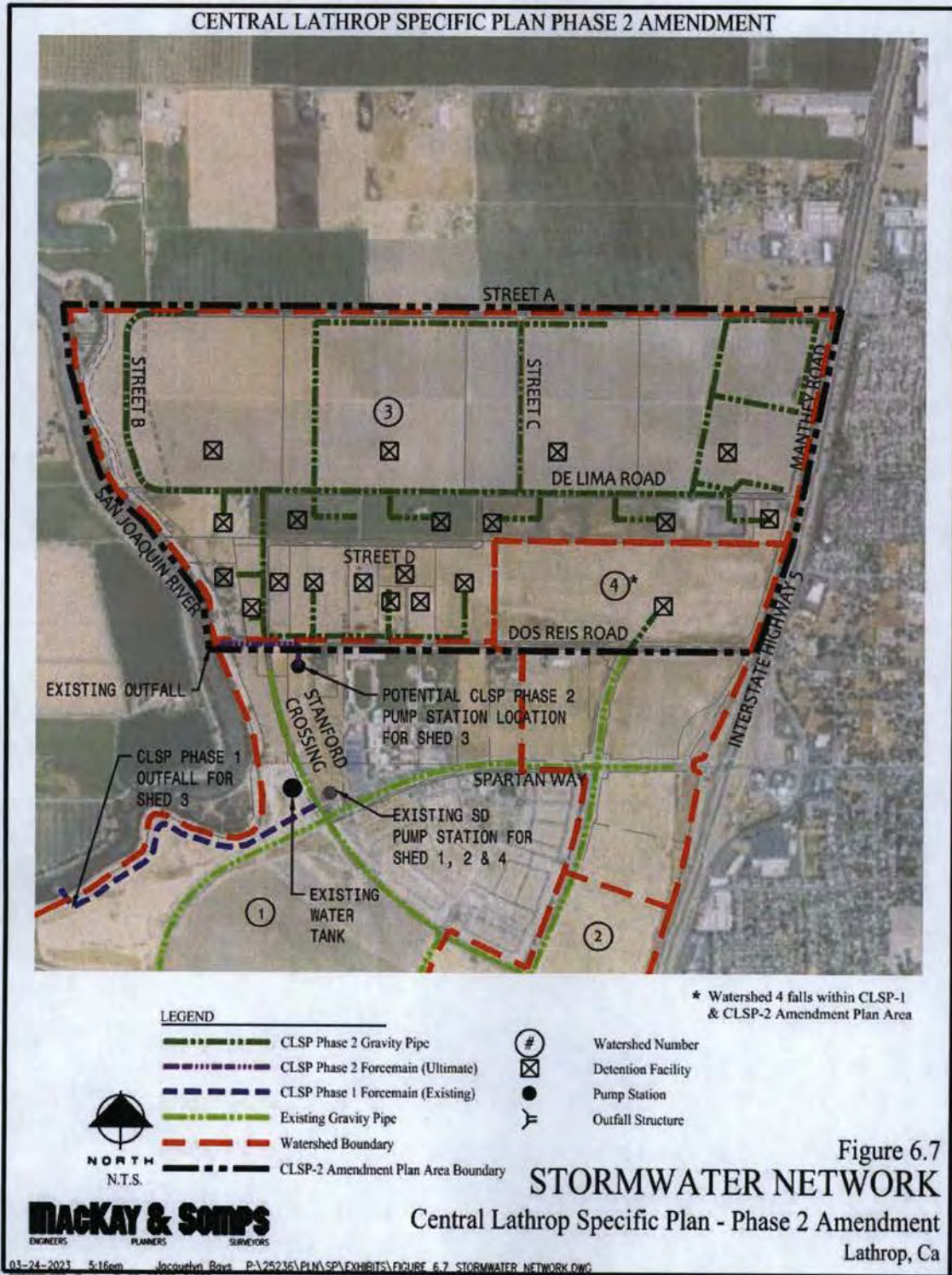


Figure 6.7- Stormwater Network



Public Utility Easements and Utility Corridors

underground in a joint trench with gas and electric facilities.

For a discussion regarding the location and use of public utility easements and utility corridors, please refer to Chapter Three: Circulation and Transportation.

Energy and Telecommunications***Power***

Electrical service will be provided to the CLSP-2 Amendment Plan Area by Pacific Gas and Electric (PG&E). Existing high voltage power lines, within PG&E power line easements, traverse through a portion of the CLSP-2 Amendment Plan Area. Existing power lines within the CLSP-2 Amendment Plan Area 1 are shown on Figure 6.8.

It is anticipated that all existing overhead power lines 34.5Kv and under will be relocated and/or be placed underground as the CLSP-2 Amendment Plan Area develops. New power lines constructed to serve the Plan Area, as well as all other utilities, will be installed underground in a typical joint trench.

PG&E will extend electricity service in a timely manner to serve each development as needed during the phased implementation of the CLSP-2 Amendment.

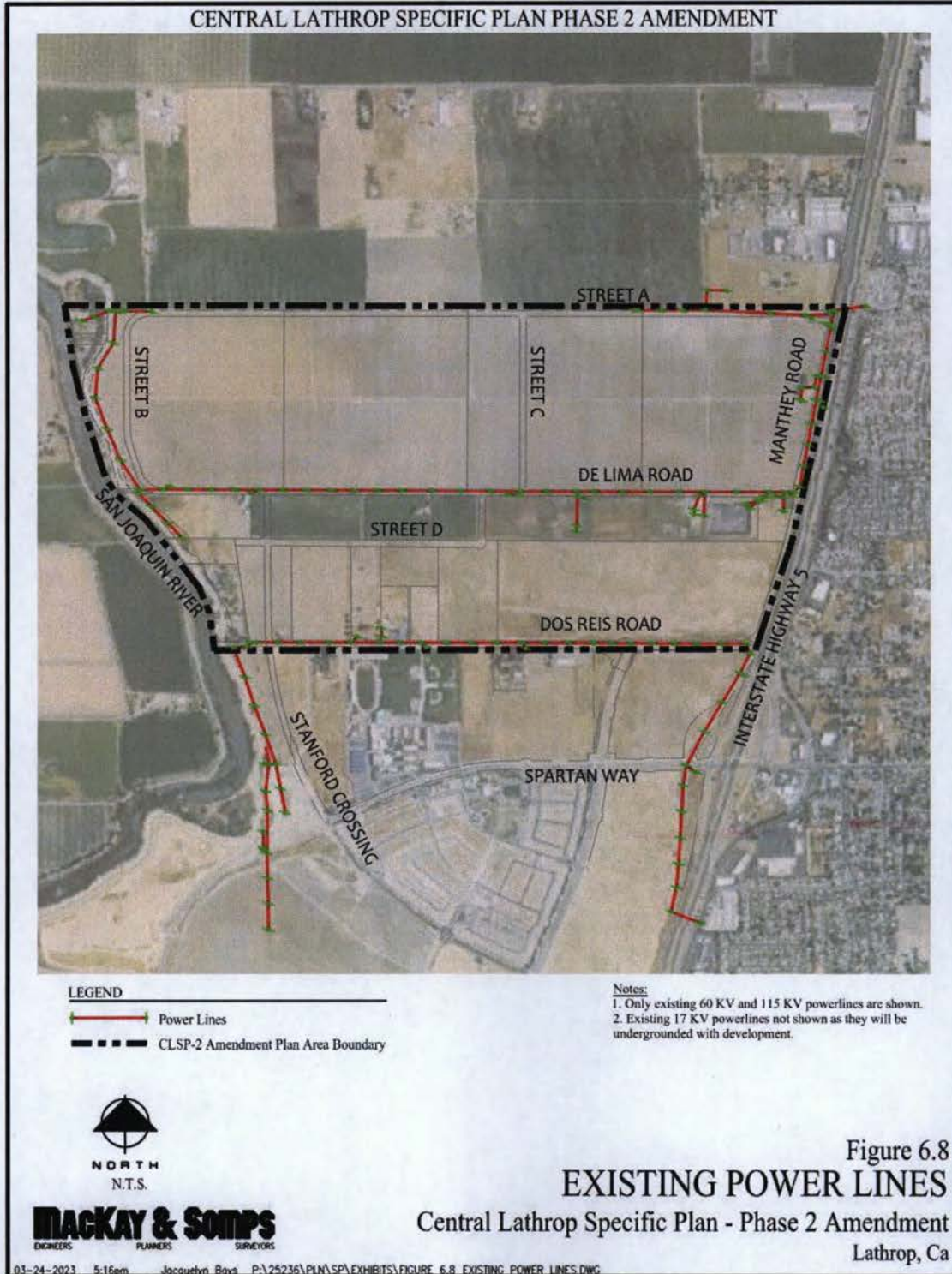
Gas

PG&E will provide natural gas service to the CLSP-2 Amendment Plan Area. The CLSP-2 Amendment Plan Area ties into existing natural gas lines located within the CLSP Phase 1 area.

Telecommunications

Telephone service, cable television service, and possibly high-speed data lines to the CLSP-2 Amendment Plan Area are to be provided by the appropriate utility companies. Telecommunication systems will be located

Figure 6.8- Existing Power Lines



Chapter Seven: Design Guidelines

Introduction

The Design Guidelines provide the vision for the CLSP-2 Amendment Plan Area by establishing minimum standards for character, building design and landscape elements. The 2022 General Plan, the CLSP-2 Amendment and the City's Zoning Code, ensure a coherent well thought out design for the CLSP-2 Amendment Plan Area.

The following guidelines provide site design and architectural standards, including provisions for landscaping and sustainability efforts applicable to development within the CLSP-2 Amendment Plan Area. All development proposals in the CLSP-2 Amendment Plan Area must adhere to the standards and guidelines set forth in this amended specific plan.

These guidelines and standards are consistent with and provide a companion document to the City's Zoning Ordinance. Standards not addressed in the CLSP-2 Amendment shall be those set forth in the Lathrop Municipal Code.

Purpose

The purpose of the guidelines and standards for industrial development, park, and open space is to ensure consistency of design between the various uses within the CLSP Plan Area.

These guidelines provide for the development of a well-designed project, that is compatible with adjacent land uses of the overall CLSP Plan Area, and is designed to promote accessibility and provides the ability for pedestrians and alternative modes of transportation to, from and within the CLSP-2 Amendment Plan Area.

Land Use

A brief description and the vision of each land use designation within the CLSP-2 Amendment Plan Area are provided below:

Limited Industrial

Envisioned as a prominent employment-generating land use, this designation shall provide a high degree of functionality, including convenient access to major roadways. Buildings within this area may likely be warehouse, manufacturing, assembly and repair-type buildings. Careful consideration shall be placed in the material, color, and scale of buildings as well as the articulation of each façade. Although multiple industries would likely be located in the CLSP-2 Amendment Plan Area, the architecture styles of buildings should create cohesion and compatibility across the CLSP-2 Amendment Plan Area.

Open Space & Parks

The Open Space and Park uses are located along San Joaquin River and span the length of the CLSP-2 Amendment Plan Area Project Area. The existing Dos Reis Country Park will remain, with additional park areas proposed to connect to the open space corridor. The open space corridor along the San Joaquin River is intended as a local community wide facility with the possibility of regional linkage. This Open Space Corridor would also provide the ability to connect the CLSP-2 Amendment Plan Area to CLSP Phase 1 and other developments to the south. Though not required or mandated, provision is made within this CLSP-2 Amendment for the construction and use of outdoor recreation facilities such as recreation fields, fitness equipment and courses, or other such uses intended for the physical recreation

and well-being of the community and/or the employee users.

General principles guide the overall Central Lathrop Specific Plan - Phase 2 and lay the foundation for standards and guidelines. Standards and guidelines apply to the entire Phase 2 Amendment Plan Area, and standards and guidelines apply to each land use designation. All site design standards and guidelines are organized into two sections: 1) site design and 2) architecture. Within each section, subcategories further define and illustrate design objectives through written descriptions and photographic examples that convey desired design elements. The applicable standards and guidelines support the design objectives, defining how desired development should be achieved.

CLSP-2 Amendment Principles, Standards and Guidelines

The CLSP-2 Amendment strives for a realistic and attractive development. The CLSP-2 Amendment, within the existing and surrounding landscape, will continue to advance the economic vitality and job growth in Lathrop by creating a development of quality site design and architecture. To achieve these goals, the following planning and design principles have been developed to assist designers and developers in meeting the CLSP-2 Amendment design objectives.

All industrial projects in the CLSP-2 Amendment Plan Area should be designed to meet, or exceed the following planning and design principles:

1. Site Design.
 - a. Design pedestrian accessible buildings.
 - b. Encourage design elements that consider environmental conditions, like sun, shade, wind, etc., to improve the pedestrian experience and provide natural environmental control.
2. Architecture.
 - a. Use design styles, elements, and materials that complement or do not visually compete with surrounding context and scale of neighboring land uses within the CLSP-2 Amendment Plan Area.
 - b. Incorporate distinctive design elements into buildings including colors and building relief.
- c. Encourage streetscape with landscaping.
- d. Provide outdoor lighting for safety and security; minimize outdoor lighting from spilling over to adjacent properties.

Site Design

The CLSP-2 allows for a mix of industrial uses. Due to the wide variety of allowed uses for Industrial developments, circulation, site planning, landscaping, and architecture should be the key elements that unify development in the CLSP-2 Amendment Plan Area. Development projects are encouraged to provide a safe and functional environment for all users and patrons, including pedestrians, bicycles, and automobiles. Development should reflect quality and visual appeal as it relates to adjacent streets and surrounding development. This specific plan amendment guides future design for the CLSP-2 Amendment Plan Area 2 but is flexible in terms of building design, type, size and locations.

Site Planning

A. Circulation

The objective of the Central Lathrop Specific Plan - Phase 2 circulation is to promote efficient and safe movement of goods and people throughout the CLSP-2 Amendment Plan Area. The circulation design should consider all types of users: vehicle, pedestrian and bicycle.

Refer to Chapter 3 Circulation and Transportation for details on vehicle, pedestrian and bicycle route locations.

The design of access for large development areas and individual project sites should tie land uses and existing roadways into the overall circulation network in the CLSP-2 Amendment Plan Area. In some cases, the internal circulation may be part of the larger CLSP Plan Area circulation and street network.

Pedestrians should have continuous sidewalks, free of obstructions, and with convenient access to buildings and other adjacent land uses. Additionally, pedestrian connections are encouraged between site buildings, parking and other adjoining uses.

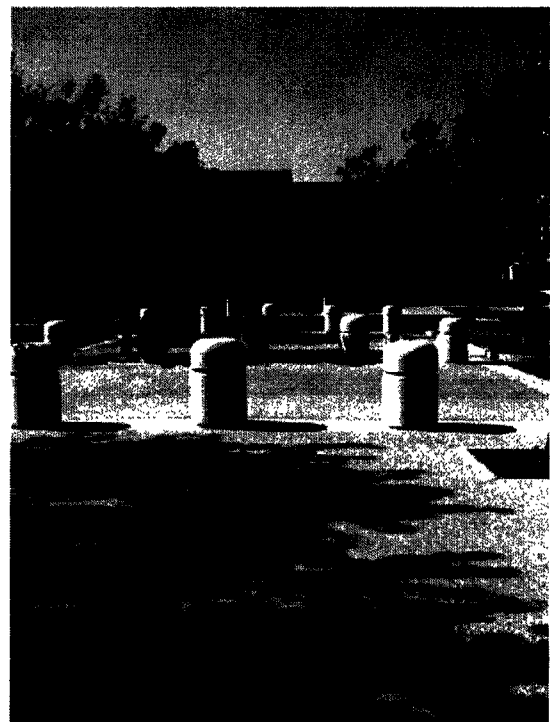
Additional modes of travel, including bicycle and public transit should be incorporated into each development project. Bicyclists should have consistent safe access from major roadways into and around each development area to minimize potential conflicts with vehicles.



*Photo Example 1
Pedestrian facilities along public roads*

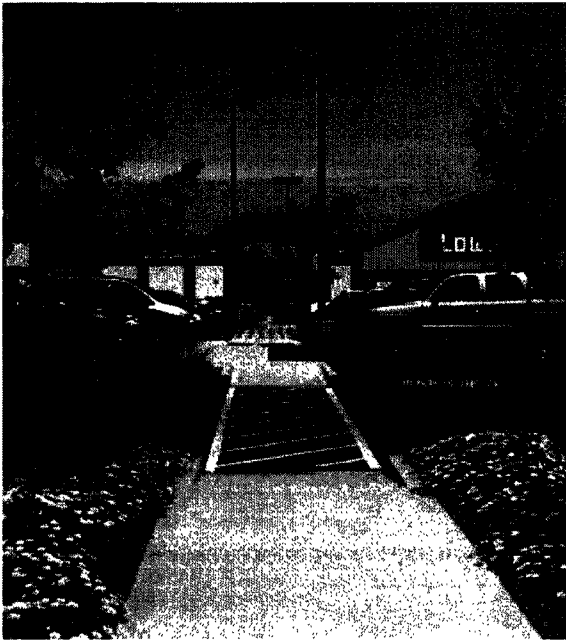
The following circulation design guidelines apply to all development areas of the Central Lathrop Specific Plan - Phase 2:

1. Land uses that are automobile dependent should be designed to minimize the conflict between pedestrians, bicycles, and automobiles, by the following means:
 - Create pedestrian-only connections between public sidewalks and buildings, avoiding crossing drive-thru lanes wherever possible; or
 - Place vehicle entrances and drive-thru areas away from main pedestrian entries.



*Photo Example 2
Minimizing conflicts between pedestrians, bicycles and automobiles.*

2. Each development should provide pedestrian and bicycle connection to adjacent uses within the Central Lathrop Specific Plan - Phase 2. This would include public sidewalk connections to internal project circulation for pedestrians and public right-of-way bicycle paths to internal on and off-street routes for bicycles. These connections should be well lit and marked for the safety of its users.



*Photo Example 3
Pedestrian/bicycle safe crossing*

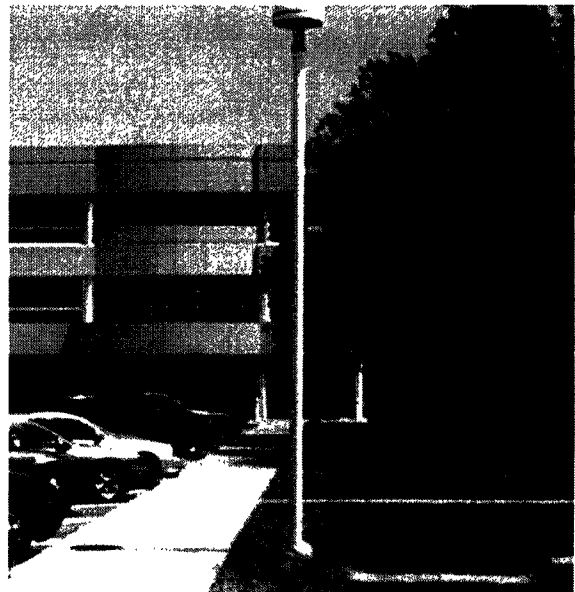
B. Building Placement & Parking

Building placement and orientation is key in creating a safe and efficient site design. Buildings with uses that rely on visibility should be placed close to adjacent streets and specifically on high-volume corners. Optimal building placement on individual development sites can create opportunities for public or employee spaces, encourage pedestrian connections, establish streetscapes, and provide drive-by advertising for the companies. Building placement and parking orientation considerations can greatly increase the efficiency of a building.

The following building placement and parking design guidelines apply to all individual

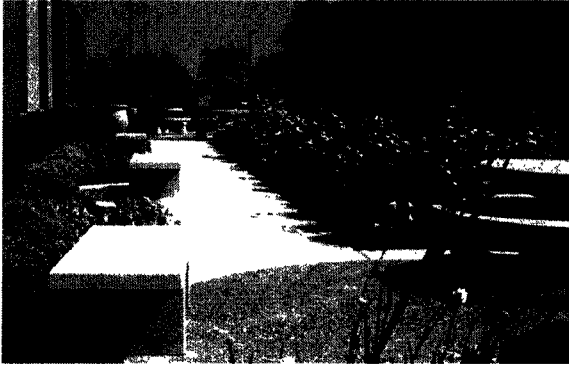
development sites of the Central Lathrop Specific Plan - Phase 2:

1. Where feasible and desirable, buildings should maintain close proximity to streets;
2. Buildings should be sited to be conveniently located and attract users:
 - Entrances should be designed to accommodate safe pedestrian travel;
 - Parking should have close proximity to buildings;



*Photo Example 4
Parking near buildings*

- Create spaces with gathering areas, plantings, bicycle parking, or other amenities between or adjacent to buildings;



*Photo Example 5
Encouraging gathering areas in open spaces*

- Minimize excessive building setbacks that detract from the streetscape, or optimize excessive setback areas by providing distinctive landscaping within the setback;
 - Building elevations should consider the human-scale design elements on ground floor facades and specifically at building entrances.
3. Parking areas should be designed for circulation efficiency and safety of all users:
- Large parking areas should be screened from view and placed away from major rights-of-way, behind buildings, or obscured with landscape treatments, such as berms, tall shrubs, and trees;
 - Landscaping should be provided in parking areas as specified by the landscaping section in this chapter;
 - Pedestrian pathways and walkways, clearly marked with enhanced paving material, should be provided through parking areas as direct routes to building entries.

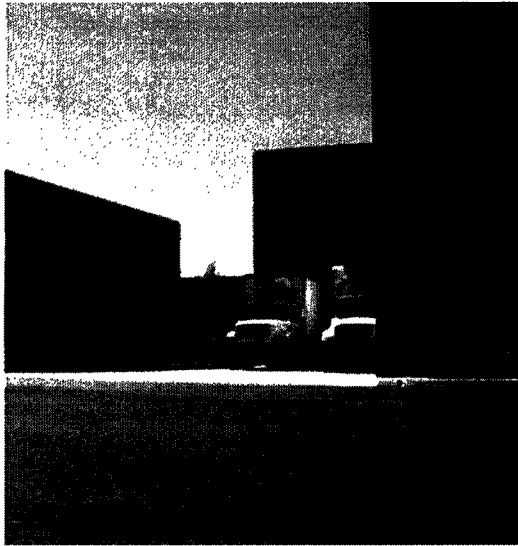
4. Loading and delivery areas should be located appropriately to minimize their visibility, avoid pedestrian/loading zone activity conflicts, and minimize potential circulation, noise, and lighting conflicts. Screening these areas with landscaping, buildings, fences or walls is encouraged.
5. Corner and mid-block buildings should be oriented towards the public right-of-way and should be designed to achieve the following:
- Where feasible and desirable, driveway entrances and stacking lanes should be separated from public pedestrian spaces and crossings.

C. Refuse, Storage & Equipment Areas

The design and placement of refuse containers, service areas, loading docks, and similar facilities shall be considered as part of the overall site design of a project. In general, these uses should be located as to not interfere or detract from circulation, parking, and adjacent uses, and in most cases should be screened from view.

The following design guidelines apply to all development areas of the Central Lathrop Specific Plan - Phase 2 Amendment Plan Area as it relates to refuse, storage and equipment areas:

1. Trash/recycling enclosures and service and loading docks areas should be sufficiently sized to accommodate the site's needs, but located in areas as to not interfere with on-site circulation and parking;



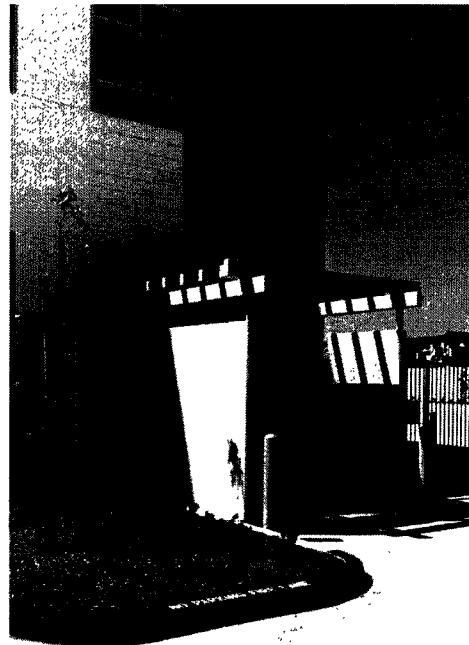
*Photo Example 6
Sufficiently sized loading docks*

2. Trash and outdoor storage facilities should be placed away from public streets and/or screened from view with materials consistent to adjacent building exteriors or other mature plantings; and



*Photo Example 7
Screened outdoor storage area placed away from public streets.*

3. Trash and outdoor storage that is visible from upper stories, arterial roads or freeways should be screened with trellis or other horizontal cover and should be consistent with the architectural style of adjacent buildings. Furthermore, trash enclosures should be designed—through colors, materials, details, and/or forms, that serve to compliment associated building design for the particular building complex it serves.
4. Trash and outdoor storage facilities are required to include a covered roof and sewer drain as described in the Public Works Stormwater Standards.



*Photo Example 8
Enclosed refuse areas*

D. Landscaping

The intent of the landscape design is to provide continuity throughout the CLSP-2 Amendment Plan Area. Landscaping guidelines will specify standards for streetscape, public space, and parking lot design within the development area. Through the use of deciduous and evergreen plant material, year-round interest will be given to the site with an evenly layered plant design. This layered plant design will screen or diminish adverse views and utilities. Plant materials should be easy to maintain while attractive and diverse. Designers shall emphasize the use of low-water use plants with a lush character and vibrant colors.

The streetscape within the CLSP-2 Amendment Plan Area will be unified through a consistent palette of ground cover, shrubs, and street trees. The street tree will create a canopy along all public streets to increase aesthetics of the project while providing shade and creating a walkable development. Street trees size required at time of planting will be determined during the Site Plan Review process for each development. Street trees shall be centered in the parkway strip or planted at least 4' behind the sidewalk. A mix of evergreen and deciduous trees is encouraged as primary and accent tree options. Where it is determined by City staff that more screening is required, an increase in evergreen tree locations may be required.

The landscaping of public spaces should be carefully considered to attract visitors. Trees with a consistent canopy should be used in areas where shade is desirable. In general, the landscaping of public spaces should complement the other features and amenities of the area, becoming a backdrop to pedestrian activities.

Parking lots will have drive aisles and parking aisles delineated through parking lot medians and planter strips. Ground cover, shrubs, and trees will be planted within the medians and planter strips, where feasible and practical. When a median or planter strip is adjacent to a parking

stall, all plant material and irrigation shall be kept eighteen inches from the curb, or confined to low groundcover or lawn, to allow for car overhang and door swing. Trees should provide a shade canopy, reducing heat island effect: a sustainable site planning measure. It is recommended that 50% shade be provided within vehicular parking lots. (Estimated shade diameter is projected at 15 years from time of planting.) Vehicular parking lot shade trees shall conform, at a minimum, to standards and requirements shown in Chapter 17.9 Landscape and Screening Standards of the Lathrop Municipal Code.

Irrigation and water efficiency/conservation is mandatory in accordance with the "Model Water Efficient Landscape Ordinance." Irrigation systems should be designed to ensure the efficient use of water and avoidance of overspray and overwatering. To help ensure an efficient irrigation system, plants should be grouped in hydro-zones, which is a combination of plants with similar water needs. The use of low-water native and adaptive plants is highly encouraged. All landscape areas must be irrigated with an automatic irrigation system controlled by a timer. Use of drip irrigation is encouraged where practical and most effective, especially in shrub and tree areas.

Where feasible and desirable, drainage and water quality measures should be used in on-site landscape areas. Using landscape strips and medians for percolation, drainage swales, and rain gardens is highly encouraged. Use of many sustainable landscape techniques is highly recommended and can result in substantial maintenance cost savings.

The following design guidelines apply to all development areas of the Central Lathrop Specific Plan - Phase 2 as it relates to landscaping:

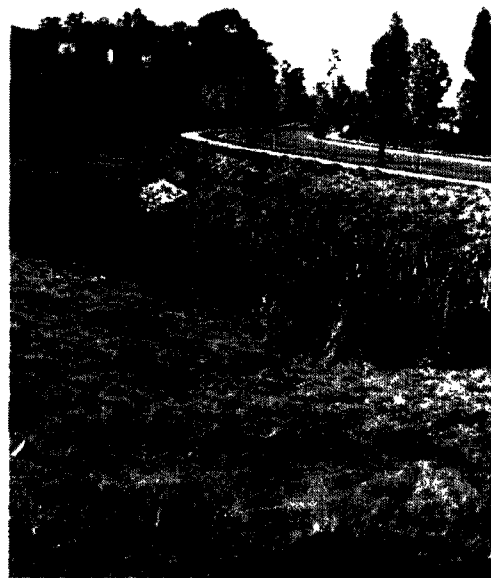
1. Landscaping should be used to define outdoor spaces, softening and complementing structures, and should also be used for utilitarian qualities:

- Become a backdrop to pedestrian outdoor gathering places;
 - Screening parking, loading, storage, and equipment areas;
 - Provide shade and enhancement to the streetscape, parking lots, and pedestrian outdoor gathering places; and
 - Directional, defining entries and pedestrian ways.
2. Landscaping and trees should be employed in parking areas to break up expanses of hardscape and to minimize heat island effect;



*Photo Example 9
Landscaping in parking areas*

3. Where feasible and desirable, mature trees and plantings should be maintained and incorporated into the landscape design;
4. Natural and existing vegetation should be preserved where possible and incorporated into the new landscaping. Retention and detention areas should be planted to create the appearance of natural vegetation. Careful selection of plant types is necessary to ensure survival and be compatible with the proper functioning of the drainage system;



*Photo Example 10
Preserved Natural Vegetation*

5. Conservation and efficient use of water is at the forefront of the Central Lathrop Specific Plan - Phase 2 landscaping objectives. Landscaping and irrigation shall comply with the City Municipal Code Section 17.92.060 “Water Efficient Landscape Ordinance” and the following guidelines:
- Plants should be selected and grouped according to their maintenance and water use profile. In all cases, low-maintenance and drought tolerant plantings are highly encouraged;
 - Planting of turf areas should be kept at a minimum. A maximum of 10% of the total landscaped site area may be irrigated turf. Drought-tolerant ground covers and shrubs are lower maintenance and seen as more desirable;
 - All landscaped areas should be designed for maximum water efficiency and irrigated through an automatic irrigation system controlled by a timer. Non-potable or recycled water should be used to the extent feasible;

- Use alternative and porous paving options for pedestrian pathways and non-vehicular and bicycle circulation to maximize infiltration of water runoff;
 - Curb, header boards, pavers, and other materials should be used to minimize water run-off and define landscaped areas; and
 - Water features should be designed for maximum maintenance and water efficiency.
6. Where feasible and desirable, landscape strips and medians should be programmed for the treatment and conveyance of water run-off. Landscaping used for percolation, drainage swales, and rain gardens are highly encouraged.
7. A landscape buffer shall be provided along Dos Reis Road, across from existing and proposed sensitive receptors. The landscape buffer is intended to soften the transition from non-industrial uses to the future industrial uses of the site. A 30 minimum foot wide landscape buffer including 22 feet of landscaping with an 8 foot wide paved trail will be provided in the public right-of-way behind the curb. An additional buffer will be provided on private property to be designed with individual development applications. Refer to the Land Use chapter of this specific plan amendment for additional information.



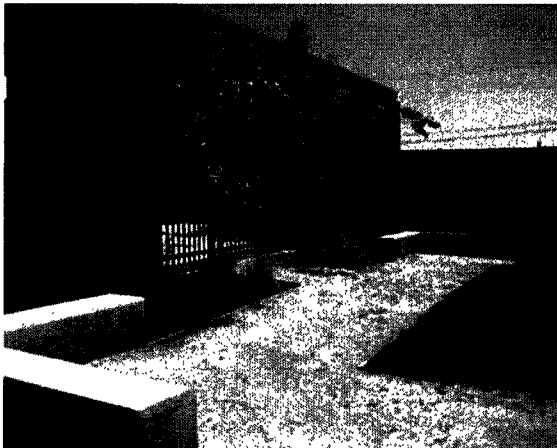
Photo Example 11
Landscape buffer at entry monumentation

E. Walls & Fences

Walls and fences in the Plan Area are intended to provide screening between projects and adjacent uses where necessary, helping to define edges of arterial and collector streetscapes and providing security to property. It is anticipated that there will be limited use of walls, except where needed for sound attenuation or where desired for entry features or for screening unsightly elements, such as trash areas. The material and design for the walls and fencing may vary throughout the development area, depending on location and specific project needs. However, the color and materials of the walls through the CLSP-2 Plan Area should be complimentary. Both masonry and wood fences are permitted in the Plan Area.

The following design guidelines apply Central Lathrop Specific Plan - Phase 2 as it relates to walls and fences:

1. Walls and fences will not be permitted if they aren't necessary for noise attenuation, specific screening, gateway, aesthetic, or security purposes;



*Photo Example 12
Site walls and fences*



*Photo Example 13
Landscape screening at wall*

2. Tall walls and fences are discouraged along arterial and collector roadways, as they diminish the street scene. Fences and walls should not exceed a maximum height of seven feet, unless special screening and/or security issues are demonstrated which necessitates a higher fence. Low decorative or auto-screening walls, 2 to 4-feet in height, may serve to enhance a building area or streetscape, if tastefully designed. Maximum wall heights should be inclusive of fill from existing ground (ie berms). At locations where industrial land use is proposed adjacent to sensitive receptor land use (like along Dos Reis Road), an 8 ft. masonry wall for special screening shall be installed;
3. Walls and fences, used at property frontages or for screening, should be designed as an extension of a building's architecture; top caps on masonry walls and tubular steel fences are encouraged. Self-clinging or supported vines shall be planted at regular intervals along walls to ensure coverage within 5 years in order to discourage graffiti and soften the overall appearance of the wall;
4. Where long expanses of wall or fence are unavoidable, articulation in the form of wall offsets or landscaping should be implemented; and

5. Where security fencing is required, a combination of solid and open grill work is encouraged. Barbed, razor, wire or similar fences shall comply with LMC Section 17.92.070.
6. At the interface between Dos Reis Regional Park and the adjacent industrial site a shall include a masonry wall for screening.

F. Public Spaces and Pedestrian Amenities

It is the intent of the public spaces and pedestrian amenities section to promote usable public gathering spaces oriented toward pedestrian users that function as an amenity to the development. These outdoor spaces should be visually pleasing, appropriately scaled, and should encourage greater activity within each development area. As well as providing pedestrian-oriented features and amenities, these spaces should connect pedestrians with the site and surrounding uses.

An employee or public gathering place should be provided for appropriate projects in each development area. The scale and program of the

space should be appropriate to the adjacent building and type of users. It is encouraged to site these spaces in well-lit, shaded, secure, and interactive areas where they can become an integrated feature.



*Photo Example 14
Shaded employee break area*

The following design guidelines apply to all of the Central Lathrop Specific Plan - Phase 2 as it relates to public spaces and pedestrian amenities:

1. An employee or public gathering and break area spaces should be encouraged in appropriate projects within each development area. These amenities can include, but are not limited to, small recreation areas or other open space facilities. These areas will count toward the landscape requirement designated for each land use district.



*Photo Example 15
Employee well-being area*

2. Within the Limited Industrial designation, gathering places should be placed between or adjacent to buildings to encourage employee health and well-being.



*Photo Example 16
Employee break area*

3. Pedestrian connections should be established within projects and development areas, where logical and practical. Areas for respite for users should be encouraged.

G. Lighting & Furniture

Lighting is an important element in the landscape and should be used to contribute to a safe and attractive environment. Natural areas will need little light while street intersections will require illumination levels safe for pedestrian crossings. Lighting is also used to reinforce the development's overall design theme and create a consistent sense of place by adding a common,

thematic element that is repeated along all major roadways. Streetlighting within public right of way shall comply with the City of Lathrop design & construction standard details. The height of lights will vary depending on application. Light standards will typically be higher along roadways and will be lower in pedestrian areas. High Efficiency lighting is required within all buildings as well as on the exterior. Outdoor lighting shall be provided for safety and security but shall be minimized from spilling over to adjacent properties.

Site furniture is encouraged in outdoor areas and public spaces. The driving goal for the use of landscape elements is to create enjoyable outdoor spaces and furnish comfortable amenities for relaxation and leisure. Site furniture visible from public streets, plazas, and pedestrian linkages should be of a compatible style and design. Fixtures and furniture may vary in style, color, and materials from this standard design if they are used in enclosed courtyards or other locations where land uses require unique appeal. Designers shall give emphasis to vandalism-resistant criteria when selecting all site fixtures and furniture.

The following design guidelines apply to all of the Central Lathrop Specific Plan - Phase 2 as it relates to lighting and furniture:

1. Outdoor lighting should be specified and designed consistent with the zoning code for this Plan Area;
2. Exterior lighting, including parking areas, should be architecturally integrated with the style of the building and colors and materials used;
3. Parking lighting should be arranged to provide uniform illumination throughout parking areas and should achieve a minimum average of one foot-candle and a maximum of three;
4. Low energy LED lighting should be used for streetscapes and parking lots.

5. Architectural lighting may be used to highlight special features on or around the building, or to illuminate key entrances or other areas of access;
6. All lighting should utilize cut-off type fixture to minimize visibility from adjacent areas and should be the appropriate size and height given the activities for which they are designed. Lighting used for pedestrian connectors and gathering spaces should be lower, bollard-type or footlight fixtures and should not exceed 3-4 feet in height;
7. Where feasible and desirable, the use of pedestrian amenities, such as benches, drinking fountains, lighting, and trash receptacles, is encouraged. These elements may be sited in public gathering places and as respite along pedestrian connectors; and
8. The design of site lighting and furniture should be compatible throughout the CLSP-2 Amendment Plan Area.

Architecture

Architecture should establish project identity and enhance the character of the development in the CLSP-2 Amendment Plan Area and the City of Lathrop. As a high-quality development, a complementary design language should be established throughout the CLSP-2 Amendment Plan Area.

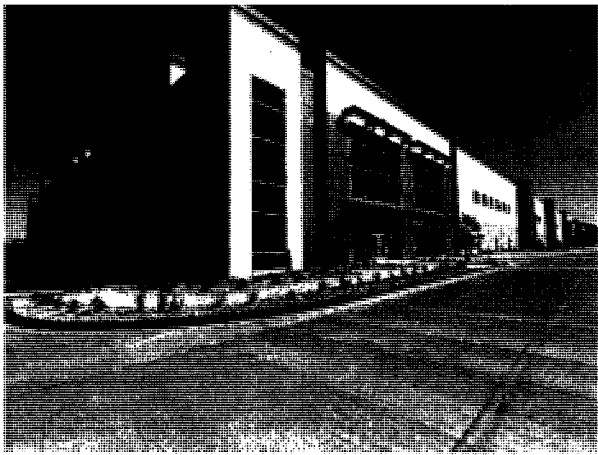
The architecture section is divided into two sub-sections:

- Massing, Scale, and Form
- Style and Design Details

A. Massing, Scale and Form

The design objective of this section is to encourage buildings that consider the human scale, include active areas, and are compatible with adjacent development. Buildings should be clustered to create compact, multi-story

structures that concentrate activities and related programmatic uses. Building height and massing should consider the surrounding context. Projects should consider the human scale at the ground floor and at entries to buildings. Buildings should take on varying form to increase visual interest and break up the monotony of large structures. In addition, horizontal and vertical wall articulation should be encouraged through the use of wall and second floor offsets, recessed entries and windows, human-scale awnings, overhangs and arcades.



*Photo Example 17
Visual interest in articulation*

B. Style and Design Details

The objective of the style and design detail section is to establish clear direction in terms of architectural styles and themes for future development in the CLSP-2 Amendment Plan Area. The style and design of the buildings will enhance the character of the Central Lathrop Specific Plan - Phase 2 and set it apart as a distinct and high-quality development. While these guidelines do not prescribe a specific style of architecture for the CLSP-2 Amendment Plan Area, the objective is to allow a diversity of styles while considering the context of surrounding development.

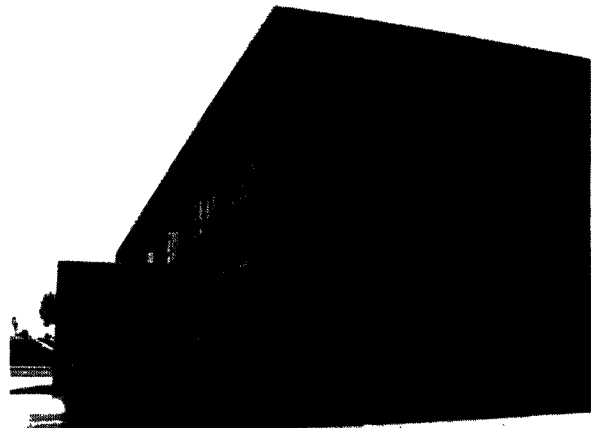
C. Roofline

1. Rooflines should be clearly articulated by using the following feature:

- Parapets are encouraged to conceal flat roofs and to screen any rooftop equipment, such as HVAC units, from public view. Parapets should not exceed 15% or 1/3 of the supporting wall height. All parapets should feature three-dimensional cornice treatments.

D. Entries

1. Building entrances should be designed for access both by patrons arriving via automobile and by foot or bicycle;
2. Each entry should be protected from the elements;



*Photo Example 18
Entry protected from the elements.*

3. Entries should create an architectural point of interest using one or more of the following methods:
 - Wall recesses;
 - Roof overhangs;
 - Canopies;
 - Arches or arcades;
 - Columns; and/or
 - Signage.

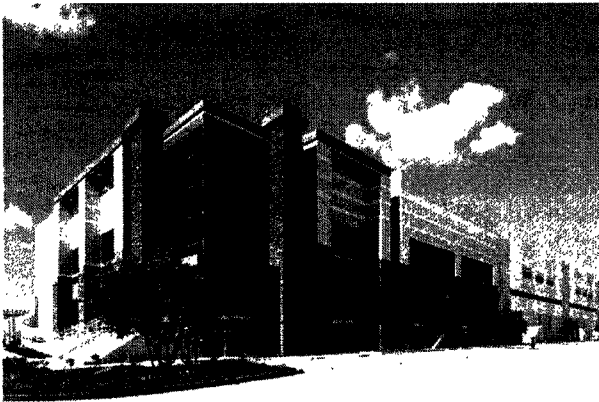


Photo Example 19
Architectural points of interest at entryways



Photo Example 20
Architectural color, texture and material changes with offset/projections

4. Entries should incorporate windows to provide natural light and air; and
5. Where feasible and desired, pedestrian amenities, such as seating, lighting, fountains, sculptures, boulders, etc., should be incorporated into entry designs

E. Materials & Colors

1. All building elevations must include architectural patterns that include at least (2) of the following elements:
 - Color change;
 - Texture change;
 - Material change; and/or
 - A wall offset, reveal, or projection of at least 12 inches in depth.

2. Exterior materials should be durable and high quality to prevent degradation and for the ease of maintenance:

- Large expanses of smooth material such as concrete should be broken up with expansion joints, reveals, recesses, or changes in texture and color;
- Large expanses of highly reflective surface and mirror glass exterior walls should be avoided to prevent heat and glare impacts on the adjacent public streets and properties;
- Colors should be compatible throughout the CLSP-2 Amendment Plan Area, while allowing for individuality to each development area. A varied and rich color palette is encouraged, although color should not be used as an attention-seeking device. Colors should be used to enhance a building's presence and integrate other materials throughout the project;

3. Building trim and other accent elements may feature brighter colors, if desired, but should always complement the base color.



*Photo Example 21
Contrast in reflective surfaces – pop of color trim accents*

F. Windows & Doors

1. Ground floor, storefront-type glazing for display purposes along public façade frontages should be used as appropriate to enhance the exterior wall area;
2. Windows and/or other appropriate building features should be used on upper levels to break up large wall areas and create visual interest;

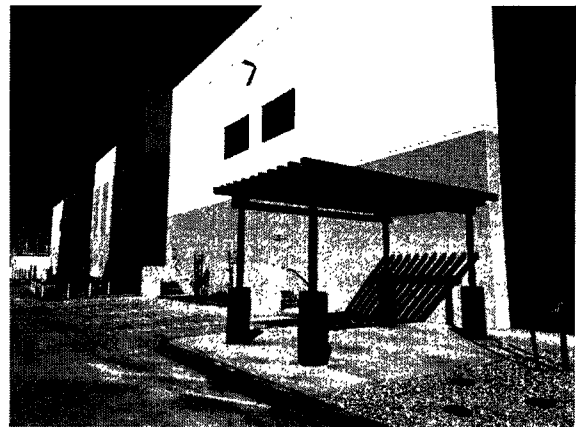


*Photo Example 22
Window placement at upper levels - creating visual interest with architectural elements*

3. Window and door openings should be framed with trim, or recessed a minimum of 4 inches from the building face;
4. Where feasible and useful, use operable windows for maximum environment control and passive heating/cooling options

G. Facades

1. Facades of 100-feet or more in length are encouraged to break-up the elevation using one of the following techniques:
 - Wall and/or second floor offsets; or
 - Recessed entries or windows.
2. Facades that face public streets should create visual interest by using one or more of the following techniques:
 - Human-scale elements, like awnings or overhangs;
 - Arcades or recesses; or
 - Entry areas.

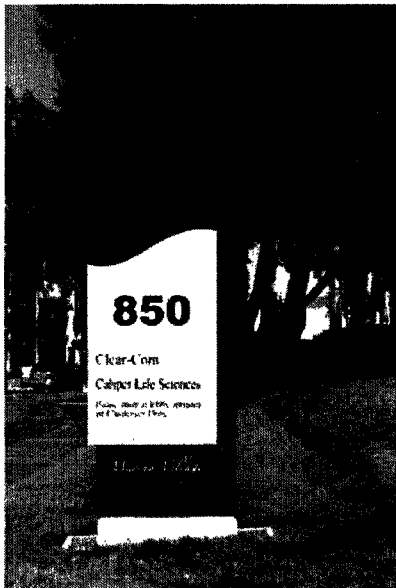


*Photo Example 23
Human-scale awning element*

H. Signage

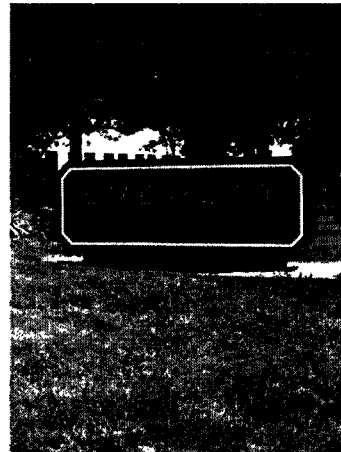
1. Signage shall comply with Lathrop Municipal Code Chapter 17.84 Signs;

2. Color and material options for signs should always complement the architectural style of the building;
3. Signage should be scaled appropriately for its given location;
4. Building signage should be located near the related business entry, or as identity feature as seen from major travel ways;



*Photo Example 24
Monument signage*

5. Signage should maintain a visual consistency throughout CLSP-2 Amendment Plan Area. When more than one sign is required for a given business or area, both signs should maintain visual compatibility with one another;
6. Signage text should be kept to a minimum and scaled appropriately for placement and legibility purposes;
7. Wall signs, monument signs, and low-profile freestanding signs are encouraged;



*Photo Example 25
Low profile monument sign*

8. Signage for pedestrian and bicycle way-finding is encouraged; and
9. Lighting is allowed to illuminate signage at night. Lighting should be designed appropriately as to not create hazardous glare for pedestrians, bicyclists, and vehicles. Both externally and internally illuminated signage is allowed.
10. At key entry areas along De Lima Road, Manthey Road, and future Street A, project-wide decorative entry features and monument signs shall be located to identify and enhance the image of the Central Lathrop Specific Plan - Phase 2 Area. Developers and builders of the project shall work with City Staff to establish appropriate locations and criteria for this project-wide monumentation and signage.
11. On-site directional signs at gateways and entries are encouraged to be provided for both pedestrian and vehicular visitors to the site.
12. Suggested Gateway Sign locations are shown on Figure 7.1.

Figure 7.1- Gateway Sign Locations



Chapter Eight: Implementation

Introduction

This chapter describes the CLSP-2 Amendment implementation, including project review procedures, development agreements, specific plan amendment procedures, enforcement, mitigation monitoring and other review and approvals required during the implementation of the CLSP-2 Amendment.

Specific Plan Implementation

The City would implement the CLSP-2 Amendment in accordance with the terms and conditions of several related planning and program documents, including, in particular, the landowner development agreements, the project CEQA analysis, the CLSP-2 Amendment Design Guidelines (this document), the City of Lathrop General Plan, related Master Plans, and the Zoning Ordinance. These documents provide guidance and direction and otherwise inform City discretion in the review and approval of future development within the CLSP-2 Amendment Plan Area.

Central Lathrop Design Guidelines

As described in Chapter Seven, the CLSP-2 Design Guidelines contain architectural, site planning, and landscaping design principles and guidelines.

City of Lathrop General Plan

Development within the CLSP-2 Amendment Plan Area must be consistent with the City of Lathrop General Plan.

The Lathrop General Plan requires Conditional Use Permits for industrial

development located between Dos Reis Road and De Lima Road.

Municipal Code

The City of Lathrop Municipal Code has been amended to include special zoning districts for the purpose of defining for each parcel the permitted, conditionally permitted, and administratively permitted land uses that may be developed within the CLSP-2 area, the process pursuant to which such land uses are approved and the development standards applicable to each land use.

Drainage Plan Implementation

A detailed drainage report, including hydrologic and hydraulic calculations and focused geotechnical investigations relating to soil and groundwater conditions, will be a critical part of the individual application for each project proposed for development.

There are two distinct watersheds within the CLSP-2 Amendment Plan Area. The parcels within each watershed are linked by the drainage system and therefore, the detailed planning of any portion of a watershed must take into consideration the rest of the proposed development within that watershed.

If an individual development does not encompass the entire watershed, the individual project must show that it will implement the requirements of the CLSP-2 Amendment Drainage Plan as described in the Utilities and Drainage chapter.

Right to Farm Provisions

The Plan Area has existing agricultural uses of various kinds and intensities. As the Plan Area builds out, several existing parcels on-site could remain in their existing agricultural state for some foreseeable period of time. In order to ensure the viability of the on-going agricultural uses, this specific plan amendment shall require that a “right-to-farm” provision be included as a part of any subsequent stage in the land entitlement process. Along these same lines, an entitlement application or document shall mandate full right-to-farm disclosures at point-of-sale of lots within the Plan Area. This provision shall include all properties on site which may be impacted or affected by on-going farming operations.

Development Agreements

Subject to the Specific Plan, the property owners and the City may execute Development Agreements in accordance with Government Code and local ordinance. The Development Agreements will set forth the infrastructure improvements, public dedication requirements, landscaping amenities, and other contributions to be made by a property owner in return for guarantees by the City that certain land uses and densities in effect at the time of execution of the agreement will not be modified.

Both the City and the project sponsors would commit themselves to proceed with the terms of the agreement. The City can agree to process future development applications in accordance with the Plan and laws that were in existence when the agreements were made. The City then commits to maintaining its planning or zoning statutes related to the developments for an agreed-upon period of time. In return, the developer/applicant agrees to develop according to an agreed-upon time schedule or commit to other measures which the City might otherwise have no authority to require the developer/applicant to perform.

Generally, Development Agreements include the following provisions, or similar variations:

- Specify how the Specific Plan and General Plan will be implemented in connection with the Development Agreement,
- Provide the terms for reimbursement in the event that a developer provides advance funding for facilities which have community benefit,
- Provide for adequate public facilities for each project phase in a timely manner,
- Shorten the approval process by consolidating and coordinating various discretionary approvals, and
- Specify the monetary responsibilities of the developers.

City Review Process

Community Development Department Review

Subsequent to adoption of the CLSP-2 Amendment, individual project applications will be reviewed to determine consistency with the specific plan amendment and other regulatory documents. Applications such as site plan review applications, use permits, conditional use permits, variances and the like, will be reviewed using established Community Development Department and Planning Division procedures.

Development applications will be submitted to the City of Lathrop’s Planning Division. The Planning Division will conduct an initial review of the application for completeness and consistency with the adopted Specific Plan, as well as other ordinances and standards. The applicant will be notified within 30 days of the initial submittal date of any deficiencies that must be rectified to deem the application complete. If the applicant or the City believes that an Amendment to the Specific Plan is warranted, an Amendment to the Specific Plan may be requested in accordance with the Amendment Procedures. The request must provide adequate

justification. The application may also be subject to environmental review as discussed in the following section.

Conditional Use Permits (CUP)

Per the City of Lathrop General Plan, conditional use permits will be required for any development within the CLSP-2 Amendment Plan Area located between Dos Reis Road to the south and De Lima Road to the north. A CUP may also be required within the CLSP-2 area if the proposed use requires a CUP per the Lathrop Municipal Code.

Site Plan/Architectural Design Review

Generally, all industrial projects within the CLSP-2 Amendment Plan Area will be subject to Site Plan/Architectural Design Review by the City; design review shall be implemented before issuance of building permits. Also, all public improvements (such as landscape plantings, street and entry signs, lighting, or special paving) are subject to Site Plan/Architectural Design Review. All Site Plan/Architectural Design Review procedures will be conducted in compliance with Chapters 17.100 and 17.104 of the Lathrop Municipal Code.

Public Improvement Plans

The on-site and off-site public improvements necessary to serve the CLSP-2 area need to be specifically designed. The applicants shall prepare for City review and approval Public Improvement Plans, consisting of detailed engineering designs and documents for all utilities necessary to develop the land uses identified in the Specific Plan. These plans shall include an infrastructure sequencing program that will allow orderly development throughout the Specific Plan area. The sequencing program shall prioritize roads, water, sewer, storm drainage and other utilities that must be in place prior to specific levels of development. Refer to Section 6.3.3 for additional details regarding infrastructure phasing.

Environmental Review

The EIR certified for the 2022 General Plan established a program level environmental review for development within the City including the CLSP-2 Amendment Plan Area and supports the Amendment. Individual project applications will be reviewed for consistency with the 2022 GP EIR. If consistency is determined and the project meets the criteria established in Section 15162 of the CEQA guidelines no subsequent environmental review is necessary. The intent of the EIR associated with the specific plan is to cover all development consistent with this document, stream-lining the permitting and review process.

The City of Lathrop Community Development Department is the lead agency in processing the review of development projects within the Plan Area. Upon receipt of an application the City shall initiate an initial study and environmental review of the project which may require the preparation of additional environmental or engineering studies to address site-specific concerns.

The foregoing discussion details the initial project review and environmental review submittal procedures. Projects submitted for consideration will be reviewed for consistency with established development standards and design guidelines of the Specific Plan.

Habitat Conservation Plan

All individual project applications must comply with the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). The SJMSCP, prepared by San Joaquin County and other participating agencies, protects special-status plants and wildlife and their habitats, while allowing for planned growth in the County. This protection is accomplished by, 1) identifying important habitats and habitat features to aid in the development of protection areas, and 2) establishing a funding mechanism through which project proponents can provide

replacement habitat while enabling them to meet their no net loss of habitat value goals. Project proponents as part of this Specific Plan will be required to participate in the SJMSCP by contributing appropriate impact fees and implementing mitigation as identified by the SJMSCP.

Amendments to CLSP-2

An applicant for a specific development proposal may request amendments to the CLSP-2 to respond to changing circumstances and conditions. Amendments to the CLSP-2 should be categorized as minor or major. This determination is to be made by the Community Development Director or his/her designee. The Community Development Director or his/her designee shall administratively make a written determination as to whether or not a requested amendment is major or minor. The Community Development Director's decision may be appealed to the Planning Commission.

Major Amendments

The following are examples of what could be considered major amendments:

- Introduction of a new land use category not specifically discussed in this CLSP-2.
- Significant changes to the distribution of land uses, major acreage changes of land uses, or other changes affecting land use which may substantially affect the key planning concepts set for this in this CLSP-2.
- Significant changes to the collector street system that would substantially alter the land use or circulation concepts set forth in this CLSP-2.
- Changes to design guidelines and/or development standards which, if adopted would substantially change the

physical character of the plan area as envisioned by this CLSP-2.

- Any change that could significantly increase environmental impacts.

All Amendments to CLSP-2 shall be consistent with the City's General Plan. Major amendments may therefore require an accompanying General Plan Amendment and Zoning Ordinance revision. Generally, the process for amending the CLSP-2 Amendment is similar to that for amending the City's General Plan, with the main difference that there is no limitation of the number of amendments that may be approved in any one year. The materials and documents necessary to process a major amendment application should be consistent with those outlined in the City's Discretionary Permit Form for Rezones/Amendments. A detailed justification statement shall be submitted which explains in detail why an amendment to the CLSP-2 Amendment is warranted. All requirements of CEQA will be applicable. Application fees associated with the major amendment shall be submitted to cover all processing costs. Major amendments shall require City Council approval, with a recommendation forwarded by the Planning Commission.

Minor Amendments

An amendment shall be considered a minor amendment when it is determined that it does not have a significant impact on the character of the plan or the environment. The following are examples of what could be considered minor amendments:

- Change in the configuration of a particular CLSP-2 Amendment land use which does not significantly alter its relationship to other land uses or compromise the concept and principles of the CLSP-2 Amendment.

- Minor changes to land uses which result in minor acreage changes of land uses, or other changes altering land uses, which do not significantly affect the key planning concepts or principles set forth in this CLSP-2 Amendment.
- Changes to the collector street system and alignments that do not significantly alter the intended land uses or circulation functioning as set forth in this CLSP-2 Amendment.
- The relocation or reconfiguration of open space that is not less in acreage size than specified minimums in the CLSP-2 Amendment.
- Changes to design guidelines (architectural types and materials, landscape materials, etc.) and/or development standards that do not substantially change the physical character of the CLSP-2 Amendment development as envisioned.
- Clarification and interpretation of land uses.
- Any change to the CLSP-2 Amendment that would not significantly increase environmental impacts.

Applications for minor amendments shall be submitted to the Planning Division and shall include a description of the requested amendment, a justification statement, and the application processing fee (determined by the City Council). Minor amendments shall require Community Development Director approval.

An amendment or amendments to this CLSP-2 Amendment shall not require a concurrent general plan amendment unless City Staff determines that the proposed specific plan amendment would not be consistent with the General Plan goals, objectives, or policies.

Overview of Development Approval Process

The approval of any development project within CLSP-2 Amendment Plan Area shall be based on its consistency with the Lathrop General Plan, the CLSP-2 Amendment, the CLSP-2 Amendment Design Guidelines, and the Lathrop Zoning Code. In addition, each application for a development project within the CLSP-2 Amendment Plan Area will be evaluated to assess the applicability of environmental mitigation measures included in the 2022 Lathrop General Plan EIR to determine whether future environmental review is required under CEQA (Public Resources Code Sections 21166; 21083.3. See also CEQA Guidelines Sections 15162-15164, 15182, and 15183).

Development projects within the CLSP-2 Amendment Plan Area are subject to the standard permit and approval requirements of the City of Lathrop's Zoning and Subdivision Ordinances, except as modified by this Specific Plan Amendment and related approvals.

Site Plan Review Conditional Use Permits, Variances, and other permits for individual development projects

Site Plan/Architectural Design Review

Generally, all industrial projects within the CLSP-2 Amendment Plan Area will be subject to Site Plan/Architectural Design Review by the City; design review shall be implemented before issuance of building permits. Also, all public improvements (such as landscape plantings, street and entry signs, lighting, or special paving) are subject to Site Plan/Architectural Design Review. All Site Plan/Architectural Design Review procedures will be conducted in compliance with Chapters 17.100 and 17.104 of the Lathrop Municipal Code.

Conditional Use Permits

The development of certain land uses within the CLSP-2 Amendment Plan Area or within certain locations may require a conditional use permit (CUP) based on the Lathrop Zoning Ordinance. Issuance of conditional use permits are governed by Lathrop Municipal Code, which specifies the application process, including the submittal of plans, processing fees and related information as may be needed. CUPs are subject to a public hearing held by the Planning Commission that must make findings prior to approval.

The 2022 Lathrop General Plan, Land Use Element, Implementation Action, LU-5.f, b., iii., h., requires that all development projects proposed north of Dos Reis Road and south of De Lima Road be required to obtain a Conditional Use Permit (CUP), which shall be subject to discretionary review by the City Council.

Variances

In some instances due to special circumstances applicable to a property, Chapter 17.120 of the Lathrop Municipal Code authorizes the Planning Commission to consider and grant “major” variances to specific development standards as set forth in the zoning code. The Community Development Director may consider and grant “minor” variances. Chapter 17.120 of the Municipal Code includes a discussion of major and minor variances, submittal requirements and requirements for a public hearing.

Building, Grading and Demolition Permits

A building permit is required prior to the construction, alteration, or renovation of buildings, including interior improvements. Grading permits are required for the excavation, fill or moving of dirt in excess of 50 cubic yards on any building site within the CLSP-2 area. Issuance of a demolition permit by the Lathrop Building Department is required prior to removal of existing buildings.

Phasing

The implementation program for the CLSP-2 Amendment is designed to allow development of the CLSP-2 Amendment Plan Area and construction of supporting public improvements to be phased. Phasing is a critical component of the CLSP-2 Amendment for the following reasons:

- It allows the backbone infrastructure necessary to support development to be constructed and financed in manageable increments on an as-needed basis.
- It assures the construction of backbone infrastructure will stay ahead of the development it serves while, at the same time, providing the flexibility to respond to changes in market conditions.
- It is more efficient because it minimizes the extent to which costly public improvements requiring on-going maintenance will be constructed only to sit unused until development occurs.
- It provides an opportunity to coordinate land secured infrastructure financing more closely with market absorption resulting in higher lien to value ratios.

The CLSP Phasing Program

The CLSP-2 Amendment land uses, and the backbone infrastructure (refer to Chapter Six for details), are designed to be developed in two primary phases, with the possibility of multiple sub phases. The two primary phases of development are shown in Figure 8-1. Both development phases within the CLSP-2 Amendment Plan Area rely on infrastructure that was constructed to the south within the original CLSP Phase 1 Plan Area such as the underground utilities and pump stations. Reimbursements for the oversized utilities within the original CLSP Phase 1 Plan Area will be paid through the City of Lathrop’s Capital Facility Fee (CFF) Program.

The first phase of the CLSP-2 Amendment Plan Area is a single parcel adjacent to Dos Reis Road near the intersection of Golden Valley Parkway that is approximately 90 acres. The second phase is the remaining area within the CLSP-2 Amendment Plan Area. Development phasing may be further divided into sub-phases as market conditions and infrastructure financing options warrant. The timing of the ultimate buildout will depend upon market conditions.

Infrastructure Administration

A developer may request either changes to the initial infrastructure phasing plan shown in Figure 8.1 or the establishment of sub phases. Changes to the initial infrastructure phasing plan or the establishment of sub phases are explicitly allowed without amendment to the CLSP-2 provided a developer demonstrates, to the satisfaction of the Public Works Director and Community Development Director, that infrastructure improvements necessary to adequately serve the phased development will be provided in a timely manner and will be sufficient if no further development occurs. For example:

- Roadways may be constructed at less than full width, or full length so long as the interim roadways are functional and safe and meet City improvement standards as determined by the Public Works Director or City Engineer;
- Certain segments of the water and/or recycled water systems may be deferred until needed to serve a particular phase or sub phase so long as adequate looping and pressure are provided as determined by the Public Works Director or City Engineer.;
- As it relates to stormwater runoff from individual developments, interim drainage solutions, such as temporary retention basins may be employed until off-site facilities (i.e., permanent detention pipes, pump stations, force mains and/or outfall structures) are

complete so long as a demonstration is made, to the satisfaction of the Public Works Director or City Engineer, showing that an interim alternate solution can be constructed, and that flooding will not occur. Projects shall comply with NPDES standards.

A developer may also request that changes be made to the backbone infrastructure required to serve the CLSP-2 (as such infrastructure requirements are set forth in Chapter Six) in order to respond to changing conditions of development or the availability of new technologies to address the infrastructure needs created by development. Such changes in the backbone infrastructure plan are explicitly allowed without amendment to the CLSP-2 provided a developer demonstrates, to the satisfaction of the Public Works Director and Community Development Director, that the proposed changes meet certain performance or level of service standards prescribed in the project development agreements or, where applicable performance or level of service standards are not prescribed, results in a level of service that is at least comparable to the level of service that would have been provided had the changes not been proposed.

Figure 8.1- Phasing Map



**Capital Improvement and Operation/
Maintenance Responsibilities**

The responsibilities for capital improvement provisions and ongoing operation and maintenance of public facilities and services are another important element of the overall CLSP-2 implementation program. The City is to

operate and maintain all public facilities in the CLSP-2 with the exception of those operated and maintained by special service providers, such as the reclamation district maintaining the levees. Refer to Table 8.3 for a matrix identifying the types of capital improvements and who is responsible for the associated operation/maintenance.

Table 8.1: Capital Improvement and Operation/Maintenance Responsibilities

| Capital Improvement | Capital Improvement Responsibility | Operation and Maintenance Responsibility |
|---|---|--|
| On-site streets, alleys, and shared driveways (within CLSP-2 boundary) | Developer Individual Property Owner | City for public streets Owners Association for private streets |
| Off-site streets (outside of the CLSP-2 boundary) | Developer (fair share as identified in Capital Facility Fee program) | City or other public agency |
| Potable Water Distribution Facilities | Developer Individual Property Owner | City |
| Potable Surface Water Supply | South San Joaquin Irrigation District City | City |
| Potable Surface Water Treatment and Transmission Facilities | South San Joaquin Irrigation District City | City |
| Potable Groundwater Supply | Developer City | City |
| Potable Groundwater Treatment Facilities | Developer City | City |
| Wastewater Collection Facilities, including pump station(s) | Developer Individual Property Owner | City |
| Wastewater Treatment Facilities | City | City |
| Recycled Water Distribution Facilities | Developer City | City |
| Storm Drainage (includes all facilities including pipes, pumps, and basins) | Developer Individual Property Owner | City |
| Dry Utilities (electric, gas, communications) | Utility Companies Developer Individual Property Owner | Utility Companies |
| Public Parks and Open Space, including trails and public rights-of-way landscaping. | City[1] Developer Individual Property Owner | City or other Public entity |
| Fire Station and Equipment | Lathrop-Manteca Fire District | Lathrop-Manteca Fire District |
| Police Station and Equipment | City | City |
| Levee and related easements | Reclamation District 17 | Reclamation District 17 |

[1] The potential trail along the levee adjacent open space shown on Figure 3.10 will be funded by a capital improvement fee program and constructed by the City.

Interpretation of Specific Plan

Amendments to the Specific Plan, including the Design Guidelines, may be proposed by a developer or property owner or initiated by the City, and shall be processed in accordance with the provisions described in this chapter.

Two of the primary objectives of the Central Lathrop Specific Plan-2 Amendment are:

- to maintain flexibility and the ability of the City and property owners to react quickly to changes in the marketplace, and

- to ensure, to the extent reasonably possible, the ultimate development of the CLSP-2 Amendment at the overall level of intensity of land use assumed in the CLSP-2 Amendment as approved.

The latter objective is intended to ensure the recovery of infrastructure investments made in reliance on such assumed intensities and densities. To achieve these two objectives, the City intends that the CLSP-2 Amendment be interpreted and applied with as much flexibility and creativity as is permissible within the reasonable scope of the language of the CLSP-2 Amendment. Where these two objectives can be achieved through the reasonable interpretation of the CLSP-2 Amendment, rather than through formal amendment, such interpretations is desirable and favorable over amendment. Accordingly, formal amendments shall not be necessary where a specific development proposal is in “substantial conformity” with the CLSP-2 Amendment.

The Community Development Director may determine that a specific development proposal is in substantial conformity with the CLSP-2 Amendment, where, considering all aspects of the proposal, the he/she determines that the proposal will further the objectives and policies of the CLSP-2 Amendment and not obstruct their attainment. Such as proposal need not be in perfect conformity with each and every provision of the CLSP-2 Amendment policy, provided it is consistent with the intent and basic objectives, policies, general land uses, and programs specified in the CLSP-2 Amendment. Where the Community Development Director determines that a particular development proposal is not in substantial conformity with the CLSP-2 Amendment, the land owner making the proposal has the right to appeal that determination to the Planning Commission and, if necessary, to the City Council.

The following general categories of proposals shall necessarily be determined to be in substantial conformity with the CLSP-2 Amendment, being:

- those proposals by which a developer or land owner, in response to changing conditions of development or the availability of new technologies, proposes to modify the initially-approved phasing plan provided by a developer demonstrates, to the satisfaction of the Public Works Director and the Community Development Director, that the infrastructure improvements necessary to adequately serve the developing portion of the site will be provided in a timely manner. Such proposals shall be deemed to be in substantial conformity with the CLSP-2 Amendment.
- those by which a developer or land owner seeks to modify trail alignments, fence locations or types, or similar CLSP-2 Amendment features in common areas such as parks, trails, and other public amenities. Such proposal shall be deemed to be in substantial conformity with the CLSP-2 Amendment unless the proposal is fundamentally inconsistent with the development patterns envisioned in the CLSP-2 Amendment in terms of the general locations of public amenities, trail locations and alignments, and other private land uses.
- those by which a developer or land owner seeks to add new architectural styles or planning concepts to the Design Guidelines. Such proposal might include, but not necessarily be limited to, changes in permitted building materials or detailing, additional design styles, changes to plant palettes, and different entry concepts. Proposal for such new architectural styles or planning concepts shall be accompanied by a written description of the style, a schematic drawing, and an illustration of architectural or planning elements that

typify the proposed style or concept. Such proposal shall be deemed to be in substantial conformity with the CLSP-2 Amendment unless the new architectural style or planning concept is fundamentally inconsistent with the aesthetic vision embodied in the original Design Guidelines.

Specific Plan Consistency and Enforcement

Any violation of the requirements of the CLSP-2 Amendment as adopted by the City Council shall be enforced in the same manner as a violation of the Municipal Code.

Chapter Nine: Financing

Introduction

Development in the CLSP-2 Amendment Plan Area is to be constructed and maintained through a combination of financing mechanisms. This chapter describes a preliminary Financing Plan and identifies various financing options that may be utilized to implement the CLSP-2 Amendment.

Financing Plan

The funding mechanisms for improvements within CLSP-2 Amendment Plan Area may include development impact fees and fee credits, private financing and reimbursements, Mello-Roos community facilities and assessment districts, and other public and private strategies.

Once City staff, the Developer(s), and other public entities agree upon specific improvements and facilities that need to be constructed in the CLSP-2 Amendment Plan Area, appropriate funding mechanisms will be identified for each individual improvement and facility.

The following principles shall govern the implementation of the Financing Plan unless otherwise stated in an applicable Development Agreement:

Principle 1 — New development in the CLSP-2 Plan Area shall be required to pay its own way. There shall be no cost to the City's existing residents for facilities or services necessary to serve the CLSP-2 Amendment Plan Area. All costs of municipal services related to the CLSP-2, be they on-site or off-site, shall be borne by the individual development.

Principle 2 — The City will consider the establishment of appropriate public financing mechanisms to help finance the initial development and ongoing maintenance of

backbone infrastructure, community facilities, and public services in the CLSP-2 Amendment Plan Area. These mechanisms include but are not limited to:

- Community Facilities Districts, Assessment Districts, Benefit Districts, Infrastructure Financing Districts, and Joint Powers Arrangements for capital construction.
- Lighting and Landscape Districts, Community Facilities Districts, other maintenance assessment districts, and/or user charges for ongoing operation and maintenance purposes.

Principle 3 — The City may enter into a Joint Powers Agreement with the County, State, or any other appropriate governmental agencies that facilitates the financing of infrastructure improvements.

Principle 4 — The City shall establish appropriate reimbursement mechanisms in the event that the CLSP-2 Amendment Plan Area is required to pay for oversizing of backbone infrastructure or public facilities beyond its fair share to the benefit of existing or other new development in the City.

Principle 5 — The City shall consider implementing funding and reimbursement mechanisms to help facilitate the fair allocation of backbone infrastructure and public facilities construction costs among the various landowners in the CLSP-2 Amendment Plan Area.

Principle 6 — The City will reasonably assist developers in the CLSP-2 Amendment Plan Area in obtaining public financing for construction of both on- and off- site public improvements.

Principle 7 — The City may help fund public improvements such as the levee adjacent open

space benefiting the entire population of the City. These improvements may be supplemented by including them in the Capital Improvement Fee Program.

Updates of Financing Plan

Updates of the Financing Plan shall occur as significant new information becomes available regarding backbone infrastructure and public facilities cost estimates, land uses, and funding strategies. An administration-and-monitoring process shall be established to provide for implementation and updating of the Financing Plan.

Financing/Fiscal Measures

Various financing measures could be utilized to implement both the development and the operation and maintenance of backbone infrastructure, public facilities, and community services.

Before the recordation of any tentative tract map within the boundaries of the CLSP-2, appropriate financing mechanisms will be established to ensure adequate funding of capital improvements is available at the time when the improvements need to be constructed. Payment schedules and sources of funds for the repayment of any proposed debt will be identified for each such mechanism.

Ongoing special tax and/or assessment revenues are to be earmarked to fund operations and services in the CLSP-2 Amendment Plan Area. The level of public facilities and services in the CLSP-2 Amendment Plan Area are to be of the same or higher quality as presently being provided elsewhere in the City. Such ongoing operational concerns would include police and fire services, park and road maintenance, and other municipal services generally provided in a city.

The various mechanisms that may be used to implement the development and the operation and maintenance of backbone infrastructure, public

facilities, and community services include, but are not limited to:

Infrastructure Financing Districts

An Infrastructure Financing District (IFD) allocates a portion of new property taxes to pay for capital improvements. Essentially, when tax increment financing is utilized, subsequent increases in tax revenues are set aside for the use of the financing district. A requirement of an IFD is that it is used only in areas that are substantially underdeveloped. Formation of an IFD and issuance of bonds is contingent upon the two-thirds approval of the registered voters or property owners in the area.

Facilities eligible per Government Code section 53395.3 for financing through an IFD include the following facilities:

- Highway interchanges, bridges, arterial streets, parking facilities and transit facilities
- Sewage treatment and water reclamation plants and interceptor lines
- Water collection and treatment facilities for urban use
- Flood control structures
- Child care facilities
- Libraries
- Parks, recreational facilities and open space
- Solid waste transfer and disposal facilities.

Capital Facilities Fees

A range of Capital Facilities Fees (CFF) has been established in the City of Lathrop. for funding of sewer, drainage, environmental mitigation, transportation, culture and leisure, and municipal service facilities. Some of the backbone infrastructure and public facility improvements that need to be constructed in the CLSP-2 area fall into the CFF category.

Special Taxes

Special taxes typically are generated through formation of Mello Roos Community Facilities Districts or other similar mechanisms. Formation of Mello Roos Districts require approval by two-thirds of the property owners or the electorate within the proposed district boundary if there are twelve or more registered resident voters. The special taxes generated from Mello Roos Districts may be used to pay for purchase, construction, expansion, improvement, operations and maintenance, or rehabilitation of real property with a useful life of five years or more. Alternatively, the special taxes can be used to fund the debt service for bonds that have been issued for financing of such improvements.

Special Assessments

Most of the special assessment acts provide for the issuance of bonds. These bonds generally are secured by the property in the district, and the bonded indebtedness is repaid with the money generated through the assessments. Some of the most common types of special assessments are outlined in the Improvement Act of 1911, the Municipal Improvement Act of 1913, and the Improvement Bond Act of 1915.

Landscape and Lighting Districts

The most commonly known and widely used special assessment is a Landscape and Lighting District, enabled by the Landscape and Lighting Act of 1972 (Streets and Highways Code Section 22500 *et seq.*). A Landscape and Lighting District may be formed to assist in funding of the ongoing

operation and maintenance of street rights of ways and other public improvements.

General Obligation Bonds

In 1986, with the passage of Proposition 46, cities and counties were empowered with the right to issue general obligation bonds. General obligation bonds, which are repaid with revenues from increased property taxes, may be used to finance land acquisition and construction of capital improvements. A general obligation bond requires a two-thirds voter approval.

Revenue Bonds

Cities, counties, and some special districts can issue bonds to finance facilities for revenue-producing enterprises such as water and sewer improvements, golf courses, harbors, etc. The bonds are repaid solely from the revenues generated by the financed facility. Revenue bond issuance may require voter authorization.

Plan Area Development Impact Fees

Generally paid at the time of building permit, development impact fees may be charged for construction of facilities benefiting the affected area. A nexus study is required to justify the imposition of the plan area development impact fees. The City can adopt the fees through approval of an ordinance and/or resolution.

Third Party Assistance

Some costs may be eligible for outside financing assistance. For example, schools and libraries may be partially financed by state contributions.

Private Developer Financing

In addition to the use of public financing mechanisms, private developers in the CLSP will be required to pay for a significant portion of the backbone infrastructure and public facilities development costs.

Financing of Ongoing Operation and Maintenance

Financing of ongoing operation and maintenance of the public facilities and services is another important element of the overall financing program for the CLSP. The City is to operate and maintain all public facilities in the CLSP with the exception of those operated and maintained by special service providers. For example, the reclamation district maintains levees.

A Landscape and Lighting District or a Mello Roos CFD Services District may be formed to assist in funding of the ongoing operation and maintenance of street rights of ways and other components.

A detailed operation and maintenance budget is to be developed for each public facility and service prior to the recordation of the first tentative tract map in the CLSP-2. The budget will identify the appropriate sources of funds and the agencies responsible for maintenance and operation of the facilities and services.

The City intends to utilize a variety of financing measures for operation and maintenance. These measures include but are not limited to:

Property Taxes

The City receives a portion of the 1-percent property tax paid by all residential and commercial property owners within the City limits. As the CLSP develops, the incremental property tax is to be used to pay for the services required by new residents. In addition, existing special districts, like the Lathrop-Manteca Fire District, that also receive a direct allocation of the 1-percent property tax, will use the incremental taxes to provide required services. Property taxes are likely to be the primary funding source for operation and maintenance of the special districts.

Sales Taxes

Retail establishments in the CLSP-2 Amendment Plan Area generate sales tax revenues for the City. These taxes, of which the City receives a large portion, are to be used by the City to pay for services provided to its new and existing residents.

User Fees

Primarily charged by utility providers, user fees may be charged to pay for the cost of services. For example, the City, through its Public Works Department, will determine and assess a user fee for water and sewer services in the CLSP-2 Amendment Plan Area.

Regional Transportation Fees

In 1990, San Joaquin voters passed the Measure K Ordinance and Expenditure Plan (Measure K), which establishes and implements a 1/2- cent sales tax for transportation purposes up to year 2011. Measure K provides for the implementation of the San Joaquin Expenditure Plan, resulting in countywide transportation facility and service improvements including highway, public transit, railroad grade crossing, and passenger rail improvements.

In addition, the San Joaquin Council Governments, the regional planning agency for San Joaquin County, established a countywide regional transportation impact fee (RTIF). Mitigation Fees

Payment of fees may be required to mitigate the impact(s) that the development of the CLSP-2 has on the environment and existing development.

Special Assessments

Special assessments may be charged to the CLSP-2 Amendment users to pay for operation and maintenance of public infrastructure. Special assessments cannot exceed the cost of providing services and are limited to special benefit properties subject to the assessment received. The most commonly known and widely used special assessment is a Landscape and Lighting District, enabled by the Landscape and Lighting Act of 1972 (Streets and Highways Code Section 22500 et seq.).

Special Taxes

Mello Roos Community Facilities Districts (CFD) also allow for collection of special taxes to fund

operations and maintenance of facilities built or financed with CFD bond proceeds. The operations and maintenance costs funded by the special taxes have to be new costs associated with the new development. The special taxes cannot be used to replace general fund revenues.

Dedications and Exactions

Under the Subdivision Map Act, developers may be required to dedicate land or make cash payments for public facilities required or affected by their project (e.g., road right-of-way fronting individual properties). Dedications are typically made for road and utility rights-of-way, park sites, and land for other public facilities. Cash contributions are made for other public facilities that are directly required by their projects (e.g., payments for a traffic signal).

Development Agreements

The City and developers in the CLSP-2 may enter into development agreements. These agreements outline responsibilities for financing and construction of backbone infrastructure and public facilities, as well as for funding of ongoing operations and maintenance of the facilities and services in the CLSP-2 Amendment Plan Area. The City may design and build the required infrastructure and public facilities and fund the construction through collection of development impact fees, issuance of bonds, or any other appropriate financing mechanism. If a developer is required to design and build the improvements, fee credits and acquisition agreements with the City or other public agencies may be utilized along with issuance of bonds, private financing, and other funding mechanisms.

Federal and State Grants

The City has in the past received funding for public facilities from other levels of government, including the State and federal government. Historically, these funding sources were more available; however, several sources of grant funding still remain and several new programs have

recently been established. Further investigation of potential funding sources is appropriate. However, since the availability of funding from these sources is unknown, it has not been assumed that these sources would be available for development financing.

An example would be the EIFD for funding 200-year flood control improvements for the Fix in Place Project.

Reimbursement Agreements

Each benefiting property in the CLSP-2 Amendment Plan Area is required to pay its fair share of the backbone infrastructure and public facilities construction, maintenance, and land acquisition costs. To the extent a developer or landowner may be required to dedicate land for public purpose; fund the acquisition, construction, or operation and maintenance, or otherwise contribute to the provision of public facilities and/or services (including the oversizing of such facilities); finance the preparation of this Specific Plan amendment and the processing of the related entitlements including annexation; or incur costs related to the legal defense of such entitlements in excess of his or her fair share to the benefit of other properties, a reimbursement mechanism shall be executed to ensure a fair-share cost allocation among all properties. The reimbursement mechanism can be in the form of a benefit or another type of a financing district, a private or public reimbursement agreement, and/or any other appropriate arrangement that can guarantee a fair allocation of costs.

A fair share cost allocation shall be implemented through the Financing Plan for on- and off-site improvements, based on net costs after accounting for any Federal, State, regional, or other public funding that may have been obtained.

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Chapter 17.62 Central Lathrop Zoning Districts

[...]

Article 6. IL-CL: Limited Industrial Zoning District

17.62.061 Purposes and application.

The IL-CL district is intended to provide opportunities for certain types of limited industrial uses to provide adequate space to meet the needs of modern industrial development, including off-street parking and truck loading areas; and to provide industrial employment opportunities for residents of the city and region. The IL designation accommodates a wide range of job -generating uses, including business parks; clean light industrial; research and development (R&D); science, technology, engineering, and math (STEM); tech/biotech manufacturing; high-tech services that incorporate some combination of assembly, warehousing, and/or sales, hospitals and other health care-related uses, warehouses and distribution centers.

Special provisions apply to properties located between Dos Reis Road and De Lima Road. See Section 17.62.068.

17.62.062 Permitted uses.

- A. Light industrial and related uses, including:
 - 1. Off-street parking lots improved in conformity with Chapter 17.76;
 - 2. Assembly of small electric appliances, such as lighting fixtures, irons, fans, toasters and electric toys, refrigerators, washing machines, dryers, dishwashers and similar home appliances;
 - 3. Assembly of small electrical equipment, such as home motion picture equipment, stereos, video cameras and radio and television receivers, but not including electrical machinery;
 - 4. Manufacture of scientific, medical, dental and drafting instruments, orthopedic and medical appliances, cameras and photographic equipment, except film, electronic equipment, musical instruments, precision instruments, optical goods, watches and clocks;
 - 5. Manufacture of ceramic products, such as pottery, figurines and small glazed tile;
 - 6. Manufacturing, assembling, compounding, packaging and processing of cosmetics, drugs, pharmaceuticals, (not including refining or rendering of fats or oils) and toiletries;

7. Manufacture and assembly of electrical supplies, such as coils, condensers, crystal holders, insulation, lamps, switches and wire and cable assembly, provided no noxious or offensive fumes or odors are produced;
8. Manufacture of cutlery, hardware, hand tools and furniture, dye and pattern making, metal stamping and extrusion of small products, such as costume jewelry, pins and needles, razor blades, bottle caps, buttons and kitchen utensils;
9. Manufacturing, assembling, compounding, packaging, crating and processing of articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cellulose, cloth, cork, feathers, felt, fiber and synthetic fiber, fur, glass, hair, horn, leather, paint (not employing a boiling process), paper, plastics, precious or semi-precious metals or stones, rubber and synthetic rubber, shell, straw, textiles, tobacco and wood;
10. Manufacturing, assembling, compounding, processing, packaging or treatment of such products as bakery goods, candy, dairy products, food products, including fruits and vegetables, but not including fish and meat products, pickles, sauerkraut, vinegar or yeast, or refining or rendering of fats and oils;
11. Blacksmith shops, boat building, electric motor rebuilding, machine shops and paint shops;
12. Gasoline service stations, including dispensing of diesel, natural gas, and liquid petroleum gas fuels and complete truck service;
13. Lumber yards, including planing mills and saw mills; mattress manufacture; storage yards for commercial vehicles or feed; flour, feed and grain mills; grain elevators;
14. Manufacture and maintenance of electric and neon signs, billboards and commercial advertising structures;
15. Public utility and public service structures and facilities, such as communications equipment buildings, electric distribution substations, electric transmission substations, gas regulator stations, pumping stations, public utility service yards, corporation yards, railroad rights-of-way and stations, reservoirs and storage tanks;
16. Public buildings and grounds.
17. Incidental and accessory structures and uses such as retail, office, etc., located on the same site as a permitted use;
18. Wineries and wine cellars, small, medium and large;
19. Business parks and incubator spaces;
20. Research development industry and business support services;

21. Warehouse and distribution facilities;
22. Other uses which are added to this list according to the procedure in Section 17.16.020.

17.62.063 Permitted uses—Administrative approval required.

- A. The following uses may be permitted in accordance with the provisions of Chapter 17.108:
 1. Gas and electric transmission lines in accordance with Section 17.108.080;
 2. Watchpersons' living-quarters incidental to and on the same site with a permitted limited industrial use;
 3. Mobile or modular offices in accordance with the requirements of mobile or modular offices;
 4. Other uses which have been added to this list according to the procedure in Section 17.16.020;
 5. Temporary uses pursuant to Section 17.108.090.

17.62.064 Conditional uses

- A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:
 1. Hospitals;
 2. Bulk storage and delivery of liquefied petroleum gas;
 3. Excavations according to the requirements of Chapter 17.88;
 4. Expansion, remodeling, or additions to a conditional use that are not considered an incidental or accessory use as defined in Section 17.04.080;
 5. Outdoor vending stalls for the sale or trade of new and used articles at specified times of the day and week as either a temporary or permanent use of land;
 6. Other uses which are added to this list according to the procedure in Section 17.16.020;

17.62.065 Property development standards.

All uses shall be consistent with Article 12, Development Standards, of this chapter. Where development standards are not specifically identified in this document, reference the city of

Lathrop Zoning Ordinance.

17.62.066 Site plan and architectural design review.

No use shall be erected on any lot or site in any IL district until a site plan and architectural plans shall have been submitted to and approved by the city pursuant to the provisions of Chapters 17.100 and 17.104. Design review is required for all proposed structures, whether residential or nonresidential, together with related site plans, landscaping, and public improvements associated with new development within the Central Lathrop Specific Plan Phase 2 area.

17.62.067 City Council Review.

All development projects proposed north of Dos Reis Road and South of De Lima Road shall obtain a Conditional Use Permit. Property located in this area is subject to discretionary review by the City Council with recommendation from the Planning Commission. Proposed development and uses may be permitted in accordance with the provisions of Chapter 17.112, except that the City Council serves as the final reviewing authority.

17.62.068 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions in Chapter 17.16, except if a development project is proposed north of Dos Reis Road and South of De Lima Road, the Planning Commission serves as a recommending body to the City Council. The City Council reserves the right to provide discretionary review.

The community development director may approve use interpretations and minor deviations related to the zoning herein.

Article 12. Non-Residential Development Standards

Table 17.62.120 A Central Lathrop Specific Plan: Non-Residential Site Development Standards

| | Office Commercial (CO-CL) | Neighborhood Commercial (NC-CL) | Park (P-CL) | Residential Mixed-Use (R/MU-CL) | Public/Semi-Public/Neighborhood Commercial (P/SP/NC-CL) |
|--------------------------------------|---|---------------------------------|----------------------|---------------------------------|---|
| Lathrop Center District | n/a ¹ | 0 | n/a ¹ | 0 | 0 |
| Golden Valley Parkway | 10 | 10 | n/a | n/a ¹ | n/a ¹ |
| Other Streets | 10 | n/a ¹ | 10 | n/a | 10 |
| Other Setbacks | | | | | |
| Front, Rear and Side Yards | 0 | 0 | 0 | 0 | 0 |
| Height Requirements | | | | | |
| Maximum Building Height ² | 75 | 45 | 45 | 65 | 45 |
| Special Tower Elements | n/a | 70 | 70 | 70 | 70 |
| Minimum Building Height | n/a | 15 | 15 | 15 | 15 |
| Building Separation | | | | | |
| Standard | Per CBC ² | Per CBC ² | Per CBC ² | Per CBC ² | Per CBC ² |
| Pedestrian Access Width | 15 | 15 | 15 | 15 | 15 |
| Lot Size and Coverage | | | | | |
| Minimum Parcel Area | None | None | None | None | None |
| Minimum Width | None | None | None | None | None |
| Minimum Depth | None | None | None | None | None |
| Maximum FAR | 0.60 | 0.60 | 0.60 | 4.0 | 0.60 |
| Maximum Coverage | 70% | 60% | 70% | 90% | 70% |
| Off-Street Parking | | | | | |
| Remainder of CLSP | 1 stall per 400 net usable sq. ft. for office; other uses per Chapter 17.76 of the Lathrop Municipal Code | | | | |

Notes to Table 17.62.120

- 1 n/a = not applicable.
- 2 Building or parking area fronting any public street - measured from property line or right-of-way.

- 3 Exceptions to maximum height may be granted through Design Review for towers, steeples, cupolas, dormers, flagpoles and other architectural elements.
- 4 Minimum width between structures when pedestrian access way provided.
- 5 California Building Code.
- 6 Reductions of parking standards may be granted for shared parking subject to approval of a parking study concurrent with Design Review.

Table 17.62.120 B Central Lathrop Specific Plan: Industrial Development Standards

| | <u>IL-CL</u> |
|--|---|
| <u>Minimum Parcel Size (sf)</u> | <u>5,000</u> |
| <u>Minimum Lot</u> | |
| <u>Width</u> | <u>50'</u> |
| <u>Depth</u> | <u>100'</u> |
| <u>Street Frontage</u> | <u>50' ⁽¹⁾</u> |
| <u>Minimum setbacks</u> | |
| <u>Front Yard</u> | <u>15'</u> |
| <u>Side Yard</u> | <u>0' ⁽²⁾</u> |
| <u>Rear Yard</u> | <u>0' ⁽²⁾</u> |
| <u>Distance Between Structures</u> | <u>Per CBC</u> |
| <u>Maximum Lot Coverage</u> | <u>70%</u> |
| <u>Maximum Building Height</u> | <u>76' ⁽³⁾</u> |
| <u>Landscape Requirements⁽⁴⁾</u> | |
| <u>Landscape Coverage (Minimum) ⁽⁵⁾</u> | <u>10%</u> |
| <u>Parking Requirements</u> | <u>Per Lathrop Zoning Ordinance, Chapter 17.76</u> |
| <u>Signage</u> | <u>Per Master Signage Program, and/or Chapter 17.84</u> |

Footnotes to Table 17.62.120 B:

Minimum standards may need to be revised based on parcel configuration and proposed land use; Community Development Director to approve minor deviations.

(1) Those sites with public street frontage on a curve or cul-de-sac may have frontages of not less than 40', provided that the width of the site as measured along the front yard setback line is at least 50'.

(2) Except where abutting an existing adjacent residential use, the minimum setback shall be 15'.

(3) The building height shall be no greater than seventy-six (76) feet, unless a taller building height is determined to be warranted by the approving authority.

(4) For landscape standards reference Chapter 17.92 of the Lathrop Municipal Code.

(5) Measured as a percentage of net lot acreage.

(Ord. 22-431 § 1; Ord. 08-276 § 1)

[...]

Attachment 5

Central Lathrop Specific Plan (CLSP) Phase 2 Amendment and Code Text
Amendment No. TA-23-104

Environmental Checklist, prepared by De Novo Planning Group, dated
August, 2023

Due to the size of this document, it has not been reproduced in the staff report. A copy of the Environmental Checklist is available for viewing and download on the City's website at the following links:

Environmental Checklist without Appendices:

https://www.ci.lathrop.ca.us/sites/default/files/fileattachments/community_development/page/5622/lathrop_ashley_warehouse_15183_no_appendices.pdf

Environmental Checklist with Appendices:

https://www.ci.lathrop.ca.us/sites/default/files/fileattachments/community_development/page/5622/lathrop_ashley_warehouse_15183_cle_an.pdf

The Environmental Checklist can also be viewed at the following link:

<https://www.ci.lathrop.ca.us/com-dev/page/public-review-documents>

Individuals that are unable to access the Environmental Checklist at the website listed above or would require a computer disk or thumb drive containing a copy of the document should contact Planning Staff at planning@ci.lathrop.ca.us or (209) 941-7290 to obtain a copy.

**CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 23-12**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LATHROP RECOMMENDING THE CITY COUNCIL FIND THE PROJECT EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW PURSUANT TO PUBLIC RESOURCES CODE SECTION 21083.3 AND CEQA GUIDELINES SECTION 15183 AND ADOPT AN ORDINANCE APPROVING THE CENTRAL LATHROP SPECIFIC PLAN PHASE 2 AMENDMENT AND A MUNICIPAL CODE TEXT AMENDMENT TO CHAPTER 17.62, CENTRAL LATHROP ZONING DISTRICTS OF THE LATHROP MUNICIPAL CODE (TA-23-104)

WHEREAS, Section 65450 *et. seq.* of the California Government Code provides for the preparation and adoption of Specific Plans by general law cities for implementation of all or part of an adopted General Plan; and

WHEREAS, Section 65453 of the California Government Code provides that a Specific Plan may be adopted or amended by either Resolution or Ordinance as provided by the local jurisdiction; and

WHEREAS, the Central Lathrop Specific Plan Phase 2 Amendment and Zoning Code Text Amendment applies only to Phase 2 (the project) and does not in any way apply to the Central Lathrop Specific Plan Phase 1 Project; and

WHEREAS, the Amendment to the Central Lathrop Specific Plan as it affects Central Lathrop Specific Plan Phase 2 Amendment is a stand-alone document for the Phase 2 portion of Central Lathrop; and

WHEREAS, pursuant to Government Code Section 65090, notice of the Planning Commission hearing was published in accordance with State law in at least one newspaper of general circulation within the City of Lathrop at least ten calendar days before the Planning Commission's public hearing; and

WHEREAS, prior to the City's approval of the 2022 General Plan Update, the City prepared an Environmental Impact Report (EIR) which analyzed the environmental impacts of buildout under the General Plan Update pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000, *et seq.*), and the Lathrop City Council certified the General Plan Update Final EIR on September 19, 2022 (State Clearinghouse # 2021100139); and

WHEREAS, the analysis in the General Plan Update EIR allows the use of CEQA exemption/streamlining provisions for projects developed under the General Plan Update, including the proposed Project; and

WHEREAS, the proposed Amendment to the Central Lathrop Specific Plan, as it affects the Phase 2 Project, is an amendment to the adopted 2004 Central Lathrop Specific Plan, which was adopted by Resolution No. 04-1779 on November 9, 2004; and

WHEREAS, the City intends to retain the 2004 Central Lathrop Specific Plan as the governing land use regulations for certain specified portions of the Specific Plan area including properties within the Phase 1 Specific Plan area; and

WHEREAS, the proposed Zoning Code Text Amendment amends Chapter 17.62, *Central Lathrop Zoning Districts* to implement the Central Lathrop Specific Plan Phase 2 Amendment; and

WHEREAS, Chapter 17.124 of the Lathrop Municipal Code mandates that the Planning Commission transmit its recommendation to the City Council by resolution; 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 August 31, 2023 and mailed out to property owners located within a 300-foot radius from the Central Lathrop Specific Plan Phase 2 Amendment Project area on August 31, 2023, emailed to the City's Public Hearing subscribers and interested parties and posted at three (3) locations accessible to the public; and

WHEREAS, the Planning Commission has utilized its own independent judgement in adopting this Resolution.

NOW, THEREFORE, BE IT RESOLVED the Planning Commission 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 Amendment to the Central Lathrop Specific Plan as it affects the Central Lathrop Specific Plan Phase 2 Amendment Project, as shown in Attachment 2 of the Planning Commission Staff Report, relative to the proposed development of the Central Lathrop Specific Plan Phase 2 Amendment Project area on certain real property consisting of approximately 724-acres located in the City of Lathrop.

Section 2. 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:

1. The project complies with CEQA based on the CEQA exemption/streamlining provisions contained in Public Resources Code section 21083.3 and CEQA Guidelines section 15183;

2. Pursuant to the Planning Commission Staff Report and the attachments and exhibits thereto, including but not limited to, the Environmental Checklist, prepared by De Novo Planning Group, dated August, 2023, which are incorporated herein by reference, the proposed Project will not result in any significant impacts that: 1) are peculiar to the project or project site; 2) were not identified as significant project-level, cumulative, or off-site effects in the General Plan EIR; or 3) were previously identified significant effects, which as a result of substantial new information that was not known at the time that the General Plan EIR was certified, are determined to have a more severe adverse impact than discussed in the General Plan EIR. As a result, pursuant to Public Resources Code section 21083.3 and CEQA Guidelines section 15183, the proposed Project is exempt from further environmental review under CEQA.

3. All applicable General Plan policy and implementation actions and uniformly applied development policies, standards and/or regulations are, hereby imposed on the proposed project and must be adhered to by the Project applicant in accordance with the Amendment to the Central Lathrop Specific Plan. To the extent the City has not previously made findings regarding any/all of those referenced General Plan Update policy and implementation actions and uniformly applied development policies, standards and/or regulations, the Planning Commission hereby finds that all of those General Plan Update policy and implementation actions and uniformly applied development policies, standards and/or regulations, were adopted, in whole or in part, to substantially mitigate the potential environmental effects to which they pertain (i.e., aesthetics, agricultural and forest resources, air quality, biological resources, cultural and tribal resources, geology and soils, greenhouse gases, climate change, and energy, hazards and hazardous materials, hydrology and water quality, land use, population, and housing, mineral resources noise, public services and recreation, circulation, utilities and services systems, and wildfire).

Section 3. Specific Plan Findings. Pursuant to State of California Planning and Zoning Law, the Planning Commission finds and determines as follows:

1. The 2004 Central Lathrop Specific Plan adopted pursuant to Resolution No. 04-1779 shall be in full force and effect as to that portion of the Specific Plan that covers Phase 1.

2. The 2004 Central Lathrop Specific Plan, as modified by the proposed related Amendments for Phase 2 is consistent with the goals, policies, implementation measures, and general land uses specified in the 2022 General Plan Update because it promotes job-generating land uses within the Phase 2 Amendment area and specifically implements Implementation Measure LU-5.f of the General Plan, which requires the City to update the Central Lathrop Specific Plan to be consistent with the adopted General Plan Update.

3. The 2004 Central Lathrop Specific Plan, as modified by the proposed related Amendments is consistent with the goals, policies, implementation measures specified in the General Plan Update related to promoting the development of job-generating land uses to support existing and future businesses. The Central Lathrop Specific Plan Phase 2 Amendment ensures that the City's economic base will be strengthened by promoting development which will create a variety of high quality long-term jobs and shorter term construction jobs and encourages future developers to finance public facilities for long-term infrastructure solutions and public services. Additionally, the 2004 Central Lathrop Specific Plan, as amended by the proposed Phase 2 Amendment is consistent with the General Plan Update goals related to achieving visual and functional quality of new development because it requires the provision of open space within the planning area and the provision of landscape buffers between the Phase 2 area and sensitive receptors.
4. The 2004 Central Lathrop Specific Plan, as modified by the proposed related Amendment, is consistent with the goals, policies, general land uses and implementation measures specified in the General Plan Update because it ensures that proposed land uses will receive an adequate level of public services, facilities and protection by implementing the goals and policies of the Public Facilities and Services and Public Safety Elements of the General Plan.
5. The 2004 Central Lathrop Specific Plan, as modified by the proposed related Amendment, is consistent with the goals, policies, general land uses, and implementation measures specified in the General Plan Circulation Element because it ensures that streets and highways will be constructed in accordance with the Traffic Monitoring Program to serve the new development.
6. The 2004 Central Lathrop Specific Plan, as modified by the proposed related Amendments, is consistent with the goals, policies, general land uses, and implementation measures specified in the Environmental Justice Element because it ensures that measures are in place to promote land use and development patterns that reduce greenhouse gas emissions, enhance air quality, and reduce climate change impacts.
7. The 2004 Central Lathrop Specific Plan, as modified by the proposed related Amendments, is consistent with the goals, policies, general land uses and implementation measures of the General Plan because it will promote orderly development of the plan through flexible phasing which is tied to the provisions of supporting infrastructure capacity in the construction of off-site infrastructure improvements. The 2004 Central Lathrop Specific Plan, as modified by the proposed related Phase 2 Amendment, provides for the construction of roadways to provide improved access to the project and adjacent properties, and the extension of utilities such as water, sanitary sewer, and storm drainage facilities necessary to accommodate the project.

8. The 2004 Central Lathrop Specific Plan, as modified by the proposed related Phase 2 Amendment, is consistent with the goals, policies and implementation measures of the General Plan Public Safety Element because it ensures that all new buildings construction shall conform to the latest California Building Code and seismic standards, gives priority to support police protection, and to fire suppression, and implements practices and regulations which avoid hazardous land use relationships.

Section 4. Code Text Amendment Findings. Pursuant to State of California Planning and Zoning Law, the Planning Commission finds and determines as follows:

1. The proposed Zoning Code Text Amendment is consistent with the City's General Plan Update, as enumerated in the Consistency Findings in the Staff Report.
2. The proposed Zoning Code Text Amendment furthers the public interest, convenience, and general welfare of the City by implementing the Central Lathrop Specific Phase 2 Amendment. The amendments would ensure consistency with the CLSP Phase 2 Amendment, General Plan, and Lathrop Municipal Code and update the zoning standards that are relevant to the CLSP Phase 2 Amendment.

Section 5. Upon adoption by the City Council, the Central Lathrop Specific Plan Phase 2 Amendment applies only to the Central Lathrop Specific Plan Phase 2 Project and does not change the adopted Central Lathrop Specific Plan as it applies to the balance of the CLSP area (Phase 1); and

Section 6. Upon adoption by the City Council, the Community Development Director is hereby directed to retain said 2004 Central Lathrop Specific Plan, as modified by the proposed related Amendments, on permanent public display in the Community Development Department, Planning Division in the City of Lathrop.

Section 7. Based on the findings set forth in this Resolution, and the evidence in the Staff Report, the Planning Commission hereby recommends to the City Council that the Central Lathrop Specific Plan Phase 2 Amendment be added to the 2004 Specific Plan as a stand-alone document for Phase 2. These documents shall be substantially in the form on file with the City Clerk.

BE IT FURTHER RESOLVED, 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, the Planning Commission does hereby recommend the City Council approve both the Central Lathrop Specific Plan Phase 2 Amendment, as illustrated and incorporated by reference as Attachment 2 of the Planning Commission Staff Report and Municipal Code Text Amendment No. TA-23-104 as illustrated and incorporated by reference as Attachment 3 of the Planning Commission Staff Report.

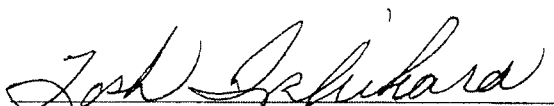
PASSED AND ADOPTED by the Planning Commission of the City of Lathrop at a Special meeting on the 13th day of September, 2023 by the following vote:

AYES: Ishihara, Camarena, Jackson, Rhodes

NOES: None


ABSTAIN: None

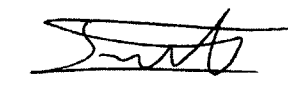
ABSENT: Ralmilay


Tosh Ishihara, Chair

ATTEST:

APPROVED AS TO FORM:


Rick Caguiat, Secretary


Salvador Navarrete, City Attorney



September 28, 2023

VIA E-MAIL (TVARGAS@CI.LATHROP.CA.US.) & U.S. MAIL

Mayor and City Council
City of Lathrop
Attn: City Clerk
390 Towne Centre Dr.
Lathrop, CA 95330

Re: Central Lathrop Specific Plan (CLSP) Phase 2 Amendment and Code Text Amendment: Limited Industrial Zoning Districts and Lathrop Municipal Code. Location: The Central Lathrop Specific Plan Phase 2 Amendment area is located generally north of Dos Reis Road, west of S. Manthey Road and Interstate 5, east of the San Joaquin River, and south of the existing City Limits.

Honorable Mayor and City Council Members:

The proposed amendments to the Central Lathrop Specific Plan have the potential to impact the District. The proposed zoning changes are immediately adjacent to Lathrop High School. The proposal includes changes to the entire area north of Dos Reis to non-residential and industrial land use. Lathrop High School at its location will continue to be part of the community and it is imperative that the separation of uses guidelines and policies in the CLSP include careful consideration of circulation, site design, noise, and odor.

The District has reviewed the amendments and is supportive of the landscape buffer requirements that will be included along Dos Reis Road and the requirements of an 8-foot foot solid wall with the addition of 8-foot paved sidewalks on the north and south sides of the roadway in this area to provide separation and improved pedestrian safety. The proposed amendments detail limited industrial and therefore does not anticipate uses that require truck dependence. We request future projects be carefully evaluated and conditioned to ensure there is limited truck traffic generated.

Please let us know if there is any additional information needed from MUSD to assist in the review process. Do not hesitate to contact me should you have any questions at (209) 858-0858 or developperfes@musd.net.

Sincerely,

Victoria Brunn
Chief Business and Information Officer
Manteca Unified school District

Cc: Rick Caguiat, Director Community Development, via email (RCaguiat@ci.lathrop.ca.us)

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Dir. Fiscal Services

CENTRAL LATHROP SPECIFIC PLAN PHASE 2 AMENDMENT



LEGEND

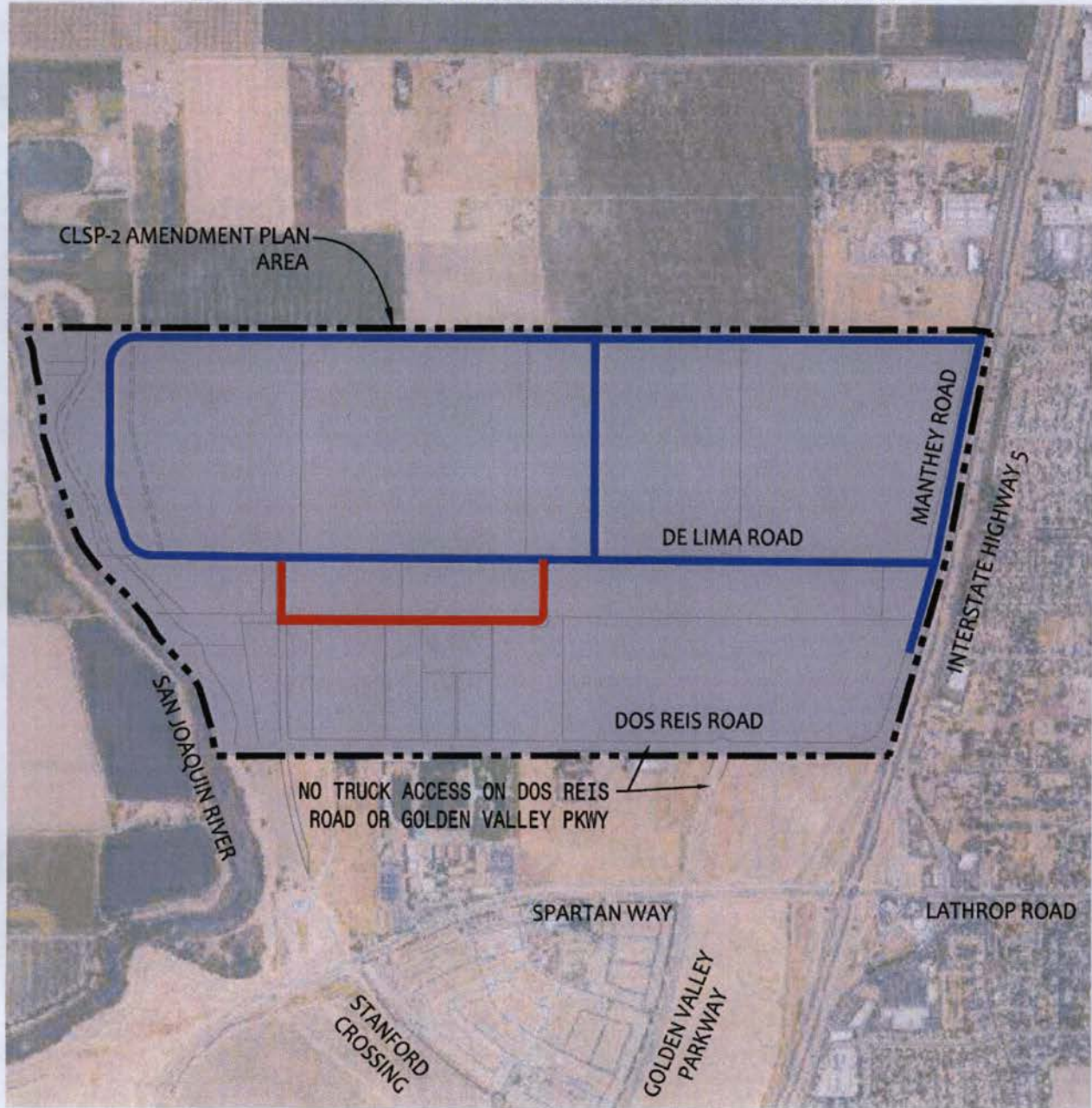
- Existing Truck Route
- CLSP-2 Amendment Plan Area



Mackay & Somps
ENGINEERS PLANNERS SURVEYORS

Figure 3.3
EXISTING TRUCK ROUTE PLAN
Central Lathrop Specific Plan - Phase 2 Amendment
Lathrop, Ca

CENTRAL LATHROP SPECIFIC PLAN PHASE 2 AMENDMENT



- LEGEND**
- Proposed Truck Route
 - - - - Existing Truck Route
 - Proposed STAA Route
 - CLSP-2 Amendment Plan Area



Mackay & Somp
ENGINEERS PLANNERS SURVEYORS

Figure 3.11
PROPOSED TRUCK ROUTE PLAN
Central Lathrop Specific Plan - Phase 2 Amendment
Lathrop, Ca

ITEM 5.3

CITY MANAGER'S REPORT NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING

ITEM: CONTINUED DISCUSSION FROM OCTOBER 9, 2023 REGULAR MEETING REGARDING CONDITIONAL USE PERMIT NO. CUP-23-08 AND SITE PLAN REVIEW NO. SPR-23-09 FOR THE ASHLEY FURNITURE PROJECT

RECOMMENDATION: Council to Consider the Following:

1. Testimony Presented During the Public Hearing Held October 9, 2023;
2. Adopt a Resolution to Find the Project Exempt from Further Environmental Review Pursuant to Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183; and
3. Adopt a Resolution to Approve a Conditional Use Permit and Site Plan Review for the Ashley Furniture Project to Allow for the Construction of an Approximately 1.5 Million Square Foot Concrete Tilt-Up Building Located within the Central Lathrop Specific Plan Phase 2 Area.

SUMMARY:

The applicant, Hodgdon Group Realty, Inc., is requesting a Conditional Use Permit and Site Plan Review to allow for the development of a 1,486,607 sq. ft. concrete tilt-up building on an 89.82-acre property located at the northwest corner of Dos Reis Road and Manthey Road and within the Central Lathrop Specific Plan Phase 2 area. The proposed building will include a 24,000 sq. ft. office, a 110,260 sq. ft. retail outlet and showroom and a 1,352,347 sq. ft. warehouse distribution center.

The project includes related on- and off-site improvements, including but not limited to off-street parking, lighting, landscaping, solid wall and wrought iron fencing, outdoor employee break area, paving, and street improvements (landscaping, curb, gutter, and sidewalk).

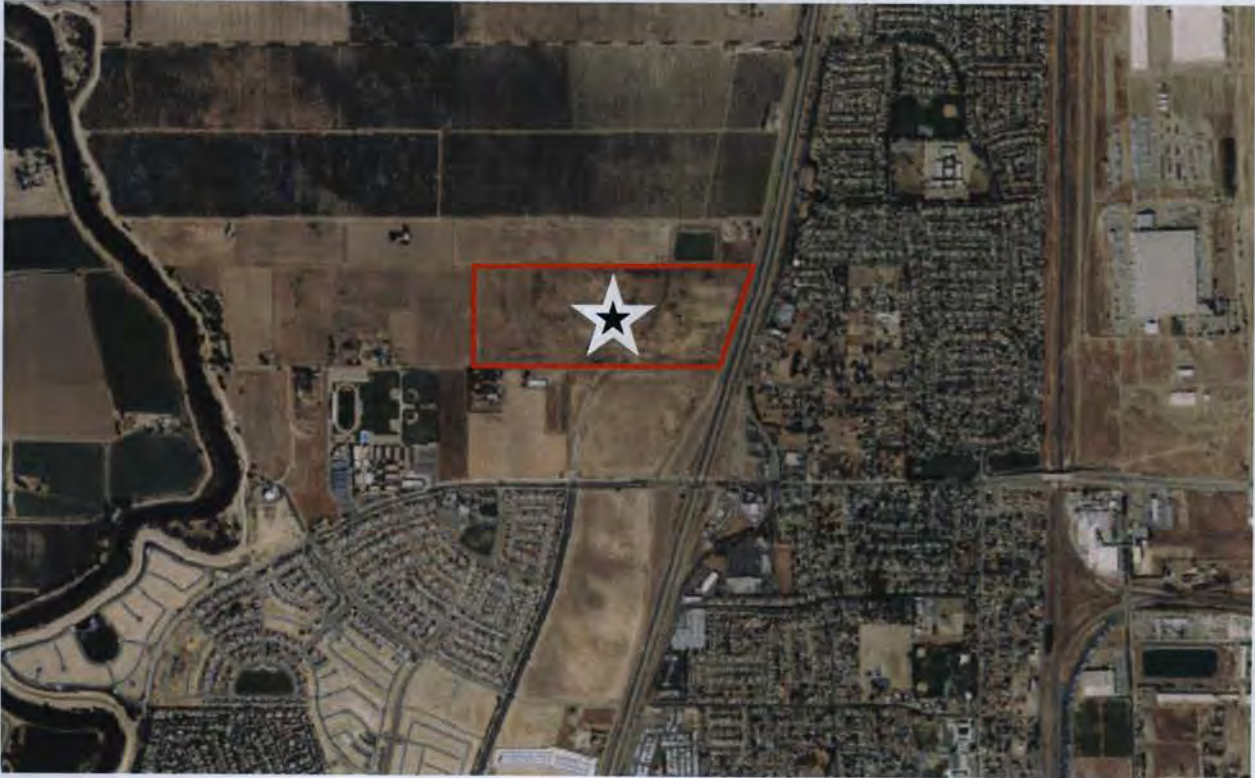
The Planning Commission and staff recommend that City Council consider all information provided and submitted, take and consider all public testimony and, if determined to be appropriate, adopt a Resolution to find the project exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 and adopt a Resolution to approve the Conditional Use Permit (CUP-23-08) and Site Plan Review (SPR-23-09) for the Ashley Furniture Project.

SITE DESCRIPTION:

The project site is located at the northwest corner of Dos Reis Road and Manthey Road, north of terminus of Golden Valley Parkway at Dos Reis Road. The property address is 14101 S. Manthey Road and has an Accessor Parcel Number (APN) of 192-020-14). The project site is 89.82-acres in size and is generally flat and historically been used for agricultural purposes. The site has been planned for urban development and is within the CLSP Phase 2 area. Planned infrastructure extensions will be constructed to the site for public water, sewer and stormwater. The City’s General Plan designates the project site for Light Industrial (LI) land uses, and will be zoned IL-CL, Limited Industrial. The project site is bounded by agricultural properties to the north, Manthey Road and Interstate 5 (I-5) to the east, Dos Reis Road and ranchette properties to the south and agricultural properties to the west. The table below depicts the surrounding land uses of the project site:

| | Land Use | Zoning District | General Plan (GP) Designation |
|--------------|--|---|---|
| North | Agricultural Properties, City of Lathrop pond | IL-CL, Limited Industrial | LI-CL, Limited Industrial |
| South | Vacant Properties and Ranchette Properties Dos Reis Road | CO/DS-CL, Commercial Office R/MU/DS-CL, Residential/Mixed Use | OC-CL, Office Commercial, and R/MU-CL, Residential Mixed Use |
| East | Manthey Road and Interstate 5 | CC, Central Commercial, R-1-5 One Family Residential R-1-5, R One Family Residential (across I-5 Highway) | CC, Central commercial and LD, Low Density Residential (across I-5 Highway) |
| West | Agricultural Properties | IL-CL, Limited Industrial | LI-CL, Limited Industrial |

Location Map:



BACKGROUND:

The existing Ashley Furniture Outlet and Distribution Warehouse facility is located within the Crossroads Industrial area at 18290 S. Harlan Road (APN: 198-130-39), just north of the Home Depot Distribution Center. The 525,000 sq. ft. sq. ft. concrete tilt-up building was constructed in 2018 and includes a 50,000 sq. ft. retail outlet and distribution warehouse.

The Ashley Furniture Outlet and Warehouse serves as an Ashley Homestore and Outlet and distribution center. The facility will serve Northern California and adjacent States with regional offices and a call center. The applicant informed staff that Ashley Furniture’s business operation has outgrown its existing facility on S. Harlan Road, and it is expected that the facility will be unable to accommodate the future operations anticipated for the company. As such, the proposed project will support the expansion needs of the company. Upon completion of the proposed project and relocation of the company to the new site, it is anticipated that subject to market conditions, the S. Harlan Road site will be completely vacated and listed for lease or sale.

**CITY MANAGERS REPORT
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING
ASHLEY FURNITURE PROJECT**

PAGE 4

The proposed project is located within the Central Lathrop Specific Plan (CLSP) Phase 2 area. The CLSP was approved by the City Council on November 9, 2004. The project included certification of the Environmental Impact Report (EIR) (SCH# 2003072132), for the CLSP, adoption of the Specific Plan document, General Plan Land Use Map amendments, Zoning Map, and text amendments to the Lathrop Municipal Code (LMC). The CLSP is separated into two (2) major phases of development. Phase 1 is generally located south of Dos Reis Road and includes a High School, development of a regional park (adjacent to the High School), residential and commercial uses. Phase 2 is located north of Dos Reis Road and previously included development of residential and commercial uses, parks, and school sites (K-8).

The Lathrop General Plan Update in 2022 (adopted by City Council on September 19, 2022) modified the Phase 2 area (north of Dos Reis Road to the City limit boundary) of the CLSP from Residential and Commercial Land Use Designations to Limited Industrial. As a result of the newly adopted General Plan, the City is also initiating an update to the Lathrop Municipal Code and Zoning Map to bring both into consistency with the General Plan. An Amendment to the CLSP for Phase 2 is being processed by the City concurrently with the proposed Ashley Furniture Project. The Amendment would update the Specific Plan to provide development standards and design guidelines for the development of limited industrial uses to be consistent with the intent of the recently assigned Limited Industrial General Plan Land Use Designation. As such, all aspects of the proposed project have been reviewed in relationship to the Central Lathrop Specific Plan Phase 2 design criteria illustrated in Chapter 7, "Design Guidelines" of the Specific Plan Amendment.

PLANNING COMMISSION:

On September 13, 2023, the Planning Commission held a public hearing on the proposed Conditional Use Permit (CUP-23-08) and Site Plan Review (SPR-23-09) for the Ashley Furniture Project. The Planning Commission received written correspondence from Mr. Michael R. Lozeau of Lozeau Drury, LLP, representing the Laborers' Union of North America, Local Union No. 73 (LIUNA) regarding the Ashley Furniture Project. The comment letter incorrectly asserts that additional CEQA analysis must be completed for the project.

With respect to the use of the exemption provisions provided under Section 15183 of the CEQA Guidelines, the City has applied these correctly to this project. Public Resources Code Section 20183.3 and corresponding State CEQA Guidelines Section 15183 allows a streamlined environmental review process for projects that are consistent with the densities established by existing zoning, community plan or general plan policies for which an EIR was certified.

**CITY MANAGERS REPORT
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING
ASHLEY FURNITURE PROJECT**

PAGE 5

The Ashley Warehouse project is consistent with the uses and development intensities established for the site under the City's General Plan and Land Use Map.

As such, the application of CEQA to the approval of development projects, such as the proposed Ashley Project, shall be limited to effects on the environment which are peculiar to the parcel or to the Project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report. (Pub. Res. Code § 21083.3.) Further, an effect of a project on the environment is not considered peculiar to the parcel or the project, if uniformly applied development policies or standards have been adopted by the local agency with a finding that they will substantially mitigate that effect when applied to future projects. (State CEQA Guidelines § 15183(f).)

The lead agency must make a finding at a public hearing that any mitigation measures in the prior EIR that apply to the project's specific effects, and that the lead agency found to be feasible, will be undertaken. (Pub. Res. Code § 21083.3(c); State CEQA Guidelines § 15183(e).) The City has done that here, by incorporating relevant policies, actions, standards, and other mitigating requirements as Conditions of Approval for the Ashley Warehouse project. These requirements and standards are specifically identified throughout the Environmental Analysis the City prepared for the Ashley Warehouse project. Such a finding is not required for potentially significant environmental effects that are *not* considered peculiar to the parcel or the project if uniformly applied development policies or standards were previously adopted by the agency with a finding that the policies or standards would substantially mitigate the environmental effect when applied to future projects. (State CEQA Guidelines § 15183(f).) When the agency has failed to make such a finding previously, it can do so when it approves the later project.

Often, such certified prior EIRs are Program EIRs and, in fact, the factual questions as to whether project impacts fall within the scope of the prior EIR are very similar. As to reliance on a Program EIR, later activities are examined to determine whether an additional environmental document must be prepared. (State CEQA Guidelines § 15168(c).) As the commenter notes, if a later activity would result in environmental effects that were not examined in the Program EIR, the agency must prepare an initial study to determine whether an EIR or negative declaration is required to address those effects. (*Id.*) However, as is the case here, if a later activity would not have any effects that were not examined in the Program EIR (including any new or more severe impacts), the agency can approve the activity as being within the scope of the project covered by the Program EIR, and no new environmental document would be required. (*Id.*)

Factors that an agency may consider in determining whether a later activity is within the scope of a Program EIR include “consistency of the later activity with the type of allowable land use, overall planned density and building intensity, geographic area analyzed for environmental impacts, and covered infrastructure as described in the program EIR.” (State CEQA Guidelines § 15168(c).) An agency must incorporate feasible mitigation measures and alternatives developed in the Program EIR into later activities in the program. (*Id.*) “Where the later activities involve site specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were within the scope of the program EIR.” (*Id.*)

The City’s Environmental Analysis complies with both Section 15183 and Section 15168 of the State CEQA Guidelines. The commenter claims that an EIR is required for the Project. While the applicability of the exemption provided by State CEQA Guidelines 15183 does not turn on whether the City completes some form of preliminary review, here the City did use an environmental checklist which identifies whether or not each CEQA Appendix G environmental checklist question, and its corresponding impacts, were adequately addressed in the Lathrop General Plan EIR, if there is a significant impact due to new information, or if the Project would result in a significant impact peculiar to the Project site that was not adequately addressed in the General Plan EIR. The Environmental Analysis identifies the applicable City of Lathrop development standards and policies that would apply to the proposed Project during both the construction and operational phases, identifies applicable state-level standards and requirements, and explains how the application of these uniformly applied standards and policies would ensure that no peculiar or site-specific environmental impacts would occur. As such, there are no significant impacts associated with the proposed project that would be different from, or exceed the level of severity of any significant impacts identified in the General Plan EIR. As such, there is no need for the City to adopt a Statement of Overriding Considerations for the proposed Ashley Warehouse project.

Written correspondence from LIUNA is attached to this Staff Report as Attachment 12.

After review and consideration of all information provided, and after taking and considering all public testimony, the Planning Commission voted unanimously (4-0) to adopt Resolution No. 23-13, recommending the City Council find the project exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 and approve the Conditional Use Permit (CUP-23-08) and Site Plan Review (SPR-23-09) for the proposed Ashley Furniture Project. The Planning Commission Resolution is attached to this Staff Report as Attachment 11.

**CITY MANAGERS REPORT
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING
ASHLEY FURNITURE PROJECT**

CITY COUNCIL MEETING OF OCTOBER 9, 2023

On October 9, 2023, the City Council held a public hearing on the proposed Conditional Use Permit (CUP-23-08) and Site Plan Review (SPR-23-09) for the Ashley Furniture Project. The City Council received written correspondence from Mr. Michael R. Lozeau of Lozeau Drury, LLP, representing the Laborers’ Union of North America, Local Union No. 73 (LIUNA) and from Manteca Unified School District (MUSD). The LIUNA letter is attached to this Staff Report as Attachment 13 and a written response is attached to this Staff Report as Attachment 15. The MUSD letter is attached to this Staff Report as Attachment 14.

ANALYSIS:

Site Plan Review

As stated above, the proposed project includes the construction of a new 1,486,607 sq. ft. concrete tilt-up building on an 89.82-acre site located at the northwest corner of Dos Reis Road and Manthey Road. The building will include the following uses:

| Use | Square Footage (sq. ft.) |
|---------------------------------|---------------------------------|
| Office | 24,000 |
| Retail Outlet | 110,260 |
| Warehouse Distribution Facility | 1,352,347 |
| Total | 1,486,607 |

The building is generally located in the center of the subject parcel with a drive aisle providing access to all sides of the building. Off-street parking is provided both for passenger vehicles (employee parking and customer/public parking) and for commercial trucks and trailers.

Additionally, a customer pick-up area is located at the southeastern portion of the building, north of the Dos Reis automobile driveway. Customers will be guided to the customer pick up area office and directed to the specific pick-up bay.

**CITY MANAGERS REPORT
 NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING
 ASHLEY FURNITURE PROJECT**

| Use | Square Footage (sq. ft.) | Automobile Parking Spaces Required | Automobile Parking Spaces Provided | Commercial Truck and Trailer Spaces |
|---------------|---------------------------------|---|---|--|
| Office | 24,000 | 1 per 400 sq. ft. 60 spaces | 942 total (Employee stalls = 462) (Public stalls = 480) | 1,104 (12' x 30' = 46) (12' x 40') = 261) (12' x 53' = 797) |
| Retail Outlet | 110,260 | 1 per 600 sq. ft. 184 spaces | | |
| Warehouse | 1,352,347 | 1 per 2,000 sq. ft. | | |
| Total | | 920 Spaces | 942 | 1,104 |

Automobile parking spaces are nine (9) by eighteen (18) feet in size, meeting the dimension requirements pursuant to Section 17.76.030, *Standards for off-street and on-street parking facilities*. Of the 942 automobile parking spaces provided, twenty (20) are handicap accessible (including four (4) van accessible), 188 are Electric Vehicle (EV) capable parking spaces, and twelve (12) are EV parking spaces pursuant to California building Code (CBC) requirements.

As noted in the table above, the commercial truck and trailer spaces include a variety of sizes to accommodate single trailers and the commercial truck cab and trailer. Commercial truck and trailer parking is located primarily on the eastern portion of the Site Plan and along the northern and southern property line.

Architecture

The proposed building is designed as a concrete tilt-up structure with colored wall accents and glass treatments near the outlet/showroom entrance and employee entrances. The elevation facing S. Manthey Road and Interstate 5 (I-5) will convey a high-quality office/retail appearance while maintaining key functions, including customer pick-up area along the southeast elevation. The appearance is achieved with glazing to indicate an office appearance and clerestory windows along the upper portions of the façade. The building also includes accent shading features, variations in parapet height and colors. Collectively, these provide for enhanced visual interest and varied building massing, to create distinctive points of entry for users. The following is a portion of the east elevation and a rendering looking at the building from S. Manthey Road.



Looking West from S. Manthey Road



Looking West from S. Manthey Road

The building varies in height from 46 feet to 60 feet. The tallest height of the building is located at the entrance, facing S. Manthey Road (illustrated above). The distribution warehouse portion of the building is 46 feet to the parapet. The height fluctuates between 43 feet to 46 feet for the majority of the building. The maximum height allowed under the Limited Industrial Zoning District in the CLSP Phase 2 Amendment is 76 feet.

Floor Plan

As noted above, the proposed building will include a three-story, 24,000 sq. ft. office, two-story 110,260 sq. ft. retail outlet and showroom, and a 1,352,347 sq. ft. warehouse distribution center. The office is located within the northeastern portion of the building and will include a variety of offices, conference rooms, restrooms, and breakroom for each floor. The retail outlet and showroom will have an open floor plan, similar to the existing Ashley Furniture Outlet on S. Harlan Road. An escalator will provide access to the second floor retail outlet and showroom.

Lighting

Lighting is proposed to be shielded and directed towards the parking and access areas only. As illustrated on the Photometric Plan (Attachment 6), lighting levels beyond the property line are at 0 candle power. Specific lighting detail, beyond the photometric plan will be refined as part of the Building Permit process.

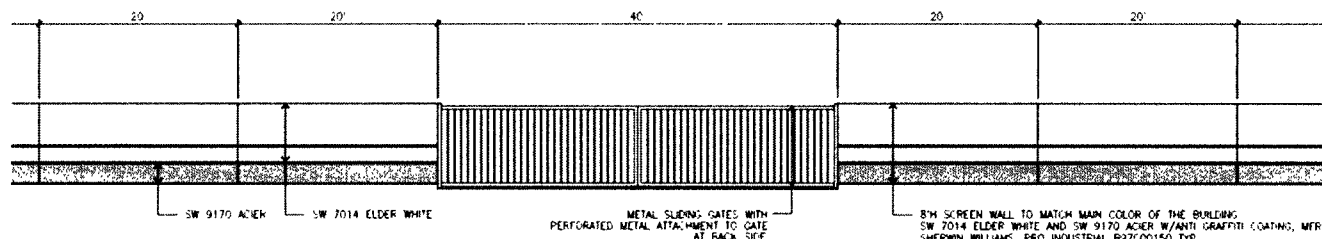
Landscaping

Landscaping is provided throughout the project area and represents 10.4% (388,479 sq. ft.) of the entire project area (excluding stormwater detention basins). Landscape treatment along Dos Reis Road and S. Manthey Road include a variety of large trees, screening trees (discussed further below), medium trees, shrubs and ground cover. Shade trees are proposed throughout the parking lot (public and employee parking areas) and at maturity, 73% of the parking area will be shaded, exceeding the City's requirement of 50%. The Preliminary Landscape Plan is attached to this Staff Report as Attachment 8.

Fencing and Walls

Proposed fencing and walls for the project are illustrated in the Screen Wall and Fencing Plan (Attachment 6). The proposed project will include three (3) fence types: wrought iron fencing, steel gate and solid tilt-up screen all. The wrought iron fencing will be utilized within the interior of the project, particularly to secure the employee parking area and along the northern and western property line. A steel sliding gate will be utilized at the access points to the employee parking area and the off-street parking area for trucks/trailers. A solid tilt-up screen wall will be utilized along a portion of the northern property line (along the commercial truck driveway) and the southern property line to screen the project from uses to the south.

The following is a detail of the screen wall and metal gate:



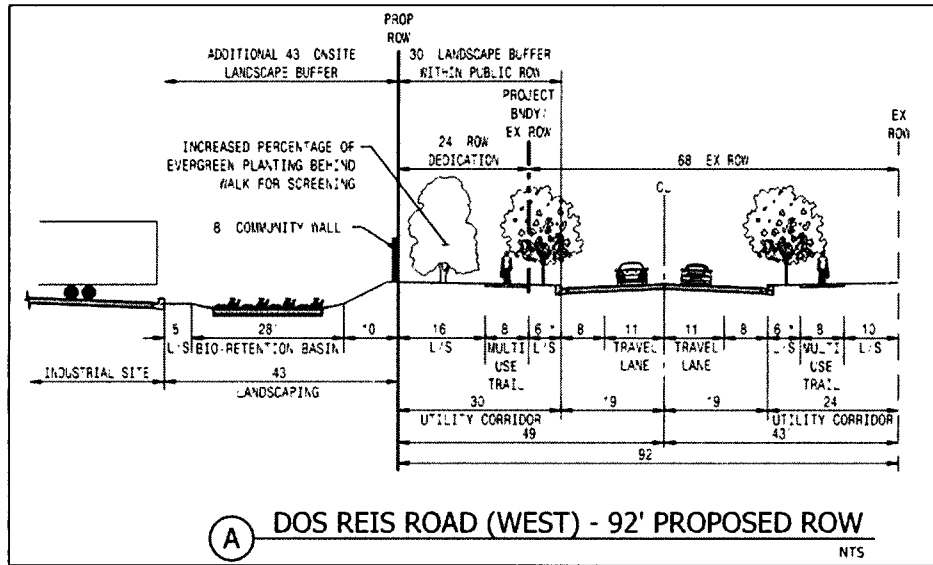
Screening along Dos Reis Road

The proposed project includes a variety of strategies to screen the building and off-street parking of commercial vehicles and trailers from Dos Reis Road and adjacent properties to the south. These strategies include the following:

1. Installation of an 8-foot tall solid screen wall at the southern property line.
2. Planting of a mixture of deciduous shade trees and large evergreen trees for purposes of screening. As illustrated in the Preliminary Landscape Plan (Attachment 8), Deodar Cedar trees will be planted along Dos Reis Road at a maximum spacing of 40 feet. Deodar Cedar trees are a type of evergreen tree that keep its foliage year-round.

Chinese Flame Trees will also be planted along Dos Reis Road to assist in screening. The trees and landscaping will be installed between the 8 foot sidewalk and the 8' wall along Dos Reis Road.

3. Providing an additional landscape buffer along Dos Reis Road. As illustrated in the cross-section of Dos Reis Road below, the project includes an additional 43 foot on-site landscape buffer adjacent to the public right-of-way. In addition to the landscape buffer north of Dos Reis Road within the public right-of-way, there is a total of 73 feet between the roadway and the off-street parking of commercial trucks/trailers.



- The building is setback 279 feet from the property line, which assists in limiting the sight line from Dos Reis Road. As illustrated in the Sight Line Exhibit below, the building is screened from view from the northern sidewalk along Dos Reis Road.

The applicant has prepared renderings of the proposed screening along Dos Reis Road, with mature trees and associated landscaping. The images below illustrate the proposed landscaping and screening strategies along Dos Reis Road. The full set of renderings are attached to this Staff Report as Attachment 9.



Looking North from Golden Valley Parkway



Looking Northeast from Dos Reis Road

Traffic and Circulation

Passenger vehicle access to the project is provided via Dos Reis Road and S. Manthey Road. As noted above, the proposed project includes two (2) driveways from passenger vehicles, one (1) along Dos Reis Road, east of Golden Valley Parkway and the other along S. Manthey Road. An Emergency Vehicle Access (EVA) driveway is located on Dos Reis Road, west of Golden Valley Parkway.

A Traffic Impact Analysis (TIA) was prepared for the proposed project by TJKM Transportation Consultants. The Traffic Impact Analysis analyzed the following scenarios:

- Existing Conditions – Intersection Level of Service
- Existing Conditions – Freeway Mainline Level of Service
- Baseline Conditions – Intersection Level of Service
- Baseline Conditions – Freeway Mainline Level of Service
- Baseline plus Project Conditions – Intersection Level of Service
- Baseline plus Project Conditions – Freeway Mainline Level of Service
- Cumulative Conditions – Intersection level of Service
- Cumulative plus Project Conditions – Intersection Level of Service

In addition to the Level of Service scenarios analyzed above, the Traffic Impact Analysis included a Vehicle Miles Traveled (VMT) Analysis, consistent with California Environmental Quality Act (CEQA) Guidelines and Senate Bill 743.

Trip Generation

To determine the amount of peak hour and daily trips generated by the project, TJKM conducted a 24-hour count at the existing Ashley Furniture facility located on S. Harlan Road. The approximate square footage of the existing Ashley Furniture facility is 525,000 sq. ft. and with this information and data collected from the 24-hour count, TJKM developed trip rates for the proposed project for passenger vehicles and heavy trucks. The following tables illustrate the trip generation for the proposed project.

Table 13: Project Trip Generation for Passenger Vehicles

| | Size | | Daily | | A.M. Peak | | | | P.M. Peak | | | | | |
|----------------------|-------|-----|-------|--------------|-----------|--------|------------|-----------|------------|-------|--------|------------|------------|------------|
| | | | Rate | Trips | Rate | In:Out | In | Out | Total | Rate | In:Out | In | Out | Total |
| Proposed Uses | | | | | | | | | | | | | | |
| Ashley Furniture | 1,500 | ksf | 1.87 | 2,798 | 0.135 | 61:39 | 124 | 79 | 203 | 0.170 | 43:57 | 110 | 145 | 255 |
| Net Trips | | | | 2,798 | | | 124 | 79 | 203 | | | 110 | 145 | 255 |

Table 14: Project Trip Generation for Heavy Trucks

| Land Use | Size | | Daily | | A.M. Peak | | | | P.M. Peak | | | | | |
|----------------------|-------|-----|-------|------------|-----------|--------|-----------|-----------|-----------|-------|--------|-----------|-----------|-----------|
| | | | Rate | Trips | Rate | In:Out | In | Out | Total | Rate | In:Out | In | Out | Total |
| Proposed Uses | | | | | | | | | | | | | | |
| Ashley Furniture | 1,500 | ksf | 0.453 | 680 | 0.063 | 15:85 | 14 | 81 | 95 | 0.030 | 69:31 | 31 | 14 | 45 |
| Net Trips | | | | 680 | | | 14 | 81 | 95 | | | 31 | 14 | 45 |

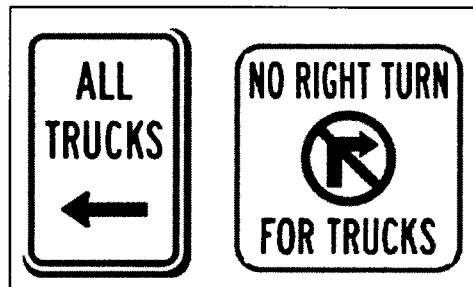
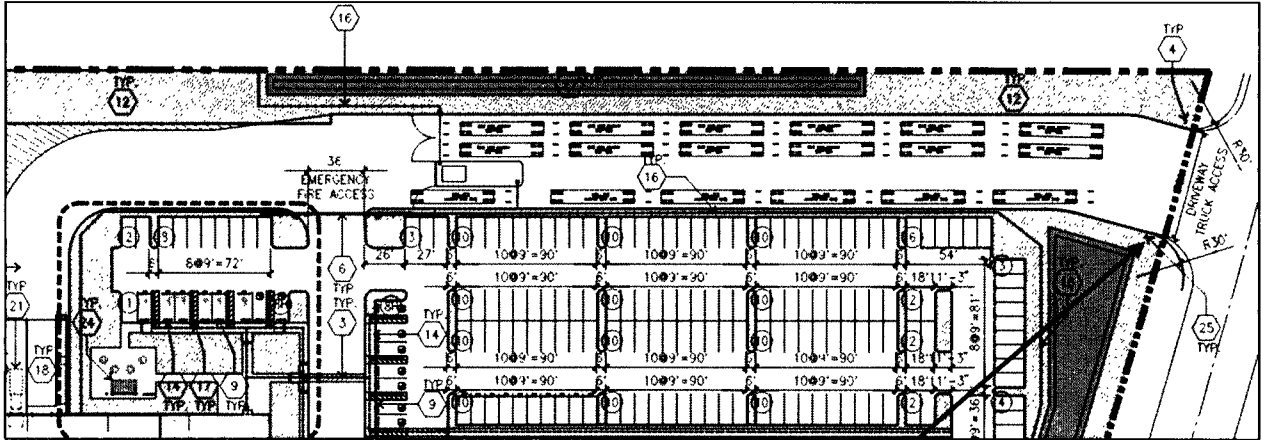
As shown in the table above, the proposed project is projected to generate 2,798 daily passenger vehicles, 203 a.m. peak hour passenger vehicles, and 255 p.m. peak hour passenger vehicles. For heavy trucks, the proposed project is projected to generate 680 daily heavy trucks, 95 a.m. peak hour trucks, and 45 p.m. peak hour trucks.

Trip Distribution

Pursuant to General Plan Implementation Action Lu-5.f and the Central Lathrop Specific Plan Amendment for Phase 2, truck traffic within the Limited Industrial area of the Specific Plan shall be limited to De Lima Road, and any future roadways north of Dos Reis Road, to connect to Manthey Road, Roth Road, and Interstate 5. Additionally, truck dependent development projects shall be prohibited from providing driveway access points off of Dos Reis Road, west of Golden Valley Parkway, other than Emergency Vehicle Access (EVA) (Implementation Action LU-5.f (b)(iii)).

The proposed project includes one (1) driveway dedicated to commercial trucks and is located on S. Manthey Road, within the northeastern portion of the project.

Signage is proposed that will direct traffic north on S. Manthey Road and prohibit trucks from turning right on to S. Manthey Road toward Dos Reis Road and Golden Valley Parkway.



Traffic Impact Analysis Results

The intersection level of service analysis for Baseline plus Project Conditions results in three (3) intersections operating at unacceptable service levels during the a.m. and p.m. peak hour. It is important to note that the following intersection already operates at unacceptable level of service without the addition of project traffic:

- Lathrop Road/I-5 Northbound Ramps degrades to LOS F in the p.m. peak hour, with an increase in average delay of 19.1 seconds.

The following two (2) intersections would degrade from acceptable to unacceptable level of service with the addition of project traffic:

- Lathrop Road-Spartan Way/I-5 Southbound Ramps would degrade from LOS D to LOS E in the a.m. and p.m. peak hour, a substantial degradation.

- Spartan Way/Golden Valley Parkway intersection would degrade from LOS C to LOS E in the a.m. peak hour and LOS D to LOS F in the p.m. peak hour, a substantial degradation.

To improve the traffic flow for the three (3) above noted intersections, the Traffic Impact Analysis recommends the following improvements:

- A separate right-turn lane added to the Lathrop Road/I-5 Northbound off-ramp as well as signal timing to improve the intersection operation to LOS C in the a.m. and p.m. peak hours. The new lane should provide at least 400 ft. of vehicle storage.
- For the Lathrop Road/I-5 Southbound off-ramp, adjusting the signal timing of the existing traffic lights will improve the intersection operate to LOS D in the a.m. and p.m. peak hour. Widening is not necessary for the Baseline plus Project Conditions at the southbound off-ramp.
- For Spartan Way/Golden Valley parkway, the TIA recommends making adjustments to the lane geometry (number of turn lanes, through lanes, and right-turn lanes) to improve the efficiency of the intersection.

These improvements have been incorporated into the proposed project's Conditions of Approval. The TIA is attached to this Staff Report as Attachment 10.

Utilities

Potable water will be supplied to the proposed project by the City of Lathrop via connection to an existing 12" water line in Golden Valley Parkway, south of Dos Reis Road. The CLSP Phase 2 Amendment states that water supply to the plan area will be provided from the City's existing groundwater wells and potable surface water from the South County Surface Water Supply Program (SCSWSP) by the South San Joaquin Irrigation District (SSJID).

Wastewater generated by the project will be treated by the City's Consolidated Treatment Facility (CTF) along Christopher Way, southeast of the project site. The project will connect to an existing 24" sanitary sewer line in Golden Valley parkway, south of Dos Reis Road. As part of the project's Conditions of Approval, the applicant is required to secure sufficient sewer treatment capacity, including treatment at the City's CTF.

Per the CLSP Phase 2 Amendment, stormwater runoff from the plan area is designed to discharge into the San Joaquin River through an existing outfall located near the southwest corner of the CLSP Phase 2 Amendment Plan Area at the end of Dos Reis Road and the existing outfall within the Phase 1 area.

The CLSP Phase 2 Amendment Plan Area consists of two (2) major drainage sheds with underground storage pipes to reduce the peak discharge from the plan area to the San Joaquin River. The project site is located within Watershed 4, which includes both CLSP Phase 1 and the CLSP Phase 2 Amendment areas. The proposed project will connect to the existing 54" Stormdrain line in Golden Valley Parkway, south of Dos Reis Road. Stormwater will be treated on-site with Best Management Practices (BMPs) through a series of bio-detention basins prior to entering the City system. The Civil Plans are attached to this Staff Report as Attachment 7.

Zoning Consistency

The project site will be located within the IL-CL, Limited Industrial Zoning District in which a Zoning Map and Municipal Code Amendment is also being processed by the City for consistency with the recently adopted General Plan. Chapter 17.62, Article 6, and Article 12 will provide guidance and development requirements for projects located within this District. Section 17.62.061 of the Zoning Ordinance will be amended as part of the General Plan consistency effort to state the following: "the IL-CL district is intended to provide opportunities for certain types of limited industrial uses; provide adequate space to meet the needs of modern industrial development, including off-street parking and truck loading areas; and to provide industrial employment opportunities for residents of the city and region." Principal uses include but are not limited to assembly of small electrical equipment and appliances, various manufacturing uses, lumber yards, public utility and public service structures, public buildings and grounds, business parks and incubator spaces, research development industry and business support services and warehouse and distribution facilities. The proposed project is considered a principal use.

Table 17.62.120(B), *Central Lathrop Specific Plan: Industrial Development Standards* provides the development standards required of the IL-CL District, and the table below depicts the conformance determination between the Zoning Ordinance and the proposed project.

**CITY MANAGERS REPORT
 NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING
 ASHLEY FURNITURE PROJECT**

| Development Standard | IL-CL Zone District | Proposed Project |
|-----------------------------|--|---|
| <i>Lot Dimensions</i> | | |
| Lot Size (Minimum) | No Minimum or Maximum Requirement | 89.82-acres |
| <i>Setbacks (Minimum)</i> | | |
| Front/Rear/Side | 15 feet / 0 feet / 0 feet | Front: Approximately 418-feet from S. Manthey Road Side: Approximately 279-feet from Dos Reis Road and 220-feet from then northern property line. Rear: Approximately 704-feet from the rear property line. |
| Maximum Building Height | Seventy-six (76) feet | 60-feet |
| Off-Street Parking | Office – 1 per 400 square feet = 60 spaces Retail – 1 per 600 square feet = 184 spaces Warehouse – 1 per 2,000 square feet = 676 spaces Total required: 920 | 942 total (Employee stalls = 462) (Public stalls = 480) 1,104 truck and trailer spaces (12' x 30', 40', and 53') |
| Landscaping | 10% of Site shall be landscaped | 10.4% (388,618 square feet of landscaping) |
| Hours of Operation | No Specific Limit | Retail – 9:00 am to 9:00pm Office – TBD Distribution – TBD |

Based on Staff’s review, the proposed project is consistent with the requirements of the IL-CL Zoning District.

Design Guidelines

The Central Lathrop Specific Plan (CLSP) Phase 2 Amendment includes a variety of principles and standards related to land use, site design, and architecture. Staff has reviewed the proposed project Site Plan, Building Elevations, Landscape Plans, and Architecture (Attachments 6 through 8) and has determined that overall compliance with the Design Guidelines listed in the CLSP Phase 2 Amendment has been achieved.

Where applicable, Conditions of Approval have been incorporated to the proposed project to address the following improvements: perimeter wall treatment, on-site lighting, screening of exterior building equipment (e.g., mechanical equipment, A/C, etc.), screening of commercial truck and trailer storage, and landscape buffer requirements and treatment.

General Plan

The project site has a General Plan Land Use Designation of LI, Limited Industrial. The intent of the IL land use designation is to, “accommodate a wide range of jobs-generating uses, including business parks; clean light industrial; research and development (R&D); science, technology, engineering, and math (STEM); tech/biotech manufacturing; high-tech services that incorporate some combination of assembly, warehousing, and/or sales, hospitals and other health care-related uses, warehouses and distribution centers.”

The Ashley Furniture Project has been reviewed by Staff for consistency with the General Plan and finds that the proposed project is consistent with the following General Plan Policies and Implementation Actions (consistency statements are in italics):

- LU-5.1** Require new development to be compatible and complementary to existing development. Where appropriate and feasible, promote connections between neighborhoods and services and facilities.

As noted above, the subject property has a General Plan Land Use Designation of LI, Limited Industrial and will be located within the Central Lathrop Specific Plan (CLSP) Phase 2 Amendment area IL, Limited Industrial Zoning District. The proposed project would improve and extend Golden Valley Parkway and construct a roundabout at the intersection of Dos Reis Road and Golden Valley Parkway which would provide connection to the CLSP Phase 1 area for passenger vehicles. The proposed use is compatible with the IL, Limited Industrial Zoning District and the CLSP Phase 2 Amendment.

- LU-5.4** In industrial areas located within 1,000 feet of existing or planned sensitive receptors, promote industrial uses that are environmentally sustainable with limited potential to create nuisances such as noise and odors.

An Environmental Noise Assessment, prepared by Saxelby Acoustics and a Health Risk Assessment (HRA), prepared by De Novo Planning Group were prepared to analyze the noise and health risks impacts associated with the proposed project, respectively.

As noted in the Environmental Noise Assessment, the City's General Plan limits stationary noise increases to 3 dBA, or the City's noise standards (daytime (7:00 am to 10:00 pm) maximum of 55 dBA and nighttime (10:00 pm to 7:00 am) maximum of 45 dBA). The average ambient noise level during nighttime hours at the closest sensitive receptors to the southwest is 54 dBA L_{eq} . At the sensitive receptors to the southwest, a project-generated noise level of 51 dBA L_{eq} would result in a total noise level of 54 dBA L_{eq} , resulting in a 3dBA increase. Therefore, the nighttime noise level standard applicable to the proposed project is 51 dBA L_{eq} .

The primary noise source associated with operation of the proposed project is truck and automobile circulation and loading docks. Single family residential land uses are located to the north, west, and south of the project, Lathrop High School is located to the west of the project, and Interstate 5 is located directly east of the project. Saxelby Acoustics conducted noise measurements at the existing Ashley Facility located on S. Harlan Road. Measurements were conducted in the loading dock area during a weekday peak hour of use. Activities during the peak hour include truck arrival/departures, truck idling, truck backing, air brake release, passenger vehicle trips to and from docks, and operation of forklifts. Loading dock activity was found to generate continuous average noise levels of approximately 57 dBA L_{eq} at the edge of the truck maneuvering lanes, approximately 120 feet from the façade of the building at the center of the loading area. Saxelby Acoustics took these measurements and utilized SoundPLAN to predict noise levels for the proposed project.

The proposed project is predicted to generate noise levels up to 45 dBA L_{eq} at the nearest residences to the southwest and 39 dBA L_{eq} at the residences to the northeast, resulting in a maximum increase of 0.9 dBA at nearby residences. This complies with the adjusted nighttime noise level standard of 51 dBA L_{eq} and limit of 3 dBA increase. Therefore, the Environmental Noise Assessment did not recommend any additional noise control measures to achieve compliance with the City's noise level standards.

Although not specifically required to achieve noise level standards, the proposed project includes an 8-foot tall solid wall along the southern property line and a portion of the northern property as required by the Lathrop Municipal Code when an industrial use is adjacent to a residential use and for screening purposes along Dos Reis Road. This will assist in reducing noise exposure from the operation of the Ashley Furniture project. Additionally, the project is required to adhere to California Air Resources Board (CARB) rules and regulations for use of diesel fueled fleets, including limiting the idling time for heavy trucks to five (5) minutes.

The HRA was prepared to evaluate whether or not the estimated construction and operational toxic air contaminant (TAC) emissions generated from the proposed project will cause significant impacts to the local air resources in the project area, in particular, sensitive receptors such as residences located in proximity to the project. The results of the risk analysis indicate that cancer risks vary depending on the exposure scenario (residential or worker) and on location. Locations nearest the project site have the greatest exposure and the associated risks are considerably lower as distance from the project site increases. None of the exposure levels at any of the nearby sensitive receptors exceed any of the thresholds of significance established by the San Joaquin Valley Air Pollution Control District (SJVAPCD) for residents or workers. This finding applies to both cancer risks and non-cancer chronic long term exposure to diesel particulate matter (DPM).

LU-5.5 Ensure that industrial development projects, including warehouse, distribution, logistics, and fulfillment projects, mitigate adverse impacts (including health risks and nuisances) to nearby residential land uses and other existing and planned sensitive receptors.

As noted above, a Health Risk Assessment, prepared by De Novo Planning Group has been prepared as part of the Environmental Checklist. The HRA findings are described above. The HRA concluded that the project would not exceed any of the applicable thresholds of significance related to toxic air contaminants and health risks.

LU-5a Through the development review process, screen development proposals for land use and transportation network compatibility with existing surrounding or abutting development or neighborhoods.

As noted above, a Traffic Impact Analysis (TIA) was prepared for the proposed project by TJKM Transportation Consultants to evaluate the impacts of the transportation infrastructure due to the addition of traffic from the proposed project. The report also evaluates project site access and on-site circulation for vehicles, bicycles, and pedestrians. The proposed project includes a dedicated truck driveway located at the northeastern portion of the project site with full access to S. Manthey Road.

This driveway is approximately 488-feet in length and provides double-stacking for trucks entering the site and a single lane exiting the site. As required by the City's General Plan, trucks are prohibited from utilizing Golden Valley Parkway, Dos Reis Road west of Golden Valley Parkway, Spartan Way, and Lathrop Road. As such, trucks entering and exiting the site will utilize Roth Road and S. Manthey Road.

LU-5.b Through the development review process, analyze land use compatibility and require adequate buffers and/or architectural enhancements to protect sensitive receptors from intrusion of development activities that may cause unwanted nuisances and health risks.

The proposed project includes a landscape buffer and screening along Dos Reis Road. The buffer includes a 43 feet of on-site landscaping in addition to the 30 feet of landscaping within the public right-of-way adjacent to Dos Reis Road. Landscaping will include a mixture of deciduous shade trees and large evergreen trees for the purpose of screening.

LU-5.c When industrial projects, including warehouse projects, fulfillment centers, and other projects that may generate high volumes of truck trips and/or air quality emissions are proposed within 1,000 feet of existing or planned residential uses or other sensitive receptors, the City shall require the preparation of a Health Risk Assessment (HRA) that meets the standards established by the Office of Environmental Hazard Assessment (OEHHA), and the San Joaquin Valley Air Pollution Control District (SJVAPCD). Projects shall not be approved until it can be demonstrated that the project would not result in an exceedance of the established threshold of significance for public health risks at nearby sensitive receptors.

As noted above, an HRA, prepared by De Novo Planning Group, has been prepared as part of the Initial Study Checklist. The HRA was prepared in accordance with the standards established by OEHHA and SJVAPCD. The HRA findings are presented above.

LU-5.d When industrial projects, including warehouse projects, fulfillment centers, and other projects that may generate high volumes of truck trips and/or air quality emissions are proposed within 1,000 feet of existing or planned residential uses or other sensitive receptors, the City shall require the implementation of best management practices (BMPs) to reduce pollution exposure to sensitive receptors, particularly diesel particulate matter (DPM). The appropriate BMPs shall be established on a case-by-case basis, and should consider the following tools, methods, and approaches:

- Creating physical, structural, and/or vegetative buffers that adequately prevent or substantially reduce pollutant dispersal between warehouses and any areas where sensitive receptors are likely to be present, such as homes, schools, daycare centers, hospitals, community centers, and parks.
- Providing adequate areas for on-site parking, on-site queueing and truck check-in that prevent trucks and other vehicles from parking or idling on public streets.
- Placing facility entry and exit points from the public street away from sensitive receptors, e.g., placing these points on the north side of the facility if sensitive receptors are adjacent to the south side of the facility. Exceptions can be made for emergency vehicle access (EVA) points.
- Locating warehouse dock doors and other onsite areas with significant truck traffic and noise away from sensitive receptors.
- Screening dock doors and onsite areas with significant truck traffic and noise with physical, structural, and/or vegetative barriers that adequately prevent or substantially reduce pollutant dispersal from the facility towards sensitive receptors.
- Posting signs clearly showing the designated entry and exit points from the public street for trucks and service vehicles.
- Posting signs indicating that all parking and maintenance of trucks must be conducted within designated on-site areas and not within the surrounding community or public streets.

The proposed project is consistent with Implementation Action LU-5.d as follows:

- *As noted above, the proposed project includes the construction of an 8 foot tall solid wall along the majority of the southern property line and a portion of the northern property line. Additionally, the proposed project includes a on-site landscape buffer along Dos Reis Road approximately 43-feet in width and 30 feet of landscaping within the public right-of-way.*
- *Off-street parking is provided for passenger vehicles (employee parking and customer/public parking) and for commercial trucks and trailers. As noted above, the amount of off-street parking provided exceeds the minimum required pursuant to the Lathrop Municipal Code.*

- *The proposed project includes one (1) dedicated driveway for trucks, located along S. Manthey Road at the northeastern portion of the project site. The driveway allows stacking of approximately 488-feet with two (2) entry lanes and one (1) exit lane. Automobile driveways are located along S. Manthey Road (primary entry/exit) and Dos Reis Road. An additional Emergency Vehicle Access (EVA) driveway is located on Dos Reis Road, west of Golden Valley Parkway.*
- *As noted above, the warehouse dock doors are located on the north and south sides of the proposed building.*
- *As noted above, the proposed project includes screening via an 8 foot solid wall and landscaping along the majority of the southern property line. Additionally, an 8 foot solid wall will be constructed along a portion of the northern property line, screening the truck entrance/exit drive aisle.*
- *The proposed project will be required to place on-site and off-site signage indicating that trucks must adhere to the City's Truck Route Ordinance.*

LU-5.f Update the Central Lathrop Specific Plan (CLSP) to accomplish the following objectives:

- a. Bring the Specific Plan's land use map into consistency with the General Plan Land Use Map (Figure LU-1)
- b. Establish a circulation network that keeps future truck trips as far from existing and planned sensitive receptors as feasible; this includes, but not limited to, the following requirements, which shall be incorporated into the Specific Plan:
 - i. Trucks shall be prohibited on Dos Reis Road west and east of Golden Valley Parkway, on Golden Valley Parkway south of Dos Reis Road to Lathrop Road, and on Lathrop Road east of Golden Valley Parkway to Interstate 5 southbound off-ramp.
 - ii. Future truck dependent development projects shall be prohibited from providing driveway access points off of Dos Reis Road, west of Golden Valley Parkway, other than emergency vehicle access (EVA).

- iii. Truck traffic within the Limited Industrial Area of the Central Lathrop Specific Plan shall be limited to De Lima Road, and any future roadways north of Dos Reis Road, to connect to Manthey Road, Roth Road, and Interstate 5.
- c. Establish site design standards for new industrial projects;
- d. Identify financing and cost-recovery methods to fund roadway and infrastructure improvements.
- e. Circulation design standards that promote safe transportation routes that limit impacts to developed areas to the south, and connectivity enhancements to provide better connectivity to I-5.
- f. Infrastructure improvements to improve roadway operations.
- g. Opportunities to provide employee-serving amenities onsite, such as parks and plazas, outdoor seating areas, fitness facilities, and daycare centers as a means to reduce vehicle trips, while supporting air quality, public health, and sustainability goals.
- h. Include provisions that all development projects proposed north of Dos Reis Road and south of De Lima Road be required to obtain a Conditional Use Permit (CUP), which shall be subject to discretionary review by the City Council.

The proposed project is consistent with the CLSP Phase 2 Amendment design guidelines, policies, and land uses. The City is processing the CLSP Phase 2 Amendment concurrently with the Zoning Consistency Update and the Ashley Furniture Project. The CLSP Phase 2 Amendment has been prepared consistent with the requirements established by this General Plan Action.

Conditional Use Permit

The General Plan and Central Lathrop Specific Plan (CLSP) Phase 2 Amendment requires all development projects proposed between Dos Reis Road and De Lima Road to obtain a Conditional Use Permit (CUP) subject to discretionary review by the Planning Commission and the City Council.

The Planning Commission and City Council must make certain findings when approving a Conditional Use Permit:

1. 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;
2. That the proposed location of the conditional use is in accordance with the objectives of the zoning code and the purposes of the district in which the site is located;
3. That the proposed use will comply with each of the applicable provisions of this the LMC.

Staff has reviewed each of the findings presented above and suggests that the proposed project location is consistent with the City’s zoning code and is a permitted use within the zoning district in which the site is located.

Site Plan Review

In accordance with Chapter 17.100, *Site Plan Review*, of the Lathrop Municipal Code (LMC), the Planning Commission must make the following findings when approving a Site Plan:

1. That the site plan complies with all applicable provisions of this chapter;
2. That the site improvements listed (a. through i.) are so arranged that traffic congestion is avoided and that pedestrian and vehicular safety and welfare are protected, and there will not be adverse effect on surrounding property;
3. Proposed lighting is so arranged as to deflect the light away from adjoining properties;
4. Proposed signs will comply with all of the applicable provisions of Section 17.16.010 and Chapters 17.64 through 17.72, 17.80 and 17.84;
5. That adequate provision is made to reduce adverse or potentially adverse environmental impacts to acceptable levels.

Staff has reviewed each of the findings presented above and suggests that the proposed project has been designed so that the use is compatible with the surrounding land uses and will not be detrimental to the health, safety, or general welfare of the City.

Conditions of Approval

Planning staff routed the project plans on February 14, 2023 and May 17, 2023 to the Building Division, Public Works Department, Lathrop-Manteca Fire District, Lathrop Police Department for review and to ensure compliance with applicable codes and requirements. Planning staff also routed the project plans on June 1, 2023 to various non-City agencies. The City received comments from the following agencies:

- Caltrans
- San Joaquin Council of Governments
- San Joaquin County Environmental Health Department
- San Joaquin Valley Air Pollution Control District
- South San Joaquin Irrigation District
- Pacific Gas & Electric

The Caltrans letter stated that the project has the potential to significantly impact the interchange and requested that a Traffic Impact Study be submitted to Caltrans for review and comment prior to project approval.

As noted above, City staff routed the Traffic Impact Analysis, prepared by TJKM to Caltrans on July 12, 2023. The City received a letter from Caltrans on August 9, 2023 with comments on the Traffic Impact Study. The majority of the comments were associated with the technical aspects of the Traffic Impact Study, such utilizing Caltrans's Three County Travel Demand Model, trip count year, and request for an explanation why Lathrop Interchange is not being utilized by trucks. TJKM will continue to work with Caltrans to refine the Traffic Impact Study. As noted above, the applicant will be required to construct a separate right-turn lane to the Lathrop Road/I-5 Northbound off-ramp (400 ft. of vehicle storage) which will require an Encroachment Permit from Caltrans. The applicant is working with Caltrans to address their concerns.

SJCOG provided information regarding the project's participation in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) and that the project is located within the Airport Influence Zone pursuant to the Airport Land Use Compatibility Plan (ALUC). Additional review has been completed by SJCOG and the project was found to be compatible with the ALUC.

The San Joaquin County Environmental Health Department provided requirements for geotechnical drilling and process for abandonment and destruction of any wells or septic systems on the property.

San Joaquin Valley Air Pollution Control District (SJVAPCD) provided comments on measures to reduce air quality impacts associated with diesel vehicles and industrial projects, instructions for preparation of a Health Risk Screening/Assessment and the District's Rules and Regulations.

The Pacific Gas & Electric (PGE) letter provided requirements for planting trees and shrubs along S. Manthey Road and underneath existing PG&E overhead pole line and that any planting in this area must comply with PG&E's guide to *Trees and Shrubs for Power Line-Friendly Landscaping*.

As a result, staff developed a consolidated list of conditions (Attachment 3). Staff finds that the proposed project has been properly conditioned to meet the City's standards and requirements.

Public Notice

A Notice of Public Hearing was advertised in the Manteca Bulletin on September 29, 2023. Staff also mailed the public hearing notice to notify property owners located within a 300-foot radius from the project site boundary. In addition, the Public Notice was 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.

CEQA REVIEW:

California Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 allows for a streamlined environmental review process for projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.

If the above qualifications are met, as stated in Section 15183(b), "a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:

1. Are peculiar to the project or the parcel on which the project would be located;
2. Were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent;
3. Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or

4. Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe impact than discussed in the prior EIR.

A detailed environmental analysis, prepared in the form of an Environmental Checklist with supporting technical analysis, has been prepared by De Novo Planning Group, to provide analysis of three distinct, yet closely related actions being contemplated by the City. These include an update to the Lathrop Municipal Code (LMC) and Zoning Map (Zoning Consistency Update), and update to the Phase 2 (CLSP Phase 2 Amendment) and the proposed Ashley Furniture Project. The three (3) projects are being implemented as a result of the City's comprehensive General Plan update, which was adopted on September 19, 2022. The General Plan Update provides a framework for future growth and projects the development reasonably expected during the build-out of the City. The Lathrop General Plan Update EIR analyzed the environmental impacts associated with adoption and implementation of the General Plan. All three of the actions analyzed in the Environmental Checklist are consistent with the General Plan, and were analyzed and accounted for in the General Plan EIR.

- Biological Resources Analysis Report;
- Preliminary Geotechnical Engineering Report;
- Phase 1 Environmental Site Assessment Report;
- Shallow Soil Investigation Report;
- The CLSP Phase 2 Document;
- Acoustical Assessment;
- Air Quality-Health Risk Assessment Technical Report;
- Traffic Impact Analysis; and
- Ashley Furniture Project CalEEMod output file.

The Environmental Analysis includes a discussion and analysis of any peculiar or site-specific environmental impacts associated with adoption of the Municipal Code and Zoning Map Update, adoption of the CLSP Phase 2 Amendment, and construction and operation of the proposed Ashley Furniture Project.

The Environmental Analysis identifies whether or not each CEQA Appendix G environmental checklist question, and its corresponding impacts, were adequately addressed in the 2022 Lathrop General Plan EIR, if there is a significant impact due to new information, or if the project would result in a significant impact peculiar to the project site that was not adequately addressed in the General Plan EIR.

The Environmental Analysis identifies the applicable City of Lathrop development standards and policies that would apply to the proposed project during both the construction and operational phases, identifies applicable minimization measures from the General Plan EIR that must be implemented, identifies applicable state-level standards and policies that would ensure that no peculiar or site-specific environmental impacts would occur.

The Environmental Analysis concluded that the proposed project is consistent with the land uses and development intensities assigned to the project site by the General Plan.

Impacts from buildout of the General Plan including cumulative impacts associated with development and buildout of the CLSP Phase 2 plan area and the Ashley Furniture Project, as proposed, were fully addressed in the General Plan EIR (State Clearinghouse No. 2021100139), and implementation of the proposed project would not result in any new or altered impacts beyond those addressed in the General Plan EIR.

All project requirements identified in the Environmental Checklist are incorporated in project Consolidated Conditions of Approval (Attachment 3). The Environmental Checklist is attached to this Staff Report as Attachment 10.

RECOMMENDATION:

The Planning Commission and staff recommend that the City Council consider all information provided and submitted, take and consider all public testimony and, if determined to be appropriate, adopt a Resolution to Find the Project Exempt from Further Environmental Review Pursuant to Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 and Adopt a Resolution to Approve a Conditional Use Permit and Site Plan Review for the Ashley Furniture Project.

FISCAL IMPACT:

All application processing fees and costs are charged to the applicant. The request has no fiscal impact to the City.

**CITY MANAGERS REPORT
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING
ASHLEY FURNITURE PROJECT**

APPROVALS:



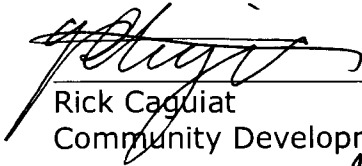
David Niskanen
Contract Planner

10/31/2023
Date



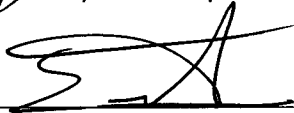
John B. Anderson
Contract Planner

10/31/2023
Date



Rick Caquiat
Community Development Director

10/31/23
Date



Salvador Navarrete
City Attorney

10-31-2023
Date



Stephen J. Salvatore
City Manager

11.6.23
Date

ATTACHMENTS:

1. City Council Resolution to Find the Project Exempt from Further Environmental Review Pursuant to Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183
2. City Council Resolution to Approve a Conditional Use Permit and Site Plan Review for the Ashley Furniture Project
3. Consolidated Conditions of Approval, dated September 13, 2023
4. Vicinity Map
5. Project Description
6. Architectural Plans
7. Preliminary Civil Plans
8. Preliminary Landscape Plan
9. Perspective Views/Renderings
10. Environmental Checklist, prepared by De Novo Planning Group, dated August, 2023 with Appendices
11. Planning Commission Resolution No. 23-13 Recommending City Council Approval
12. Comment Letter, dated September 13, 2023, from Lozeau Drury LLP regarding the Ashley Furniture Project
13. Comment Letter, dated October 6, 2023, from Lozeau Drury LLP regarding the Ashley Furniture Project
14. Comment Letter, dated September 28, 2023, from Manteca Unified School District (MUSD) regarding the Ashley Furniture Project
15. Response to Lozeau Drury LLP letter dated October 6, 2023 regarding the Ashley Furniture Project

RESOLUTION NO. 23-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP FINDING THE PROJECT EXEMPTION FROM FURTHER ENVIRONMENTAL REVIEW PURSUANT TO PUBLIC RESOURCES CODE SECTION 21083.3 AND CEQA GUIDELINES SECTION 15183 (CUP-23-08 AND SPR-23-09)

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

WHEREAS, the request is for approval of a Conditional Use Permit and Site Plan Review to allow the construction of an approximately 1.5 million square foot concrete tilt-up building and all necessary supporting infrastructure on a property located within the Central Lathrop Specific Plan Phase 2 Amendment area as further defined below in the third recital (the proposed Project or the Project); and

WHEREAS, the property is located at 14101 S. Manthey Road (APN: 192-020-14) (the property); and

WHEREAS, prior to the City's approval of the 2022 General Plan Update, the City prepared an Environmental Impact Report (EIR) which analyzed the environmental impacts of buildout under the General Plan Update pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000, et. seq.), and the City of Lathrop City Council certified the Final EIR on September 19, 2022 (State Clearinghouse #2021100139); and

WHEREAS, the analysis in the General Plan Update EIR allows the use of CEQA exemption/streamlining provisions for projects under the General Plan Update, including the proposed Project; and

WHEREAS, an Environmental Checklist has been prepared for the proposed Project, which is attached to the City Council Staff Report as Attachment 9 and can also be found in the Planning Division project files located at 390 Towne Centre Drive, Lathrop, CA 95330; and

WHEREAS, the City Council finds that the proposed Project is consistent with the Limited Industrial land use goals and policies of the City of Lathrop General Plan and is also consistent with the development standards for the IL-CL, Limited Industrial Zoning District and the Central Lathrop Specific Plan Phase 2 Amendment as further implemented through the Zoning Code Text Amendment; and

WHEREAS, the City of Lathrop Planning Commission held a duly noticed public hearing on September 13, 2023, to consider the proposed Project and after reviewing and considering all information provided and submitted, and after taking and considering all public testimony adopted Resolution No. 23-13 recommending City Council find the Project exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183; 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 September 29, 2023 and mailed out to property owners located within a 300-foot radius from the project site boundary on September 29, 2023, 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 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. California Environmental Quality Act (CEQA) Findings. Pursuant to Public Resources Code section 21083.3 and CEQA Guidelines section 15183, the City Council finds and determines as follows:

- a. The project complies with CEQA based on the CEQA exemption/streamlining provisions contained in Public Resources Code section 21083.3 and CEQA Guidelines section 15183;
- b. Pursuant to the City Council Staff Report and the attachments and exhibits thereto, including but not limited to, the CEQA Environmental Checklist, which are incorporated herein by reference, the proposed Project will not result in any significant impacts that: 1) are peculiar to the project or project site; 2) were not identified as significant project-level, cumulative, or off-site effects in the General Plan Update EIR; or 3) were previously identified significant effects, which as a result of substantial new information that was not known at the time that the General Plan Update EIR was certified, are determined to have a more severe adverse impact than discussed in the General Plan Update EIR. As a result, pursuant to Public Resources Code section 21083.3 and CEQA Guidelines section 15183, the proposed Project is exempt from further environmental review under CEQA.
- c. All applicable General Plan Update policy and implementation actions and uniformly applied development policies, standards and/or regulations are, hereby imposed on the proposed Project and must be adhered to by the Project applicant.

To the extent the City has not previously made findings regarding any/all of these referenced General Plan policy and implementation actions and uniformly applied development policies, standards and/or regulations, the City Council finds that all of those General Plan Update policy and implementation actions and uniformly applied development policies, standards and/or regulations, were adopted, in whole or in part, to substantially mitigate the potential environmental effects to which they pertain (i.e., aesthetics, agricultural and forest resources, air quality, biological resources, cultural and tribal resources, geology and soils, greenhouse gases, climate change, and energy, hazards and hazardous materials, hydrology and water quality, land use, population, and housing, mineral resources, noise, public services and recreation, circulation, utilities and service systems, and wildfire).

Section 2. Based on the findings set forth in this Resolution and the evidence in the Staff Report, the City Council hereby find the Project Exempt from Further Environmental Review Pursuant to Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 as illustrated and incorporated by reference as Attachment 10 of the City Council Staff Report.

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, does hereby find the Project exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183.

The foregoing resolution was passed and adopted this 13th day of November 2023 by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

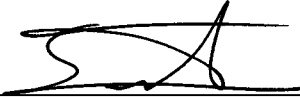
SIGNED:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

RESOLUTION NO. 23-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING A CONDITIONAL USE PERMIT AND SITE PLAN REVIEW FOR THE ASHLEY FURNITURE PROJECT (CUP-23-08 AND SPR-23-09)

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

WHEREAS, the request is for approval of a Conditional Use Permit and Site Plan Review to allow the construction of an approximately 1.5 million square foot concrete tilt-up building and all necessary supporting infrastructure on a property located within the Central Lathrop Specific Plan Phase 2 Amendment area as further defined below in the third recital (the proposed Project or the Project); and

WHEREAS, the property is located at 14101 S. Manthey Road (APN: 192-020-14) (the property); and

WHEREAS, prior to the City's approval of the 2022 General Plan Update, the City prepared an Environmental Impact Report (EIR) which analyzed the environmental impacts of buildout under the General Plan Update pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000, et. seq.), and the City of Lathrop City Council certified the Final EIR on September 19, 2022 (State Clearinghouse #2021100139); and

WHEREAS, the analysis in the General Plan Update EIR allows the use of CEQA exemption/streamlining provisions for projects under the General Plan Update, including the proposed Project; and

WHEREAS, an Environmental Checklist has been prepared for the proposed Project, which is attached to the City Council Staff Report as Attachment 10 and can also be found in the Planning Division project files located at 390 Towne Centre Drive, Lathrop, CA 95330; and

WHEREAS, prior to approval of the Project, the City Council adopted a Resolution to find the Project exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183; and

WHEREAS, the City Council finds that the proposed Project is consistent with the Limited Industrial land use goals and policies of the City of Lathrop General Plan and is also consistent with the development standards for the IL-CL, Limited Industrial Zoning District and the Central Lathrop Specific Plan Phase 2 Amendment as further implemented through the Zoning Code Text Amendment; and

WHEREAS, the City of Lathrop Planning Commission held a duly noticed public hearing on September 13, 2023, to consider the proposed Project and after reviewing and considering all information provided and submitted, and after taking and considering all public testimony adopted Resolution No. 23-13 recommending City Council approval of the proposed Project; 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 September 29, 2023 and mailed out to property owners located within a 300-foot radius from the project site boundary on September 29, 2023, 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 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. Conditional Use Permit Findings. Pursuant to Section 17.112.060 of the Lathrop Municipal Code (LMC), the City Council 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 proposed Project represents a major expansion of the existing Ashley Furniture Distribution Center and Retail Outlet located on S. Harlan Road. The proposed Project is consistent with the City’s development standards for Limited Industrial.*
- b. That the proposed location of the conditional use is in accordance with the objectives of the zoning code and the purposes of the district in which the site is located. *The proposed Project is located in the IL-CL, Limited Industrial Zoning District and the Central Lathrop Specific Plan Phase 2 Amendment area and is a permitted use within the zoning district for which it is located as further established in the Zoning Code Text Amendment.*
- c. That the proposed use will comply with each of the applicable provisions of the LMC, as amended. *As noted above and as described in the Staff Report, the proposed Project is a permitted use in the IL-CL, Limited Industrial Zoning District and is consistent with the applicable provisions in the LMC, including screening requirements pursuant to the Central Lathrop Specific Plan Phase 2 Amendment. Additionally, the General Plan requires updates to the LMC and Central Lathrop Specific Plan Phase 2 in order to ensure that new development is compatible with existing development (Goal LU-5).*

The proposed Project is consistent with the LMC, Policies and Implementation Actions of the General Plan as it relates to truck traffic impacts and land use compatibility.

Section 2. Site Plan Review Findings. Pursuant to Section 17.100.050 of the Lathrop Municipal Code (LMC), the City Council finds as follows:

- a. The proposed Site Plan Review complies with all applicable provisions of Chapter 17.100;
- b. The proposed 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 and pedestrian and vehicular safety and welfare are protected and there will not be adverse effects on surrounding properties;
- c. Proposed lighting for the project area is so arranged as to deflect away from adjoining properties; and
- d. The proposed Site Plan Review is compatible with surrounding land uses and will not be detrimental to the health, safety and general welfare of the City as further evaluated in the Environmental Checklist.

Section 3. Based on the findings set forth in this Resolution and the evidence in the Staff Report, the City Council hereby approve Conditional Use Permit No. CUP-23-08 and Site Plan Review No. SPR-23-09 subject to the Consolidated Conditions of Approval as illustrated and incorporated by reference as Attachment 3 of the City Council Staff Report.

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, does hereby approve Conditional Use Permit No. CUP-23-08 and Site Plan Review No. SPR-23-09, subject to the Consolidated Conditions of Approval listed in Attachment 3 of the November 13, 2023 City Council Staff Report and incorporated by reference herein

The foregoing resolution was passed and adopted this 13th day of November 2023 by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:


SIGNED:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

Community Development Department – Planning Division

Amended Consolidated Conditions of Approval

September 13, 2023

Project Name: Ashley Furniture Project**File Number:** Conditional Use Permit No. CUP-23-08 and Site Plan Review No. SPR-23-09**Project Address:** 14101 S. Manthey Road (APN: 192-020-14)

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 May, 2023.

PROJECT DESCRIPTION

Approval of this project authorizes the construction of a 1,486,607 sq. ft. concrete tilt-up building on a 89.82-acre property located at the northwest corner of Dos Reis Road and Manthey Road and within the Central Lathrop Specific Plan Phase 2 Amendment area. The proposed building will include an up to three-story, 24,000 sq. ft. office, an up to two-story 110,260 sq. ft. retail outlet and showroom and a 1,352,347 sq. ft. warehouse distribution center. The project includes related on- and off-site improvements, including but not limited to off-street parking, lighting, landscaping, solid wall and wrought iron fencing, outdoor employee break area, paving, and street improvements (landscaping, curb, gutter, and sidewalk)

CEQA DETERMINATION

Exempt in accordance with Section 21083.3 of the Public Resources Code and Section 15183 of the California Environmental Quality Act (CEQA) Guidelines.

PLANNING

1. The project is subject to and shall comply with the Project Requirements resulting from the Environmental Checklist prepared by De Novo Planning Group. The Project Requirements are incorporated by reference into this list of conditions (attached).
2. The Conditional Use Permit and Site Plan Review shall not be in effect until the Rezone that is part of the City's Zoning Consistency Project and Central Lathrop Specific Plan (CLSP) Phase 2 Amendment are approved and in effect.
3. Signs (Directional Signs) shall be placed on-site directing trucks north on S. Manthey Road towards Roth Road from the site. Signage shall be maintained by the applicant/property owner and replaced if damaged, destroyed or otherwise unreadable. Signage shall be reviewed and approved by the Planning Division.

4. Sign(s) shall be placed in the drivers' lounge and/or breakroom associated with the project building directing trucks north on S. Manthey Road toward Roth Road from the site. The sign shall illustrate the Truck Route to and from the site, the City's Truck Route Map and a reference to Chapter 10.16, *Truck Routes and Commercial Vehicles* of the Lathrop Municipal Code (LMC).
5. Evergreen trees planted along Dos Reis Road for the purposes of screening shall be in compliance with the CLSP Phase 2 Amendment.
6. Outdoor employee break area(s) shall include trash receptacles, shade structure(s), and seating areas. The final design and location of employee break area(s) shall be subject to review and approval by the Planning Division.
7. Passenger vehicle entryways shall include enhanced paving materials, such as herringbone design or stamped concrete. The extent of the enhanced paving materials shall be subject to review and approval by the Planning Division.
8. Interior truck operator lounge(s) and/or employee break area(s) shall include on-site amenities, such as restrooms, vending machines, air conditioning, seating areas, etc. The truck operator lounge(s) and/or employee break area(s) shall be subject to review and approval by the Planning Division.
9. With the exception of parking and storage of truck cabs and truck trailers, storage containers, and temporary load transfers, outdoor storage is prohibited, unless otherwise reviewed and approved by the Planning Division.
10. Installation of driveway entry/security gates or interior site fencing shall be subject to review and approval by the Planning Division, Building Department and Lathrop Manteca Fire District prior to installation. All driveway entry/security gates shall provide truck queuing in front of the gate of at least seventy-five (75) feet in order to allow trucks with trailers to pull onto the site without blocking adjacent street rights-of-ways.
11. The security gate building (guard shack) shall be architecturally compatible with the primary building as it relates to color, aesthetic, and material.
12. On-site fencing shall be maintained and in good working order for the life of the project. Damage and/or wear-and-tear shall be repaired by the applicant/property owner in a timely manner.
13. 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).
14. The applicant shall coordinate with the San Joaquin Valley Air Pollution Control District to comply with District rules and regulation including but not limited to Rule 9510, Indirect Source Review. The applicant shall provide proof of compliance prior to building permit issuance.
15. The project shall comply with applicable site development provisions contained in the Central Lathrop Specific Plan Phase 2 Amendment Design Guidelines and Lathrop Municipal Code including but not limited to parking, lighting, landscaping, etc.
16. All areas not used for structures, parking, driveways, walkways, or other hardscape shall be landscaped and maintained by the property owner per Section 17.92.030(A)(1) of the Lathrop Municipal Code to the satisfaction of the City.

17. 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.
18. 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). 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.
19. 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.
20. Trash enclosure(s) shall include but not be limited to a covered roof, metal gate and have three solid walls. Details and/or alternative designs or location 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.
21. 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.
22. A final site lighting photometric plan with detailed specifications of all lighting fixtures, poles, and wall packs as well as a manufacture's catalog 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.
23. No signs are approved for this project. A Master Sign Program for the project shall be prepared and submitted for review and approval by the Planning Division per Chapter 17.84 of the Zoning Code. All signs shall require a Planning Division Sign Design application and a separate Building Permit application, subject to review and approval of the Planning and Building Divisions.
24. Bicycle parking shall be installed consistent with Chapter 17.76.120 of the LMC. In accordance with LMC Section 17.76.120(D), the proposed project shall provide changing facilities for employees/workers utilizing bicycle to get to and from the use and bicycle lockers in a secure room equal to the minimum number of bicycle parking stalls required by Chapter 17.76. Bicycle lockers should be in close proximity to the employee entrance. The final location(s) shall be subject to review and approval by the Planning Division. The secure room shall include electrical outlets for the purpose of charging electric bicycles (e-bikes).
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 or designee.
26. Ground-mounted equipment that is not required to be visible, shall be screened not visible from the public right-of-way using the most practical means of screening, such as landscaping, a freestanding wall/fence, matching paint, subject to approval of the Community Development Director or designee.

27. Unless otherwise specified, all conditions of approval shall be complied with prior to the issuance of any Building Permits.
28. The Site Plan 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 of August 30, 2026 a building permit must be issued and construction commenced and diligently pursued toward completion of the site or structures.
29. 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 take 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.
30. The City of Lathrop may conduct annual and or spot inspections to ensure that compliance with the required site improvements and conditions are being maintained.
31. The applicant shall install an eight (8) foot high chain link fence with vinyl privacy slats (black powder coated) along the western property line to screen the outdoor storage areas.

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 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 in 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

Land

1. The applicant shall dedicate all right-of-way (ROW) necessary for the ultimate ROW width as represented in the approved Improvement Plans. A 10-foot public utility easement (PUE) shall also be dedicated along all ROW frontages.

Public/Frontage Improvements

1. The applicant shall submit an encroachment permit for all work within the public right-of-way and City owned or controlled property.
2. The applicant shall be required to install full street frontage improvements along all frontages of the parcel being developed or improved. Frontage improvements shall include but are not limited to curb, gutter, sidewalk, street lights, hydrants, asphalt concrete paving, striping, driveways, and landscaping. The extent of paving shall include one-half ultimate street width or as otherwise stated in the City of Lathrop Municipal Code. The applicant shall submit the off-site plans for approval along with the applicable plan check and inspection fees.
3. 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.
4. As recommended in the TJKM Traffic Impact Analysis Report, the applicant shall complete the following improvements prior to issuance of a certificate of occupancy, including a temporary certificate of occupancy:
 - a. Lathrop Road/I-5 SB Ramps: Optimize signal timing to achieve an acceptable level of service. Align signal timing with coordination plan for the Lathrop Road corridor.

- b. Golden Valley Parkway & Spartan Way/Lathrop Road Intersection: Grind existing striping, slurry seal extents of striping and restripe the following configuration to City Standards:
 - i. NB Approach: One left-turn lane, one through lane, two right-turn lanes
 - ii. SB Approach: Two left-turn lanes, two through lanes, one right-turn lane
 - iii. EB Approach: One left turn-lane, two through lanes, one right-turn lane
 - iv. WB Approach: Two left-turn lanes, two through lanes, one right-turn lane
5. The TJKM Traffic Impact Analysis Report found that the Lathrop Road/I-5 NB Ramp will degrade from LOS E to LOS F with the Project in the Baseline plus Project condition, which will require the construction of a 400 foot separate right turn lane on the NB Ramp. The applicant shall conduct current traffic counts for the NB Ramp to confirm the baseline condition and complete a technical memorandum to document the findings of the traffic counts. If the results of the technical memorandum indicate that the impact is negligible or that the level of service does not degrade below LOS D in the Current Baseline plus Project condition, the project shall not be required to construct the 400 foot separate right turn lane on the NB Ramp. If the results of the traffic counts indicate that the project operations would cause the LOS to degrade below a LOS D with the Project, the applicant shall be required to construct the 400 foot separate right turn lane on the NB Ramp. If the improvements are required, applicant shall design, estimate construction cost and provide performance and labor & materials guarantee to the City for the improvements and enter into a deferred frontage improvement agreement with the City prior to issuance of a building permit for the Project. If required, the applicant shall work towards construction of the improvements in a timely manner for completion as close to the occupancy of the Project as possible.
6. The applicant shall be required to improve Golden Valley Parkway from Spartan Way to Dos Reis Road. Golden Valley Parkway is currently improved from Spartan Way to about 240 feet south of Does Reis Road and includes utilities, curb & gutter, and bottom lift pavement and subgrade. The applicant shall be required to complete the improvements on Golden Valley Parkway to include but not limited to sidewalk, top lift pavement, striping, signing, landscaping and lighting. The improvements are eligible in part for City Transportation Capital Facility Fee (CFF) credit or reimbursement as portions are included in the existing City CFF program and this roadway provides a regional benefit.
7. The applicant shall be required to construct a roundabout at the intersection of Golden Valley Parkway and Dos Reis Road. The roundabout shall be an enhanced gateway to the CLSP Phase 2 area and shall include components such as monumentation, art, enhanced landscaping, lighting, etc. The roundabout shall include safety improvements such as pedestrian actuated flashing warning signs. The final design shall be approved by the City Engineer. The applicant shall submit the roundabout plans for approval as part of the offsite improvement plans.
8. The applicant shall be required to abandon and barricade Manthey Road between Lathrop Road and Dos Reis Road upon completion of the improvement of Golden Valley Parkway. This abandonment is necessary to facility the proper traffic circulation for the project.
9. The applicant shall be required to install signage on Lathrop Road, Spartan Way, Golden Valley Parkway, Dos Reis Road and Manthey Road south of Dos Reis Road prohibiting trucks from utilizing these roadways. Location and size of the signage shall be reviewed and approved by the City Engineer prior to issuance of an occupancy permit.

10. Applicant shall comply with Chapter 10.16, *Truck Routes and Commercial Vehicles* of the LMC.
11. The applicant shall construct a raised “pork chop” with bollards at the northeast corner of Spartan Way and Golden Valley Parkway to discourage semi-trucks from making a right-turn towards the Central Lathrop Specific Plan (CLSP) Phase 2 area. The design of the improvements shall be reviewed and approved by the City Engineer and must be installed prior to the issuance of a Certificate of Occupancy.
12. The applicant shall construct a raised median on S. Manthey Road adjacent to the truck driveway at the facility to discourage trucks from making a left turn in and a right turn out of the facility. The design of the improvements shall be reviewed and approved by the City Engineer and must be installed prior to the issuance of a Certificate of Occupancy.

Wastewater

1. The applicant shall be required to connect to the City sewer system prior to certificate of occupancy for the first building within the project.
2. The applicant shall secure sufficient sewer capacity for the project and pay all connection fees and reimbursements.
3. The project will connect to the existing Central Lathrop Phase 1 gravity sewer main system and the wastewater will be conveyed to the City’s Treatment Plan by use of the existing Central Lathrop Phase 1 wastewater pump station and force mains. The applicant shall provide calculations to the City Engineer proving that these existing facilities can support the additional wastewater discharge from the project and shall install any improvements needed to accommodate the project if the existing facilities are deficient.

Potable Water

1. The applicant shall be required to connect to the water utility for domestic supply prior to certificate of occupancy and pay all applicable connection fees. All existing groundwater wells on site shall be abandoned under a permit from San Joaquin County prior to connecting potable water to the site.
2. The applicant shall secure sufficient water capacity for the project and pay all connection fees and reimbursements.
3. The project will connect to the existing Central Lathrop Phase 1 potable water system. The applicant shall provide calculations to the City Engineer proving that these existing facilities can support the projects needs and shall install any improvements needed to accommodate the project if the existing facilities are deficient.

Recycled Water

1. Applicant shall install recycled water mains along all frontages if not existing. All public landscaping shall be irrigated with recycled water and a recycled water hydrant shall be placed in an accessible location along the frontage to provide a filling station for street sweeping activities and construction.
2. All recycled water points of connection for irrigation require the installation of a recycled water meter.

Storm Drain

1. The applicant shall be required to connect to storm drain utility and pay all applicable connection fees.

2. Hydrology and hydraulic calculations and plans for on-site and off-site storm drainage systems shall be submitted to the City for review and approval.
3. As part of their onsite improvements, the applicant shall install 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 for the project.
4. The applicant shall execute a maintenance agreement for all onsite storm water quality treatment devices, swales, and/or ponds.
5. The project will connect to the existing Central Lathrop Phase 1 storm water system for Watershed 4. The applicant shall provide calculations to the City Engineer proving that these existing facilities can support the projects needs and shall install any improvements needed to accommodate the project if the existing facilities are deficient.

General

1. The applicant shall retain the services of a California licensed civil engineer to design the project utility plans for sewer, water, storm drain lines and systems.
2. The applicant shall ensure that all off-site and on-site improvements comply with City Standards as illustrated on the approved Improvement Plans.
3. All on-site water, sewer, and storm drain systems that are privately owned shall be maintained by the property owner.
4. The parking areas and drive aisles on site shall be paved with asphalt concrete.
5. The project shall comply with the Multi-Agency Post Construction Storm Water Manual.
6. 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 on site 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.
7. The applicant shall pay all appropriate fees including, but not limited to, North Lathrop Transportation Fee, Levee Impact Fee, Capital Facilities Fees, and Plan Check and Inspection Fees.
8. 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 and concrete. Building PAD certification is required from Geotechnical Engineer and/or Special Inspector.
9. All water meters shall be installed within the public right of way or public utility easement. The City shall not be the responsible party for maintaining water and sewer lines beyond existing main line stub outs or on private property, unless otherwise agreed to by the City.
10. The applicant has the option to enter into a reimbursement agreement with the City for construction cost reimbursement of any infrastructure that provides regional benefit.
11. All improvements shall be designed and constructed per the most current City Standards.
12. The applicant shall create or participate in a Community Facilities District (CFD) to fund the maintenance of all public infrastructure prior to issuance of the first building permit associated with the project.

13. If the project is greater than one acre; the 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.

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. Depending on the proposed Occupancy Type & fire area occupant load, Automatic Fire Sprinklers may be required. In the case where automatic fire sprinkler systems are required, such systems shall comply with California Fire Code Section 903.2 and the Tenant/Occupant/Owner shall have the responsibility to ensure that the correct fire suppressions system is added/modified/tested and accepted by the (AHJ) Fire District for review and approval prior to modification. Deferred submittal accepted.
4. All residential structures shall be Fire Sprinkler protected, as per the City of Lathrop's Fire Sprinkler Ordinance, California Fire Code, California Residential Code, and the California Building Standards Codes. Fire suppression system plans shall be modified under separate fire permit and shall be submitted by a licensed fire contractor, to the (AHJ) Fire District for review and approval prior installation. Deferred plan submittals are accepted.
5. Fire Sprinkler System alterations and plans shall be submitted directly to LMFD.
6. Fire Alarm System upgrades and plans shall be submitted directly to LMFD.
7. A means of Ingress and Egress Plan shall be submitted with the project Tenant Improvement Plans.
8. An approved fire alarm system shall be installed in accordance with CFC §907.2 and NFPA 72.
9. Fire Department Development Impact Fees for all new buildings shall be paid in accordance with the City of Lathrop Municipal Code and Resolutions of the adopted fee schedule.
10. An approved Fire Flow test shall be conducted prior to ground breaking to determine allowable Fire Fighting capabilities for the site.
11. 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.
12. Deferred Plan Submittals for Fire Alarm, Fire Sprinklers and Fire Underground shall be submitted directly to LMFD.

13. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with California Fire Code (CFC) Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). Adequate turnaround shall be provided per City of Lathrop Standards and Appendix D of the 2022 CFC.
14. Where access to the development is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting 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 fire code official. In addition to key “knox” box(es), any automatic gates shall have Opticom access ability to provide necessary access for emergency apparatus.
15. Where a portion of the added street is constructed more than 200 feet (61 meters) from a hydrant on a fire apparatus access road, as measured by an approved route, the developer shall provide an additional fire hydrant and main shall be provided. NOTE: The developer shall provide exact locations and distances of existing hydrants in the area. (CFC Appendix C, and City of Lathrop Water System Standards).
16. The developer shall be responsible for providing approved vehicle access for firefighting to all construction and 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.
17. The Fire Department Fire Access Roads shall meet the requirements established by the San Joaquin County Fire Chief’s Association.
18. The turning radius for his project shall be a minimum of 41 feet for all Emergency Fire Apparatus.
19. Buildings exceed 30 feet in height shall have a minimum unobstructed fire apparatus access width of 26 feet.
20. Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I Hood, in accordance with the California Mechanical Code, and automatic fire extinguishing system that is listed and labeled for its intended use as follows:
 - a. Wet chemical extinguishing system, complying with UL 300
 - b. Carbon dioxide extinguishing systems
 - c. Automatic fire sprinkler systems
21. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 meters) 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.
22. At LMFD’s discretion the proposed project may be subject to other fire & life safety requirements at the time of building plan review.

23. Final approval is subject to field inspections. A minimum 48 to 72-hour notice is 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 an indoor and outdoor 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. The quantity and location shall be reviewed and approved by LPD prior to issuance of an occupancy permit.
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 CPTED measurements:
 - a. Maintain natural visible surveillance to building from parking lot and street.
 - b. Plants taller than 8 feet shall be trimmed up to 4 feet from ground.
 - c. Plans 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 Site Plan Review and Conditional Use Permit to the fullest extent permitted by law.

SAN JOAQUIN COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

See attached memorandum dated June 21, 2023.

SAN JOAQUIN
COUNTY

Environmental Health Department

Jasjit Kang, REHS, Director

Muniappa Naidu, REHS, Assistant Director

PROGRAM COORDINATORS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS

Steven Shih, REHS

Elena Manzo, REHS

Natalia Subbotnikova, REHS

June 21, 2023

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

From: Cesar Ruvalcaba (209) 953-6213
Lead Senior Registered Environmental Health Specialist

OK

RE: CUP-23-08, SPR-23-09, Referral, SU0015642, SU0015641
14101 S. Manthey Road (APN: 192-020-14)

The San Joaquin County Environmental Health Department (EHD) recommends the following conditions as a part of developing this project:

1. 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)).
2. Any abandoned wells or septic systems shall be destroyed under permit and inspection by the EHD (San Joaquin County Development Title, Section 9-605.010 & 9-601.020)

**ENVIRONMENTAL CHECKLIST
SUMMARY OF PROJECT REQUIREMENTS**

Summary of CEQA Project Requirements for the Ashley Warehouse Project

Requirement AG-1: Implement Lathrop Municipal Code Chapter 3.40 AGRICULTURAL MITIGATION FEE Section 3.40.030 Collection of Agricultural Mitigation Fee.

The Agricultural Mitigation Fee enacted pursuant to this chapter is to be collected by the city before the issuance of building permits, or at approval of any discretionary permit if no building permit is required. (Ord. 05-248 § 1)

Requirement AG-2: Require all development to coordinate with and participate with SJCOG in the SJMSCP Agricultural Mitigation Fee program as required.

Requirement AQ-1: Comply with SJVAPCD Rule 9510 Indirect Source Review

Requirement AQ-2: Comply with SSJVAPCD Regulation VIII for all sites and implementation control measures indicated in Tables 6-2 and 6-3 of the SJVAPCD's Guide for Assessing and Mitigating Air Quality Impacts.

Requirement BIO-1: Compliance with the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP)

Requirement BIO-2: Compliance with the mitigation recommendations included within Biological Resources Analysis Report (Attachment A).

- VELB Buffer and/or Survey – VELB is a species covered by the SJMSCP (SJCOG 2000), and the incidental take minimization and mitigation measures outlined in the document are as follows:
“In areas with elderberry bushes, as indicated by the SJMSCP Vegetation Maps or per a preconstruction survey identification or other sources indicated in Section 5.2.2.3, the following shall occur:
 - A. If elderberry shrubs are present on the project site, a setback of 20 feet from the dripline of each elderberry bush shall be established.
 - B. Brightly colored flags or fencing shall be placed surrounding elderberry shrubs throughout the construction process.
 - C. For all shrubs without evidence of VELB exit holes which cannot be retained on the project site as described in A and B, above, the JPA shall, during preconstruction surveys, count all stems of 1" or greater in diameter at ground level. Compensation for removal of these stems shall be provided by the JPA within SJMSCP Preserves as provided in SJMSCP Section 5.5.4(B).
 - D. For all shrubs with evidence of VELB exit holes, the JPA shall undertake transplanting of elderberry shrubs displaying evidence of VELB occupation to VELB mitigation sites during the dormant period for elderberry shrubs (November 1 - February 15). For elderberry shrubs displaying evidence of VELB occupation which cannot be transplanted, compensation for removal of shrubs shall be as provided in SJMSCP Section 5.5.4 (C).”

If the elderberry shrub can be maintained on the project site, then a 20 ft. setback will need to be established around the shrub (See Figure 11). If the shrub cannot be maintained on the project site, then VELB exit hole surveys consistent with the USFWS protocol (USFWS 2017) will be performed prior to any ground disturbance. Depending on the results of this survey, either mitigation measure C or D above will be used.

- Pre-construction Reptile Survey – Both California glossy snake and San Joaquin coachwhip have a low potential to occur on the Property and therefore a pre-construction survey should be performed no more than 48 hours prior to ground disturbance or vegetation removal. Surveys would be required to determine presence/absence of this species. If the species are found to occur on the project site, then passive relocation methods should be attempted before ground disturbance.
- Pre-Construction Avian Survey – If project construction-related activities would take place during the nesting season (February through August), preconstruction surveys for nesting passerine birds and raptors (birds of prey) in large trees adjacent to the project site should be conducted by a competent biologist 14 days prior to the commencement of the tree removal or site grading activities. Specific attention should be paid to the active Swainson’s hawk nest that was identified across Dos Reis Road from the project site. As per the Incidental Take Minimization Measures for Swainson’s hawk that are outlined in Section 5.2.4.11 of the SJMSCP (SJCOG 2000):

“If a nest tree becomes occupied during construction activities, then all construction activities shall remain a distance of two times the dripline of the tree, measured from the nest.”

The dripline for the tree where the Swainson’s hawk nest was observed is estimated to be 25 feet, making the required buffer for this nest 50 feet. The nest location and buffer are shown in Figure 11.

If any other birds listed under the Migratory Bird Treaty Act are found to be nesting within the project site or within the area of influence, an adequate protective buffer zone should be established by a qualified biologist to protect the nesting site. This buffer shall be a minimum of 50 feet from the project activities for passerine birds, and a minimum of 250 feet for other raptors. The distance shall be determined by a competent biologist based on the site conditions (topography, if the nest is in a line of sight of the construction and the sensitivity of the birds nesting). The nest site(s) shall be monitored by a competent biologist periodically to see if the birds are stressed by the construction activities and if the protective buffer needs to be increased. Once the young have fledged and are flying well enough to avoid project construction zones (typically by August), the project can proceed without further regard to the nest site(s).

- Burrowing Owl Surveys – Burrowing owls were not identified on the project site during May 2021 survey. However, a burrowing owl pre-construction survey should take place before any construction activities commence. It is recommended that they be conducted whenever burrowing owl habitat or sign is encountered on or adjacent to (within 150 meters) a project site. Occupancy of burrowing owl habitat is confirmed at a site when at least one burrowing owl or its sign at or near a burrow entrance is observed within the last three years. If a burrowing owl or sign is present on the project site three additional protocol level surveys will be initiated. As per the incidental take minimization and mitigation measures outlined in the SJMSCO (SJCOG 2000): If burrowing owls are identified and work is to commence during the non-breeding season (September 1 through January 31), then the owls should be evicted from the project site by passive relocation as described in the CDFW’s report on burrowing owls (1995). If work occurs during the breeding season (February 1 through August 31) then the burrows shall not be disturbed and will be provided with a 75-meter protective buffer. However, if it is determined that the birds have not begun laying eggs, or the juveniles from the occupied burrows are foraging independently and are capable of independent survival, then the burrows can be destroyed.

- Erosion Control – Grading and excavation activities could expose soil to increased rates of erosion during construction periods. During construction, runoff from the warehouse site could adversely surrounding habitats and cause increased particulate matter to enter the storm drain system. Implementation of appropriate mitigation measures would ensure that impacts to aquatic systems would be avoided or minimized. Mitigation measures may include best management practices (BMP's) such as hay bales, silt fencing, placement of straw mulch and hydro seeding of exposed soils after construction as identified in the Storm Water Pollution Prevention Plan (SWPPP).

Requirement CUL-1: Implement General Plan Action: RR 3b

- RR-3b: Require all new development, infrastructure, and other ground-disturbing projects to comply with the following conditions in the event of an inadvertent discovery of cultural resources or human remains:
- A. If construction or grading activities result in the discovery of significant historic or prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, the Community Development Director shall be notified, the resources shall be examined by a qualified archaeologist, paleontologist, or historian for appropriate protection and preservation measures; and work may only resume when appropriate protections are in place and have been approved by the Community Development Director; and
 - B. If human remains are discovered during any ground disturbing activity, work shall stop until the Community Development Director and the San Joaquin County Coroner have been contacted. If the human remains are determined to be of Native American origin, the Native American Heritage Commission and the most likely descendants shall be consulted; and work may only resume when appropriate measures have been taken and approved by the Community Development Director.

Requirement GEO-1: *Implement recommendations presented in the Preliminary Geotechnical Engineering Report. Prepared by: Terracon Consultants, Inc. during the project design and construction.*

Requirement HAZ-1: *If the project will store, transport or handle hazardous materials the project shall be required to prepare and file a Hazardous Materials Business Plan (HMBP) with the City prior to issuance of Certificate of Occupancy.*

Project Requirement Hydro-1: *The project applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) that includes specific types and sources of stormwater pollutants, determine the location and nature of potential impacts, and specify appropriate control measures to eliminate impacts on receiving water quality from stormwater runoff. The SWPPP shall require treatment BMPs that incorporate, at a minimum, the required hydraulic sizing design criteria for volume and flow to treat projected stormwater runoff. The SWPPP shall comply with the most current standards established by the RWQCB, and the Lathrop Storm Water Program. Best Management Practices shall be subject to approval by the City Engineer and RWQCB.*

Project Requirement Hydro 2: *Prior to approval of the building permit, the project applicant shall submit a detailed Stormwater Control Plan constant with General Plan Action PFS-4.5, and the criteria set forth in the Lathrop Stormwater Program.*

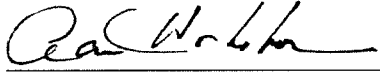
Requirement N-1: *Implement General Plan Policy N-1.15, and Lathrop Municipal Code Section 8.20.110 (Construction of buildings and projects).*

N-1.15 Construction Noise. Require construction activities to reduce noise impacts on adjacent uses to the criteria identified in Table N-3, or, if the criteria cannot be met, to the maximum extent feasible complying with Title 15 of the LMC (Building and Construction) and use best practices. Construction activities outside of the permitted construction hours identified in the LMC may be approved on a case-by-case basis by the Building Official.

Lathrop Municipal Code Section 8.20.110 (Construction of buildings and projects) “It shall be unlawful for any person within a residential zone or within a radius of five hundred (500) feet therefrom, to operate equipment or perform any outside construction or repair work on buildings, structures or projects or to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or any other construction type device between the hours of ten p.m. of one day and seven a.m. of the next day, or eleven p.m. and nine a.m. Fridays, Saturdays and legal holidays, in such a manner that a reasonable person of normal sensitiveness residing in the area is caused discomfort or annoyance unless beforehand a permit therefore has been duly obtained from the office or body of the city having the function to issue permits of this kind. No permit shall be required to perform emergency work as defined in Sections 8.20.010 through 8.20.040. (Prior code § 99.40)”

ACKNOWLEDGEMENT OF TERMS AND CONDITIONS

I have read, understand and acknowledge the Conditions of Approval dated 9/13/2023 for the Ashley Furniture Project.



Signature of Applicant(s)

Aaron Hodgdon

Print Applicant(s) Name

9/6/2023

Date



**PLANNING DIVISION
Vicinity Map**



**CUP-23-08, and SPR-23-09
Conditional Use Permit and Site Plan
Review
Ashley Furniture Project
14101 S. Manthey Road
APN: 192-020-14**



Ashley Furniture

PROJECT SPECIFIC SITE PLAN REVIEW APPROVAL

Case No. SPR-23-09

Development Team

| | |
|---|---|
| <p>Applicant</p> | <p>Hodgdon Management and Construction, Inc. 1461 E Cooley Dr, Ste 230 Colton, CA 92324</p> |
| <p>Developer</p> | <p>Hodgdon Management and Construction, Inc. 1461 E Cooley Dr, Ste 230 Colton, CA 92324</p> |
| <p>Architect</p> | <p>HPA Architects 18831 Bardeen Ave Irvine, CA 92612</p> |
| <p>Civil Engineer/Landscape</p> | <p>MacKay & Soms 5142 Franklin Dr, STE B Pleasanton, CA 94588</p> |
| <p>Traffic Engineer</p> | <p>TJKM 4305 Hacienda Dr, STE 550 Pleasanton, CA 94588</p> |
| <p>Acoustical Consultant – Noise Assessment</p> | <p>Saxelby Acoustics 915 Highland Pointe Drive, STE 250 Roseville, CA 95678</p> |
| <p>CEQA Consultant and Air Toxics Health Risk Assessment</p> | <p>De Novo Planning 1020 Suncast Ln, #106 El Dorado Hills, CA 95762</p> |
| | |

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ASHLEY FURNITURE

Project Specific Site Plan Review Approval Narrative

A. Request and Property Description

The applicant is requesting a conditional use permit for the development of a new integrated, high-quality warehouse/light industrial/retail office development on approximately 89.5-acre property located at the northwest corner of Dos Reis Rd and Manthey Road (the "Property"). The proposed development will support the expansion needs of an international company specializing in uses that include light-industrial, warehouse and distribution, office, and retail sales of targeted bulk consumer goods.

The 2022 Lathrop General Plan Update designates the Property within an industrial area in the Central Lathrop Phase II area. The City of Lathrop is currently processing the Central Lathrop Specific Plan Phase II amendment and rezoning to implement the new General Plan Update designation for this area. The Property was formerly agricultural but now currently fallow. The Property is bound by fallow agricultural land directly to the north and De Lima Rd & Manthey Rd and Interstate 5 freeway to the east. The Property's western boundary is vacant, fallow agricultural land and the south boundary is Dos Reis Rd adjacent to vacant commercially zoned land and mixed vacant land and commercial/residential.

B. Project Description

The proposed development includes an approximately 1,486,607 square foot single or multi-tenant building with a mix of retail, office/call center, and warehouse and distribution uses (the "Project").

The Project is anticipated to be an attractive, high-quality development that will provide substantial employment opportunities within the City of Lathrop, including up to 500 diverse jobs at full operation.

The Project consists of a single building, with a mix of tenant-related uses. The primary mix of uses within the Project building include an up to 100,000 square foot retail showroom, a 24,000 square foot, 2-3 story office space consisting of call center and a regional office for up to 50 people. Warehouse and distribution uses will comprise the balance of the 1,352,347 square feet. The proposed building's height is approximately 50 feet, with architectural features that may extend to approximately 60 feet.

Vehicular & Truck access to the Property is proposed via four (4) access drives; one (1) access drive on Manthey Rd at the far northeast corner is dedicated for truck ingress/egress onto and from the Project. One (1) public and employee vehicular access mid-block on Manthey Rd is proposed for ingress/egress of the public and employees' access to the retail and office. Two (2) additional access points are

proposed along Dos Reis Rd with the most eastern access proposed for public vehicular access to the retail and customer pick-up areas located at the southeast corner of the building. A fourth and final access is closed to the public and trucks and is reserved only for emergency vehicle access. Per the Traffic Impact Analysis completed by TJKM as a part of the Site Design Review package approval the project is expected to generate 680 daily truck trips including 95 a.m. peak hour trips and 45 p.m. peak hour trips.

The developer will widen Dos Reis Road and Manthey Road to their ultimate condition and compliant with the Central Lathrop Specific Plan Phase 2 Amendment (CLSP 2). Landscape and sidewalk improvements beyond the back of curb along the southern portion of Dos Reis Road will be constructed by future developers of the adjacent properties.

Per the Traffic Impact Analysis completed by TJKM as a part of the Site Design Review package approval the project is expected to generate 680 daily truck trips including 95 a.m. peak hour trips and 45 p.m. peak hour trips.

Once customers are on site, internal circulation roads will route them to the retail entrance in the center of the building. For furniture pick up, customers are directed to a separate waiting area labeled on the plan as "Customer Pick-up", ("CPU") located on the southeast corner of the building where customers will be guided to the CPU office and their pickup location.

Hours of operation will vary among the distribution, call center, and retail portions of the development. Retail hours are anticipated to align with the typical store hours of other Ashley Furniture locations in the Bay Area, running from 9:00 am to 9:00 pm 7 days a week. However, these hours are subject to change with final design.

The call and distribution centers are expected to have a broader range of operating hours, accommodating several shift changes throughout the day to ensure efficient operations. The specific number of shifts and their timeframes will be determined during the final design phase, considering operational requirements and workforce needs.

During final design, more detailed information regarding the hours of operations, the number of shifts, days of operation and the specific timeframes of shifts will be provided.

C. Permitted Uses

I. Permitted land uses for the Project include:

1. Call center
2. General retail sales
3. Office
4. Outdoor trailer parking
5. Outdoor storage associated with an on-site primary use, excluding vehicles

6. Sale of products including those assembled on-site as well as imported product
7. Retail showroom
8. Warehousing and Distribution

D. Site Details

I. Lighting

Light levels are not to exceed 1-foot candle at the property line. All proposed site lighting will comply with city zoning requirements.

II. Screening

The project proposes a 30-foot landscape buffer along the Dos Reis Road project frontage, in accordance with the Central Lathrop Specific Plan Phase 2 Amendment (CLSP 2). To further enhance screening for trailer parking areas, an 8-foot-tall community wall is proposed along the right-of-way of Dos Reis Road at the project frontage. Additionally, the project proposes an increased number of deciduous trees between the 8-foot paved sidewalk and the 8-foot-tall community wall. This condition will extend along the south boundary of the property until the first driveway east of the proposed Dos Reis Road and Golden Valley Parkway roundabout. Proceeding north along Manthey Road, the tree spacing, and landscape design will transition to a less dense arrangement typically found in retail areas.

III. Air Quality Best Management Practices

The project demonstrates compliance with the City of Lathrop General Plan Best Management Practices, as outlined in Implementation Action LU-5. d. The following measures have been implemented to align with these practices:

- The 30-foot landscape buffer described in section D.II provides a physical and structural buffer between possible sensitive receptors and the warehouse/trailer parking area.
- Sufficient onsite parking and queuing locations have been included in the project site plan, accommodating multiple truck lengths. This design ensures that trucks do not idle within public right-of-way.
- The project site plan is designed so that truck ingress/egress is largely isolated to the most Northeastern corner of the development along Manthey Road.
- Generous setbacks have been incorporated between loading docks and property lines.
- In areas where trailer parking is present, a community wall has been strategically placed along visible sections of right-of-way and property lines to screen views.

- Wayfinding signs have been specifically designed and positioned at truck ingress/egress locations, clearly indicating that truck traffic is restricted to Roth Road only.

IV. Walls & Fences

See Screen Wall & Fencing Plan; Sheet DAB-A4.2

V. Parking Standards

On-site parking for the Project shall be provided in accordance with Table 1 below:

Table 1

| SITE AREA | | |
|---|------------------|---------------|
| In s f | 3 767 820 | s f |
| In acres | 86 50 | ac |
| BUILDING AREA | | |
| Office - 1st floor | 8 000 | s f |
| Office - 2nd floor | 8 000 | s f |
| Office - 3rd floor | 8 000 | s f |
| Retail - 1st floor | 55 130 | s f |
| Retail - 2nd floor | 55 130 | s f |
| Warehouse | 1 352 347 | s f |
| TOTAL | 1 486 607 | s f |
| AUTO PARKING REQUIRED | | |
| Office - 1/400 s f | 60 | stalls |
| Retail - 1/600 s f | 184 | stalls |
| Whse - 1/2 000 s f | 676 | stalls |
| TOTAL | 920 | stalls |
| AUTO PARKING PROVIDED | | |
| Standard (9' x 20') | 942 | stalls |
| TOTAL | 942 | stalls |
| Required Accessible Parking for Disabled | | |
| Standard Accessible (9' x 20') | 16 | stalls |
| Van Accessible (12' x 20') | 4 | stalls |
| Total | 20 | stalls |
| Required EV parking | | |
| EV Capable Space (9' x 20') | 144 | stalls |
| EVCS Standard (9' x 20') | 49 | stalls |
| Total EV Capable Space | 188 | stalls |
| ADA EV Parking (CBC Table 11B-229.3.2.1) | | |
| EVCS Van Accessible (12' x 20') | 1 | stalls |
| EVCS Standard Accessible (9' x 20') | 5 | stalls |
| EVCS Ambulatory (10' x 20') | 5 | stalls |
| Total ADA EV | 11 | stalls |
| Total - EV Capable Space | 144 | stalls |
| Total - EVCS Standard () ADA EVCS | 38 | stalls |
| Total - ADA EVSC | 11 | stalls |
| Total | 193 | stalls |
| Provided Parking Breakdown | | |
| Standard (9' x 20') | 722 | stalls |
| Standard Accessible (9' x 20') | 19 | stalls |
| Van Accessible (12' x 20') | 6 | stalls |
| EV Capable Space (9' x 20') | 145 | stalls |
| EVCS Standard (9' x 20') | 38 | stalls |
| EVCS Van Accessible (12' x 20') | 2 | stalls |
| EVCS Standard Accessible (9' x 20') | 5 | stalls |
| EVCS Ambulatory (10' x 20') | 5 | stalls |
| Total | 942 | stalls |
| TRAILER PARKING PROVIDED | | |
| Trailer (12' x 30') | 46 | stalls |
| Trailer (12' x 40') | 261 | stalls |
| Trailer (12' x 55') | 797 | stalls |
| TOTAL | 1 104 | stalls |

E. Architectural Design

The architectural character of the development will have a high-tech contemporary appearance. This will be established using clean edges and forms, and colors. The development's east elevation, facing Manthey Rd & Interstate 5, will convey a high-quality office/retail appearance while maintaining key functions, including customer pick-up areas along the southeast elevation. This is achieved with glazing to indicate an office appearance and clerestory windows along the upper portions of the façade. Please refer to the conceptual building elevations on Sheet DAB-A3.3.

The conceptual building elevations include strong architectural forms and distinct design elements, such as accent shading features, variations in parapet height and colors. Collectively these provide for enhanced visual interest and varied building massing, to create distinctive points of entry for users. A combination of concrete tilt up wall panels with a series of reveals and patterns in the tilts will accent the building elevations. Curtain wall glazing systems at each entry location will highlight the material variation, with portions that reach a high elevation to accommodate two to three-story office/retail within the building. These various treatments will be incorporated into the project design to provide variation and texture to the building façade.

F. Site Design Criteria

The conceptual site plan orients the Project to Manthey Rd. Public access to the Property will be provided via Manthey and Dos Reis Roads in the locations shown on the site plan. These points of access and internal circulation provide good access to users, employees, and customers. Generous landscaping along Dos Reis effectively screens the south elevation from Dos Reis Rd, while dense and tasteful landscape accents the east elevation and the retail portion of the project.

Dedicated truck access located at the very northeast corner of the property is the only access point for ingress and egress of truck traffic. Trucks are restricted from going south of this access point and will come from and to the north towards Roth Rd interchange only.

The conceptual site plan identifies approximately 2,046 parking spaces provided throughout the development. Parking for trucks and employees is provided behind secured, gated access points as depicted on the conceptual site plan. Approximately 1,104 trailer parking spaces are provided behind secured, gated access points.

G. Landscaping

Project landscaping will be consistent with the Site Plan Review package's landscape plan and area renderings included for conceptual design. The landscape design along rights-of-way and parking areas will be consistent with the Central Lathrop Specific Plan 2 Amendment (CLSP 2) and city zoning requirements for retail. The landscape design in stormwater quality areas will be compliant with the Multi-Agency Post-Construction Stormwater Standards Manual.

Vehicular entries and street frontages will provide a formal entry design sequence, including the use of “offset” of trees along with formal masses of shrubs and groundcovers. The project will match the City of Lathrop’s retail design criteria for retail along Manthey Rd. The city’s criteria identify London Plane Tree and Chinese Flame trees as primary and secondary trees. A more diverse plant palette will be used. Additional street trees along the Dos Reis Rd frontage include Deodar Cedar, and Chinese Flame trees. Massed shrubs will further screen perimeter screen walls around the Project perimeter and colorful accent shrubs and groundcover plantings will be used around all signage.

The landscape design in proximity to the building will complement the building’s high-tech contemporary appearance, as well as the size. Trees and shrubs will provide pedestrian shade and visual interest and will contrast the architectural pop-outs to provide human scale at the entries. Pedestrian walks that connect the Project and parking lots to storefront entries will be appropriately shaded.

H. Employee Amenities

Employee outdoor break areas with shading and benches/seating have been incorporated into the site plan to allow employees an outdoor space to enjoy break periods. Employee break areas are compliant with the Design Guidelines (Chapter 7) section of the Central Lathrop Specific Plan 2 Amendment (CLSP 2).

I. Grading and Drainage

The grading and drainage plan for the Property will comply with the City of Lathrop’s drainage design standards and the Multi-Agency Post-Construction Stormwater Standards Manual. Storm drainage will be conveyed via internalized roof drains and downspouts, as well as overland flow across the parking lots and truck dock areas. This flow will be directed to curb openings at stormwater quality treatment areas distributed throughout the site. These treatment areas will effectively treat stormwater before it is discharged into the site’s storm drain system. Ultimately the onsite storm drain system connects to the existing Watershed 4 storm drain line in Dos Reis Road where that storm water continues west to the existing storm drain pump station at Stanford Crossing and Spartan Way. The stormwater quality treatment areas and the underground storm drainpipe system have been sized to together accommodate a 100-year storm event.

J. Utilities and Infrastructure

The City of Lathrop will provide water to the Property via a 12-inch public waterline within Golden Valley Parkway. The project proposes new 12-inch public water lines in Manthey Road and Dos Reis Road.

The City of Lathrop will provide storm sewer and wastewater treatment service. There is an existing sewer main within Golden Valley Parkway. It is anticipated that existing sewer main is to provide a gravity sewer connection to the Property.

K. Project Schedule

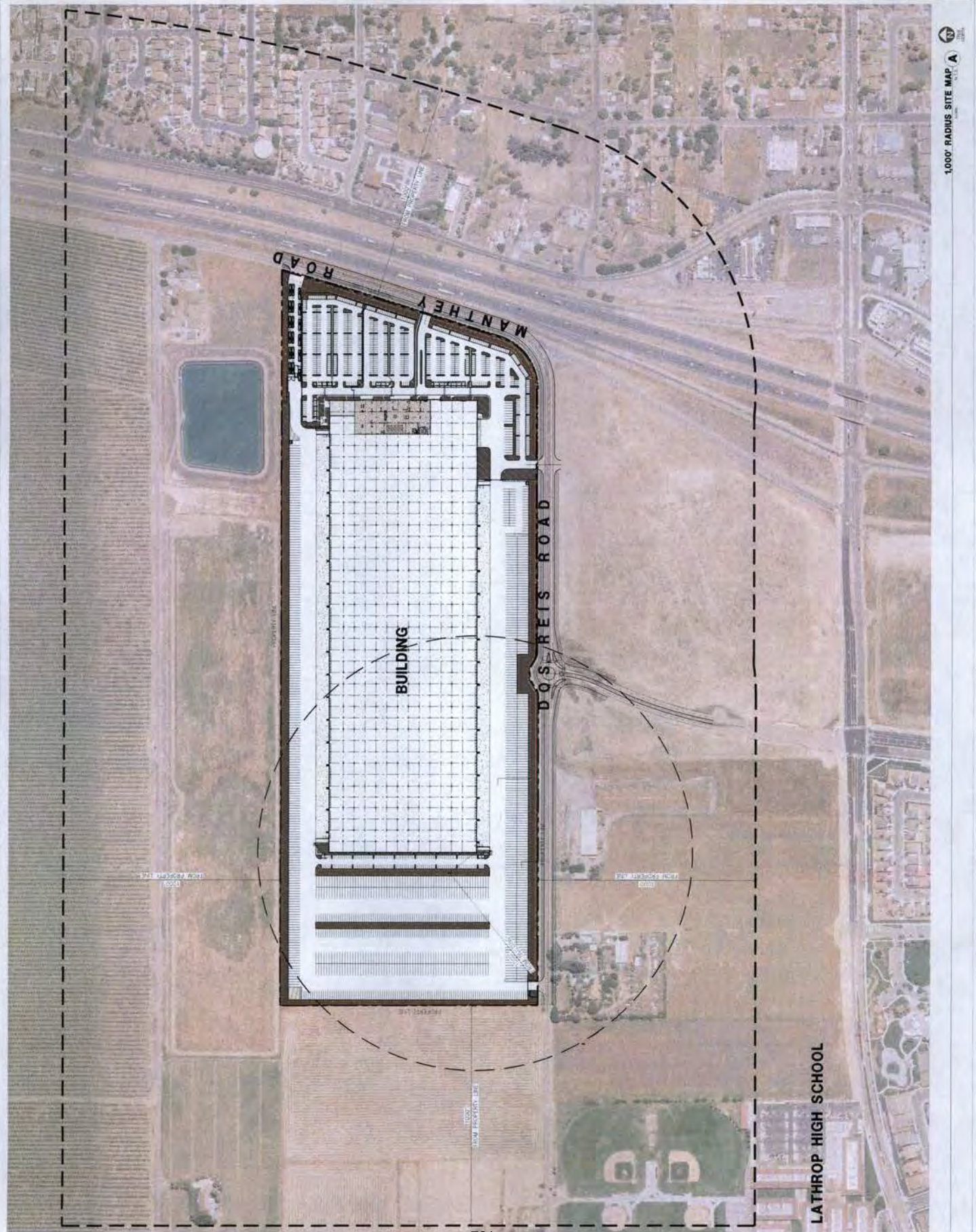
The design phase of the project is expected to begin immediately after the public approval of the Central Lathrop Specific Plan 2 Amendment, Site Plan Review Package, and Conditional Use Permit. Assuming an Improvement/Grading Plan approval in the first half of 2024 construction is expected to commence in the second half of 2024.

L. Summary

The proposed development will provide benefits to the City of Lathrop by adding a diversity of up to 500 new jobs at full operation involving a significant capital investment more than \$100 million, and anticipated retail sales exceeding \$30 million annually and will activate an undeveloped, long-term vacant parcel of land with a quality use that will provide considerable sales tax revenues and other economic benefits to the City of Lathrop.

This Project implements the General Plan, Central Lathrop Specific Plan Phase 2 Amendment (CLSP 2), zoning, and Design Guidelines that encourage site development and architectural design that will be integrated with the surrounding mixed use residential development. The project's frontage improvement of Dos Reis Road and Manthey Road into their ultimate condition including the landscape buffer previously mentioned along Dos Reis Road will positively influence the area. In summary, this proposal is consistent with the City's long-term vision for this area, it is compatible with the surrounding area.

| | | | | |
|--|--|--|--|--|
|  <p>HPA INC. 18871 Sandstone Avenue - 4th Ft Collins, CO 80526 Tel: 970-485-1770 www.hpaengineering.com</p>  | <p>OWNER: ASHLEY FURNITURE INDUSTRIES, INC.</p>  <p>OWNER'S REPRESENTATIVE</p> | <p>Project: ASHLEY LATHROP</p> <p>INC. 608 ROSBLO & MANTHEY RD. LATHROP, CO 80026</p> | <p>Consultants:</p> <p>Cost: MCKAY & SONGS Electrical: MCKAY & SONGS Plumbing: MCKAY & SONGS Structural: MCKAY & SONGS Landscape: MCKAY & SONGS Fire Protection: MCKAY & SONGS Civil Engineer: MCKAY & SONGS</p> | <p>Task: 1,000' RADIUS SITE MAP</p> <p>Project Number: 21000 Client: CR Date: 09/20 Revision:</p> <p>Sheet: DAB-A1.0</p> |
|--|--|--|--|--|



1,000' RADIUS SITE MAP



HPA, INC.
 15871 Jackson Avenue - 0A
 Houston, TX 77058
 Tel: 281-983-1170
 www.hpainc.com



OWNER
 ASHLEY
 FURNITURE
 INDUSTRIES, INC

hodgdon
 group
 OWNER REPRESENTATIVE

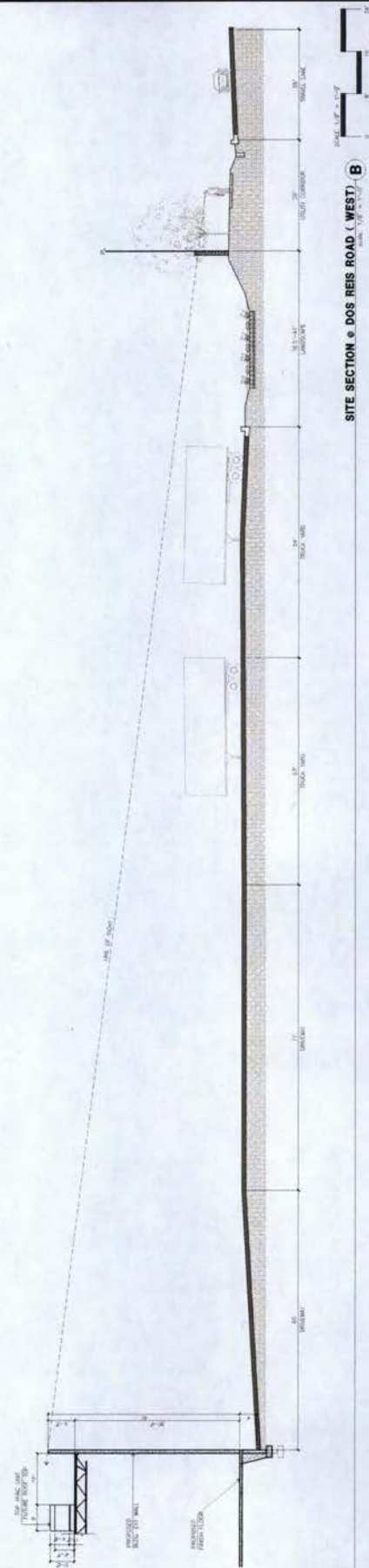
Project:
 ASHLEY
 LATHROP
 MT. DOS REIS RD. &
 LATHROP, OREGON

Consultants:
 CAE: MCKAY & SOMPS
 Structural
 Mechanical
 Plumbing
 Electrical
 Landscape
 Fire Protection
 Soil Engineer
 GREEN DESIGN

Title: ENLARGED SITE PLAN

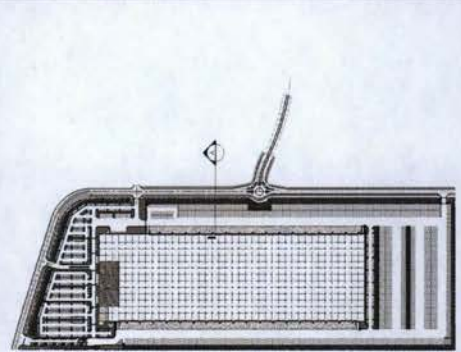
Project Number: 21200
 Drawn by: CR
 Date: 05/28
 Revision:

Sheet:
DAB-A1.4



SITE SECTION & DOS REIS ROAD (WEST) B

KEYMAP





1801 Boston Avenue, Ste 100
 Woburn, MA 01897
 Tel: 949-851-1770
 Fax: 949-851-1770
 www.hpa.com



OWNER
ASHLEY FURNITURE INDUSTRIES, INC

OWNER'S REPRESENTATIVE
hoddon group

Project:
ASHLEY LATHROP

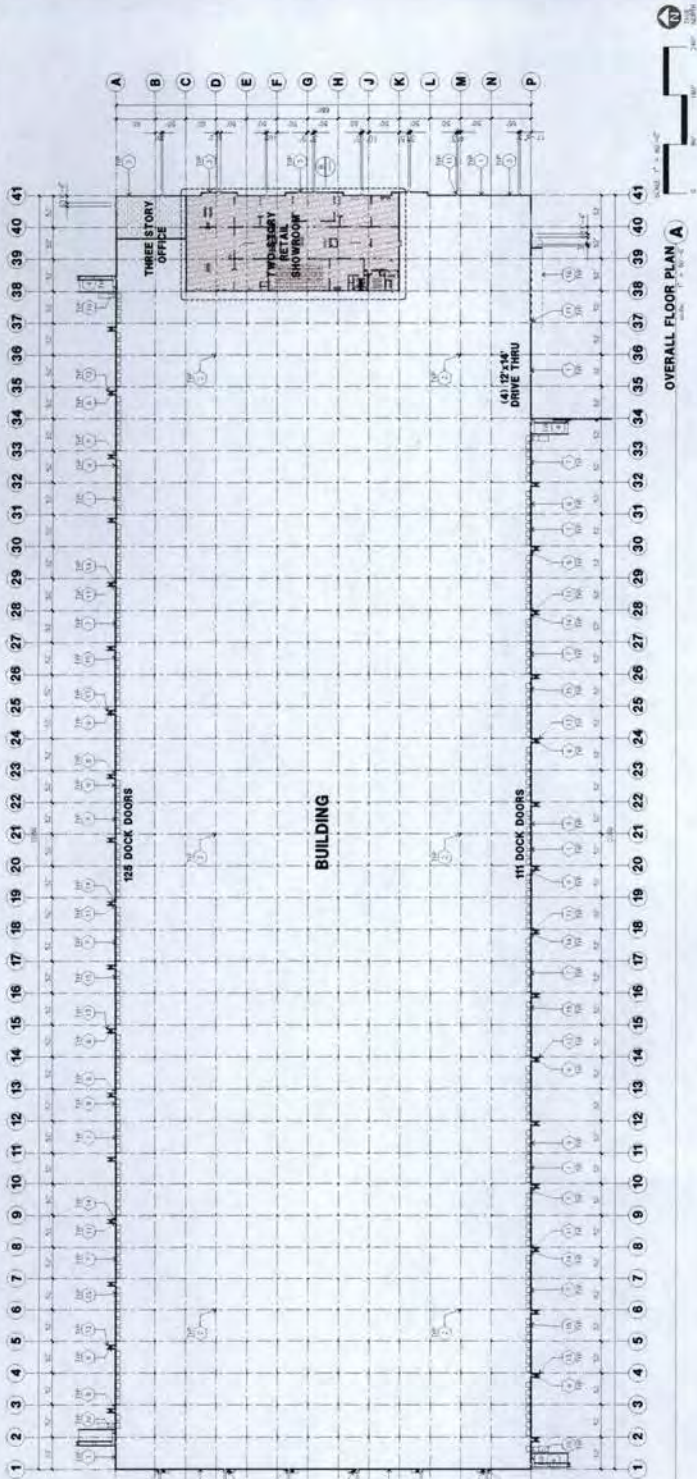
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Consultants:
MCKAY & SONS
 Civil, Mechanical, Plumbing, Electrical, Landscape, Fire Protection, Soil Engineer.

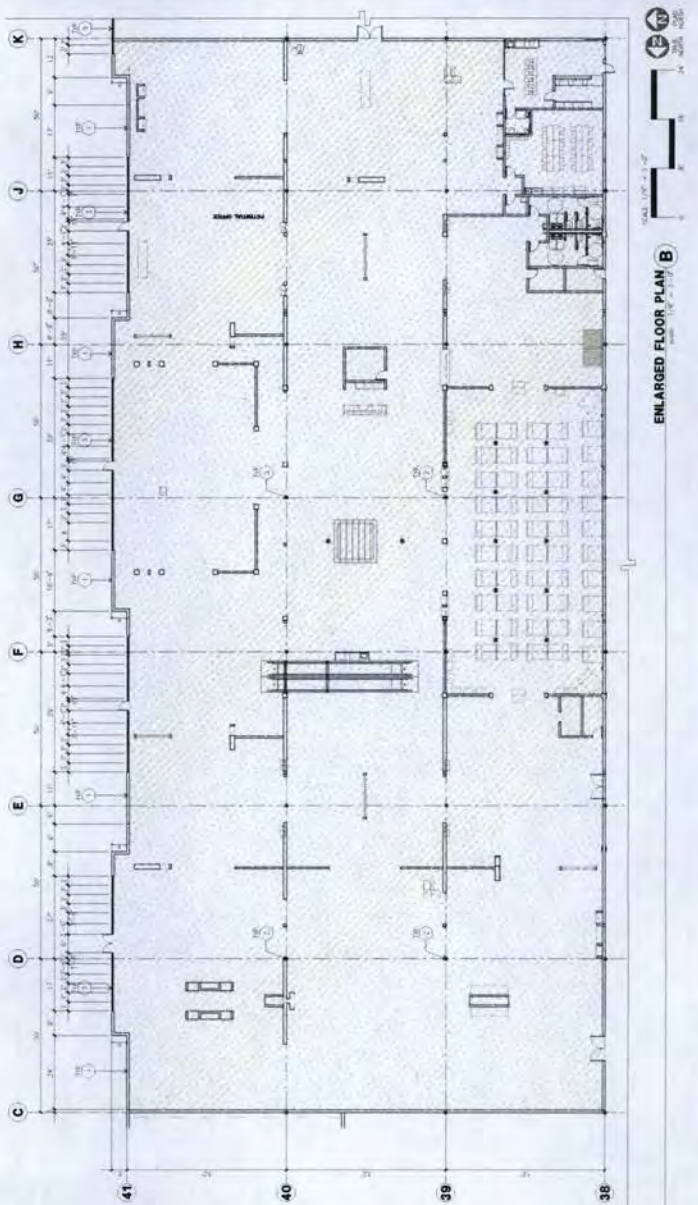
Title: **OVERALL FLOOR PLAN**

Project Number: 21500
 Drawn By: CR
 Date: 5/20/03
 Revision:

Sheet
DAB-A2.1



OVERALL FLOOR PLAN A
 SCALE: 1/8" = 1'-0"



ENLARGED FLOOR PLAN B
 SCALE: 1/32" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
2. THE WORK SHOWN SHALL BE AS NOTED FOR THE CONSTRUCTION OF THE WORK.
3. ALL "X" MARKS ON THIS DRAWING INDICATE THE LOCATION OF THE WORK.
4. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.
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FLOOR PLAN KEYNOTES

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FLOOR SLAB & POUR STRIPS REQ.

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HPA
18871 Linden Avenue - 1A
Folsom, CA 95630
Tel: 916-881-1770
Fax: 916-881-1770
www.hpa.com



OWNER
ASHLEY FURNITURE INDUSTRIES, INC

OWNER'S REPRESENTATIVE
hododan group

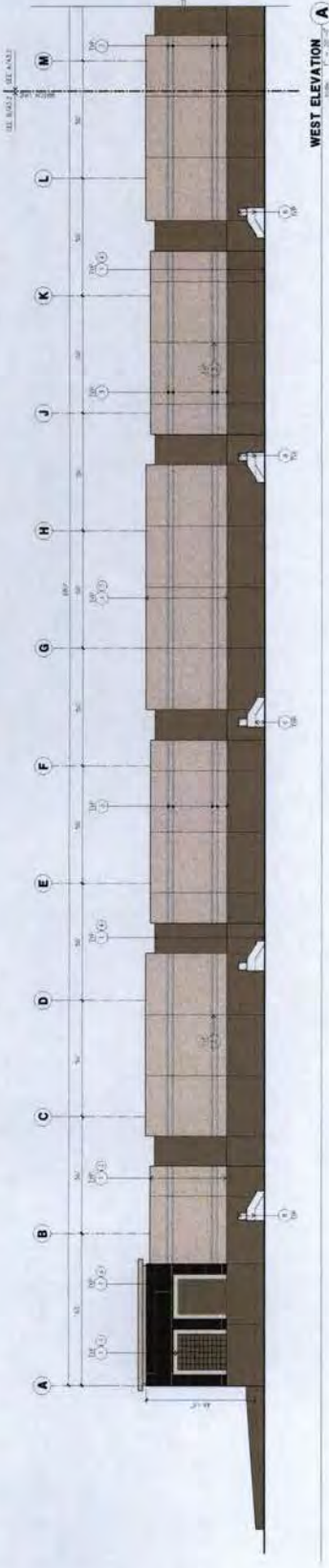
Project:
ASHLEY LATHROP
INT. 022 PROJ. NO. 4
MARKETING
LATHROP, CA 95630

Consultants:
MACKAY LEOPOLD
Civil
Mechanical
Plumbing
Electrical
Landscape
Fire Protection
Cost Engineer

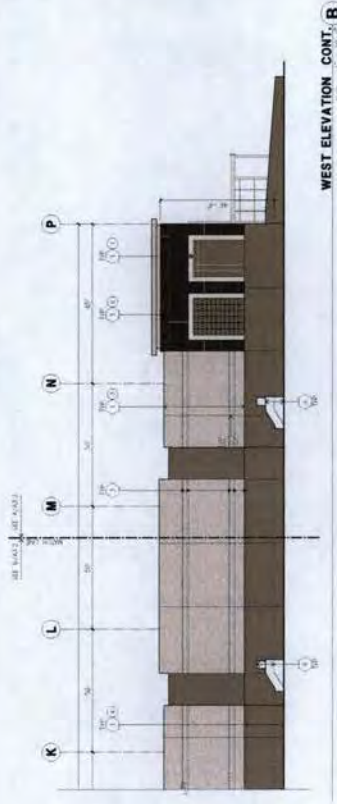
GREEN DESIGN
GREEN DESIGN

Project Number: 21090
Client: OR
Date: 5/20/22
Revision:

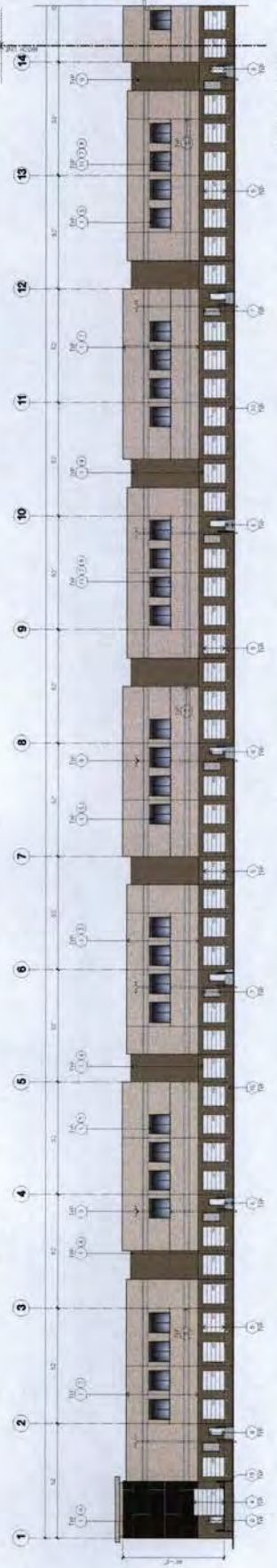
Sheet:
DAB-A3.2



WEST ELEVATION (A)



WEST ELEVATION CONT. (B)



SOUTH ELEVATION (C)

GLAZING LEGEND

1. 1/2" CLEAR GLASS
2. 1/2" CLEAR GLASS WITH LOW-E COATING
3. 1/2" CLEAR GLASS WITH LOW-E COATING AND ARGON GAS
4. 1/2" CLEAR GLASS WITH LOW-E COATING AND ARGON GAS AND IRON OXIDE TINT
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ELEVATION COLOR LEGEND SCHEDULE

1. PAINT COLOR: 2000 (SAGE GREEN)
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16. PAINT COLOR: 2015 (SAGE GREEN)
17. PAINT COLOR: 2016 (SAGE GREEN)
18. PAINT COLOR: 2017 (SAGE GREEN)
19. PAINT COLOR: 2018 (SAGE GREEN)
20. PAINT COLOR: 2019 (SAGE GREEN)
21. PAINT COLOR: 2020 (SAGE GREEN)

ELEVATION GENERAL NOTES

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ELEVATION KEYNOTES

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20. ALL PAINTS TO BE APPLIED TO EXTERIOR SURFACES.
21. ALL PAINTS TO BE APPLIED TO EXTERIOR SURFACES.

HPA
ARCHITECTS

1001 N. PC
18071 LINDSEY AVENUE - 10A
SUITE 200
DUBLIN, CA 94568
TEL: 925-835-1770
WWW.HPAARCHITECTS.COM

REGISTERED ARCHITECT
CALIFORNIA ARCHITECTS BOARD
NO. 10000

OWNER
ASHLEY
FURNITURE
INDUSTRIES, INC

CONSULTANTS
hodgepod group
OWNERS REPRESENTATIVE

Project:
ASHLEY
LATHROP

INT. 002 RIGGS RD. &
MANTROE RD.
LATHROP, CA 95022

Consultants:

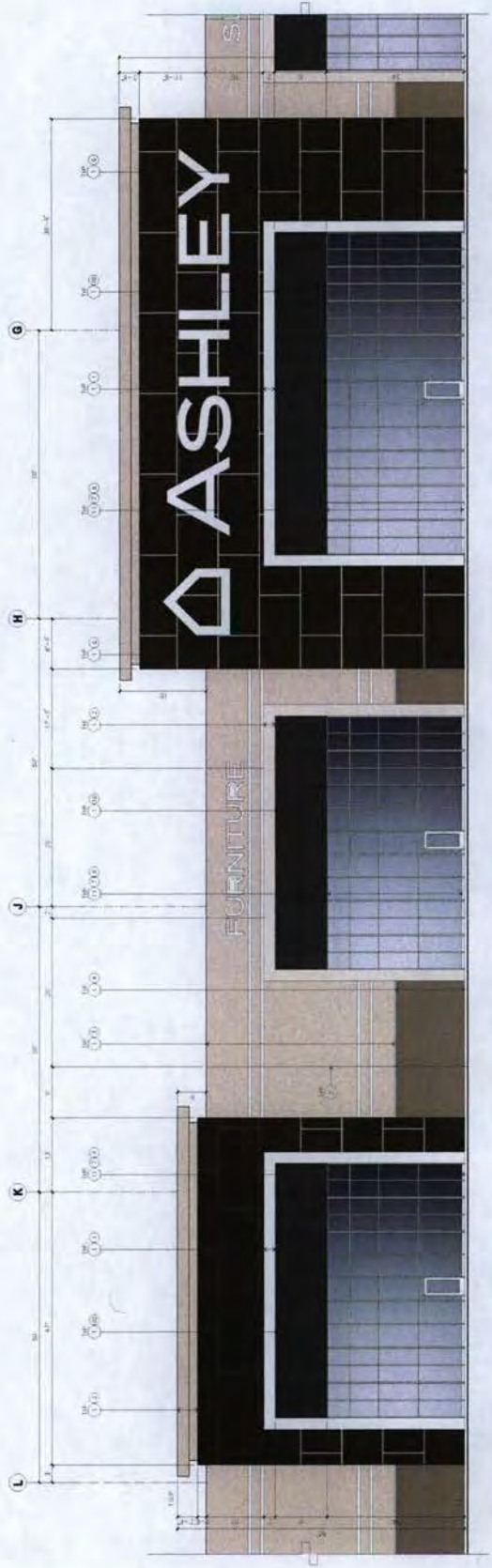
- Site: MACOFF & SONS
- Structure: HODGSON
- Plumbing: HODGSON
- Electrical: HODGSON
- Landscape: HODGSON
- Site Preparation: HODGSON
- Site Engineer: HODGSON
- Green Design: GREEN DESIGN

ELEVATIONS

2100
CR
5002

Project Number
Drawn By
Date
Revised

Sheet: **DAB-A3.4**



ENLARGED EAST ELEVATION A

GLAZING LEGEND

WITH ALL ELEVATIONS AND SECTION ELEVATIONS, UNLESS NOTED OTHERWISE:

- 1. 1/2" CLEAR GLAZING
- 2. 1/2" CLEAR GLAZING WITH 1/2" CLEAR GLAZING
- 3. 1/2" CLEAR GLAZING WITH 1/2" CLEAR GLAZING
- 4. 1/2" CLEAR GLAZING WITH 1/2" CLEAR GLAZING
- 5. 1/2" CLEAR GLAZING WITH 1/2" CLEAR GLAZING
- 6. 1/2" CLEAR GLAZING WITH 1/2" CLEAR GLAZING
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- 10. 1/2" CLEAR GLAZING WITH 1/2" CLEAR GLAZING

ELEVATION COLOR LEGEND/SCHEDULE

- 1. PAINT COLOR - SEE FINISH SCHEDULE
- 2. PAINT COLOR - SEE FINISH SCHEDULE
- 3. PAINT COLOR - SEE FINISH SCHEDULE
- 4. PAINT COLOR - SEE FINISH SCHEDULE
- 5. PAINT COLOR - SEE FINISH SCHEDULE
- 6. PAINT COLOR - SEE FINISH SCHEDULE
- 7. PAINT COLOR - SEE FINISH SCHEDULE
- 8. PAINT COLOR - SEE FINISH SCHEDULE
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- 10. PAINT COLOR - SEE FINISH SCHEDULE

ELEVATION GENERAL NOTES

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE.
3. 1/2" CLEAR GLAZING SHALL BE TO FACE UNLESS NOTED OTHERWISE.
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ELEVATION KEYNOTES

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8. FINISH SCHEDULE
9. FINISH SCHEDULE
10. FINISH SCHEDULE



HPA
18871 Buckhorn Avenue - 4th
Ft. Worth, TX 76116
Tel: 817-335-7770
Fax: 817-335-7772
www.hpacorp.com



OWNER
ASHLEY
LATHROP
INDUSTRIES, INC

hododon
group
OWNERS REPRESENTATIVE

Project:
ASHLEY
LATHROP
18700 DOS REIS BLVD. &
MANTHEY RD.
LATHROP, CA 95330

Consultants:
C&B
MCKAY & SONS
Structural
Mechanical
Plumbing
Electrical
Landscaping
Fire Protection
S&S Engineer

TM: SCREEN WALL & FENCING PLAN
Project Number: 21090
Drawn By: CR
Date: 09/23
Revised:

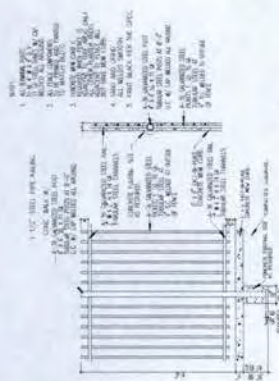
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DAB-A4.2

SITE WALL LEGEND

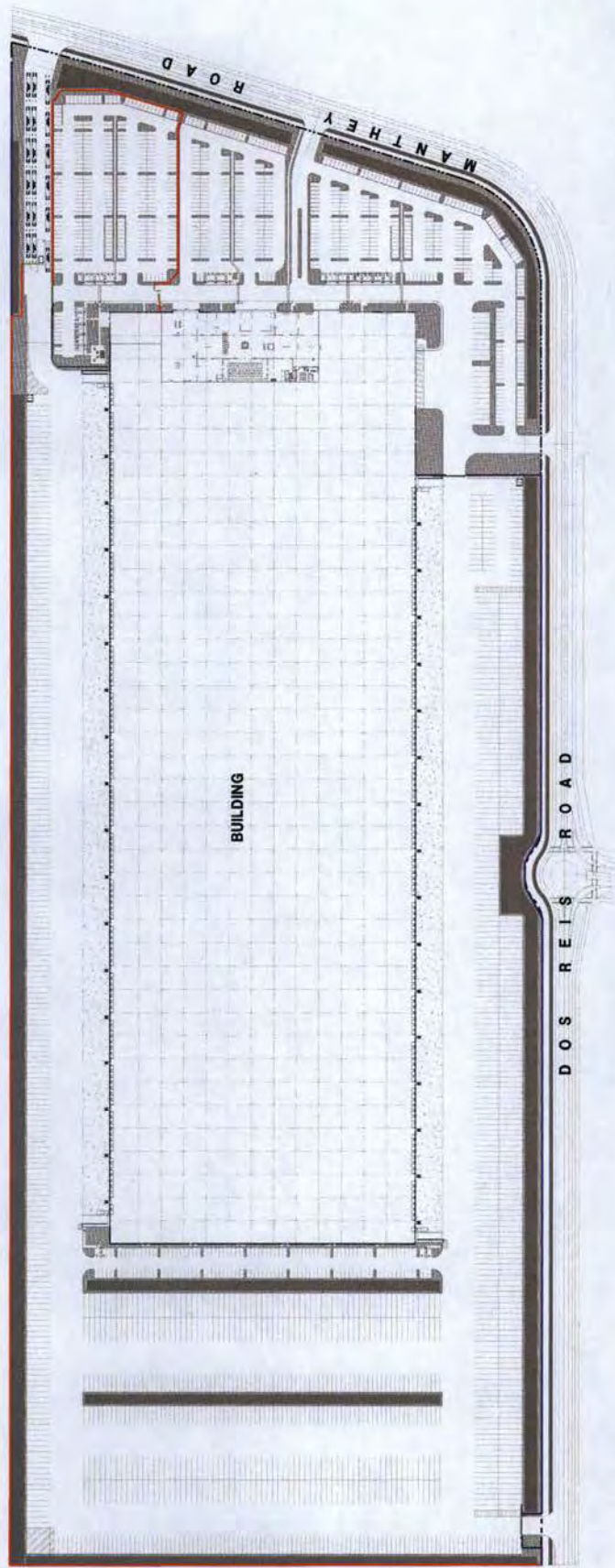
- ① 8" MIN. 3/4" DIA. STEEL WALL
- ② 8" MIN. 3/4" DIA. STEEL WALL
- ③ 8" MIN. 3/4" DIA. STEEL WALL
- ④ 8" MIN. 3/4" DIA. STEEL WALL



8" MIN. 3/4" DIA. STEEL WALL - TYP. ELEVATION A



WROUGHT IRON FENCE - TYP. ELEVATION D



OVERALL SITE PLAN A

ASHLEY FURNITURE DISTRIBUTION SITE PLAN REVIEW

CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
MAY 2023



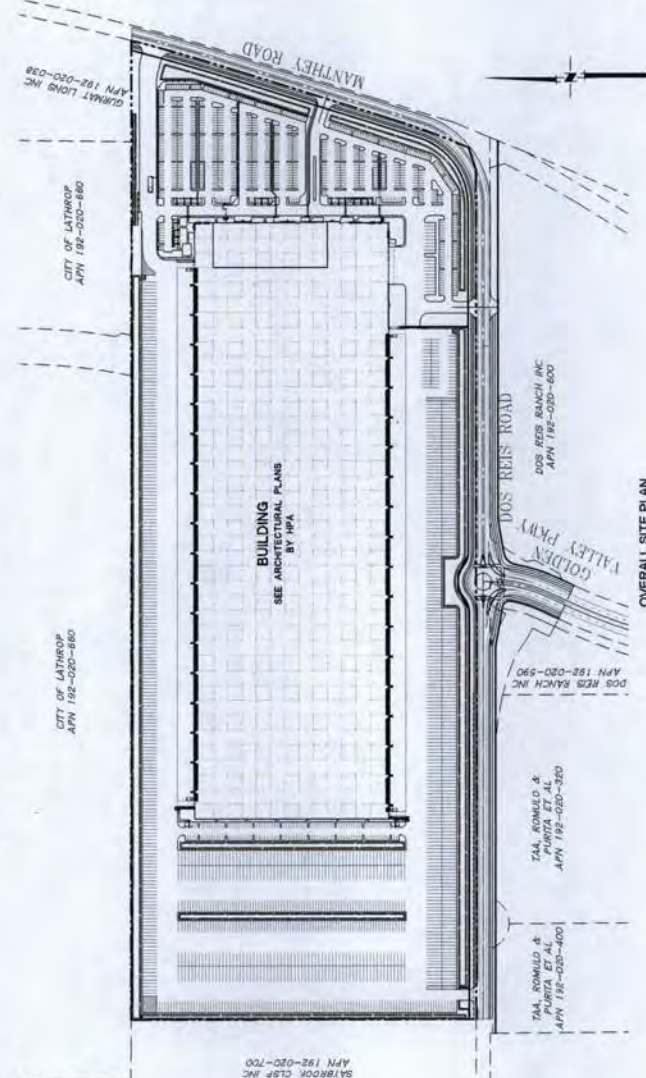
VICINITY MAP
1" = 200'

GENERAL NOTES:

- 1) OWNERS: DOS REIS RANCH, INC.
7000 SOUTH ISLAND DRIVE
LATHROP, CA 95250
MICHAEL@DOSREIS.COM
(209) 471-8360
- 2) APPLICANT: HOODSON GROUP REALTY, INC.
181 E. COOLEY DRIVE, SUITE 200
LATHROP, CA 95250
CONTACT: SEAN ASMUS
SEAN@HODSONGROUP.COM
- 3) CIVIL ENGINEER: MACKAY & SOMPS CIVIL ENGINEERS, INC.
5142 FRANKLIN DRIVE, SITE B
LATHROP, CA 95250
CONTACT: JACQUES YI BAYS
JYB@M&SCE.COM
(925) 225-8695
- 4) GEOTECHNICAL: TERRACON CONSULTANTS, INC.
10000 W. 10TH AVENUE, SUITE 100
LATHROP, CA 95250
(209) 367-3101
- 5) ASSESSOR'S PARCEL NUMBERS: 192-020-140
- 6) TOTAL AREA: 18,827 ACRES
- 7) TOTAL NUMBER OF LOTS: 1 EXISTING LOT
- 8) SUBJECT PROPERTY SHOWN TO BE IN ZONE "X" ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP AND FLOOD ZONING MAP, AS REVISED AND RECALCULATED BY LUIS BRAGA, LICENSED PROFESSIONAL ENGINEER, LICENSE NO. 40089, EFFECTIVE DATE OCTOBER 16, 2009 (LWRM DATE SEPTEMBER 2, 2011)
- 9) UTILITIES:
POTABLE WATER DISTRIBUTION: CONNECTION TO CITY OF LATHROP WATER SYSTEM.
SANITARY SEWER CONVEYANCE: CONNECTION TO CITY OF LATHROP SEWER SYSTEM.
STORM DRAIN: CONNECTION TO CITY OF LATHROP STORM DRAIN SYSTEM. DETERMINATION TO BE MADE IN ACCORDANCE WITH CENTRAL LATHROP SPECIFIC PLAN PHASES, AMENDMENT AND THE CITY OF LATHROP DESIGN & CONSTRUCTION STANDARDS.
STORMWATER QUALITY: STORMWATER QUALITY REQUIREMENTS TO BE MET THROUGH BIOTREATMENT AREAS AND/OR FRETATION BASINS. BASINS TO BE SIZED IN ACCORDANCE WITH THE MULTI-AGENCY POST-CONSTRUCTION STORMWATER STANDARDS MANUAL.
10) GAS AND ELECTRIC SERVICE TO BE PROVIDED BY PACIFIC GAS & ELECTRIC. INSTALLATION SHALL BE UNDERGROUND IN ACCORDANCE WITH CITY REQUIREMENTS.
11) EXISTING DISTRIBUTION POWER POLES AND OVERHEAD POWER LINES THAT ARE AND UNDER SKY OR CONTACT WITH IMPROVEMENTS SHALL BE RELOCATED, REMOVED OR UNDERGROUND IN ACCORDANCE WITH CITY REQUIREMENTS.
12) TELEPHONE SERVICE TO BE PROVIDED BY VERIZON. INSTALLATION SHALL BE UNDERGROUND IN ACCORDANCE WITH CITY REQUIREMENTS.
13) EXISTING GENERAL PLAN LAND USE DESIGNATION: L1-CL LIMITED INDUSTRIAL, INO CHANGES PROPOSED.
14) UTILITY LOCATIONS, UTILITY SIZES, AND GRADING ARE PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN.
15) BOUNDARY INFORMATION AS SHOWN BASED ON A SURVEY COMPLETED BY MACKAY & SOMPS DATED NOVEMBER 2013. SURVEY IS BASED ON RECORD INFORMATION.
16) CONTOUR INTERVAL IS AS SHOWN. THE ELEVATION DATUM IS PER THE CITY OF LATHROP BENCHMARKS (NGVD 29), AERIAL TOPO DATED MAY 22, 2013.
17) PRELIMINARY GEOTECHNICAL REPORT BY TERRACON DATED AUGUST 16, 2021.

SHEET INDEX

| SHEET | DESCRIPTION |
|-------|---------------------------------------|
| C-1 | OWNER'S SITE AND EXISTING CONDITIONS |
| C-2 | HORIZONTAL CONTROL PLAN |
| C-3 | RIGHT-OF-WAY, DEDICATION AND PUBLIC |
| C-4 | PRELIMINARY GRADING AND DRAINAGE PLAN |
| C-5 | PRELIMINARY UTILITY PLAN |
| C-6 | PRELIMINARY GRADING AND DRAINAGE PLAN |
| C-7 | STAIR TRUCK ACCESS PLAN |
| C-8 | QUALITY PLAN |
| C-9 | REUSE TRUCK ACCESS PLAN |
| C-10 | |



OVERALL SITE PLAN
SCALE 1" = 200'



LEGEND

| DESCRIPTION | PROPOSED | EXISTING |
|--------------------------------|----------|----------|
| PROJECT BOUNDARY | --- | --- |
| RIGHT-OF-WAY | --- | --- |
| CENTERLINE | --- | --- |
| EASEMENT | --- | --- |
| WATER PIPE | --- | --- |
| PRE-WATER PIPE | --- | --- |
| RECYCLED WATER PIPE | --- | --- |
| SEWER PIPE (GRAVITY) | --- | --- |
| SEWER PIPE (FORCED MAIN) | --- | --- |
| STORM DRAIN PIPE (GRAVITY) | --- | --- |
| STORM DRAIN PIPE (FORCED MAIN) | --- | --- |

THIS SITE PLAN WAS APPROVED
WITH CONDITIONS ON

MACKAY & SOMPS
REGISTERED PROFESSIONAL ENGINEERS
CIVIL ENGINEERING
1000 W. 10TH AVENUE, SUITE 100
LATHROP, CA 95250
(209) 367-3101
MAY 2023

PROJECT NO. 25244.000.P
SHEET C-1
OF 10

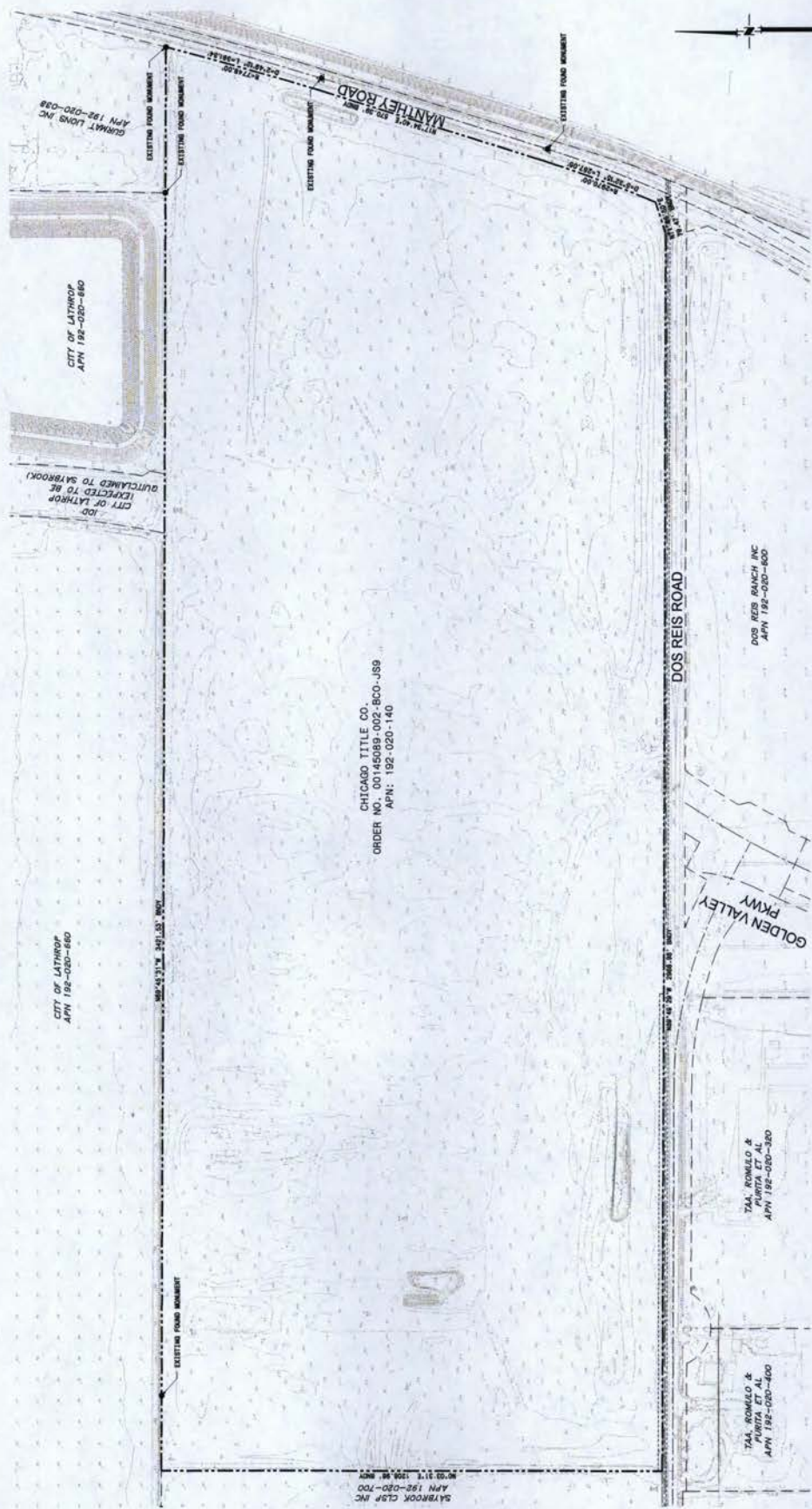
CITY OF LATHROP
SAN JOAQUIN COUNTY
COVER SHEET
SITE PLAN REVIEW
ASHLEY FURNITURE - DOS REIS & MANTHEY ROAD

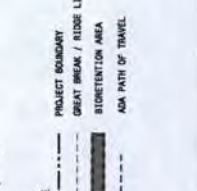
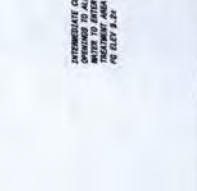
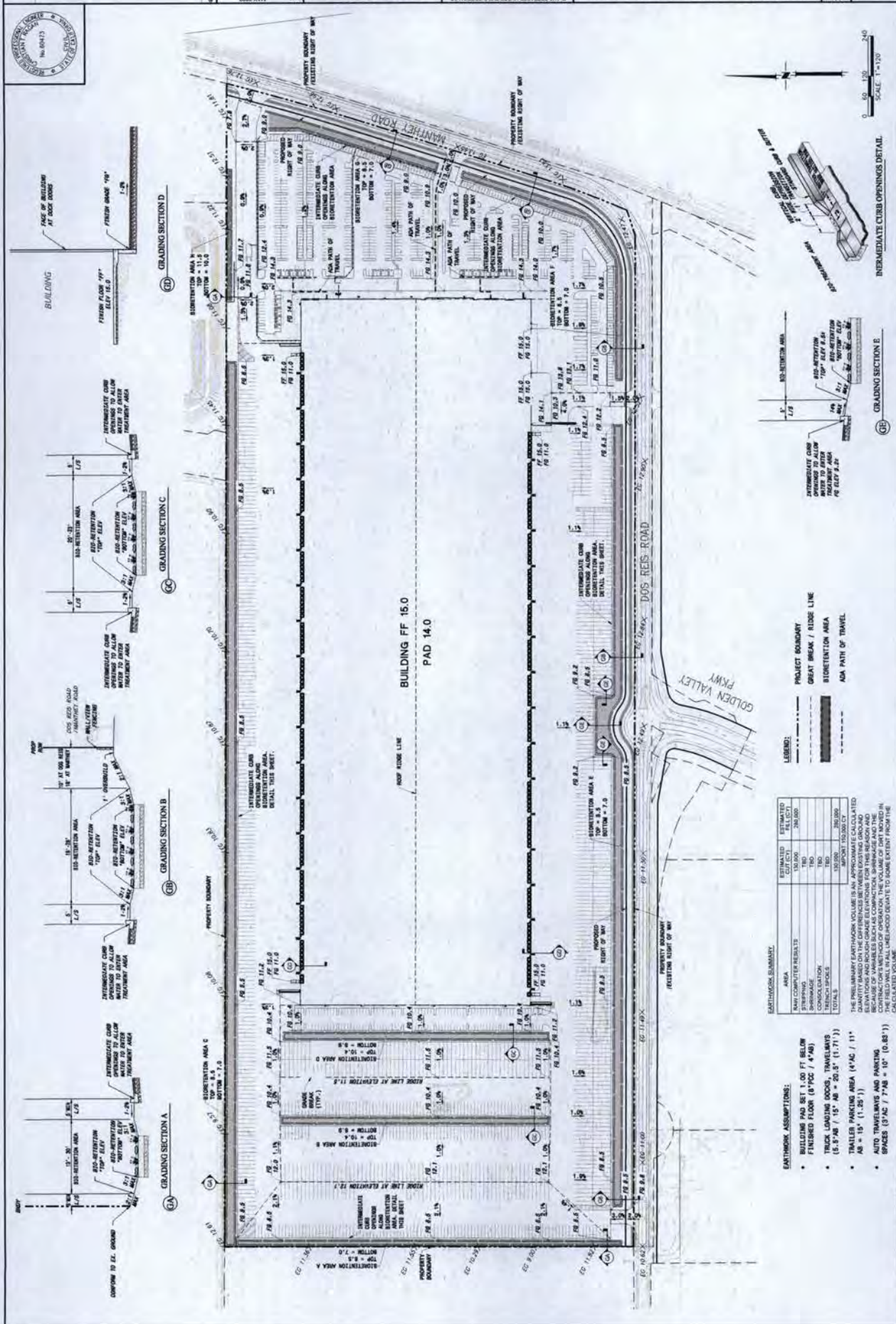
PLANS PREPARED UNDER THE DIRECTION OF
CHRISTINA T. MORGAN, P.E. & C.E.P.S.

CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER
NO. 60473



NOTES:
 1. TOPOGRAHY, PLANNETREDS, AND BOUNDARY INFORMATION WAS COMPILED FROM:
 • AERIAL PHOTOGRAPHY
 • THE SERVICE OF THE CITY OF LATHROP, ORDER NO. 11-0001-0001, EFFECTIVE DATE: JULY 14, 2011.
 • AERIAL PHOTOGRAPHY DATED MAY 25, 2011 (MDS 28).
 2. ANY EXISTING GROUND WATER WELLS TO BE REMOVED.





EARTHWORK SUMMARY

| AREA | ESTIMATED VOLUME (CY) | FINISHED FLOOR (SQ FT) |
|----------------|-----------------------|------------------------|
| RETENTION AREA | 150,000 | 200,000 |
| CONCRETE | 150,000 | 200,000 |
| TRUCK TRAILS | 150,000 | 200,000 |
| TOTAL | 450,000 | 600,000 |

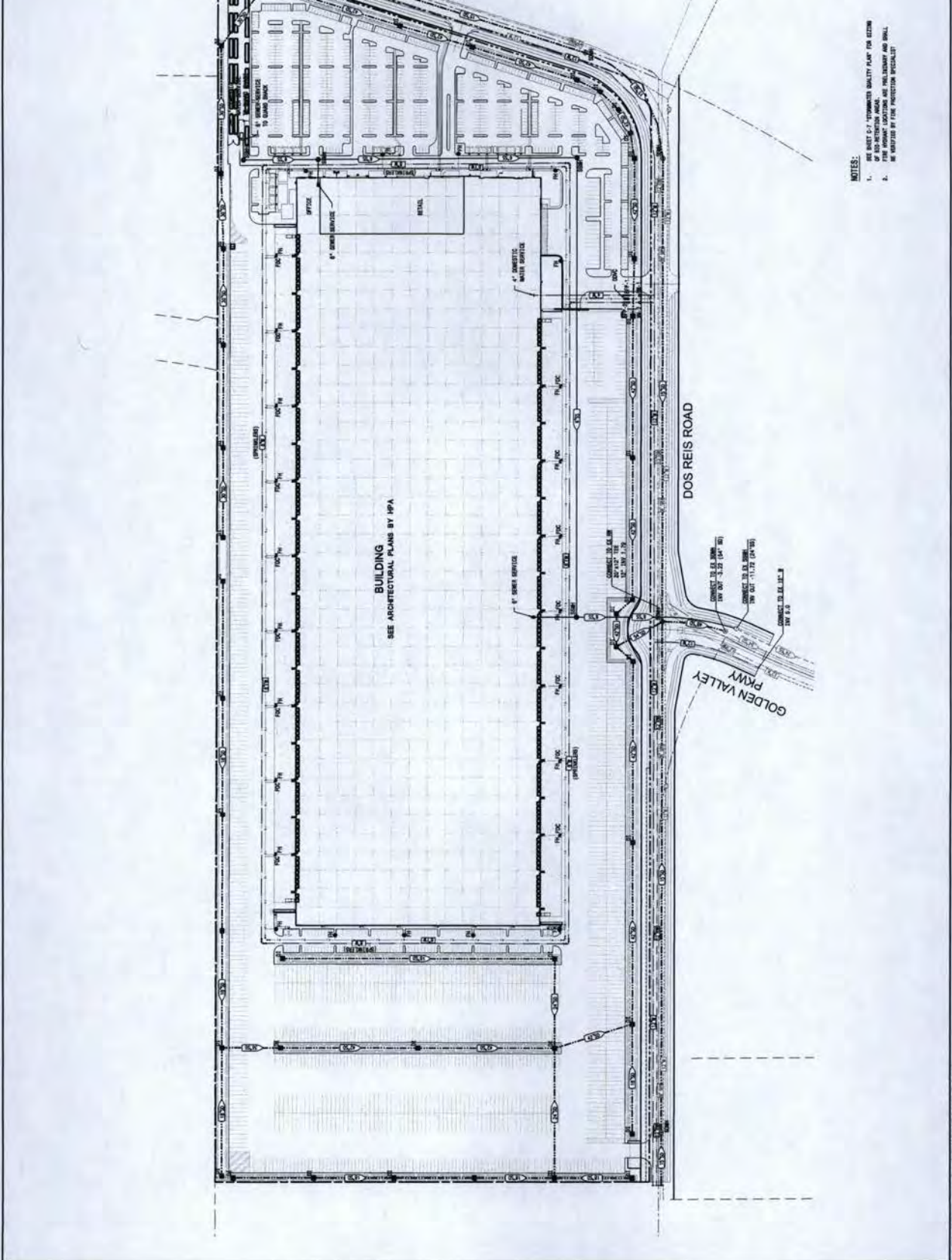
THE PRELIMINARY EARTHWORK VOLUME IS AN APPROXIMATE CALCULATION BECAUSE OF VARIABLES SUCH AS CONSTRUCTION, SHORING, AND THE SEASON AND SOIL CONDITIONS. THE VOLUMES SHOWN ARE FOR THE REASON AND THE FIELD SHALL BE ALL LINE/POD DEVIATE TO SOME EXTENT FROM THE CALCULATED VOLUME.

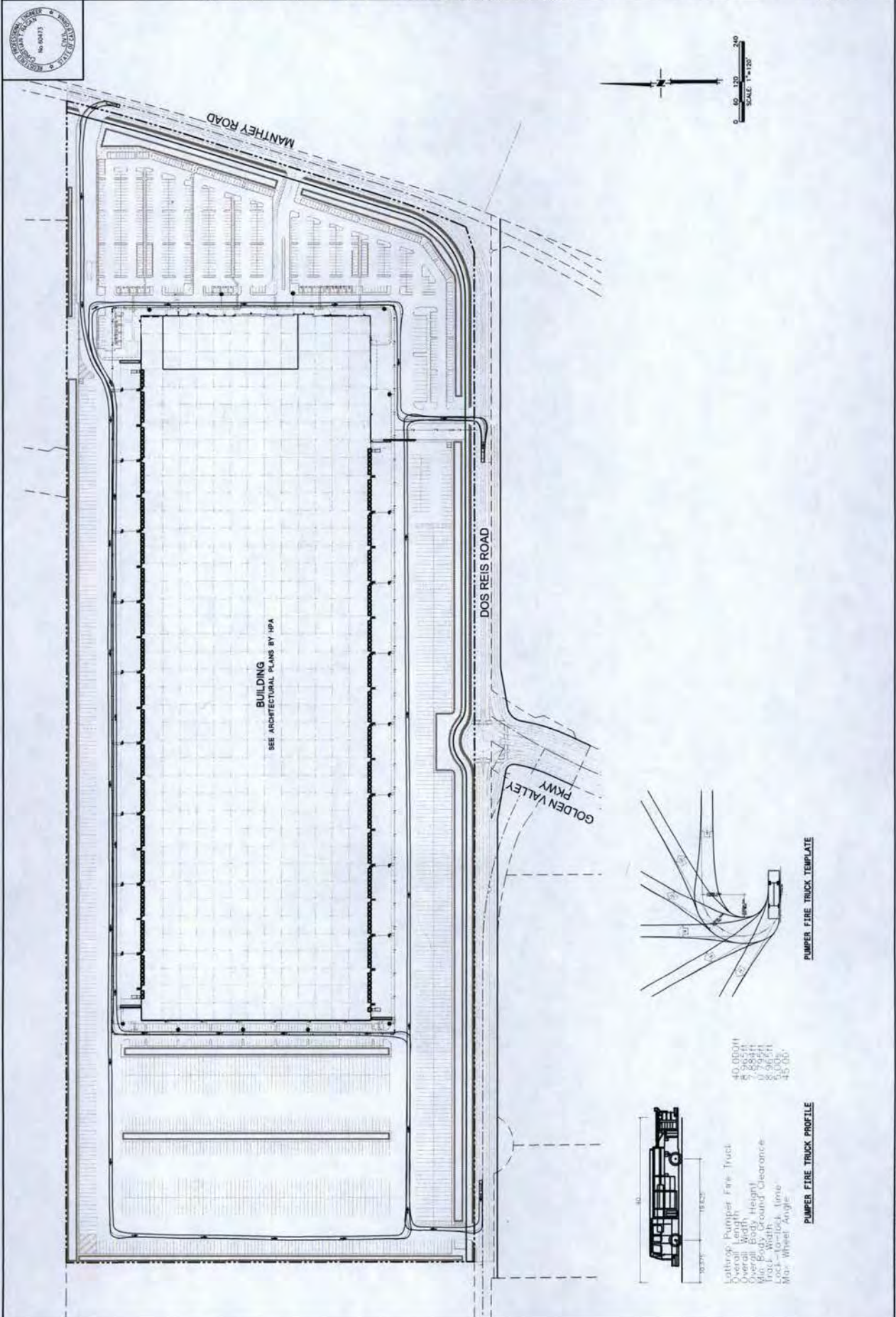
- EARTHWORK ASSUMPTIONS:**
- TRUCKING PAD SET 1.00 FT BELOW FINISHED FLOOR (8'00" / 4'00")
 - TRUCK LANDING DOORS, TRAILERWAYS (8'0" x 7'0" / 15' x 20'0" (1:1:1))
 - TRAILER PARKING AREA (4'0" x 11' x 15' (1:1:1))
 - AUTO TRAILERS AND PARKING SPACES (9'0" x 7'0" / 7'0" x 10' (0.88:1))

LEGEND:
 PROJECT BOUNDARY
 GREAT BREAK / RIDGE LINE
 RETENTION AREA
 ADA PATH OF TRAVEL

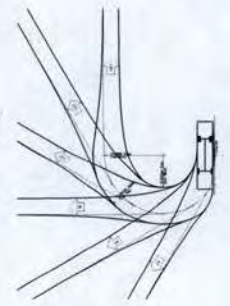
DATE: MAY 2023
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO. 25044.000
 SHEET C-6 OF 10

PLAN PREPARED UNDER THE DIRECTION OF
 CHRISTIAN F. MACKAY, P.E. & CREW, INC.
Mackay & Somp's
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 100073
 GOLDEN VALLEY, CALIFORNIA

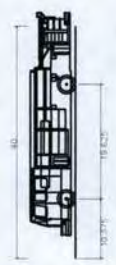




BUILDING
SEE ARCHITECTURAL PLANS BY HPA

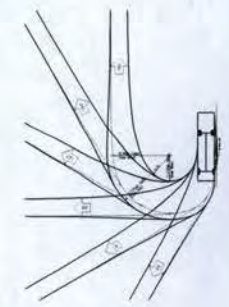
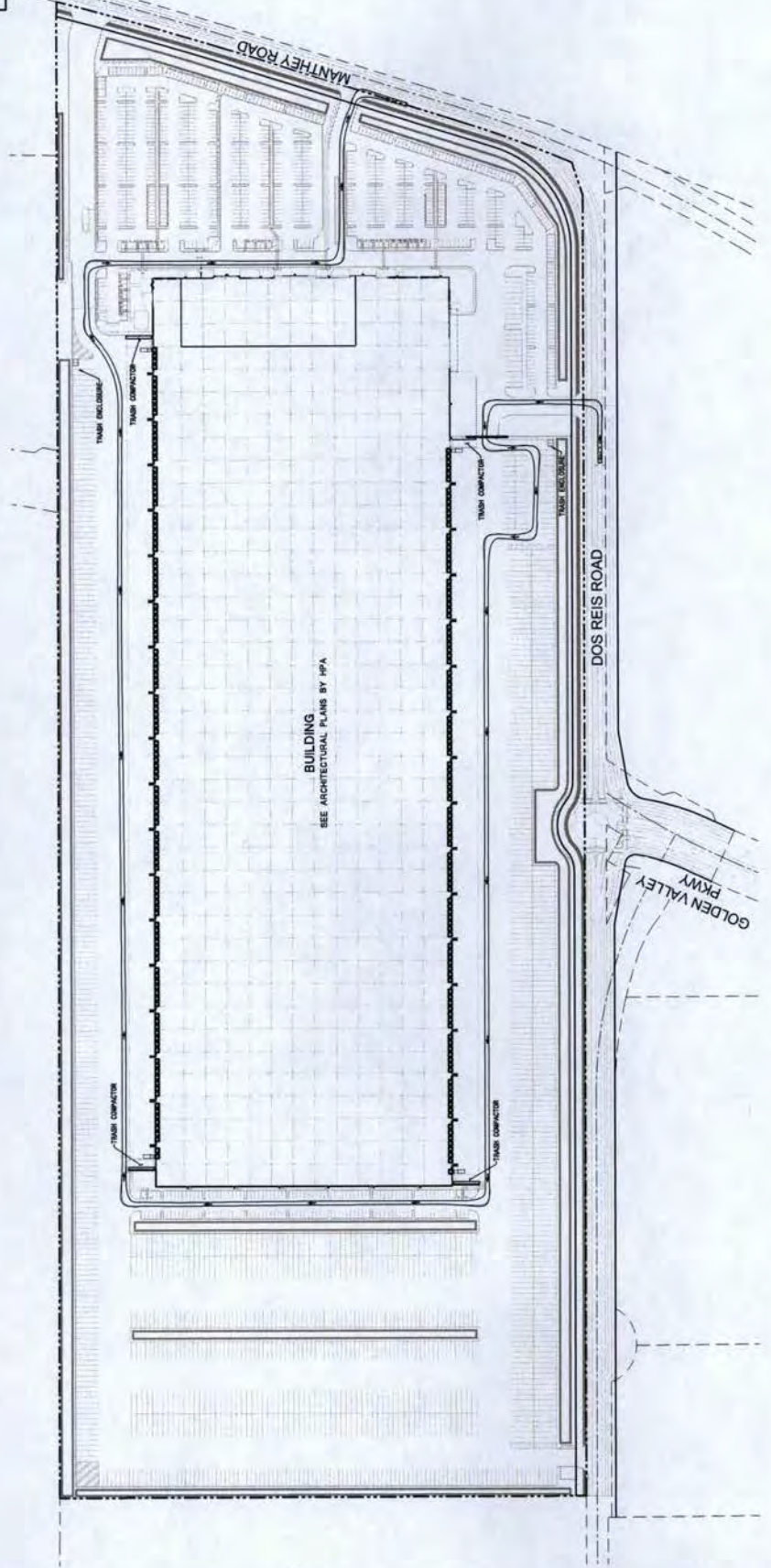


PUMPER FIRE TRUCK TEMPLATE



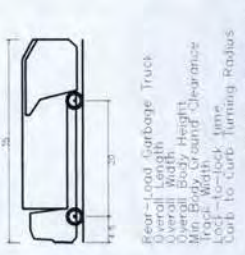
PUMPER FIRE TRUCK PROFILE

40,000" H
 96,711" W
 10,500" H
 88,967" H
 5,000" L
 45,000" A



REFUSE TRUCK PROFILE

| |
|----------|
| 35'000H |
| 8'37.5H |
| 10'04H |
| 8'37.5H |
| 6'00S |
| 2'9'300H |

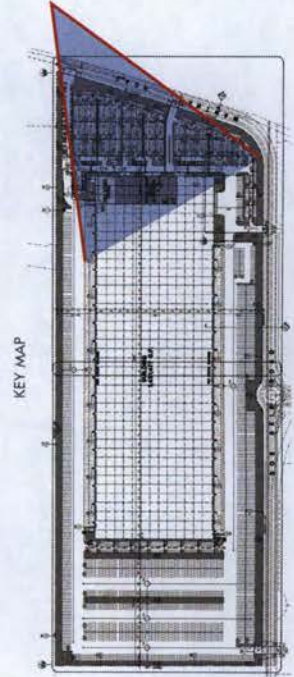


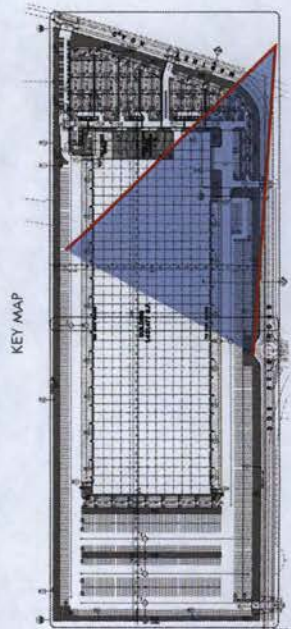
REFUSE TRUCK TEMPLATE

35'000H
 8'37.5H
 10'04H
 8'37.5H
 6'00S
 2'9'300H
 20'
 14'
 30'



LATHROP, CA
ASHLEY LATHROP
 Perspective View at Mantney Rd. 1





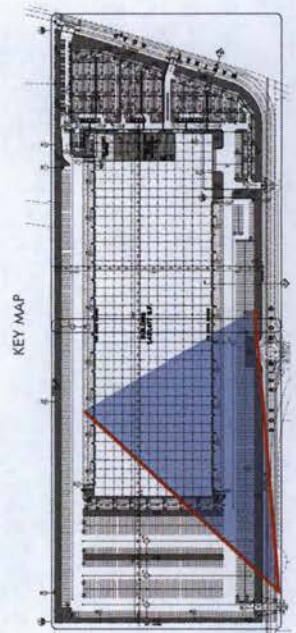
KEY MAP



LATHROP, CA
ASHLEY LATHROP

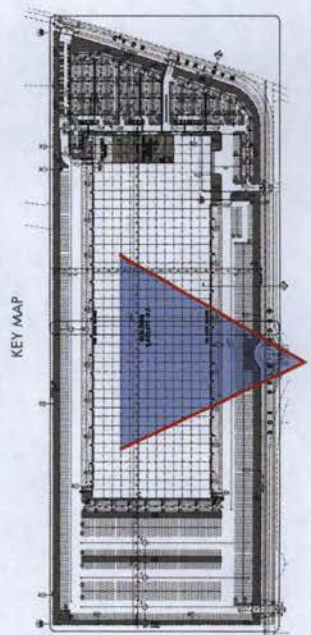
Perspective View at Mantney Rd. & Dos Reis Rd.





LATHROP, CA
ASHLEY LATHROP
 Perspective View, Dos Reis Rd., 1

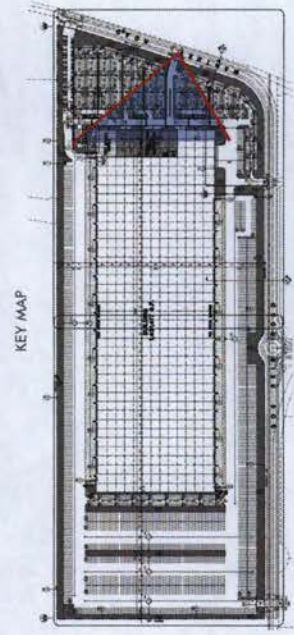




KEY MAP

LATHROP, CA
ASHLEY LATHROP
Perspective View at Dos Reis Rd. 2



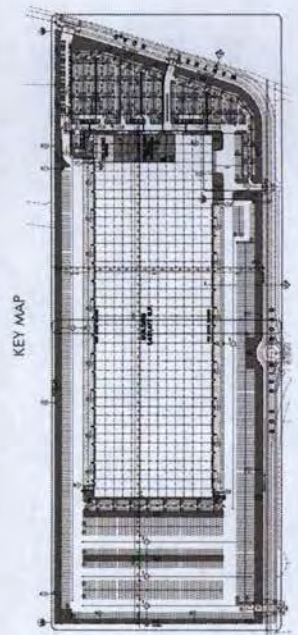


KEY MAP



LATHROP, CA
ASHLEY LATHROP
 Perspective View at Mantney Rd. 2





LATHROP CA
ASHLEY LATHROP
Aerial View - South Perspective



Attachment 10

Ashley Furniture Project CUP-23-08 and SPR-23-09

Environmental Checklist, prepared by De Novo Planning Group, dated
August, 2023

Due to the size of this document, it has not been reproduced in the staff report. A copy of the Environmental Checklist is available for viewing and download on the City's website at the following links:

Environmental Checklist without Appendices:

https://www.ci.lathrop.ca.us/sites/default/files/fileattachments/community_development/page/5622/lathrop_ashley_warehouse_15183_no_appendices.pdf

Environmental Checklist with Appendices:

https://www.ci.lathrop.ca.us/sites/default/files/fileattachments/community_development/page/5622/lathrop_ashley_warehouse_15183_clean.pdf

The Environmental Checklist can also be viewed at the following link:

<https://www.ci.lathrop.ca.us/com-dev/page/public-review-documents>

Individuals that are unable to access the Environmental Checklist at the website listed above or would require a computer disk or thumb drive containing a copy of the document should contact Planning Staff at planning@ci.lathrop.ca.us or (209) 941-7290 to obtain a copy.

**CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 23-13**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LATHROP
RECOMMENDING THE CITY COUNCIL FIND THE PROJECT EXEMPT FROM
FURTHER ENVIRONMENTAL REVIEW PURSUANT TO PUBLIC RESOURCES
CODE SECTION 21083.3 AND CEQA GUIDELINES SECTION 15183 AND APPROVE
THE CONDITIONAL USE PERMIT AND THE SITE PLAN REVIEW FOR THE
PROPOSED ASHLEY FURNITURE PROJECT (CUP-23-08 AND SPR-23-09)**

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

WHEREAS, the request is for approval of a Conditional Use Permit and Site Plan Review to allow the construction of an approximately 1.5 million square foot concrete tilt-up building and all necessary supporting infrastructure on property located within the Central Lathrop Specific Plan Phase 2 Amendment area as further defined below in the third recital (the proposed Project); and

WHEREAS, the property is located at 14101 S. Manthey Road (APN: 192-020-14) (the property); and

WHEREAS, prior to the City's approval of the 2022 General Plan Update, the City prepared an Environmental Impact Report (EIR) which analyzed the environmental impacts of buildout under the General Plan Update pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000, et seq.), and the City of Lathrop City Council certified the Final EIR on September 19, 2022 (State Clearinghouse # 2021100139); and

WHEREAS, the analysis in the General Plan Update EIR allows the use of CEQA exemption/streamlining provisions for projects developed under the General Plan Update, including the proposed Project; and

WHEREAS, an Environmental Checklist has been prepared for the proposed Project, which is attached to the Planning Commission Staff Report as Attachment 9 and can also be found in the Planning Division project files located at 390 Towne Centre Drive, Lathrop, CA 95330; and

WHEREAS, the Planning Commission finds that the proposed Project is consistent with the Limited Industrial land use goals and policies of the City of Lathrop General Plan and is also consistent with the development standards for the IL-CL, Limited Industrial Zoning District and the Central Lathrop Specific Plan Phase 2 Amendment as further implemented through the Zoning Code Text Amendment; and

WHEREAS, proper notice of this public meeting 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 September 1, 2023, 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 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 project complies with CEQA based on the CEQA exemption/streamlining provisions contained in Public Resources Code section 21083.3 and CEQA Guidelines section 15183;
 - b. Pursuant to the Planning Commission Staff Report and the attachments and exhibits thereto, including but not limited to, the CEQA Initial Study Checklist, which are incorporated herein by reference, the proposed Project will not result in any significant impacts that: 1) are peculiar to the project or project site; 2) were not identified as significant project-level, cumulative, or off-site effects in the General Plan Update EIR; or 3) were previously identified significant effects, which as a result of substantial new information that was not known at the time that the General Plan Update EIR was certified, are determined to have a more severe adverse impact than discussed in the General Plan Update EIR. As a result, pursuant to Public Resources Code section 21083.3 and CEQA Guidelines section 15183, the proposed Project is exempt from further environmental review under CEQA.
 - c. All applicable General Plan Update policy and implementation actions and uniformly applied development policies, standards and/or regulations are, hereby imposed on the proposed Project and must be adhered to by the Project applicant. To the extent the City has not previously made findings regarding any/all of those referenced General Plan policy and implementation actions and uniformly applied development policies, standards and/or regulations, the Planning Commission hereby finds that all of those General Plan Update policy and implementation actions and uniformly applied development policies, standards and/or regulations, were adopted, in whole or in part, to substantially mitigate the potential environmental effects to which they pertain (i.e., aesthetics, agricultural and forest resources, air quality, biological resources, cultural and tribal resources, geology and soils, greenhouse gases, climate change, and energy, hazards and hazardous materials, hydrology and water

quality, land use, population, and housing, mineral resources noise, public services and recreation, circulation, utilities and services systems, and wildfire).

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 proposed Project represents a major expansion of the existing Ashley Furniture Distribution Center and Retail Outlet located on S. Harlan Road. The proposed Project is consistent with the City's development standards for Limited Industrial.

- b. That the proposed location of the conditional use is in accordance with the objectives of the zoning code and the purposes of the district in which the site is located. *The proposed project is located in the IL-CL, Limited Industrial Zoning District and the Central Lathrop Specific Plan Phase 2 Amendment area and is a permitted use within the zoning district for which it is located as further established in the Zoning Code Text Amendment.*

- c. That the proposed use will comply with each of the applicable provisions of the LMC, as amended. *As noted above and as described in the Staff Report, the proposed project is a permitted use in the IL-CL, Limited Industrial Zoning District and is consistent with the applicable provisions in the LMC, including screening requirements pursuant to the Central Lathrop Specific Plan Phase 2 Amendment. Additionally, the General Plan required updates to the LMC and Central Lathrop Specific Plan Phase 2 in order to ensure that new development is compatible with existing development (Goal LU-5). The proposed project is consistent with the LMC, Policies and Implementation Actions of the General Plan as it relates to truck traffic impacts and land use compatibility.*

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;
- b. The proposed 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 and pedestrian and vehicular safety and welfare are protected and there will not be adverse effects on surrounding properties;

- c. Proposed lighting for the project area is so arranged as to deflect away from adjoining properties; and
- d. The proposed Site Plan Review is compatible with surrounding land uses and will not be detrimental to the health, safety and general welfare of the City as further evaluated in the Environmental Checklist.

BE IT FURTHER RESOLVED, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, the Lathrop Planning Commission does hereby recommend that the Lathrop City Council approve Conditional Use Permit No. CUP-23-08 and Site Plan Review No. SPR-23-09, subject to the Conditions of Approval listed in Attachment 2 of the September 13, 2023 Staff Report and incorporated by reference herein.

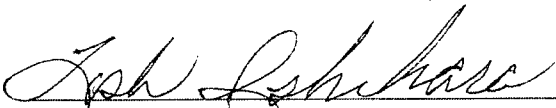
PASSED AND ADOPTED by the Planning Commission of the City of Lathrop at a Special meeting on the 13th day of September, 2023 by the following vote:

AYES: Ishihara, Camarena, Jackson, Rhodes

NOES: None

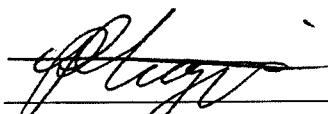
ABSTAIN: None

ABSENT: Ralmilay




Tosh Ishihara, Chair

ATTEST:



Rick Cagniat, Secretary

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney



T 510.836.4200
F 510.836.4205

1939 Harrison Street, Ste. 150
Oakland, CA 94612

www.lozeaudrury.com
michael@lozeaudrury.com

BY E-MAIL

September 13, 2023

Rick Caguiat
Community Development Director
Planning Commission Secretary
Community Development Department
390 Towne Centre Drive
Lathrop, California 95330
planning@ci.lathrop.ca.us

Re: Comment on Planning Commission Agenda Items No. 8.3 Regarding the Ashley Furniture Project (Conditional Use Permit No. CUP-23-08; Site Plan Review No. SPR 23-09)

Dear Mr. Caguiat and Honorable Members of the Planning Commission:

I am writing on behalf of Laborers' International Union of North America, Local Union No. 73 ("LIUNA") regarding the proposed Ashley Furniture Project proposed to be located at the northwest corner of Dos Reis Rd and Manthey Road. The Planning Commission staff have determined that the project is exempt from the requirement for preparation of environmental documents pursuant to California Environmental Quality Act ("CEQA") Guidelines, Section 15183 and Public Resources Code § 21083.3. However, after reviewing the Environmental Checklist and relevant appendices prepared for the Project, and the 2022 General Plan Update EIR that the Project relies upon, we conclude that the Project does not meet the requirements for an exemption under CEQA Guideline § 15183 and PRC § 21083.3. LIUNA respectfully requests that the Planning Commission not recommend approval of each of the agenda items addressed by the proposed exemption and, in particular, the proposed Ashley Furniture Project, and instead request staff to prepare the necessary environmental documents under CEQA.

I. PROJECT DESCRIPTION

The Project proposes to construct and operate a 1,486,607 square foot industrial building including a mix of retail, office/call center, and warehouse and distribution uses. About 110,000 square feet would be dedicated to retail use, 24,000 square feet to office and call-center uses, and 1,352,347 square feet to warehouse and distribution center uses.

Comment re: Ashley Furniture Project
City of Lathrop
September 13, 2023
Planning Commission Hearing

The Project proposes to construct approximately 2,046 parking spaces throughout the development site, with 942 spaces for passenger vehicles and 1,104 spaces for truck trailer parking. The Project expects to generate 2,798 daily passenger vehicle trips, including 203 a.m. peak hour trips (124 inbound, 79 outbound) and 255 p.m. peak hour trips (110 inbound, 145 outbound) for passenger vehicles. Another 680 daily truck trips also are expected, including 95 a.m. peak hour trips and 45 p.m. peak hour trips.

II. LEGAL STANDARD

To achieve its objectives of environmental protection, CEQA has a three-tiered structure. 14 CCR § 15002(k); *Committee to Save the Hollywoodland Specific Plan v. City of Los Angeles* (2008) 161 Cal.App.4th 1168, 1185-86 (“*Hollywoodland*”). First, if a project falls into an exempt category, or it can be seen with certainty that the activity in question will not have a significant effect on the environment, no further agency evaluation is required. *Id.* Second, if there is a possibility the project will have a significant effect on the environment, the agency must perform an initial threshold study. *Id.*; 14 CCR § 15063(a). If the study indicates that there is no substantial evidence that the project or any of its aspects may cause a significant effect on the environment the agency may issue a negative declaration. *Id.*; 14 CCR §§ 15063(b)(2), 15070. Finally, if the project will have a significant effect on the environment, an environmental impact report (“EIR”) is required. *Id.*

Here, since the City purports to exempt the Project from CEQA entirely, the first step of the CEQA process applies. “Exemptions to CEQA are narrowly construed and ‘[e]xemption categories are not to be expanded beyond the reasonable scope of their statutory language.” *Mountain Lion Foundation v. Fish & Game Com.* (1997) 16 Cal.4th 105, 125. The determination as to the appropriate scope of an exemption is a question of law subject to independent, or de novo, review. *San Lorenzo Valley Community Advocates for Responsible Education v. San Lorenzo Valley Unified School Dist.*, (2006) 139 Cal. App. 4th 1356, 1375 (“[Q]uestions of interpretation or application of the requirements of CEQA are matters of law. Thus, for example, interpreting the scope of a CEQA exemption presents ‘a question of law, subject to de novo review by this court.’”)

Here, the City proposes that the Project is exempt from CEQA review under Section 15183 and PRC § 21083.3. However, as discussed below, the use of these streamlining provisions is improper, and instead, a full CEQA analysis, such as an EIR, must be prepared for this Project.

///

///

III. DISCUSSION

a. **The City Incorrectly Applied CEQA's Section 15183 Categorical Exemption to the Project and Thus a Full CEQA Analysis is Required.**

Section 15183 of the California Environmental Quality Act allows a project to avoid environmental review if it is "consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified . . . **except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.**" 14 CCR 15183 (emphasis added). See PRC § 21083.3(b). The intention of this section is to "streamline[]" CEQA review for projects and avoid the preparation of repetitive documents. While the City refers to these provisions as exemptions from CEQA, environmental review is still required for various types of impacts, including those "peculiar to the project or parcel on which the project would be located," those which "were not analyzed as significant effects in a prior EIR," "are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR," or "[a]re previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR."

Section (f) of section 15183 states that a Project's environmental effects are not peculiar to a project if "uniformly applied development policies or standards have been previously adopted" which serve to mitigate environmental impacts, "unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect." The standard set forth by the statute for this analysis is substantial evidence.

Here, there is substantial evidence demonstrating that the Project will have significant impacts which were not addressed in the EIR prepared for the 2022 General Plan Update. Section 15183 therefore does not apply, and the City must prepare appropriate CEQA documents for this Project.

b. **The City Must Prepare a Statement of Overriding Considerations With Regard to This Project.**

The 2022 General Plan Update concluded that several of the impacts identified as a result of the General Plan Update project were significant and unavoidable. These impacts included agricultural resources, air quality, greenhouse gas, and traffic noise impacts. In the Environmental Checklist prepared for the Project, the City acknowledges these significant and unavoidable impacts, but states that:

Impacts from buildout of the General Plan including cumulative impacts associated with development and buildout of the CLSP Phase 2 plan area

Comment re: Ashley Furniture Project
City of Lathrop
September 13, 2023
Planning Commission Hearing

and the warehouse Project site, as proposed, were fully addressed in the General Plan EIR (State Clearinghouse No. 2021100139), and implementation of the proposed project would not result in any new or altered impacts beyond those addressed in the General Plan EIR.

Env't'l Checklist, p. 13. Similar statements are repeated for each of the specific unavoidable significant impacts. This conclusion does not, however, address all of the City's obligations to grapple with acknowledged significant and unavoidable cumulative impacts.

In the case of *Communities for a Better Environment v. Cal. Resources Agency*, the court of appeal held that, although tiering may allow a later project to rely on the environmental analysis contained in a prior program-level EIR, that procedure does not relieve the agency of acknowledging the significant and unavoidable impacts and reconsidering its statement of overriding considerations. As the Court explained:

The section appears to allow an agency, in approving a later project that has significant unavoidable impacts, to forego making a statement of overriding considerations *specifically tied to that project*. This is contrary to CEQA law. CEQA section 21094, subdivision (d) requires agencies that approve a later project to comply with CEQA section 21081. Under CEQA section 21081, an agency approving a project with significant environmental effects must find that each effect will be mitigated or avoided, or "that *specific* overriding economic, legal, social, technological, or other benefits of *the project* outweigh the ... effect[]"⁶⁵ The requirement of a statement of overriding considerations is central to CEQA's role as a public accountability statute; it requires public officials, in approving environmentally detrimental projects, to justify their decisions based on counterbalancing social, economic or other benefits, and to point to substantial evidence in support.⁶⁶ Under Guidelines section 15152(f)(3)(C), however, an agency apparently could adopt one statement of overriding considerations for a prior, more general EIR, and then avoid future political accountability by approving later, more specific projects with significant unavoidable impacts pursuant to the prior EIR and statement of overriding considerations. Even though a prior EIR's *analysis* of environmental effects may be subject to being incorporated in a later EIR for a later, more specific project, the responsible public officials must still go on the record and explain specifically why they are approving the later project despite *its* significant unavoidable impacts.

Communities for a Better Env't v. California Res. Agency, 103 Cal. App. 4th 98, 124–25, 126 Cal. Rptr. 2d 441 (2002), as modified (Nov. 21, 2002), and *disapproved of on other grounds by Berkeley Hillside Pres. v. City of Berkeley*, 60 Cal. 4th 1086, 343 P.3d 834 (2015).

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The same reasoning applies to the implementation of Pub. Res. Code § 21083.3 and 14 Cal. Admin. Code § 15183. The Project, based on its reliance on the 2022 General Plan Update EIR, will have cumulative impacts on agricultural resources, air quality, greenhouse gas emissions, and traffic noise. Although sections 21083 and 15183 provide for streamlining of the environmental review of a subsequent project, neither section relieves the City from its obligation to make a statement of overriding considerations for the Project. PRC § 21081. Prior to recommending the Project and applying the streamlining provisions, the Planning Commission should prepare a statement of overriding considerations supported by substantial evidence and which evaluates whether any additional feasible mitigation measures applicable to this specific project should be required in order to address the acknowledged cumulative impacts.

c. The Project Will Have Project-Specific Significant Effects Which Were Not Addressed in the 2022 General Plan Update EIR.

LIUNA is concerned that a number of significant environmental impacts peculiar to the Project were not addressed in the 2022 General Plan Update EIR. As a result, Pub. Res. Code § 21083.3 and 14 Cal. Admin. Code § 15183 do not apply and either a mitigated negative declaration or EIR must be prepared to address these unanalyzed impacts.

i. Biological Resources

According to the 2022 General Plan EIR, the federally-listed, endangered valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*) did not occur within one-mile of the planning area. GP EIR, p. 3.4-15. As a result, there is no focused discussion in the 2022 General Plan EIR on any impacts to this federally-listed species. In general, the 2022 General Plan EIR concludes that there will be no significant impacts to listed species from the General Plan's implementation. GP EIR, p. 2.4-28 – 3.4-29. The valley elderberry longhorn beetle relies on a particular host plant for its survival – the red or blue elderberry. See Biological Resources Analysis Report, p. 18. The reconnaissance survey conducted for the Biological Resources Analysis observed a 6-foot by 15-foot elderberry shrub on the property. *Id.*, p. 19. The presence of that host plant, the enhanced likelihood of the presence of the endangered valley elderberry longhorn beetle, and the heightened risk of adverse affects on the host plant or potentially present beetles are not addressed as a significant impact in the 2022 General Plan EIR and these effects are peculiar to the Project site. Pub. Res. Code § 21083.3. Given these facts peculiar to the site, it "might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." 14 CCR 15183.

Likewise, the observed presence of a Swainson's hawk foraging on the project site and nesting within 20 feet of the site also results in obvious effects peculiar to the

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project site, including not only the direct loss of foraging habitat but also disturbances from construction activities at the site and a dramatic increase in vehicles using Dos Reis Road to access the project once it is operational. Because impacts to Swainson's hawks were not addressed as significant impacts in the 2022 General Plan EIR and impact to a Swainson's hawk is peculiar to the site, those potential impacts must be addressed in a proper CEQA environmental review document and reliance on Pub. Res. Code § 21083.3 and 14 Cal. Admin. Code § 15183 is inappropriate.

Given the very limited reconnaissance-level survey performed on a single day at the Project site on May 5, 2021, LIUNA is concerned that there are numerous other listed and sensitive species foraging or located at the Project site. No effort has been made to determine the current presence of burrowing owls at the site. The past presence of red-tailed hawks and white-tailed kites foraging at the site also excludes the proposed streamlining exemption. A current and more robust survey of the Project site is necessary for the City to make any decision on these potential impacts based on substantial evidence.

In addition, the 2022 General Plan EIR does not identify the significant potential impact of the Project's thousands of trucks and car trips on wildlife from vehicle collisions with wildlife. This impact is peculiar to the Project given its proposed 2,798 daily passenger vehicle trips and 680 daily truck trips which will lead to wildlife collisions in the vicinity of the Project. Because this project-specific direct and cumulative effect was not addressed at all in the 2022 General Plan EIR, it must be addressed in an EIR or potentially a mitigated negative declaration for the Project. See PRC § 21083.3(c) ("Nothing in this section affects any requirement to analyze potentially significant offsite impacts and cumulative impacts of the project not discussed in the prior environmental impact report with respect to the general plan").

ii. Energy

The 2022 General Plan EIR's discussion of the General Plan's energy impacts boils down to stating that by complying with California's Building Energy Efficiency Standards ("CalGreen"), promoting the use of renewable energy sources and encouraging public transportation and bicycle use, and the fact that PG&E will generally make progress on adding new renewable energy sources to its portfolio, projects within the planning area will not have energy impacts. GP EIR, p. 3.7-41 – 3.7-42. The Environmental Checklist focuses on the Ashley Furniture Project's compliance with CalGreen and PG&E's long-term efforts. Env't Checklist, p. 66. None of these considerations address the energy effects that are peculiar to a 1.4 million square foot furniture distribution and retail center.

The standard under CEQA is whether the Project would result in wasteful, inefficient, or unnecessary consumption of energy resources. Failing to undertake "an investigation into renewable energy options that might be available or appropriate for a

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project” violates CEQA. *California Clean Energy Committee v. City of Woodland* (2014) 225 Cal.App.4th 173, 213. Energy conservation under CEQA is defined as the “wise and efficient use of energy.” CEQA Guidelines, app. F, § I. The “wise and efficient use of energy” is achieved by “(1) decreasing overall per capita energy consumption, (2) decreasing reliance on fossil fuels such as coal, natural gas and oil, and (3) increasing reliance on renewable energy resources.” *Id.*

Noting compliance with the California Building Energy Efficiency Standards (Cal.Code Regs., tit. 24, part 6 (Title 24) does not constitute an adequate analysis of energy impacts. *Ukiah Citizens for Safety First v. City of Ukiah* (2016) 248 Cal.App.4th 256, 264-65. Similarly, the court in *City of Woodland* held unlawful an energy analysis that relied on compliance with Title 24, that failed to assess transportation energy impacts, and that failed to address renewable energy impacts. *California Clean Energy Committee v. City of Woodland*, 225 Cal.App.4th 173, 209-13. As such, the General Plan EIR’s reliance on Title 24 compliance does not address the proposed furniture warehouse Project’s energy impacts. The energy effects of the Project are, by definition, peculiar to the Project. Given the vast expanse of roofing provided by the proposed Project, any evaluation of its energy impacts cannot ignore the obvious feasibility of an array of solar panels on the roof or covering the extensive parking proposed at the site. Energy efficiency, in the context of the Proposed project and site would require the consideration and implementation of sufficient solar panels to meet all of the Project’s direct electricity demand, as well as solar power that would offset the considerable GHG and other air pollution emissions that will result from the thousands of trucks and cars driving to and from the Project every day once it’s operational.

The Environmental Checklist contains no discussion of the project’s cost effectiveness in terms of energy requirements. There is no discussion of energy consuming equipment and processes that will be used during the construction or operation of the project. The project’s energy use efficiencies by amount and fuel type for each stage of the project including construction and operation were not identified. The effect of the project on peak and base period demands for electricity has not been addressed. As such, the Environmental Checklist’s conclusions are unsupported by the necessary discussions of the Project’s energy impacts under CEQA. An EIR or possibly a mitigated negative declaration must be prepared to assess these impacts.

iii. Greenhouse Gases and Air Quality.

The 2022 General Plan EIR did not project air pollution emissions for any given project that would be allowed by the plan. Instead, it identifies the implementation measure in the General Plan that the City “[review development, infrastructure, and planning projects for consistency with SJVAPCD requirements during the CEQA review process.” GP EIR, p. 3.3-35 (RR-6a). The General Plan and the EIR go on to further require that:

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Require project applicants to prepare air quality analyses to address SJVAPCD and General Plan requirements, which include analysis and identification of:

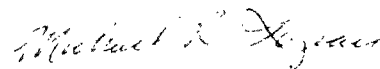
- A. Air pollutant emissions associated with the project during construction, project operation, and cumulative conditions.
- B. Potential exposure of sensitive receptors to toxic air contaminants.
- C. Significant air quality impacts associated with the project for construction, project operation, and cumulative conditions.
- D. Mitigation measures to reduce significant impacts to less than significant or the maximum extent feasible where impacts cannot be mitigated to less than significant.

Id. Although the Environmental Checklist purports to describe these evaluation efforts, the Checklist does not provide any of the input files for the air pollution modeling conducted for the proposed Project. Only the output files are provided. Environmental Checklist, Attachment I, p. 162. Given the size of the warehouse and the number of expected daily truck trips, LIUNA is skeptical that the emissions forecasts identified for its construction and operation can be substantiated. Before making a recommendation to the Council, the Planning Commission should require staff and the applicant to share their input files for the CalEEMod modeling in order for the public to be able to assess the accuracy of the model outputs and whether or not the Project's may have a significant effect on air quality and GHG emissions and the extent of necessary mitigation measures as required by the General Plan.

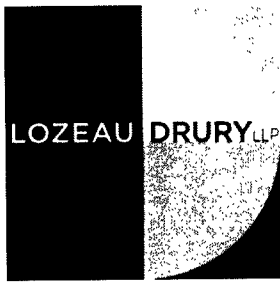
IV. CONCLUSION

In light of the above comments, the City must prepare an EIR or, if appropriate, a mitigated negative declaration for the Project. LIUNA reserves its right to submit additional comments and evidence for any subsequent Planning Commission hearing or the City Council's consideration of the Project. Thank you for considering these comments.

Sincerely,



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October 6, 2023

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**Re: Comment on Ashley Furniture Project (CUP-23-08; SPR 23-09)
City Council Agenda Item No. 5.3**

Dear Mayor Dhaliwal, Vice Mayor Akinjo, and Honorable Councilmembers:

I am writing on behalf of Laborers’ International Union of North America, Local Union No. 73 (“LIUNA”) regarding the Ashley Furniture Project (“Project”) proposed to be located at the northwest corner of Dos Reis Rd and Manthey Road. The Planning Commission voted to recommend that the City Council find that the project is exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines section 15183 (14 CCR § 15183) and Public Resources Code (“PRC”) section 21083.3. However, after reviewing the Environmental Checklist prepared for the Project and the 2022 General Plan Update EIR that the Project relies upon, we conclude that the Project does not meet the requirements for an exemption under CEQA Guideline § 15183 and PRC § 21083.3. As such, LIUNA respectfully requests that the City Council refrain from approving the Project until the Project undergoes environmental review under CEQA.

PROJECT DESCRIPTION AND BACKGROUND

The Project proposes to construct and operate a 1,486,607 square foot industrial building including a mix of retail, office/call center, and warehouse and distribution uses. About 110,000 square feet would be dedicated to retail use, 24,000 square feet to office and call-center uses, and 1,352,347 square feet to warehouse and distribution center uses.

The Project proposes to construct approximately 2,046 parking spaces throughout the development site, with 942 spaces for passenger vehicles and 1,104 spaces for truck trailer

parking. The Project expects to generate 2,798 daily passenger vehicle trips, including 203 a.m. peak hour trips (124 inbound, 79 outbound) and 255 p.m. peak hour trips (110 inbound, 145 outbound) for passenger vehicles. Another 680 daily truck trips also are expected, including 95 a.m. peak hour trips and 45 p.m. peak hour trips.

The Project site is located within the Central Lathrop Specific Plan (“CLSP”) Phase 2 area, which was approved by the City in 2004. In 2022, the City certified an environmental impact report (“EIR”) for the City’s 2022 General Plan Update (“2022 GP EIR”), which changed the land use designations in the CLSP Phase 2 area from Residential/Commercial to Limited Industrial. An Environmental Checklist was prepared for the Project to evaluate consistency with the 2022 GP EIR.

On September 13, 2023, the Planning Commission voted to recommend that the City Council approve the Project conditional use permit (CUP-23-08) and site plan review (SPR-23-09) and find that the Project is exempt from further environmental review under Public Resources Code section 21083.3 and CEQA Guidelines section 15183 because the Project would not result in any impacts beyond those addressed in the 2022 GP EIR. Prior to the Planning Commission meeting, LIUNA submitted a written comment attached hereto as **Exhibit C** and incorporated by reference.

LEGAL STANDARD

To achieve its objectives of environmental protection, CEQA has a three-tiered structure. (*Committee to Save the Hollywoodland Specific Plan v. City of Los Angeles* (2008) 161 Cal.App.4th 1168, 1185-86 (*Hollywoodland*) [citing 14 CCR § 15002(k)].). First, if a project falls into an exempt category, or it can be seen with certainty that the activity in question will not have a significant effect on the environment, no further agency evaluation is required. (*Id.* at 1185.) Second, if there is a possibility the project will have a significant effect on the environment, the agency must perform an initial threshold study and may issue a negative declaration if the study indicates no significant impacts. (*Id.* at 1185-86; see also 14 CCR §§ 15063(b)(2), 15070.) Finally, if the project will have a significant effect on the environment, an environmental impact report (“EIR”) is required. (*Hollywoodland, supra*, 161 Cal.App.4th at 1186.)

Here, the Planning Commission recommended that the City Council find the Project exempt from CEQA under CEQA Guidelines section 15183 (“Section 15183”), which, for projects “which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified,” does not require additional environmental review for such projects “except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.” (14 CCR § 15183(a).)

The purpose of Section 15183 is to streamline CEQA review and relieves the City of the obligation to prepare an EIR if a qualifying project’s impacts “[are] not peculiar to the parcel or

to the project, [have] been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards.” (14 CCR § 15183 (c).) Section 15183 further explains,

An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect.

(14 CCR § 15183(f).) A city’s decision to utilize Section 15183 is governed by the substantial evidence standard of review. (*Lucas v. City of Pomona* (2023) 92 Cal.App.5th 508, 538.)

DISCUSSION

I. The Project Is Not Exempt from CEQA Under Section 15183 Due to Unmitigated, Project-Specific Impacts to Biological Resources.

LIUNA retained wildlife biology expert Dr. Shawn Smallwood, Ph.D., who conducted a site visit and reviewed the Project’s documentation, including the Environmental Checklist and the Biological Resources Analysis Report prepared by Olberding Environmental, Inc. dated May 2021 (“Biological Report”). Dr. Smallwood found the Project would result in significant, unmitigated impacts to multiple special-status species of wildlife. Dr. Smallwood’s comment and CV are attached as **Exhibit A**.

A. The Project’s Biological Report underestimates the diversity of species using the Project site.

Dr. Smallwood conducted a site visit to the Project site for approximately 2.5 hours on September 21, 2023. (Ex. A, p. 1.) During those visits, Dr. Smallwood “detected 35 species of vertebrate wildlife, including 10 special-status species,” including Swainson’s hawk, which is listed as a threatened species in California, and loggerhead shrike, a California Species of Special Concern priority level 2. (*Id.* at pp. 3-4.) Dr. Smallwood estimates that with additional surveys, a total of 178 species would be detected at the Project site, of which 51 would be special-status species. (*Id.*, p. 9.) Based on his site visit and projections, Dr. Smallwood concluded that “[m]ore surveys are needed” and “the species richness at the site relative to its level of disturbance is peculiar to the site.” (*Id.*, p. 10.)

B. The Project’s Biological Report fails to accurately characterize the existing environmental setting.

Dr. Smallwood found that the Project’s Biological Report failed “to accurately

characterize the existing environmental setting, including the biological species that use the site, their relative abundances, how they use the site, key ecological relationships, and known and ongoing threats to those species with special status.” (Ex. A, p. 10.) He explains that an accurate characterization of the environmental setting typically relies on two factors: (1) field surveys and (2) reviews of literature and databases. (*Id.*) For this Project, “these needed steps were grossly inadequate.” (*Id.*)

First, the Biological Report’s field survey lacked critical information, including the time of day of the survey or the duration of the survey, and did not meet the minimum standards for surveys of plants (Ex. A, p. 11.) Further, the Biological Report’s survey only detected 6 species of vertebrate wildlife at the Project site, which is that number that Dr. Smallwood detected in his first *two minutes* on the Project site on September 21, 2023. (*Id.*) The survey also only detected 3 special-status species, whereas Dr. Smallwood detected 10. (*Id.*) Additionally, the Biological Report’s survey made no mention of the great horned owl pellets, kangaroo rat and Botta’s pocket gopher burrow systems, or birds smaller than a white-tailed kite as were observed by Dr. Smallwood. (*Id.*) The Biological Report had no surveys for bats or several special-status species known to occur in the area, including burrowing owl and Swainson’s hawk. (*Id.*)

Second, the Biological Report’s review of available wildlife databases was inadequate. (Ex. A, pp. 12-13.) The Biological Report relied solely on the California Natural Diversity Data Base (“CNDDDB”) to determine which species have potential to occur in the project area. The Biological Report did not consult other known databases, such as iNaturalist or eBird. When searching CNDDDB, the Biological Report only searched for species with documented occurrences within the nearest CNDDDB quadrangles, which “screens out many special-status species from further consideration in the characterization of the wildlife community as part of the baseline environmental setting.” (*Id.*, p. 12.) Furthermore, “CNDDDB is not designed to support absence determinations or to screen out species from characterization of a site’s wildlife community.” (*Id.*) Based on available databases and site visits, Dr. Smallwood estimates that “107 special-status species of wildlife are known to occur near enough to the site to warrant analysis of occurrence potential.” (*Id.*, p. 20.)

Third, the Biological Report improperly assumed that the Project site’s lack of *nesting habitat* means that development of the Project would not cause impacts to wildlife species. However, as Dr. Smallwood explains,

[T]here is no sound scientific distinction between nesting habitat and some other characterization of habitat. For any given species, the environment of a site is either habitat or it is not, as habitat is defined as that part of the environment that is used by a species. . . . Certain portions of a species’ habitat may provide nesting opportunities, but all parts of its habitat are critical to the nesting success of members of the species. If an animal cannot find sufficient forage and cover during non-nesting season or at portions of its habitat where it does not normally nest, then it might not survive to reproduce or its nesting attempt might not succeed. [The Biological Report] asserts a false distinction of the value of a site based on whether

the species nests on-site.

(Ex. A, p. 19.) By limiting habitat to only nesting habitat, the Biological Report underestimates the value of the Project site and the impacts to species that may occur. For example, the Biological Report claimed that loggerhead shrike have a low likelihood of occurrence on the Project site due to lack of trees and shrubs needed for nesting. However, Dr. Smallwood observed a loggerhead shrike foraging on the Project site during his site visit. This is just one example of how the Biological Report misjudged the occurrence likelihood of the many special-status species discussed in the Biological Report as well as the potential wildlife impacts peculiar to this specific site.

C. The Biological Report failed to adequately analyze and mitigate the Project’s biological impacts due to habitat loss, wildlife movement, and vehicle collisions.

Dr. Smallwood found that the Biological Report and Environmental Checklist failed to address numerous potentially significant impacts that the Project may have on biological resources, including habitat loss, wildlife movement, collision mortality due to Project-generated traffic, and cumulative impacts. (Ex. A, pp. 18-25.)

1. Habitat Loss and Fragmentation

Dr. Smallwood warns that “[t]he project would destroy 89.92 acres of habitat to every species of wildlife that makes use of the project site.” (Ex. A, p. 20.) Dr. Smallwood predicts that development of the Project would result in the loss of 191 bird nest sites and a lost breeding capacity of 630 birds per year. (*Id.*, pp. 20-21.) Dr. Smallwood concludes that this impact is significant. (*Id.*)

2. Wildlife Movement

The Biological Report provided a “flawed and misleading” analysis of the Project’s impact on wildlife movement. (Ex. A, p. 21.) According to the Environmental Checklist, the Biological Report “included a CNDDDB record search that did not reveal any documented wildlife corridors or wildlife nursery sites on or adjacent to warehouse site.” However, as Dr. Smallwood explains, “CNDDDB is not where an analyst would find information relevant to whether a site is important to wildlife movement. . . . In effect, there is no analysis of whether the project would interfere with wildlife movement.” (*Id.*)

The Environmental Checklist also claims that the Project’s impacts on wildlife movement were adequately addressed in the 2022 GP EIR. However, the 2022 GP EIR only focused on the San Joaquin River as a wildlife corridor. As such, “[t]he General Plan EIR implies the premise that interference with wildlife movement in the region can result only from a project’s disruption of the function of a wildlife movement corridor.” (Ex. A, p. 21.) This is not the proper standard under CEQA. Rather, CEQA requires an analysis of impacts to wildlife movement “regardless of

whether the movement is channeled by a corridor. A site such as the project site is critically important for wildlife movement because it composes an increasingly diminishing area of open space within a growing expanse of anthropogenic uses, forcing more species of volant wildlife to use the site for stopover and staging during migration, dispersal, and home range patrol.” (*Id.*) By ignoring this standard, the Biological Report has failed to adequately and mitigate the Project’s impacts on wildlife movement disruptions that are unique to the Project site.

3. Vehicle Collisions

The Biological Report and 2022 GP EIR failed to analyze wildlife mortality and injuries caused by Project-generated traffic. (Ex. A, pp. 22-24.) Dr. Smallwood estimates that the Project would result in 6,151 vertebrate deaths annually due to collisions with Project-generated traffic. (*Id.*, pp. 24.) Especially due to the special-status species likely to occur at or near the Project, these collisions represent a significant impact to wildlife that has not been addressed, discussed, or mitigated by the Environmental Checklist or 2022 GP EIR. But for the Project, these additional wildlife collisions would not occur.

4. Cumulative Impacts

The Environmental Checklist concludes that cumulative impacts to biological resources were addressed in the 2022 GP EIR, which relies on the San Joaquin Multi-Species Habitat Conservation Plan (“SJMSCP”) to prevent significant cumulative impacts. However, as discussed in greater detail below, the SJMSCP has failed at conserving wildlife species and cannot be relied upon to conclude that cumulative impacts will be less than significant. (Ex. A, pp. 24-25.)

D. The Project cannot rely on the SJMSCP to mitigate the Project’s impacts to biological resources.

To mitigate the project’s impacts to biological resources, the Environmental Checklist requires compliance with the SJMSCP, as required by the 2020 General Plan. (Envt. Checklist, p. 55.) However, as Dr. Smallwood explains, the SJMSCP cannot be relied upon to mitigate the Project’s impacts “[d]ue to grossly deficient implementation and due to poor performance of the SJMSCP.” (Ex. A, p. 25.) Dr. Smallwood identified several shortcomings of the SJMSCP, as discussed below.

First, the majority of special-status species likely to occur at the Project site are not covered by the SJMSCP. (Ex. A, p. 26.) As a result, “the SJMSCP insufficiently covers special-status species that would be adversely affected by the project.” (*Id.*) The reason that so many species are not covered by the SJMSCP is that more and more species have been designated as “special-status” since adoption of the SJMSCP. The SJMSCP does not provide any protection for those species.

Second, the SJMSCP requires protocol-level detection surveys. (Ex. A, p. 26.) Yet, no

such surveys have been conducted on the Project site. (*Id.*) Detection surveys must be conducted, especially for burrowing owl and Swainson's hawk, to properly comply with the SJMSCP.

Third, Dr. Smallwood conducted an in-depth review of the SJMSCP and found that, to date, the SJMSCP has utterly failed at conserving special status-species. (Ex. A, pp. 26-33.)¹ To conduct his analysis, Dr. Smallwood reviewed the SJMSCP's Annual Reports published since 2008. As an initial matter, he found that the Annual Reports had flaws with study design, deficient implementation, and poor reporting, including inconsistent naming of preserve areas, a failure to conduct any trend analysis, and a failure to report survey methods including time, duration, or standards. (*Id.*, pp. 27-28.) Dr. Smallwood's review of the Annual Reports revealed several unsettling trends demonstrating the SJMSCP's failure to conserve species, including a decline in Swainson's hawk detections (*id.*, p. 29), a decline in detections of species covered by the SJMSCP (*id.*, p. 30), a decline in detections of all species (*id.*), a decline in the productivity of Swainson's hawk (*id.*, p. 32), and a decline in the number of acres surveyed (*id.*, p. 33). Based on this analysis, Dr. Smallwood concludes that "[t]he SJMSCP has failed in its implementation, and it has proven ineffective at conserving its covered species; it should not be used to mitigate impacts to wildlife that occur on the project site. (*Id.*)

Although Section 15183 exempts project from further CEQA review where project-specific impacts can be mitigated by uniformly applied development policies or standards (such as the SJMSCP), the exemption does not apply if "new information shows that the policies or standards will not substantially mitigate the environmental effect." (14 CCR § 15183(f).) Here, Dr. Smallwood's analysis of the SJHSCP's Annual Records presents new information showing that the SJMSCP has failed to substantially mitigate impacts to wildlife and, therefore, cannot substantially mitigate the Project's impacts. As a result, the City's reliance on Section 15183 is misplaced.

E. The additional mitigation measures required for the Project's impacts to biological resources are inadequate and render the Project ineligible for an exemption under Section 15183.

In addition to compliance with the SJMSCP, the Project is required to adopt the mitigation recommendations identified in the Biological Report, which include preconstruction surveys for reptiles, birds, and burrowing owls. (Env't'l Checklist, pp. 52-54.) The need for these additional mitigation measures is proof in and of itself that the Project will result in Project-specific impacts that have not been adequately addressed or mitigated by the 2022 GP EIR. Section 15183 exempts projects with project-specific impacts only where those impacts "can be substantially mitigated by the imposition of uniformly applied development policies or standards." (14 CCR § 15183(c).) The preconstruction surveys required for this Project are *not* uniformly applied policies or standards. Rather, they are specific mitigation measures taken from

¹ The data utilized in Dr. Smallwood's evaluation of the SJMSCP is available at: <https://www.dropbox.com/scl/fo/mzkfrnz0utg7gd6oldk4b/h?rlkey=zklf5bmetrp0g95u9mi7kxtc3&dl=0>

the Biological Report specifically designed to mitigate *this* Project’s peculiar impacts to wildlife that are not addressed in the 2022 GP EIR. As a result, the Project does not qualify for an exemption under Section 15183 and further CEQA analysis is required for the Project.

Moreover, as Dr. Smallwood explains, pre-construction surveys are inadequate to mitigate the Project’s impacts. (Ex. A, pp. 33-35.) Rather, protocol-level detection surveys are necessary because detection surveys have a much greater probability of detection than pre-construction-surveys. (*Id.*, p. 33.) Dr. Smallwood explains that “[b]irds are highly skilled at hiding their nests” and “[l]oggerhead shrikes and burrowing owls, as examples, make efforts to fool human observers into thinking the birds’ nests are located where they are not.” (*Id.* p. 34.) As a result, “[l]ocating nest sites of these species and most others requires multiple surveys over long time periods . . . This is why the breeding-season survey protocols require multiple surveys spaced through much of the breeding season.” (*Id.*) Furthermore, even with pre-construction surveys, impacts to wildlife would not be reduced to less-than-significant levels because such surveys do nothing to mitigate the additional impacts identified by Dr. Smallwood, including breeding capacity and habitat fragmentation. (*Id.*) Therefore, the Project will result in Project-specific impacts to biological resources that remain significant and unmitigated.

II. The Analysis of the Project’s Impacts to Human Health from Emissions of Toxic Air Contaminants Is Inadequate.

For warehouses and distribution centers within 1,000 feet of planned residential uses or other sensitive receptors, the 2022 General Plan requires “requires the preparation of a Health Risk Assessment (“HRA”) that meets the standards established by the Office of Environmental Health Hazard Assessment (“OEHHA”), and the San Joaquin Valley Air Pollution Control District (“SJVAPCD”). (2022 GP, p. 3.3-31 [LU-5c].) The General Plan prohibits approval of such a project “ until it can be demonstrated that the project would not result in an exceedance of the established thresholds of significance for public health risks at nearby sensitive receptors.” (*Id.*)

Here, there are numerous sensitive receptors within 1,000 feet of the Project, including clusters of residences 320 feet, 400 feet, and 940 feet away and a single residence 820 feet away (Env’tl Checklist, p. 43.) According to the Environmental Checklist, an HRA was conducted and found that the Project’s increased cancer risk from emissions of diesel particulate matter (“DPM”) would not exceed SJVAPCD’s significance threshold of 20 in one million. (*Id.*, pp. 44-45.) LIUNA retained air quality experts Matt Hagemann, P.G., C.Hg., and Paul E. Rosenfeld, Ph.D., of the Soil/Water/Air Protection Enterprise (“SWAPE”) to review the HRA. SWAPE found that HRA did not comply with the standards established by OEHHA and, as a result, the Project’s impacts had not been adequately evaluated. SWAPE’s comment and CVs are attached as **Exhibit B**.

First, SWAPE notes that the Checklist failed to provide the exposure assumptions for the HRA, such as the age sensitivity factors (“ASF”) or fraction of time at home (“FAH”) values, and, as a result, the HRA may underestimate the Project’s increased cancer risk. (Ex. B, p. 2.)

Additionally, the Checklist failed to provide the dose and risk equation used to calculate the Project's cancer risks. (*Id.*) Without providing this equation, there is no way to verify that the HRA utilized the proper equation recommended by OEHHA. (*Id.*)

Second, even though the 2022 General Plan requires that the HRA meet the standards established by OEHHA, the HRA prepared for the Project failed to do so because it only analyzed the Project's *operational* cancer risks but completely ignored the Project's *construction-related* cancer risks. According to OEHHA, the cancer risk of all short-term projects lasting at least 2 months should be assessed and projects lasting more than 6 months should be evaluated for the duration of the project. (Ex. B, p. 3.) Because construction of the Project will surely last at least 2 months (and may exceed six months), the HRA should have included construction-related emissions in addition to operational emissions. The HRA further conflicts with OEHHA guidance by failing to evaluate the lifetime cancer risk to nearby receptors as a result of Project construction and operation *combined*. (*Id.*)

Due to these shortcomings, the HRA does not comply with OEHHA standards as required by the 2022 General Plan and underestimates the Project's cancer risks. As a result, the City lacks substantial evidence to conclude that the Project will not result in specific health impacts. Furthermore, the City lacks substantial evidence to conclude that the Project's impacts were addressed in the 2022 GP EIR since the 2022 General Plan required compliance with OEHHA standards, which the Project's HRA did not do. The HRA must be updated prior to any approval of the Project.

III. The Analysis of the Project's Energy Impacts Is Inadequate.

The 2022 GP EIR's discussion of the General Plan's energy impacts boils down to stating that by complying with California's Building Energy Efficiency Standards ("CalGreen"), promoting the use of renewable energy sources and encouraging public transportation and bicycle use, and the fact that PG&E will generally make progress on adding new renewable energy sources to its portfolio, projects within the planning area will not have energy impacts. (2022 GP EIR, pp. 3.7-41 to 3.7-42.) The Environmental Checklist focuses on the Ashley Furniture Project's compliance with CalGreen and PG&E's long-term efforts. (Env't Checklist, p. 66.) None of these considerations address the energy effects that are peculiar to a 1.4 million square feet furniture distribution and retail center.

The standard under CEQA is whether the Project would result in wasteful, inefficient, or unnecessary consumption of energy resources. Failing to undertake "an investigation into renewable energy options that might be available or appropriate for a project" violates CEQA. (*California Clean Energy Committee v. City of Woodland* (2014) 225 Cal.App.4th 173, 213.) Energy conservation under CEQA is defined as the "wise and efficient use of energy." (CEQA Guidelines, app. F, § 1.) The "wise and efficient use of energy" is achieved by "(1) decreasing overall per capita energy consumption, (2) decreasing reliance on fossil fuels such as coal, natural gas and oil, and (3) increasing reliance on renewable energy resources." (*Id.*)

Noting compliance with the California Building Energy Efficiency Standards (Cal.Code Regs., tit. 24, part 6 (Title 24)) does not constitute an adequate analysis of energy impacts. (*Ukiah Citizens for Safety First v. City of Ukiah* (2016) 248 Cal.App.4th 256, 264-65.) Similarly, the court in *City of Woodland* held unlawful an energy analysis that relied on compliance with Title 24, that failed to assess transportation energy impacts, and that failed to address renewable energy impacts. (*California Clean Energy Committee v. City of Woodland*, 225 Cal.App.4th 173, 209-13.) As such, the General Plan EIR's reliance on Title 24 compliance does not address the proposed furniture warehouse Project's energy impacts. The energy effects of the Project are, by definition, peculiar to the Project. Given the vast expanse of roofing provided by the proposed Project, any evaluation of its energy impacts cannot ignore the obvious feasibility of an array of solar panels on the roof or covering the extensive parking proposed at the site. Energy efficiency, in the context of the Proposed project and site would require the consideration and implementation of sufficient solar panels to meet all of the Project's direct electricity demand, as well as solar power that would offset the considerable GHG and other air pollution emissions that will result from the thousands of trucks and cars driving to and from the Project every day once it's operational.

The Environmental Checklist contains no discussion of the project's cost effectiveness in terms of energy requirements. There is no discussion of energy consuming equipment and processes that will be used during the construction or operation of the project. The project's energy use efficiencies by amount and fuel type for each stage of the project including construction and operation were not identified. The effect of the project on peak and base period demands for electricity has not been addressed. As such, the Environmental Checklist's conclusions are unsupported by the necessary discussions of the Project's energy impacts under CEQA and the City lacks substantial evidence to exempt the Project under Section 15183.

IV. The City Must Prepare a Statement of Overriding Considerations.

The 2022 General Plan Update concluded that several of the impacts identified as a result of the General Plan Update project were significant and unavoidable. These impacts included agricultural resources, air quality, greenhouse gas, and traffic noise impacts. In the Environmental Checklist prepared for the Project, the City acknowledges these significant and unavoidable impacts, but states that:

Impacts from buildout of the General Plan including cumulative impacts associated with development and buildout of the CLSP Phase 2 plan area and the warehouse Project site, as proposed, were fully addressed in the General Plan EIR (State Clearinghouse No. 2021100139), and implementation of the proposed project would not result in any new or altered impacts beyond those addressed in the General Plan EIR.

(Env't'l Checklist, p. 13.) Similar statements are repeated for each of the specific unavoidable significant impacts. This conclusion does not, however, address all of the City's obligations to grapple with acknowledged significant and unavoidable cumulative

impacts.

In the case of *Communities for a Better Environment v. Cal. Resources Agency*, the court of appeal held that, although tiering may allow a later project to rely on the environmental analysis contained in a prior program-level EIR, that procedure does not relieve the agency of acknowledging the significant and unavoidable impacts and reconsidering its statement of overriding considerations. As the Court explained:

The section appears to allow an agency, in approving a later project that has significant unavoidable impacts, to forego making a statement of overriding considerations *specifically tied to that project*. This is contrary to CEQA law. CEQA section 21094, subdivision (d) requires agencies that approve a later project to comply with CEQA section 21081. Under CEQA section 21081, an agency approving a project with significant environmental effects must find that each effect will be mitigated or avoided, or “that *specific* overriding economic, legal, social, technological, or other benefits of *the project* outweigh the ... effect[]” The requirement of a statement of overriding considerations is central to CEQA’s role as a public accountability statute; it requires public officials, in approving environmentally detrimental projects, to justify their decisions based on counterbalancing social, economic or other benefits, and to point to substantial evidence in support. Under Guidelines section 15152(f)(3)(C), however, an agency apparently could adopt one statement of overriding considerations for a prior, more general EIR, and then avoid future political accountability by approving later, more specific projects with significant unavoidable impacts pursuant to the prior EIR and statement of overriding considerations. Even though a prior EIR’s *analysis* of environmental effects may be subject to being incorporated in a later EIR for a later, more specific project, the responsible public officials must still go on the record and explain specifically why they are approving the later project despite *its* significant unavoidable impacts.

(*Communities for a Better Env't v. California Res. Agency* (2002) 103 Cal.App.4th 98, 124-25.).

The same reasoning applies to the implementation of Section 15183. The Project, based on its reliance on the 2022 GP EIR, will have cumulative impacts on agricultural resources, air quality, greenhouse gas emissions, and traffic noise. Although sections 21083 and 15183 provide for streamlining of the environmental review of a subsequent project, neither section relieves the City from its obligation to make a statement of overriding considerations for the Project. (PRC § 21081.) Thus, the City must prepare a statement of overriding considerations—supported by substantial evidence and evaluating whether any additional feasible mitigation measures applicable to this specific project— prior to approval of the Project.

CONCLUSION

In light of the above the Project does not qualify for an exemption from CEQA under

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Section 15183 and, the City must prepare an EIR or, if appropriate, a mitigated negative declaration for the Project prior to approval.

Sincerely,

A handwritten signature in black ink that reads "Brian B. Flynn". The signature is written in a cursive style with a large, stylized initial "B".

Brian B. Flynn
LOZEAU DRURY LLP

EXHIBIT A

Shawn Smallwood, PhD
3108 Finch Street
Davis, CA 95616

Attn: Rick Caguiat, Director of Community Development
The City of Lathrop
390 Towne Centre Dr
Lathrop, CA 95330

1 October 2023

RE: Ashley Warehouse Project

Dear Mr. Caguiat,

I write to comment on potential impacts to biological resources that could result from the Ashley Warehouse Project. I reviewed an Environmental Checklist prepared for the Central Lathrop Specific Plan (CLSP) Phase 2 Update, and Ashley Warehouse Project, and a biological resources assessment prepared by Olberding (2021). I understand the project would construct a 1,486,607 square-foot building up to 60 feet in height and 943 vehicle spaces, and 1,104 trailer spaces/stalls on 89.92 acres of what used to be in dryland agriculture, but which over the past decade has been unfarmed but repeatedly disced, leaving patches of ruderal grassland unreached by the discing assembly. I am concerned that the project would cause significant impacts to multiple special-status species of wildlife and to wildlife in general, and that the impacts would be insufficiently mitigated with participation in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), which is failing to conserve its covered species (see below). I am concerned that exemptions per CEQA Guidelines §15183 do not apply to this site nor to this project.

My qualifications for preparing expert comments are the following. I hold a Ph.D. degree in Ecology from University of California at Davis, where I also worked as a post-graduate researcher in the Department of Agronomy and Range Sciences. My research has been on animal density and distribution, habitat selection, wildlife interactions with the anthroposphere, and conservation of rare and endangered species. I authored many papers on these and other topics. I served as Chair of the Conservation Affairs Committee for The Wildlife Society – Western Section. I am a member of The Wildlife Society and Raptor Research Foundation, and I've lectured part-time at California State University, Sacramento. I was Associate Editor of wildlife biology's premier scientific journal, The Journal of Wildlife Management, as well as of Biological Conservation, and I was on the Editorial Board of Environmental Management. I have performed wildlife surveys in California for thirty-seven years. My CV is attached.

SITE VISIT

I visited the site of the proposed project for 2.55 hours from 06:53 to 09:26 hours on 21 September 2023. I scanned for wildlife with use of binoculars from the roads bordering the site. I recorded all species of vertebrate wildlife I detected, including those whose members flew over the site or were seen adjacent to the site. Animals of uncertain

species identity were either omitted or recorded to a higher taxonomic level. Weather was sunny with no wind and 55–65° F. The site was mostly disced, and otherwise covered by ruderal annual grassland (Photos 1–3).



Photos 1–3. The project site on 21 September 2023, depicting at top the trees (at left) where Swainson’s hawks nested, at middle a raised area that could not be disced, and at bottom a patch of elderberry on the project site’s west side.

Despite the disturbed nature of the project site, I detected 35 species of vertebrate wildlife, including 10 special-status species (Table 1). On the site were at least 3 Swainson's hawks (Photo 4), which is a threatened species under the California Endangered Species Act. The repeatedly landed on a nest located on the south side of Dos Reis Road. I also found red-tailed hawks (Photo 5) loggerhead shrikes (Photos 6 and 7), lesser goldfinches, Brewer's blackbirds and house finches (Photos 8–10), and California ground squirrels (Photos 11 and 12).

Table 1. Species of wildlife I observed during 2.55 hours of survey on 21 September 2023.

| Common name | Species name | Status ¹ | Notes |
|----------------------------|---------------------------------|---------------------|----------------------|
| White-throated swift | <i>Aeronautes saxatalis</i> | | Foraged |
| Rock pigeon | <i>Columba livia</i> | Non-native | Foraged |
| Eurasian collared-dove | <i>Streptopelia decaocto</i> | Non-native | Foraged |
| Mourning dove | <i>Zenaida macroura</i> | | Foraged |
| Killdeer | <i>Charadrius vociferus</i> | | Foraged |
| California gull | <i>Larus californicus</i> | BCC, TWL | Flyovers |
| Double-crested cormorant | <i>Nannopterum auritum</i> | TWL | Flyover |
| Snowy egret | <i>Egretta thula</i> | | Flyover |
| Turkey vulture | <i>Cathartes aura</i> | BOP | Foraged |
| White-tailed kite | <i>Elanus leucurus</i> | CFP, BOP | Called |
| Cooper's hawk | <i>Accipiter cooperii</i> | TWL, BOP | Harassed by kestrels |
| Swainson's hawk | <i>Buteo swainsoni</i> | CT, BOP | Foraged |
| Red-tailed hawk | <i>Buteo jamaicensis</i> | BOP | Foraged |
| Great horned owl | <i>Bubo virginianus</i> | BOP | Pellets |
| American kestrel | <i>Falco sparverius</i> | BOP | Foraged |
| Black phoebe | <i>Sayornis nigricans</i> | | Foraged |
| Say's phoebe | <i>Sayornis saya</i> | | Foraged |
| Loggerhead shrike | <i>Lanius ludovicianus</i> | SSC2 | Foraged |
| California scrub-jay | <i>Aphelocoma californica</i> | | Foraged |
| American crow | <i>Corvus brachyrhynchos</i> | | Foraged |
| Horned lark | <i>Eremophila alpestris</i> | | Flyover |
| Barn swallow | <i>Hirundo rustica</i> | | Foraged |
| American pipit | <i>Anthus rubescens</i> | | Foraged |
| Northern mockingbird | <i>Mimus polyglottos</i> | | Foraged |
| European starling | <i>Sturnus vulgaris</i> | Non-native | Foraged |
| House finch | <i>Haemorphous mexicanus</i> | | Foraged |
| Lesser goldfinch | <i>Spinus psaltria</i> | | Foraged |
| Western meadowlark | <i>Sturnella neglecta</i> | | Foraged |
| Red-winged blackbird | <i>Agelaius phoeniceus</i> | | Flyovers |
| Brewer's blackbird | <i>Euphagus cyanocephalus</i> | | Foraged |
| Desert cottontail | <i>Sylvilagus audubonii</i> | | Tracks |
| California ground squirrel | <i>Otospermophilus beecheyi</i> | | |
| Coyote | <i>Canis latrans</i> | | |
| Kangaroo rat | <i>Dipodomys</i> | | Burrows |
| Botta's pocket gopher | <i>Thomomys bottae</i> | | Burrows |

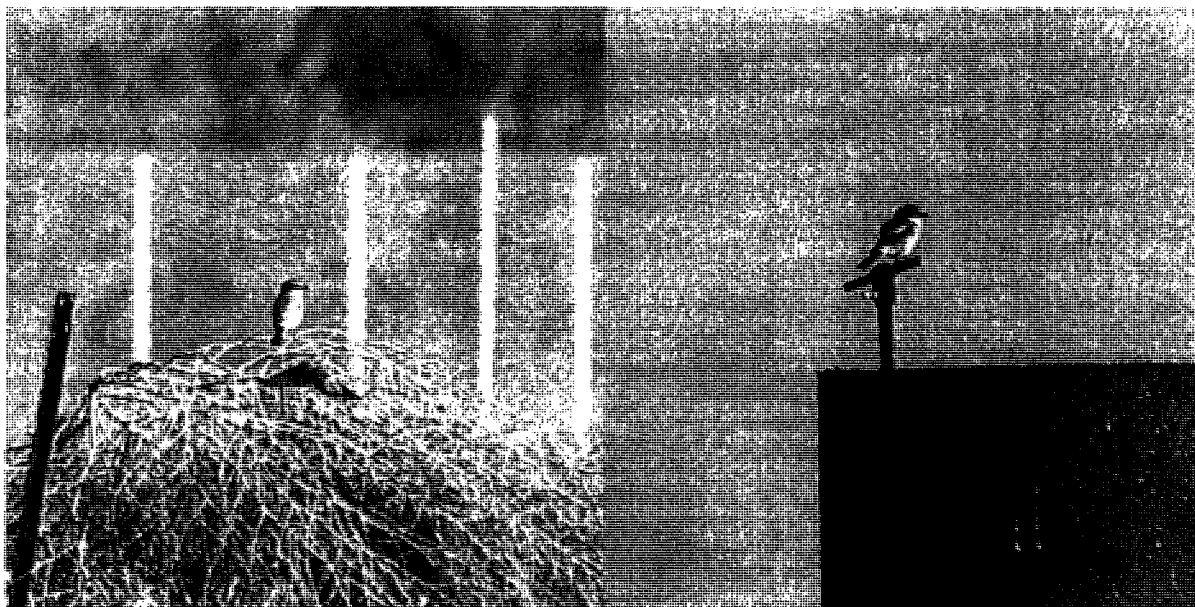
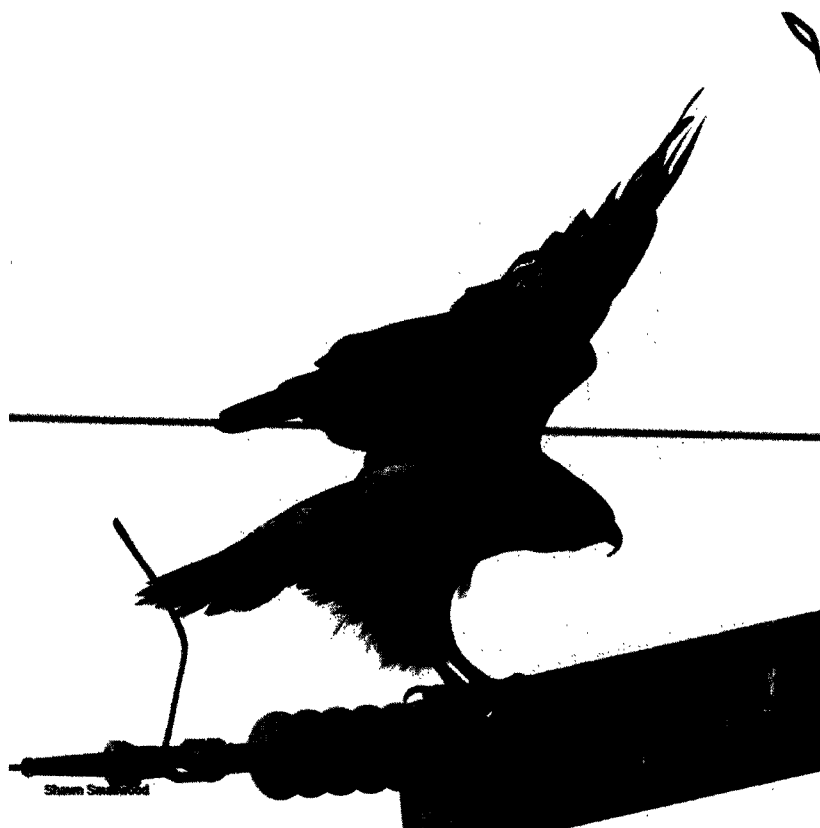
¹ Listed as CT = California threatened, CFP = California Fully Protected (CFG Code 3511), SSC2 = California Species of Special Concern priority level 2, BCC = U.S. Fish and Wildlife Service Bird of Conservation Concern, TWL = Taxa to Watch List (Shuford and Gardali 2008), and BOP = Birds of Prey (California Fish and Game Code 3503.5).



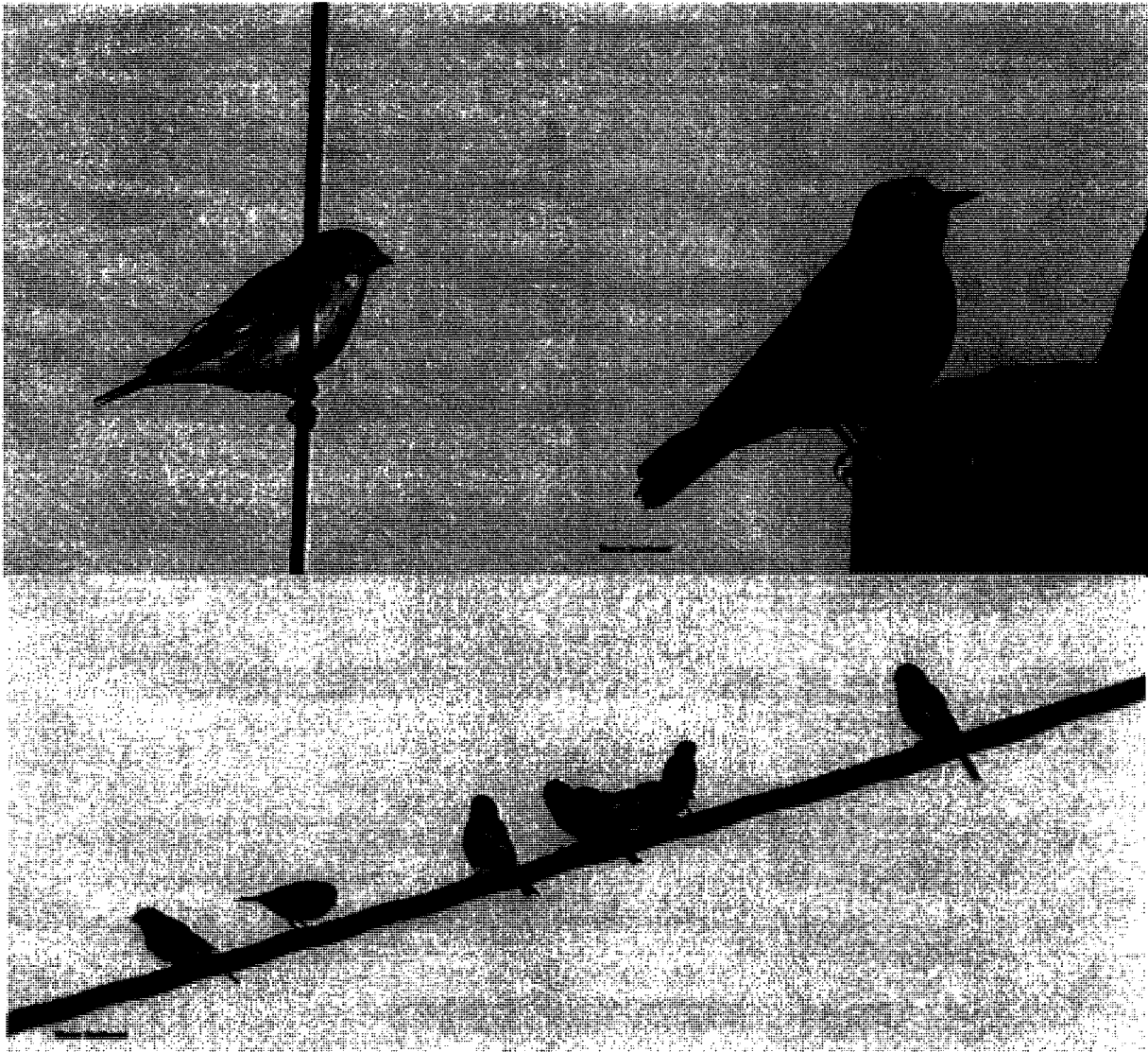
Shawn Smellwood

Photo 4. *One of at least three Swainson's hawk foraging on the project site, 21 September 2023.*

Photo 5. One of two red-tailed hawks on the project site, 21 September 2023, although this photo was taken of the hawk just south of the site.



Photos 6 and 7. Loggerhead shrikes on the project site, 21 September 2023. In the left photo, a Say's phoebe is flying in the immediate foreground.



Photos 8–10. *Lesser goldfinch and Brewer's blackbird (top), and house finches (bottom) on the project site, 21 September 2023.*



Photo 11. Burrows of California ground squirrel on the project site, 21 September 2023.

Photos 12. A California ground squirrel located adjacent to the project site, 21 September 2023.



What I found at the project site qualifies as an exception to CEQA Guidelines §15183 regarding exemptions to additional environmental review. Considering the site's condition and what I have found at 55 other sites throughout California that were of similar condition, the relatively large number of species I detected, and especially the number of special-status species I detected, should the project go forward as proposed, it would result in impacts peculiar to the parcel on which the project would be located. What I found at the project site is a rate of species' detections that exceeded the 95% confidence interval derived from similar reconnaissance surveys I completed at 55 other sites (Figure 1). The project site is inherently rich in wildlife, especially in special-status species of wildlife.

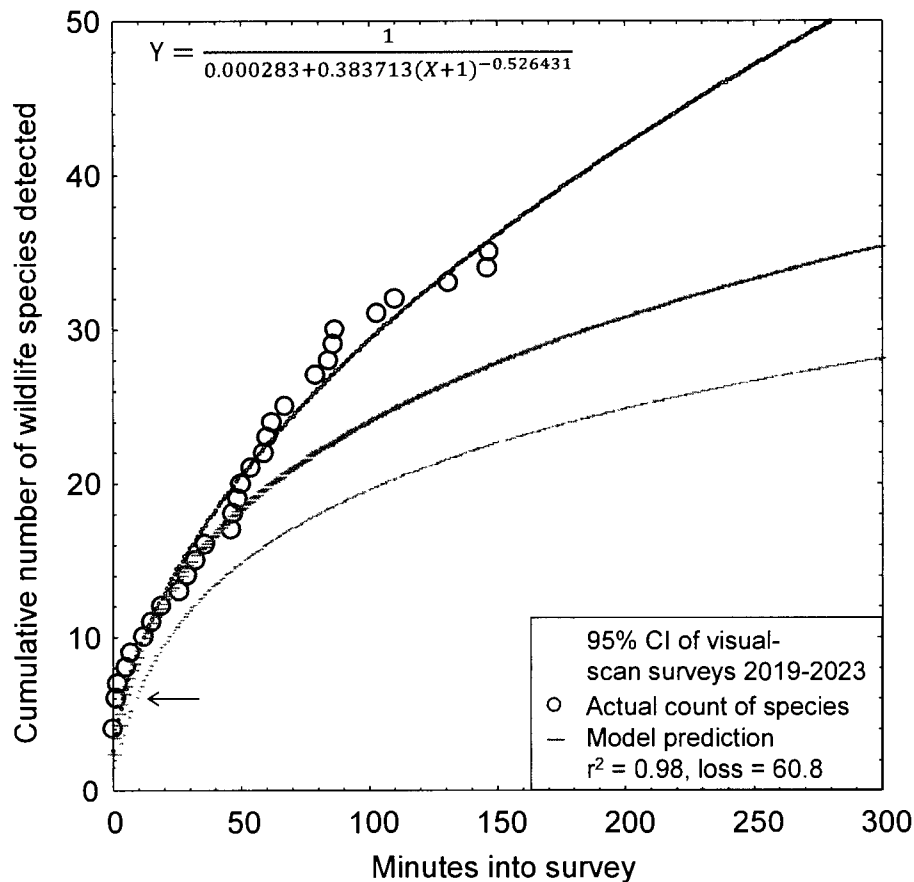


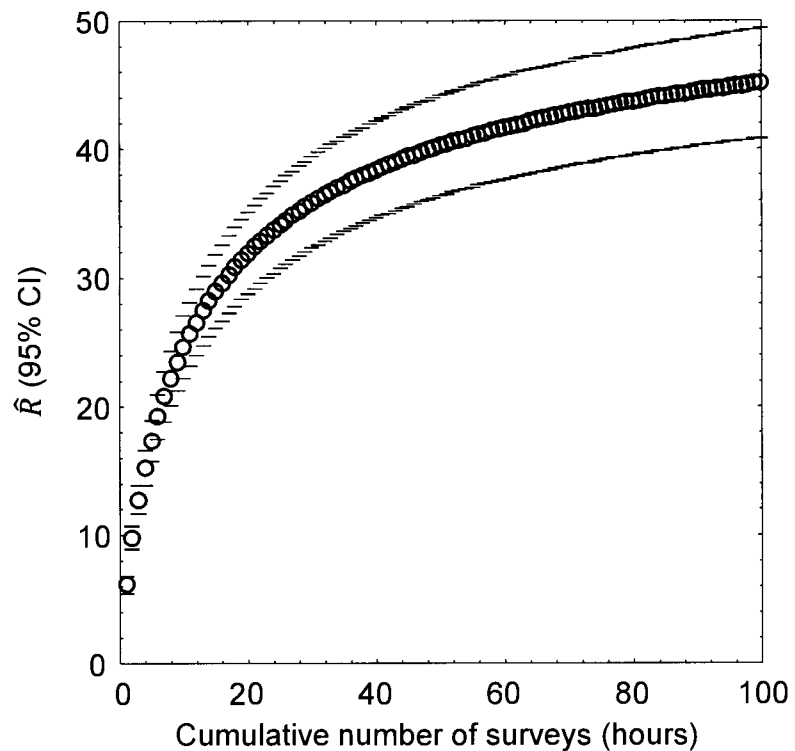
Figure 1. Actual (circles) and predicted (line) relationship between the number of vertebrate wildlife species detected and the elapsed survey time based on my visual-scan surveys on 21 September 2023, and compared to the 95% CI of 55 surveys I completed at sites proposed for projects throughout California that had similarly been intensively and extensively disturbed in manners to suppress wildlife occurrences. The arrow points to the place on the graph which corresponds with the time it took me to find the same number of vertebrate wildlife species as reportedly detected by Olberding (2021) on 5 May 2021.

My surveys provide evidence of the project site's exceptional habitat value to wildlife, but additional value can be inferred from my data. Reconnaissance surveys, such as the survey I completed, can be useful for confirming presence of species that were detected, but they can also be useful for estimating the number of species that were not detected. One can model the pattern in species detections during a survey as a means to estimate the number of species that used the site but were undetected during the survey. But whereas this modeling approach is useful for more realistically representing the species richness of the site at the time of a survey, such as in Figure 1, it cannot represent the species richness throughout the year or across multiple years because many species are seasonal or even multi-annual in their movement patterns and in their occupancy of habitat. Multiple surveys are needed to inventory the species that make use of a site over the period of a year or longer.

By use of an analytical bridge, a modeling effort applied to a large, robust data set from a research site can predict the number of vertebrate wildlife species that likely make use of the site over the longer term. As part of my research, I completed a much larger survey effort across 167 km² of annual grasslands of the Altamont Pass Wind Resource Area, where from 2015 through 2019 I performed 721 1-hour visual-scan surveys, or 721 hours of surveys, at 46 stations. I used binoculars and otherwise the methods were the same as the methods I and other consulting biologists use for surveys at proposed project sites. At each of the 46 survey stations, I tallied new species detected with each sequential survey at that station, and then related the cumulative species detected to the hours (number of surveys, as each survey lasted 1 hour) used to accumulate my counts of species detected. I used combined quadratic and simplex methods of estimation in Statistica to estimate least-squares, best-fit nonlinear models of the number of cumulative species detected regressed on hours of survey (number of surveys) at the station: $\hat{R} = \frac{1}{1/a+b \times (Hours)^c}$, where \hat{R} represented cumulative species richness detected. The coefficients of determination, r^2 , of the models ranged 0.88 to 1.00, with a mean of 0.97 (95% CI: 0.96, 0.98); or in other words, the models were excellent fits to the data.

I projected the predictions of each model to thousands of hours to find predicted asymptotes of wildlife species richness. The mean model-predicted asymptote of species richness was 57 after 11,857 hours of visual-scan surveys among the 46 stations of my research site. I also averaged model predictions of species richness at each incremental increase of number of surveys, i.e., number of hours (Figure 2). On average I detected 11.2 species over the first 2.55 hours of surveys at my research site in the Altamont Pass (2.55 hours to match the 2.55 hours I surveyed at the project site), which composed 19.65% of the predicted total number of species I would detect with a much larger survey effort at the research site. Given the example illustrated in Figure 2, the 35 species I detected after my 2.55 hours of survey at the project site likely represented 19.65% of the species to be detected after many more visual-scan surveys over another year or longer. With many more repeat surveys through the year, I would likely detect $35 / 0.1965 = 178$ species of vertebrate wildlife at the site. Assuming my ratio of special-status to non-special-status species was to hold through the detections of all 178 predicted species, then continued surveys would eventually detect 51 special-status species of vertebrate wildlife.

Figure 2. Mean (95% CI) predicted wildlife species richness, \hat{R} , as a nonlinear function of hour-long survey increments across 46 visual-scan survey stations across the Altamont Pass Wind Resource Area, Alameda and Contra Costa Counties, 2015–2019. Note that the location of the study is largely irrelevant to the utility of the graph to the interpretation of survey outcomes at the project site. It is the pattern in the data that is relevant, because the pattern is typical of the pattern seen elsewhere.



Again, however, my prediction of 178 species of vertebrate wildlife, including 51 special-status species of vertebrate wildlife, is derived from daytime visual-scan surveys, and would not detect nocturnal mammals such as bats. The true number of species composing the wildlife community of the site must be larger. A reconnaissance survey should serve only as a starting point toward characterization of a site’s wildlife community, but it certainly cannot alone inform of the inventory of species that use the site. More surveys are needed. Nevertheless, the large number of species I predict at the project site is exceptional, and in my experience with many reconnaissance surveys in California, the species richness at the site relative to its level of disturbance is peculiar to the site.

EXISTING ENVIRONMENTAL SETTING

The first step in analysis of potential project impacts to biological resources is to accurately characterize the existing environmental setting, including the biological species that use the site, their relative abundances, how they use the site, key ecological relationships, and known and ongoing threats to those species with special status. A reasonably accurate characterization of the environmental setting can provide the basis for determining whether the site holds habitat value to wildlife, as well as a baseline against which to analyze potential project impacts. For these reasons, characterization of the environmental setting, including the project site’s regional setting, is one of CEQA’s essential analytical steps. Methods to achieve this first step typically include (1) surveys of the site for biological resources, and (2) reviews of literature, databases and local experts for documented occurrences of special-status species. In the case of the proposed project, these needed steps were grossly inadequate.

Environmental Setting informed by Field Surveys

To CEQA's primary objective to disclose potential environmental impacts of a proposed project, the analysis should be informed of which biological species are known to occur at the proposed project site, which special-status species are likely to occur, as well as the limitations of the survey effort directed to the site. Analysts need this information to characterize the environmental setting as a basis for opining on, or predicting, potential project impacts to biological resources.

Olberding (2021) incompletely reports on the reconnaissance survey that was completed at the project site. Although the survey date is reported (5 May 2021), Olberding (2021) does not report what time of day the survey began, nor the survey's duration. These are critical omissions that prevent the reader from understanding the survey outcome.

Olberding (2021) did not achieve the minimum standards for reconnaissance survey directed toward plants (CDFW 2018). Olberding's (2021) conclusions regarding the unlikely occurrences of special-status species of plants therefore lack adequate foundation in survey.

The findings of the Olberding (2021) are largely unreliable. Olberding (2021) managed to detect only six species of vertebrate wildlife, which is the number of vertebrate wildlife species I detected within two minutes from the start of my survey on 21 September 2023 (see the arrow in Figure 1). After 2.55 hours, I detected nearly six times the number of species of vertebrate wildlife as did Olberding (2021), and the pattern in the data indicate I would have detected many more species had I continued the survey (Figure 1). Whereas Olberding (2021) saw three special-status species, I saw ten of them. Olberding (2021) missed the great horned owl pellets that I found under nearly every span of electric distribution lines. Olberding (2021) missed the kangaroo rat burrow systems, and the Botta's pocket gopher burrow systems, both types of burrows of which are readily visible. Furthermore, Olberding (2021) saw no bird smaller than a white-tailed kite, whereas I saw 22 such species. Perhaps because the survey was too brief or for some other reason, Olberding (2021) saw and reported few of the vertebrate wildlife species that occur on the project site.

No surveys were completed for bats. Nor were any protocol-level detection surveys completed for special-status species despite known occurrences in the project area. No detection surveys were completed for burrowing owl and Swainson's hawk (I saw three on site). Swainson's hawks nested on a tree just across Dos Reis Road on the south side of the project site in 2021 (Olberding 2021) and probably again in 2023, based on my observations. And because ground squirrels occur on and around the project site, there is a reasonable likelihood that burrowing owls also occur on the site. Protocol-level detection surveys are available for these species (CDFW 2010, 2012), and should be implemented.

Olberding (2021) fails to accurately inform the Checklist of the wildlife community that is part of the existing environmental setting. Olberding's (2021) reporting was deficient, and the surveys were grossly incomplete and unreliable.

Environmental Setting informed by Desktop Review

The purpose of literature and database review and of consulting with local experts is to inform the reconnaissance survey, to augment interpretation of its outcome, and to help determine which protocol-level detection surveys should be implemented. Analysts need this information to identify which species are known to have occurred at or near the project site, and to identify which other special-status species could conceivably occur at the site due to geographic range overlap and site conditions. This step is important because the reconnaissance survey is not going to detect all of the species of wildlife that make use of the site over a period of a year or longer. This step can identify those species yet to be detected at the site but which have been documented to occur nearby or whose available habitat associations are consistent with site conditions. Some special-status species can be ruled out of further analysis, but only if compelling evidence is available in support of such determinations.

Olberding (2021) provides an inadequate database or desktop review. The desktop review neglects iNaturalist and eBird as data sources. It provides no evidence that local experts were consulted for knowledge of occurrences of special-status species in the project area. The methodology for selecting special-status species for analysis of occurrence likelihoods was flawed (see below).

By including in the species' likelihood of occurrence analysis only species whose documented occurrences within the nearest CNDDB quadrangles, Olberding (2021) screens out many special-status species from further consideration in the characterization of the wildlife community as part of the baseline environmental setting. CNDDB is not designed to support absence determinations or to screen out species from characterization of a site's wildlife community. As noted by CNDDB, "*The CNDDB is a positive sighting database. It does not predict where something may be found. We map occurrences only where we have documentation that the species was found at the site. There are many areas of the state where no surveys have been conducted and therefore there is nothing on the map. That does not mean that there are no special status species present.*" Olberding (2021) misuses CNDDB.

CNDDB relies entirely on volunteer reporting from biologists who were allowed access to whatever properties they report from. Many properties have never been surveyed by biologists. Many properties have been surveyed, but the survey outcomes never reported to CNDDB. Many properties have been surveyed multiple times, but not all survey outcomes reported to CNDDB. Furthermore, CNDDB is interested only in the findings of special-status species, which means that species more recently assigned special status will have been reported many fewer times to CNDDB than were species assigned special status since the inception of CNDDB. The lack of many CNDDB records for species recently assigned special status had nothing to do with whether the species' geographic ranges overlapped the project site, but rather more to do with the brief time for records to have accumulated since the species were assigned special status. And because negative findings are not reported to CNDDB, CNDDB cannot provide the basis for estimating occurrence likelihoods, either.

In my assessment based on database reviews and site visits, 107 special-status species of wildlife are known to occur near enough to the site to warrant analysis of occurrence potential (Table 2). Of these 107 species, 10 (9%) were recorded on site, and another 22 (21%) species have been documented within 1.5 miles of the site ('Very close'), another 19 (18%) within 1.5 and 4 miles ('Nearby'), and another 46 (43%) within 4 to 30 miles ('In region'). Nearly half (48%) of the species in Table 2 have been reportedly seen within 4 miles of the project site. The site therefore supports multiple special-status species of wildlife and carries the potential for supporting many more special-status species of wildlife based on proximity of recorded occurrences.

Because the project would attempt to mitigate its impacts to wildlife by participating with the SJMSCP, it is important to analyze the occurrence likelihoods of SJMSCP-covered species. Of the 107 special-status species in Table 2, 36 (34%) are covered by the SJMSCP, including 5 that I observed on the project site, 10 with known occurrences very close, 7 nearby, and 10 in the region. Of the 36 SJMSCP-covered species, the occurrence likelihoods of only 12 are analyzed by Olberding (2021), including 2 that Olberding (2021) observed on site, and determinations by Olberding (2021) that 1 may occur on site, 3 are unlikely, and 6 are presumed absent. In summary, only a third of the special-status species in Table 2 are covered by the SJMSCP, 67% of which have been recorded within 4 miles of the project site, and only 33% of which have been analyzed in support of the Checklist.

Because the project would attempt to mitigate its impacts to wildlife by participating with the SJMSCP, it is also important to analyze the occurrence likelihoods of special-status species that are not covered by the SJMSCP. In fact, for these species, it is even more important to analyze their occurrence likelihoods because the mitigation of the SJMSCP was not formulated with these species in mind. Of the 107 special-status species that are listed in Table 2, 71 (66%) are not covered by the SJMSCP, including 5 that I observed on site, and occurrence records of 12 that are very close, 12 nearby, and 36 in the region. Of 71 the special-status species in table 2 that not covered by the SJMSCP, Olberding (2021) analyzes the occurrence likelihoods of only 8 (11%), including of none that I observed on site, and determinations by Olberding (2021) of 2 as unlikely and 6 as presumed absent. Of the latter 6 species Olberding (2021) presumed absent, 2 have been recorded very close to the project site (yellow-headed blackbird and Modesto song sparrow only 0.46 miles away). In summary, two-thirds of the special-status species in Table 2 are not covered by the SJMSCP, 29 (41%) of which have been recorded within 4 miles of the project site, and only 8 (11%) of which have been analyzed in support of the Checklist. Except for my own assessments in Table 2, the Checklist is grossly inadequate in its characterization of that part of the wildlife community that lacks coverage under the SJMSCP.

Table 2. Occurrence likelihoods of special-status bird species at or near the proposed project site, according to eBird/iNaturalist records (<https://eBird.org>, <https://www.inaturalist.org>) and on-site survey findings, where 'Very close' indicates within 1.5 miles of the site, "nearby" indicates within 1.5 and 4 miles, and "in region" indicates within 4 and 30 miles, and 'in range' means the species' geographic range overlaps the site. Records in bold font indicate those species I detected.

| Common name | Species name | Status ¹ | SJMSCP covered species | Checklist occurrence potential | Databased, Site visits |
|-----------------------------------|--|---------------------|------------------------|--------------------------------|------------------------|
| Valley elderberry longhorn beetle | <i>Desmocerus californicus dimorphus</i> | FT | Yes | May occur | In range |
| Monarch | <i>Danaus plexippus</i> | FC | | | Nearby |
| Crotch's bumble bee | <i>Bombus crotchii</i> | CCE | | Absent | In region |
| Western bumble bee | <i>Bombus o. occidentalis</i> | CCE | | Absent | In range |
| California tiger salamander | <i>Ambystoma californiense</i> | FT, CT, WL | Yes | Absent | In region |
| Western spadefoot | <i>Spea hammondi</i> | SSC | Yes | Absent | In region |
| Western pond turtle | <i>Emys marmorata</i> | SSC | Yes | Absent | Nearby |
| California glossy snake | <i>Arizona elegans occidentalis</i> | SSC | | Unlikely | In region |
| San Joaquin coachwhip | <i>Masticophis flagellum ruddocki</i> | SSC | Yes | Unlikely | In region |
| Giant gartersnake | <i>Thamnophis gigas</i> | FT, CT | Yes | Absent | In region |
| Brant | <i>Branta bernicla</i> | SSC2 | | | In region |
| Cackling goose (Aleutian) | <i>Branta hutchinsii leucopareia</i> | WL | Yes | | Nearby |
| Redhead | <i>Aythya americana</i> | SSC2 | | | Nearby |
| Harlequin duck | <i>Histrionicus histrionicus</i> | SSC2 | | | In region |
| Barrow's goldeneye | <i>Bucephala islandica</i> | SSC | | | Nearby |
| Western grebe | <i>Aechmophorus occidentalis</i> | BCC | Yes | | Nearby |
| Clark's grebe | <i>Aechmophorus clarkii</i> | BCC | | | Nearby |
| Black swift | <i>Cypseloides niger</i> | SSC3, BCC | | | In region |
| Vaux's swift | <i>Chaetura vauxi</i> | SSC2, BCC | | | In region |
| Costa's hummingbird | <i>Calypte costae</i> | BCC | | | In region |
| Rufous hummingbird | <i>Selasphorus rufus</i> | BCC | | | In region |
| Allen's hummingbird | <i>Selasphorus sasin</i> | BCC | | | In region |
| Lesser sandhill crane | <i>Antigone canadensis canadensis</i> | SSC3 | | | In region |
| Greater sandhill crane | <i>Antigone canadensis tabida</i> | CT, FP | Yes | | In region |
| American avocet ² | <i>Recurvirostra americana</i> | BCC | | | Very close |

| Common name | Species name | Status' | SJMSCP covered species | Checklist occurrence potential | Databased, Site visits |
|--------------------------|--|---------------------|-------------------------------|---------------------------------------|-------------------------------|
| Mountain plover | <i>Charadrius montanus</i> | SSC2, BCC | Yes | | In region |
| Snowy plover | <i>Charadrius nivosus</i> | BCC | | | In region |
| Whimbrel ² | <i>Numenius phaeopus</i> | BCC | | | Nearby |
| Long-billed curlew | <i>Numenius americanus</i> | WL | Yes | | Very close |
| Marbled godwit | <i>Limosa fedoa</i> | BCC | | | In region |
| Red knot (Pacific) | <i>Calidris canutus</i> | BCC | | | In region |
| Short-billed dowitcher | <i>Limnodromus griseus</i> | BCC | | | Nearby |
| Willet | <i>Tringa semipalmata</i> | BCC | | | Very close |
| Laughing gull | <i>Leucophaeus atricilla</i> | WL | | | In region |
| Western gull | <i>Larus occidentalis</i> | BCC | | | In region |
| California gull | <i>Larus californicus</i> | BCC, WL | | | On site |
| California least tern | <i>Sterna antillarum browni</i> | FE, CE, FP | | | In region |
| Black tern | <i>Chlidonias niger</i> | SSC2, BCC | | | In region |
| Common loon | <i>Gavia immer</i> | SSC | | | Nearby |
| Double-crested cormorant | <i>Phalacrocorax auritus</i> | WL | Yes | | On site |
| American white pelican | <i>Pelicanus erythrorhynchos</i> | SSC1, BCC | Yes | | Very close |
| California brown pelican | <i>Pelicanus occidentalis californicus</i> | FP | | | In region |
| Least bittern | <i>Ixobrychus exilis</i> | SSC2 | | | In region |
| White-faced ibis | <i>Plegadis chihi</i> | WL | Yes | | Very close |
| Turkey vulture | <i>Cathartes aura</i> | BOP | | | On site |
| Osprey | <i>Pandion haliaetus</i> | WL, BOP | Yes | | Very close |
| White-tailed kite | <i>Elanus leucurus</i> | CFP, BOP | Yes | Observed | On site |
| Golden eagle | <i>Aquila chrysaetos</i> | BGEPA, CFP, BOP, WL | Yes | | Very close |
| Northern harrier | <i>Circus cyaneus</i> | BCC, SSC3, BOP | Yes | | Very close |
| Sharp-shinned hawk | <i>Accipiter striatus</i> | WL, BOP | Yes | | Very close |
| Cooper's hawk | <i>Accipiter cooperii</i> | WL, BOP | Yes | | On site |
| Bald eagle | <i>Haliaeetus leucocephalus</i> | CE, BGEPA, CFP | | | Nearby |
| Red-shouldered hawk | <i>Buteo lineatus</i> | BOP | | | Very close |
| Swainson's hawk | <i>Buteo swainsoni</i> | CT, BOP | Yes | Observed | On site |

| Common name | Species name | Status' | SJMSCP covered species | Checklist occurrence potential | Databased, Site visits |
|-----------------------------------|-------------------------------------|----------------|------------------------|--------------------------------|------------------------|
| Red-tailed hawk | <i>Buteo jamaicensis</i> | BOP | | | On site |
| Ferruginous hawk | <i>Buteo regalis</i> | WL, BOP | Yes | | Nearby |
| Rough-legged hawk | <i>Buteo lagopus</i> | BOP | | | Nearby |
| Barn owl | <i>Tyto alba</i> | BOP | | | Very close |
| Western screech-owl | <i>Megascops kennicotti</i> | BOP | | | In region |
| Great horned owl | <i>Bubo virginianus</i> | BOP | | | On site |
| Burrowing owl | <i>Athene cunicularia</i> | BCC, SSC2, BOP | Yes | Unlikely | Very close |
| Long-eared owl | <i>Asio otus</i> | BCC, SSC3, BOP | | | In region |
| Short-eared owl | <i>Asia flammeus</i> | BCC, SSC3, BOP | Yes | | In region |
| Lewis's woodpecker | <i>Melanerpes lewis</i> | BCC | | | In region |
| Nuttall's woodpecker | <i>Picoides nuttalli</i> | BCC | | | Very close |
| American kestrel | <i>Falco sparverius</i> | BOP | | | On site |
| Merlin | <i>Falco columbarius</i> | WL, BOP | Yes | | Nearby |
| Peregrine falcon | <i>Falco peregrinus</i> | BOP | | | Very close |
| Prairie falcon | <i>Falco mexicanus</i> | WL, BOP | Yes | | Nearby |
| Olive-sided flycatcher | <i>Contopus cooperi</i> | BCC, SSC2 | | | Nearby |
| Willow flycatcher | <i>Empidonax traillii</i> | CE | | | Nearby |
| Vermilion flycatcher | <i>Pyrocephalus rubinus</i> | SSC2 | | | In region |
| Least Bell's vireo | <i>Vireo bellii pusillus</i> | FE, CE | | Absent | In region |
| Loggerhead shrike | <i>Lanius ludovicianus</i> | SSC2 | Yes | Unlikely | On site |
| Yellow-billed magpie | <i>Pica nuttalli</i> | BCC | | | Very close |
| Oak titmouse | <i>Baeolophus inornatus</i> | BCC | | | Very close |
| Bank swallow | <i>Riparia riparia</i> | CT | Yes | | In region |
| Purple martin | <i>Progne subis</i> | SSC2 | | | In region |
| Wrentit | <i>Chamaea fasciata</i> | BCC | | | In region |
| California thrasher | <i>Toxostoma redivivum</i> | BCC | | | Nearby |
| Cassin's finch | <i>Haemorhous cassinii</i> | BCC | | | In region |
| Lawrence's goldfinch | <i>Spinus lawrencei</i> | BCC | | | Very close |
| Grasshopper sparrow | <i>Ammodramus savannarum</i> | SSC2 | | | In region |
| Modesto song sparrow ³ | <i>Melospiza melodia mailliardi</i> | SSC3 | | Absent | Very close |

| Common name | Species name | Status ¹ | SJMSCP covered species | Checklist occurrence potential | Databased, Site visits |
|-----------------------------|--------------------------------------|---------------------|------------------------|--------------------------------|------------------------|
| Black-chinned sparrow | <i>Spizella atrogularis</i> | BCC | | | In region |
| Bell's sparrow | <i>Amphispiza b. belli</i> | WL | Yes | | In region |
| Oregon vesper sparrow | <i>Poocetes gramineus affinis</i> | SSC2, BCC | | | In range |
| Yellow-breasted chat | <i>Icteria virens</i> | SSC3 | Yes | Absent | Nearby |
| Yellow-headed blackbird | <i>Xanthocephalus xanthocephalus</i> | SSC3 | | | Very close |
| Bullock's oriole | <i>Icterus bullockii</i> | BCC | | | Very close |
| Tricolored blackbird | <i>Agelaius tricolor</i> | CT, BCC, SSC1 | Yes | Absent | Very close |
| Lucy's warbler | <i>Leiothlypis luciae</i> | SSC3, BCC | | | In region |
| Virginia's warbler | <i>Leiothlypis virginiae</i> | WL, BCC | | | In region |
| Yellow warbler | <i>Setophaga petechia</i> | SSC2 | Yes | | Very close |
| Summer tanager | <i>Piranga rubra</i> | SSC1 | | | In region |
| Pallid bat | <i>Antrozous pallidus</i> | SSC, WBWG:H | | Unlikely | In range |
| Townsend's big-eared bat | <i>Corynorhinus townsendii</i> | SSC, WBWG:H | Yes | Absent | In range |
| Canyon bat | <i>Parastrellus hesperus</i> | WBWG:L | | | In region |
| Big brown bat | <i>Epistictus fuscus</i> | WBWG:L | | | In range |
| Silver-haired bat | <i>Lasionycteris noctivagans</i> | WBWG:M | | | In range |
| Western red bat | <i>Lasiurus blossevillii</i> | SSC, WBWG:H | Yes | | In region |
| Hoary bat | <i>Lasiurus cinereus</i> | WBWG:M | | | In region |
| Western small-footed myotis | <i>Myotis ciliolabrum</i> | WBWG:M | Yes | | In range |
| Little brown myotis | <i>Myotis lucifugus</i> | WBWG:M | | | In region |
| Yuma myotis | <i>Myotis yumanensis</i> | WBWG:LM | Yes | | In range |
| California myotis | <i>Myotis californicus</i> | WBWG:L | | | In range |
| American badger | <i>Taxidea taxus</i> | SSC | | Absent | In region |

¹ Listed as FT or FE = federal threatened or endangered, FC = federal candidate for listing, BCC = U.S. Fish and Wildlife Service Bird of Conservation Concern, CT or CE = California threatened or endangered, CCT or CCE = Candidate California threatened or endangered, CFP = California Fully Protected (California Fish and Game Code 3511), SSC = California Species of Special Concern (not threatened with extinction, but rare, very restricted in range, declining throughout range, peripheral portion of species' range, associated with habitat that is declining in extent), SSC1, SSC2 and SSC3 = California Bird Species of Special Concern priorities 1, 2 and 3, respectively (Shuford and Gardali 2008), WL = Taxa to Watch List (Shuford and Gardali 2008),

and BOP = Birds of Prey (CFG Code 3503.5), and WBWG = Western Bat Working Group with priority rankings, of low (L), moderate (M), and high (H).

² Uncertain if BCC based on 2021 Bird of Conservation Concern list.

³ Reported simply as song sparrow, but song sparrows in this area should be Modesto song sparrow.

Habitat Assessment

Olberding (2021) speculates that “Due to the heavily disturbed nature of the Property there were a limited number of wildlife species observed during the survey.” However, the heavy disturbance was much less limiting to the number of wildlife species that I detected on the project site, as I found nearly 6 times the number reported by Olberding (2021). This noted, the project site has been intensively disturbed over a number of years, and this level of disturbance undoubtedly diminished the species of wildlife species that occur on the site as compared to times preceding the repeated discing of the site. Nevertheless, wildlife strive to survive, even where conditions are far from ideal. Some species often fare better on disturbed soils. Horned larks and killdeer are perfectly capable of nesting on the ground of the project site. American pipits, American crows, house finches and red-winged blackbirds often forage on disced soil, and these birds are in turn pursued by Swainson’s hawks, Cooper’s hawks and white-tailed kites, among others. Swainson’s hawks are known for foraging over disturbed fields, especially as the fields are being disturbed by activities such as discing (Smallwood 1995, Smallwood et al. 1996, Swolgaard et al. 2008). Swainson’s hawks nested adjacent to the project site for good reasons. The disturbance of a site is no justification for dismissing it as valuable to wildlife (Smallwood and Smallwood 2023).

For multiple species, Olberding (2021) speculates that the project site is unsuitable as nesting habitat and therefore is unlikely to cause significant impacts if it is developed. However, there is no sound scientific distinction between nesting habitat and some other characterization of habitat. For any given species, the environment of a site is either habitat or it is not, as habitat is defined as that part of the environment that is used by a species (Hall et al. 1997). Certain portions of a species’ habitat may provide nesting opportunities, but all parts of its habitat are critical to the nesting success of members of the species. If an animal cannot find sufficient forage and cover during non-nesting season or at portions of its habitat where it does not normally nest, then it might not survive to reproduce or its nesting attempt might not succeed. Olberding (2021) asserts a false distinction of the value of a site based on whether the species nests on-site.

The above-arguments were applied to loggerhead shrike, which serves as a good example of how poorly predictive the Olberding’s (2021) approach is to determining occurrence likelihood. Olberding (2021) determines loggerhead shrike to have a low likelihood of occurrence due to lack of trees and shrubs needed for nesting. However, loggerhead shrikes are resourceful when it comes to finding and using nest substrate (Smallwood and Smallwood 2021). Furthermore, elderberry shrubs occur on the project site (Photo 3) as do loggerhead shrikes (Table 1, Photos 6 and 7). When I arrived at the project site to perform my survey, I expected to see loggerhead shrikes, based on my experience. The occurrence likelihood of loggerhead shrike was not low, and the same can be concluded for many of the other special-status species considered by Olberding (2021).

POTENTIAL BIOLOGICAL IMPACTS

An impacts analysis should consider whether and how a proposed project would affect members of a species, larger demographic units of the species, the whole of a species, and ecological communities. The accuracy of this analysis depends on an accurate characterization of the existing environmental setting. In the case of the proposed project, the existing environmental setting has not been accurately characterized, and several important types of potential project impact have not been analyzed. These types of impacts include habitat loss, interference with wildlife movement, and collision mortality with solar PV panels and project-generated traffic.

HABITAT LOSS

The project would destroy 89.92 acres of habitat to every species of wildlife that makes use of the project site. My survey outcomes interpreted with the help of an analytical bridge to more extensive research at another site in a similar environment predict 178 species of vertebrate wildlife would eventually be detected by repeat visual-scan surveys similar those I completed. Added to these 178 species would be all the nocturnal species I would unlikely detect during the daytime, such as species of bat, multiple species of small mammal, American badger and perhaps San Joaquin kit fox. What remains without analysis is the magnitude of loss of the numbers of animals that can be produced by the project site.

In the case of birds, two methods exist for estimating the loss of productive capacity that would be caused by the project. One method would involve surveys to count the number of bird nests and chicks produced. The alternative method is to infer productive capacity from estimates of total nest density elsewhere. I am aware of estimates of total nest density elsewhere, but none were on fields that underwent discing every year except for a field I surveyed for total nest density this past spring. The field had been a walnut orchard in Rancho Cordova, California, but the walnuts were abandoned while the floor continued to be disced, sometimes entirely and sometimes partially. I surveyed the 12.74-acre study site 30 times from March through the first half of August to estimate total nest density. Total nest density of birds was 14.38 nests per acre, but this density included cavity nests and tree-supported cup nests within the scattering of abandoned orchard walnuts. Excluding the cavity nests and tree-supported cup nests, total nest density on the ground and in elderberry shrubs was 2.12 nests/acre. Assuming that the estimates of total bird nest density on the ground and in elderberry was similar between my study site and the project site, then the project site likely supports 191 nests per year.

The loss of 191 nest sites of birds would qualify as a potentially significant project impact, but the impact does not end with the immediate loss of nest sites as nest substrate is removed and foraging grounds graded in preparation for impervious surfaces. The reproductive capacity of the site would be lost. The average number of fledglings per nest in Young's (1948) study was 2.9. Assuming Young's (1948) study site typifies bird productivity, the project would prevent the production of 554 fledglings per year. Assuming an average bird generation time of 5 years, the lost capacity of both breeders and annual fledgling production can be estimated from an equation in

Smallwood (2022): $\{(nests/year \times chicks/nest \times number\ of\ years) + (2\ adults/nest \times nests/year) \times (number\ of\ years \div years/generation)\} \div (number\ of\ years) = 630\ birds\ per\ year\ denied\ to\ California.$ In the face of a potential project impact of this magnitude, I conclude that the potential project impacts to the productive capacity of birds would be significant.

INTERFERENCE WITH WILDLIVE MOVEMENT

The analysis of whether the project would interfere with wildlife movement in the region is flawed and misleading. According to the Checklist, “The Biological Resources Analysis Report (Attachment A) [Olberding 2021] included a CNDDDB record search that did not reveal any documented wildlife corridors or wildlife nursery sites on or adjacent to warehouse site.” However, CNDDDB is not where an analyst would find information relevant to whether a site is important to wildlife movement. Nor did Olberding (2021) address the issue of wildlife movement in the region. In effect, there is no analysis of whether the project would interfere with wildlife movement.

The Checklist also claims that the impact on wildlife movement corridors was adequately addressed in the General Plan EIR. Indeed, the General Plan EIR addresses wildlife movement corridors, but it does so with a focus on the San Joaquin River as a wildlife corridor, and it does so with a focus solely on the functionality of corridors. The General Plan EIR implies the premise that interference with wildlife movement in the region can result only from a project’s disruption of the function of a wildlife movement corridor. This premise represents a false CEQA standard, and was therefore inappropriate to the analysis. The primary phrase of the CEQA standard goes to wildlife movement regardless of whether the movement is channeled by a corridor. A site such as the project site is critically important for wildlife movement because it composes an increasingly diminishing area of open space within a growing expanse of anthropogenic uses, forcing more species of volant wildlife to use the site for stopover and staging during migration, dispersal, and home range patrol (Warnock 2010, Taylor et al. 2011, Runge et al. 2014).

In any case, many of the animals I saw on the project site got there by moving there from someplace else, and others were using the airspace of the site as a travel medium. California gulls flew across the site, as did snowy egrets, double-crested cormorants, mourning doves, horned larks and many other birds. To and from the project site, pocket gophers disperse along linear elements of the landscape (Smallwood et al. 2001), and so do kangaroo rats; otherwise, these species would have been extirpated from the site long ago due to the discing. The project site includes grassland patches to and from which many species of wildlife are compelled to travel, and the majority of the site in disturbed soil likely serves as an island of open space in the winter months for stopover by mountain plovers, merlin, ferruginous hawks and many other special-status species.

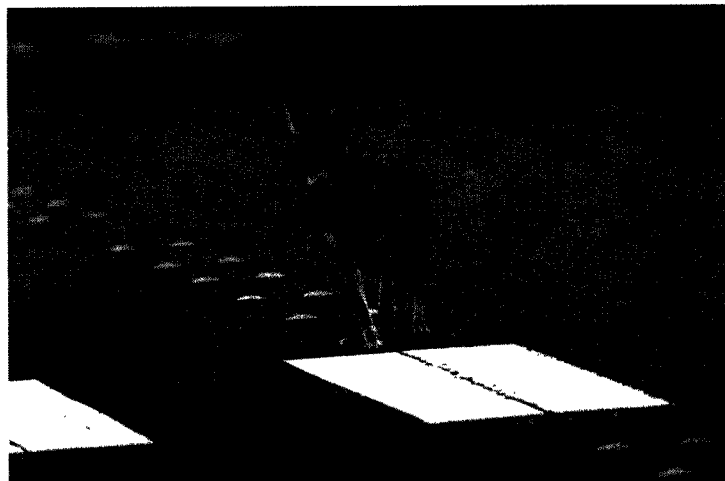
The Checklist fails to analyze whether and to what degree the project’s 60-foot-tall building and adjoining impervious surface covering nearly 90 acres would interfere with wildlife movement in the region, and whether the resulting impacts could be mitigated.

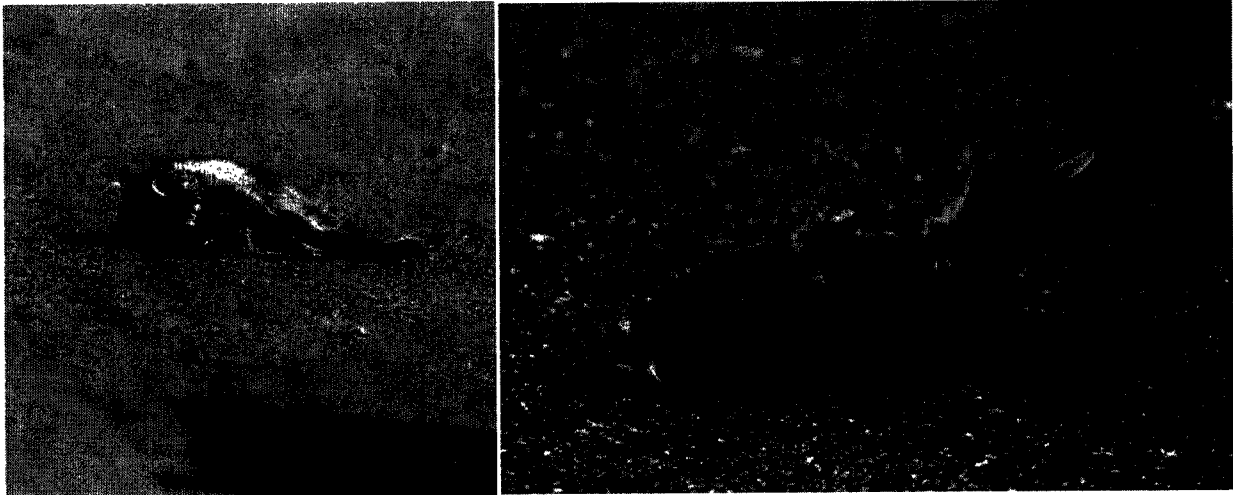
TRAFFIC IMPACTS TO WILDLIFE

For the following reasons, the project would qualify as an exception to CEQA Guidelines §15183 regarding exemptions to additional environmental review: 1) project-generated traffic impacts to wildlife were mentioned as a bullet item but not analyzed as significant effects in the Lathrop General Plan EIR, and 2) the project-generated traffic impacts to wildlife would be potentially significant off-site and they would contribute cumulatively to traffic impacts to wildlife impacts generated by other projects in the region, and which were not discussed in the Lathrop General Plan EIR. The Lathrop General Plan EIR's only mention of traffic impacts to wildlife was "Significant impacts on special status species associated with individual subsequent projects could include: increased mortality caused by higher numbers of automobiles in new areas of development." This is a statement, but not an analysis, and it was followed by no policies or actions to minimize the impacts.

The Checklist fails to address one of the project's most obvious, substantial impacts to wildlife, and that is wildlife mortality and injuries caused by project-generated traffic. Project-generated traffic would endanger wildlife that must, for various reasons, cross roads used by the project's traffic (Photos 13–15), including along roads far from the project footprint. Vehicle collisions have accounted for the deaths of many thousands of amphibian, reptile, mammal, bird, and arthropod fauna, and the impacts have often been found to be significant at the population level (Forman et al. 2003). Across North America traffic impacts have taken devastating tolls on wildlife (Forman et al. 2003). In Canada, 3,562 birds were estimated killed per 100 km of road per year (Bishop and Brogan 2013), and the US estimate of avian mortality on roads is 2,200 to 8,405 deaths per 100 km per year, or 89 million to 340 million total per year (Loss et al. 2014). Local impacts can be more intense than nationally.

Photo 13. *A coyote uses the crosswalk to crosses a road on 2 February 2023.*





Photos 14 and 15. Raccoon killed on Road 31 just east of Highway 505 in Solano County (left; photo taken on 10 November 2018), and mourning dove killed by vehicle on a California road (right; photo by Noriko Smallwood, 21 June 2020.)

The nearest study of traffic-caused wildlife mortality was performed along a 2.5-mile stretch of Vasco Road only 20 miles away in Contra Costa County, California. Fatality searches in this study found 1,275 carcasses of 49 species of mammals, birds, amphibians and reptiles over 15 months of searches (Mendelsohn et al. 2009). This fatality number needs to be adjusted for the proportion of fatalities that were not found due to scavenger removal and searcher error. This adjustment is typically made by placing carcasses for searchers to find (or not find) during their routine periodic fatality searches. This step was not taken at Vasco Road (Mendelsohn et al. 2009), but it was taken as part of another study next to Vasco Road (Brown et al. 2016). Brown et al.'s (2016) adjustment factors for carcass persistence resembled those of Santos et al. (2011). Also applying searcher detection rates from Brown et al. (2016), the adjusted total number of fatalities was estimated at 12,187 animals killed by traffic on the road. This fatality number over 1.25 years and 2.5 miles of road translates to 3,900 wild animals per mile per year. In terms comparable to the national estimates, the estimates from the Mendelsohn et al. (2009) study would translate to 243,740 animals killed per 100 km of road per year, or 29 times that of Loss et al.'s (2014) upper bound estimate and 68 times the Canadian estimate. An analysis is needed of whether increased traffic generated by the project site would similarly result in local impacts on wildlife.

For wildlife vulnerable to front-end collisions and crushing under tires, road mortality can be predicted from the study of Mendelsohn et al. (2009) as a basis, although it would be helpful to have the availability of more studies like that of Mendelsohn et al. (2009) at additional locations. My analysis of the Mendelsohn et al. (2009) data resulted in an estimated 3,900 animals killed per mile along a county road in Contra Costa County. Two percent of the estimated number of fatalities were birds, and the balance was composed of 34% mammals (many mice and pocket mice, but also ground squirrels, desert cottontails, striped skunks, American badgers, raccoons, and others), 52.3% amphibians (large numbers of California tiger salamanders and California red-

legged frogs, but also Sierran treefrogs, western toads, arboreal salamanders, slender salamanders and others), and 11.7% reptiles (many western fence lizards, but also skinks, alligator lizards, and snakes of various species). VMT is useful for predicting wildlife mortality because I was able to quantify miles traveled along the studied reach of Vasco Road during the time period of the Mendelsohn et al. (2009), hence enabling a rate of fatalities per VMT that can be projected to other sites, assuming similar collision fatality rates.

Predicting project-generated traffic impacts to wildlife

The Checklist predicts 2,798 daily trips among 1,295 employees and a mean 15.43 daily VMT per employee. Assuming the daily trips are weekdays, the annual VMT not including weekend mileage would amount to 11,225,016 annual VMT. During the Mendelsohn et al. (2009) study, 19,500 cars traveled Vasco Road daily, so the vehicle miles that contributed to my estimate of non-volant fatalities was 19,500 cars and trucks \times 2.5 miles \times 365 days/year \times 1.25 years = 22,242,187.5 vehicle miles per 12,187 wildlife fatalities, or 1,825 vehicle miles per fatality. This rate divided into the predicted annual VMT would predict 6,151 vertebrate wildlife fatalities per year. Even if the mortality turns out to be as low as half that of the Mendelsohn et al. (2009) study, the annual death toll to wildlife resulting from project-generated traffic would be 3,075, which would also qualify as a significant, unmitigated impact to wildlife caused by the project.

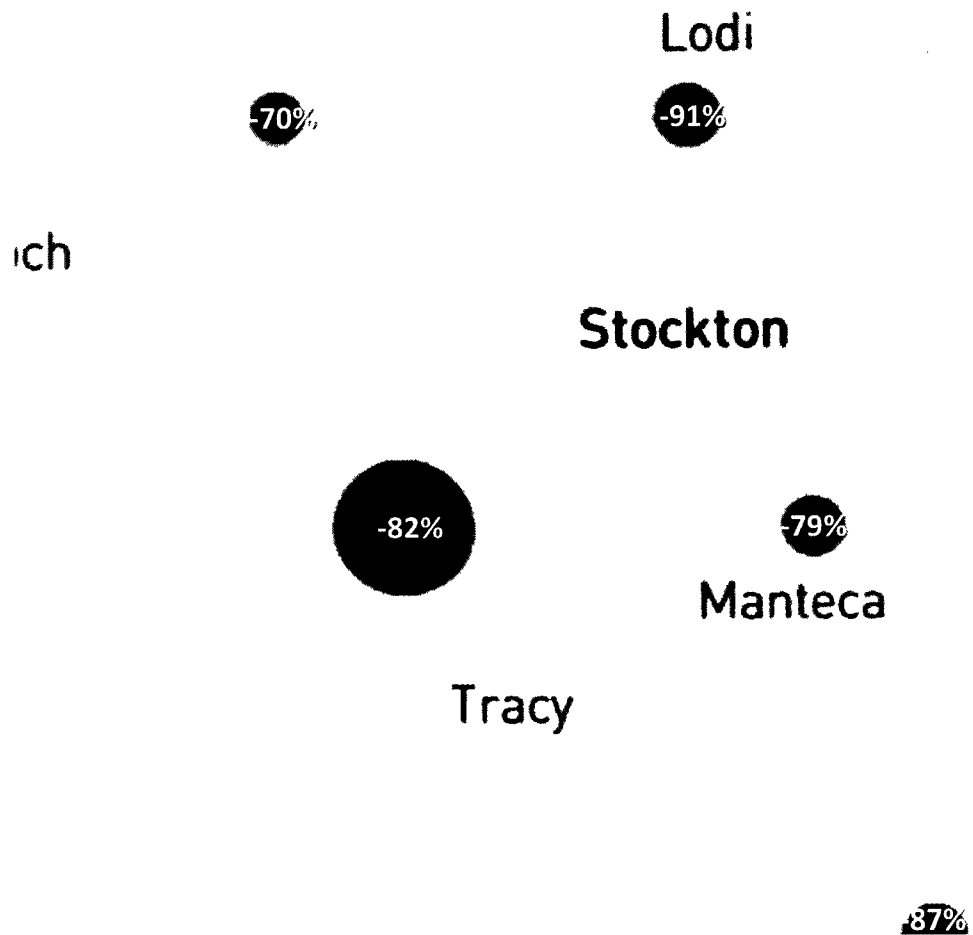
Based on my indicator-level analysis, the project-generated traffic would cause substantial, significant impacts to wildlife. The Checklist does not address this potential impact, let alone propose to mitigate it. Mitigation measures to improve wildlife safety along roads are available and are feasible, and they need exploration for their suitability with the proposed project. Given the predicted level of project-generated traffic-caused mortality, and the lack of any proposed mitigation, it is my opinion that the proposed project would result in potentially significant adverse biological impacts. The Checklist fails to analyze the impact of wildlife-automobile collisions resulting from project-generated traffic, and how to mitigate it.

CUMULATIVE IMPACTS

Because cumulative impacts are proving more severe than discussed in the Lathrop General Plan EIR, the project would be inconsistent with the CEQA Guideline §15183 regarding exemptions to additional environmental review. According to the Checklist (p. 55), “The 2022 General Plan EIR determined that cumulative impacts to biological resources would be less than significant. ... As such, the proposed warehouse project is consistent with the adopted vision and uses identified within the General Plan, and would not result in any new or increased impacts associated with biological resources, beyond those that were already addressed in the 2022 Lathrop General Plan EIR. The proposed warehouse project would not result in a new or more severe impact than what was previously analyzed.” The cumulative impacts analysis of the Lathrop General Plan EIR asserts that participation with the SJMSCP would prevent significant cumulative impacts. But it has not.

For example, burrowing owls have all but disappeared from the County, despite the SJMSCP. Over the past month (since 26 September 2023), there has only been one occurrence of burrowing owl in San Joaquin County that has been reported to eBird, and that was in Tracy. eBird Trends Analysis reveals an average 82% decline in the area of the SJMSCP (Figure 3).

Figure 3.
eBird Trends Analysis reveals an average 82% decline of burrowing owls in the area of the SJMSCP between 2007 and 2021.



MITIGATION

Requirement BIO-1: Participation with SJMSCP

The principal mitigation measure in the City’s Checklist would be participation with the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Due to grossly deficient implementation and due to poor performance of the SJMSCP, the project’s impacts to wildlife should be mitigated outside the SJMSCP. The SJMSCP is currently unsuitable as a mitigation strategy for the project. A project-specific EIR needs to be prepared in order to formulate more effective mitigation. Below I explain why.

There are four major problems with relying on the SJMSCP to mitigate the project's impacts to special-status species of wildlife: (1) Not all special-status species at the site are covered by the SJMSCP; (2) Many non-covered species of birds are still protected by the federal Migratory Bird Treaty Act (MBTA) and California Migratory Bird Protection Act (MBPA), which warrant CEQA review for potential impacts; (3) The SJMSCP requires protocol-level detection surveys at project sites for covered species, but no such surveys have been performed at the site of the proposed project; and, (4) Available evidence indicates that the premise is likely false that SJMSCP participation conserves covered species. These problems are discussed further below.

(1) Seventy-one (66%) of the species in Table 2 are not covered by the SJMSCP. Four of the 10 special-status species that I saw on the project site are not covered by the SJMSCP. In other words, the SJMSCP insufficiently covers special-status species that would be adversely affected by the project. An important reason for this deficiency has been the continued assignments of special status to additional species as resource agencies have determined these species are declining or are in trouble. The growing list of special-status species is indicative of the effects of cumulative impacts. The SJMSCP failed to effectively prepare for the assignment of special status to so many more species, nor did it provide sufficient conservation benefits to prevent these assignments. Many species of wildlife have declined despite the SJMSCP.

(2) Any potentially occurring bird species protected by the MBTA and the MBPA warrants an impact assessment related to the proposed project, regardless of any additional special status. Ground-nesting birds nest on the project site, and tree- and shrub-nesting birds rely on the site for forage. Ground-nesters on the project site could include northern harrier, burrowing owl, and California horned lark among others. City of Lathrop needs to consider project impacts and mitigation for all bird species protected by the MBTA and MBPA.

(3) According to SJMSCP §5.2.2.1 (A), there is the requirement for "Preconstruction surveys to ... determine if SJMSCP Covered Species are present..." The purpose of these surveys, according to the SJMSCP §5.2.2.5, is to comply with existing protocols or guidelines for supporting a determination of species' absence as the standard, i.e., if the species is present, the surveys should detect it. In other words, although preconstruction survey normally refer to a clearance survey to avoid take by imminent use of heavy machinery to grade the project site, the SJMSCP requires protocol-level detection surveys. Such surveys are to be performed at project sites where habitat would be destroyed (SJMSCP §5.9.2.5). No detection surveys have been implemented at the site of the proposed project. A project-specific DEIR needs to be prepared, and it needs to include the results of detection surveys, including those meeting the guidelines of CDFW (2012) for burrowing owls and of CEC and CDFW (2010) for Swainson's hawks.

(4) The premise that project mitigation via SJMSCP fees will conserve special-status species lacks support of evidence, which is required in the SJMSCP and its Implementation Agreement.

The SJMSCP requires 'Pre-acquisition/Baseline surveys' at "*potential or recently acquired SJMSCP Preserves*" (SJMSCP §5.9.2.6). These surveys are characterized in the SJMSCP as detection surveys. Detection surveys are also required at proposed project sites. The SJMSCP also requires biological effectiveness monitoring at the Preserves, which are said to be needed to inform an adaptive management program. All of these surveys are intended to quantify the initial nexus between project impacts and conservation value in Preserves, and to enable managers to react to emerging deficiencies in this nexus. Monitoring biological effectiveness of the SJMSCP was supposed to be annual, whereas additional focused surveys of certain covered species were to be completed every three years. The SJMSCP also requires Annual Reports. A reasonable presumption is that the monitoring data in the Annual Reports were to be analyzed to inform adaptive management, but no such analysis has been presented during the first 23 years of the SJMSCP.

Detection Surveys at Project Sites.--In my experience in San Joaquin County, and based on my review of additional CEQA reviews in the County such as the River Project EIR and the Tracy 580 Business Park EIR, protocol-level detection surveys are rarely completed at sites of proposed new projects. The surveys that are completed are typically no more rigorous than reconnaissance-level surveys, which are unsuitable for supporting absence determinations of most animal species. Reconnaissance surveys are not detection surveys. Failure to adequately complete detection surveys as part of this step of the SJMSCP vastly diminishes the likelihood of quantifying the initial nexus between project impacts and conservation value in Preserves, and hampers the ability of managers to react to emerging deficiencies in this nexus.

Detection Surveys at New Preserves.--Baseline surveys were to be completed upon acquisition of each new Preserve, including a focused search for Swainson's hawk nests within 2 miles of the Preserve and additional focused surveys for SJMCP-covered species. The first evidence of baseline surveys having been completed was at four Preserves, as reported in the 2008 Annual Report. The 2008 Annual Report includes a list of wildlife species seen on the Rustan and Elworthy Preserves. However, no explanation is reported of how these species were detected, who performed the survey, on what date the surveys were completed, at what time the surveys were started, and for how long the surveys lasted and under what conditions. The reporting leaves the reader unable to ascertain whether many other species occurred on these Preserves but were undetected. I could find no evidence that the Baseline surveys at new Preserves qualified as detection surveys. Failure to adequately complete this step of the SJMSCP vastly diminishes the likelihood of quantifying the initial nexus between project impacts and conservation value in Preserves, and hampers the ability of managers to react to emerging deficiencies in this nexus.

Biological effectiveness monitoring.--Noriko Smallwood helped me to review the SJMSCP's Annual Reports that are available online at <https://www.sjcog.org/DocumentCenter/Index/15>. Noriko entered data into electronic spreadsheets, which I later analyzed. We also found, in the process of reviewing the reports and processing and analyzing their data, that the Annual Reports reveal flawed study design, deficient implementation, and poor reporting, including poor quality control. Annual Reports

failed to include the results of biological effectiveness monitoring over the first five years of the certified SJMSCP. The Annual Report for 2012 is missing. The names of Preserves are inconsistent from Annual Report to Annual Report, so anyone attempting to compare survey results by year must carefully investigate the names of Preserves in order to record them consistently in database form. No trend analysis has been performed over 23 years of the SJMSCP. Because none of the Annual Reports compares biological effects monitoring among Preserves or among years, it is up to the reader to do so.

Reporting of survey results, and specifically of which wildlife species were detected, was in paragraph form for a decade, before switching to tables of results in 2015. Prior to 2015, some Annual Reports included counts of all wildlife species, whereas others included counts only of SJMSCP-covered species (2011). Annual Reports of 2008-2010 included counts of all species at certain Preserves and only covered species at other Preserves. Beginning in 2013, Annual Reports included counts of all species of wildlife, but the 2020 Annual Report only recorded the presence of those species detected by survey personnel. It was not until 2015 when all vertebrate species detections were recorded in Tables, although the referenced Table in the 2016 Annual Report does not actually appear in the Annual Report and was unavailable to us. It was not until 2015 when species counts and records of species detections qualified as comparable between years, as counts and records of presence numbered only fractions of what was reported after 2014, even including counts and records of presence of SJMSCP-covered species.

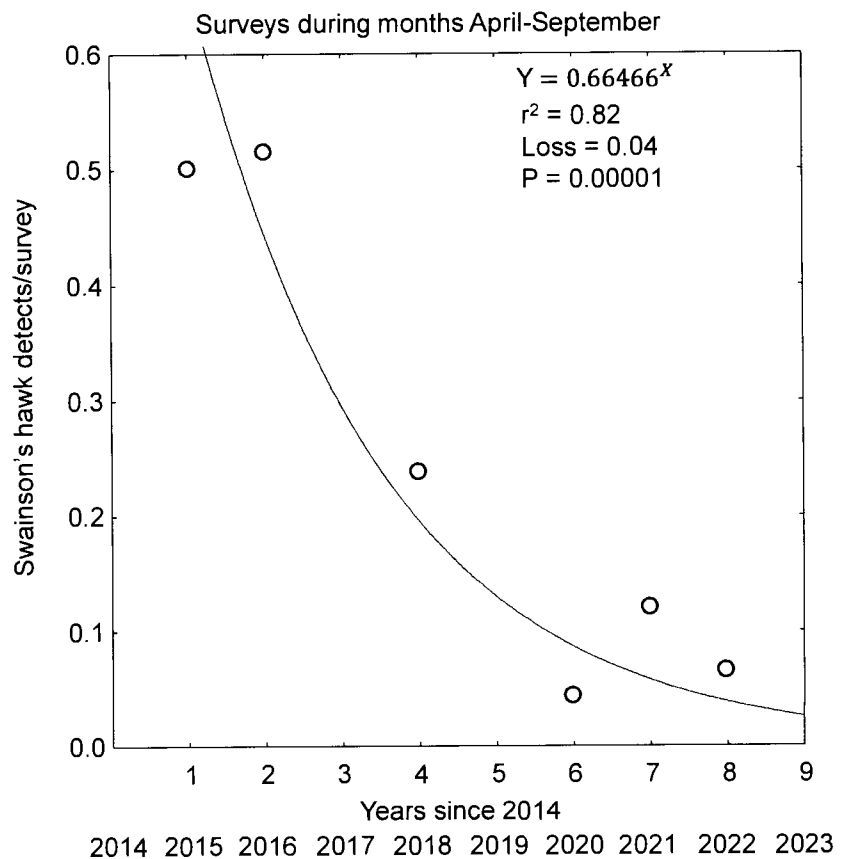
Other than the date of each survey, little of the survey methods is reported. Survey personnel are not identified. The survey method is characterized as “windshield surveys” on available roads that abut or cross the subject property, but there is no reported standard survey effort to adjust for variation in Preserve size, nor any standard on the minimum time that should be committed to each survey. No survey start time is reported. No survey duration is reported. No standards are reported about whether birds overflying the Preserve are counted, or whether animals seen just offsite are recorded, or if they are counted, then to what height above ground or distance from the Preserve’s boundary they are counted. The Annual Reports fail to report the most fundamental methodological details that the reader needs to interpret the monitoring results.

The windshield surveys for wildlife have been completed at different times of year from year to year, hence rendering inter-annual survey results incomparable for migratory species. One such migratory species is Swainson’s hawk, which has been the most important of the wildlife species covered by the SJMSCP. More than 63% of the surveys have been completed during times of the year when Swainson’s hawks are on migration to Mexico, which means that slightly more than a third of the surveys had any potential for detection of Swainson’s hawks. Therefore, I completed my analysis of Swainson’s hawk detections by first filtering out the surveys that would not have detected Swainson’s hawks while they were on migration.

According to the 2018 Annual Report, “Overall, the Swainson’s hawk population in San Joaquin County appears to be doing well, with a relatively high density of nesting pairs

and a high rate of nest success.” According to the 2021 Annual Report, “the SJMSCP appears to be highly successful with respect to providing high quality habitat for Swainson’s hawk.” However, these conclusions were not found on any obvious comparison of performance metrics through time. After filtering the survey results as described above, I found evidence of an ongoing rapid decline of Swainson’s hawks among the SJMSCP Preserves (Figure 4). Another performance metric further supports this trend, as I will report below under Focused Surveys. In any case, the above-conclusions in the 2018 and 2021 Annual Reports are inaccurate and misleading. The SJMSCP has failed to conserve Swainson’s hawks, and appears to be contributing to its progress towards extirpation in the County.

Figure 4. *The number of Swainson’s hawk detections per survey during the months April through September has declined rapidly among Preserves since 2014. A nonlinear regression fit to the data indicates a recent slowing of the declines, but only after detections of the species have reached a very low level.*



Not only does the evidence in the Annual Reports support the conclusion that the SJMSCP has failed to conserve Swainson’s hawks, but it also supports the conclusions that the SJMSCP is also failing to conserve other covered species (Figure 5). The covered species included in Figure 5 are those also identified in Table 2, as these also have other forms of special status. Additionally, the number of species detections of all vertebrate wildlife has been rapidly declining since 2014 (Figure 6). This decline has been a 42% loss of vertebrate species richness among the Preserves in only the last seven years. Considering the trends of Swainson’s hawk (Figure 4), covered species (Figure 5), and all vertebrate species (Figure 6), declines of these magnitudes are indicative of regional ecological collapse, the ecological, economic, and cultural significance of which are yet to be analyzed, but which are likely to be profound.

Figure 5. The number of covered species detections per survey among Preserves has declined since 2013, according to the data from biological effectiveness monitoring in the Annual Reports.

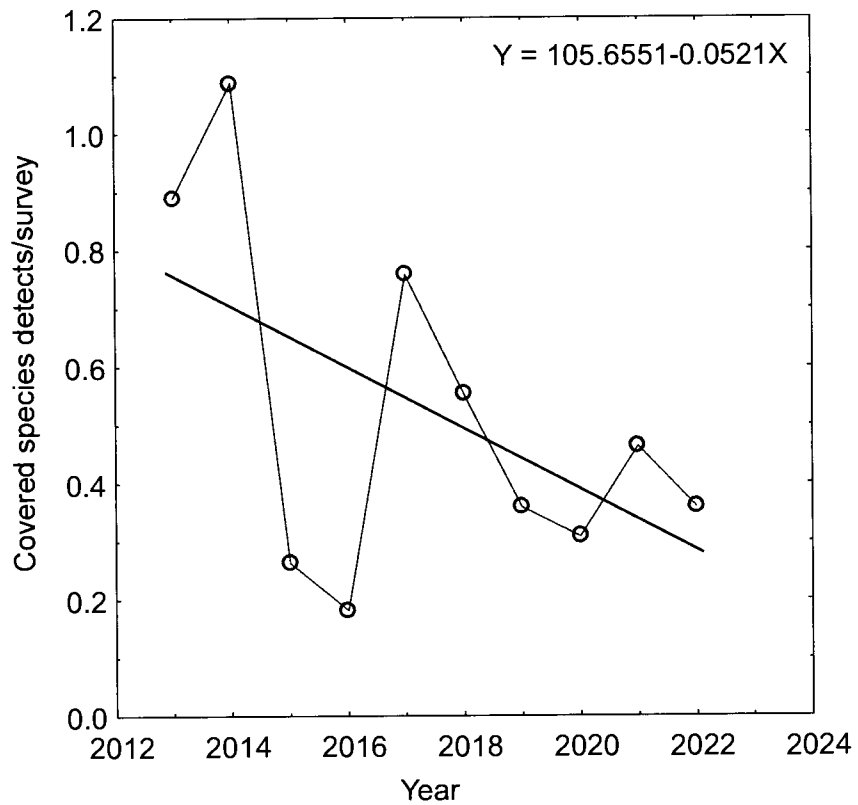
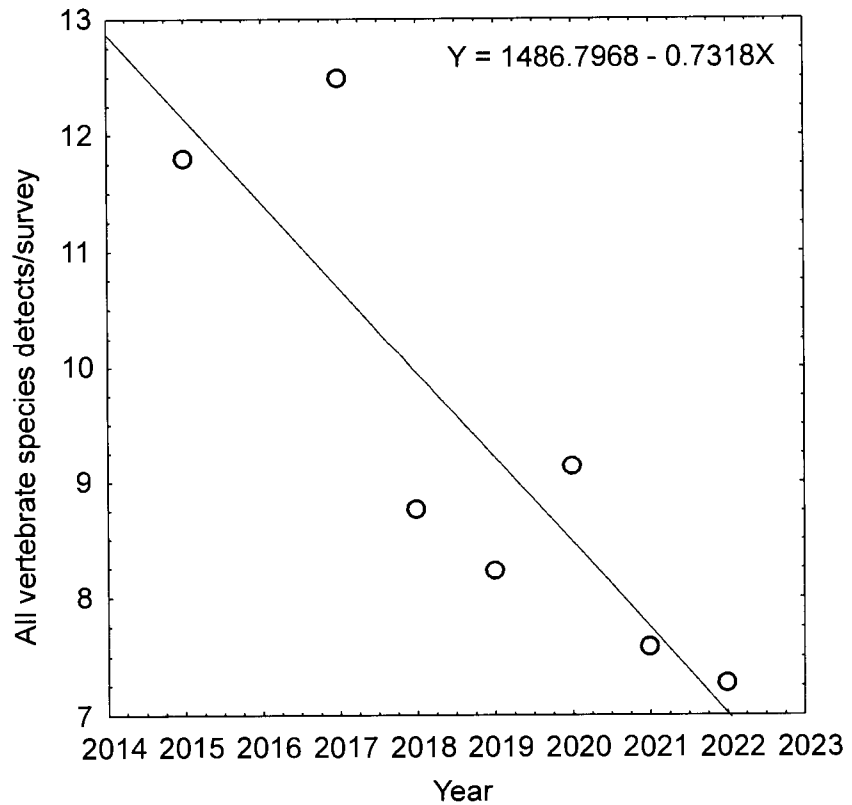


Figure 6. The number of all species detections per survey among Preserves has declined since 2015, according to the data from biological effectiveness monitoring in the Annual Reports. 2015 was when all species were first routinely recorded from the surveys.



Focused Surveys.--Focused surveys for Swainson's hawks are supposed to be completed every three years, including searches for nest sites within 2 miles of each Preserve. However, the first such survey was not completed until 2007, and another eight years went by before the second survey was completed. The fourth survey was completed in 2021, thus averaging one survey per 5.25 years. The reporting of the survey results has been inconsistent, but more importantly there has yet to be a scientifically sound analysis of the data. There has been no accounting of the increase in cumulative Preserve area in the comparisons of performance metrics such as the number of active nest sites and the number of successful nests. And no comparison has been made of the performance metric, the number of fledglings per successful nest.

The number of nests/100 acres has in fact been dangerously unstable, at one point nearing zero, and most recently again undergoing a rapid decline (Figure 7). At the same time, the number of fledglings per successful nest has steadily declined by 34% between 2007 and 2021 (Figure 8). At the present rate of decline, Swainson's hawks could be extirpated from San Joaquin County before the end of the SJMSCP's permit term.

Without explanation for the 20-year delay, focused surveys for burrowing owls – the second most important covered species of the SJMSCP – did not begin until 2021. There is obviously no baseline against which to compare the findings of the 2021 survey. In 2021, the focused surveys detected only two pairs of breeding burrowing owls among all of the 16,667 acres of Preserves acquired by the time of the 2021 survey. Failure to adequately complete focused surveys as required by the SJMSCP hampers the ability of managers to react to emerging deficiencies in this nexus.

Study Design and Implementation.—The positive-sighting nature of the reporting complicates the processing and analysis of data, although none of the Annual Reports analyze the data, anyway. A more effective approach would have been to deliberately record 0 for all species that could potentially occur on a Preserve, but were not detected.

A randomized selection of sampling plots within the SJMSCP study area would have minimized potential bias in trend analysis of both the biological effectiveness monitoring and focused surveys. Instead, the SJMSCP implemented a survey design that grows and changes with the acquisitions and losses of Preserves. In other words, the sample size and the sampled area are always changing, which could change a performance metric positively or negatively for reasons having nothing to do with actual population trends.

Another trend indicative of a problem of implementation is the declining average number of acres monitored per Preserve (Figure 9). This decline reflects a trend towards acquisition of increasingly smaller properties as Preserves since the SJMSCP's inception. I do not know the reason for this trend, but it probably results from a diminishing pool of willing sellers of conservation easements in San Joaquin County. Acquiring smaller properties has likely lessened the probability of inclusion of covered species, which could bias analysis of inter-annual trends in species' detections/survey. More importantly, smaller properties are less capable of conserving covered species.

Figure 7. Focused surveys for Swainson's hawk nest sites within two miles of Preserves have revealed an unstable trend in nests per 100 acres of cumulative Preserves, and a dangerously low density in 2017.

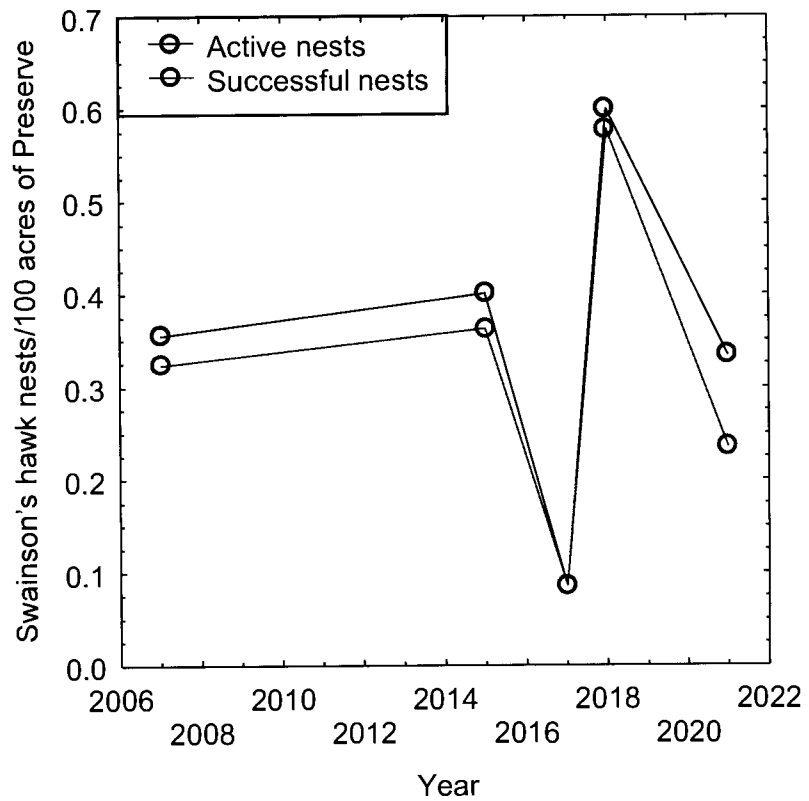


Figure 8. Focused surveys for Swainson's hawk nest sites within two miles of Preserves have revealed a rapid decline in productivity between 2007 and 2021.

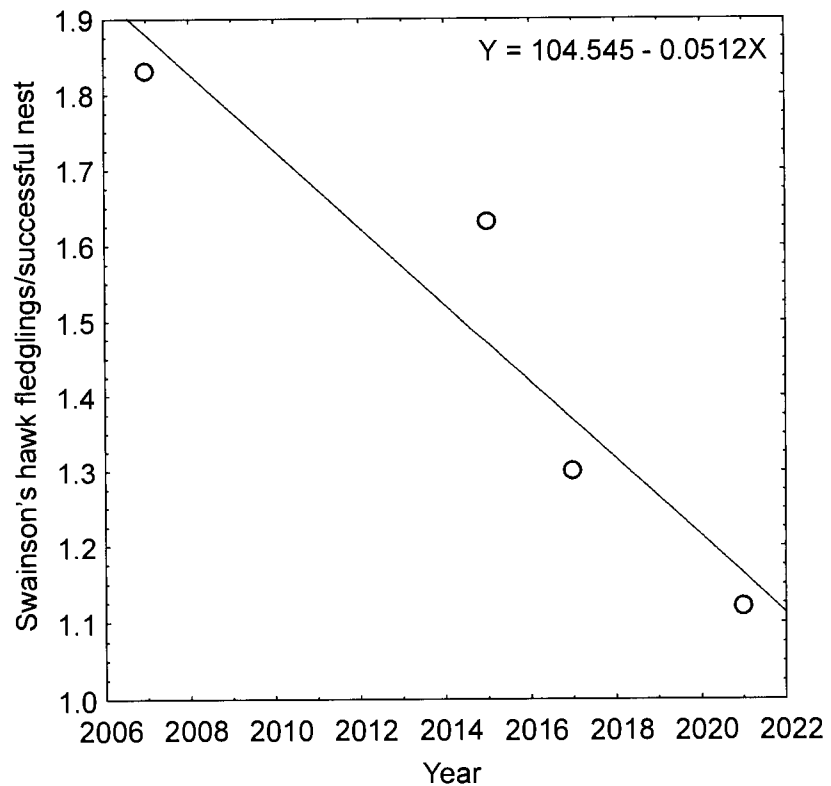
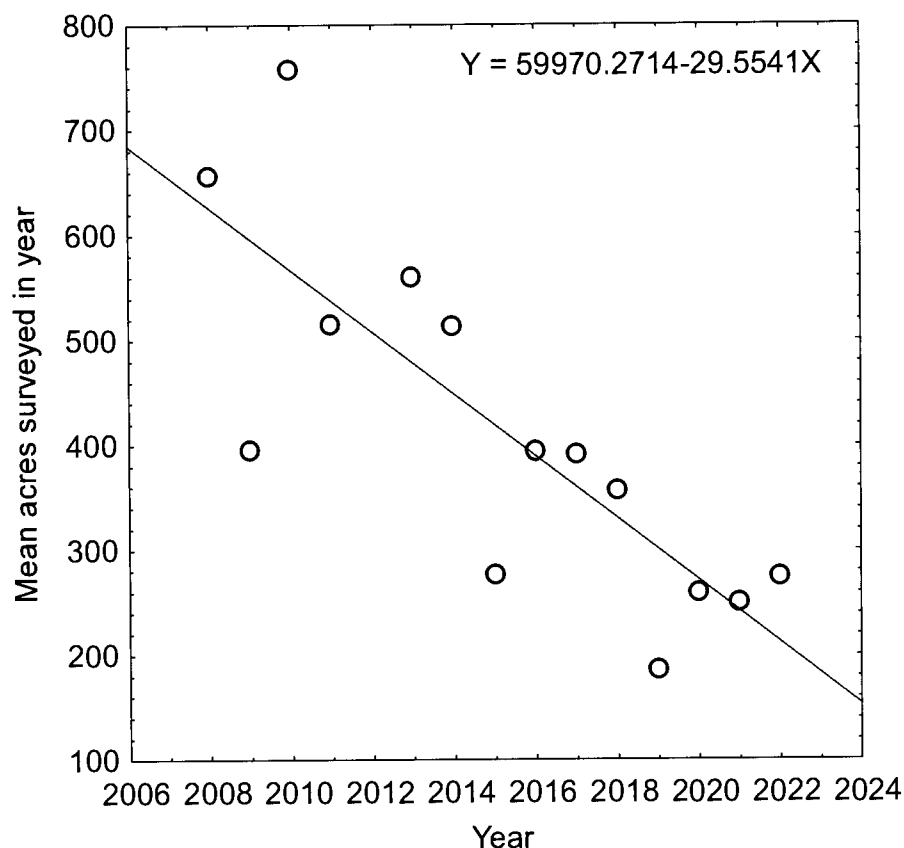


Figure 9. The average number of acres monitored among Preserves has declined by year since 2008.



Finally, although the SJMSCP’s monitoring data are fraught with errors and potential biases, they are the data the SJMSCP is supposed to rely upon as evidence of the SJMSCP’s performance. The absence of analysis of the data collected to date has prevented administrators of the SJMSCP from seeing (1) problems with study design, (2) problems with the data, (3) mismatches of biological resources between new project sites and Preserves, and (4) the alarming declines of covered species including Swainson’s hawks and burrowing owls. Unable to see the impacts of the SJMSCP and the ineffectiveness of its mitigation plan, managers have been unable to react to emerging deficiencies in the nexus sought by the SJMSCP. The SJMSCP has failed in its implementation, and it has proven ineffective at conserving its covered species; it should not be used to mitigate impacts to wildlife that occur on the project site.

Requirement BIO-2: Recommendations of Biological Resources Analysis Report

Pre-construction Reptile Survey. Contrary to the implication by Olberding (2021), preconstruction surveys for California glossy snake and San Joaquin coachwhip cannot support absence determinations of either species. Preconstruction, take-avoidance surveys are unequal to detection surveys, as they do not carry anywhere close to the same probability of detection. Detection surveys by qualified biologists need to be

completed as part of the CEQA review, and they need to inform preconstruction surveys about where members of the species are likely to be found.

Pre-Construction Avian Survey. Olberding (2021) characterizes the avian breeding season as February through August. However, the avian breeding season recognized by the California Department of Fish and Wildlife is now 1 February through 15 September.

I concur that preconstruction surveys for nesting birds should be implemented. However, having performed nest surveys for many bird species, I can attest to the difficulty of finding nest sites. Birds are highly skilled at hiding their nests, because with the exception of a few species, those birds that fail to hide their nests would fail in their nest attempts due to predation. Loggerhead shrikes and burrowing owls, as examples, make efforts to fool human observers into thinking the birds' nests are located where they are not. Locating nest sites of these species and most others requires multiple surveys over long time periods to note behavior patterns that can lead the observer to nest sites. This is why the breeding-season survey protocols require multiple surveys spaced through much of the breeding season, such as for burrowing owls (CDFW 2012). None of the available survey protocols for breeding birds recommend surveys to be completed within only a few days such as prior to construction, and this is because the notion that such a briefly conducted survey would detect more than a small fraction of nest sites is fantasy.

Preconstruction surveys should be performed for nesting birds, but not without first having completed detection surveys to inform where biologists can expect to find nests during their subsequent preconstruction surveys. Preconstruction surveys are only intended as last-minute, one-time salvage and rescue operations targeting readily detectable nests or individuals before they are crushed under heavy construction machinery. Because most special-status species are rare and cryptic, and because most bird species are expert at hiding their nests lest they get predated, most of their nests will not be detected by preconstruction surveys without prior support of detection surveys. For one thing, bird species vary in the timing of their nesting. For example, at a project site that I searched for nest attempts this past February through August, some bird species had already produced fledglings and some species began re-nesting before other bird species began nesting. Locating all of the nests on site would require more effort than is committed during preconstruction surveys. Furthermore, I found cavity-nesters to be easiest to locate, and ground-nesters the most difficult.

Regardless of whether construction timing avoids the nesting season or preconstruction surveys are completed, this measure would not reduce impacts to less-than-significant levels because the project would destroy the productive capacity of the birds that breed on the project site. Neither would the preconstruction surveys do anything to thwart or diminish the impacts of further habitat fragmentation.

Should the project go forward, I recommend that it be required of the preconstruction survey biologists to prepare a report of the methods and outcomes of preconstruction surveys. The report should be made available to the public.

Burrowing Owl Surveys. Contrary to the implication by Olberding (2021), preconstruction surveys for burrowing owls cannot support an absence determination. Preconstruction surveys are supposed to be preceded by protocol-level detection surveys (CDFW 2012). Note, also, that Olberding (2021) cites obsolete survey guidelines for burrowing owls. Furthermore, Olberding's (2021) recommendation for burrow destruction or passive relocation, no matter the behaviors of the associated burrowing owls, can be regarded as take, according to CDFW (2012).

Thank you for your attention,



Shawn Smallwood, Ph.D.

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Swainson's hawk perched on nest site on south side of Dos Reis Road next to the project site, 21 September 2023.

Kenneth Shawn Smallwood Curriculum Vitae

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Born May 3, 1963 in
Sacramento, California.
Married, father of two.

Ecologist

Expertise

- Finding solutions to controversial problems related to wildlife interactions with human industry, infrastructure, and activities;
- Wildlife monitoring and field study using GPS, thermal imaging, behavior surveys;
- Using systems analysis and experimental design principles to identify meaningful ecological patterns that inform management decisions.

Education

Ph.D. Ecology, University of California, Davis. September 1990.
M.S. Ecology, University of California, Davis. June 1987.
B.S. Anthropology, University of California, Davis. June 1985.
Corcoran High School, Corcoran, California. June 1981.

Experience

- 762 professional reports, including:
- 90 peer reviewed publications
- 24 in non-reviewed proceedings
- 646 reports, declarations, posters and book reviews
- 8 in mass media outlets
- 92 public presentations of research results

Editing for scientific journals: Guest Editor, *Wildlife Society Bulletin*, 2012-2013, of invited papers representing international views on the impacts of wind energy on wildlife and how to mitigate the impacts. Associate Editor, *Journal of Wildlife Management*, March 2004 to 30 June 2007. Editorial Board Member, *Environmental Management*, 10/1999 to 8/2004. Associate Editor, *Biological Conservation*, 9/1994 to 9/1995.

Member, Alameda County Scientific Review Committee (SRC), August 2006 to April 2011. The five-member committee investigated causes of bird and bat collisions in the Altamont Pass Wind Resource Area, and recommended mitigation and monitoring measures. The SRC reviewed the science underlying the Alameda County Avian Protection Program, and advised

the County on how to reduce wildlife fatalities.

Consulting Ecologist, 2004-2007, California Energy Commission (CEC). Provided consulting services as needed to the CEC on renewable energy impacts, monitoring and research, and produced several reports. Also collaborated with Lawrence-Livermore National Lab on research to understand and reduce wind turbine impacts on wildlife.

Consulting Ecologist, 1999-2013, U.S. Navy. Performed endangered species surveys, hazardous waste site monitoring, and habitat restoration for the endangered San Joaquin kangaroo rat, California tiger salamander, California red-legged frog, California clapper rail, western burrowing owl, salt marsh harvest mouse, and other species at Naval Air Station Lemoore; Naval Weapons Station, Seal Beach, Detachment Concord; Naval Security Group Activity, Skaggs Island; National Radio Transmitter Facility, Dixon; and, Naval Outlying Landing Field Imperial Beach.

Part-time Lecturer, 1998-2005, California State University, Sacramento. Instructed Mammalogy, Behavioral Ecology, and Ornithology Lab, Contemporary Environmental Issues, Natural Resources Conservation.

Senior Ecologist, 1999-2005, BioResource Consultants. Designed and implemented research and monitoring studies related to avian fatalities at wind turbines, avian electrocutions on electric distribution poles across California, and avian fatalities at transmission lines.

Chairman, Conservation Affairs Committee, The Wildlife Society--Western Section, 1999-2001. Prepared position statements and led efforts directed toward conservation issues, including travel to Washington, D.C. to lobby Congress for more wildlife conservation funding.

Systems Ecologist, 1995-2000, Institute for Sustainable Development. Headed ISD's program on integrated resources management. Developed indicators of ecological integrity for large areas, using remotely sensed data, local community involvement and GIS.

Associate, 1997-1998, Department of Agronomy and Range Science, University of California, Davis. Worked with Shu Geng and Mingua Zhang on several studies related to wildlife interactions with agriculture and patterns of fertilizer and pesticide residues in groundwater across a large landscape.

Lead Scientist, 1996-1999, National Endangered Species Network. Informed academic scientists and environmental activists about emerging issues regarding the Endangered Species Act and other environmental laws. Testified at public hearings on endangered species issues.

Ecologist, 1997-1998, Western Foundation of Vertebrate Zoology. Conducted field research to determine the impact of past mercury mining on the status of California red-legged frogs in Santa Clara County, California.

Senior Systems Ecologist, 1994-1995, EIP Associates, Sacramento, California. Provided consulting services in environmental planning, and quantitative assessment of land units for their conservation and restoration opportunities based on ecological resource requirements of 29 special-status species. Developed ecological indicators for prioritizing areas within Yolo County

to receive mitigation funds for habitat easements and restoration.

Post-Graduate Researcher, 1990-1994, Department of Agronomy and Range Science, *U.C. Davis*. Under Dr. Shu Geng's mentorship, studied landscape and management effects on temporal and spatial patterns of abundance among pocket gophers and species of Falconiformes and Carnivora in the Sacramento Valley. Managed and analyzed a data base of energy use in California agriculture. Assisted with landscape (GIS) study of groundwater contamination across Tulare County, California.

Work experience in graduate school: Co-taught Conservation Biology with Dr. Christine Schonewald, 1991 & 1993, UC Davis Graduate Group in Ecology; Reader for Dr. Richard Coss's course on Psychobiology in 1990, UC Davis Department of Psychology; Research Assistant to Dr. Walter E. Howard, 1988-1990, UC Davis Department of Wildlife and Fisheries Biology, testing durable baits for pocket gopher management in forest clearcuts; Research Assistant to Dr. Terrell P. Salmon, 1987-1988, UC Wildlife Extension, Department of Wildlife and Fisheries Biology, developing empirical models of mammal and bird invasions in North America, and a rating system for priority research and control of exotic species based on economic, environmental and human health hazards in California. Student Assistant to Dr. E. Lee Fitzhugh, 1985-1987, UC Cooperative Extension, Department of Wildlife and Fisheries Biology, developing and implementing statewide mountain lion track count for long-term monitoring.

Fulbright Research Fellow, Indonesia, 1988. Tested use of new sampling methods for numerical monitoring of Sumatran tiger and six other species of endemic felids, and evaluated methods used by other researchers.

Projects

Repowering wind energy projects through careful siting of new wind turbines using map-based collision hazard models to minimize impacts to volant wildlife. Funded by wind companies (principally NextEra Renewable Energy, Inc.), California Energy Commission and East Bay Regional Park District, I have collaborated with a GIS analyst and managed a crew of five field biologists performing golden eagle behavior surveys and nocturnal surveys on bats and owls. The goal is to quantify flight patterns for development of predictive models to more carefully site new wind turbines in repowering projects. Focused behavior surveys began May 2012 and continue. Collision hazard models have been prepared for seven wind projects, three of which were built. Planning for additional repowering projects is underway.

Test avian safety of new mixer-ejector wind turbine (MEWT). Designed and implemented a before-after, control-impact experimental design to test the avian safety of a new, shrouded wind turbine developed by Ogin Inc. (formerly known as FloDesign Wind Turbine Corporation). Supported by a \$718,000 grant from the California Energy Commission's Public Interest Energy Research program and a 20% match share contribution from Ogin, I managed a crew of seven field biologists who performed periodic fatality searches and behavior surveys, carcass detection trials, nocturnal behavior surveys using a thermal camera, and spatial analyses with the collaboration of a GIS analyst. Field work began 1 April 2012 and ended 30 March 2015 without Ogin installing its MEWTs, but we still achieved multiple important scientific advances.

Reduce avian mortality due to wind turbines at Altamont Pass. Studied wildlife impacts caused by 5,400 wind turbines at the world's most notorious wind resource area. Studied how impacts are perceived by monitoring and how they are affected by terrain, wind patterns, food resources, range management practices, wind turbine operations, seasonal patterns, population cycles, infrastructure management such as electric distribution, animal behavior and social interactions.

Reduce avian mortality on electric distribution poles. Directed research toward reducing bird electrocutions on electric distribution poles, 2000-2007. Oversaw 5 founts of fatality searches at 10,000 poles from Orange County to Glenn County, California, and produced two large reports.

Cook *et al.* v. Rockwell International *et al.*, No. 90-K-181 (D. Colorado). Provided expert testimony on the role of burrowing animals in affecting the fate of buried and surface-deposited radioactive and hazardous chemical wastes at the Rocky Flats Plant, Colorado. Provided expert reports based on four site visits and an extensive document review of burrowing animals. Conducted transect surveys for evidence of burrowing animals and other wildlife on and around waste facilities. Discovered substantial intrusion of waste structures by burrowing animals. I testified in federal court in November 2005, and my clients were subsequently awarded a \$553,000,000 judgment by a jury. After appeals the award was increased to two billion dollars.

Hanford Nuclear Reservation Litigation. Provided expert testimony on the role of burrowing animals in affecting the fate of buried radioactive wastes at the Hanford Nuclear Reservation, Washington. Provided three expert reports based on three site visits and extensive document review. Predicted and verified a certain population density of pocket gophers on buried waste structures, as well as incidence of radionuclide contamination in body tissue. Conducted transect surveys for evidence of burrowing animals and other wildlife on and around waste facilities. Discovered substantial intrusion of waste structures by burrowing animals.

Expert testimony and declarations on proposed residential and commercial developments, gas-fired power plants, wind, solar and geothermal projects, water transfers and water transfer delivery systems, endangered species recovery plans, Habitat Conservation Plans and Natural Communities Conservation Programs. Testified before multiple government agencies, Tribunals, Boards of Supervisors and City Councils, and participated with press conferences and depositions. Prepared expert witness reports and court declarations, which are summarized under Reports (below).

Protocol-level surveys for special-status species. Used California Department of Fish and Wildlife and US Fish and Wildlife Service protocols to search for California red-legged frog, California tiger salamander, arroyo southwestern toad, blunt-nosed leopard lizard, western pond turtle, giant kangaroo rat, San Joaquin kangaroo rat, San Joaquin kit fox, western burrowing owl, Swainson's hawk, Valley elderberry longhorn beetle and other special-status species.

Conservation of San Joaquin kangaroo rat. Performed research to identify factors responsible for the decline of this endangered species at Lemoore Naval Air Station, 2000-2013, and implemented habitat enhancements designed to reverse the trend and expand the population.

Impact of West Nile Virus on yellow-billed magpies. Funded by Sacramento-Yolo Mosquito and Vector Control District, 2005-2008, compared survey results pre- and post-West Nile Virus epidemic for multiple bird species in the Sacramento Valley, particularly on yellow-billed magpie and American crow due to susceptibility to WNV.

Workshops on HCPs. Assisted Dr. Michael Morrison with organizing and conducting a 2-day workshop on Habitat Conservation Plans, sponsored by Southern California Edison, and another 1-day workshop sponsored by PG&E. These Workshops were attended by academics, attorneys, and consultants with HCP experience. We guest-edited a Proceedings published in Environmental Management.

Mapping of biological resources along Highways 101, 46 and 41. Used GPS and GIS to delineate vegetation complexes and locations of special-status species along 26 miles of highway in San Luis Obispo County, 14 miles of highway and roadway in Monterey County, and in a large area north of Fresno, including within reclaimed gravel mining pits.

GPS mapping and monitoring at restoration sites and at Caltrans mitigation sites. Monitored the success of elderberry shrubs at one location, the success of willows at another location, and the response of wildlife to the succession of vegetation at both sites. Also used GPS to monitor the response of fossorial animals to yellow star-thistle eradication and natural grassland restoration efforts at Bear Valley in Colusa County and at the decommissioned Mather Air Force Base in Sacramento County.

Mercury effects on Red-legged Frog. Assisted Dr. Michael Morrison and US Fish and Wildlife Service in assessing the possible impacts of historical mercury mining on the federally listed California red-legged frog in Santa Clara County. Also measured habitat variables in streams.

Opposition to proposed No Surprises rule. Wrote a white paper and summary letter explaining scientific grounds for opposing the incidental take permit (ITP) rules providing ITP applicants and holders with general assurances they will be free of compliance with the Endangered Species Act once they adhere to the terms of a “properly functioning HCP.” Submitted 188 signatures of scientists and environmental professionals concerned about No Surprises rule US Fish and Wildlife Service, National Marine Fisheries Service, all US Senators.

Natomas Basin Habitat Conservation Plan alternative. Designed narrow channel marsh to increase the likelihood of survival and recovery in the wild of giant garter snake, Swainson’s hawk and Valley Elderberry Longhorn Beetle. The design included replication and interspersions of treatments for experimental testing of critical habitat elements. I provided a report to Northern Territories, Inc.

Assessments of agricultural production system and environmental technology transfer to China. Twice visited China and interviewed scientists, industrialists, agriculturalists, and the Directors of the Chinese Environmental Protection Agency and the Department of Agriculture to assess the need and possible pathways for environmental clean-up technologies and trade opportunities between the US and China.

Yolo County Habitat Conservation Plan. Conducted landscape ecology study of Yolo County to spatially prioritize allocation of mitigation efforts to improve ecosystem functionality within the County from the perspective of 29 special-status species of wildlife and plants. Used a hierarchically structured indicators approach to apply principles of landscape and ecosystem ecology, conservation biology, and local values in rating land units. Derived GIS maps to help guide the conservation area design, and then developed implementation strategies.

Mountain lion track count. Developed and conducted a carnivore monitoring program throughout California since 1985. Species counted include mountain lion, bobcat, black bear, coyote, red and gray fox, raccoon, striped skunk, badger, and black-tailed deer. Vegetation and land use are also monitored. Track survey transect was established on dusty, dirt roads within randomly selected quadrats.

Sumatran tiger and other felids. Upon award of Fulbright Research Fellowship, I designed and initiated track counts for seven species of wild cats in Sumatra, including Sumatran tiger, fishing cat, and golden cat. Spent four months on Sumatra and Java in 1988, and learned Bahasa Indonesia, the official Indonesian language.

Wildlife in agriculture. Beginning as post-graduate research, I studied pocket gophers and other wildlife in 40 alfalfa fields throughout the Sacramento Valley, and I surveyed for wildlife along a 200 mile road transect since 1989 with a hiatus of 1996-2004. The data are analyzed using GIS and methods from landscape ecology, and the results published and presented orally to farming groups in California and elsewhere. I also conducted the first study of wildlife in cover crops used on vineyards and orchards.

Agricultural energy use and Tulare County groundwater study. Developed and analyzed a data base of energy use in California agriculture, and collaborated on a landscape (GIS) study of groundwater contamination across Tulare County, California.

Pocket gopher damage in forest clear-cuts. Developed gopher sampling methods and tested various poison baits and baiting regimes in the largest-ever field study of pocket gopher management in forest plantations, involving 68 research plots in 55 clear-cuts among 6 National Forests in northern California.

Risk assessment of exotic species in North America. Developed empirical models of mammal and bird species invasions in North America, as well as a rating system for assigning priority research and control to exotic species in California, based on economic, environmental, and human health hazards.

Peer Reviewed Publications

Smallwood, K. S. 2022. Utility-scale solar impacts to volant wildlife. *Journal of Wildlife Management*: e22216. <https://doi.org/10.1002/jwmg.22216>

Smallwood, K. S., and N. L. Smallwood. 2021. Breeding Density and Collision Mortality of Loggerhead Shrike (*Lanius ludovicianus*) in the Altamont Pass Wind Resource Area. *Diversity* 13, 540. <https://doi.org/10.3390/d13110540>.

Smallwood, K. S. 2020. USA wind energy-caused bat fatalities increase with shorter fatality search intervals. *Diversity* 12(98); <https://doi.org/10.3390/d12030098>

Smallwood, K. S., D. A. Bell, and S. Standish. 2020. Dogs detect larger wind energy impacts on bats and birds. *Journal of Wildlife Management* 84:852-864. DOI: 10.1002/jwmg.21863.

Smallwood, K. S., and D. A. Bell. 2020. Relating bat passage rates to wind turbine fatalities.

Diversity 12(84); doi:10.3390/d12020084.

Smallwood, K. S., and D. A. Bell. 2020. Effects of wind turbine curtailment on bird and bat fatalities. *Journal of Wildlife Management* 84:684-696. DOI: 10.1002/jwmg.21844

Kitano, M., M. Ino, K. S. Smallwood, and S. Shiraki. 2020. Seasonal difference in carcass persistence rates at wind farms with snow, Hokkaido, Japan. *Ornithological Science* 19: 63 – 71.

Smallwood, K. S. and M. L. Morrison. 2018. Nest-site selection in a high-density colony of burrowing owls. *Journal of Raptor Research* 52:454-470.

Smallwood, K. S., D. A. Bell, E. L. Walther, E. Leyvas, S. Standish, J. Mount, B. Karas. 2018. Estimating wind turbine fatalities using integrated detection trials. *Journal of Wildlife Management* 82:1169-1184.

Smallwood, K. S. 2017. Long search intervals under-estimate bird and bat fatalities caused by wind turbines. *Wildlife Society Bulletin* 41:224-230.

Smallwood, K. S. 2017. The challenges of addressing wildlife impacts when repowering wind energy projects. Pages 175-187 in Köppel, J., Editor, *Wind Energy and Wildlife Impacts: Proceedings from the CWW2015 Conference*. Springer. Cham, Switzerland.

May, R., Gill, A. B., Köppel, J. Langston, R. H.W., Reichenbach, M., Scheidat, M., Smallwood, S., Voigt, C. C., Hüppop, O., and Portman, M. 2017. Future research directions to reconcile wind turbine-wildlife interactions. Pages 255-276 in Köppel, J., Editor, *Wind Energy and Wildlife Impacts: Proceedings from the CWW2015 Conference*. Springer. Cham, Switzerland.

Smallwood, K. S. 2017. Monitoring birds. M. Perrow, Ed., *Wildlife and Wind Farms - Conflicts and Solutions*, Volume 2. Pelagic Publishing, Exeter, United Kingdom. www.bit.ly/2v3cR9Q

Smallwood, K. S., L. Neher, and D. A. Bell. 2017. Turbine siting for raptors: an example from Repowering of the Altamont Pass Wind Resource Area. M. Perrow, Ed., *Wildlife and Wind Farms - Conflicts and Solutions*, Volume 2. Pelagic Publishing, Exeter, United Kingdom. www.bit.ly/2v3cR9Q

Johnson, D. H., S. R. Loss, K. S. Smallwood, W. P. Erickson. 2016. Avian fatalities at wind energy facilities in North America: A comparison of recent approaches. *Human-Wildlife Interactions* 10(1):7-18.

Sadar, M. J., D. S.-M. Guzman, A. Mete, J. Foley, N. Stephenson, K. H. Rogers, C. Grosset, K. S. Smallwood, J. Shipman, A. Wells, S. D. White, D. A. Bell, and M. G. Hawkins. 2015. Mange Caused by a novel *Micnemidocoptes* mite in a Golden Eagle (*Aquila chrysaetos*). *Journal of Avian Medicine and Surgery* 29(3):231-237.

Smallwood, K. S. 2015. Habitat fragmentation and corridors. Pages 84-101 in M. L. Morrison and H. A. Mathewson, Eds., *Wildlife habitat conservation: concepts, challenges, and solutions*. John Hopkins University Press, Baltimore, Maryland, USA.

EXHIBIT B



Technical Consultation, Data Analysis and
Litigation Support for the Environment

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October 4, 2023

Mike Lozeau
Lozeau | Drury LLP
1939 Harrison Street, Suite 150
Oakland, CA 94618

**Subject: Comments on the Municipal Code, Central Lathrop Specific Plan (CLSP) Phase 2
Update, And Ashley Warehouse Project**

Dear Mr. Lozeau,

We have reviewed the August 2023 Environmental Checklist (“Checklist”) for the Municipal Code, Central Lathrop Specific Plan (CLSP) Phase 2 Update, And Ashley Warehouse Project (“Project”) located in the City of Lathrop (“City”). The Project proposes to construct 1,486,607-square-feet (“SF”) of mixed-use space, including 1,352,347-SF of warehouse space, 110,000-SF of retail space, 24,000- SF of office space, and 2,046 parking spaces on the 89.82-acre site.

Our review concludes that the Checklist fails to adequately evaluate the Project’s health risk impacts. As a result, emissions and health risk impacts associated with construction and operation of the proposed Project may be underestimated and inadequately addressed. A subsequent Environmental Impact Report (“EIR”) should be prepared to adequately assess and mitigate the potential health risk impacts that the project may have on the environment.

Air Quality

Diesel Particulate Matter Emissions Inadequately Evaluated

The Checklist estimates that the maximum incremental cancer risk posed to nearby, existing sensitive receptors as a result of heavy-duty diesel trucks during Project operation would be 7.0 in one million, which would not exceed the San Joaquin Valley Air Pollution Control District (“SJVAPCD”) significance threshold of 20 in one million (see excerpt below) (p. 44, Table AIR-4).

Table AIR-4: Summary of Maximum Health Risks

| RISK METRIC | MAXIMUM RISK | SIGNIFICANCE THRESHOLD | IS THRESHOLD EXCEEDED? |
|--|---------------------|-------------------------------|-------------------------------|
| Residential Cancer Risk (70-year exposure) | 7.0 | 20 per million | No |
| Workplace Cancer Risk (40-year exposure) | 1.3 | 20 per million | No |
| Chronic (non-cancer) | <0.01 | Hazard Index ≥1 | No |
| Acute (non-cancer) | 0 | Hazard Index ≥1 | No |

SOURCES: AERMOD 11.2.0 (LAKES ENVIRONMENTAL SOFTWARE, 2023); AND HARP-2 AIR DISPERSION AND RISK TOOL

However, the Checklist fails to conduct a construction health risk analysis (“HRA”) or discuss the toxic air contaminant (“TAC”) emissions associated with Project construction whatsoever. Consequently, the Checklist’s evaluation of the Project’s potential health risk impacts, as well as the subsequent less-than-significant impact conclusion, is incorrect for four reasons.

First, the Checklist fails to mention or provide the exposure assumptions for the HRA, such as the age sensitivity factors (“ASF”) or fraction of time at home (“FAH”) values whatsoever. Until the Checklist substantiates the use of correct exposure assumptions, the HRA may underestimate the cancer risk posed to nearby, existing sensitive receptors because of Project construction. Furthermore, according to the *Risk Assessment Guidelines* provided by the Office of Environmental Health Hazard Assessment (“OEHHA”), the organization responsible for providing guidance on conducting HRAs in California, the Checklist’s models should have used the following equation:¹

A. Equation 8.2.4 A:
$$\text{RISK}_{\text{inh-res}} = \text{DOSE}_{\text{air}} \times \text{CPF} \times \text{ASF} \times \text{ED/AT} \times \text{FAH}$$

- 7. RISK_{inh-res} = Residential inhalation cancer risk
- 8. DOSE_{air} = Daily inhalation dose (mg/kg-day)
- 9. CPF = Inhalation cancer potency factor (mg/kg-day⁻¹)
- 10. ASF = Age sensitivity factor for a specified age group (unitless)
- 11. ED = Exposure duration (in years) for a specified age group
- 12. AT = Averaging time for lifetime cancer risk (years)
- 13. FAH = Fraction of time spent at home (unitless)

The Checklist fails to include a dose and risk equation to calculate the Project’s construction cancer risks. As such, we cannot verify that the Checklist’s HRA is accurate, and the Project’s cancer risks may be underestimated.

¹ “Risk Assessment Guidelines Guidance Manual for Preparation of Health Risk Assessments.” OEHHA, February 2015, available at: <https://oehha.ca.gov/media/downloads/cnr/2015guidancemanual.pdf>, p. 8-7 Equation 8.2.4.

Second, by failing to prepare a quantified construction HRA, the Checklist is inconsistent with CEQA's requirement to correlate the increase in emissions that the Project would generate to the adverse impacts on human health caused by those emissions.² This is incorrect, as construction of the proposed Project will produce DPM emissions through the exhaust stacks of construction equipment over the total construction duration. However, the Checklist fails to evaluate the potential Project-generated TACs or indicate the concentrations at which such pollutants would trigger adverse health effects. Without making a reasonable effort to connect the Project's construction-related TAC emissions to the potential health risks posed to nearby receptors, the Checklist is inconsistent with CEQA's requirement to correlate the increase in emissions generated by the Project with the potential adverse impacts on human health.

Third, the State of California Department of Justice recommends that warehouse projects prepare a quantitative HRA pursuant to OEHHA, the organization responsible for providing guidance on conducting HRAs in California, as well as local air district guidelines.³ OEHHA released its most recent *Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessments* in February 2015. This guidance document describes the types of projects that warrant the preparation of an HRA. Specifically, OEHHA recommends that all short-term projects lasting at least 2 months assess cancer risks.⁴ Furthermore, according to OEHHA:

"Exposure from projects lasting more than 6 months should be evaluated for the duration of the project. In all cases, for assessing risk to residential receptors, the exposure should be assumed to start in the third trimester to allow for the use of the ASFs (OEHHA, 2009)."⁵

As the Project's anticipated construction duration likely exceeds the 2-month and 6-month requirements set forth by OEHHA, construction of the Project meets the threshold warranting a quantified HRA under OEHHA guidance and should be evaluated for the entire construction period. These recommendations reflect the most recent state health risk policies, and consequently, a subsequent EIR should be prepared to include an analysis of health risk impacts posed to nearby sensitive receptors from Project-generated DPM emissions.

Fourth, while the Checklist includes an HRA evaluating the health risk impacts to nearby, existing receptors as a result of Project operation, the HRA fails to evaluate the combined lifetime cancer risk to nearby, existing receptors as a result of Project construction and operation together. According to OEHHA guidance "the excess cancer risk is calculated separately for each age grouping and then

² "Sierra Club v. County of Fresno." Supreme Court of California, December 2018, *available at*: <https://ceqaportal.org/decisions/1907/Sierra%20Club%20v.%20County%20of%20Fresno.pdf>.

³ "Warehouse Projects: Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act." State of California Department of Justice, *available at*: <https://oag.ca.gov/sites/all/files/agweb/pdfs/environment/warehouse-best-practices.pdf>, p. 6.

⁴ "Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessments." OEHHA, February 2015, *available at*: <https://oehha.ca.gov/media/downloads/crn/2015guidancemanual.pdf>, p. 8-18.

⁵ "Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessments." OEHHA, February 2015, *available at*: <https://oehha.ca.gov/media/downloads/crn/2015guidancemanual.pdf>, p. 8-18.

summed to yield cancer risk at the receptor location.”⁶ However, the Project’s HRA fails to sum each age bin to evaluate the total cancer risk over the course of the Project’s total construction and operation. This is incorrect, and an updated analysis should quantify the entirety of the Project’s construction and operational health risks together and sum them to compare to the SJVAPCD threshold of 20 in one million, as referenced by the Checklist (p. 44, Table AIR-4).

Disclaimer

SWAPE has received limited discovery regarding this project. Additional information may become available in the future; thus, we retain the right to revise or amend this report when additional information becomes available. Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in this or similar localities at the time of service. No other warranty, expressed or implied, is made as to the scope of work, work methodologies and protocols, site conditions, analytical testing results, and findings presented. This report reflects efforts which were limited to information that was reasonably accessible at the time of the work, and may contain informational gaps, inconsistencies, or otherwise be incomplete due to the unavailability or uncertainty of information obtained or provided by third parties.

Sincerely,



Matt Hagemann, P.G., C.Hg.



Paul E. Rosenfeld, Ph.D.

Attachment A: Paul Rosenfeld CV

Attachment B: Matt Hagemann CV

⁶ “Guidance Manual for preparation of Health Risk Assessments.” OEHHA, February 2015, *available at*: <https://oehha.ca.gov/media/downloads/cnr/2015guidancemanual.pdf> p. 8-4



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Matthew F. Hagemann, P.G., C.Hg., QSD, QSP

**Geologic and Hydrogeologic Characterization
Investigation and Remediation Strategies
Litigation Support and Testifying Expert
Industrial Stormwater Compliance
CEQA Review**

Education:

M.S. Degree, Geology, California State University Los Angeles, Los Angeles, CA, 1984.

B.A. Degree, Geology, Humboldt State University, Arcata, CA, 1982.

Professional Certifications:

California Professional Geologist

California Certified Hydrogeologist

Qualified SWPPP Developer and Practitioner

Professional Experience:

Matt has 30 years of experience in environmental policy, contaminant assessment and remediation, stormwater compliance, and CEQA review. He spent nine years with the U.S. EPA in the RCRA and Superfund programs and served as EPA's Senior Science Policy Advisor in the Western Regional Office where he identified emerging threats to groundwater from perchlorate and MTBE. While with EPA, Matt also served as a Senior Hydrogeologist in the oversight of the assessment of seven major military facilities undergoing base closure. He led numerous enforcement actions under provisions of the Resource Conservation and Recovery Act (RCRA) and directed efforts to improve hydrogeologic characterization and water quality monitoring. For the past 15 years, as a founding partner with SWAPE, Matt has developed extensive client relationships and has managed complex projects that include consultation as an expert witness and a regulatory specialist, and a manager of projects ranging from industrial stormwater compliance to CEQA review of impacts from hazardous waste, air quality and greenhouse gas emissions.

Positions Matt has held include:

- Founding Partner, Soil/Water/Air Protection Enterprise (SWAPE) (2003 – present);
- Geology Instructor, Golden West College, 2010 – 2104, 2017;
- Senior Environmental Analyst, Komex H₂O Science, Inc. (2000 -- 2003);

- Executive Director, Orange Coast Watch (2001 – 2004);
- Senior Science Policy Advisor and Hydrogeologist, U.S. Environmental Protection Agency (1989–1998);
- Hydrogeologist, National Park Service, Water Resources Division (1998 – 2000);
- Adjunct Faculty Member, San Francisco State University, Department of Geosciences (1993 – 1998);
- Instructor, College of Marin, Department of Science (1990 – 1995);
- Geologist, U.S. Forest Service (1986 – 1998); and
- Geologist, Dames & Moore (1984 – 1986).

Senior Regulatory and Litigation Support Analyst:

With SWAPE, Matt’s responsibilities have included:

- Lead analyst and testifying expert in the review of over 300 environmental impact reports and negative declarations since 2003 under CEQA that identify significant issues with regard to hazardous waste, water resources, water quality, air quality, greenhouse gas emissions, and geologic hazards. Make recommendations for additional mitigation measures to lead agencies at the local and county level to include additional characterization of health risks and implementation of protective measures to reduce worker exposure to hazards from toxins and Valley Fever.
- Stormwater analysis, sampling and best management practice evaluation at more than 100 industrial facilities.
- Expert witness on numerous cases including, for example, perfluorooctanoic acid (PFOA) contamination of groundwater, MTBE litigation, air toxins at hazards at a school, CERCLA compliance in assessment and remediation, and industrial stormwater contamination.
- Technical assistance and litigation support for vapor intrusion concerns.
- Lead analyst and testifying expert in the review of environmental issues in license applications for large solar power plants before the California Energy Commission.
- Manager of a project to evaluate numerous formerly used military sites in the western U.S.
- Manager of a comprehensive evaluation of potential sources of perchlorate contamination in Southern California drinking water wells.
- Manager and designated expert for litigation support under provisions of Proposition 65 in the review of releases of gasoline to sources drinking water at major refineries and hundreds of gas stations throughout California.

With Komex H2O Science Inc., Matt’s duties included the following:

- Senior author of a report on the extent of perchlorate contamination that was used in testimony by the former U.S. EPA Administrator and General Counsel.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of MTBE use, research, and regulation.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of perchlorate use, research, and regulation.
- Senior researcher in a study that estimates nationwide costs for MTBE remediation and drinking water treatment, results of which were published in newspapers nationwide and in testimony against provisions of an energy bill that would limit liability for oil companies.
- Research to support litigation to restore drinking water supplies that have been contaminated by MTBE in California and New York.

- Expert witness testimony in a case of oil production-related contamination in Mississippi.
- Lead author for a multi-volume remedial investigation report for an operating school in Los Angeles that met strict regulatory requirements and rigorous deadlines.
- Development of strategic approaches for cleanup of contaminated sites in consultation with clients and regulators.

Executive Director:

As Executive Director with Orange Coast Watch, Matt led efforts to restore water quality at Orange County beaches from multiple sources of contamination including urban runoff and the discharge of wastewater. In reporting to a Board of Directors that included representatives from leading Orange County universities and businesses, Matt prepared issue papers in the areas of treatment and disinfection of wastewater and control of the discharge of grease to sewer systems. Matt actively participated in the development of countywide water quality permits for the control of urban runoff and permits for the discharge of wastewater. Matt worked with other nonprofits to protect and restore water quality, including Surfrider, Natural Resources Defense Council and Orange County CoastKeeper as well as with business institutions including the Orange County Business Council.

Hydrogeology:

As a Senior Hydrogeologist with the U.S. Environmental Protection Agency, Matt led investigations to characterize and cleanup closing military bases, including Mare Island Naval Shipyard, Hunters Point Naval Shipyard, Treasure Island Naval Station, Alameda Naval Station, Moffett Field, Mather Army Airfield, and Sacramento Army Depot. Specific activities were as follows:

- Led efforts to model groundwater flow and contaminant transport, ensured adequacy of monitoring networks, and assessed cleanup alternatives for contaminated sediment, soil, and groundwater.
- Initiated a regional program for evaluation of groundwater sampling practices and laboratory analysis at military bases.
- Identified emerging issues, wrote technical guidance, and assisted in policy and regulation development through work on four national U.S. EPA workgroups, including the Superfund Groundwater Technical Forum and the Federal Facilities Forum.

At the request of the State of Hawaii, Matt developed a methodology to determine the vulnerability of groundwater to contamination on the islands of Maui and Oahu. He used analytical models and a GIS to show zones of vulnerability, and the results were adopted and published by the State of Hawaii and County of Maui.

As a hydrogeologist with the EPA Groundwater Protection Section, Matt worked with provisions of the Safe Drinking Water Act and NEPA to prevent drinking water contamination. Specific activities included the following:

- Received an EPA Bronze Medal for his contribution to the development of national guidance for the protection of drinking water.
- Managed the Sole Source Aquifer Program and protected the drinking water of two communities through designation under the Safe Drinking Water Act. He prepared geologic reports, conducted

public hearings, and responded to public comments from residents who were very concerned about the impact of designation.

- Reviewed a number of Environmental Impact Statements for planned major developments, including large hazardous and solid waste disposal facilities, mine reclamation, and water transfer.

Matt served as a hydrogeologist with the RCRA Hazardous Waste program. Duties were as follows:

- Supervised the hydrogeologic investigation of hazardous waste sites to determine compliance with Subtitle C requirements.
- Reviewed and wrote "part B" permits for the disposal of hazardous waste.
- Conducted RCRA Corrective Action investigations of waste sites and led inspections that formed the basis for significant enforcement actions that were developed in close coordination with U.S. EPA legal counsel.
- Wrote contract specifications and supervised contractor's investigations of waste sites.

With the National Park Service, Matt directed service-wide investigations of contaminant sources to prevent degradation of water quality, including the following tasks:

- Applied pertinent laws and regulations including CERCLA, RCRA, NEPA, NRDA, and the Clean Water Act to control military, mining, and landfill contaminants.
- Conducted watershed-scale investigations of contaminants at parks, including Yellowstone and Olympic National Park.
- Identified high-levels of perchlorate in soil adjacent to a national park in New Mexico and advised park superintendent on appropriate response actions under CERCLA.
- Served as a Park Service representative on the Interagency Perchlorate Steering Committee, a national workgroup.
- Developed a program to conduct environmental compliance audits of all National Parks while serving on a national workgroup.
- Co-authored two papers on the potential for water contamination from the operation of personal watercraft and snowmobiles, these papers serving as the basis for the development of nationwide policy on the use of these vehicles in National Parks.
- Contributed to the Federal Multi-Agency Source Water Agreement under the Clean Water Action Plan.

Policy:

Served senior management as the Senior Science Policy Advisor with the U.S. Environmental Protection Agency, Region 9.

Activities included the following:

- Advised the Regional Administrator and senior management on emerging issues such as the potential for the gasoline additive MTBE and ammonium perchlorate to contaminate drinking water supplies.
- Shaped EPA's national response to these threats by serving on workgroups and by contributing to guidance, including the Office of Research and Development publication, Oxygenates in Water: Critical Information and Research Needs.
- Improved the technical training of EPA's scientific and engineering staff.
- Earned an EPA Bronze Medal for representing the region's 300 scientists and engineers in negotiations with the Administrator and senior management to better integrate scientific

- principles into the policy-making process.
- Established national protocol for the peer review of scientific documents.

Geology:

With the U.S. Forest Service, Matt led investigations to determine hillslope stability of areas proposed for timber harvest in the central Oregon Coast Range. Specific activities were as follows:

- Mapped geology in the field, and used aerial photographic interpretation and mathematical models to determine slope stability.
- Coordinated his research with community members who were concerned with natural resource protection.
- Characterized the geology of an aquifer that serves as the sole source of drinking water for the city of Medford, Oregon.

As a consultant with Dames and Moore, Matt led geologic investigations of two contaminated sites (later listed on the Superfund NPL) in the Portland, Oregon, area and a large hazardous waste site in eastern Oregon. Duties included the following:

- Supervised year-long effort for soil and groundwater sampling.
- Conducted aquifer tests.
- Investigated active faults beneath sites proposed for hazardous waste disposal.

Teaching:

From 1990 to 1998, Matt taught at least one course per semester at the community college and university levels:

- At San Francisco State University, held an adjunct faculty position and taught courses in environmental geology, oceanography (lab and lecture), hydrogeology, and groundwater contamination.
- Served as a committee member for graduate and undergraduate students.
- Taught courses in environmental geology and oceanography at the College of Marin.

Matt is currently a part time geology instructor at Golden West College in Huntington Beach, California where he taught from 2010 to 2014 and in 2017.

Invited Testimony, Reports, Papers and Presentations:

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Presentation to the Public Environmental Law Conference, Eugene, Oregon.

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Invited presentation to U.S. EPA Region 9, San Francisco, California.

Hagemann, M.F., 2005. Use of Electronic Databases in Environmental Regulation, Policy Making and Public Participation. Brownfields 2005, Denver, Colorado.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Nevada and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Las Vegas, NV (served on conference organizing committee).

Hagemann, M.F., 2004. Invited testimony to a California Senate committee hearing on air toxins at schools in Southern California, Los Angeles.

Brown, A., Farrow, J., Gray, A. and **Hagemann, M.**, 2004. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to the Ground Water and Environmental Law Conference, National Groundwater Association.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Arizona and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Phoenix, AZ (served on conference organizing committee).

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in the Southwestern U.S. Invited presentation to a special committee meeting of the National Academy of Sciences, Irvine, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a tribal EPA meeting, Pechanga, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a meeting of tribal representatives, Parker, AZ.

Hagemann, M.F., 2003. Impact of Perchlorate on the Colorado River and Associated Drinking Water Supplies. Invited presentation to the Inter-Tribal Meeting, Torres Martinez Tribe.

Hagemann, M.F., 2003. The Emergence of Perchlorate as a Widespread Drinking Water Contaminant. Invited presentation to the U.S. EPA Region 9.

Hagemann, M.F., 2003. A Deductive Approach to the Assessment of Perchlorate Contamination. Invited presentation to the California Assembly Natural Resources Committee.

Hagemann, M.F., 2003. Perchlorate: A Cold War Legacy in Drinking Water. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. From Tank to Tap: A Chronology of MTBE in Groundwater. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. A Chronology of MTBE in Groundwater and an Estimate of Costs to Address Impacts to Groundwater. Presentation to the annual meeting of the Society of Environmental Journalists.

Hagemann, M.F., 2002. An Estimate of the Cost to Address MTBE Contamination in Groundwater (and Who Will Pay). Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to a meeting of the U.S. EPA and State Underground Storage Tank Program managers.

Hagemann, M.F., 2001. From Tank to Tap: A Chronology of MTBE in Groundwater. Unpublished report.

Hagemann, M.F., 2001. Estimated Cleanup Cost for MTBE in Groundwater Used as Drinking Water. Unpublished report.

Hagemann, M.F., 2001. Estimated Costs to Address MTBE Releases from Leaking Underground Storage Tanks. Unpublished report.

Hagemann, M.F., and VanMouwerik, M., 1999. Potential Water Quality Concerns Related to Snowmobile Usage. Water Resources Division, National Park Service, Technical Report.

VanMouwerik, M. and **Hagemann, M.F.** 1999, Water Quality Concerns Related to Personal Watercraft Usage. Water Resources Division, National Park Service, Technical Report.

Hagemann, M.F., 1999, Is Dilution the Solution to Pollution in National Parks? The George Wright Society Biannual Meeting, Asheville, North Carolina.

Hagemann, M.F., 1997, The Potential for MTBE to Contaminate Groundwater. U.S. EPA Superfund Groundwater Technical Forum Annual Meeting, Las Vegas, Nevada.

Hagemann, M.F., and Gill, M., 1996, Impediments to Intrinsic Remediation, Moffett Field Naval Air Station, Conference on Intrinsic Remediation of Chlorinated Hydrocarbons, Salt Lake City.

Hagemann, M.F., Fukunaga, G.L., 1996, The Vulnerability of Groundwater to Anthropogenic Contaminants on the Island of Maui, Hawaii. Hawaii Water Works Association Annual Meeting, Maui, October 1996.

Hagemann, M. F., Fukunaga, G. L., 1996, Ranking Groundwater Vulnerability in Central Oahu, Hawaii. Proceedings, Geographic Information Systems in Environmental Resources Management, Air and Waste Management Association Publication VIP-61.

Hagemann, M.F., 1994. Groundwater Characterization and Cleanup at Closing Military Bases in California. Proceedings, California Groundwater Resources Association Meeting.

Hagemann, M.F. and Sabol, M.A., 1993. Role of the U.S. EPA in the High Plains States Groundwater Recharge Demonstration Program. Proceedings, Sixth Biennial Symposium on the Artificial Recharge of Groundwater.

Hagemann, M.F., 1993. U.S. EPA Policy on the Technical Impracticability of the Cleanup of DNAPL-contaminated Groundwater. California Groundwater Resources Association Meeting.

Hagemann, M.F., 1992. Dense Nonaqueous Phase Liquid Contamination of Groundwater: An Ounce of Prevention... Proceedings, Association of Engineering Geologists Annual Meeting, v. 35.

Other Experience:

Selected as subject matter expert for the California Professional Geologist licensing examinations, 2009-2011.



Technical Consultation, Data Analysis and
Litigation Support for the Environment

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Paul Rosenfeld, Ph.D.

Principal Environmental Chemist

Chemical Fate and Transport & Air Dispersion Modeling

Risk Assessment & Remediation Specialist

Education

Ph.D. Soil Chemistry, University of Washington, 1999. Dissertation on volatile organic compound filtration.

M.S. Environmental Science, U.C. Berkeley, 1995. Thesis on organic waste economics.

B.A. Environmental Studies, U.C. Santa Barbara, 1991. Focus on wastewater treatment.

Professional Experience

Dr. Rosenfeld has over 25 years of experience conducting environmental investigations and risk assessments for evaluating impacts to human health, property, and ecological receptors. His expertise focuses on the fate and transport of environmental contaminants, human health risk, exposure assessment, and ecological restoration. Dr. Rosenfeld has evaluated and modeled emissions from oil spills, landfills, boilers and incinerators, process stacks, storage tanks, confined animal feeding operations, industrial, military and agricultural sources, unconventional oil drilling operations, and locomotive and construction engines. His project experience ranges from monitoring and modeling of pollution sources to evaluating impacts of pollution on workers at industrial facilities and residents in surrounding communities. Dr. Rosenfeld has also successfully modeled exposure to contaminants distributed by water systems and via vapor intrusion.

Dr. Rosenfeld has investigated and designed remediation programs and risk assessments for contaminated sites containing lead, heavy metals, mold, bacteria, particulate matter, petroleum hydrocarbons, chlorinated solvents, pesticides, radioactive waste, dioxins and furans, semi- and volatile organic compounds, PCBs, PAHs, creosote, perchlorate, asbestos, per- and poly-fluoroalkyl substances (PFOA/PFOS), unusual polymers, fuel oxygenates (MTBE), among other pollutants. Dr. Rosenfeld also has experience evaluating greenhouse gas emissions from various projects and is an expert on the assessment of odors from industrial and agricultural sites, as well as the evaluation of odor nuisance impacts and technologies for abatement of odorous emissions. As a principal scientist at SWAPE, Dr. Rosenfeld directs air dispersion modeling and exposure assessments. He has served as an expert witness and testified about pollution sources causing nuisance and/or personal injury at sites and has testified as an expert witness on numerous cases involving exposure to soil, water and air contaminants from industrial, railroad, agricultural, and military sources.

Professional History:

Soil Water Air Protection Enterprise (SWAPE); 2003 to present; Principal and Founding Partner
UCLA School of Public Health; 2007 to 2011; Lecturer (Assistant Researcher)
UCLA School of Public Health; 2003 to 2006; Adjunct Professor
UCLA Environmental Science and Engineering Program; 2002-2004; Doctoral Intern Coordinator
UCLA Institute of the Environment, 2001-2002; Research Associate
Komex H₂O Science, 2001 to 2003; Senior Remediation Scientist
National Groundwater Association, 2002-2004; Lecturer
San Diego State University, 1999-2001; Adjunct Professor
Anteon Corp., San Diego, 2000-2001; Remediation Project Manager
Ogden (now Amec), San Diego, 2000-2000; Remediation Project Manager
Bechtel, San Diego, California, 1999 – 2000; Risk Assessor
King County, Seattle, 1996 – 1999; Scientist
James River Corp., Washington, 1995-96; Scientist
Big Creek Lumber, Davenport, California, 1995; Scientist
Plumas Corp., California and USFS, Tahoe 1993-1995; Scientist
Peace Corps and World Wildlife Fund, St. Kitts, West Indies, 1991-1993; Scientist

Publications:

Rosenfeld P. E., Spaeth K., Hallman R., Bressler R., Smith, G., (2022) Cancer Risk and Diesel Exhaust Exposure Among Railroad Workers. *Water Air Soil Pollution*. **233**, 171.

Remy, L.L., Clay T., Byers, V., **Rosenfeld P. E.** (2019) Hospital, Health, and Community Burden After Oil Refinery Fires, Richmond, California 2007 and 2012. *Environmental Health*. 18:48

Simons, R.A., Seo, Y. **Rosenfeld, P.**, (2015) Modeling the Effect of Refinery Emission On Residential Property Value. *Journal of Real Estate Research*. 27(3):321-342

Chen, J. A, Zapata A. R., Sutherland A. J., Molmen, D.R., Chow, B. S., Wu, L. E., **Rosenfeld, P. E.**, Hesse, R. C., (2012) Sulfur Dioxide and Volatile Organic Compound Exposure To A Community In Texas City Texas Evaluated Using Aermid and Empirical Data. *American Journal of Environmental Science*, 8(6), 622-632.

Rosenfeld, P.E. & Feng, L. (2011). *The Risks of Hazardous Waste*. Amsterdam: Elsevier Publishing.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2011). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Agrochemical Industry*, Amsterdam: Elsevier Publishing.

Gonzalez, J., Feng, L., Sutherland, A., Waller, C., Sok, H., Hesse, R., **Rosenfeld, P.** (2010). PCBs and Dioxins/Furans in Attic Dust Collected Near Former PCB Production and Secondary Copper Facilities in Sauget, IL. *Procedia Environmental Sciences*. 113–125.

Feng, L., Wu, C., Tam, L., Sutherland, A.J., Clark, J.J., **Rosenfeld, P.E.** (2010). Dioxin and Furan Blood Lipid and Attic Dust Concentrations in Populations Living Near Four Wood Treatment Facilities in the United States. *Journal of Environmental Health*. 73(6), 34-46.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2010). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Wood and Paper Industries*. Amsterdam: Elsevier Publishing.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2009). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Petroleum Industry*. Amsterdam: Elsevier Publishing.

Wu, C., Tam, L., Clark, J., **Rosenfeld, P.** (2009). Dioxin and furan blood lipid concentrations in populations living near four wood treatment facilities in the United States. *WIT Transactions on Ecology and the Environment, Air Pollution*, 123 (17), 319-327.

Tam L. K., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008). A Statistical Analysis Of Attic Dust And Blood Lipid Concentrations Of Tetrachloro-p-Dibenzodioxin (TCDD) Toxicity Equivalency Quotients (TEQ) In Two Populations Near Wood Treatment Facilities. *Organohalogen Compounds*, 70, 002252-002255.

Tam L. K., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008). Methods For Collect Samples For Assessing Dioxins And Other Environmental Contaminants In Attic Dust: A Review. *Organohalogen Compounds*, 70, 000527-000530.

Hensley, A.R. A. Scott, J. J. J. Clark, **Rosenfeld, P.E.** (2007). Attic Dust and Human Blood Samples Collected near a Former Wood Treatment Facility. *Environmental Research*, 105, 194-197.

Rosenfeld, P.E., J. J. J. Clark, A. R. Hensley, M. Suffet. (2007). The Use of an Odor Wheel Classification for Evaluation of Human Health Risk Criteria for Compost Facilities. *Water Science & Technology* 55(5), 345-357.

Rosenfeld, P. E., M. Suffet. (2007). The Anatomy Of Odour Wheels For Odours Of Drinking Water, Wastewater, Compost And The Urban Environment. *Water Science & Technology* 55(5), 335-344.

Sullivan, P. J. Clark, J.J.J., Agardy, F. J., **Rosenfeld, P.E.** (2007). *Toxic Legacy, Synthetic Toxins in the Food, Water, and Air in American Cities*. Boston Massachusetts: Elsevier Publishing

Rosenfeld, P.E., and Suffet I.H. (2004). Control of Compost Odor Using High Carbon Wood Ash. *Water Science and Technology*, 49(9),171-178.

Rosenfeld P. E., J.J. Clark, I.H. (Mel) Suffet (2004). The Value of An Odor-Quality-Wheel Classification Scheme For The Urban Environment. *Water Environment Federation's Technical Exhibition and Conference (WEFTEC) 2004*. New Orleans, October 2-6, 2004.

Rosenfeld, P.E., and Suffet, I.H. (2004). Understanding Odorants Associated With Compost, Biomass Facilities, and the Land Application of Biosolids. *Water Science and Technology*, 49(9), 193-199.

Rosenfeld, P.E., and Suffet I.H. (2004). Control of Compost Odor Using High Carbon Wood Ash, *Water Science and Technology*, 49(9), 171-178.

Rosenfeld, P. E., Grey, M. A., Sellow, P. (2004). Measurement of Biosolids Odor and Odorant Emissions from Windrows, Static Pile and Biofilter. *Water Environment Research*, 76(4), 310-315.

Rosenfeld, P.E., Grey, M and Suffet, M. (2002). Compost Demonstration Project, Sacramento California Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Integrated Waste Management Board Public Affairs Office, Publications Clearinghouse (MS-6)*, Sacramento, CA Publication #442-02-008.

Rosenfeld, P.E., and C.L. Henry. (2001). Characterization of odor emissions from three different biosolids. *Water Soil and Air Pollution*, 127(1-4), 173-191.

Rosenfeld, P.E., and Henry C. L., (2000). Wood ash control of odor emissions from biosolids application. *Journal of Environmental Quality*, 29, 1662-1668.

Rosenfeld, P.E., C.L. Henry and D. Bennett. (2001). Wastewater dewatering polymer affect on biosolids odor emissions and microbial activity. *Water Environment Research*, 73(4), 363-367.

Rosenfeld, P.E., and C.L. Henry. (2001). Activated Carbon and Wood Ash Sorption of Wastewater, Compost, and Biosolids Odorants. *Water Environment Research*, 73, 388-393.

Rosenfeld, P.E., and Henry C. L., (2001). High carbon wood ash effect on biosolids microbial activity and odor. *Water Environment Research*. 131(1-4), 247-262.

Chollack, T. and **P. Rosenfeld**. (1998). Compost Amendment Handbook For Landscaping. Prepared for and distributed by the City of Redmond, Washington State.

Rosenfeld, P. E. (1992). The Mount Liamuiga Crater Trail. *Heritage Magazine of St. Kitts*, 3(2).

Rosenfeld, P. E. (1993). High School Biogas Project to Prevent Deforestation On St. Kitts. *Biomass Users Network*, 7(1).

Rosenfeld, P. E. (1998). Characterization, Quantification, and Control of Odor Emissions From Biosolids Application To Forest Soil. Doctoral Thesis. University of Washington College of Forest Resources.

Rosenfeld, P. E. (1994). Potential Utilization of Small Diameter Trees on Sierra County Public Land. Masters thesis reprinted by the Sierra County Economic Council. Sierra County, California.

Rosenfeld, P. E. (1991). How to Build a Small Rural Anaerobic Digester & Uses Of Biogas In The First And Third World. Bachelors Thesis. University of California.

Presentations:

Rosenfeld, P.E., "The science for Perfluorinated Chemicals (PFAS): What makes remediation so hard?" Law Seminars International, (May 9-10, 2018) 800 Fifth Avenue, Suite 101 Seattle, WA.

Rosenfeld, P.E., Sutherland, A; Hesse, R.; Zapata, A. (October 3-6, 2013). Air dispersion modeling of volatile organic emissions from multiple natural gas wells in Decatur, TX. *44th Western Regional Meeting, American Chemical Society*. Lecture conducted from Santa Clara, CA.

Sok, H.L.; Waller, C.C.; Feng, L.; Gonzalez, J.; Sutherland, A.J.; Wisdom-Stack, T.; Sahai, R.K.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Atrazine: A Persistent Pesticide in Urban Drinking Water. *Urban Environmental Pollution*. Lecture conducted from Boston, MA.

Feng, L.; Gonzalez, J.; Sok, H.L.; Sutherland, A.J.; Waller, C.C.; Wisdom-Stack, T.; Sahai, R.K.; La, M.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Bringing Environmental Justice to East St. Louis, Illinois. *Urban Environmental Pollution*. Lecture conducted from Boston, MA.

Rosenfeld, P.E. (April 19-23, 2009). Perfluorooctanoic Acid (PFOA) and Perfluorooctane Sulfonate (PFOS) Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*. Lecture conducted from Tuscon, AZ.

Rosenfeld, P.E. (April 19-23, 2009). Cost to Filter Atrazine Contamination from Drinking Water in the United States" Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*. Lecture conducted from Tuscon, AZ.

Wu, C., Tam, L., Clark, J., **Rosenfeld, P.** (20-22 July, 2009). Dioxin and furan blood lipid concentrations in populations living near four wood treatment facilities in the United States. Brebbia, C.A. and Popov, V., eds., *Air Pollution XVII: Proceedings of the Seventeenth International Conference on Modeling, Monitoring and Management of Air Pollution*. Lecture conducted from Tallinn, Estonia.

Rosenfeld, P. E. (October 15-18, 2007). Moss Point Community Exposure To Contaminants From A Releasing Facility. *The 23rd Annual International Conferences on Soils Sediment and Water*. Platform lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld, P. E. (October 15-18, 2007). The Repeated Trespass of Tritium-Contaminated Water Into A Surrounding Community Form Repeated Waste Spills From A Nuclear Power Plant. *The 23rd Annual International Conferences on Soils Sediment and Water*. Platform lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld, P. E. (October 15-18, 2007). Somerville Community Exposure To Contaminants From Wood Treatment Facility Emissions. *The 23rd Annual International Conferences on Soils Sediment and Water*. Lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld P. E. (March 2007). Production, Chemical Properties, Toxicology, & Treatment Case Studies of 1,2,3-Trichloropropane (TCP). *The Association for Environmental Health and Sciences (AEHS) Annual Meeting*. Lecture conducted from San Diego, CA.

Rosenfeld P. E. (March 2007). Blood and Attic Sampling for Dioxin/Furan, PAH, and Metal Exposure in Florida, Alabama. *The AEHS Annual Meeting*. Lecture conducted from San Diego, CA.

Hensley A.R., Scott, A., **Rosenfeld P.E.**, Clark, J.J.J. (August 21 – 25, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *The 26th International Symposium on Halogenated Persistent Organic Pollutants – DIOXIN2006*. Lecture conducted from Radisson SAS Scandinavia Hotel in Oslo Norway.

Hensley A.R., Scott, A., **Rosenfeld P.E.**, Clark, J.J.J. (November 4-8, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *APHA 134 Annual Meeting & Exposition*. Lecture conducted from Boston Massachusetts.

Paul Rosenfeld Ph.D. (October 24-25, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. Mealey's C8/PFOA. *Science, Risk & Litigation Conference*. Lecture conducted from The Rittenhouse Hotel, Philadelphia, PA.

Paul Rosenfeld Ph.D. (September 19, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, Toxicology and Remediation *PEMA Emerging Contaminant Conference*. Lecture conducted from Hilton Hotel, Irvine California.

Paul Rosenfeld Ph.D. (September 19, 2005). Fate, Transport, Toxicity, And Persistence of 1,2,3-TCP. *PEMA Emerging Contaminant Conference*. Lecture conducted from Hilton Hotel in Irvine, California.

Paul Rosenfeld Ph.D. (September 26-27, 2005). Fate, Transport and Persistence of PDBEs. *Mealey's Groundwater Conference*. Lecture conducted from Ritz Carlton Hotel, Marina Del Ray, California.

Paul Rosenfeld Ph.D. (June 7-8, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. *International Society of Environmental Forensics: Focus On Emerging Contaminants*. Lecture conducted from Sheraton Oceanfront Hotel, Virginia Beach, Virginia.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Fate Transport, Persistence and Toxicology of PFOA and Related Perfluorochemicals. *2005 National Groundwater Association Ground Water And Environmental Law Conference*. Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, Toxicology and Remediation. *2005 National Groundwater Association Ground Water and Environmental Law Conference*. Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld, Ph.D. and James Clark Ph.D. and Rob Hesse R.G. (May 5-6, 2004). Tert-butyl Alcohol Liability and Toxicology, A National Problem and Unquantified Liability. *National Groundwater Association. Environmental Law Conference*. Lecture conducted from Congress Plaza Hotel, Chicago Illinois.

Paul Rosenfeld, Ph.D. (March 2004). Perchlorate Toxicology. *Meeting of the American Groundwater Trust*. Lecture conducted from Phoenix Arizona.

Hagemann, M.F., **Paul Rosenfeld, Ph.D.** and Rob Hesse (2004). Perchlorate Contamination of the Colorado River. *Meeting of tribal representatives*. Lecture conducted from Parker, AZ.

Paul Rosenfeld, Ph.D. (April 7, 2004). A National Damage Assessment Model For PCE and Dry Cleaners. *Drycleaner Symposium. California Ground Water Association*. Lecture conducted from Radison Hotel, Sacramento, California.

Rosenfeld, P. E., Grey, M., (June 2003) Two stage biofilter for biosolids composting odor control. *Seventh International In Situ And On Site Bioremediation Symposium Battelle Conference* Orlando, FL.

Paul Rosenfeld, Ph.D. and James Clark Ph.D. (February 20-21, 2003) Understanding Historical Use, Chemical Properties, Toxicity and Regulatory Guidance of 1,4 Dioxane. *National Groundwater Association. Southwest Focus Conference. Water Supply and Emerging Contaminants..* Lecture conducted from Hyatt Regency Phoenix Arizona.

Paul Rosenfeld, Ph.D. (February 6-7, 2003). Underground Storage Tank Litigation and Remediation. *California CUPA Forum*. Lecture conducted from Marriott Hotel, Anaheim California.

Paul Rosenfeld, Ph.D. (October 23, 2002) Underground Storage Tank Litigation and Remediation. *EPA Underground Storage Tank Roundtable*. Lecture conducted from Sacramento California.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Understanding Odor from Compost, *Wastewater and Industrial Processes. Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Using High Carbon Wood Ash to Control Compost Odor. *Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Grey, M. A. (September 22-24, 2002). Biocycle Composting For Coastal Sage Restoration. *Northwest Biosolids Management Association*. Lecture conducted from Vancouver Washington..

Rosenfeld, P.E. and Grey, M. A. (November 11-14, 2002). Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Soil Science Society Annual Conference*. Lecture conducted from Indianapolis, Maryland.

Rosenfeld, P.E. (September 16, 2000). Two stage biofilter for biosolids composting odor control. *Water Environment Federation*. Lecture conducted from Anaheim California.

Rosenfeld, P.E. (October 16, 2000). Wood ash and biofilter control of compost odor. *Biofest*. Lecture conducted from Ocean Shores, California.

Rosenfeld, P.E. (2000). Bioremediation Using Organic Soil Amendments. *California Resource Recovery Association*. Lecture conducted from Sacramento California.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. *Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings*. Lecture conducted from Bellevue Washington.

Rosenfeld, P.E., and C.L. Henry. (1999). An evaluation of ash incorporation with biosolids for odor reduction. *Soil Science Society of America*. Lecture conducted from Salt Lake City Utah.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Comparison of Microbial Activity and Odor Emissions from Three Different Biosolids Applied to Forest Soil. *Brown and Caldwell*. Lecture conducted from Seattle Washington.

Rosenfeld, P.E., C.L. Henry. (1998). Characterization, Quantification, and Control of Odor Emissions from Biosolids Application To Forest Soil. *Biofest*. Lecture conducted from Lake Chelan, Washington.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings. Lecture conducted from Bellevue Washington.

Rosenfeld, P.E., C.L. Henry, R. B. Harrison, and R. Dills. (1997). Comparison of Odor Emissions From Three Different Biosolids Applied to Forest Soil. *Soil Science Society of America*. Lecture conducted from Anaheim California.

Teaching Experience:

UCLA Department of Environmental Health (Summer 2003 through 20010) Taught Environmental Health Science 100 to students, including undergrad, medical doctors, public health professionals and nurses. Course focused on the health effects of environmental contaminants.

National Ground Water Association, Successful Remediation Technologies. Custom Course in Sante Fe, New Mexico. May 21, 2002. Focused on fate and transport of fuel contaminants associated with underground storage tanks.

National Ground Water Association; Successful Remediation Technologies Course in Chicago Illinois. April 1, 2002. Focused on fate and transport of contaminants associated with Superfund and RCRA sites.

California Integrated Waste Management Board, April and May, 2001. Alternative Landfill Caps Seminar in San Diego, Ventura, and San Francisco. Focused on both prescriptive and innovative landfill cover design.

UCLA Department of Environmental Engineering, February 5, 2002. Seminar on Successful Remediation Technologies focusing on Groundwater Remediation.

University Of Washington, Soil Science Program, Teaching Assistant for several courses including: Soil Chemistry, Organic Soil Amendments, and Soil Stability.

U.C. Berkeley, Environmental Science Program Teaching Assistant for Environmental Science 10.

Academic Grants Awarded:

California Integrated Waste Management Board. \$41,000 grant awarded to UCLA Institute of the Environment. Goal: To investigate effect of high carbon wood ash on volatile organic emissions from compost. 2001.

Synagro Technologies, Corona California: \$10,000 grant awarded to San Diego State University. Goal: investigate effect of biosolids for restoration and remediation of degraded coastal sage soils. 2000.

King County, Department of Research and Technology, Washington State. \$100,000 grant awarded to University of Washington: Goal: To investigate odor emissions from biosolids application and the effect of polymers and ash on VOC emissions. 1998.

Northwest Biosolids Management Association, Washington State. \$20,000 grant awarded to investigate effect of polymers and ash on VOC emissions from biosolids. 1997.

James River Corporation, Oregon: \$10,000 grant was awarded to investigate the success of genetically engineered Poplar trees with resistance to round-up. 1996.

United State Forest Service, Tahoe National Forest: \$15,000 grant was awarded to investigating fire ecology of the Tahoe National Forest. 1995.

Kellogg Foundation, Washington D.C. \$500 grant was awarded to construct a large anaerobic digester on St. Kitts in West Indies. 1993

Deposition and/or Trial Testimony:

In the Superior Court of the State of California, County of San Bernardino
Billy Wildrick, Plaintiff vs. BNSF Railway Company
Case No. CIVDS1711810
Rosenfeld Deposition 10-17-2022

In the State Court of Bibb County, State of Georgia
Richard Hutcherson, Plaintiff vs Norfolk Southern Railway Company
Case No. 10-SCCV-092007
Rosenfeld Deposition 10-6-2022

In the Civil District Court of the Parish of Orleans, State of Louisiana
Millard Clark, Plaintiff vs. Dixie Carriers, Inc. et al.
Case No. 2020-03891
Rosenfeld Deposition 9-15-2022

In The Circuit Court of Livingston County, State of Missouri, Circuit Civil Division
Shirley Ralls, Plaintiff vs. Canadian Pacific Railway and Soo Line Railroad
Case No. 18-LV-CC0020
Rosenfeld Deposition 9-7-2022

In The Circuit Court of the 13th Judicial Circuit Court, Hillsborough County, Florida Civil Division
Jonny C. Daniels, Plaintiff vs. CSX Transportation Inc.
Case No. 20-CA-5502
Rosenfeld Deposition 9-1-2022

In The Circuit Court of St. Louis County, State of Missouri
Kieth Luke et. al. Plaintiff vs. Monsanto Company et. al.
Case No. 19SL-CC03191
Rosenfeld Deposition 8-25-2022

In The Circuit Court of the 13th Judicial Circuit Court, Hillsborough County, Florida Civil Division
Jeffery S. Lamotte, Plaintiff vs. CSX Transportation Inc.
Case No. NO. 20-CA-0049
Rosenfeld Deposition 8-22-2022

In State of Minnesota District Court, County of St. Louis Sixth Judicial District
Greg Bean, Plaintiff vs. Soo Line Railroad Company
Case No. 69-DU-CV-21-760
Rosenfeld Deposition 8-17-2022

In United States District Court Western District of Washington at Tacoma, Washington
John D. Fitzgerald Plaintiff vs. BNSF
Case No. 3:21-cv-05288-RJB
Rosenfeld Deposition 8-11-2022

In Circuit Court of the Sixth Judicial Circuit, Macon Illinois
Rocky Bennyhoff Plaintiff vs. Norfolk Southern
Case No. 20-L-56
Rosenfeld Deposition 8-3-2022

In Court of Common Pleas, Hamilton County Ohio
Joe Briggins Plaintiff vs. CSX
Case No. A2004464
Rosenfeld Deposition 6-17-2022

In the Superior Court of the State of California, County of Kern
George LaFazia vs. BNSF Railway Company.
Case No. BCV-19-103087
Rosenfeld Deposition 5-17-2022

In the Circuit Court of Cook County Illinois
Bobby Earles vs. Penn Central et. al.
Case No. 2020-L-000550
Rosenfeld Deposition 4-16-2022

In United States District Court Easter District of Florida
Albert Hartman Plaintiff vs. Illinois Central
Case No. 2:20-cv-1633
Rosenfeld Deposition 4-4-2022

In the Circuit Court of the 4th Judicial Circuit, in and For Duval County, Florida
Barbara Steele vs. CSX Transportation
Case No.16-219-Ca-008796
Rosenfeld Deposition 3-15-2022

In United States District Court Easter District of New York
Romano et al. vs. Northrup Grumman Corporation
Case No. 16-cv-5760
Rosenfeld Deposition 3-10-2022

In the Circuit Court of Cook County Illinois
Linda Benjamin vs. Illinois Central
Case No. No. 2019 L 007599
Rosenfeld Deposition 1-26-2022

In the Circuit Court of Cook County Illinois
Donald Smith vs. Illinois Central
Case No. No. 2019 L 003426
Rosenfeld Deposition 1-24-2022

In the Circuit Court of Cook County Illinois
Jan Holeman vs. BNSF
Case No. 2019 L 000675
Rosenfeld Deposition 1-18-2022

In the State Court of Bibb County State of Georgia
Dwayne B. Garrett vs. Norfolk Southern
Case No. 20-SCCV-091232
Rosenfeld Deposition 11-10-2021

In the Circuit Court of Cook County Illinois
Joseph Ruetke vs. BNSF
Case No. 2019 L 007730
Rosenfeld Deposition 11-5-2021

In the United States District Court For the District of Nebraska
Steven Gillett vs. BNSF
Case No. 4:20-cv-03120
Rosenfeld Deposition 10-28-2021

In the Montana Thirteenth District Court of Yellowstone County
James Eadus vs. Soo Line Railroad and BNSF
Case No. DV 19-1056
Rosenfeld Deposition 10-21-2021

In the Circuit Court Of The Twentieth Judicial Circuit, St Clair County, Illinois
Martha Custer et al.cvs. Cerro Flow Products, Inc.
Case No. 0i9-L-2295
Rosenfeld Deposition 5-14-2021
Trial October 8-4-2021

In the Circuit Court of Cook County Illinois
Joseph Rafferty vs. Consolidated Rail Corporation and National Railroad Passenger Corporation d/b/a
AMTRAK,
Case No. 18-L-6845
Rosenfeld Deposition 6-28-2021

In the United States District Court For the Northern District of Illinois
Theresa Romcoe vs. Northeast Illinois Regional Commuter Railroad Corporation d/b/a METRA Rail
Case No. 17-cv-8517
Rosenfeld Deposition 5-25-2021

In the Superior Court of the State of Arizona In and For the Cunty of Maricopa
Mary Tryon et al. vs. The City of Pheonix v. Cox Cactus Farm, L.L.C., Utah Shelter Systems, Inc.
Case No. CV20127-094749
Rosenfeld Deposition 5-7-2021

In the United States District Court for the Eastern District of Texas Beaumont Division
Robinson, Jeremy et al vs. CNA Insurance Company et al.
Case No. 1:17-cv-000508
Rosenfeld Deposition 3-25-2021

In the Superior Court of the State of California, County of San Bernardino
Gary Garner, Personal Representative for the Estate of Melvin Garner vs. BNSF Railway Company.
Case No. 1720288
Rosenfeld Deposition 2-23-2021

In the Superior Court of the State of California, County of Los Angeles, Spring Street Courthouse
Benny M Rodriguez vs. Union Pacific Railroad, A Corporation, et al.
Case No. 18STCV01162
Rosenfeld Deposition 12-23-2020

In the Circuit Court of Jackson County, Missouri
Karen Cornwell, Plaintiff, vs. Marathon Petroleum, LP, Defendant.
Case No. 1716-CV10006
Rosenfeld Deposition 8-30-2019

- In the United States District Court For The District of New Jersey
 Duarte et al, Plaintiffs, vs. United States Metals Refining Company et. al. Defendant.
 Case No. 2:17-cv-01624-ES-SCM
 Rosenfeld Deposition 6-7-2019
- In the United States District Court of Southern District of Texas Galveston Division
 M/T Carla Maersk vs. Conti 168., Schiffahrts-GMBH & Co. Bulker KG MS “Conti Perdido” Defendant.
 Case No. 3:15-CV-00106 consolidated with 3:15-CV-00237
 Rosenfeld Deposition 5-9-2019
- In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica
 Carole-Taddeo-Bates et al., vs. Ifran Khan et al., Defendants
 Case No. BC615636
 Rosenfeld Deposition 1-26-2019
- In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica
 The San Gabriel Valley Council of Governments et al. vs El Adobe Apts. Inc. et al., Defendants
 Case No. BC646857
 Rosenfeld Deposition 10-6-2018; Trial 3-7-19
- In United States District Court For The District of Colorado
 Bells et al. Plaintiffs vs. The 3M Company et al., Defendants
 Case No. 1:16-cv-02531-RBJ
 Rosenfeld Deposition 3-15-2018 and 4-3-2018
- In The District Court Of Regan County, Texas, 112th Judicial District
 Phillip Bales et al., Plaintiff vs. Dow Agrosiences, LLC, et al., Defendants
 Cause No. 1923
 Rosenfeld Deposition 11-17-2017
- In The Superior Court of the State of California In And For The County Of Contra Costa
 Simons et al., Plaintiffs vs. Chevron Corporation, et al., Defendants
 Cause No. C12-01481
 Rosenfeld Deposition 11-20-2017
- In The Circuit Court Of The Twentieth Judicial Circuit, St Clair County, Illinois
 Martha Custer et al., Plaintiff vs. Cerro Flow Products, Inc., Defendants
 Case No.: No. 019-L-2295
 Rosenfeld Deposition 8-23-2017
- In United States District Court For The Southern District of Mississippi
 Guy Manuel vs. The BP Exploration et al., Defendants
 Case No. 1:19-cv-00315-RHW
 Rosenfeld Deposition 4-22-2020
- In The Superior Court of the State of California, For The County of Los Angeles
 Warrn Gilbert and Penny Gilber, Plaintiff vs. BMW of North America LLC
 Case No. LC102019 (c/w BC582154)
 Rosenfeld Deposition 8-16-2017, Trail 8-28-2018
- In the Northern District Court of Mississippi, Greenville Division
 Brenda J. Cooper, et al., Plaintiffs, vs. Meritor Inc., et al., Defendants
 Case No. 4:16-cv-52-DMB-JVM
 Rosenfeld Deposition July 2017

In The Superior Court of the State of Washington, County of Snohomish
Michael Davis and Julie Davis et al., Plaintiff vs. Cedar Grove Composting Inc., Defendants
Case No. 13-2-03987-5
Rosenfeld Deposition, February 2017
Trial March 2017

In The Superior Court of the State of California, County of Alameda
Charles Spain., Plaintiff vs. Thermo Fisher Scientific, et al., Defendants
Case No. RG14711115
Rosenfeld Deposition September 2015

In The Iowa District Court In And For Poweshiek County
Russell D. Winburn, et al., Plaintiffs vs. Doug Hoksbergen, et al., Defendants
Case No. LALA002187
Rosenfeld Deposition August 2015

In The Circuit Court of Ohio County, West Virginia
Robert Andrews, et al. v. Antero, et al.
Civil Action No. 14-C-30000
Rosenfeld Deposition June 2015

In The Iowa District Court for Muscatine County
Laurie Freeman et. al. Plaintiffs vs. Grain Processing Corporation, Defendant
Case No. 4980
Rosenfeld Deposition May 2015

In the Circuit Court of the 17th Judicial Circuit, in and For Broward County, Florida
Walter Hinton, et. al. Plaintiff, vs. City of Fort Lauderdale, Florida, a Municipality, Defendant.
Case No. CACE07030358 (26)
Rosenfeld Deposition December 2014

In the County Court of Dallas County Texas
Lisa Parr et al, Plaintiff, vs. Aruba et al, Defendant.
Case No. cc-11-01650-E
Rosenfeld Deposition: March and September 2013
Rosenfeld Trial April 2014

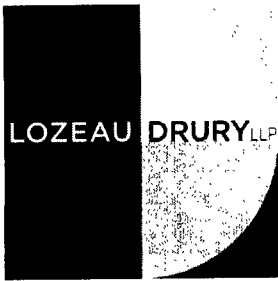
In the Court of Common Pleas of Tuscarawas County Ohio
John Michael Abicht, et al., Plaintiffs, vs. Republic Services, Inc., et al., Defendants
Case No. 2008 CT 10 0741 (Cons. w/ 2009 CV 10 0987)
Rosenfeld Deposition October 2012

In the United States District Court for the Middle District of Alabama, Northern Division
James K. Benefield, et al., Plaintiffs, vs. International Paper Company, Defendant.
Civil Action No. 2:09-cv-232-WHA-TFM
Rosenfeld Deposition July 2010, June 2011

In the Circuit Court of Jefferson County Alabama
Jaeanette Moss Anthony, et al., Plaintiffs, vs. Drummond Company Inc., et al., Defendants
Civil Action No. CV 2008-2076
Rosenfeld Deposition September 2010

In the United States District Court, Western District Lafayette Division
Ackle et al., Plaintiffs, vs. Citgo Petroleum Corporation, et al., Defendants.
Case No. 2:07CV1052
Rosenfeld Deposition July 2009

EXHIBIT C



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BY E-MAIL

September 13, 2023

Rick Caguiat
Community Development Director
Planning Commission Secretary
Community Development Department
390 Towne Centre Drive
Lathrop, California 95330
planning@ci.lathrop.ca.us

Re: Comment on Planning Commission Agenda Items No. 8.3 Regarding the Ashley Furniture Project (Conditional Use Permit No. CUP-23-08; Site Plan Review No. SPR 23-09)

Dear Mr. Caguiat and Honorable Members of the Planning Commission:

I am writing on behalf of Laborers' International Union of North America, Local Union No. 73 ("LIUNA") regarding the proposed Ashley Furniture Project proposed to be located at the northwest corner of Dos Reis Rd and Manthey Road. The Planning Commission staff have determined that the project is exempt from the requirement for preparation of environmental documents pursuant to California Environmental Quality Act ("CEQA") Guidelines, Section 15183 and Public Resources Code § 21083.3. However, after reviewing the Environmental Checklist and relevant appendices prepared for the Project, and the 2022 General Plan Update EIR that the Project relies upon, we conclude that the Project does not meet the requirements for an exemption under CEQA Guideline § 15183 and PRC § 21083.3. LIUNA respectfully requests that the Planning Commission not recommend approval of each of the agenda items addressed by the proposed exemption and, in particular, the proposed Ashley Furniture Project, and instead request staff to prepare the necessary environmental documents under CEQA.

I. PROJECT DESCRIPTION

The Project proposes to construct and operate a 1,486,607 square foot industrial building including a mix of retail, office/call center, and warehouse and distribution uses. About 110,000 square feet would be dedicated to retail use, 24,000 square feet to office and call-center uses, and 1,352,347 square feet to warehouse and distribution center uses.

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The Project proposes to construct approximately 2,046 parking spaces throughout the development site, with 942 spaces for passenger vehicles and 1,104 spaces for truck trailer parking. The Project expects to generate 2,798 daily passenger vehicle trips, including 203 a.m. peak hour trips (124 inbound, 79 outbound) and 255 p.m. peak hour trips (110 inbound, 145 outbound) for passenger vehicles. Another 680 daily truck trips also are expected, including 95 a.m. peak hour trips and 45 p.m. peak hour trips.

II. LEGAL STANDARD

To achieve its objectives of environmental protection, CEQA has a three-tiered structure. 14 CCR § 15002(k); *Committee to Save the Hollywoodland Specific Plan v. City of Los Angeles* (2008) 161 Cal.App.4th 1168, 1185-86 (“*Hollywoodland*”). First, if a project falls into an exempt category, or it can be seen with certainty that the activity in question will not have a significant effect on the environment, no further agency evaluation is required. *Id.* Second, if there is a possibility the project will have a significant effect on the environment, the agency must perform an initial threshold study. *Id.*; 14 CCR § 15063(a). If the study indicates that there is no substantial evidence that the project or any of its aspects may cause a significant effect on the environment the agency may issue a negative declaration. *Id.*; 14 CCR §§ 15063(b)(2), 15070. Finally, if the project will have a significant effect on the environment, an environmental impact report (“EIR”) is required. *Id.*

Here, since the City purports to exempt the Project from CEQA entirely, the first step of the CEQA process applies. “Exemptions to CEQA are narrowly construed and ‘[e]xemption categories are not to be expanded beyond the reasonable scope of their statutory language.’ *Mountain Lion Foundation v. Fish & Game Com.* (1997) 16 Cal.4th 105, 125. The determination as to the appropriate scope of an exemption is a question of law subject to independent, or de novo, review. *San Lorenzo Valley Community Advocates for Responsible Education v. San Lorenzo Valley Unified School Dist.*, (2006) 139 Cal. App. 4th 1356, 1375 (“[Q]uestions of interpretation or application of the requirements of CEQA are matters of law. Thus, for example, interpreting the scope of a CEQA exemption presents ‘a question of law, subject to de novo review by this court.’”)

Here, the City proposes that the Project is exempt from CEQA review under Section 15183 and PRC § 21083.3. However, as discussed below, the use of these streamlining provisions is improper, and instead, a full CEQA analysis, such as an EIR, must be prepared for this Project.

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III. DISCUSSION

a. **The City Incorrectly Applied CEQA’s Section 15183 Categorical Exemption to the Project and Thus a Full CEQA Analysis is Required.**

Section 15183 of the California Environmental Quality Act allows a project to avoid environmental review if it is “consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified . . . **except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.**” 14 CCR 15183 (emphasis added). See PRC § 21083.3(b). The intention of this section is to “streamline[]” CEQA review for projects and avoid the preparation of repetitive documents. While the City refers to these provisions as exemptions from CEQA, environmental review is still required for various types of impacts, including those “peculiar to the project or parcel on which the project would be located,” those which “were not analyzed as significant effects in a prior EIR,” “are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR,” or “[a]re previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.”

Section (f) of section 15183 states that a Project’s environmental effects are not peculiar to a project if “uniformly applied development policies or standards have been previously adopted” which serve to mitigate environmental impacts, “unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect.” The standard set forth by the statute for this analysis is substantial evidence.

Here, there is substantial evidence demonstrating that the Project will have significant impacts which were not addressed in the EIR prepared for the 2022 General Plan Update. Section 15183 therefore does not apply, and the City must prepare appropriate CEQA documents for this Project.

b. **The City Must Prepare a Statement of Overriding Considerations With Regard to This Project.**

The 2022 General Plan Update concluded that several of the impacts identified as a result of the General Plan Update project were significant and unavoidable. These impacts included agricultural resources, air quality, greenhouse gas, and traffic noise impacts. In the Environmental Checklist prepared for the Project, the City acknowledges these significant and unavoidable impacts, but states that:

Impacts from buildout of the General Plan including cumulative impacts associated with development and buildout of the CLSP Phase 2 plan area

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and the warehouse Project site, as proposed, were fully addressed in the General Plan EIR (State Clearinghouse No. 2021100139), and implementation of the proposed project would not result in any new or altered impacts beyond those addressed in the General Plan EIR.

Env't Checklist, p. 13. Similar statements are repeated for each of the specific unavoidable significant impacts. This conclusion does not, however, address all of the City's obligations to grapple with acknowledged significant and unavoidable cumulative impacts.

In the case of *Communities for a Better Environment v. Cal. Resources Agency*, the court of appeal held that, although tiering may allow a later project to rely on the environmental analysis contained in a prior program-level EIR, that procedure does not relieve the agency of acknowledging the significant and unavoidable impacts and reconsidering its statement of overriding considerations. As the Court explained:

The section appears to allow an agency, in approving a later project that has significant unavoidable impacts, to forego making a statement of overriding considerations *specifically tied to that project*. This is contrary to CEQA law. CEQA section 21094, subdivision (d) requires agencies that approve a later project to comply with CEQA section 21081. Under CEQA section 21081, an agency approving a project with significant environmental effects must find that each effect will be mitigated or avoided, or "that *specific* overriding economic, legal, social, technological, or other benefits of *the project* outweigh the ... effect[]"⁶⁵ The requirement of a statement of overriding considerations is central to CEQA's role as a public accountability statute; it requires public officials, in approving environmentally detrimental projects, to justify their decisions based on counterbalancing social, economic or other benefits, and to point to substantial evidence in support.⁶⁶ Under Guidelines section 15152(f)(3)(C), however, an agency apparently could adopt one statement of overriding considerations for a prior, more general EIR, and then avoid future political accountability by approving later, more specific projects with significant unavoidable impacts pursuant to the prior EIR and statement of overriding considerations. Even though a prior EIR's *analysis* of environmental effects may be subject to being incorporated in a later EIR for a later, more specific project, the responsible public officials must still go on the record and explain specifically why they are approving the later project despite *its* significant unavoidable impacts.

Communities for a Better Env't v. California Res. Agency, 103 Cal. App. 4th 98, 124–25, 126 Cal. Rptr. 2d 441 (2002), *as modified* (Nov. 21, 2002), and *disapproved of on other grounds by Berkeley Hillside Pres. v. City of Berkeley*, 60 Cal. 4th 1086, 343 P.3d 834 (2015).

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The same reasoning applies to the implementation of Pub. Res. Code § 21083.3 and 14 Cal. Admin. Code § 15183. The Project, based on its reliance on the 2022 General Plan Update EIR, will have cumulative impacts on agricultural resources, air quality, greenhouse gas emissions, and traffic noise. Although sections 21083 and 15183 provide for streamlining of the environmental review of a subsequent project, neither section relieves the City from its obligation to make a statement of overriding considerations for the Project. PRC § 21081. Prior to recommending the Project and applying the streamlining provisions, the Planning Commission should prepare a statement of overriding considerations supported by substantial evidence and which evaluates whether any additional feasible mitigation measures applicable to this specific project should be required in order to address the acknowledged cumulative impacts.

c. The Project Will Have Project-Specific Significant Effects Which Were Not Addressed in the 2022 General Plan Update EIR.

LIUNA is concerned that a number of significant environmental impacts peculiar to the Project were not addressed in the 2022 General Plan Update EIR. As a result, Pub. Res. Code § 21083.3 and 14 Cal. Admin. Code § 15183 do not apply and either a mitigated negative declaration or EIR must be prepared to address these unanalyzed impacts.

i. Biological Resources

According to the 2022 General Plan EIR, the federally-listed, endangered valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*) did not occur within one-mile of the planning area. GP EIR, p. 3.4-15. As a result, there is no focused discussion in the 2022 General Plan EIR on any impacts to this federally-listed species. In general, the 2022 General Plan EIR concludes that there will be no significant impacts to listed species from the General Plan's implementation. GP EIR, p. 2.4-28 – 3.4-29. The valley elderberry longhorn beetle relies on a particular host plant for its survival – the red or blue elderberry. See Biological Resources Analysis Report, p. 18. The reconnaissance survey conducted for the Biological Resources Analysis observed a 6-foot by 15-foot elderberry shrub on the property. *Id.*, p. 19. The presence of that host plant, the enhanced likelihood of the presence of the endangered valley elderberry longhorn beetle, and the heightened risk of adverse affects on the host plant or potentially present beetles are not addressed as a significant impact in the 2022 General Plan EIR and these effects are peculiar to the Project site. Pub. Res. Code § 21083.3. Given these facts peculiar to the site, it "might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." 14 CCR 15183.

Likewise, the observed presence of a Swainson's hawk foraging on the project site and nesting within 20 feet of the site also results in obvious effects peculiar to the

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project site, including not only the direct loss of foraging habitat but also disturbances from construction activities at the site and a dramatic increase in vehicles using Dos Reis Road to access the project once it is operational. Because impacts to Swainson's hawks were not addressed as significant impacts in the 2022 General Plan EIR and impact to a Swainson's hawk is peculiar to the site, those potential impacts must be addressed in a proper CEQA environmental review document and reliance on Pub. Res. Code § 21083.3 and 14 Cal. Admin. Code § 15183 is inappropriate.

Given the very limited reconnaissance-level survey performed on a single day at the Project site on May 5, 2021, LIUNA is concerned that there are numerous other listed and sensitive species foraging or located at the Project site. No effort has been made to determine the current presence of burrowing owls at the site. The past presence of red-tailed hawks and white-tailed kites foraging at the site also excludes the proposed streamlining exemption. A current and more robust survey of the Project site is necessary for the City to make any decision on these potential impacts based on substantial evidence.

In addition, the 2022 General Plan EIR does not identify the significant potential impact of the Project's thousands of trucks and car trips on wildlife from vehicle collisions with wildlife. This impact is peculiar to the Project given its proposed 2,798 daily passenger vehicle trips and 680 daily truck trips which will lead to wildlife collisions in the vicinity of the Project. Because this project-specific direct and cumulative effect was not addressed at all in the 2022 General Plan EIR, it must be addressed in an EIR or potentially a mitigated negative declaration for the Project. See PRC § 21083.3(c) ("Nothing in this section affects any requirement to analyze potentially significant offsite impacts and cumulative impacts of the project not discussed in the prior environmental impact report with respect to the general plan").

ii. Energy

The 2022 General Plan EIR's discussion of the General Plan's energy impacts boils down to stating that by complying with California's Building Energy Efficiency Standards ("CalGreen"), promoting the use of renewable energy sources and encouraging public transportation and bicycle use, and the fact that PG&E will generally make progress on adding new renewable energy sources to its portfolio, projects within the planning area will not have energy impacts. GP EIR, p. 3.7-41 – 3.7-42. The Environmental Checklist focuses on the Ashley Furniture Project's compliance with CalGreen and PG&E's long-term efforts. Env't Checklist, p. 66. None of these considerations address the energy effects that are peculiar to a 1.4 million square feet furniture distribution and retail center.

The standard under CEQA is whether the Project would result in wasteful, inefficient, or unnecessary consumption of energy resources. Failing to undertake "an investigation into renewable energy options that might be available or appropriate for a

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project” violates CEQA. *California Clean Energy Committee v. City of Woodland* (2014) 225 Cal.App.4th 173, 213. Energy conservation under CEQA is defined as the “wise and efficient use of energy.” CEQA Guidelines, app. F, § I. The “wise and efficient use of energy” is achieved by “(1) decreasing overall per capita energy consumption, (2) decreasing reliance on fossil fuels such as coal, natural gas and oil, and (3) increasing reliance on renewable energy resources.” *Id.*

Noting compliance with the California Building Energy Efficiency Standards (Cal.Code Regs., tit. 24, part 6 (Title 24) does not constitute an adequate analysis of energy impacts. *Ukiah Citizens for Safety First v. City of Ukiah* (2016) 248 Cal.App.4th 256, 264-65. Similarly, the court in *City of Woodland* held unlawful an energy analysis that relied on compliance with Title 24, that failed to assess transportation energy impacts, and that failed to address renewable energy impacts. *California Clean Energy Committee v. City of Woodland*, 225 Cal.App.4th 173, 209-13. As such, the General Plan EIR’s reliance on Title 24 compliance does not address the proposed furniture warehouse Project’s energy impacts. The energy effects of the Project are, by definition, peculiar to the Project. Given the vast expanse of roofing provided by the proposed Project, any evaluation of its energy impacts cannot ignore the obvious feasibility of an array of solar panels on the roof or covering the extensive parking proposed at the site. Energy efficiency, in the context of the Proposed project and site would require the consideration and implementation of sufficient solar panels to meet all of the Project’s direct electricity demand, as well as solar power that would offset the considerable GHG and other air pollution emissions that will result from the thousands of trucks and cars driving to and from the Project every day once it’s operational.

The Environmental Checklist contains no discussion of the project's cost effectiveness in terms of energy requirements. There is no discussion of energy consuming equipment and processes that will be used during the construction or operation of the project. The project's energy use efficiencies by amount and fuel type for each stage of the project including construction and operation were not identified. The effect of the project on peak and base period demands for electricity has not been addressed. As such, the Environmental Checklist’s conclusions are unsupported by the necessary discussions of the Project’s energy impacts under CEQA. An EIR or possibly a mitigated negative declaration must be prepared to assess these impacts.

iii. Greenhouse Gases and Air Quality.

The 2022 General Plan EIR did not project air pollution emissions for any given project that would be allowed by the plan. Instead, it identifies the implementation measure in the General Plan that the City “[review development, infrastructure, and planning projects for consistency with SJVAPCD requirements during the CEQA review process.” GP EIR, p. 3.3-35 (RR-6a). The General Plan and the EIR go on to further require that:

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Require project applicants to prepare air quality analyses to address SJVAPCD and General Plan requirements, which include analysis and identification of:

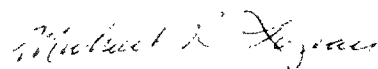
- A. Air pollutant emissions associated with the project during construction, project operation, and cumulative conditions.
- B. Potential exposure of sensitive receptors to toxic air contaminants.
- C. Significant air quality impacts associated with the project for construction, project operation, and cumulative conditions.
- D. Mitigation measures to reduce significant impacts to less than significant or the maximum extent feasible where impacts cannot be mitigated to less than significant.

Id. Although the Environmental Checklist purports to describe these evaluation efforts, the Checklist does not provide any of the input files for the air pollution modeling conducted for the proposed Project. Only the output files are provided. Environmental Checklist, Attachment I, p. 162. Given the size of the warehouse and the number of expected daily truck trips, LIUNA is skeptical that the emissions forecasts identified for its construction and operation can be substantiated. Before making a recommendation to the Council, the Planning Commission should require staff and the applicant to share their input files for the CalEEMod modeling in order for the public to be able to assess the accuracy of the model outputs and whether or not the Project's may have a significant effect on air quality and GHG emissions and the extent of necessary mitigation measures as required by the General Plan.

IV. CONCLUSION

In light of the above comments, the City must prepare an EIR or, if appropriate, a mitigated negative declaration for the Project. LIUNA reserves its right to submit additional comments and evidence for any subsequent Planning Commission hearing or the City Council's consideration of the Project. Thank you for considering these comments.

Sincerely,



Michael R. Lozeau
LOZEAU DRURY LLP

Manteca Unified School District

Victoria Brunn,
Chief Business and Information Officer

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September 28, 2023

VIA E-MAIL (TVARGAS@CI.LATHROP.CA.US.) & U.S. MAILMayor and City Council
City of Lathrop
Attn: City Clerk
390 Towne Centre Dr.
Lathrop, CA 95330**Re: Conditional Use Permit and Site Plan Review for the Ashley Furniture Project to Allow for the Construction of an Approximately 1.5 Million Square Foot Concrete Tilt-Up Building Located within the Central Lathrop Specific Plan Phase 2 Area.**

Honorable Mayor and City Council Members:

The District remains concerned with the Limited Industrial Zoning Districts behind the Lathrop High School site, as noted in our response to the Central Lathrop Specific Plan and therefore the proposed Ashley Furniture development project has the potential to impact the District. Lathrop High School is located immediately to the southwest of the project site on the southern side of Dos Reis. District staff has reviewed the buffer and screening requirements and finds the 73-foot buffer requirements that include an 8-foot solid wall in addition to pedestrian improvements along Dos Reis to be critical to provide for separation of uses. The District is supportive of the addition of the 8-foot separated multi-use trail along the southern side of Dos Reis for improved pedestrian safety.

The District is in agreement with the circulation requirements that prohibit truck traffic on Dos Reis, and the requirement for traffic to be directed to S. Manthey Road as the access point to the project site. The District would request the City include MUSD in the review process and route any modification to existing lane striping plans that could impact District transportation. This coordination would ensure minimal impacts.

Please let us know if there is any additional information needed from MUSD to assist in the review process. Do not hesitate to contact me should you have any questions at (209) 858-0858 or developerfees@musd.net.

Sincerely,

Victoria Brunn
Chief Business and Information Officer
Manteca Unified school DistrictCc: Rick Caguiat, Director Community Development, via email (RCaguiat@ci.lathrop.ca.us)

De Novo Planning Group



A Land Use Planning, Design, and Environmental Firm

October 31, 2023

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

SUBJECT: Response to LIUNA Comments on the Ashley Warehouse CEQA Analysis

The City Council received written correspondence from Lozeau Drury, LLP, representing LIUNA regarding the City's environmental analysis for the Ashley Warehouse Project prepared under the California Environmental Quality Act ("CEQA") pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 (the "Environmental Analysis"). The comment letter incorrectly asserts that additional CEQA analysis must be completed for the Ashley Warehouse project, and the City must adopt a statement of overriding considerations.

The City correctly applied Public Resources Code Section 21083.3 and Section 15183 of the CEQA Guidelines

The City relied on the exemption provisions provided under Public Resources Code Section 21083.3 and Section 15183 of the CEQA Guidelines. Public Resources Code Section 21083.3 and corresponding State CEQA Guidelines Section 15183 allows a streamlined environmental review process for projects that are consistent with the densities established by existing zoning, community plan or general plan policies for which an EIR was certified. The Ashley Warehouse project is consistent with the City of Lathrop General Plan land uses and development intensities designated on the project site. As such, the application of CEQA to the approval of development projects, such as the proposed Ashley Project, shall be limited to effects on the environment which are peculiar to the parcel or to the Project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report. (Pub. Res. Code § 21083.3.) Further, an effect of a project on the environment is not considered peculiar to the parcel or the project, if uniformly applied development policies or standards have been adopted by the local agency with a finding that they will substantially mitigate that effect when applied to future projects. (State CEQA Guidelines § 15183(f).)

The lead agency must make a finding at a public hearing that any mitigation measures in the prior EIR that apply to the project's specific effects, and that the lead agency found to be feasible, will be undertaken. (Pub. Res. Code § 21083.3(c); State CEQA Guidelines § 15183(e).) The City has done that here, by incorporating relevant policies, actions, standards, and other mitigating requirements as Conditions of Approval for the Ashley Warehouse project. These requirements and standards are specifically identified throughout the Environmental Analysis the City prepared for the Ashley Warehouse project. Such a finding is not required for potentially significant environmental effects that are *not* considered peculiar to the parcel or the project if uniformly applied development policies or standards were previously adopted by the agency with a finding that the policies or standards would substantially mitigate the environmental effect when applied to future projects. (State CEQA Guidelines § 15183(f).) When the agency has failed to make such a finding previously, it can do so when it approves the later project.

Often, such certified prior EIRs are Program EIRs and, in fact, the factual questions as to whether project impacts fall within the scope of the prior EIR are very similar. As to reliance on a Program EIR, later activities are examined to determine whether an additional environmental document must be prepared. (State CEQA Guidelines § 15168(c).) As the commenter notes, if a later activity would result in environmental effects that were not examined in the

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Program EIR, the agency must prepare an initial study to determine whether an EIR or negative declaration is required to address those effects. (*Id.*) However, as is the case here, if a later activity would not have any effects that were not examined in the Program EIR (including any new or more severe impacts), the agency can approve the activity as being within the scope of the project covered by the Program EIR, and no new environmental document would be required. (*Id.*)

Factors that an agency may consider in determining whether a later activity is within the scope of a Program EIR include “consistency of the later activity with the type of allowable land use, overall planned density and building intensity, geographic area analyzed for environmental impacts, and covered infrastructure as described in the program EIR.” (State CEQA Guidelines § 15168(c).) An agency must incorporate feasible mitigation measures and alternatives developed in the Program EIR into later activities in the program. (*Id.*) “Where the later activities involve site specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were within the scope of the program EIR.” (*Id.*)

The City’s Environmental Analysis complies with both Section 15183 and Section 15168 of the State CEQA Guidelines. The commenter claims that an EIR is required for the Project. While the applicability of the exemption provided by State CEQA Guidelines 15183 does not turn on whether the City completes some form of preliminary review, here the City did use an environmental checklist which identifies whether or not each CEQA Appendix G environmental checklist question, and its corresponding impacts, were adequately addressed in the Lathrop General Plan EIR, if there is a significant impact due to new information, or if the Project would result in a significant impact peculiar to the Project site that was not adequately addressed in the General Plan EIR. The Environmental Analysis identifies the applicable City of Lathrop development standards and policies that would apply to the proposed Project during both the construction and operational phases, identifies applicable state-level standards and requirements, and explains how the application of these uniformly applied standards and policies would ensure that no peculiar or site-specific environmental impacts would occur.

The Project would not result in site-specific biological impacts that cannot be mitigated through application of uniform standards and requirements

The Biological Resources Analysis Report (BRA) prepared by Olberding Environmental, dated May 2021, and updated on November 1, 2023, identified several special-status species having the potential to occur on the subject Property based on the presence of suitable habitat. In fact, several protected avian species were observed during the site visit but in a foraging capacity only. The BRA document was prepared to provide a preliminary or general assessment of biological habitats present on the subject property and to evaluate current wildlife usage of those habitats during a single day site visit. The intent of this document was to provide initial biological information and make recommendations for additional studies if suitable habitat for a particular species was present.

As indicated above, the BRA determined that there is a potential for impacts to several special-status species. In particular, it noted the presence of a Swainson’s Hawk nest on the adjacent project. As such, mitigation for foraging habitat is normally required, in addition to a setback buffer during the nesting season for this species and additional survey requirements as contemplated in the City of Lathrop General Plan Update EIR. These requirements have been made conditions of approval for the project, as required by both the Lathrop General Plan and the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP).

It should also be recognized that resources agencies have determined that mitigation should proceed through the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). In November of 2000, San

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Joaquin County adopted and began implementing the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJCOG 2000). The plan was developed to provide a strategy for balancing the protection of Open Space and wildlife with the protection of local landowners and agricultural practices. The SJMSCP, in accordance with ESA Section 10(a)(1)(B) and CESA Section 2081(b) Incidental Take Permits, provides compensation for the Conversion of Open Space to non-Open Space uses which affect the plant, fish and wildlife species covered by the SJMSCP. Species that are covered by the SJMSCP that have the potential to occur within the Property include VELB, Swainson's hawk, burrowing owl, and the western mastiff bat as discussed in the BRA. Compliance with the requirements established in the SJMSCP, which are clearly identified in the BRA and Environmental Analysis, would ensure that impacts to special status species would be reduced to a less than significant level.

The Project's Biological Report does not underestimate the diversity of species using the Project site.

The BRA was prepared to provide a preliminary or general assessment of biological habitats present on the subject property and to evaluate current wildlife usage of those habitats during the site visit. This information was provided for supporting informational purposes in order to initially assess biological resources and make recommendations for a more focused evaluation consistent with the SJMSCP and associated incidental take permits prior to grading.

The Project's Biological Report accurately characterizes the existing environmental setting.

The site survey, literature and databases review conducted by Olberding Environmental provided adequate information to determine special-status species having potential to occur on the Property. As documented in the BRA, the site contains a single habitat type referred to as ruderal/ disturbed grassland. This habitat type is generally associated with agricultural fields and is generally dominated by non-native invasive species. The commenter did not provide any evidence that the assessment was inadequate, just because Dr. Smallwood saw different species using the Property than Olberding Environmental noted during their site visits.

The Biological Report adequately analyzed and mitigated the Project's biological impacts due to habitat loss, wildlife movement, and vehicle collisions.

The BRA document was prepared to provide a preliminary or general assessment of biological habitats present on the subject property and to evaluate current wildlife usage of those habitats.

In its October 9 Letter, LIUNA summarizes the findings from Dr. Smallwood's review of the Project which jumbles a transportation and biological impact analysis to misleadingly suggest that only the Project will result in a certain number of wildlife roadway mortality incidents. This explanation, however, ignores the City of Lathrop's summary of the biological resource impacts discussed in the CEQA consistency analysis and reference to and incorporation of the findings from the City's General Plan Update EIR prepared in 2022. CEQA requires later activities to be "examined in the light of the program EIR to determine whether an additional environmental document must be prepared." (CEQA Guidelines, § 15168(c).) Here, the City not only relied on the CEQA Consistency review under 15183 and its analysis of biological resources based on the BRA analysis, but it also incorporated by reference into the CEQA consistency analysis the General Plan Update EIR which anticipated development of the Property.

With respect to roadway wildlife fatalities, the CEQA Guidelines do not recognize this as an environmental impact. (See CEQA Guidelines, Appendix G.) Although an analysis of this impact is unwarranted, Olberding visited the project site again on October 25, 2023 and confirmed that few bird species were observed on roads surrounding the Property. No federally or state listed bird species were observed on the property other than a Swainson's hawk foraging on the Property. Habitat present on-site offers marginal foraging habitat for raptors. There is no evidence

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to support Dr. Smallwood's claim that the Project traffic would result in 6,151 roadway wildlife fatalities due to additional traffic only from the Project (traffic that was previously accounted for in the General Plan Update EIR).

No new species with potential to occur on the Property have been listed, no critical habitat has been designated that may be affected by the Project, and no project description changes that would change a level of potential effect were identified.

The Project correctly relies on the SJMSCP to mitigate the Project's potential impacts to biological resources.

The SJMSCP, in accordance with ESA Section 10(a)(1)(B) and CESA Section 2081(b) Incidental Take Permits, provides compensation for the Conversion of Open Space to non-Open Space uses which affect the plant, fish and wildlife species covered by the SJMSCP. Species that are covered by the SJMSCP that have the potential to occur within the Property include VELB, Swainson's hawk, burrowing owl, and the western mastiff bat.

The Project's impacts to biological resources would require compliance with the SJMSCP, as required by the General Plan update and the incidental take permits. It has been stated that the SJMSCP cannot be relied upon to mitigate the Project's impacts due to grossly deficient implementation and poor performance of the SJMSCP. We have not been provided any information as to SJMSCP mitigation requirements so we cannot fully evaluate the adequacy of these claims. There is no evidence that USFWS or CDFW have threatened to suspend or revoke the incidental take permits because the SJMSCP is not effective in mitigating impacts.

The Project's potential biological impacts are mitigated via the application of uniformly applied standards and requirements, rendering the 15183 exemption appropriate

The recommendations in the initial BRA include preconstruction surveys for reptiles, birds, and burrowing owls. They are project requirements in order to ensure that direct take would not occur and to provide additional information as to the presence/absence of a particular species which had been identified as having potential to occur on the Property based on multiple factors. The BRA acknowledged that Swainson's Hawk foraging habitat will be negatively impacted when existing foraging habitat is converted to develop lands. Standard mitigation requires that adequate foraging habitat be permanent protected/preserved at an agency approved mitigation ratio and site consistent with the SJMSCP.

The Project's potential Air Quality and Health Risk Impacts were properly evaluated

LIUNA (the commenter) asserts that the analysis of the Project's impacts to human health from emissions of toxic air contaminants is inadequate. Specifically, the commenter states that, for warehouses and distribution centers within 1,000 feet of planned residential uses or other sensitive receptors, the 2022 General Plan requires "requires the preparation of a Health Risk Assessment ("HRA") that meets the standards established by the Office of Environmental Health Hazard Assessment ("OEHHA"), and the San Joaquin Valley Air Pollution Control District ("SJVAPCD"). (2022 GP, p. 3.3-31 [LU-5c].). The commenter states that, that HRA did not comply with the standards established by OEHHA and, as a result, the Project's impacts had not been adequately evaluated.

Specifically, the commenter states that the environmental analysis failed to provide the exposure assumptions for the HRA, such as the age sensitivity factors ("ASF") or fraction of time at home ("FAH") values. The commenter also states that the environmental analysis failed to provide the dose and risk equation used to calculate the Project's cancer risks. (Id.) Without providing this equation, there is no way to verify that the HRA utilized the proper equation recommended by OEHHA.

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The commenter also states that the HRA prepared for the Project failed to follow OEHHA guidance because it only analyzed the Project's operational cancer risks but not the Project's construction-related cancer risks.

With regard to operational HRA age sensitivity factors (ASF), it is important to note that such factors are calculated automatically by the HARP2 application, which was used for the HRA, consistent with OEHHA and SJVAPCD guidance. As described on page 3 of the previously developed HRA for the project, the health risks that were evaluated were a 70-year exposure, starting at the third trimester (for residential cancer risk) and a 40-year exposure starting at age 16 (for workplace cancer risk), which is fully consistent with SJVAPCD guidance. Separately, with regard to FAH values, the HRA conservatively assumed a 24-hour per day (i.e. 100%) FAH value for all scenarios; this is a highly conservative assumption, given that operations would almost certainly occur less than 24 hours per day (i.e. less than 100% of the time). Therefore, these assumptions, taken together, provide for a conservative assessment of the Project's operational cancer risk.

With regard to the commenter's claim that the environmental analysis "failed to provide the dose and risk equation used to calculate the Project's cancer risks", this is a moot point. This is because, consistent with OEHHA and SJVAPCD guidance, dose and risk equations are handled by the AERMOD and HARP2 models; separate 'dose and risk equation[s]' would be duplicative and inappropriate, given that the analysis of health risks is undertaken by the applicable models. Moreover, Appendix 3 and Appendix 4 of the previously developed HRA include the AERMOD Output File, and the HARP2 Output File, respectively, which allows for verification of the modeling parameters.

With regard to the commenter's claim that the Project failed to follow OEHHA guidance because it only analyzed the Project's operational cancer risks but ignored the Project's construction-related cancer risks, this comment is noted. While the SJVAPCD does not require an assessment of a project's construction-related cancer risks, in contrast to the commenter's claim, for the sake of a conservative assessment, a subsequent analysis of the Project's construction-related cancer risks is provided below. The parameters used for this subsequent construction-related health risk modeling in AERMOD and HARP2 are as follows:

AERMOD:

- Six (6) Off-road Construction Vehicle volume sources;
- Release height: 10 feet;
- 24-hour fraction of time at-home (FAH) value.

HARP2

- Exposure duration: 70 year, starting at 3rd trimester (Residential Cancer); 40 year, starting at age 16 (Workplace Cancer);
- Intake Rate Percentile: 95th (High End);
- Pathways to Evaluate: Mandatory Minimum Pathways;
- Deposition Rate: 0.05 m/s (uncontrolled sources).

The results of the construction HRA subsequently conducted for the Project are provided in the below table. The construction HRA uses conservative assumptions, such as a 24-hour FAH value. As shown in the below table (Table A-1), construction health risks associated with the Project, in conjunction with the operational health risks associated with the Project, would remain below the applicable thresholds. It should be noted that the 'combined health risks' for residential cancer risk is less than the combination of the individual maximum operational-related and construction-related health risks, since the residential receptors with the highest operational-related health risks are not the same receptors as those with the highest construction-related health risks (and vice versa).

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Table A-1: Summary of Project Health Risks

| Risk Metric | Maximum Risk | Significance Threshold | Is Threshold Exceeded? |
|--|---------------------|-------------------------------|-------------------------------|
| Operational-related Health Risks | | | |
| Residential Cancer Risk (70-year exposure) | 7.0 | 20 per million | No |
| Workplace Cancer Risk (40-year exposure) | 1.3 | 20 per million | No |
| Chronic (non-cancer) | <0.01 | Hazard Index ≥ 1 | No |
| Acute (non-cancer) | 0 | Hazard Index ≥ 1 | No |
| Construction-related Health Risks | | | |
| Residential Cancer Risk (70-year exposure) ¹ | 10.3 | 20 per million | No |
| Workplace Cancer Risk (40-year exposure) | 5.2 | 20 per million | No |
| Chronic (non-cancer) | <0.01 | Hazard Index ≥ 1 | No |
| Acute (non-cancer) | 0 | Hazard Index ≥ 1 | No |
| Combined Health Risks² | | | |
| Residential Cancer Risk (70-year exposure) ³ | 13.3 | 20 per million | No |
| Workplace Cancer Risk (40-year exposure) | 6.5 | 20 per million | No |
| Chronic (non-cancer) | <0.01 | Hazard Index ≥ 1 | No |
| Acute (non-cancer) | 0 | Hazard Index ≥ 1 | No |

Sources: AERMOD 11.2.0 (Lakes Environmental Software, 2023); and HARP-2 Air Dispersion and Risk Tool.

¹ The residential receptor with the highest construction-related health risk is the residence located at 14302 Harlan Rd.

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²The combined health risks are less than the combination of the maximum operational-related and construction-related health risks, since the residential receptor with the highest operational-related health risk (located at 12965 Manthey Road) is not the same receptor as the receptor with the highest construction-related health risk (and vice versa).

³The residential receptor with the highest combined operational-related and construction-related health risk is located at 14302 Harlan Road.

Furthermore, the Construction Emissions Calculations, the AERMOD Output File, and the HARP2 Output file for the construction HRA is provided in Appendices A through C of this Response to Comments chapter, respectively. With this supplemental information, the commenter's claim that the analysis could underestimate the Project's health impacts is unsubstantiated. Furthermore, the commenter's claim that the HRA does not comply with the OEHHA standards as required by the 2022 General Plan, and that the City lacks substantial evidence to conclude that the Project will not result in specific health impacts, is also unsubstantiated. No further response to this comment is warranted.

The Project would not result in Energy-Related impacts

The commenter states that the environmental analysis focuses on the Project's compliance with CalGreen and PG&E's long-term efforts, but that this does not address the energy effects that are particular to the project itself.

This comment is noted. A supplemental energy analysis is provided below. The below supplemental energy analysis includes a more detailed qualitative and quantitative discussion of the energy effects that are particular to the Project itself, and addresses some additional issues, consistent with requests of the commenter.

According to the CEQA Guidelines, the means to achieve the goal of conserving energy include decreasing overall energy consumption, decreasing reliance on natural gas and oil, and increasing reliance on renewable energy sources. In particular, the proposed project would be considered "wasteful, inefficient, and unnecessary" if it were to violate State and federal energy standards and/or result in significant adverse impacts related to project energy requirements, energy inefficiencies, energy intensiveness of materials, effects on local and regional energy supplies or on requirements for additional capacity, compliance with existing energy standards, effects on energy resources, or transportation energy use requirements. In addition, the project could have a significant energy impact if it would conflict or create an inconsistency with an applicable plan, policy, or regulation for renewable energy or energy efficiency.

The proposed warehouse project includes various characteristics that reduce the inefficient, wasteful, or unnecessary use of energy. For example, the proposed project would comply with all of the energy efficiency requirements of the latest version of the California Title 24 Energy Efficiency Standards. Moreover, it should be noted that, over time, electrification of the vehicles will increase due to state requirements, and state and national trends.

The amount of energy used by the proposed warehouse project during operation would include the amount of energy used by project buildings and outdoor lighting, and the fuel used by vehicle trips generated during Project construction and operation, fuel used by off-road construction vehicles during construction activities, and fuel used by project maintenance activities during project operation. The following discussion provides a detailed calculation of energy usage expected for the proposed project, as provided by applicable modelling software (i.e. CalEEMod v2022.1 and the CARB EMFAC2021).

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Electricity and Natural Gas

Electricity and natural gas used by the proposed warehouse project would be used primarily to generate energy for the warehouse building, as well as for outdoor parking lot lighting. "Energy" is one of the categories that was modeled for GHG emissions. As also shown in the CalEEMod modeling outputs, the proposed project is anticipated to consume approximately 155,122 kWh of electricity per year and approximately 82,578 kBtu per of natural gas per year. Moreover, this is likely a conservative estimate, given that the CalEEMod model does not account for the latest version of Title 24.

On-road Vehicles (Operation)

The proposed warehouse project would generate vehicle trips (i.e., passenger vehicles for employees and heavy-duty trucks for hauling) during its operational phase. Requirements to limit the idling of vehicles and equipment would result in fuel savings. Similarly, compliance with applicable State laws and regulations would limit idling and a part of a comprehensive regulatory framework that is implemented by the CARB. A description of project operational on-road mobile energy usage is provided below.

De Novo Planning Group used fleet mix data from the CalEEMod (v.2022.1) output for the proposed project, and Year 2025 gasoline and diesel MPG (miles per gallon) factors for individual vehicle classes as provided by EMFAC2021, to derive weighted average gasoline and diesel MPG factors for the vehicle fleet as a whole. Based on these calculations, as provided in Appendix D, upon full buildout, the proposed project would generate operational vehicle trips that would use a total of approximately 481 gallons of gasoline and 1,113 gallons of diesel per day, or 175,665 gallons of gasoline and 406,148 gallons of diesel per year.

The proposed warehouse would be designed and constructed in accordance with the City's latest adopted energy efficiency standards, which are based on the State's Title 24 Energy Efficiency Standards for Nonresidential Buildings and Green Building Code Standards. These standards include minimum energy efficiency requirements related to building envelope, mechanical systems (e.g., heating, ventilation, and air conditioning [HVAC] and water heating systems), and indoor and outdoor lighting, are widely regarded as the some of the most advanced and stringent building energy efficiency standards in the country. Moreover, as specified in Chapter 5, Part 11 of the Title 24 standards, the proposed project would be required to incorporate electrical conduit to facilitate future installation of EV charging infrastructure. In addition, as specified in Subchapter 6, Part 6 of the Title 24 standards, the proposed project would be required to design the proposed buildings to structurally accommodate future installation of a rooftop solar system. As such, the design of the proposed project would facilitate the future commitment to renewable energy resources. Therefore, building energy consumption would not be considered wasteful, inefficient, or unnecessary.

On-road Vehicles (Construction)

The proposed warehouse would also generate on-road vehicle trips during project construction (from construction workers and vendors travelling to and from the project site). De Novo Planning Group estimated the vehicle fuel consumed during these trips based on the assumed construction schedule, vehicle trip lengths and number of workers per construction phase as provided by CalEEMod, and Year 2023 gasoline and diesel MPG factors provided by EMFAC2021 (year 2023 factors were used to represent a conservative analysis, as the energy efficiency of construction activities is anticipated to improve over time). For the sake of simplicity and to be conservative, it was assumed that all construction worker light duty passenger cars and truck trips use gasoline as a fuel source, and all medium and heavy-duty vendor trucks use diesel fuel. Table A-2, below, describes gasoline and diesel fuel consumed during each construction phase (in aggregate). As shown, the vast majority of on-road mobile vehicle fuel used during the construction of the proposed project would occur during the building construction phase. See Appendix D of document for a detailed accounting of construction on-road vehicle fuel usage estimates.

Table A-2: On-road Mobile Fuel USE by Project Construction Activities – By Phase

| Construction Phase | Total Gallons of Gasoline Fuel(b) | Total Gallons of Diesel Fuel(b) |
|---------------------------|--|--|
| Site Preparation | 1,328 | - |
| Grading | 1,420 | - |
| Building Construction | 429 | 388 |
| Paving | 618 | - |
| Architectural Coatings | 69 | - |
| Total | 3,864 | 388 |

Note: ^(a) Provided by CalEEMod Output. ^(b) See Appendix D of this EIR for Further Detail
 Source: CalEEMod (v.2022.1); EMFAC2021.

Off-road Equipment (Construction)

Off-road construction equipment would use diesel fuel during the construction phase of the proposed project. A non-exhaustive list of off-road constructive equipment expected to be used during the construction phase of the proposed Project includes: forklifts, generator sets, tractors, excavators, and dozers. Based on the total amount of CO₂ emissions expected to be generated by the proposed Project (as provided by the CalEEMod output), and standard conversion factors (as provided by the U.S. Energy Information Administration), the proposed Project would use a total of approximately 107,094 gallons of diesel fuel for off-road construction equipment. Detailed calculations are provided in Appendix D.

State laws and regulations would limit idling from both on-road and off-road diesel-powered equipment and are part of a comprehensive regulatory framework that is implemented by the CARB. Additionally, as a practical matter, it is reasonable to assume that the overall construction schedule and process would be designed to be as efficient as feasible in order to avoid excess monetary costs. For example, equipment and fuel are not typically used wastefully due to the added expense associated with renting the equipment, maintaining it, and fueling it. Therefore, the opportunities for further future efficiency gains during construction are limited. For the foregoing reasons, it is anticipated that the construction phase of the project would not result in wasteful, inefficient, and unnecessary consumption of energy.

Other

The project is anticipated to install a solar photovoltaic (PV) roof system, including on-site PV connection to the local electric grid. This would be consistent with, at minimum, state requirements. This addition of renewable energy to a currently vacant site would help the State make progress on adding new renewable energy resources within the state.

Separately, it should be noted that the proposed warehouse would not be anticipated to result in a wasteful, inefficient, or unnecessary consumption of energy resources for several reasons. For example, the proposed warehouse would generate a substantial amount of economic activity on a site that currently produces virtually no economic activity (being a vacant site); furthermore, the usage of energy resources on the site would be to dense, economically productive activities. The addition of on-site renewable energy resources would reduce any risk that the proposed project would results in any kind of wasteful or inefficient usage of energy resources.

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It should further be noted that the proposed project would, over time, take advantage of the increasing electrification and improved energy efficiency of the vehicle fleet, which is anticipated to improve considerably over time, due to technological advancements as well as state requirements.

Lastly, the proposed project is anticipated to operational throughout the day and night, which would reduce potential issues associated with adding inordinate demand to typical 'peak' hours for the electric utility (i.e. PG&E).

Conclusion

The proposed project would use energy resources for the operation of the project warehouse building (natural gas and electricity), outdoor lighting (electricity), on-road vehicle trips (e.g. gasoline and diesel fuel) generated by the proposed project, and off-road and on-road construction activities associated with the proposed project (e.g. diesel fuel). Each of these activities would require the use of energy resources. The proposed project would be responsible for conserving energy, including through project features, as well as through the implementation of statewide and local measures.

The proposed project would comply with all applicable federal, State, and local regulations regulating energy usage. For example, PG&E, the electric and natural gas provider to the proposed project, is responsible for the mix of energy resources used to provide electricity for its customers, and it is in the process of implementing the statewide RPS to increase the proportion of renewable energy (e.g. solar and wind) within its energy portfolio. PG&E has already achieved renewable energy mix of 50% (as of 2021)¹, and is on track to achieve the required renewable energy mix of 60% by 2030. Other statewide measures, including those intended to improve the energy efficiency of the statewide passenger and heavy-duty truck vehicle fleet (e.g. the Pavley Bill and the Low Carbon Fuel Standard), would improve vehicle fuel economies, thereby conserving gasoline and diesel fuel. These energy savings would continue to accrue over time. Moreover, the proposed project would comply with the City's General Plan goals, objectives and policies related to energy conservation that are relevant to this analysis.

The proposed project would comply with all existing energy standards and would not be expected to result in significant adverse impacts on energy resources. For these reasons, the proposed project would not cause an inefficient, wasteful, or unnecessary use of energy resources nor cause a significant impact on any of the energy-related thresholds as described by the CEQA Guidelines.

As described above, the supplemental energy analysis provided above addresses transportation energy impacts, renewable energy impacts, energy efficiency, cost effectiveness in terms of energy requirements, a discussion of the Project's energy-consuming equipment and processes that would be used during the construction or operation of the Project, and the effect of the Project on peak and base period demands for electricity (as requested by the commenter). No further response to this comment is warranted.

A Statement of Overriding Considerations is not required

CEQA only requires a statement of overriding considerations when a lead agency determines that a project will result in significant and unavoidable impacts (CEQA Guidelines Section 15093). The General Plan EIR evaluated full buildout of the Lathrop General Plan and Land Use Map, both of which this project is consistent with. While full buildout of the entire Lathrop General Plan was determined to result in some significant and unavoidable impacts in the General Plan EIR, that EIR has been certified, and a statement of overriding considerations was adopted for the General Plan and the associated EIR.

¹ See here for more detail: https://www.pge.com/en_US/about-pge/environment/what-we-are-doing/clean-energy-solutions/clean-energy-solutions.page

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In this instance, the environmental analysis completed for the proposed Ashley Warehouse project correctly concluded that this individual project would not result in any new or more severe significant impacts than those that were analyzed and disclosed in the General Plan EIR, and that the project would not result in any project-specific significant and unavoidable impacts. As such, there is no need for the City to prepare further environmental review or adopt a Statement of Overriding Considerations for the proposed Ashley Warehouse project.

Construction Emissions (Off-Road Equipment)

365 days per year

| <u>Phase</u> | <u>Average Daily PM10</u> | <u>Days</u> |
|------------------------------|---------------------------|--------------------------------|
| Site Preparation (2023) | 0.32 lbs/day | 70 Source: CalEEMod (v2022.1) |
| Site Preparation (2024) | 0.42 lbs/day | 91 Source: CalEEMod (v2022.1) |
| Grading (2024) | 0.61 lbs/day | 155 Source: CalEEMod (v2022.1) |
| Building Construction (2024) | 0.01 lbs/day | 9 Source: CalEEMod (v2022.1) |
| Building Construction (2025) | 0.17 lbs/day | 141 Source: CalEEMod (v2022.1) |
| Paving (2025) | 0.09 lbs/day | 90 Source: CalEEMod (v2022.1) |
| Architectural Coating (2025) | 0.01 lbs/day | 121 Source: CalEEMod (v2022.1) |

188.54 lbs (total)

Given 27 months of total construction activities:

83.7955556 lbs/year (average)

Per Volume Source (of 6):

13.96592593 lbs/year (average)


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** Lakes Environmental AERMOD MPI
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*****
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** AERMOD Input Produced by:
** AERMOD View Ver. 11.2.0
** Lakes Environmental Software Inc.
** Date: 10/26/2023
** File: C:\Users\Smith\Dropbox\My PC (DESKTOP-977GSBU)\Documents\HRA\Ashley
Warehouse - Revised (Construction)\Ashley Warehouse.ADI
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** AERMOD Control Pathway
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CO STARTING
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  MODELOPT CONC FLAT
  AVERTIME 1 PERIOD
  POLLUTID OTHER
  RUNORNOT RUN
  ERRORFIL "Ashley Warehouse.err"
CO FINISHED
**
*****
** AERMOD Source Pathway
*****
**
**
SO STARTING
** Source Location **
** Source ID - Type - X Coord. - Y Coord. **
  LOCATION VOL1      VOLUME      650380.000  4188444.670      0.0
** DESCRSRC Construction Volume Source (1)
  LOCATION VOL2      VOLUME      649783.770  4188428.620      0.0
** DESCRSRC Construction Volume Source (2)
  LOCATION VOL3      VOLUME      649783.770  4188630.660      0.0
** DESCRSRC Construction Volume Source (3)
  LOCATION VOL4      VOLUME      650380.000  4188635.710      0.0
** DESCRSRC Construction Volume Source (4)
  LOCATION VOL5      VOLUME      650090.120  4188630.380      0.0
** DESCRSRC Construction Volume Source (5)
  LOCATION VOL6      VOLUME      650096.690  4188433.810      0.0
** DESCRSRC Construction Volume Source (6)
** Source Parameters **
  SRCPARAM VOL1      1.0      3.048      35.240      0.000

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| SRCPARAM | VOL3 | 1.0 | 3.048 | 35.514 | 0.000 |
| SRCPARAM | VOL4 | 1.0 | 3.048 | 36.481 | 0.000 |
| SRCPARAM | VOL5 | 1.0 | 3.048 | 35.253 | 0.000 |
| SRCPARAM | VOL6 | 1.0 | 3.048 | 37.370 | 0.000 |
| SRCGROUP | VOL1 | | | | |
| SRCGROUP | VOL2 | | | | |
| SRCGROUP | VOL3 | | | | |
| SRCGROUP | VOL4 | | | | |
| SRCGROUP | VOL5 | | | | |
| SRCGROUP | VOL6 | | | | |

SO FINISHED

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** AERMOD Receptor Pathway

**

**

RE STARTING

** DESCRREC "" ""

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| DISCCART | 650825.76 | 4188633.34 |
| DISCCART | 651125.76 | 4188633.34 |
| DISCCART | 649125.76 | 4188683.34 |
| DISCCART | 649225.76 | 4188683.34 |
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| DISCCART | 650825.76 | 4188733.34 |
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| DISCCART | 649825.76 | 4188883.34 |
| DISCCART | 649925.76 | 4188883.34 |
| DISCCART | 650025.76 | 4188883.34 |

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|-------------------|-----------|------------|
| DISCCART | 650125.76 | 4188883.34 |
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| DISCCART | 650325.76 | 4188883.34 |
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| DISCCART | 650625.76 | 4188883.34 |
| DISCCART | 650725.76 | 4188883.34 |
| DISCCART | 650825.76 | 4188883.34 |
| DISCCART | 651125.76 | 4188883.34 |
| DISCCART | 650125.76 | 4188933.34 |
| DISCCART | 650225.76 | 4188933.34 |
| DISCCART | 650325.76 | 4188933.34 |
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| DISCCART | 650625.76 | 4188933.34 |
| DISCCART | 650725.76 | 4188933.34 |
| DISCCART | 650825.76 | 4188933.34 |
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| DISCCART | 650625.76 | 4188983.34 |
| DISCCART | 650725.76 | 4188983.34 |
| DISCCART | 650825.76 | 4188983.34 |
| DISCCART | 651125.76 | 4188983.34 |
| DISCCART | 650525.76 | 4189033.34 |
| DISCCART | 650625.76 | 4189033.34 |
| DISCCART | 650725.76 | 4189033.34 |
| DISCCART | 650825.76 | 4189033.34 |
| DISCCART | 651125.76 | 4189033.34 |
| DISCCART | 650525.76 | 4189083.34 |
| DISCCART | 650625.76 | 4189083.34 |
| DISCCART | 650725.76 | 4189083.34 |
| DISCCART | 650825.76 | 4189083.34 |
| DISCCART | 651125.76 | 4189083.34 |
| DISCCART | 650525.76 | 4189133.34 |
| DISCCART | 650625.76 | 4189133.34 |
| DISCCART | 650725.76 | 4189133.34 |
| DISCCART | 650825.76 | 4189133.34 |
| DISCCART | 651125.76 | 4189133.34 |
| ** DESCRREC "" "" | | |
| DISCCART | 650781.98 | 4189510.65 |
| DISCCART | 650760.33 | 4189397.50 |

RE FINISHED

**

** AERMOD Meteorology Pathway

**

**

ME STARTING

SURFFILE AERMET\Stockton_2013-2017.SFC
PROFFILE AERMET\Stockton_2013-2017.PFL
SURFDATA 23237 2013 Stockton_International_Airport
UAIRDATA 23230 2013 OAKLAND/WSO_AP
PROFBASE 10.06 METERS

ME FINISHED

**

** AERMOD Output Pathway

**

**

OU STARTING

RECTABLE ALLAVE 1ST

RECTABLE 1 1ST

** Auto-Generated Plotfiles

PLOTFILE 1 VOL1 1ST "Ashley Warehouse.AD\01H1G001.PLT" 31
PLOTFILE 1 VOL2 1ST "Ashley Warehouse.AD\01H1G002.PLT" 32
PLOTFILE 1 VOL3 1ST "Ashley Warehouse.AD\01H1G003.PLT" 33
PLOTFILE 1 VOL4 1ST "Ashley Warehouse.AD\01H1G004.PLT" 34
PLOTFILE 1 VOL5 1ST "Ashley Warehouse.AD\01H1G005.PLT" 35
PLOTFILE 1 VOL6 1ST "Ashley Warehouse.AD\01H1G006.PLT" 36
PLOTFILE PERIOD VOL1 "Ashley Warehouse.AD\PE00G001.PLT" 37
PLOTFILE PERIOD VOL2 "Ashley Warehouse.AD\PE00G002.PLT" 38
PLOTFILE PERIOD VOL3 "Ashley Warehouse.AD\PE00G003.PLT" 39
PLOTFILE PERIOD VOL4 "Ashley Warehouse.AD\PE00G004.PLT" 40
PLOTFILE PERIOD VOL5 "Ashley Warehouse.AD\PE00G005.PLT" 41
PLOTFILE PERIOD VOL6 "Ashley Warehouse.AD\PE00G006.PLT" 42
SUMMFILE "Ashley Warehouse.sum"

OU FINISHED

*** Message Summary For AERMOD Model Setup ***

----- Summary of Total Messages -----

A Total of 0 Fatal Error Message(s)
A Total of 8 Warning Message(s)
A Total of 0 Informational Message(s)

***** FATAL ERROR MESSAGES *****
*** NONE ***

***** WARNING MESSAGES *****
SO W320 48 VPARM: Input Parameter May Be Out-of-Range for Parameter
SZINIT
SO W320 49 VPARM: Input Parameter May Be Out-of-Range for Parameter
SZINIT

```

SO W320      50      VPARAM: Input Parameter May Be Out-of-Range for Parameter
  SZINIT
SO W320      51      VPARAM: Input Parameter May Be Out-of-Range for Parameter
  SZINIT
SO W320      52      VPARAM: Input Parameter May Be Out-of-Range for Parameter
  SZINIT
SO W320      53      VPARAM: Input Parameter May Be Out-of-Range for Parameter
  SZINIT
ME W186      454     MEOPEN: THRESH_1MIN 1-min ASOS wind speed threshold used
  0.50
ME W187      454     MEOPEN: ADJ_U* Option for Stable Low Winds used in AERMET

```

```

*****
*** SETUP Finishes Successfully ***
*****

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*** AERMET - VERSION 18081 ***   ***
***                               ***   16:20:52

```

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*** MODELOPTs:      NonDEFAULT  CONC  FLAT  RURAL  ADJ_U*

```

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*** MODEL SETUP OPTIONS SUMMARY

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**Model Is Setup For Calculation of Average CONCentration Values.

```

```

-- DEPOSITION LOGIC --

```

```

**NO GAS DEPOSITION Data Provided.

```

```

**NO PARTICLE DEPOSITION Data Provided.

```

```

**Model Uses NO DRY DEPLETION. DRYDPLT = F

```

```

**Model Uses NO WET DEPLETION. WETDPLT = F

```

```

**Model Uses RURAL Dispersion Only.

```

```

**Model Allows User-Specified Options:

```

1. Stack-tip Downwash.
2. Model Assumes Receptors on FLAT Terrain.
3. Use Calms Processing Routine.
4. Use Missing Data Processing Routine.
5. No Exponential Decay.

```

**Other Options Specified:

```

```

ADJ_U* - Use ADJ_U* option for SBL in AERMET

```

```

CCVR_Sub - Meteorological data includes CCVR substitutions

```

TEMP_Sub - Meteorological data includes TEMP substitutions

**Model Assumes No FLAGPOLE Receptor Heights.

**The User Specified a Pollutant Type of: OTHER

**Model Calculates 1 Short Term Average(s) of: 1-HR
and Calculates PERIOD Averages

**This Run Includes: 6 Source(s); 6 Source Group(s); and 370
Receptor(s)

with: 0 POINT(s), including
0 POINTCAP(s) and 0 POINTHOR(s)
and: 6 VOLUME source(s)
and: 0 AREA type source(s)
and: 0 LINE source(s)
and: 0 RLINE/RLINEXT source(s)
and: 0 OPENPIT source(s)
and: 0 BUOYANT LINE source(s) with 0 line(s)

**Model Set To Continue RUNNING After the Setup Testing.

**The AERMET Input Meteorological Data Version Date: 18081

**Output Options Selected:

Model Outputs Tables of PERIOD Averages by Receptor
Model Outputs Tables of Highest Short Term Values by Receptor (RECTABLE
Keyword)
Model Outputs External File(s) of High Values for Plotting (PLOTFILE
Keyword)
Model Outputs Separate Summary File of High Ranked Values (SUMMFILE
Keyword)

**NOTE: The Following Flags May Appear Following CONC Values: c for Calm Hours
m for Missing
Hours
b for Both Calm
and Missing Hours

**Misc. Inputs: Base Elev. for Pot. Temp. Profile (m MSL) = 10.06 ; Decay
Coef. = 0.000 ; Rot. Angle = 0.0
Emission Units = GRAMS/SEC ;
Emission Rate Unit Factor = 0.10000E+07
Output Units = MICROGRAMS/M**3

**Approximate Storage Requirements of Model = 3.6 MB of RAM.

**Input Runstream File: aermod.inp

**Output Print File: aermod.out

**Detailed Error/Message File: Ashley Warehouse.err

**File for Summary of Results: Ashley Warehouse.sum

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*** AERMET - VERSION 18081 ***
*** 16:20:52

PAGE 2
*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** VOLUME SOURCE DATA ***

| INIT. | URBAN | NUMBER EMISSION RATE | EMISSION RATE | BASE | RELEASE | INIT. |
|----------|-------------|----------------------|---------------|----------|----------|----------|
| SZ | SOURCE | PART. (GRAMS/SEC) | X | Y | ELEV. | HEIGHT |
| ID | SCALAR VARY | CATS. | (METERS) | (METERS) | (METERS) | (METERS) |
| (METERS) | BY | | | | | (METERS) |

| | | | | | | | | |
|------|----|---|-------------|----------|-----------|------|------|-------|
| VOL1 | | 0 | 0.10000E+01 | 650380.0 | 4188444.7 | 10.1 | 3.05 | 35.24 |
| 0.00 | NO | | | | | | | |
| VOL2 | | 0 | 0.10000E+01 | 649783.8 | 4188428.6 | 10.1 | 3.05 | 35.24 |
| 0.00 | NO | | | | | | | |
| VOL3 | | 0 | 0.10000E+01 | 649783.8 | 4188630.7 | 10.1 | 3.05 | 35.51 |
| 0.00 | NO | | | | | | | |
| VOL4 | | 0 | 0.10000E+01 | 650380.0 | 4188635.7 | 10.1 | 3.05 | 36.48 |
| 0.00 | NO | | | | | | | |
| VOL5 | | 0 | 0.10000E+01 | 650090.1 | 4188630.4 | 10.1 | 3.05 | 35.25 |
| 0.00 | NO | | | | | | | |
| VOL6 | | 0 | 0.10000E+01 | 650096.7 | 4188433.8 | 10.1 | 3.05 | 37.37 |
| 0.00 | NO | | | | | | | |

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*** 16:20:52

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** SOURCE IDs DEFINING SOURCE GROUPS

SRCGROUP ID

SOURCE IDs

| | | |
|------|------|---|
| VOL1 | VOL1 | , |
| VOL2 | VOL2 | , |
| VOL3 | VOL3 | , |
| VOL4 | VOL4 | , |
| VOL5 | VOL5 | , |
| VOL6 | VOL6 | , |

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 *** AERMET - VERSION 18081 *** ***
 *** 16:20:52

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** DISCRETE CARTESIAN RECEPTORS ***
 (X-COORD, Y-COORD, ZELEV, ZHILL, ZFLAG)
 (METERS)

| | |
|--|-------------|
| (649676.3, 4188314.5, 10.1, 10.1, 0.0); | (649629.7, |
| 4188294.8, 10.1, 10.1, 0.0); | |
| (649810.2, 4188312.5, 10.1, 10.1, 0.0); | (649364.1, |
| 4188360.2, 10.1, 10.1, 0.0); | |
| (649327.8, 4188355.0, 10.1, 10.1, 0.0); | (649380.7, |
| 4188758.5, 10.1, 10.1, 0.0); | |
| (650495.8, 4188841.5, 10.1, 10.1, 0.0); | (650597.5, |
| 4188832.2, 10.1, 10.1, 0.0); | |
| (650536.3, 4188878.8, 10.1, 10.1, 0.0); | (650577.8, |
| 4188877.8, 10.1, 10.1, 0.0); | |
| (650602.7, 4188860.2, 10.1, 10.1, 0.0); | (650611.0, |
| 4188880.9, 10.1, 10.1, 0.0); | |
| (650638.1, 4188858.5, 10.1, 10.1, 0.0); | (650664.1, |
| 4188331.0, 10.1, 10.1, 0.0); | |
| (650668.7, 4188350.8, 10.1, 10.1, 0.0); | (650678.0, |
| 4188379.9, 10.1, 10.1, 0.0); | |
| (650699.7, 4188414.8, 10.1, 10.1, 0.0); | (650758.5, |
| 4188658.4, 10.1, 10.1, 0.0); | |
| (650765.7, 4188678.8, 10.1, 10.1, 0.0); | (650773.7, |
| 4188706.5, 10.1, 10.1, 0.0); | |
| (650778.3, 4188726.3, 10.1, 10.1, 0.0); | (650805.3, |

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4188183.3,      10.1,      10.1,      0.0);
  ( 649225.8, 4188183.3, 10.1,      10.1,      0.0);      ( 649325.8,
4188183.3,      10.1,      10.1,      0.0);
  ( 649425.8, 4188183.3, 10.1,      10.1,      0.0);      ( 649525.8,
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  ( 649625.8, 4188183.3, 10.1,      10.1,      0.0);      ( 649725.8,
4188183.3,      10.1,      10.1,      0.0);
  ( 649825.8, 4188183.3, 10.1,      10.1,      0.0);      ( 649925.8,
4188183.3,      10.1,      10.1,      0.0);
  ( 650025.8, 4188183.3, 10.1,      10.1,      0.0);      ( 650125.8,
4188183.3,      10.1,      10.1,      0.0);
  ( 650225.8, 4188183.3, 10.1,      10.1,      0.0);      ( 650325.8,
4188183.3,      10.1,      10.1,      0.0);
  ( 650425.8, 4188183.3, 10.1,      10.1,      0.0);      ( 650525.8,
4188183.3,      10.1,      10.1,      0.0);
  ( 650625.8, 4188183.3, 10.1,      10.1,      0.0);      ( 650725.8,
4188183.3,      10.1,      10.1,      0.0);
  ( 650825.8, 4188183.3, 10.1,      10.1,      0.0);      ( 651125.8,
4188183.3,      10.1,      10.1,      0.0);

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*** AERMET - VERSION 18081 ***      ***
***      16:20:52

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*** MODELOPTs:      NonDEFAULT CONC FLAT RURAL ADJ_U*

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*** DISCRETE CARTESIAN RECEPTORS ***
(X-COORD, Y-COORD, ZELEV, ZHILL, ZFLAG)
(METERS)

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  ( 649125.8, 4188233.3, 10.1,      10.1,      0.0);      ( 649225.8,
4188233.3,      10.1,      10.1,      0.0);
  ( 649325.8, 4188233.3, 10.1,      10.1,      0.0);      ( 649425.8,
4188233.3,      10.1,      10.1,      0.0);
  ( 649525.8, 4188233.3, 10.1,      10.1,      0.0);      ( 649625.8,
4188233.3,      10.1,      10.1,      0.0);
  ( 649725.8, 4188233.3, 10.1,      10.1,      0.0);      ( 649825.8,
4188233.3,      10.1,      10.1,      0.0);
  ( 649925.8, 4188233.3, 10.1,      10.1,      0.0);      ( 650025.8,
4188233.3,      10.1,      10.1,      0.0);
  ( 650125.8, 4188233.3, 10.1,      10.1,      0.0);      ( 650225.8,
4188233.3,      10.1,      10.1,      0.0);
  ( 650325.8, 4188233.3, 10.1,      10.1,      0.0);      ( 650425.8,
4188233.3,      10.1,      10.1,      0.0);
  ( 650525.8, 4188233.3, 10.1,      10.1,      0.0);      ( 650625.8,
4188233.3,      10.1,      10.1,      0.0);
  ( 650725.8, 4188233.3, 10.1,      10.1,      0.0);      ( 650825.8,
4188233.3,      10.1,      10.1,      0.0);
  ( 651125.8, 4188233.3, 10.1,      10.1,      0.0);      ( 649125.8,

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( 650425.8, 4188383.3, 10.1,      10.1,      0.0);      ( 650525.8,
4188383.3,      10.1,      10.1,      0.0);
( 650625.8, 4188383.3, 10.1,      10.1,      0.0);      ( 650725.8,
4188383.3,      10.1,      10.1,      0.0);
( 650825.8, 4188383.3, 10.1,      10.1,      0.0);      ( 651125.8,
4188383.3,      10.1,      10.1,      0.0);
( 649125.8, 4188433.3, 10.1,      10.1,      0.0);      ( 649225.8,
4188433.3,      10.1,      10.1,      0.0);
( 649325.8, 4188433.3, 10.1,      10.1,      0.0);      ( 649425.8,
4188433.3,      10.1,      10.1,      0.0);
( 649525.8, 4188433.3, 10.1,      10.1,      0.0);      ( 649625.8,
4188433.3,      10.1,      10.1,      0.0);
( 649725.8, 4188433.3, 10.1,      10.1,      0.0);      ( 649825.8,
4188433.3,      10.1,      10.1,      0.0);
( 649925.8, 4188433.3, 10.1,      10.1,      0.0);      ( 650025.8,
4188433.3,      10.1,      10.1,      0.0);
( 650125.8, 4188433.3, 10.1,      10.1,      0.0);      ( 650225.8,
4188433.3,      10.1,      10.1,      0.0);
( 650325.8, 4188433.3, 10.1,      10.1,      0.0);      ( 650425.8,
4188433.3,      10.1,      10.1,      0.0);

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***   16:20:52

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*** MODELOPTs:   NonDEFAULT  CONC  FLAT  RURAL  ADJ_U*

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*** DISCRETE CARTESIAN RECEPTORS ***
(X-COORD, Y-COORD, ZELEV, ZHILL, ZFLAG)
(METERS)

```

```

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  ( 649325.8, 4188733.3, 10.1,      10.1,      0.0);      ( 649425.8,
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  ( 649525.8, 4188733.3, 10.1,      10.1,      0.0);      ( 649625.8,
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*** AERMET - VERSION 18081 ***      ***
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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** DISCRETE CARTESIAN RECEPTORS ***
(X-COORD, Y-COORD, ZELEV, ZHILL, ZFLAG)
(METERS)

```

  ( 649925.8, 4188733.3, 10.1,      10.1,      0.0);      ( 650025.8,
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*** AERMET - VERSION 18081 ***      ***
***      16:20:52

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*** MODELOPTs:      NonDEFAULT CONC FLAT RURAL ADJ_U*
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*** DISCRETE CARTESIAN RECEPTORS ***
(X-COORD, Y-COORD, ZELEV, ZHILL, ZFLAG)
(METERS)

```

```

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*** AERMET - VERSION 18081 ***      ***

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

* SOURCE-RECEPTOR COMBINATIONS FOR WHICH CALCULATIONS MAY NOT
BE PERFORMED *
FASTAREA/FASTALL LESS THAN 1.0 METER; WITHIN OPENPIT; OR BEYOND 80KM FOR

| DISTANCE (METERS) | SOURCE | - - RECEPTOR LOCATION - - | |
|----------------------|--------|---------------------------|-------------|
| | ID | XR (METERS) | YR (METERS) |
| - - - | | | |
| 0.75 | VOL1 | 650425.8 | 4188383.3 |
| -20.36 | VOL1 | 650325.8 | 4188433.3 |
| -28.62 | VOL1 | 650425.8 | 4188433.3 |
| -15.85 | VOL1 | 650425.8 | 4188483.3 |
| -2.18 | VOL2 | 649725.8 | 4188383.3 |
| -14.01 | VOL2 | 649825.8 | 4188383.3 |
| -17.56 | VOL2 | 649725.8 | 4188433.3 |
| -33.51 | VOL2 | 649825.8 | 4188433.3 |
| -1.49 | VOL3 | 649725.8 | 4188583.3 |
| -18.28 | VOL3 | 649725.8 | 4188633.3 |
| -34.28 | VOL3 | 649825.8 | 4188633.3 |
| -8.99 | VOL3 | 649825.8 | 4188683.3 |
| -8.89 | VOL4 | 650425.8 | 4188583.3 |
| -24.14 | VOL4 | 650325.8 | 4188633.3 |
| -32.61 | VOL4 | 650425.8 | 4188633.3 |
| -6.25 | VOL4 | 650325.8 | 4188683.3 |

| | | | |
|--------|------|----------|-----------|
| -12.38 | VOL4 | 650425.8 | 4188683.3 |
| -11.37 | VOL5 | 650025.8 | 4188633.3 |
| -40.03 | VOL5 | 650125.8 | 4188633.3 |
| -11.96 | VOL5 | 650125.8 | 4188683.3 |
| -22.10 | VOL6 | 650125.8 | 4188383.3 |
| -9.41 | VOL6 | 650025.8 | 4188433.3 |
| -51.27 | VOL6 | 650125.8 | 4188433.3 |

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 *** 16:20:52

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** METEOROLOGICAL DAYS SELECTED FOR
 PROCESSING ***
 (1=YES; 0=NO)

| | | | |
|---------------------|---------------------|---------------------|-------|
| 1 1 1 1 1 1 1 1 1 1 | 1 1 1 1 1 1 1 1 1 1 | 1 1 1 1 1 1 1 1 1 1 | 1 1 1 |
| 1 1 1 1 1 1 1 1 1 1 | 1 1 1 1 1 1 1 1 1 1 | | |
| 1 1 1 1 1 1 1 1 1 1 | 1 1 1 1 1 1 1 1 1 1 | 1 1 1 1 1 1 1 1 1 1 | 1 1 1 |
| 1 1 1 1 1 1 1 1 1 1 | 1 1 1 1 1 1 1 1 1 1 | | |
| 1 1 1 1 1 1 1 1 1 1 | 1 1 1 1 1 1 1 1 1 1 | 1 1 1 1 1 1 1 1 1 1 | 1 1 1 |
| 1 1 1 1 1 1 1 1 1 1 | 1 1 1 1 1 1 1 1 1 1 | | |
| 1 1 1 1 1 1 1 1 1 1 | 1 1 1 1 1 1 1 1 1 1 | 1 1 1 1 1 1 1 1 1 1 | 1 1 1 |
| 1 1 1 1 1 1 1 1 1 1 | 1 1 1 1 1 1 1 1 1 1 | | |
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| 1 1 1 1 1 1 1 1 1 1 | 1 1 1 1 1 1 1 1 1 1 | 1 1 1 1 1 1 1 1 1 1 | 1 1 1 |
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| 1 1 1 1 1 1 1 1 1 1 | 1 1 1 1 1 1 1 1 1 1 | 1 1 1 1 1 1 1 1 1 1 | 1 1 1 |
| 1 1 1 1 1 1 1 1 1 1 | 1 1 1 1 1 1 1 1 1 1 | | |

NOTE: METEOROLOGICAL DATA ACTUALLY PROCESSED WILL ALSO DEPEND ON WHAT IS INCLUDED IN THE DATA FILE.

*** UPPER BOUND OF FIRST THROUGH FIFTH WIND SPEED
 CATEGORIES ***
 (METERS/SEC)

10.80, 1.54, 3.09, 5.14, 8.23,

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*** 16:20:52

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** UP TO THE FIRST 24 HOURS OF METEOROLOGICAL

DATA ***

Surface file: AERMET\Stockton_2013-2017.SFC
Met Version: 18081
Profile file: AERMET\Stockton_2013-2017.PFL

Surface format: FREE

Profile format: FREE

Surface station no.: 23237 Upper air station no.: 23230
Name: STOCKTON_INTERNATIONAL_AIRPORT Name:
OAKLAND/WSO_AP
Year: 2013 Year: 2013

First 24 hours of scalar data

| YR | MO | DY | JDY | HR | H0 | U* | W* | DT/DZ | ZICNV | ZIMCH | M-O | LEN | Z0 | BOWEN |
|--------|------|------|------|-------|-------|-------|--------|--------|-------|-------|-------|------|------|-------|
| ALBEDO | REF | WS | WD | HT | REF | TA | HT | | | | | | | |
| 13 | 01 | 01 | 1 | 01 | -22.0 | 0.211 | -9.000 | -9.000 | -999. | 232. | 48.8 | 0.07 | 2.20 | |
| 1.00 | 2.78 | 149. | 10.0 | 273.8 | 2.0 | | | | | | | | | |
| 13 | 01 | 01 | 1 | 02 | -14.6 | 0.158 | -9.000 | -9.000 | -999. | 152. | 27.6 | 0.04 | 2.20 | |
| 1.00 | 2.37 | 77. | 10.0 | 273.8 | 2.0 | | | | | | | | | |
| 13 | 01 | 01 | 1 | 03 | -18.4 | 0.181 | -9.000 | -9.000 | -999. | 185. | 36.0 | 0.06 | 2.20 | |
| 1.00 | 2.52 | 97. | 10.0 | 273.1 | 2.0 | | | | | | | | | |
| 13 | 01 | 01 | 1 | 04 | -6.7 | 0.105 | -9.000 | -9.000 | -999. | 84. | 16.0 | 0.04 | 2.20 | |
| 1.00 | 1.63 | 349. | 10.0 | 272.5 | 2.0 | | | | | | | | | |
| 13 | 01 | 01 | 1 | 05 | -20.1 | 0.193 | -9.000 | -9.000 | -999. | 203. | 40.9 | 0.04 | 2.20 | |
| 1.00 | 2.86 | 356. | 10.0 | 274.2 | 2.0 | | | | | | | | | |
| 13 | 01 | 01 | 1 | 06 | -3.9 | 0.081 | -9.000 | -9.000 | -999. | 64. | 12.6 | 0.04 | 2.20 | |
| 1.00 | 1.23 | 77. | 10.0 | 273.8 | 2.0 | | | | | | | | | |
| 13 | 01 | 01 | 1 | 07 | -18.3 | 0.180 | -9.000 | -9.000 | -999. | 184. | 35.8 | 0.06 | 2.20 | |
| 1.00 | 2.52 | 255. | 10.0 | 273.1 | 2.0 | | | | | | | | | |
| 13 | 01 | 01 | 1 | 08 | -26.9 | 0.259 | -9.000 | -9.000 | -999. | 316. | 73.8 | 0.08 | 2.20 | |
| 0.73 | 3.29 | 287. | 10.0 | 274.2 | 2.0 | | | | | | | | | |
| 13 | 01 | 01 | 1 | 09 | -1.9 | 0.212 | -9.000 | -9.000 | -999. | 236. | 461.6 | 0.05 | 2.20 | |
| 0.39 | 2.81 | 315. | 10.0 | 275.9 | 2.0 | | | | | | | | | |

| | | | | | | | | | | | | | |
|------|----|----|---|----|--------|--------|--------|--------|-------|-------|----------|------|------|
| 13 | 01 | 01 | 1 | 10 | 61.1 | 0.155 | 0.630 | 0.005 | 150. | 147. | -5.5 | 0.04 | 2.20 |
| 0.27 | | | | | 1.60 | 336. | 10.0 | 277.5 | 2.0 | | | | |
| 13 | 01 | 01 | 1 | 11 | 110.2 | 0.238 | 1.137 | 0.005 | 488. | 279. | -11.2 | 0.06 | 2.20 |
| 0.23 | | | | | 2.45 | 228. | 10.0 | 279.9 | 2.0 | | | | |
| 13 | 01 | 01 | 1 | 12 | 137.1 | 0.276 | 1.492 | 0.008 | 886. | 347. | -14.0 | 0.08 | 2.20 |
| 0.22 | | | | | 2.69 | 286. | 10.0 | 280.4 | 2.0 | | | | |
| 13 | 01 | 01 | 1 | 13 | 141.1 | 0.271 | 1.531 | 0.007 | 929. | 339. | -12.9 | 0.05 | 2.20 |
| 0.21 | | | | | 2.88 | 325. | 10.0 | 282.5 | 2.0 | | | | |
| 13 | 01 | 01 | 1 | 14 | 121.3 | 0.232 | 1.475 | 0.006 | 965. | 269. | -9.4 | 0.04 | 2.20 |
| 0.22 | | | | | 2.57 | 356. | 10.0 | 283.8 | 2.0 | | | | |
| 13 | 01 | 01 | 1 | 15 | 78.7 | 0.218 | 1.287 | 0.005 | 988. | 244. | -12.0 | 0.04 | 2.20 |
| 0.26 | | | | | 2.47 | 357. | 10.0 | 284.2 | 2.0 | | | | |
| 13 | 01 | 01 | 1 | 16 | 17.6 | 0.265 | 0.783 | 0.005 | 993. | 327. | -96.0 | 0.03 | 2.20 |
| 0.35 | | | | | 3.59 | 2. | 10.0 | 284.2 | 2.0 | | | | |
| 13 | 01 | 01 | 1 | 17 | -11.2 | 0.143 | -9.000 | -9.000 | -999. | 139. | 24.1 | 0.04 | 2.20 |
| 0.60 | | | | | 2.16 | 346. | 10.0 | 282.5 | 2.0 | | | | |
| 13 | 01 | 01 | 1 | 18 | -8.7 | 0.125 | -9.000 | -9.000 | -999. | 107. | 20.6 | 0.08 | 2.20 |
| 1.00 | | | | | 1.67 | 273. | 10.0 | 279.2 | 2.0 | | | | |
| 13 | 01 | 01 | 1 | 19 | -13.3 | 0.154 | -9.000 | -9.000 | -999. | 145. | 26.0 | 0.06 | 2.20 |
| 1.00 | | | | | 2.15 | 238. | 10.0 | 278.1 | 2.0 | | | | |
| 13 | 01 | 01 | 1 | 20 | -10.2 | 0.134 | -9.000 | -9.000 | -999. | 117. | 21.4 | 0.06 | 2.20 |
| 1.00 | | | | | 1.89 | 230. | 10.0 | 275.9 | 2.0 | | | | |
| 13 | 01 | 01 | 1 | 21 | -12.5 | 0.148 | -9.000 | -9.000 | -999. | 137. | 24.2 | 0.05 | 2.20 |
| 1.00 | | | | | 2.11 | 300. | 10.0 | 276.4 | 2.0 | | | | |
| 13 | 01 | 01 | 1 | 22 | -999.0 | -9.000 | -9.000 | -9.000 | -999. | -999. | -99999.0 | 0.05 | 2.20 |
| 1.00 | | | | | 0.00 | 0. | 10.0 | 275.9 | 2.0 | | | | |
| 13 | 01 | 01 | 1 | 23 | -24.0 | 0.230 | -9.000 | -9.000 | -999. | 264. | 57.9 | 0.04 | 2.20 |
| 1.00 | | | | | 3.36 | 80. | 10.0 | 274.2 | 2.0 | | | | |
| 13 | 01 | 01 | 1 | 24 | -16.1 | 0.169 | -9.000 | -9.000 | -999. | 167. | 31.3 | 0.06 | 2.20 |
| 1.00 | | | | | 2.36 | 100. | 10.0 | 274.2 | 2.0 | | | | |

First hour of profile data

| YR | MO | DY | HR | HEIGHT | F | WDIR | WSPD | AMB_TMP | sigmaA | sigmaW | sigmaV |
|----|----|----|----|--------|---|------|------|---------|--------|--------|--------|
| 13 | 01 | 01 | 01 | 10.0 | 1 | 149. | 2.78 | 273.8 | 99.0 | -99.00 | -99.00 |

F indicates top of profile (=1) or below (=0)

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*** AERMET - VERSION 18081 ***      ***
***                                     ***      16:20:52

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PAGE 12

*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE PERIOD (43824 HRS) AVERAGE CONCENTRATION

 VALUES FOR SOURCE GROUP: VOL1
 INCLUDING SOURCE(S): VOL1 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | X-COORD (M) |
|-------------|-------------|----------|-------------|
| Y-COORD (M) | CONC | | |
| 649676.34 | 4188314.55 | 3.17886 | 649629.66 |
| 4188294.84 | 2.81498 | | |
| 649810.15 | 4188312.48 | 4.33466 | 649364.10 |
| 4188360.20 | 1.88281 | | |
| 649327.80 | 4188355.01 | 1.77280 | 649380.70 |
| 4188758.52 | 1.84706 | | |
| 650495.81 | 4188841.51 | 4.28073 | 650597.47 |
| 4188832.17 | 3.93483 | | |
| 650536.27 | 4188878.85 | 3.56783 | 650577.76 |
| 4188877.81 | 3.42873 | | |
| 650602.66 | 4188860.18 | 3.53924 | 650610.95 |
| 4188880.93 | 3.26850 | | |
| 650638.10 | 4188858.53 | 3.40358 | 650664.10 |
| 4188331.03 | 21.36195 | | |
| 650668.72 | 4188350.83 | 21.42188 | 650677.96 |
| 4188379.86 | 20.70636 | | |
| 650699.74 | 4188414.84 | 18.04783 | 650758.47 |
| 4188658.36 | 5.99965 | | |
| 650765.73 | 4188678.82 | 5.40633 | 650773.65 |
| 4188706.54 | 4.74863 | | |
| 650778.27 | 4188726.34 | 4.35960 | 650805.33 |
| 4188805.53 | 3.18808 | | |
| 650806.65 | 4188824.01 | 3.00930 | 650811.27 |
| 4188843.81 | 2.82339 | | |
| 650814.57 | 4188862.29 | 2.66944 | 650846.24 |
| 4188924.98 | 2.18464 | | |
| 650850.86 | 4188951.38 | 2.03971 | 650854.82 |
| 4188976.46 | 1.91630 | | |
| 650698.00 | 4188307.32 | 17.19609 | 650692.60 |
| 4188291.80 | 17.10889 | | |
| 650724.82 | 4189245.80 | 1.23247 | 650726.07 |
| 4189273.37 | 1.17147 | | |
| 650856.27 | 4189006.30 | 1.78991 | 650857.23 |
| 4189022.60 | 1.72624 | | |
| 650859.15 | 4189041.29 | 1.65647 | 650859.15 |
| 4189058.54 | 1.59875 | | |
| 650860.58 | 4189076.28 | 1.54084 | 650861.54 |
| 4189094.49 | 1.48561 | | |
| 650857.71 | 4189113.19 | 1.43818 | 650847.16 |
| 4189118.94 | 1.43550 | | |
| 650848.12 | 4189134.76 | 1.39223 | 650850.04 |

| | | | | |
|------------|-----------|------------|----------|-----------|
| 4189155.37 | 1.33808 | | | |
| | 650851.48 | 4189171.66 | 1.29761 | 650853.87 |
| 4189184.12 | 1.26667 | | | |
| | 650856.75 | 4189199.46 | 1.23019 | 650857.71 |
| 4189213.36 | 1.19992 | | | |
| | 650860.58 | 4189226.30 | 1.17113 | 650862.50 |
| 4189242.60 | 1.13767 | | | |
| | 650865.38 | 4189258.42 | 1.10583 | 650867.77 |
| 4189275.19 | 1.07402 | | | |
| | 650868.73 | 4189291.49 | 1.04532 | 650872.09 |
| 4189309.23 | 1.01398 | | | |
| | 650874.00 | 4189325.04 | 0.98792 | 650875.92 |
| 4189340.38 | 0.96358 | | | |
| | 650878.80 | 4189355.24 | 0.94035 | 650881.19 |
| 4189373.45 | 0.91366 | | | |
| | 650884.55 | 4189390.71 | 0.88893 | 650888.86 |
| 4189407.01 | 0.86604 | | | |
| | 650889.82 | 4189427.14 | 0.84094 | 650891.74 |
| 4189443.43 | 0.82100 | | | |
| | 650895.09 | 4189461.17 | 0.79964 | 650898.45 |
| 4189475.55 | 0.78273 | | | |
| | 650898.45 | 4189489.93 | 0.76764 | 650902.28 |
| 4189504.31 | 0.75163 | | | |
| | 650709.41 | 4188344.56 | 17.06524 | 650722.45 |
| 4188284.03 | 14.75034 | | | |
| | 650745.73 | 4188280.30 | 13.28972 | 650735.49 |
| 4188223.50 | 12.26662 | | | |
| | 650721.52 | 4188167.62 | 10.82224 | 650525.76 |
| 4188133.34 | 12.79783 | | | |
| | 651125.76 | 4188133.34 | 3.87169 | 649125.76 |
| 4188183.34 | 1.18255 | | | |
| | 649225.76 | 4188183.34 | 1.33591 | 649325.76 |
| 4188183.34 | 1.52301 | | | |
| | 649425.76 | 4188183.34 | 1.75398 | 649525.76 |
| 4188183.34 | 2.04325 | | | |
| | 649625.76 | 4188183.34 | 2.41298 | 649725.76 |
| 4188183.34 | 2.89948 | | | |
| | 649825.76 | 4188183.34 | 3.56054 | 649925.76 |
| 4188183.34 | 4.47388 | | | |

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 *** 16:20:52

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE PERIOD (43824 HRS) AVERAGE CONCENTRATION
 VALUES FOR SOURCE GROUP: VOL1 ***

INCLUDING SOURCE(S): VOL1 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

| | | ** CONC OF OTHER | IN MICROGRAMS/M**3 | |
|-------------|-------------|------------------|--------------------|-------------|
| X-COORD (M) | Y-COORD (M) | CONC | | X-COORD (M) |
| Y-COORD (M) | CONC | | | |
| 650025.76 | 4188183.34 | 5.72299 | | 650125.76 |
| 4188183.34 | 7.55527 | | | |
| 650225.76 | 4188183.34 | 10.88539 | | 650325.76 |
| 4188183.34 | 14.88797 | | | |
| 650425.76 | 4188183.34 | 16.92231 | | 650525.76 |
| 4188183.34 | 17.11096 | | | |
| 650625.76 | 4188183.34 | 14.40536 | | 650725.76 |
| 4188183.34 | 11.26403 | | | |
| 650825.76 | 4188183.34 | 8.49856 | | 651125.76 |
| 4188183.34 | 3.99264 | | | |
| 649125.76 | 4188233.34 | 1.22716 | | 649225.76 |
| 4188233.34 | 1.39059 | | | |
| 649325.76 | 4188233.34 | 1.59195 | | 649425.76 |
| 4188233.34 | 1.84404 | | | |
| 649525.76 | 4188233.34 | 2.16523 | | 649625.76 |
| 4188233.34 | 2.58269 | | | |
| 649725.76 | 4188233.34 | 3.13927 | | 649825.76 |
| 4188233.34 | 3.90757 | | | |
| 649925.76 | 4188233.34 | 5.01379 | | 650025.76 |
| 4188233.34 | 6.65512 | | | |
| 650125.76 | 4188233.34 | 9.14189 | | 650225.76 |
| 4188233.34 | 13.66522 | | | |
| 650325.76 | 4188233.34 | 20.87001 | | 650425.76 |
| 4188233.34 | 25.17975 | | | |
| 650525.76 | 4188233.34 | 23.96208 | | 650625.76 |
| 4188233.34 | 18.33298 | | | |
| 650725.76 | 4188233.34 | 13.00909 | | 650825.76 |
| 4188233.34 | 9.23105 | | | |
| 651125.76 | 4188233.34 | 4.08713 | | 649125.76 |
| 4188283.34 | 1.27356 | | | |
| 649225.76 | 4188283.34 | 1.44784 | | 649325.76 |
| 4188283.34 | 1.66373 | | | |
| 649425.76 | 4188283.34 | 1.93630 | | 649525.76 |
| 4188283.34 | 2.28803 | | | |
| 649625.76 | 4188283.34 | 2.75356 | | 649725.76 |
| 4188283.34 | 3.38834 | | | |
| 649825.76 | 4188283.34 | 4.28613 | | 649925.76 |
| 4188283.34 | 5.61852 | | | |
| 650025.76 | 4188283.34 | 7.72063 | | 650125.76 |

| | | | |
|------------|------------|----------|-----------|
| 4188283.34 | 11.23886 | | |
| 650225.76 | 4188283.34 | 17.86116 | 650325.76 |
| 4188283.34 | 31.59663 | | |
| 650425.76 | 4188283.34 | 42.08194 | 650525.76 |
| 4188283.34 | 35.08637 | | |
| 650625.76 | 4188283.34 | 22.79576 | 650725.76 |
| 4188283.34 | 14.52431 | | |
| 650825.76 | 4188283.34 | 9.79288 | 651125.76 |
| 4188283.34 | 4.14689 | | |
| 649125.76 | 4188333.34 | 1.31918 | 649225.76 |
| 4188333.34 | 1.50511 | | |
| 649325.76 | 4188333.34 | 1.73675 | 649425.76 |
| 4188333.34 | 2.03115 | | |
| 649525.76 | 4188333.34 | 2.41441 | 649625.76 |
| 4188333.34 | 2.92807 | | |
| 649725.76 | 4188333.34 | 3.64161 | 649825.76 |
| 4188333.34 | 4.67820 | | |
| 649925.76 | 4188333.34 | 6.27372 | 650025.76 |
| 4188333.34 | 8.92948 | | |
| 650125.76 | 4188333.34 | 13.85270 | 650225.76 |
| 4188333.34 | 24.50193 | | |
| 650325.76 | 4188333.34 | 55.04523 | 650425.76 |
| 4188333.34 | 85.81087 | | |
| 650525.76 | 4188333.34 | 51.60304 | 650625.76 |
| 4188333.34 | 26.82172 | | |
| 650725.76 | 4188333.34 | 15.57474 | 650825.76 |
| 4188333.34 | 10.12759 | | |
| 651125.76 | 4188333.34 | 4.15801 | 649125.76 |
| 4188383.34 | 1.36116 | | |
| 649225.76 | 4188383.34 | 1.55812 | 649325.76 |
| 4188383.34 | 1.80503 | | |
| 649425.76 | 4188383.34 | 2.12112 | 649525.76 |
| 4188383.34 | 2.53619 | | |
| 649625.76 | 4188383.34 | 3.09853 | 649725.76 |
| 4188383.34 | 3.89103 | | |
| 649825.76 | 4188383.34 | 5.06650 | 649925.76 |
| 4188383.34 | 6.93420 | | |
| 650025.76 | 4188383.34 | 10.20530 | 650125.76 |
| 4188383.34 | 16.85414 | | |
| 650225.76 | 4188383.34 | 34.35059 | 650325.76 |
| 4188383.34 | 118.70330 | | |

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE PERIOD (43824 HRS) AVERAGE CONCENTRATION

VALUES FOR SOURCE GROUP: VOL1

INCLUDING SOURCE(S): VOL1 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | X-COORD (M) |
|-------------|-------------|----------|-------------|
| Y-COORD (M) | CONC | | |
| 650425.76 | 4188383.34 | 0.00000 | 650525.76 |
| 4188383.34 | 68.99120 | | |
| 650625.76 | 4188383.34 | 29.05155 | 650725.76 |
| 4188383.34 | 15.92582 | | |
| 650825.76 | 4188383.34 | 10.15734 | 651125.76 |
| 4188383.34 | 4.11435 | | |
| 649125.76 | 4188433.34 | 1.39675 | 649225.76 |
| 4188433.34 | 1.60246 | | |
| 649325.76 | 4188433.34 | 1.86146 | 649425.76 |
| 4188433.34 | 2.19477 | | |
| 649525.76 | 4188433.34 | 2.63526 | 649625.76 |
| 4188433.34 | 3.23682 | | |
| 649725.76 | 4188433.34 | 4.09335 | 649825.76 |
| 4188433.34 | 5.38160 | | |
| 649925.76 | 4188433.34 | 7.47032 | 650025.76 |
| 4188433.34 | 11.24952 | | |
| 650125.76 | 4188433.34 | 19.40688 | 650225.76 |
| 4188433.34 | 44.15056 | | |
| 650325.76 | 4188433.34 | 0.00000 | 650425.76 |
| 4188433.34 | 0.00000 | | |
| 650525.76 | 4188433.34 | 72.28796 | 650625.76 |
| 4188433.34 | 28.22045 | | |
| 650725.76 | 4188433.34 | 15.38260 | 650825.76 |
| 4188433.34 | 9.83764 | | |
| 651125.76 | 4188433.34 | 4.02218 | 649125.76 |
| 4188483.34 | 1.42201 | | |
| 649225.76 | 4188483.34 | 1.63249 | 649325.76 |
| 4188483.34 | 1.89761 | | |
| 649425.76 | 4188483.34 | 2.23898 | 649525.76 |
| 4188483.34 | 2.69037 | | |
| 649625.76 | 4188483.34 | 3.30715 | 649725.76 |
| 4188483.34 | 4.18593 | | |
| 650425.76 | 4188483.34 | 0.00000 | 650525.76 |
| 4188483.34 | 53.52462 | | |
| 650625.76 | 4188483.34 | 24.03494 | 650725.76 |
| 4188483.34 | 13.88538 | | |
| 650825.76 | 4188483.34 | 9.14839 | 651125.76 |

| | | | |
|------------|------------|----------|-----------|
| 4188483.34 | 3.88105 | | |
| 649125.76 | 4188533.34 | 1.43149 | 649225.76 |
| 4188533.34 | 1.64100 | | |
| 649325.76 | 4188533.34 | 1.90391 | 649425.76 |
| 4188533.34 | 2.24092 | | |
| 649525.76 | 4188533.34 | 2.68419 | 649625.76 |
| 4188533.34 | 3.28618 | | |
| 649725.76 | 4188533.34 | 4.13760 | 650425.76 |
| 4188533.34 | 64.20726 | | |
| 650525.76 | 4188533.34 | 31.31016 | 650625.76 |
| 4188533.34 | 18.11002 | | |
| 650725.76 | 4188533.34 | 11.65529 | 650825.76 |
| 4188533.34 | 8.10942 | | |
| 651125.76 | 4188533.34 | 3.67694 | 649125.76 |
| 4188583.34 | 1.42097 | | |
| 649225.76 | 4188583.34 | 1.62365 | 649325.76 |
| 4188583.34 | 1.87669 | | |
| 649425.76 | 4188583.34 | 2.19937 | 649525.76 |
| 4188583.34 | 2.62164 | | |
| 649625.76 | 4188583.34 | 3.19193 | 649725.76 |
| 4188583.34 | 3.99226 | | |
| 650425.76 | 4188583.34 | 27.36469 | 650525.76 |
| 4188583.34 | 18.53854 | | |
| 650625.76 | 4188583.34 | 12.87742 | 650725.76 |
| 4188583.34 | 9.28504 | | |
| 650825.76 | 4188583.34 | 6.90245 | 651125.76 |
| 4188583.34 | 3.40857 | | |
| 649125.76 | 4188633.34 | 1.39243 | 649225.76 |
| 4188633.34 | 1.58572 | | |
| 649325.76 | 4188633.34 | 1.82676 | 649425.76 |
| 4188633.34 | 2.13394 | | |
| 649525.76 | 4188633.34 | 2.53518 | 649625.76 |
| 4188633.34 | 3.07388 | | |
| 649725.76 | 4188633.34 | 3.81932 | 649825.76 |
| 4188633.34 | 4.88613 | | |
| 649925.76 | 4188633.34 | 6.47125 | 650025.76 |
| 4188633.34 | 8.94589 | | |
| 650125.76 | 4188633.34 | 13.10152 | 650225.76 |
| 4188633.34 | 18.87239 | | |
| 650325.76 | 4188633.34 | 19.76408 | 650425.76 |
| 4188633.34 | 16.03700 | | |
| 650525.76 | 4188633.34 | 12.28390 | 650625.76 |
| 4188633.34 | 9.30563 | | |

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE PERIOD (43824 HRS) AVERAGE CONCENTRATION
 VALUES FOR SOURCE GROUP: VOL1

 INCLUDING SOURCE(S): VOL1 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| Y-COORD (M) | X-COORD (M) | Y-COORD (M) | CONC | X-COORD (M) |
|-------------|-------------|-------------|----------|-------------|
| 4188633.34 | 650725.76 | 4188633.34 | 7.25697 | 650825.76 |
| 4188683.34 | 651125.76 | 4188633.34 | 3.10398 | 649125.76 |
| 4188683.34 | 649225.76 | 4188683.34 | 1.54149 | 649325.76 |
| 4188683.34 | 649425.76 | 4188683.34 | 2.06882 | 649525.76 |
| 4188683.34 | 649625.76 | 4188683.34 | 2.95480 | 649725.76 |
| 4188683.34 | 649825.76 | 4188683.34 | 4.56740 | 649925.76 |
| 4188683.34 | 650025.76 | 4188683.34 | 7.88298 | 650125.76 |
| 4188683.34 | 650225.76 | 4188683.34 | 13.44324 | 650325.76 |
| 4188683.34 | 650425.76 | 4188683.34 | 10.75885 | 650525.76 |
| 4188683.34 | 650625.76 | 4188683.34 | 7.05404 | 650725.76 |
| 4188683.34 | 650825.76 | 4188683.34 | 4.74382 | 651125.76 |
| 4188733.34 | 649125.76 | 4188733.34 | 1.32157 | 649225.76 |
| 4188733.34 | 649325.76 | 4188733.34 | 1.72726 | 649425.76 |
| 4188733.34 | 649525.76 | 4188733.34 | 2.36548 | 649625.76 |
| 4188733.34 | 649725.76 | 4188733.34 | 3.42360 | 649825.76 |
| 4188733.34 | 649925.76 | 4188733.34 | 5.32929 | 650025.76 |
| 4188733.34 | 650125.76 | 4188733.34 | 8.90104 | 650225.76 |
| 4188733.34 | 650325.76 | 4188733.34 | 8.79703 | 650425.76 |

| | | | |
|------------|------------|---------|-----------|
| 4188733.34 | 7.79849 | | |
| 650525.76 | 4188733.34 | 6.71310 | 650625.76 |
| 4188733.34 | 5.57506 | | |
| 650725.76 | 4188733.34 | 4.64059 | 650825.76 |
| 4188733.34 | 3.93530 | | |
| 651125.76 | 4188733.34 | 2.51757 | 649125.76 |
| 4188783.34 | 1.29390 | | |
| 649225.76 | 4188783.34 | 1.46890 | 649325.76 |
| 4188783.34 | 1.68199 | | |
| 649425.76 | 4188783.34 | 1.94355 | 649525.76 |
| 4188783.34 | 2.26841 | | |
| 649625.76 | 4188783.34 | 2.67754 | 649725.76 |
| 4188783.34 | 3.19947 | | |
| 649825.76 | 4188783.34 | 3.88298 | 649925.76 |
| 4188783.34 | 4.83325 | | |
| 650025.76 | 4188783.34 | 6.10541 | 650125.76 |
| 4188783.34 | 7.20649 | | |
| 650225.76 | 4188783.34 | 7.31749 | 650325.76 |
| 4188783.34 | 6.54318 | | |
| 650425.76 | 4188783.34 | 5.95372 | 650525.76 |
| 4188783.34 | 5.28615 | | |
| 650625.76 | 4188783.34 | 4.53609 | 650725.76 |
| 4188783.34 | 3.85998 | | |
| 650825.76 | 4188783.34 | 3.31983 | 651125.76 |
| 4188783.34 | 2.25548 | | |
| 649125.76 | 4188833.34 | 1.26771 | 649225.76 |
| 4188833.34 | 1.43253 | | |
| 649325.76 | 4188833.34 | 1.62976 | 649425.76 |
| 4188833.34 | 1.86853 | | |
| 649525.76 | 4188833.34 | 2.16124 | 649625.76 |
| 4188833.34 | 2.52329 | | |
| 649725.76 | 4188833.34 | 2.97808 | 649825.76 |
| 4188833.34 | 3.57862 | | |
| 649925.76 | 4188833.34 | 4.39648 | 650025.76 |
| 4188833.34 | 5.30588 | | |
| 650125.76 | 4188833.34 | 5.82895 | 650225.76 |
| 4188833.34 | 5.66565 | | |
| 650325.76 | 4188833.34 | 5.09083 | 650425.76 |
| 4188833.34 | 4.71923 | | |
| 650525.76 | 4188833.34 | 4.28202 | 650625.76 |
| 4188833.34 | 3.77056 | | |
| 650725.76 | 4188833.34 | 3.27207 | 650825.76 |
| 4188833.34 | 2.85387 | | |
| 651125.76 | 4188833.34 | 2.01240 | 649125.76 |
| 4188883.34 | 1.23701 | | |

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*** AERMET - VERSION 18081 *** ***

*** 16:20:52

*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE PERIOD (43824 HRS) AVERAGE CONCENTRATION
 VALUES FOR SOURCE GROUP: VOL1 ***

INCLUDING SOURCE(S): VOL1 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | X-COORD (M) |
|-------------|-------------|---------|-------------|
| Y-COORD (M) | CONC | | |
| 649225.76 | 4188883.34 | 1.38933 | 649325.76 |
| 4188883.34 | 1.57025 | | |
| 649425.76 | 4188883.34 | 1.78762 | 649525.76 |
| 4188883.34 | 2.05033 | | |
| 649625.76 | 4188883.34 | 2.37030 | 649725.76 |
| 4188883.34 | 2.77464 | | |
| 649825.76 | 4188883.34 | 3.31418 | 649925.76 |
| 4188883.34 | 3.98435 | | |
| 650025.76 | 4188883.34 | 4.56086 | 650125.76 |
| 4188883.34 | 4.75582 | | |
| 650225.76 | 4188883.34 | 4.51491 | 650325.76 |
| 4188883.34 | 4.09578 | | |
| 650425.76 | 4188883.34 | 3.84874 | 650525.76 |
| 4188883.34 | 3.54722 | | |
| 650625.76 | 4188883.34 | 3.18748 | 650725.76 |
| 4188883.34 | 2.81448 | | |
| 650825.76 | 4188883.34 | 2.48727 | 651125.76 |
| 4188883.34 | 1.79407 | | |
| 650125.76 | 4188933.34 | 3.93276 | 650225.76 |
| 4188933.34 | 3.68622 | | |
| 650325.76 | 4188933.34 | 3.38138 | 650425.76 |
| 4188933.34 | 3.20974 | | |
| 650525.76 | 4188933.34 | 2.99247 | 650625.76 |
| 4188933.34 | 2.73233 | | |
| 650725.76 | 4188933.34 | 2.45079 | 650825.76 |
| 4188933.34 | 2.18869 | | |
| 651125.76 | 4188933.34 | 1.60744 | 650425.76 |
| 4188983.34 | 2.72544 | | |
| 650525.76 | 4188983.34 | 2.56300 | 650625.76 |
| 4188983.34 | 2.37022 | | |
| 650725.76 | 4188983.34 | 2.15561 | 650825.76 |
| 4188983.34 | 1.94264 | | |
| 651125.76 | 4188983.34 | 1.45331 | 650525.76 |

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|------------|-----------|------------|---------|-----------|
| 4189033.34 | 2.22350 | | | |
| | 650625.76 | 4189033.34 | 2.07733 | 650725.76 |
| 4189033.34 | 1.91146 | | | |
| | 650825.76 | 4189033.34 | 1.73886 | 651125.76 |
| 4189033.34 | 1.32635 | | | |
| | 650525.76 | 4189083.34 | 1.95038 | 650625.76 |
| 4189083.34 | 1.83687 | | | |
| | 650725.76 | 4189083.34 | 1.70692 | 650825.76 |
| 4189083.34 | 1.56789 | | | |
| | 651125.76 | 4189083.34 | 1.21908 | 650525.76 |
| 4189133.34 | 1.72726 | | | |
| | 650625.76 | 4189133.34 | 1.63683 | 650725.76 |
| 4189133.34 | 1.53412 | | | |
| | 650825.76 | 4189133.34 | 1.42176 | 651125.76 |
| 4189133.34 | 1.12496 | | | |
| | 650781.98 | 4189510.65 | 0.78373 | 650760.33 |
| 4189397.50 | 0.93604 | | | |

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE PERIOD (43824 HRS) AVERAGE CONCENTRATION

 VALUES FOR SOURCE GROUP: VOL2 INCLUDING SOURCE(S): VOL2 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | X-COORD (M) |
|-------------|-------------|----------|-------------|
| Y-COORD (M) | CONC | | |
| 649676.34 | 4188314.55 | 33.87899 | 649629.66 |
| 4188294.84 | 21.15952 | | |
| 649810.15 | 4188312.48 | 79.34923 | 649364.10 |
| 4188360.20 | 7.73569 | | |
| 649327.80 | 4188355.01 | 6.73633 | 649380.70 |
| 4188758.52 | 5.56104 | | |
| 650495.81 | 4188841.51 | 1.96862 | 650597.47 |
| 4188832.17 | 1.81267 | | |
| 650536.27 | 4188878.85 | 1.73706 | 650577.76 |
| 4188877.81 | 1.67592 | | |
| 650602.66 | 4188860.18 | 1.70016 | 650610.95 |

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|------------|------------|---------|-----------|
| 4188880.93 | 1.61532 | | |
| 650638.10 | 4188858.53 | 1.64865 | 650664.10 |
| 4188331.03 | 3.11342 | | |
| 650668.72 | 4188350.83 | 3.07133 | 650677.96 |
| 4188379.86 | 2.98946 | | |
| 650699.74 | 4188414.84 | 2.82815 | 650758.47 |
| 4188658.36 | 2.01682 | | |
| 650765.73 | 4188678.82 | 1.93522 | 650773.65 |
| 4188706.54 | 1.83426 | | |
| 650778.27 | 4188726.34 | 1.76791 | 650805.33 |
| 4188805.53 | 1.51569 | | |
| 650806.65 | 4188824.01 | 1.47154 | 650811.27 |
| 4188843.81 | 1.42084 | | |
| 650814.57 | 4188862.29 | 1.37651 | 650846.24 |
| 4188924.98 | 1.21324 | | |
| 650850.86 | 4188951.38 | 1.15952 | 650854.82 |
| 4188976.46 | 1.11070 | | |
| 650698.00 | 4188307.32 | 2.92717 | 650692.60 |
| 4188291.80 | 2.96080 | | |
| 650724.82 | 4189245.80 | 0.81555 | 650726.07 |
| 4189273.37 | 0.78752 | | |
| 650856.27 | 4189006.30 | 1.05751 | 650857.23 |
| 4189022.60 | 1.02937 | | |
| 650859.15 | 4189041.29 | 0.99763 | 650859.15 |
| 4189058.54 | 0.97056 | | |
| 650860.58 | 4189076.28 | 0.94297 | 650861.54 |
| 4189094.49 | 0.91620 | | |
| 650857.71 | 4189113.19 | 0.89267 | 650847.16 |
| 4189118.94 | 0.89078 | | |
| 650848.12 | 4189134.76 | 0.86979 | 650850.04 |
| 4189155.37 | 0.84357 | | |
| 650851.48 | 4189171.66 | 0.82401 | 650853.87 |
| 4189184.12 | 0.80904 | | |
| 650856.75 | 4189199.46 | 0.79139 | 650857.71 |
| 4189213.36 | 0.77687 | | |
| 650860.58 | 4189226.30 | 0.76291 | 650862.50 |
| 4189242.60 | 0.74685 | | |
| 650865.38 | 4189258.42 | 0.73146 | 650867.77 |
| 4189275.19 | 0.71613 | | |
| 650868.73 | 4189291.49 | 0.70246 | 650872.09 |
| 4189309.23 | 0.68717 | | |
| 650874.00 | 4189325.04 | 0.67453 | 650875.92 |
| 4189340.38 | 0.66264 | | |
| 650878.80 | 4189355.24 | 0.65106 | 650881.19 |
| 4189373.45 | 0.63776 | | |
| 650884.55 | 4189390.71 | 0.62514 | 650888.86 |
| 4189407.01 | 0.61316 | | |
| 650889.82 | 4189427.14 | 0.60029 | 650891.74 |
| 4189443.43 | 0.58973 | | |
| 650895.09 | 4189461.17 | 0.57807 | 650898.45 |

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|------------|------------|----------|--|-----------|
| 4189475.55 | 0.56864 | | | |
| 650898.45 | 4189489.93 | 0.56031 | | 650902.28 |
| 4189504.31 | 0.55105 | | | |
| 650709.41 | 4188344.56 | 2.84592 | | 650722.45 |
| 4188284.03 | 2.80191 | | | |
| 650745.73 | 4188280.30 | 2.68702 | | 650735.49 |
| 4188223.50 | 2.72437 | | | |
| 650721.52 | 4188167.62 | 2.75311 | | 650525.76 |
| 4188133.34 | 3.94406 | | | |
| 651125.76 | 4188133.34 | 1.51395 | | 649125.76 |
| 4188183.34 | 2.95255 | | | |
| 649225.76 | 4188183.34 | 3.63714 | | 649325.76 |
| 4188183.34 | 4.59801 | | | |
| 649425.76 | 4188183.34 | 5.94775 | | 649525.76 |
| 4188183.34 | 7.91642 | | | |
| 649625.76 | 4188183.34 | 11.48611 | | 649725.76 |
| 4188183.34 | 16.35374 | | | |
| 649825.76 | 4188183.34 | 18.95305 | | 649925.76 |
| 4188183.34 | 19.05660 | | | |

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE PERIOD (43824 HRS) AVERAGE CONCENTRATION

 VALUES FOR SOURCE GROUP: VOL2 INCLUDING SOURCE(S): VOL2 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | X-COORD (M) |
|-------------|-------------|----------|-------------|
| Y-COORD (M) | CONC | | |
| 650025.76 | 4188183.34 | 15.71655 | 650125.76 |
| 4188183.34 | 11.96681 | | |
| 650225.76 | 4188183.34 | 8.84872 | 650325.76 |
| 4188183.34 | 6.63257 | | |
| 650425.76 | 4188183.34 | 5.11472 | 650525.76 |
| 4188183.34 | 4.05922 | | |
| 650625.76 | 4188183.34 | 3.30337 | 650725.76 |
| 4188183.34 | 2.74572 | | |
| 650825.76 | 4188183.34 | 2.32296 | 651125.76 |

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|------------|------------|----------|-----------|
| 4188183.34 | 1.52402 | | |
| 649125.76 | 4188233.34 | 3.19338 | 649225.76 |
| 4188233.34 | 3.99064 | | |
| 649325.76 | 4188233.34 | 5.14720 | 649425.76 |
| 4188233.34 | 6.89965 | | |
| 649525.76 | 4188233.34 | 9.62693 | 649625.76 |
| 4188233.34 | 14.54632 | | |
| 649725.76 | 4188233.34 | 23.29348 | 649825.76 |
| 4188233.34 | 29.10509 | | |
| 649925.76 | 4188233.34 | 27.21619 | 650025.76 |
| 4188233.34 | 20.01226 | | |
| 650125.76 | 4188233.34 | 13.72709 | 650225.76 |
| 4188233.34 | 9.55414 | | |
| 650325.76 | 4188233.34 | 6.94719 | 650425.76 |
| 4188233.34 | 5.27249 | | |
| 650525.76 | 4188233.34 | 4.14569 | 650625.76 |
| 4188233.34 | 3.35391 | | |
| 650725.76 | 4188233.34 | 2.77636 | 650825.76 |
| 4188233.34 | 2.34159 | | |
| 651125.76 | 4188233.34 | 1.52633 | 649125.76 |
| 4188283.34 | 3.43994 | | |
| 649225.76 | 4188283.34 | 4.36860 | 649325.76 |
| 4188283.34 | 5.75956 | | |
| 649425.76 | 4188283.34 | 7.98535 | 649525.76 |
| 4188283.34 | 11.82794 | | |
| 649625.76 | 4188283.34 | 19.25100 | 649725.76 |
| 4188283.34 | 36.18937 | | |
| 649825.76 | 4188283.34 | 51.39279 | 649925.76 |
| 4188283.34 | 40.50726 | | |
| 650025.76 | 4188283.34 | 24.66881 | 650125.76 |
| 4188283.34 | 15.17722 | | |
| 650225.76 | 4188283.34 | 10.06874 | 650325.76 |
| 4188283.34 | 7.16051 | | |
| 650425.76 | 4188283.34 | 5.37023 | 650525.76 |
| 4188283.34 | 4.19259 | | |
| 650625.76 | 4188283.34 | 3.37591 | 650725.76 |
| 4188283.34 | 2.78511 | | |
| 650825.76 | 4188283.34 | 2.34295 | 651125.76 |
| 4188283.34 | 1.51993 | | |
| 649125.76 | 4188333.34 | 3.69039 | 649225.76 |
| 4188333.34 | 4.75550 | | |
| 649325.76 | 4188333.34 | 6.40890 | 649425.76 |
| 4188333.34 | 9.19867 | | |
| 649525.76 | 4188333.34 | 14.50431 | 649625.76 |
| 4188333.34 | 26.58858 | | |
| 649725.76 | 4188333.34 | 66.40581 | 649825.76 |
| 4188333.34 | 115.66569 | | |
| 649925.76 | 4188333.34 | 59.35489 | 650025.76 |
| 4188333.34 | 28.49179 | | |
| 650125.76 | 4188333.34 | 16.07340 | 650225.76 |

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|------------|-----------|------------|----------|-----------|
| 4188333.34 | 10.32503 | | | |
| | 650325.76 | 4188333.34 | 7.23684 | 650425.76 |
| 4188333.34 | 5.38634 | | | |
| | 650525.76 | 4188333.34 | 4.18652 | 650625.76 |
| 4188333.34 | 3.36155 | | | |
| | 650725.76 | 4188333.34 | 2.76811 | 650825.76 |
| 4188333.34 | 2.32575 | | | |
| | 651125.76 | 4188333.34 | 1.50625 | 649125.76 |
| 4188383.34 | 3.92745 | | | |
| | 649225.76 | 4188383.34 | 5.12482 | 649325.76 |
| 4188383.34 | 7.03674 | | | |
| | 649425.76 | 4188383.34 | 10.41404 | 649525.76 |
| 4188383.34 | 17.39565 | | | |
| | 649625.76 | 4188383.34 | 36.56392 | 649725.76 |
| 4188383.34 | 0.00000 | | | |
| | 649825.76 | 4188383.34 | 0.00000 | 649925.76 |
| 4188383.34 | 75.69188 | | | |
| | 650025.76 | 4188383.34 | 29.97742 | 650125.76 |
| 4188383.34 | 16.16770 | | | |
| | 650225.76 | 4188383.34 | 10.24658 | 650325.76 |
| 4188383.34 | 7.14784 | | | |

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE PERIOD (43824 HRS) AVERAGE CONCENTRATION

 VALUES FOR SOURCE GROUP: VOL2 INCLUDING SOURCE(S): VOL2 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | X-COORD (M) |
|-------------|-------------|---------|-------------|
| Y-COORD (M) | CONC | | |
| 650425.76 | 4188383.34 | 5.31101 | 650525.76 |
| 4188383.34 | 4.12592 | | |
| 650625.76 | 4188383.34 | 3.31306 | 650725.76 |
| 4188383.34 | 2.72904 | | |
| 650825.76 | 4188383.34 | 2.29394 | 651125.76 |
| 4188383.34 | 1.48793 | | |
| 649125.76 | 4188433.34 | 4.09850 | 649225.76 |

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|------------|------------|----------|-----------|
| 4188433.34 | 5.38675 | | |
| 649325.76 | 4188433.34 | 7.47396 | 649425.76 |
| 4188433.34 | 11.24624 | | |
| 649525.76 | 4188433.34 | 19.37265 | 649625.76 |
| 4188433.34 | 43.87140 | | |
| 649725.76 | 4188433.34 | 0.00000 | 649825.76 |
| 4188433.34 | 0.00000 | | |
| 649925.76 | 4188433.34 | 71.42414 | 650025.76 |
| 4188433.34 | 27.95271 | | |
| 650125.76 | 4188433.34 | 15.29271 | 650225.76 |
| 4188433.34 | 9.80085 | | |
| 650325.76 | 4188433.34 | 6.89117 | 650425.76 |
| 4188433.34 | 5.14954 | | |
| 650525.76 | 4188433.34 | 4.01748 | 650625.76 |
| 4188433.34 | 3.23650 | | |
| 650725.76 | 4188433.34 | 2.67283 | 650825.76 |
| 4188433.34 | 2.25135 | | |
| 651125.76 | 4188433.34 | 1.46661 | 649125.76 |
| 4188483.34 | 4.14584 | | |
| 649225.76 | 4188483.34 | 5.43779 | 649325.76 |
| 4188483.34 | 7.52052 | | |
| 649425.76 | 4188483.34 | 11.24996 | 649525.76 |
| 4188483.34 | 19.10168 | | |
| 649625.76 | 4188483.34 | 41.03794 | 649725.76 |
| 4188483.34 | 130.57562 | | |
| 650425.76 | 4188483.34 | 4.89254 | 650525.76 |
| 4188483.34 | 3.85514 | | |
| 650625.76 | 4188483.34 | 3.12782 | 650725.76 |
| 4188483.34 | 2.59666 | | |
| 650825.76 | 4188483.34 | 2.19594 | 651125.76 |
| 4188483.34 | 1.44144 | | |
| 649125.76 | 4188533.34 | 4.06011 | 649225.76 |
| 4188533.34 | 5.28197 | | |
| 649325.76 | 4188533.34 | 7.21659 | 649425.76 |
| 4188533.34 | 10.55872 | | |
| 649525.76 | 4188533.34 | 17.07083 | 649625.76 |
| 4188533.34 | 32.01676 | | |
| 649725.76 | 4188533.34 | 57.93812 | 650425.76 |
| 4188533.34 | 4.52709 | | |
| 650525.76 | 4188533.34 | 3.62536 | 650625.76 |
| 4188533.34 | 2.97579 | | |
| 650725.76 | 4188533.34 | 2.49180 | 650825.76 |
| 4188533.34 | 2.12106 | | |
| 651125.76 | 4188533.34 | 1.40944 | 649125.76 |
| 4188583.34 | 3.90282 | | |
| 649225.76 | 4188583.34 | 5.02943 | 649325.76 |
| 4188583.34 | 6.75592 | | |
| 649425.76 | 4188583.34 | 9.56368 | 649525.76 |
| 4188583.34 | 14.53751 | | |
| 649625.76 | 4188583.34 | 23.39309 | 649725.76 |

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|------------|-----------|------------|----------|-----------|
| 4188583.34 | 28.97272 | | | |
| | 650425.76 | 4188583.34 | 4.08468 | 650525.76 |
| 4188583.34 | 3.33682 | | | |
| | 650625.76 | 4188583.34 | 2.78027 | 650725.76 |
| 4188583.34 | 2.35505 | | | |
| | 650825.76 | 4188583.34 | 2.02275 | 651125.76 |
| 4188583.34 | 1.36769 | | | |
| | 649125.76 | 4188633.34 | 3.72968 | 649225.76 |
| 4188633.34 | 4.74210 | | | |
| | 649325.76 | 4188633.34 | 6.21997 | 649425.76 |
| 4188633.34 | 8.48439 | | | |
| | 649525.76 | 4188633.34 | 12.17934 | 649625.76 |
| 4188633.34 | 16.78164 | | | |
| | 649725.76 | 4188633.34 | 17.00003 | 649825.76 |
| 4188633.34 | 14.06344 | | | |
| | 649925.76 | 4188633.34 | 11.08611 | 650025.76 |
| 4188633.34 | 8.54761 | | | |
| | 650125.76 | 4188633.34 | 6.76726 | 650225.76 |
| 4188633.34 | 5.44856 | | | |
| | 650325.76 | 4188633.34 | 4.42148 | 650425.76 |
| 4188633.34 | 3.62945 | | | |
| | 650525.76 | 4188633.34 | 3.02478 | 650625.76 |
| 4188633.34 | 2.55945 | | | |

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 *** AERMET - VERSION 18081 *** ***
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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE PERIOD (43824 HRS) AVERAGE CONCENTRATION

 VALUES FOR SOURCE GROUP: VOL2 INCLUDING SOURCE(S): VOL2 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | X-COORD (M) |
|-------------|-------------|---------|-------------|
| Y-COORD (M) | CONC | | |
| 650725.76 | 4188633.34 | 2.19518 | 650825.76 |
| 4188633.34 | 1.90481 | | |
| 651125.76 | 4188633.34 | 1.31544 | 649125.76 |
| 4188683.34 | 3.54000 | | |
| 649225.76 | 4188683.34 | 4.41903 | 649325.76 |

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|------------|-----------|------------|-----------|
| 4188683.34 | 5.65015 | | |
| | 649425.76 | 4188683.34 | 7.48381 |
| 4188683.34 | 10.10749 | | 649525.76 |
| | 649625.76 | 4188683.34 | 12.07443 |
| 4188683.34 | 11.19883 | | 649725.76 |
| | 649825.76 | 4188683.34 | 9.68918 |
| 4188683.34 | 8.12036 | | 649925.76 |
| | 650025.76 | 4188683.34 | 6.56786 |
| 4188683.34 | 5.37382 | | 650125.76 |
| | 650225.76 | 4188683.34 | 4.49128 |
| 4188683.34 | 3.78825 | | 650325.76 |
| | 650425.76 | 4188683.34 | 3.20285 |
| 4188683.34 | 2.72327 | | 650525.76 |
| | 650625.76 | 4188683.34 | 2.33772 |
| 4188683.34 | 2.02818 | | 650725.76 |
| | 650825.76 | 4188683.34 | 1.77717 |
| 4188683.34 | 1.25469 | | 651125.76 |
| | 649125.76 | 4188733.34 | 3.32787 |
| 4188733.34 | 4.07783 | | 649225.76 |
| | 649325.76 | 4188733.34 | 5.11491 |
| 4188733.34 | 6.60710 | | 649425.76 |
| | 649525.76 | 4188733.34 | 8.27367 |
| 4188733.34 | 8.87962 | | 649625.76 |
| | 649725.76 | 4188733.34 | 7.99377 |
| 4188733.34 | 7.14654 | | 649825.76 |
| | 649925.76 | 4188733.34 | 6.23314 |
| 4188733.34 | 5.23947 | | 650025.76 |
| | 650125.76 | 4188733.34 | 4.39124 |
| 4188733.34 | 3.73943 | | 650225.76 |
| | 650325.76 | 4188733.34 | 3.23486 |
| 4188733.34 | 2.81220 | | 650425.76 |
| | 650525.76 | 4188733.34 | 2.44422 |
| 4188733.34 | 2.12996 | | 650625.76 |
| | 650725.76 | 4188733.34 | 1.86773 |
| 4188733.34 | 1.65058 | | 650825.76 |
| | 651125.76 | 4188733.34 | 1.18916 |
| 4188783.34 | 3.10612 | | 649125.76 |
| | 649225.76 | 4188783.34 | 3.75222 |
| 4188783.34 | 4.64830 | | 649325.76 |
| | 649425.76 | 4188783.34 | 5.80068 |
| 4188783.34 | 6.70985 | | 649525.76 |
| | 649625.76 | 4188783.34 | 6.73588 |
| 4188783.34 | 6.03619 | | 649725.76 |
| | 649825.76 | 4188783.34 | 5.52439 |
| 4188783.34 | 4.95109 | | 649925.76 |
| | 650025.76 | 4188783.34 | 4.29080 |
| 4188783.34 | 3.67502 | | 650125.76 |
| | 650225.76 | 4188783.34 | 3.17341 |
| 4188783.34 | 2.77768 | | 650325.76 |
| | 650425.76 | 4188783.34 | 2.46084 |
| | | | 650525.76 |

| | | | |
|------------|------------|---------|-----------|
| 4188783.34 | 2.18508 | | |
| 650625.76 | 4188783.34 | 1.93730 | 650725.76 |
| 4188783.34 | 1.71912 | | |
| 650825.76 | 4188783.34 | 1.53183 | 651125.76 |
| 4188783.34 | 1.12288 | | |
| 649125.76 | 4188833.34 | 2.89165 | 649225.76 |
| 4188833.34 | 3.46450 | | |
| 649325.76 | 4188833.34 | 4.23114 | 649425.76 |
| 4188833.34 | 5.03403 | | |
| 649525.76 | 4188833.34 | 5.44932 | 649625.76 |
| 4188833.34 | 5.26968 | | |
| 649725.76 | 4188833.34 | 4.74826 | 649825.76 |
| 4188833.34 | 4.42024 | | |
| 649925.76 | 4188833.34 | 4.03828 | 650025.76 |
| 4188833.34 | 3.58430 | | |
| 650125.76 | 4188833.34 | 3.12904 | 650225.76 |
| 4188833.34 | 2.74064 | | |
| 650325.76 | 4188833.34 | 2.41749 | 650425.76 |
| 4188833.34 | 2.15962 | | |
| 650525.76 | 4188833.34 | 1.94672 | 650625.76 |
| 4188833.34 | 1.75579 | | |
| 650725.76 | 4188833.34 | 1.58020 | 650825.76 |
| 4188833.34 | 1.42195 | | |
| 651125.76 | 4188833.34 | 1.05913 | 649125.76 |
| 4188883.34 | 2.69783 | | |

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE PERIOD (43824 HRS) AVERAGE CONCENTRATION

 VALUES FOR SOURCE GROUP: VOL2 INCLUDING SOURCE(S): VOL2 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | X-COORD (M) |
|-------------|-------------|---------|-------------|
| Y-COORD (M) | CONC | | |
| 649225.76 | 4188883.34 | 3.21332 | 649325.76 |
| 4188883.34 | 3.83056 | | |
| 649425.76 | 4188883.34 | 4.32597 | 649525.76 |

| | | | |
|------------|-----------|------------|-----------|
| 4188883.34 | 4.46952 | | |
| | 649625.76 | 4188883.34 | 4.23511 |
| 4188883.34 | 3.85216 | | 649725.76 |
| | 649825.76 | 4188883.34 | |
| 4188883.34 | 3.36404 | | 3.63143 |
| | 650025.76 | 4188883.34 | 649925.76 |
| 4188883.34 | 2.70140 | | |
| | 650225.76 | 4188883.34 | 3.04215 |
| 4188883.34 | 2.13413 | | 650125.76 |
| | 650425.76 | 4188883.34 | |
| 4188883.34 | 1.73655 | | 2.39548 |
| | 650625.76 | 4188883.34 | 650325.76 |
| 4188883.34 | 1.44763 | | |
| | 650825.76 | 4188883.34 | 1.91367 |
| 4188883.34 | 0.99972 | | 650525.76 |
| | 650125.76 | 4188933.34 | |
| 4188933.34 | 2.11301 | | 1.58591 |
| | 650325.76 | 4188933.34 | 650725.76 |
| 4188933.34 | 1.71586 | | |
| | 650525.76 | 4188933.34 | 1.31819 |
| 4188933.34 | 1.43284 | | 651125.76 |
| | 650725.76 | 4188933.34 | |
| 4188933.34 | 1.21810 | | 2.35936 |
| | 651125.76 | 4188933.34 | 650225.76 |
| 4188983.34 | 1.55299 | | |
| | 650525.76 | 4188983.34 | 1.90294 |
| 4188983.34 | 1.30094 | | 650425.76 |
| | 650725.76 | 4188983.34 | |
| 4188983.34 | 1.12212 | | 1.55983 |
| | 651125.76 | 4188983.34 | 650625.76 |
| 4189033.34 | 1.29439 | | |
| | 650625.76 | 4189033.34 | 1.32186 |
| 4189033.34 | 1.10519 | | 650825.76 |
| | 650825.76 | 4189033.34 | |
| 4189033.34 | 0.84240 | | 0.94472 |
| | 650525.76 | 4189083.34 | 650425.76 |
| 4189083.34 | 1.09795 | | |
| | 650725.76 | 4189083.34 | 1.41469 |
| 4189083.34 | 0.95313 | | 650625.76 |
| | 651125.76 | 4189083.34 | |
| 4189133.34 | 1.09985 | | 1.20657 |
| | 650625.76 | 4189133.34 | 650825.76 |
| 4189133.34 | 0.94536 | | |
| | 650825.76 | 4189133.34 | 1.01861 |
| 4189133.34 | 0.74394 | | 650825.76 |
| | 650781.98 | 4189510.65 | |
| 4189397.50 | 0.66456 | | 0.89282 |
| | | | 650525.76 |
| | | | 650725.76 |
| | | | 651125.76 |
| | | | 650625.76 |
| | | | 650825.76 |
| | | | 650725.76 |
| | | | 651125.76 |
| | | | 650760.33 |

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE PERIOD (43824 HRS) AVERAGE CONCENTRATION
VALUES FOR SOURCE GROUP: VOL3

INCLUDING SOURCE(S): VOL3 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | X-COORD (M) |
|-------------|-------------|----------|-------------|
| Y-COORD (M) | CONC | | |
| 649676.34 | 4188314.55 | 9.98764 | 649629.66 |
| 4188294.84 | 8.12311 | | |
| 649810.15 | 4188312.48 | 11.52187 | 649364.10 |
| 4188360.20 | 4.75178 | | |
| 649327.80 | 4188355.01 | 4.31161 | 649380.70 |
| 4188758.52 | 8.50456 | | |
| 650495.81 | 4188841.51 | 3.14728 | 650597.47 |
| 4188832.17 | 2.69525 | | |
| 650536.27 | 4188878.85 | 2.71563 | 650577.76 |
| 4188877.81 | 2.54997 | | |
| 650602.66 | 4188860.18 | 2.53762 | 650610.95 |
| 4188880.93 | 2.40977 | | |
| 650638.10 | 4188858.53 | 2.40974 | 650664.10 |
| 4188331.03 | 3.00590 | | |
| 650668.72 | 4188350.83 | 3.00567 | 650677.96 |
| 4188379.86 | 2.98686 | | |
| 650699.74 | 4188414.84 | 2.89867 | 650758.47 |
| 4188658.36 | 2.49311 | | |
| 650765.73 | 4188678.82 | 2.43348 | 650773.65 |
| 4188706.54 | 2.35703 | | |
| 650778.27 | 4188726.34 | 2.30322 | 650805.33 |
| 4188805.53 | 2.03584 | | |
| 650806.65 | 4188824.01 | 1.98520 | 650811.27 |
| 4188843.81 | 1.92107 | | |
| 650814.57 | 4188862.29 | 1.86396 | 650846.24 |
| 4188924.98 | 1.63562 | | |
| 650850.86 | 4188951.38 | 1.56519 | 650854.82 |
| 4188976.46 | 1.50226 | | |
| 650698.00 | 4188307.32 | 2.80084 | 650692.60 |
| 4188291.80 | 2.80687 | | |
| 650724.82 | 4189245.80 | 1.08672 | 650726.07 |

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|------------|------------|---------|-----------|
| 4189273.37 | 1.03794 | | |
| 650856.27 | 4189006.30 | 1.43650 | 650857.23 |
| 4189022.60 | 1.40172 | | |
| 650859.15 | 4189041.29 | 1.36179 | 650859.15 |
| 4189058.54 | 1.32828 | | |
| 650860.58 | 4189076.28 | 1.29264 | 650861.54 |
| 4189094.49 | 1.25736 | | |
| 650857.71 | 4189113.19 | 1.22695 | 650847.16 |
| 4189118.94 | 1.22756 | | |
| 650848.12 | 4189134.76 | 1.19677 | 650850.04 |
| 4189155.37 | 1.15671 | | |
| 650851.48 | 4189171.66 | 1.12578 | 650853.87 |
| 4189184.12 | 1.10152 | | |
| 650856.75 | 4189199.46 | 1.07242 | 650857.71 |
| 4189213.36 | 1.04795 | | |
| 650860.58 | 4189226.30 | 1.02434 | 650862.50 |
| 4189242.60 | 0.99665 | | |
| 650865.38 | 4189258.42 | 0.97008 | 650867.77 |
| 4189275.19 | 0.94340 | | |
| 650868.73 | 4189291.49 | 0.91931 | 650872.09 |
| 4189309.23 | 0.89297 | | |
| 650874.00 | 4189325.04 | 0.87114 | 650875.92 |
| 4189340.38 | 0.85085 | | |
| 650878.80 | 4189355.24 | 0.83152 | 650881.19 |
| 4189373.45 | 0.80952 | | |
| 650884.55 | 4189390.71 | 0.78921 | 650888.86 |
| 4189407.01 | 0.77042 | | |
| 650889.82 | 4189427.14 | 0.75039 | 650891.74 |
| 4189443.43 | 0.73450 | | |
| 650895.09 | 4189461.17 | 0.71745 | 650898.45 |
| 4189475.55 | 0.70394 | | |
| 650898.45 | 4189489.93 | 0.69236 | 650902.28 |
| 4189504.31 | 0.67960 | | |
| 650709.41 | 4188344.56 | 2.78784 | 650722.45 |
| 4188284.03 | 2.65860 | | |
| 650745.73 | 4188280.30 | 2.55403 | 650735.49 |
| 4188223.50 | 2.52499 | | |
| 650721.52 | 4188167.62 | 2.49239 | 650525.76 |
| 4188133.34 | 3.22934 | | |
| 651125.76 | 4188133.34 | 1.43944 | 649125.76 |
| 4188183.34 | 2.15334 | | |
| 649225.76 | 4188183.34 | 2.48010 | 649325.76 |
| 4188183.34 | 2.89100 | | |
| 649425.76 | 4188183.34 | 3.48684 | 649525.76 |
| 4188183.34 | 4.40262 | | |
| 649625.76 | 4188183.34 | 5.53061 | 649725.76 |
| 4188183.34 | 6.08776 | | |
| 649825.76 | 4188183.34 | 6.32118 | 649925.76 |
| 4188183.34 | 6.82259 | | |

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE PERIOD (43824 HRS) AVERAGE CONCENTRATION

 VALUES FOR SOURCE GROUP: VOL3 INCLUDING SOURCE(S): VOL3 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

| Y-COORD (M) | X-COORD (M) | Y-COORD (M) | CONC | X-COORD (M) |
|-------------|-------------|-------------|---------|-------------|
| 4188183.34 | 650025.76 | 4188183.34 | 6.61625 | 650125.76 |
| 4188183.34 | 650225.76 | 4188183.34 | 5.40258 | 650325.76 |
| 4188183.34 | 650425.76 | 4188183.34 | 4.04499 | 650525.76 |
| 4188183.34 | 650625.76 | 4188183.34 | 2.92518 | 650725.76 |
| 4188183.34 | 650825.76 | 4188183.34 | 2.15896 | 651125.76 |
| 4188233.34 | 649125.76 | 4188233.34 | 2.33495 | 649225.76 |
| 4188233.34 | 649325.76 | 4188233.34 | 3.22526 | 649425.76 |
| 4188233.34 | 649525.76 | 4188233.34 | 4.97688 | 649625.76 |
| 4188233.34 | 649725.76 | 4188233.34 | 7.43349 | 649825.76 |
| 4188233.34 | 649925.76 | 4188233.34 | 8.41621 | 650025.76 |
| 4188233.34 | 650125.76 | 4188233.34 | 7.09997 | 650225.76 |
| 4188233.34 | 650325.76 | 4188233.34 | 5.23507 | 650425.76 |
| 4188233.34 | 650525.76 | 4188233.34 | 3.63010 | 650625.76 |
| 4188233.34 | 650725.76 | 4188233.34 | 2.57813 | 650825.76 |
| | 651125.76 | 4188233.34 | 1.47993 | 649125.76 |

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|------------|------------|----------|-----------|
| 4188283.34 | 2.52179 | | |
| 649225.76 | 4188283.34 | 3.01585 | 649325.76 |
| 4188283.34 | 3.62624 | | |
| 649425.76 | 4188283.34 | 4.42566 | 649525.76 |
| 4188283.34 | 5.68923 | | |
| 649625.76 | 4188283.34 | 7.70406 | 649725.76 |
| 4188283.34 | 9.30317 | | |
| 649825.76 | 4188283.34 | 9.98479 | 649925.76 |
| 4188283.34 | 10.63775 | | |
| 650025.76 | 4188283.34 | 9.73193 | 650125.76 |
| 4188283.34 | 8.46513 | | |
| 650225.76 | 4188283.34 | 7.06798 | 650325.76 |
| 4188283.34 | 5.74576 | | |
| 650425.76 | 4188283.34 | 4.65065 | 650525.76 |
| 4188283.34 | 3.79721 | | |
| 650625.76 | 4188283.34 | 3.14450 | 650725.76 |
| 4188283.34 | 2.64313 | | |
| 650825.76 | 4188283.34 | 2.25306 | 651125.76 |
| 4188283.34 | 1.49799 | | |
| 649125.76 | 4188333.34 | 2.72119 | 649225.76 |
| 4188333.34 | 3.30781 | | |
| 649325.76 | 4188333.34 | 4.08164 | 649425.76 |
| 4188333.34 | 5.09378 | | |
| 649525.76 | 4188333.34 | 6.61190 | 649625.76 |
| 4188333.34 | 9.27628 | | |
| 649725.76 | 4188333.34 | 12.01002 | 649825.76 |
| 4188333.34 | 13.27410 | | |
| 649925.76 | 4188333.34 | 13.86341 | 650025.76 |
| 4188333.34 | 12.20215 | | |
| 650125.76 | 4188333.34 | 10.09155 | 650225.76 |
| 4188333.34 | 7.96944 | | |
| 650325.76 | 4188333.34 | 6.21641 | 650425.76 |
| 4188333.34 | 4.90067 | | |
| 650525.76 | 4188333.34 | 3.93887 | 650625.76 |
| 4188333.34 | 3.23043 | | |
| 650725.76 | 4188333.34 | 2.69860 | 650825.76 |
| 4188333.34 | 2.29105 | | |
| 651125.76 | 4188333.34 | 1.51342 | 649125.76 |
| 4188383.34 | 2.94317 | | |
| 649225.76 | 4188383.34 | 3.62377 | 649325.76 |
| 4188383.34 | 4.57719 | | |
| 649425.76 | 4188383.34 | 5.91204 | 649525.76 |
| 4188383.34 | 7.85905 | | |
| 649625.76 | 4188383.34 | 11.38792 | 649725.76 |
| 4188383.34 | 16.14259 | | |
| 649825.76 | 4188383.34 | 18.67285 | 649925.76 |
| 4188383.34 | 18.80664 | | |
| 650025.76 | 4188383.34 | 15.56022 | 650125.76 |
| 4188383.34 | 11.89170 | | |
| 650225.76 | 4188383.34 | 8.81638 | 650325.76 |

4188383.34 6.61793

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE PERIOD (43824 HRS) AVERAGE CONCENTRATION
VALUES FOR SOURCE GROUP: VOL3 ***

INCLUDING SOURCE(S): VOL3 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | X-COORD (M) |
|-------------|-------------|----------|-------------|
| 650425.76 | 4188383.34 | 5.10733 | 650525.76 |
| 4188383.34 | 4.05511 | | |
| 650625.76 | 4188383.34 | 3.30091 | 650725.76 |
| 4188383.34 | 2.74415 | | |
| 650825.76 | 4188383.34 | 2.32192 | 651125.76 |
| 4188383.34 | 1.52375 | | |
| 649125.76 | 4188433.34 | 3.18352 | 649225.76 |
| 4188433.34 | 3.97586 | | |
| 649325.76 | 4188433.34 | 5.12403 | 649425.76 |
| 4188433.34 | 6.85915 | | |
| 649525.76 | 4188433.34 | 9.54992 | 649625.76 |
| 4188433.34 | 14.40340 | | |
| 649725.76 | 4188433.34 | 22.93402 | 649825.76 |
| 4188433.34 | 28.55914 | | |
| 649925.76 | 4188433.34 | 26.80518 | 650025.76 |
| 4188433.34 | 19.82327 | | |
| 650125.76 | 4188433.34 | 13.65907 | 650225.76 |
| 4188433.34 | 9.52885 | | |
| 650325.76 | 4188433.34 | 6.93632 | 650425.76 |
| 4188433.34 | 5.26721 | | |
| 650525.76 | 4188433.34 | 4.14290 | 650625.76 |
| 4188433.34 | 3.35236 | | |
| 650725.76 | 4188433.34 | 2.77549 | 650825.76 |
| 4188433.34 | 2.34114 | | |
| 651125.76 | 4188433.34 | 1.52640 | 649125.76 |
| 4188483.34 | 3.42997 | | |
| 649225.76 | 4188483.34 | 4.35322 | 649325.76 |

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|------------|------------|----------|-----------|
| 4188483.34 | 5.73416 | | |
| 649425.76 | 4188483.34 | 7.93948 | 649525.76 |
| 4188483.34 | 11.73148 | | |
| 649625.76 | 4188483.34 | 19.02810 | 649725.76 |
| 4188483.34 | 35.49091 | | |
| 650425.76 | 4188483.34 | 5.36777 | 650525.76 |
| 4188483.34 | 4.19167 | | |
| 650625.76 | 4188483.34 | 3.37570 | 650725.76 |
| 4188483.34 | 2.78525 | | |
| 650825.76 | 4188483.34 | 2.34326 | 651125.76 |
| 4188483.34 | 1.52035 | | |
| 649125.76 | 4188533.34 | 3.68035 | 649225.76 |
| 4188533.34 | 4.74001 | | |
| 649325.76 | 4188533.34 | 6.38280 | 649425.76 |
| 4188533.34 | 9.14908 | | |
| 649525.76 | 4188533.34 | 14.39134 | 649625.76 |
| 4188533.34 | 26.24989 | | |
| 649725.76 | 4188533.34 | 64.67384 | 650425.76 |
| 4188533.34 | 5.38754 | | |
| 650525.76 | 4188533.34 | 4.18790 | 650625.76 |
| 4188533.34 | 3.36287 | | |
| 650725.76 | 4188533.34 | 2.76929 | 650825.76 |
| 4188533.34 | 2.32678 | | |
| 651125.76 | 4188533.34 | 1.50693 | 649125.76 |
| 4188583.34 | 3.91863 | | |
| 649225.76 | 4188583.34 | 5.11108 | 649325.76 |
| 4188583.34 | 7.01342 | | |
| 649425.76 | 4188583.34 | 10.36891 | 649525.76 |
| 4188583.34 | 17.28721 | | |
| 649625.76 | 4188583.34 | 36.17104 | 649725.76 |
| 4188583.34 | 0.00000 | | |
| 650425.76 | 4188583.34 | 5.31588 | 650525.76 |
| 4188583.34 | 4.12942 | | |
| 650625.76 | 4188583.34 | 3.31565 | 650725.76 |
| 4188583.34 | 2.73102 | | |
| 650825.76 | 4188583.34 | 2.29549 | 651125.76 |
| 4188583.34 | 1.48875 | | |
| 649125.76 | 4188633.34 | 4.09341 | 649225.76 |
| 4188633.34 | 5.37934 | | |
| 649325.76 | 4188633.34 | 7.46234 | 649425.76 |
| 4188633.34 | 11.22592 | | |
| 649525.76 | 4188633.34 | 19.33046 | 649625.76 |
| 4188633.34 | 43.76064 | | |
| 649725.76 | 4188633.34 | 0.00000 | 649825.76 |
| 4188633.34 | 0.00000 | | |
| 649925.76 | 4188633.34 | 72.15382 | 650025.76 |
| 4188633.34 | 28.10931 | | |
| 650125.76 | 4188633.34 | 15.34833 | 650225.76 |
| 4188633.34 | 9.82653 | | |
| 650325.76 | 4188633.34 | 6.90505 | 650425.76 |

4188633.34 5.15787
 650525.76 4188633.34 4.02287 650625.76

4188633.34 3.24020

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE PERIOD (43824 HRS) AVERAGE CONCENTRATION

 VALUES FOR SOURCE GROUP: VOL3 INCLUDING SOURCE(S): VOL3 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | X-COORD (M) |
|-------------|-------------|----------|-------------|
| 650725.76 | 4188633.34 | 2.67548 | 650825.76 |
| 4188633.34 | 2.25332 | | |
| 651125.76 | 4188633.34 | 1.46755 | 649125.76 |
| 4188683.34 | 4.14643 | | |
| 649225.76 | 4188683.34 | 5.43993 | 649325.76 |
| 4188683.34 | 7.52629 | | |
| 649425.76 | 4188683.34 | 11.26590 | 649525.76 |
| 4188683.34 | 19.15664 | | |
| 649625.76 | 4188683.34 | 41.34569 | 649725.76 |
| 4188683.34 | 134.57865 | | |
| 649825.76 | 4188683.34 | 0.00000 | 649925.76 |
| 4188683.34 | 48.35776 | | |
| 650025.76 | 4188683.34 | 22.95905 | 650125.76 |
| 4188683.34 | 13.54404 | | |
| 650225.76 | 4188683.34 | 9.01007 | 650325.76 |
| 4188683.34 | 6.47380 | | |
| 650425.76 | 4188683.34 | 4.90504 | 650525.76 |
| 4188683.34 | 3.86295 | | |
| 650625.76 | 4188683.34 | 3.13299 | 650725.76 |
| 4188683.34 | 2.60024 | | |
| 650825.76 | 4188683.34 | 2.19852 | 651125.76 |
| 4188683.34 | 1.44257 | | |
| 649125.76 | 4188733.34 | 4.06552 | 649225.76 |
| 4188733.34 | 5.29108 | | |
| 649325.76 | 4188733.34 | 7.23342 | 649425.76 |

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|------------|-----------|------------|-----------|
| 4188733.34 | 10.59555 | | |
| | 649525.76 | 4188733.34 | 17.17317 |
| 4188733.34 | 32.41030 | | 649625.76 |
| | 649725.76 | 4188733.34 | 59.89342 |
| 4188733.34 | 49.40382 | | 649825.76 |
| | 649925.76 | 4188733.34 | 27.36027 |
| 4188733.34 | 16.78089 | | 650025.76 |
| | 650125.76 | 4188733.34 | 11.13567 |
| 4188733.34 | 7.87122 | | 650225.76 |
| | 650325.76 | 4188733.34 | 5.86018 |
| 4188733.34 | 4.54380 | | 650425.76 |
| | 650525.76 | 4188733.34 | 3.63595 |
| 4188733.34 | 2.98283 | | 650625.76 |
| | 650725.76 | 4188733.34 | 2.49666 |
| 4188733.34 | 2.12453 | | 650825.76 |
| | 651125.76 | 4188733.34 | 1.41090 |
| 4188783.34 | 3.90989 | | 649125.76 |
| | 649225.76 | 4188783.34 | 5.04074 |
| 4188783.34 | 6.77669 | | 649325.76 |
| | 649425.76 | 4188783.34 | 9.60791 |
| 4188783.34 | 14.64257 | | 649525.76 |
| | 649625.76 | 4188783.34 | 23.70639 |
| 4188783.34 | 29.72837 | | 649725.76 |
| | 649825.76 | 4188783.34 | 23.40091 |
| 4188783.34 | 16.57483 | | 649925.76 |
| | 650025.76 | 4188783.34 | 11.85647 |
| 4188783.34 | 8.76742 | | 650125.76 |
| | 650225.76 | 4188783.34 | 6.63364 |
| 4188783.34 | 5.14843 | | 650325.76 |
| | 650425.76 | 4188783.34 | 4.10349 |
| 4188783.34 | 3.34933 | | 650525.76 |
| | 650625.76 | 4188783.34 | 2.78888 |
| 4188783.34 | 2.36113 | | 650725.76 |
| | 650825.76 | 4188783.34 | 2.02716 |
| 4188783.34 | 1.36958 | | 651125.76 |
| | 649125.76 | 4188833.34 | 3.73707 |
| 4188833.34 | 4.75463 | | 649225.76 |
| | 649325.76 | 4188833.34 | 6.24316 |
| 4188833.34 | 8.52876 | | 649425.76 |
| | 649525.76 | 4188833.34 | 12.27054 |
| 4188833.34 | 17.01050 | | 649625.76 |
| | 649725.76 | 4188833.34 | 17.34295 |
| 4188833.34 | 14.31624 | | 649825.76 |
| | 649925.76 | 4188833.34 | 11.24801 |
| 4188833.34 | 8.65267 | | 650025.76 |
| | 650125.76 | 4188833.34 | 6.83665 |
| 4188833.34 | 5.49234 | | 650225.76 |
| | 650325.76 | 4188833.34 | 4.44911 |
| 4188833.34 | 3.64779 | | 650425.76 |
| | 650525.76 | 4188833.34 | 3.03758 |
| | | | 650625.76 |

4188833.34 2.56867
 650725.76 4188833.34 2.20197 650825.76
 4188833.34 1.90988
 651125.76 4188833.34 1.31774 649125.76
 4188883.34 3.54824

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE PERIOD (43824 HRS) AVERAGE CONCENTRATION

 VALUES FOR SOURCE GROUP: VOL3 INCLUDING SOURCE(S): VOL3 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | X-COORD (M) |
|-------------|-------------|----------|-------------|
| Y-COORD (M) | CONC | | |
| 649225.76 | 4188883.34 | 4.43287 | 649325.76 |
| 4188883.34 | 5.67357 | | |
| 649425.76 | 4188883.34 | 7.52288 | 649525.76 |
| 4188883.34 | 10.18654 | | |
| 649625.76 | 4188883.34 | 12.23401 | 649725.76 |
| 4188883.34 | 11.37789 | | |
| 649825.76 | 4188883.34 | 9.82648 | 649925.76 |
| 4188883.34 | 8.21815 | | |
| 650025.76 | 4188883.34 | 6.63533 | 650125.76 |
| 4188883.34 | 5.42306 | | |
| 650225.76 | 4188883.34 | 4.52709 | 650325.76 |
| 4188883.34 | 3.81289 | | |
| 650425.76 | 4188883.34 | 3.21970 | 650525.76 |
| 4188883.34 | 2.73526 | | |
| 650625.76 | 4188883.34 | 2.34664 | 650725.76 |
| 4188883.34 | 2.03499 | | |
| 650825.76 | 4188883.34 | 1.78245 | 651125.76 |
| 4188883.34 | 1.25728 | | |
| 650125.76 | 4188933.34 | 4.42613 | 650225.76 |
| 4188933.34 | 3.76685 | | |
| 650325.76 | 4188933.34 | 3.25597 | 650425.76 |
| 4188933.34 | 2.82754 | | |
| 650525.76 | 4188933.34 | 2.45527 | 650625.76 |

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|------------|------------|---------|--|-----------|
| 4188933.34 | 2.13819 | | | |
| 650725.76 | 4188933.34 | 1.87412 | | 650825.76 |
| 4188933.34 | 1.65567 | | | |
| 651125.76 | 4188933.34 | 1.19188 | | 650425.76 |
| 4188983.34 | 2.47443 | | | |
| 650525.76 | 4188983.34 | 2.19533 | | 650625.76 |
| 4188983.34 | 1.94496 | | | |
| 650725.76 | 4188983.34 | 1.72501 | | 650825.76 |
| 4188983.34 | 1.53654 | | | |
| 651125.76 | 4188983.34 | 1.12557 | | 650525.76 |
| 4189033.34 | 1.95603 | | | |
| 650625.76 | 4189033.34 | 1.76302 | | 650725.76 |
| 4189033.34 | 1.58575 | | | |
| 650825.76 | 4189033.34 | 1.42632 | | 651125.76 |
| 4189033.34 | 1.06167 | | | |
| 650525.76 | 4189083.34 | 1.74461 | | 650625.76 |
| 4189083.34 | 1.59260 | | | |
| 650725.76 | 4189083.34 | 1.45294 | | 650825.76 |
| 4189083.34 | 1.32236 | | | |
| 651125.76 | 4189083.34 | 1.00208 | | 650525.76 |
| 4189133.34 | 1.56651 | | | |
| 650625.76 | 4189133.34 | 1.43876 | | 650725.76 |
| 4189133.34 | 1.32684 | | | |
| 650825.76 | 4189133.34 | 1.22213 | | 651125.76 |
| 4189133.34 | 0.94691 | | | |
| 650781.98 | 4189510.65 | 0.72839 | | 650760.33 |
| 4189397.50 | 0.84794 | | | |

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE PERIOD (43824 HRS) AVERAGE CONCENTRATION

 VALUES FOR SOURCE GROUP: VOL4 INCLUDING SOURCE(S): VOL4 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | X-COORD (M) |
|-------------|-------------|---------|-------------|
| Y-COORD (M) | CONC | | |
| 649676.34 | 4188314.55 | 2.42030 | 649629.66 |

| | | | |
|------------|------------|----------|-----------|
| 4188294.84 | 2.17745 | | |
| 649810.15 | 4188312.48 | 3.08374 | 649364.10 |
| 4188360.20 | 1.58424 | | |
| 649327.80 | 4188355.01 | 1.50063 | 649380.70 |
| 4188758.52 | 2.05797 | | |
| 650495.81 | 4188841.51 | 11.80094 | 650597.47 |
| 4188832.17 | 9.58103 | | |
| 650536.27 | 4188878.85 | 8.43238 | 650577.76 |
| 4188877.81 | 7.72942 | | |
| 650602.66 | 4188860.18 | 8.03149 | 650610.95 |
| 4188880.93 | 7.06099 | | |
| 650638.10 | 4188858.53 | 7.45981 | 650664.10 |
| 4188331.03 | 10.99804 | | |
| 650668.72 | 4188350.83 | 11.84652 | 650677.96 |
| 4188379.86 | 13.04295 | | |
| 650699.74 | 4188414.84 | 13.84215 | 650758.47 |
| 4188658.36 | 12.41463 | | |
| 650765.73 | 4188678.82 | 11.48428 | 650773.65 |
| 4188706.54 | 10.29609 | | |
| 650778.27 | 4188726.34 | 9.49119 | 650805.33 |
| 4188805.53 | 6.49327 | | |
| 650806.65 | 4188824.01 | 6.01584 | 650811.27 |
| 4188843.81 | 5.50341 | | |
| 650814.57 | 4188862.29 | 5.08128 | 650846.24 |
| 4188924.98 | 3.80750 | | |
| 650850.86 | 4188951.38 | 3.45480 | 650854.82 |
| 4188976.46 | 3.16806 | | |
| 650698.00 | 4188307.32 | 9.43680 | 650692.60 |
| 4188291.80 | 8.96978 | | |
| 650724.82 | 4189245.80 | 1.82127 | 650726.07 |
| 4189273.37 | 1.71057 | | |
| 650856.27 | 4189006.30 | 2.88868 | 650857.23 |
| 4189022.60 | 2.75317 | | |
| 650859.15 | 4189041.29 | 2.60811 | 650859.15 |
| 4189058.54 | 2.49072 | | |
| 650860.58 | 4189076.28 | 2.37467 | 650861.54 |
| 4189094.49 | 2.26554 | | |
| 650857.71 | 4189113.19 | 2.17283 | 650847.16 |
| 4189118.94 | 2.16753 | | |
| 650848.12 | 4189134.76 | 2.08391 | 650850.04 |
| 4189155.37 | 1.98088 | | |
| 650851.48 | 4189171.66 | 1.90515 | 650853.87 |
| 4189184.12 | 1.84794 | | |
| 650856.75 | 4189199.46 | 1.78133 | 650857.71 |
| 4189213.36 | 1.72699 | | |
| 650860.58 | 4189226.30 | 1.67571 | 650862.50 |
| 4189242.60 | 1.61710 | | |
| 650865.38 | 4189258.42 | 1.56197 | 650867.77 |
| 4189275.19 | 1.50774 | | |
| 650868.73 | 4189291.49 | 1.45969 | 650872.09 |

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|------------|------------|----------|--|-----------|
| 4189309.23 | 1.40741 | | | |
| 650874.00 | 4189325.04 | 1.36458 | | 650875.92 |
| 4189340.38 | 1.32492 | | | |
| 650878.80 | 4189355.24 | 1.28718 | | 650881.19 |
| 4189373.45 | 1.24431 | | | |
| 650884.55 | 4189390.71 | 1.20471 | | 650888.86 |
| 4189407.01 | 1.16812 | | | |
| 650889.82 | 4189427.14 | 1.12878 | | 650891.74 |
| 4189443.43 | 1.09750 | | | |
| 650895.09 | 4189461.17 | 1.06402 | | 650898.45 |
| 4189475.55 | 1.03759 | | | |
| 650898.45 | 4189489.93 | 1.01431 | | 650902.28 |
| 4189504.31 | 0.98947 | | | |
| 650709.41 | 4188344.56 | 10.60071 | | 650722.45 |
| 4188284.03 | 8.33032 | | | |
| 650745.73 | 4188280.30 | 7.92673 | | 650735.49 |
| 4188223.50 | 6.64676 | | | |
| 650721.52 | 4188167.62 | 5.62386 | | 650525.76 |
| 4188133.34 | 5.55336 | | | |
| 651125.76 | 4188133.34 | 3.19014 | | 649125.76 |
| 4188183.34 | 1.01532 | | | |
| 649225.76 | 4188183.34 | 1.12771 | | 649325.76 |
| 4188183.34 | 1.26295 | | | |
| 649425.76 | 4188183.34 | 1.42775 | | 649525.76 |
| 4188183.34 | 1.62822 | | | |
| 649625.76 | 4188183.34 | 1.86782 | | 649725.76 |
| 4188183.34 | 2.14659 | | | |
| 649825.76 | 4188183.34 | 2.46941 | | 649925.76 |
| 4188183.34 | 2.88008 | | | |

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE PERIOD (43824 HRS) AVERAGE CONCENTRATION

 VALUES FOR SOURCE GROUP: VOL4 INCLUDING SOURCE(S): VOL4 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| | | | |
|-------------|-------------|------|-------------|
| X-COORD (M) | Y-COORD (M) | CONC | X-COORD (M) |
| Y-COORD (M) | CONC | | |

| | | | | |
|------------|-----------|------------|----------|-----------|
| 4188183.34 | 650025.76 | 4188183.34 | 3.47894 | 650125.76 |
| 4188183.34 | 650225.76 | 4188183.34 | 4.39242 | 650325.76 |
| 4188183.34 | 650425.76 | 4188183.34 | 5.47962 | 650525.76 |
| 4188183.34 | 650625.76 | 4188183.34 | 5.97956 | 650725.76 |
| 4188183.34 | 650825.76 | 4188183.34 | 6.22010 | 651125.76 |
| 4188183.34 | 649125.76 | 4188233.34 | 6.69677 | 649225.76 |
| 4188233.34 | 649325.76 | 4188233.34 | 6.48260 | 649425.76 |
| 4188233.34 | 649525.76 | 4188233.34 | 6.39754 | 649625.76 |
| 4188233.34 | 649725.76 | 4188233.34 | 5.30470 | 649825.76 |
| 4188233.34 | 649925.76 | 4188233.34 | 1.06038 | 650025.76 |
| 4188233.34 | 650125.76 | 4188233.34 | 1.18173 | 650225.76 |
| 4188233.34 | 650325.76 | 4188233.34 | 1.32668 | 650425.76 |
| 4188233.34 | 650525.76 | 4188233.34 | 1.50357 | 650625.76 |
| 4188233.34 | 650725.76 | 4188233.34 | 1.72316 | 650825.76 |
| 4188233.34 | 650925.76 | 4188233.34 | 1.99630 | 649125.76 |
| 4188283.34 | 651125.76 | 4188233.34 | 2.33019 | 649225.76 |
| 4188283.34 | 649225.76 | 4188283.34 | 2.72722 | 649325.76 |
| 4188283.34 | 649425.76 | 4188283.34 | 3.21026 | 649525.76 |
| 4188283.34 | 649625.76 | 4188283.34 | 3.88847 | 649725.76 |
| 4188283.34 | 649825.76 | 4188283.34 | 4.96603 | 649925.76 |
| 4188283.34 | 649925.76 | 4188283.34 | 7.29090 | 650125.76 |
| 4188283.34 | 650025.76 | 4188283.34 | 7.68162 | 650325.76 |
| 4188283.34 | 650225.76 | 4188283.34 | 8.23595 | 650525.76 |
| 4188283.34 | 650425.76 | 4188283.34 | 7.76202 | 650725.76 |
| 4188283.34 | 650625.76 | 4188283.34 | 6.94876 | 650925.76 |
| 4188283.34 | 650825.76 | 4188283.34 | 6.07628 | 651125.76 |
| 4188283.34 | 649125.76 | 4188233.34 | 3.58740 | 649225.76 |
| 4188283.34 | 649225.76 | 4188283.34 | 1.10478 | 649325.76 |
| 4188283.34 | 649325.76 | 4188283.34 | 1.23762 | 649525.76 |
| 4188283.34 | 649425.76 | 4188283.34 | 1.39606 | 649725.76 |
| 4188283.34 | 649525.76 | 4188283.34 | 1.58839 | 649925.76 |
| 4188283.34 | 649625.76 | 4188283.34 | 1.82740 | 650125.76 |
| 4188283.34 | 649725.76 | 4188283.34 | 2.13096 | 650325.76 |
| 4188283.34 | 649825.76 | 4188283.34 | 2.51919 | 650525.76 |
| 4188283.34 | 649925.76 | 4188283.34 | 3.00767 | 650725.76 |
| 4188283.34 | 650025.76 | 4188283.34 | 3.60895 | 650925.76 |
| 4188283.34 | 650125.76 | 4188283.34 | 4.40540 | 651125.76 |
| 4188283.34 | 650225.76 | 4188283.34 | 5.67449 | 649225.76 |
| 4188283.34 | 650325.76 | 4188283.34 | 7.64742 | 649325.76 |
| 4188283.34 | 650425.76 | 4188283.34 | 9.11057 | 649525.76 |
| 4188283.34 | 650525.76 | 4188283.34 | 9.77586 | 649725.76 |
| 4188283.34 | 650625.76 | 4188283.34 | 10.37002 | 649925.76 |
| 4188283.34 | 650725.76 | 4188283.34 | 9.48550 | 650125.76 |
| 4188283.34 | 650825.76 | 4188283.34 | 8.26749 | 650325.76 |
| 4188283.34 | 650925.76 | 4188283.34 | 6.92599 | 650525.76 |
| 4188283.34 | 649125.76 | 4188333.34 | 3.75388 | 650725.76 |
| 4188333.34 | 649225.76 | 4188333.34 | 1.14754 | 650925.76 |

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|------------|------------|----------|-----------|
| 4188333.34 | 1.29216 | | |
| 649325.76 | 4188333.34 | 1.46653 | 649425.76 |
| 4188333.34 | 1.67923 | | |
| 649525.76 | 4188333.34 | 1.94334 | 649625.76 |
| 4188333.34 | 2.27965 | | |
| 649725.76 | 4188333.34 | 2.71961 | 649825.76 |
| 4188333.34 | 3.30308 | | |
| 649925.76 | 4188333.34 | 4.06672 | 650025.76 |
| 4188333.34 | 5.06572 | | |
| 650125.76 | 4188333.34 | 6.58675 | 650225.76 |
| 4188333.34 | 9.21885 | | |
| 650325.76 | 4188333.34 | 11.74236 | 650425.76 |
| 4188333.34 | 12.94415 | | |
| 650525.76 | 4188333.34 | 13.44902 | 650625.76 |
| 4188333.34 | 11.85076 | | |
| 650725.76 | 4188333.34 | 9.83767 | 650825.76 |
| 4188333.34 | 7.80662 | | |
| 651125.76 | 4188333.34 | 3.89540 | 649125.76 |
| 4188383.34 | 1.19047 | | |
| 649225.76 | 4188383.34 | 1.34566 | 649325.76 |
| 4188383.34 | 1.53539 | | |
| 649425.76 | 4188383.34 | 1.77028 | 649525.76 |
| 4188383.34 | 2.06537 | | |
| 649625.76 | 4188383.34 | 2.44352 | 649725.76 |
| 4188383.34 | 2.94190 | | |
| 649825.76 | 4188383.34 | 3.62108 | 649925.76 |
| 4188383.34 | 4.56795 | | |
| 650025.76 | 4188383.34 | 5.88308 | 650125.76 |
| 4188383.34 | 7.81530 | | |
| 650225.76 | 4188383.34 | 11.32691 | 650325.76 |
| 4188383.34 | 15.75822 | | |

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE PERIOD (43824 HRS) AVERAGE CONCENTRATION

 VALUES FOR SOURCE GROUP: VOL4 INCLUDING SOURCE(S): VOL4 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

X-COORD (M) Y-COORD (M) CONC X-COORD (M)

| Y-COORD (M) | CONC | | |
|-------------|------------|----------|-----------|
| 650425.76 | 4188383.34 | 18.09982 | 650525.76 |
| 4188383.34 | 18.12909 | | |
| 650625.76 | 4188383.34 | 15.05185 | 650725.76 |
| 4188383.34 | 11.57960 | | |
| 650825.76 | 4188383.34 | 8.63926 | 651125.76 |
| 4188383.34 | 4.01199 | | |
| 649125.76 | 4188433.34 | 1.23551 | 649225.76 |
| 4188433.34 | 1.40084 | | |
| 649325.76 | 4188433.34 | 1.60477 | 649425.76 |
| 4188433.34 | 1.86055 | | |
| 649525.76 | 4188433.34 | 2.18731 | 649625.76 |
| 4188433.34 | 2.61358 | | |
| 649725.76 | 4188433.34 | 3.18420 | 649825.76 |
| 4188433.34 | 3.97495 | | |
| 649925.76 | 4188433.34 | 5.11957 | 650025.76 |
| 4188433.34 | 6.83924 | | |
| 650125.76 | 4188433.34 | 9.49084 | 650225.76 |
| 4188433.34 | 14.32207 | | |
| 650325.76 | 4188433.34 | 22.35916 | 650425.76 |
| 4188433.34 | 27.41590 | | |
| 650525.76 | 4188433.34 | 25.61952 | 650625.76 |
| 4188433.34 | 19.11096 | | |
| 650725.76 | 4188433.34 | 13.30238 | 650825.76 |
| 4188433.34 | 9.34593 | | |
| 651125.76 | 4188433.34 | 4.10107 | 649125.76 |
| 4188483.34 | 1.28195 | | |
| 649225.76 | 4188483.34 | 1.45832 | 649325.76 |
| 4188483.34 | 1.67704 | | |
| 649425.76 | 4188483.34 | 1.95349 | 649525.76 |
| 4188483.34 | 2.31086 | | |
| 649625.76 | 4188483.34 | 2.78506 | 649725.76 |
| 4188483.34 | 3.43414 | | |
| 650425.76 | 4188483.34 | 47.22930 | 650525.76 |
| 4188483.34 | 37.69430 | | |
| 650625.76 | 4188483.34 | 23.57916 | 650725.76 |
| 4188483.34 | 14.75385 | | |
| 650825.76 | 4188483.34 | 9.87309 | 651125.76 |
| 4188483.34 | 4.15295 | | |
| 649125.76 | 4188533.34 | 1.32708 | 649225.76 |
| 4188533.34 | 1.51509 | | |
| 649325.76 | 4188533.34 | 1.74961 | 649425.76 |
| 4188533.34 | 2.04808 | | |
| 649525.76 | 4188533.34 | 2.43727 | 649625.76 |
| 4188533.34 | 2.95996 | | |
| 649725.76 | 4188533.34 | 3.68812 | 650425.76 |
| 4188533.34 | 101.22201 | | |
| 650525.76 | 4188533.34 | 54.95206 | 650625.76 |

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|------------|-----------|------------|----------|-----------|
| 4188533.34 | 27.39596 | | | |
| | 650725.76 | 4188533.34 | 15.69927 | 650825.76 |
| 4188533.34 | 10.15879 | | | |
| | 651125.76 | 4188533.34 | 4.15423 | 649125.76 |
| 4188583.34 | 1.36809 | | | |
| | 649225.76 | 4188583.34 | 1.56682 | 649325.76 |
| 4188583.34 | 1.81620 | | | |
| | 649425.76 | 4188583.34 | 2.13584 | 649525.76 |
| 4188583.34 | 2.55618 | | | |
| | 649625.76 | 4188583.34 | 3.12670 | 649725.76 |
| 4188583.34 | 3.93264 | | | |
| | 650425.76 | 4188583.34 | 0.00000 | 650525.76 |
| 4188583.34 | 71.15977 | | | |
| | 650625.76 | 4188583.34 | 29.16568 | 650725.76 |
| 4188583.34 | 15.90140 | | | |
| | 650825.76 | 4188583.34 | 10.12761 | 651125.76 |
| 4188583.34 | 4.10144 | | | |
| | 649125.76 | 4188633.34 | 1.40210 | 649225.76 |
| 4188633.34 | 1.60898 | | | |
| | 649325.76 | 4188633.34 | 1.86954 | 649425.76 |
| 4188633.34 | 2.20502 | | | |
| | 649525.76 | 4188633.34 | 2.64861 | 649625.76 |
| 4188633.34 | 3.25483 | | | |
| | 649725.76 | 4188633.34 | 4.11874 | 649825.76 |
| 4188633.34 | 5.41966 | | | |
| | 649925.76 | 4188633.34 | 7.53260 | 650025.76 |
| 4188633.34 | 11.36622 | | | |
| | 650125.76 | 4188633.34 | 19.68301 | 650225.76 |
| 4188633.34 | 45.22354 | | | |
| | 650325.76 | 4188633.34 | 0.00000 | 650425.76 |
| 4188633.34 | 0.00000 | | | |
| | 650525.76 | 4188633.34 | 70.39500 | 650625.76 |
| 4188633.34 | 27.70538 | | | |

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 *** *** 16:20:52

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE PERIOD (43824 HRS) AVERAGE CONCENTRATION

 VALUES FOR SOURCE GROUP: VOL4

INCLUDING SOURCE(S): VOL4 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| Y-COORD (M) | X-COORD (M) | Y-COORD (M) | CONC | X-COORD (M) |
|-------------|-------------|-------------|----------|-------------|
| 4188633.34 | 650725.76 | 4188633.34 | 15.18468 | 650825.76 |
| 4188683.34 | 651125.76 | 4188633.34 | 4.00094 | 649125.76 |
| 4188683.34 | 649225.76 | 4188683.34 | 1.63555 | 649325.76 |
| 4188683.34 | 649425.76 | 4188683.34 | 2.24224 | 649525.76 |
| 4188683.34 | 649625.76 | 4188683.34 | 3.30932 | 649725.76 |
| 4188683.34 | 649825.76 | 4188683.34 | 5.50429 | 649925.76 |
| 4188683.34 | 650025.76 | 4188683.34 | 11.49670 | 650125.76 |
| 4188683.34 | 650225.76 | 4188683.34 | 43.67173 | 650325.76 |
| 4188683.34 | 650425.76 | 4188683.34 | 0.00000 | 650525.76 |
| 4188683.34 | 650625.76 | 4188683.34 | 23.03667 | 650725.76 |
| 4188683.34 | 650825.76 | 4188683.34 | 8.98400 | 651125.76 |
| 4188733.34 | 649125.76 | 4188733.34 | 1.43087 | 649225.76 |
| 4188733.34 | 649325.76 | 4188733.34 | 1.90100 | 649425.76 |
| 4188733.34 | 649525.76 | 4188733.34 | 2.67592 | 649625.76 |
| 4188733.34 | 649725.76 | 4188733.34 | 4.11604 | 649825.76 |
| 4188733.34 | 649925.76 | 4188733.34 | 7.36967 | 650025.76 |
| 4188733.34 | 650125.76 | 4188733.34 | 17.79858 | 650225.76 |
| 4188733.34 | 650325.76 | 4188733.34 | 66.12417 | 650425.76 |
| 4188733.34 | 650525.76 | 4188733.34 | 28.49711 | 650625.76 |
| 4188733.34 | 650725.76 | 4188733.34 | 11.22699 | 650825.76 |
| 4188783.34 | 651125.76 | 4188733.34 | 3.63265 | 649125.76 |
| 4188783.34 | 649225.76 | 4188783.34 | 1.61783 | 649325.76 |
| 4188783.34 | 649425.76 | 4188783.34 | 2.18853 | 649525.76 |

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|------------|------------|----------|-----------|
| 4188783.34 | 2.60694 | | |
| 649625.76 | 4188783.34 | 3.17165 | 649725.76 |
| 4188783.34 | 3.96281 | | |
| 649825.76 | 4188783.34 | 5.12175 | 649925.76 |
| 4188783.34 | 6.91195 | | |
| 650025.76 | 4188783.34 | 9.86046 | 650125.76 |
| 4188783.34 | 15.17734 | | |
| 650225.76 | 4188783.34 | 24.93459 | 650325.76 |
| 4188783.34 | 31.70023 | | |
| 650425.76 | 4188783.34 | 24.68185 | 650525.76 |
| 4188783.34 | 17.16233 | | |
| 650625.76 | 4188783.34 | 12.14369 | 650725.76 |
| 4188783.34 | 8.89595 | | |
| 650825.76 | 4188783.34 | 6.68959 | 651125.76 |
| 4188783.34 | 3.35544 | | |
| 649125.76 | 4188833.34 | 1.38607 | 649225.76 |
| 4188833.34 | 1.57788 | | |
| 649325.76 | 4188833.34 | 1.81717 | 649425.76 |
| 4188833.34 | 2.12214 | | |
| 649525.76 | 4188833.34 | 2.52017 | 649625.76 |
| 4188833.34 | 3.05330 | | |
| 649725.76 | 4188833.34 | 3.78790 | 649825.76 |
| 4188833.34 | 4.83240 | | |
| 649925.76 | 4188833.34 | 6.37077 | 650025.76 |
| 4188833.34 | 8.75253 | | |
| 650125.76 | 4188833.34 | 12.68497 | 650225.76 |
| 4188833.34 | 17.74255 | | |
| 650325.76 | 4188833.34 | 18.14610 | 650425.76 |
| 4188833.34 | 14.86707 | | |
| 650525.76 | 4188833.34 | 11.55380 | 650625.76 |
| 4188833.34 | 8.84161 | | |
| 650725.76 | 4188833.34 | 6.95378 | 650825.76 |
| 4188833.34 | 5.55640 | | |
| 651125.76 | 4188833.34 | 3.04906 | 649125.76 |
| 4188883.34 | 1.34924 | | |

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE PERIOD (43824 HRS) AVERAGE CONCENTRATION

 VALUES FOR SOURCE GROUP: VOL4 INCLUDING SOURCE(S): VOL4 ,

*** *** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| Y-COORD (M) | X-COORD (M) | Y-COORD (M) | CONC | X-COORD (M) |
|-------------|-------------|-------------|----------|-------------|
| 4188883.34 | 649225.76 | 4188883.34 | 1.53424 | 649325.76 |
| 4188883.34 | 649425.76 | 4188883.34 | 2.05823 | 649525.76 |
| 4188883.34 | 649625.76 | 4188883.34 | 2.93278 | 649725.76 |
| 4188883.34 | 649825.76 | 4188883.34 | 4.50706 | 649925.76 |
| 4188883.34 | 650025.76 | 4188883.34 | 7.71039 | 650125.76 |
| 4188883.34 | 650225.76 | 4188883.34 | 12.67149 | 650325.76 |
| 4188883.34 | 650425.76 | 4188883.34 | 10.12697 | 650525.76 |
| 4188883.34 | 650625.76 | 4188883.34 | 6.75473 | 650725.76 |
| 4188883.34 | 650825.76 | 4188883.34 | 4.58719 | 651125.76 |
| 4188933.34 | 650125.76 | 4188933.34 | 8.57127 | 650225.76 |
| 4188933.34 | 650325.76 | 4188933.34 | 8.32775 | 650425.76 |
| 4188933.34 | 650525.76 | 4188933.34 | 6.42232 | 650625.76 |
| 4188933.34 | 650725.76 | 4188933.34 | 4.48653 | 650825.76 |
| 4188983.34 | 651125.76 | 4188933.34 | 2.46957 | 650425.76 |
| 4188983.34 | 650525.76 | 4188983.34 | 5.08429 | 650625.76 |
| 4188983.34 | 650725.76 | 4188983.34 | 3.74530 | 650825.76 |
| 4189033.34 | 651125.76 | 4188983.34 | 2.21069 | 650525.76 |
| 4189033.34 | 650625.76 | 4189033.34 | 3.65626 | 650725.76 |
| 4189033.34 | 650825.76 | 4189033.34 | 2.78338 | 651125.76 |
| 4189083.34 | 650525.76 | 4189083.34 | 3.43797 | 650625.76 |
| 4189083.34 | 650725.76 | 4189083.34 | 2.74439 | 650825.76 |
| 4189083.34 | 651125.76 | 4189083.34 | 1.75870 | 650525.76 |

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|------------|-----------|------------|---------|-----------|
| 4189133.34 | 2.90857 | | | |
| | 650625.76 | 4189133.34 | 2.66216 | 650725.76 |
| 4189133.34 | 2.39417 | | | |
| | 650825.76 | 4189133.34 | 2.14178 | 651125.76 |
| 4189133.34 | 1.57810 | | | |
| | 650781.98 | 4189510.65 | 1.05019 | 650760.33 |
| 4189397.50 | 1.29773 | | | |

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE PERIOD (43824 HRS) AVERAGE CONCENTRATION
 VALUES FOR SOURCE GROUP: VOL5 ***
 INCLUDING SOURCE(S): VOL5 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | X-COORD (M) |
|-------------|-------------|---------|-------------|
| Y-COORD (M) | CONC | | |
| 649676.34 | 4188314.55 | 4.28070 | 649629.66 |
| 4188294.84 | 3.71161 | | |
| 649810.15 | 4188312.48 | 5.82164 | 649364.10 |
| 4188360.20 | 2.50416 | | |
| 649327.80 | 4188355.01 | 2.33379 | 649380.70 |
| 4188758.52 | 3.54322 | | |
| 650495.81 | 4188841.51 | 5.73141 | 650597.47 |
| 4188832.17 | 4.79433 | | |
| 650536.27 | 4188878.85 | 4.56629 | 650577.76 |
| 4188877.81 | 4.26173 | | |
| 650602.66 | 4188860.18 | 4.32668 | 650610.95 |
| 4188880.93 | 3.98057 | | |
| 650638.10 | 4188858.53 | 4.06986 | 650664.10 |
| 4188331.03 | 5.73628 | | |
| 650668.72 | 4188350.83 | 5.80497 | 650677.96 |
| 4188379.86 | 5.83816 | | |
| 650699.74 | 4188414.84 | 5.66878 | 650758.47 |
| 4188658.36 | 4.71195 | | |
| 650765.73 | 4188678.82 | 4.53135 | 650773.65 |
| 4188706.54 | 4.29592 | | |
| 650778.27 | 4188726.34 | 4.12926 | 650805.33 |

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|------------|------------|---------|-----------|
| 4188805.53 | 3.37467 | | |
| 650806.65 | 418824.01 | 3.23931 | 650811.27 |
| 4188843.81 | 3.07996 | | |
| 650814.57 | 4188862.29 | 2.94293 | 650846.24 |
| 4188924.98 | 2.44890 | | |
| 650850.86 | 4188951.38 | 2.29968 | 650854.82 |
| 4188976.46 | 2.16699 | | |
| 650698.00 | 4188307.32 | 5.15181 | 650692.60 |
| 4188291.80 | 5.11272 | | |
| 650724.82 | 4189245.80 | 1.39442 | 650726.07 |
| 4189273.37 | 1.32430 | | |
| 650856.27 | 4189006.30 | 2.02557 | 650857.23 |
| 4189022.60 | 1.95114 | | |
| 650859.15 | 4189041.29 | 1.86741 | 650859.15 |
| 4189058.54 | 1.79671 | | |
| 650860.58 | 4189076.28 | 1.72495 | 650861.54 |
| 4189094.49 | 1.65607 | | |
| 650857.71 | 4189113.19 | 1.59632 | 650847.16 |
| 4189118.94 | 1.59177 | | |
| 650848.12 | 4189134.76 | 1.53894 | 650850.04 |
| 4189155.37 | 1.47399 | | |
| 650851.48 | 4189171.66 | 1.42637 | 650853.87 |
| 4189184.12 | 1.39037 | | |
| 650856.75 | 4189199.46 | 1.34844 | 650857.71 |
| 4189213.36 | 1.31435 | | |
| 650860.58 | 4189226.30 | 1.28193 | 650862.50 |
| 4189242.60 | 1.24494 | | |
| 650865.38 | 4189258.42 | 1.20986 | 650867.77 |
| 4189275.19 | 1.17520 | | |
| 650868.73 | 4189291.49 | 1.14439 | 650872.09 |
| 4189309.23 | 1.11027 | | |
| 650874.00 | 4189325.04 | 1.08210 | 650875.92 |
| 4189340.38 | 1.05571 | | |
| 650878.80 | 4189355.24 | 1.03023 | 650881.19 |
| 4189373.45 | 1.00097 | | |
| 650884.55 | 4189390.71 | 0.97351 | 650888.86 |
| 4189407.01 | 0.94779 | | |
| 650889.82 | 4189427.14 | 0.91980 | 650891.74 |
| 4189443.43 | 0.89725 | | |
| 650895.09 | 4189461.17 | 0.87285 | 650898.45 |
| 4189475.55 | 0.85343 | | |
| 650898.45 | 4189489.93 | 0.83616 | 650902.28 |
| 4189504.31 | 0.81767 | | |
| 650709.41 | 4188344.56 | 5.22369 | 650722.45 |
| 4188284.03 | 4.75112 | | |
| 650745.73 | 4188280.30 | 4.50699 | 650735.49 |
| 4188223.50 | 4.27643 | | |
| 650721.52 | 4188167.62 | 4.00885 | 650525.76 |
| 4188133.34 | 4.73990 | | |
| 651125.76 | 4188133.34 | 2.11985 | 649125.76 |

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|------------|------------|---------|-----------|
| 4188183.34 | 1.41688 | | |
| 649225.76 | 4188183.34 | 1.61563 | 649325.76 |
| 4188183.34 | 1.85484 | | |
| 649425.76 | 4188183.34 | 2.13517 | 649525.76 |
| 4188183.34 | 2.45884 | | |
| 649625.76 | 4188183.34 | 2.86211 | 649725.76 |
| 4188183.34 | 3.44248 | | |
| 649825.76 | 4188183.34 | 4.33614 | 649925.76 |
| 4188183.34 | 5.47089 | | |

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE PERIOD (43824 HRS) AVERAGE CONCENTRATION
 VALUES FOR SOURCE GROUP: VOL5 ***
 INCLUDING SOURCE(S): VOL5 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

| X-COORD (M) | Y-COORD (M) | CONC | X-COORD (M) |
|-------------|-------------|---------|-------------|
| Y-COORD (M) | CONC | | |
| 650025.76 | 4188183.34 | 6.08391 | 650125.76 |
| 4188183.34 | 6.29483 | | |
| 650225.76 | 4188183.34 | 6.81315 | 650325.76 |
| 4188183.34 | 6.65742 | | |
| 650425.76 | 4188183.34 | 6.04503 | 650525.76 |
| 4188183.34 | 5.44744 | | |
| 650625.76 | 4188183.34 | 4.76923 | 650725.76 |
| 4188183.34 | 4.08820 | | |
| 650825.76 | 4188183.34 | 3.47597 | 651125.76 |
| 4188183.34 | 2.17903 | | |
| 649125.76 | 4188233.34 | 1.49211 | 649225.76 |
| 4188233.34 | 1.70870 | | |
| 649325.76 | 4188233.34 | 1.97924 | 649425.76 |
| 4188233.34 | 2.31258 | | |
| 649525.76 | 4188233.34 | 2.71171 | 649625.76 |
| 4188233.34 | 3.19218 | | |
| 649725.76 | 4188233.34 | 3.85103 | 649825.76 |
| 4188233.34 | 4.89526 | | |
| 649925.76 | 4188233.34 | 6.40003 | 650025.76 |

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|------------|------------|----------|-----------|
| 4188233.34 | 7.41870 | | |
| 650125.76 | 4188233.34 | 7.78610 | 650225.76 |
| 4188233.34 | 8.41687 | | |
| 650325.76 | 4188233.34 | 8.00094 | 650425.76 |
| 4188233.34 | 7.15967 | | |
| 650525.76 | 4188233.34 | 6.26119 | 650625.76 |
| 4188233.34 | 5.29761 | | |
| 650725.76 | 4188233.34 | 4.41471 | 650825.76 |
| 4188233.34 | 3.67317 | | |
| 651125.76 | 4188233.34 | 2.23056 | 649125.76 |
| 4188283.34 | 1.57616 | | |
| 649225.76 | 4188283.34 | 1.81183 | 649325.76 |
| 4188283.34 | 2.11092 | | |
| 649425.76 | 4188283.34 | 2.49504 | 649525.76 |
| 4188283.34 | 2.98268 | | |
| 649625.76 | 4188283.34 | 3.58559 | 649725.76 |
| 4188283.34 | 4.36785 | | |
| 649825.76 | 4188283.34 | 5.59026 | 649925.76 |
| 4188283.34 | 7.57052 | | |
| 650025.76 | 4188283.34 | 9.26521 | 650125.76 |
| 4188283.34 | 9.93059 | | |
| 650225.76 | 4188283.34 | 10.66180 | 650325.76 |
| 4188283.34 | 9.81970 | | |
| 650425.76 | 4188283.34 | 8.55828 | 650525.76 |
| 4188283.34 | 7.16251 | | |
| 650625.76 | 4188283.34 | 5.82669 | 650725.76 |
| 4188283.34 | 4.71437 | | |
| 650825.76 | 4188283.34 | 3.84578 | 651125.76 |
| 4188283.34 | 2.27534 | | |
| 649125.76 | 4188333.34 | 1.66505 | 649225.76 |
| 4188333.34 | 1.92604 | | |
| 649325.76 | 4188333.34 | 2.25742 | 649425.76 |
| 4188333.34 | 2.69035 | | |
| 649525.76 | 4188333.34 | 3.26686 | 649625.76 |
| 4188333.34 | 4.02874 | | |
| 649725.76 | 4188333.34 | 5.02306 | 649825.76 |
| 4188333.34 | 6.49244 | | |
| 649925.76 | 4188333.34 | 9.07932 | 650025.76 |
| 4188333.34 | 11.92189 | | |
| 650125.76 | 4188333.34 | 13.19289 | 650225.76 |
| 4188333.34 | 13.93573 | | |
| 650325.76 | 4188333.34 | 12.34225 | 650425.76 |
| 4188333.34 | 10.24134 | | |
| 650525.76 | 4188333.34 | 8.10100 | 650625.76 |
| 4188333.34 | 6.31693 | | |
| 650725.76 | 4188333.34 | 4.97388 | 650825.76 |
| 4188333.34 | 3.99215 | | |
| 651125.76 | 4188333.34 | 2.31415 | 649125.76 |
| 4188383.34 | 1.75327 | | |
| 649225.76 | 4188383.34 | 2.04467 | 649325.76 |

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4188383.34      2.41766
                649425.76  4188383.34      2.90801      649525.76
4188383.34      3.57512
                649625.76  4188383.34      4.50899      649725.76
4188383.34      5.81775
                649825.76  4188383.34      7.71025      649925.76
4188383.34     11.10088
                650025.76  4188383.34     15.94111     650125.76
4188383.34     18.54924
                650225.76  4188383.34     18.98036     650325.76
4188383.34     15.81286

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

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*** THE PERIOD ( 43824 HRS) AVERAGE CONCENTRATION
VALUES FOR SOURCE GROUP: VOL5 ***
INCLUDING SOURCE(S): VOL5 ,

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*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | X-COORD (M) |
|-------------|-------------|----------|-------------|
| 650425.76 | 4188383.34 | 12.12608 | 650525.76 |
| 4188383.34 | 8.98970 | | |
| 650625.76 | 4188383.34 | 6.73648 | 650725.76 |
| 4188383.34 | 5.18851 | | |
| 650825.76 | 4188383.34 | 4.11226 | 651125.76 |
| 4188383.34 | 2.34573 | | |
| 649125.76 | 4188433.34 | 1.84104 | 649225.76 |
| 4188433.34 | 2.16261 | | |
| 649325.76 | 4188433.34 | 2.58199 | 649425.76 |
| 4188433.34 | 3.14290 | | |
| 649525.76 | 4188433.34 | 3.91857 | 649625.76 |
| 4188433.34 | 5.03933 | | |
| 649725.76 | 4188433.34 | 6.73024 | 649825.76 |
| 4188433.34 | 9.34625 | | |
| 649925.76 | 4188433.34 | 13.98607 | 650025.76 |
| 4188433.34 | 22.45781 | | |
| 650125.76 | 4188433.34 | 28.37667 | 650225.76 |

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|------------|------------|----------|-----------|
| 4188433.34 | 27.23361 | | |
| 650325.76 | 4188433.34 | 20.29911 | 650425.76 |
| 4188433.34 | 13.99978 | | |
| 650525.76 | 4188433.34 | 9.74143 | 650625.76 |
| 4188433.34 | 7.06969 | | |
| 650725.76 | 4188433.34 | 5.35474 | 650825.76 |
| 4188433.34 | 4.20308 | | |
| 651125.76 | 4188433.34 | 2.36549 | 649125.76 |
| 4188483.34 | 1.93189 | | |
| 649225.76 | 4188483.34 | 2.28276 | 649325.76 |
| 4188483.34 | 2.74766 | | |
| 649425.76 | 4188483.34 | 3.38316 | 649525.76 |
| 4188483.34 | 4.28538 | | |
| 649625.76 | 4188483.34 | 5.63018 | 649725.76 |
| 4188483.34 | 7.76831 | | |
| 650425.76 | 4188483.34 | 15.57303 | 650525.76 |
| 4188483.34 | 10.29625 | | |
| 650625.76 | 4188483.34 | 7.29871 | 650725.76 |
| 4188483.34 | 5.45978 | | |
| 650825.76 | 4188483.34 | 4.25389 | 651125.76 |
| 4188483.34 | 2.36788 | | |
| 649125.76 | 4188533.34 | 2.02377 | 649225.76 |
| 4188533.34 | 2.40540 | | |
| 649325.76 | 4188533.34 | 2.91678 | 649425.76 |
| 4188533.34 | 3.62731 | | |
| 649525.76 | 4188533.34 | 4.66079 | 649625.76 |
| 4188533.34 | 6.25618 | | |
| 649725.76 | 4188533.34 | 8.92667 | 650425.76 |
| 4188533.34 | 16.57399 | | |
| 650525.76 | 4188533.34 | 10.58387 | 650625.76 |
| 4188533.34 | 7.38710 | | |
| 650725.76 | 4188533.34 | 5.48145 | 650825.76 |
| 4188533.34 | 4.25072 | | |
| 651125.76 | 4188533.34 | 2.35127 | 649125.76 |
| 4188583.34 | 2.10782 | | |
| 649225.76 | 4188583.34 | 2.51903 | 649325.76 |
| 4188583.34 | 3.07571 | | |
| 649425.76 | 4188583.34 | 3.85948 | 649525.76 |
| 4188583.34 | 5.02073 | | |
| 649625.76 | 4188583.34 | 6.86387 | 649725.76 |
| 4188583.34 | 10.09063 | | |
| 650425.76 | 4188583.34 | 16.73011 | 650525.76 |
| 4188583.34 | 10.52188 | | |
| 650625.76 | 4188583.34 | 7.30378 | 650725.76 |
| 4188583.34 | 5.40840 | | |
| 650825.76 | 4188583.34 | 4.19111 | 651125.76 |
| 4188583.34 | 2.31950 | | |
| 649125.76 | 4188633.34 | 2.17269 | 649225.76 |
| 4188633.34 | 2.60507 | | |
| 649325.76 | 4188633.34 | 3.19399 | 649425.76 |

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|------------|-----------|------------|----------|-----------|
| 4188633.34 | 4.02964 | | | |
| | 649525.76 | 4188633.34 | 5.28069 | 649625.76 |
| 4188633.34 | 7.29601 | | | |
| | 649725.76 | 4188633.34 | 10.90689 | 649825.76 |
| 4188633.34 | 18.57239 | | | |
| | 649925.76 | 4188633.34 | 40.97062 | 650025.76 |
| 4188633.34 | 0.00000 | | | |
| | 650125.76 | 4188633.34 | 0.00000 | 650225.76 |
| 4188633.34 | 78.16567 | | | |
| | 650325.76 | 4188633.34 | 29.42868 | 650425.76 |
| 4188633.34 | 15.85004 | | | |
| | 650525.76 | 4188633.34 | 10.07255 | 650625.76 |
| 4188633.34 | 7.04500 | | | |

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE PERIOD (43824 HRS) AVERAGE CONCENTRATION

 VALUES FOR SOURCE GROUP: VOL5 INCLUDING SOURCE(S): VOL5 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | X-COORD (M) |
|-------------|-------------|-----------|-------------|
| Y-COORD (M) | CONC | | |
| 650725.76 | 4188633.34 | 5.24562 | 650825.76 |
| 4188633.34 | 4.08181 | | |
| 651125.76 | 4188633.34 | 2.27657 | 649125.76 |
| 4188683.34 | 2.20541 | | |
| 649225.76 | 4188683.34 | 2.64327 | 649325.76 |
| 4188683.34 | 3.23861 | | |
| 649425.76 | 4188683.34 | 4.08147 | 649525.76 |
| 4188683.34 | 5.33961 | | |
| 649625.76 | 4188683.34 | 7.35772 | 649725.76 |
| 4188683.34 | 10.94548 | | |
| 649825.76 | 4188683.34 | 18.41579 | 649925.76 |
| 4188683.34 | 38.89260 | | |
| 650025.76 | 4188683.34 | 124.25671 | 650125.76 |
| 4188683.34 | 0.00000 | | |
| 650225.76 | 4188683.34 | 51.13420 | 650325.76 |

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|------------|-----------|------------|-----------|
| 4188683.34 | 23.83691 | | |
| | 650425.76 | 4188683.34 | 13.93392 |
| 4188683.34 | 9.21647 | | 650525.76 |
| | 650625.76 | 4188683.34 | 6.59656 |
| 4188683.34 | 4.98425 | | 650725.76 |
| | 650825.76 | 4188683.34 | 3.91721 |
| 4188683.34 | 2.22065 | | 651125.76 |
| | 649125.76 | 4188733.34 | 2.19512 |
| 4188733.34 | 2.62066 | | 649225.76 |
| | 649325.76 | 4188733.34 | 3.19539 |
| 4188733.34 | 4.00272 | | 649425.76 |
| | 649525.76 | 4188733.34 | 5.19529 |
| 4188733.34 | 7.07606 | | 649625.76 |
| | 649725.76 | 4188733.34 | 10.30994 |
| 4188733.34 | 16.57388 | | 649825.76 |
| | 649925.76 | 4188733.34 | 30.92790 |
| 4188733.34 | 58.25919 | | 650025.76 |
| | 650125.76 | 4188733.34 | 50.67916 |
| 4188733.34 | 28.18613 | | 650225.76 |
| | 650325.76 | 4188733.34 | 17.22370 |
| 4188733.34 | 11.39087 | | 650425.76 |
| | 650525.76 | 4188733.34 | 8.02570 |
| 4188733.34 | 5.95919 | | 650625.76 |
| | 650725.76 | 4188733.34 | 4.61082 |
| 4188733.34 | 3.68343 | | 650825.76 |
| | 651125.76 | 4188733.34 | 2.14503 |
| 4188783.34 | 2.14584 | | 649125.76 |
| | 649225.76 | 4188783.34 | 2.55002 |
| 4188783.34 | 3.09341 | | 649325.76 |
| | 649425.76 | 4188783.34 | 3.85086 |
| 4188783.34 | 4.95271 | | 649525.76 |
| | 649625.76 | 4188783.34 | 6.63796 |
| 4188783.34 | 9.37334 | | 649725.76 |
| | 649825.76 | 4188783.34 | 14.20287 |
| 4188783.34 | 22.99425 | | 649925.76 |
| | 650025.76 | 4188783.34 | 29.69502 |
| 4188783.34 | 23.75767 | | 650125.76 |
| | 650225.76 | 4188783.34 | 16.89378 |
| 4188783.34 | 12.06744 | | 650325.76 |
| | 650425.76 | 4188783.34 | 8.91631 |
| 4188783.34 | 6.73971 | | 650525.76 |
| | 650625.76 | 4188783.34 | 5.22333 |
| 4188783.34 | 4.15719 | | 650725.76 |
| | 650825.76 | 4188783.34 | 3.38890 |
| 4188783.34 | 2.04554 | | 651125.76 |
| | 649125.76 | 4188833.34 | 2.08025 |
| 4188833.34 | 2.46523 | | 649225.76 |
| | 649325.76 | 4188833.34 | 2.97886 |
| 4188833.34 | 3.68281 | | 649425.76 |
| | 649525.76 | 4188833.34 | 4.67658 |
| | | | 649625.76 |

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|------------|-----------|------------|----------|-----------|
| 4188833.34 | 6.12646 | | | |
| | 649725.76 | 4188833.34 | 8.34243 | 649825.76 |
| 4188833.34 | 11.96498 | | | |
| | 649925.76 | 4188833.34 | 16.73874 | 650025.76 |
| 4188833.34 | 17.45384 | | | |
| | 650125.76 | 4188833.34 | 14.45710 | 650225.76 |
| 4188833.34 | 11.41131 | | | |
| | 650325.76 | 4188833.34 | 8.77333 | 650425.76 |
| 4188833.34 | 6.92356 | | | |
| | 650525.76 | 4188833.34 | 5.56111 | 650625.76 |
| 4188833.34 | 4.50351 | | | |
| | 650725.76 | 4188833.34 | 3.68969 | 650825.76 |
| 4188833.34 | 3.06976 | | | |
| | 651125.76 | 4188833.34 | 1.92591 | 649125.76 |
| 4188883.34 | 2.01858 | | | |

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE PERIOD (43824 HRS) AVERAGE CONCENTRATION

 VALUES FOR SOURCE GROUP: VOL5 INCLUDING SOURCE(S): VOL5 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | X-COORD (M) |
|-------------|-------------|----------|-------------|
| Y-COORD (M) | CONC | | |
| 649225.76 | 4188883.34 | 2.38456 | 649325.76 |
| 4188883.34 | 2.86289 | | |
| 649425.76 | 4188883.34 | 3.49982 | 649525.76 |
| 4188883.34 | 4.36589 | | |
| 649625.76 | 4188883.34 | 5.57697 | 649725.76 |
| 4188883.34 | 7.37423 | | |
| 649825.76 | 4188883.34 | 9.99645 | 649925.76 |
| 4188883.34 | 12.16024 | | |
| 650025.76 | 4188883.34 | 11.46185 | 650125.76 |
| 4188883.34 | 9.89392 | | |
| 650225.76 | 4188883.34 | 8.30949 | 650325.76 |
| 4188883.34 | 6.71475 | | |
| 650425.76 | 4188883.34 | 5.48091 | 650525.76 |

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|------------|-----------|------------|---------|-----------|
| 4188883.34 | 4.57177 | | | |
| | 650625.76 | 4188883.34 | 3.85071 | 650725.76 |
| 4188883.34 | 3.25155 | | | |
| | 650825.76 | 4188883.34 | 2.76121 | 651125.76 |
| 4188883.34 | 1.79626 | | | |
| | 650125.76 | 4188933.34 | 7.26726 | 650225.76 |
| 4188933.34 | 6.35186 | | | |
| | 650325.76 | 4188933.34 | 5.34015 | 650425.76 |
| 4188933.34 | 4.46879 | | | |
| | 650525.76 | 4188933.34 | 3.79914 | 650625.76 |
| 4188933.34 | 3.28217 | | | |
| | 650725.76 | 4188933.34 | 2.85076 | 650825.76 |
| 4188933.34 | 2.47567 | | | |
| | 651125.76 | 4188933.34 | 1.66761 | 650425.76 |
| 4188983.34 | 3.73299 | | | |
| | 650525.76 | 4188983.34 | 3.21962 | 650625.76 |
| 4188983.34 | 2.81456 | | | |
| | 650725.76 | 4188983.34 | 2.49122 | 650825.76 |
| 4188983.34 | 2.21071 | | | |
| | 651125.76 | 4188983.34 | 1.54691 | 650525.76 |
| 4189033.34 | 2.77705 | | | |
| | 650625.76 | 4189033.34 | 2.44736 | 650725.76 |
| 4189033.34 | 2.18411 | | | |
| | 650825.76 | 4189033.34 | 1.96750 | 651125.76 |
| 4189033.34 | 1.43523 | | | |
| | 650525.76 | 4189083.34 | 2.42448 | 650625.76 |
| 4189083.34 | 2.15872 | | | |
| | 650725.76 | 4189083.34 | 1.93411 | 650825.76 |
| 4189083.34 | 1.75372 | | | |
| | 651125.76 | 4189083.34 | 1.32976 | 650525.76 |
| 4189133.34 | 2.13661 | | | |
| | 650625.76 | 4189133.34 | 1.92314 | 650725.76 |
| 4189133.34 | 1.73326 | | | |
| | 650825.76 | 4189133.34 | 1.57445 | 651125.76 |
| 4189133.34 | 1.22805 | | | |
| | 650781.98 | 4189510.65 | 0.86966 | 650760.33 |
| 4189397.50 | 1.04446 | | | |

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE PERIOD (43824 HRS) AVERAGE CONCENTRATION

 VALUES FOR SOURCE GROUP: VOL6 INCLUDING SOURCE(S): VOL6 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

| ** | | | |
|-------------|-------------|----------|-------------|
| X-COORD (M) | Y-COORD (M) | CONC | X-COORD (M) |
| Y-COORD (M) | CONC | | |
| 649676.34 | 4188314.55 | 6.89338 | 649629.66 |
| 4188294.84 | 5.68851 | | |
| 649810.15 | 4188312.48 | 11.48115 | 649364.10 |
| 4188360.20 | 3.20366 | | |
| 649327.80 | 4188355.01 | 2.94998 | 649380.70 |
| 4188758.52 | 2.91132 | | |
| 650495.81 | 4188841.51 | 2.87581 | 650597.47 |
| 4188832.17 | 2.58895 | | |
| 650536.27 | 4188878.85 | 2.46551 | 650577.76 |
| 4188877.81 | 2.35324 | | |
| 650602.66 | 4188860.18 | 2.38920 | 650610.95 |
| 4188880.93 | 2.24569 | | |
| 650638.10 | 4188858.53 | 2.29986 | 650664.10 |
| 4188331.03 | 6.68207 | | |
| 650668.72 | 4188350.83 | 6.57945 | 650677.96 |
| 4188379.86 | 6.34565 | | |
| 650699.74 | 4188414.84 | 5.83949 | 650758.47 |
| 4188658.36 | 3.33666 | | |
| 650765.73 | 4188678.82 | 3.13679 | 650773.65 |
| 4188706.54 | 2.89650 | | |
| 650778.27 | 4188726.34 | 2.74145 | 650805.33 |
| 4188805.53 | 2.18279 | | |
| 650806.65 | 4188824.01 | 2.08429 | 650811.27 |
| 4188843.81 | 1.97811 | | |
| 650814.57 | 4188862.29 | 1.88758 | 650846.24 |
| 4188924.98 | 1.59457 | | |
| 650850.86 | 4188951.38 | 1.50434 | 650854.82 |
| 4188976.46 | 1.42749 | | |
| 650698.00 | 4188307.32 | 6.03034 | 650692.60 |
| 4188291.80 | 6.10348 | | |
| 650724.82 | 4189245.80 | 1.00305 | 650726.07 |
| 4189273.37 | 0.96189 | | |
| 650856.27 | 4189006.30 | 1.34911 | 650857.23 |
| 4189022.60 | 1.30963 | | |
| 650859.15 | 4189041.29 | 1.26613 | 650859.15 |
| 4189058.54 | 1.23014 | | |
| 650860.58 | 4189076.28 | 1.19358 | 650861.54 |
| 4189094.49 | 1.15838 | | |
| 650857.71 | 4189113.19 | 1.12818 | 650847.16 |
| 4189118.94 | 1.12730 | | |
| 650848.12 | 4189134.76 | 1.09875 | 650850.04 |

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|------------|-----------|------------|-----------|
| 4189155.37 | 1.06244 | | |
| | 650851.48 | 4189171.66 | 1.03488 |
| 4189184.12 | 1.01354 | | 650853.87 |
| | 650856.75 | 4189199.46 | 0.98812 |
| 4189213.36 | 0.96684 | | 650857.71 |
| | 650860.58 | 4189226.30 | 0.94642 |
| 4189242.60 | 0.92249 | | 650862.50 |
| | 650865.38 | 4189258.42 | 0.89955 |
| 4189275.19 | 0.87648 | | 650867.77 |
| | 650868.73 | 4189291.49 | 0.85558 |
| 4189309.23 | 0.83265 | | 650872.09 |
| | 650874.00 | 4189325.04 | 0.81355 |
| 4189340.38 | 0.79571 | | 650875.92 |
| | 650878.80 | 4189355.24 | 0.77863 |
| 4189373.45 | 0.75905 | | 650881.19 |
| | 650884.55 | 4189390.71 | 0.74087 |
| 4189407.01 | 0.72395 | | 650888.86 |
| | 650889.82 | 4189427.14 | 0.70574 |
| 4189443.43 | 0.69121 | | 650891.74 |
| | 650895.09 | 4189461.17 | 0.67552 |
| 4189475.55 | 0.66304 | | 650898.45 |
| | 650898.45 | 4189489.93 | 0.65222 |
| 4189504.31 | 0.64031 | | 650902.28 |
| | 650709.41 | 4188344.56 | 5.83949 |
| 4188284.03 | 5.60397 | | 650722.45 |
| | 650745.73 | 4188280.30 | 5.26125 |
| 4188223.50 | 5.27403 | | 650735.49 |
| | 650721.52 | 4188167.62 | 5.24774 |
| 4188133.34 | 8.16415 | | 650525.76 |
| | 651125.76 | 4188133.34 | 2.33599 |
| 4188183.34 | 1.73073 | | 649125.76 |
| | 649225.76 | 4188183.34 | 2.01563 |
| 4188183.34 | 2.37961 | | 649325.76 |
| | 649425.76 | 4188183.34 | 2.85708 |
| 4188183.34 | 3.50455 | | 649525.76 |
| | 649625.76 | 4188183.34 | 4.40650 |
| 4188183.34 | 5.66512 | | 649725.76 |
| | 649825.76 | 4188183.34 | 7.47834 |
| 4188183.34 | 10.67798 | | 649925.76 |

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE PERIOD (43824 HRS) AVERAGE CONCENTRATION
 VALUES FOR SOURCE GROUP: VOL6 ***

INCLUDING SOURCE(S): VOL6 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

| ** | | | |
|-------------|-------------|----------|-------------|
| X-COORD (M) | Y-COORD (M) | CONC | X-COORD (M) |
| Y-COORD (M) | CONC | | |
| 650025.76 | 4188183.34 | 15.36820 | 650125.76 |
| 4188183.34 | 18.00971 | | |
| 650225.76 | 4188183.34 | 18.70917 | 650325.76 |
| 4188183.34 | 15.78353 | | |
| 650425.76 | 4188183.34 | 12.21678 | 650525.76 |
| 4188183.34 | 9.10532 | | |
| 650625.76 | 4188183.34 | 6.83277 | 650725.76 |
| 4188183.34 | 5.26039 | | |
| 650825.76 | 4188183.34 | 4.16512 | 651125.76 |
| 4188183.34 | 2.36887 | | |
| 649125.76 | 4188233.34 | 1.81702 | 649225.76 |
| 4188233.34 | 2.13139 | | |
| 649325.76 | 4188233.34 | 2.54026 | 649425.76 |
| 4188233.34 | 3.08549 | | |
| 649525.76 | 4188233.34 | 3.83697 | 649625.76 |
| 4188233.34 | 4.91784 | | |
| 649725.76 | 4188233.34 | 6.53762 | 649825.76 |
| 4188233.34 | 9.02815 | | |
| 649925.76 | 4188233.34 | 13.39201 | 650025.76 |
| 4188233.34 | 21.39980 | | |
| 650125.76 | 4188233.34 | 27.38489 | 650225.76 |
| 4188233.34 | 26.93510 | | |
| 650325.76 | 4188233.34 | 20.41296 | 650425.76 |
| 4188233.34 | 14.21540 | | |
| 650525.76 | 4188233.34 | 9.91612 | 650625.76 |
| 4188233.34 | 7.19067 | | |
| 650725.76 | 4188233.34 | 5.43781 | 650825.76 |
| 4188233.34 | 4.26165 | | |
| 651125.76 | 4188233.34 | 2.39014 | 649125.76 |
| 4188283.34 | 1.90610 | | |
| 649225.76 | 4188283.34 | 2.24908 | 649325.76 |
| 4188283.34 | 2.70231 | | |
| 649425.76 | 4188283.34 | 3.31967 | 649525.76 |
| 4188283.34 | 4.19233 | | |
| 649625.76 | 4188283.34 | 5.48615 | 649725.76 |
| 4188283.34 | 7.52835 | | |
| 649825.76 | 4188283.34 | 10.98893 | 649925.76 |
| 4188283.34 | 17.48323 | | |
| 650025.76 | 4188283.34 | 32.11248 | 650125.76 |

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|------------|-----------|------------|-----------|
| 4188283.34 | 47.87228 | | |
| | 650225.76 | 4188283.34 | 40.97819 |
| 4188283.34 | 25.79046 | | 650325.76 |
| | 650425.76 | 4188283.34 | |
| 4188283.34 | 10.52549 | | 15.94576 |
| | 650625.76 | 4188283.34 | |
| 4188283.34 | 5.55286 | | 7.44105 |
| | 650825.76 | 4188283.34 | |
| 4188283.34 | 2.39420 | | 650725.76 |
| | 649125.76 | 4188333.34 | |
| 4188333.34 | 2.36914 | | 4.31791 |
| | 649325.76 | 4188333.34 | |
| 4188333.34 | 3.55741 | | 1.99629 |
| | 649525.76 | 4188333.34 | |
| 4188333.34 | 6.08888 | | 649225.76 |
| | 649725.76 | 4188333.34 | |
| 4188333.34 | 13.34700 | | 2.86744 |
| | 649925.76 | 4188333.34 | |
| 4188333.34 | 55.25253 | | 649425.76 |
| | 650125.76 | 4188333.34 | |
| 4188333.34 | 63.13272 | | 4.55639 |
| | 650325.76 | 4188333.34 | |
| 4188333.34 | 17.09568 | | 8.63172 |
| | 650525.76 | 4188333.34 | |
| 4188333.34 | 7.54782 | | 23.64756 |
| | 650725.76 | 4188333.34 | |
| 4188333.34 | 4.31980 | | 650025.76 |
| | 651125.76 | 4188333.34 | |
| 4188383.34 | 2.07937 | | 108.73379 |
| | 649225.76 | 4188383.34 | |
| 4188383.34 | 3.02348 | | 650225.76 |
| | 649425.76 | 4188383.34 | |
| 4188383.34 | 4.90644 | | 30.65075 |
| | 649625.76 | 4188383.34 | |
| 4188383.34 | 9.74377 | | 650425.76 |
| | 649825.76 | 4188383.34 | |
| 4188383.34 | 31.80851 | | 10.85891 |
| | 650025.76 | 4188383.34 | |
| 4188383.34 | 0.00000 | | 7.54782 |
| | 650225.76 | 4188383.34 | |
| 4188383.34 | 33.04575 | | 5.58350 |
| | | | 650825.76 |

*** AERMOD - VERSION 19191 *** C:\Users\Smith\Dropbox\My PC
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PAGE 39
 *** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE PERIOD (43824 HRS) AVERAGE CONCENTRATION

VALUES FOR SOURCE GROUP: VOL6

INCLUDING SOURCE(S): VOL6 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | X-COORD (M) |
|-------------|-------------|----------|-------------|
| Y-COORD (M) | CONC | | |
| 650425.76 | 4188383.34 | 17.35866 | 650525.76 |
| 4188383.34 | 10.82872 | | |
| 650625.76 | 4188383.34 | 7.47713 | 650725.76 |
| 4188383.34 | 5.51647 | | |
| 650825.76 | 4188383.34 | 4.26340 | 651125.76 |
| 4188383.34 | 2.34783 | | |
| 649125.76 | 4188433.34 | 2.14443 | 649225.76 |
| 4188433.34 | 2.56742 | | |
| 649325.76 | 4188433.34 | 3.14204 | 649425.76 |
| 4188433.34 | 3.95468 | | |
| 649525.76 | 4188433.34 | 5.16594 | 649625.76 |
| 4188433.34 | 7.10537 | | |
| 649725.76 | 4188433.34 | 10.54934 | 649825.76 |
| 4188433.34 | 17.75455 | | |
| 649925.76 | 4188433.34 | 38.21987 | 650025.76 |
| 4188433.34 | 0.00000 | | |
| 650125.76 | 4188433.34 | 0.00000 | 650225.76 |
| 4188433.34 | 87.15591 | | |
| 650325.76 | 4188433.34 | 31.23660 | 650425.76 |
| 4188433.34 | 16.50889 | | |
| 650525.76 | 4188433.34 | 10.38768 | 650625.76 |
| 4188433.34 | 7.22136 | | |
| 650725.76 | 4188433.34 | 5.35494 | 650825.76 |
| 4188433.34 | 4.15460 | | |
| 651125.76 | 4188433.34 | 2.30484 | 649125.76 |
| 4188483.34 | 2.17901 | | |
| 649225.76 | 4188483.34 | 2.60853 | 649325.76 |
| 4188483.34 | 3.19136 | | |
| 649425.76 | 4188483.34 | 4.01441 | 649525.76 |
| 4188483.34 | 5.23894 | | |
| 649625.76 | 4188483.34 | 7.19426 | 649725.76 |
| 4188483.34 | 10.64818 | | |
| 650425.76 | 4188483.34 | 14.54004 | 650525.76 |
| 4188483.34 | 9.51711 | | |
| 650625.76 | 4188483.34 | 6.76778 | 650725.76 |
| 4188483.34 | 5.09137 | | |
| 650825.76 | 4188483.34 | 3.98890 | 651125.76 |

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|------------|------------|----------|-----------|
| 4188483.34 | 2.24863 | | |
| 649125.76 | 4188533.34 | 2.17236 | 649225.76 |
| 4188533.34 | 2.59124 | | |
| 649325.76 | 4188533.34 | 3.15608 | 649425.76 |
| 4188533.34 | 3.94788 | | |
| 649525.76 | 4188533.34 | 5.11437 | 649625.76 |
| 4188533.34 | 6.94796 | | |
| 649725.76 | 4188533.34 | 10.08988 | 650425.76 |
| 4188533.34 | 11.88064 | | |
| 650525.76 | 4188533.34 | 8.29193 | 650625.76 |
| 4188533.34 | 6.11841 | | |
| 650725.76 | 4188533.34 | 4.71316 | 650825.76 |
| 4188533.34 | 3.75303 | | |
| 651125.76 | 4188533.34 | 2.17275 | 649125.76 |
| 4188583.34 | 2.12699 | | |
| 649225.76 | 4188583.34 | 2.52558 | 649325.76 |
| 4188583.34 | 3.06047 | | |
| 649425.76 | 4188583.34 | 3.80459 | 649525.76 |
| 4188583.34 | 4.88502 | | |
| 649625.76 | 4188583.34 | 6.53572 | 649725.76 |
| 4188583.34 | 9.21660 | | |
| 650425.76 | 4188583.34 | 9.26862 | 650525.76 |
| 4188583.34 | 6.95467 | | |
| 650625.76 | 4188583.34 | 5.36197 | 650725.76 |
| 4188583.34 | 4.25069 | | |
| 650825.76 | 4188583.34 | 3.45447 | 651125.76 |
| 4188583.34 | 2.07281 | | |
| 649125.76 | 4188633.34 | 2.06345 | 649225.76 |
| 4188633.34 | 2.44295 | | |
| 649325.76 | 4188633.34 | 2.94868 | 649425.76 |
| 4188633.34 | 3.64144 | | |
| 649525.76 | 4188633.34 | 4.61977 | 649625.76 |
| 4188633.34 | 6.04931 | | |
| 649725.76 | 4188633.34 | 8.23679 | 649825.76 |
| 4188633.34 | 11.81751 | | |
| 649925.76 | 4188633.34 | 16.80913 | 650025.76 |
| 4188633.34 | 18.27834 | | |
| 650125.76 | 4188633.34 | 15.18609 | 650225.76 |
| 4188633.34 | 11.94874 | | |
| 650325.76 | 4188633.34 | 9.13861 | 650425.76 |
| 4188633.34 | 7.16556 | | |
| 650525.76 | 4188633.34 | 5.72376 | 650625.76 |
| 4188633.34 | 4.61646 | | |

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PAGE 40
*** MODELOPTs:   NonDEFAULT  CONC  FLAT  RURAL  ADJ_U*

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VALUES FOR SOURCE GROUP: VOL6
 *** THE PERIOD (43824 HRS) AVERAGE CONCENTRATION
 *** INCLUDING SOURCE(S): VOL6 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

| Y-COORD (M) | X-COORD (M) | Y-COORD (M) | CONC | X-COORD (M) |
|-------------|-------------|-------------|----------|-------------|
| 4188633.34 | 650725.76 | 4188633.34 | 3.77040 | 650825.76 |
| 4188683.34 | 651125.76 | 4188633.34 | 1.95217 | 649125.76 |
| 4188683.34 | 649225.76 | 4188683.34 | 2.36330 | 649325.76 |
| 4188683.34 | 649425.76 | 4188683.34 | 3.46500 | 649525.76 |
| 4188683.34 | 649625.76 | 4188683.34 | 5.52209 | 649725.76 |
| 4188683.34 | 649825.76 | 4188683.34 | 9.92754 | 649925.76 |
| 4188683.34 | 650025.76 | 4188683.34 | 11.93460 | 650125.76 |
| 4188683.34 | 650225.76 | 4188683.34 | 8.61390 | 650325.76 |
| 4188683.34 | 650425.76 | 4188683.34 | 5.64805 | 650525.76 |
| 4188683.34 | 650625.76 | 4188683.34 | 3.93978 | 650725.76 |
| 4188683.34 | 650825.76 | 4188683.34 | 2.81217 | 651125.76 |
| 4188733.34 | 649125.76 | 4188733.34 | 1.94462 | 649225.76 |
| 4188733.34 | 649325.76 | 4188733.34 | 2.71056 | 649425.76 |
| 4188733.34 | 649525.76 | 4188733.34 | 4.00249 | 649625.76 |
| 4188733.34 | 649725.76 | 4188733.34 | 6.47023 | 649825.76 |
| 4188733.34 | 649925.76 | 4188733.34 | 9.17257 | 650025.76 |
| 4188733.34 | 650125.76 | 4188733.34 | 7.48043 | 650225.76 |
| 4188733.34 | 650325.76 | 4188733.34 | 5.49420 | 650425.76 |

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|------------|------------|---------|-----------|
| 4188733.34 | 4.58713 | | |
| 650525.76 | 4188733.34 | 3.89050 | 650625.76 |
| 4188733.34 | 3.35239 | | |
| 650725.76 | 4188733.34 | 2.90519 | 650825.76 |
| 4188733.34 | 2.51856 | | |
| 651125.76 | 4188733.34 | 1.69001 | 649125.76 |
| 4188783.34 | 1.88135 | | |
| 649225.76 | 4188783.34 | 2.18775 | 649325.76 |
| 4188783.34 | 2.57138 | | |
| 649425.76 | 4188783.34 | 3.05762 | 649525.76 |
| 4188783.34 | 3.69008 | | |
| 649625.76 | 4188783.34 | 4.56083 | 649725.76 |
| 4188783.34 | 5.72146 | | |
| 649825.76 | 4188783.34 | 6.76985 | 649925.76 |
| 4188783.34 | 6.97989 | | |
| 650025.76 | 4188783.34 | 6.31507 | 650125.76 |
| 4188783.34 | 5.73756 | | |
| 650225.76 | 4188783.34 | 5.15620 | 650325.76 |
| 4188783.34 | 4.47013 | | |
| 650425.76 | 4188783.34 | 3.82000 | 650525.76 |
| 4188783.34 | 3.28900 | | |
| 650625.76 | 4188783.34 | 2.87033 | 650725.76 |
| 4188783.34 | 2.53578 | | |
| 650825.76 | 4188783.34 | 2.24662 | 651125.76 |
| 4188783.34 | 1.56694 | | |
| 649125.76 | 4188833.34 | 1.80900 | 649225.76 |
| 4188833.34 | 2.08551 | | |
| 649325.76 | 4188833.34 | 2.42581 | 649425.76 |
| 4188833.34 | 2.85110 | | |
| 649525.76 | 4188833.34 | 3.40888 | 649625.76 |
| 4188833.34 | 4.16263 | | |
| 649725.76 | 4188833.34 | 5.01123 | 649825.76 |
| 4188833.34 | 5.54154 | | |
| 649925.76 | 4188833.34 | 5.45957 | 650025.76 |
| 4188833.34 | 4.93334 | | |
| 650125.76 | 4188833.34 | 4.56540 | 650225.76 |
| 4188833.34 | 4.18145 | | |
| 650325.76 | 4188833.34 | 3.71448 | 650425.76 |
| 4188833.34 | 3.23973 | | |
| 650525.76 | 4188833.34 | 2.83070 | 650625.76 |
| 4188833.34 | 2.49189 | | |
| 650725.76 | 4188833.34 | 2.22081 | 650825.76 |
| 4188833.34 | 1.99771 | | |
| 651125.76 | 4188833.34 | 1.45294 | 649125.76 |
| 4188883.34 | 1.73153 | | |

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE PERIOD (43824 HRS) AVERAGE CONCENTRATION
 VALUES FOR SOURCE GROUP: VOL6 ***

INCLUDING SOURCE(S): VOL6 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| Y-COORD (M) | X-COORD (M) | Y-COORD (M) | CONC | X-COORD (M) |
|-------------|-------------|-------------|---------|-------------|
| 4188883.34 | 649225.76 | 4188883.34 | 1.98017 | 649325.76 |
| 4188883.34 | 649425.76 | 4188883.34 | 2.66112 | 649525.76 |
| 4188883.34 | 649625.76 | 4188883.34 | 3.78797 | 649725.76 |
| 4188883.34 | 649825.76 | 4188883.34 | 4.56274 | 649925.76 |
| 4188883.34 | 650025.76 | 4188883.34 | 3.98002 | 650125.76 |
| 4188883.34 | 650225.76 | 4188883.34 | 3.46796 | 650325.76 |
| 4188883.34 | 650425.76 | 4188883.34 | 2.78765 | 650525.76 |
| 4188883.34 | 650625.76 | 4188883.34 | 2.19452 | 650725.76 |
| 4188883.34 | 650825.76 | 4188883.34 | 1.77926 | 651125.76 |
| 4188933.34 | 650125.76 | 4188933.34 | 3.12333 | 650225.76 |
| 4188933.34 | 650325.76 | 4188933.34 | 2.69086 | 650425.76 |
| 4188933.34 | 650525.76 | 4188933.34 | 2.17137 | 650625.76 |
| 4188933.34 | 650725.76 | 4188933.34 | 1.75852 | 650825.76 |
| 4188983.34 | 651125.76 | 4188933.34 | 1.24181 | 650425.76 |
| 4188983.34 | 650525.76 | 4188983.34 | 1.92857 | 650625.76 |
| 4188983.34 | 650725.76 | 4188983.34 | 1.58887 | 650825.76 |
| 4188983.34 | 651125.76 | 4188983.34 | 1.14280 | 650525.76 |

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|------------|------------|---------|--|-----------|
| 4189033.34 | 1.72712 | | | |
| 650625.76 | 4189033.34 | 1.57429 | | 650725.76 |
| 4189033.34 | 1.44361 | | | |
| 650825.76 | 4189033.34 | 1.32139 | | 651125.76 |
| 4189033.34 | 1.05105 | | | |
| 650525.76 | 4189083.34 | 1.55712 | | 650625.76 |
| 4189083.34 | 1.42667 | | | |
| 650725.76 | 4189083.34 | 1.31605 | | 650825.76 |
| 4189083.34 | 1.21460 | | | |
| 651125.76 | 4189083.34 | 0.96919 | | 650525.76 |
| 4189133.34 | 1.41128 | | | |
| 650625.76 | 4189133.34 | 1.30125 | | 650725.76 |
| 4189133.34 | 1.20377 | | | |
| 650825.76 | 4189133.34 | 1.11976 | | 651125.76 |
| 4189133.34 | 0.89822 | | | |
| 650781.98 | 4189510.65 | 0.67971 | | 650760.33 |
| 4189397.50 | 0.79281 | | | |

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION
 VALUES FOR SOURCE GROUP: VOL1 ***
 INCLUDING SOURCE(S): VOL1 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | (YYMMDDHH) | X-COORD (M) |
|-------------|-------------|------------|------------|-------------|
| Y-COORD (M) | CONC | (YYMMDDHH) | | |
| 649676.34 | 4188314.55 | 300.82721 | (17022506) | 649629.66 |
| 4188294.84 | 282.53141 | (17013105) | | |
| 649810.15 | 4188312.48 | 387.09247 | (17013105) | 649364.10 |
| 4188360.20 | 192.13475 | (17121807) | | |
| 649327.80 | 4188355.01 | 184.53852 | (17121807) | 649380.70 |
| 4188758.52 | 193.23152 | (17011201) | | |
| 650495.81 | 4188841.51 | 493.53965 | (17121401) | 650597.47 |
| 4188832.17 | 460.53760 | (17021405) | | |
| 650536.27 | 4188878.85 | 455.76087 | (17022508) | 650577.76 |
| 4188877.81 | 406.02556 | (17022508) | | |
| 650602.66 | 4188860.18 | 412.48817 | (17021405) | 650610.95 |

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|------------|------------|------------|------------|-----------|
| 4188880.93 | 387.98235 | (17121904) | | |
| 650638.10 | 4188858.53 | 420.02917 | (17021405) | 650664.10 |
| 4188331.03 | 638.40262 | (17121906) | | |
| 650668.72 | 4188350.83 | 611.61482 | (17020824) | 650677.96 |
| 4188379.86 | 611.54430 | (17121319) | | |
| 650699.74 | 4188414.84 | 593.79216 | (17122621) | 650758.47 |
| 4188658.36 | 438.58091 | (14012706) | | |
| 650765.73 | 4188678.82 | 446.06833 | (17121119) | 650773.65 |
| 4188706.54 | 431.66872 | (17121119) | | |
| 650778.27 | 4188726.34 | 409.75574 | (17123020) | 650805.33 |
| 4188805.53 | 357.84474 | (17022407) | | |
| 650806.65 | 4188824.01 | 348.41558 | (17022407) | 650811.27 |
| 4188843.81 | 326.52615 | (17022407) | | |
| 650814.57 | 4188862.29 | 305.49873 | (14011617) | 650846.24 |
| 4188924.98 | 272.74811 | (17122321) | | |
| 650850.86 | 4188951.38 | 274.86556 | (17122321) | 650854.82 |
| 4188976.46 | 267.52333 | (17122321) | | |
| 650698.00 | 4188307.32 | 564.37914 | (17122619) | 650692.60 |
| 4188291.80 | 664.54185 | (17011509) | | |
| 650724.82 | 4189245.80 | 196.07922 | (17022508) | 650726.07 |
| 4189273.37 | 194.38232 | (17022508) | | |
| 650856.27 | 4189006.30 | 247.30401 | (17122321) | 650857.23 |
| 4189022.60 | 244.93049 | (17012601) | | |
| 650859.15 | 4189041.29 | 244.63305 | (17012601) | 650859.15 |
| 4189058.54 | 241.33866 | (17012601) | | |
| 650860.58 | 4189076.28 | 233.90915 | (17012601) | 650861.54 |
| 4189094.49 | 223.20484 | (17012601) | | |
| 650857.71 | 4189113.19 | 218.00401 | (17022706) | 650847.16 |
| 4189118.94 | 219.08470 | (17022706) | | |
| 650848.12 | 4189134.76 | 212.78194 | (17022706) | 650850.04 |
| 4189155.37 | 203.17912 | (17022324) | | |
| 650851.48 | 4189171.66 | 199.06804 | (17021405) | 650853.87 |
| 4189184.12 | 198.82595 | (17021405) | | |
| 650856.75 | 4189199.46 | 197.84061 | (17021405) | 650857.71 |
| 4189213.36 | 197.00707 | (17021405) | | |
| 650860.58 | 4189226.30 | 194.73596 | (17021405) | 650862.50 |
| 4189242.60 | 191.68293 | (17021405) | | |
| 650865.38 | 4189258.42 | 187.77121 | (17021405) | 650867.77 |
| 4189275.19 | 183.01242 | (17021405) | | |
| 650868.73 | 4189291.49 | 177.54016 | (17021405) | 650872.09 |
| 4189309.23 | 171.32848 | (17021405) | | |
| 650874.00 | 4189325.04 | 165.14391 | (17021405) | 650875.92 |
| 4189340.38 | 158.84087 | (17021405) | | |
| 650878.80 | 4189355.24 | 156.70873 | (17121904) | 650881.19 |
| 4189373.45 | 154.66400 | (17121904) | | |
| 650884.55 | 4189390.71 | 151.94610 | (17121904) | 650888.86 |
| 4189407.01 | 148.98435 | (17121904) | | |
| 650889.82 | 4189427.14 | 144.87428 | (17121904) | 650891.74 |
| 4189443.43 | 141.02292 | (17121904) | | |
| 650895.09 | 4189461.17 | 136.71269 | (17121904) | 650898.45 |

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|------------|------------|------------|------------|-----------|
| 4189475.55 | 133.25027 | (17121904) | | |
| 650898.45 | 4189489.93 | 128.65099 | (17121904) | 650902.28 |
| 4189504.31 | 125.16821 | (17121904) | | |
| 650709.41 | 4188344.56 | 529.16594 | (17011303) | 650722.45 |
| 4188284.03 | 561.29699 | (17011509) | | |
| 650745.73 | 4188280.30 | 482.28966 | (17122619) | 650735.49 |
| 4188223.50 | 625.42529 | (17011509) | | |
| 650721.52 | 4188167.62 | 521.02672 | (17122320) | 650525.76 |
| 4188133.34 | 713.84000 | (17012903) | | |
| 651125.76 | 4188133.34 | 204.61118 | (17122619) | 649125.76 |
| 4188183.34 | 148.16772 | (17013105) | | |
| 649225.76 | 4188183.34 | 162.41781 | (17013105) | 649325.76 |
| 4188183.34 | 181.67095 | (17012823) | | |
| 649425.76 | 4188183.34 | 204.57146 | (17121207) | 649525.76 |
| 4188183.34 | 234.86789 | (17123023) | | |
| 649625.76 | 4188183.34 | 277.55213 | (17021308) | 649725.76 |
| 4188183.34 | 314.45476 | (17021308) | | |
| 649825.76 | 4188183.34 | 365.65447 | (17021420) | 649925.76 |
| 4188183.34 | 441.94583 | (17120517) | | |

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION
 VALUES FOR SOURCE GROUP: VOL1 ***

INCLUDING SOURCE(S): VOL1 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | (YYMMDDHH) | X-COORD (M) |
|-------------|-------------|------------|------------|-------------|
| Y-COORD (M) | CONC | (YYMMDDHH) | | |
| 650025.76 | 4188183.34 | 510.05168 | (13010908) | 650125.76 |
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| 650225.76 | 4188183.34 | 750.37832 | (13020205) | 650325.76 |
| 4188183.34 | 931.35324 | (17011609) | | |
| 650425.76 | 4188183.34 | 954.50142 | (17122917) | 650525.76 |
| 4188183.34 | 816.52159 | (17020801) | | |
| 650625.76 | 4188183.34 | 641.74705 | (17012908) | 650725.76 |
| 4188183.34 | 524.40476 | (17121219) | | |
| 650825.76 | 4188183.34 | 494.38526 | (17011509) | 651125.76 |

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| 4188183.34 | 207.96425 | (17020824) | | |
| 649125.76 | 4188233.34 | 149.18434 | (17022506) | 649225.76 |
| 4188233.34 | 160.29286 | (17022506) | | |
| 649325.76 | 4188233.34 | 184.37966 | (17013105) | 649425.76 |
| 4188233.34 | 209.06380 | (17013105) | | |
| 649525.76 | 4188233.34 | 236.77844 | (17012823) | 649625.76 |
| 4188233.34 | 271.87353 | (17121207) | | |
| 649725.76 | 4188233.34 | 319.61341 | (17123023) | 649825.76 |
| 4188233.34 | 399.09039 | (17021308) | | |
| 649925.76 | 4188233.34 | 465.71080 | (17021420) | 650025.76 |
| 4188233.34 | 570.89039 | (17120517) | | |
| 650125.76 | 4188233.34 | 693.32932 | (13022803) | 650225.76 |
| 4188233.34 | 874.86001 | (15010507) | | |
| 650325.76 | 4188233.34 | 1055.32605 | (17011609) | 650425.76 |
| 4188233.34 | 1112.51898 | (17122917) | | |
| 650525.76 | 4188233.34 | 900.04165 | (17120120) | 650625.76 |
| 4188233.34 | 705.19482 | (17122320) | | |
| 650725.76 | 4188233.34 | 651.11014 | (17011509) | 650825.76 |
| 4188233.34 | 396.31394 | (17011509) | | |
| 651125.76 | 4188233.34 | 208.45085 | (17011303) | 649125.76 |
| 4188283.34 | 146.96741 | (17122902) | | |
| 649225.76 | 4188283.34 | 164.49567 | (17022506) | 649325.76 |
| 4188283.34 | 188.29521 | (17022506) | | |
| 649425.76 | 4188283.34 | 212.04362 | (17022506) | 649525.76 |
| 4188283.34 | 236.37159 | (17013105) | | |
| 649625.76 | 4188283.34 | 281.85893 | (17013105) | 649725.76 |
| 4188283.34 | 327.57136 | (17012823) | | |
| 649825.76 | 4188283.34 | 394.16848 | (17123023) | 649925.76 |
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| 650425.76 | 4188283.34 | 1375.89955 | (17122701) | 650525.76 |
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| 4188283.34 | 214.14290 | (17121319) | | |
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| 649325.76 | 4188333.34 | 188.23997 | (17121807) | 649425.76 |
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| 649925.76 | 4188333.34 | 497.78562 | (17012823) | 650025.76 |
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                649225.76 4188383.34 167.58325 (17013008)      649325.76
4188383.34      187.56833 (17013008)
                649425.76 4188383.34 211.10123 (17013008)      649525.76
4188383.34      238.92657 (17013008)
                649625.76 4188383.34 279.33421 (17121807)      649725.76
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4188383.34      913.52468 (17011605)
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4188383.34      2312.52925 (16010309)

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*** AERMET - VERSION 18081 ***   ***
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*** MODELOPTs:   NonDEFAULT CONC FLAT RURAL ADJ_U*

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*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION
VALUES FOR SOURCE GROUP: VOL1 ***
INCLUDING SOURCE(S): VOL1 ,

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*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

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Y-COORD (M) CONC (YYMMDDHH)
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4188383.34 543.53320 (17122519)
650825.76 4188383.34 423.75585 (17122519) 651125.76
4188383.34 219.18244 (17122719)
649125.76 4188433.34 154.95669 (17011505) 649225.76

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| 4188433.34 | 291.99731 | (17011505) | |
| 649725.76 | 4188433.34 | 345.52973 | (17011505) 649825.76 |
| 4188433.34 | 417.97855 | (17011505) | |
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| 4188433.34 | 673.19275 | (17011505) | |
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| 4188433.34 | 0.00000 | (00000000) | |
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| 4188433.34 | 805.61867 | (17122621) | |
| 650725.76 | 4188433.34 | 557.93468 | (17122621) 650825.76 |
| 4188433.34 | 413.91332 | (17122621) | |
| 651125.76 | 4188433.34 | 219.09953 | (16010203) 649125.76 |
| 4188483.34 | 151.73379 | (17120922) | |
| 649225.76 | 4188483.34 | 169.21309 | (17013107) 649325.76 |
| 4188483.34 | 191.66682 | (17013107) | |
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| 649725.76 | 4188633.34 | 317.09215 | (17011201) | 649825.76 |
| 4188633.34 | 394.87186 | (17011201) | | |
| 649925.76 | 4188633.34 | 486.84223 | (17121007) | 650025.76 |
| 4188633.34 | 559.48999 | (17121402) | | |
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| 650325.76 | 4188633.34 | 1055.71440 | (17012717) | 650425.76 |
| 4188633.34 | 1062.25976 | (17121401) | | |
| 650525.76 | 4188633.34 | 891.65214 | (17012601) | 650625.76 |
| 4188633.34 | 643.34655 | (17123020) | | |

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 (DESKTOP-977GSBU)\Documents\HRA\Ashley *** 10/26/23
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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION
 VALUES FOR SOURCE GROUP: VOL1 ***
 INCLUDING SOURCE(S): VOL1 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | (YYMMDDHH) | X-COORD (M) |
|-------------|-------------|------------|------------|-------------|
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| 651125.76 | 4188633.34 | 223.12580 | (15122617) | 649125.76 |
| 4188683.34 | 136.42657 | (17013104) | | |
| 649225.76 | 4188683.34 | 143.56052 | (17122608) | 649325.76 |

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| 4188683.34 | 172.72282 | (17122608) | | |
| 649425.76 | 4188683.34 | 200.35477 | (17122608) | 649525.76 |
| 4188683.34 | 223.09590 | (17123105) | | |
| 649625.76 | 4188683.34 | 275.90884 | (17011201) | 649725.76 |
| 4188683.34 | 319.64340 | (17120707) | | |
| 649825.76 | 4188683.34 | 384.97063 | (17020404) | 649925.76 |
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| 650025.76 | 4188683.34 | 432.23852 | (17120624) | 650125.76 |
| 4188683.34 | 531.86563 | (17123024) | | |
| 650225.76 | 4188683.34 | 678.32637 | (17122724) | 650325.76 |
| 4188683.34 | 878.32017 | (17012717) | | |
| 650425.76 | 4188683.34 | 864.73434 | (17012905) | 650525.76 |
| 4188683.34 | 772.44093 | (17021405) | | |
| 650625.76 | 4188683.34 | 586.11176 | (14011617) | 650725.76 |
| 4188683.34 | 485.79915 | (17121119) | | |
| 650825.76 | 4188683.34 | 371.56808 | (13121617) | 651125.76 |
| 4188683.34 | 218.13931 | (15010317) | | |
| 649125.76 | 4188733.34 | 138.17684 | (17122608) | 649225.76 |
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| 650725.76 | 4188733.34 | 454.36986 | (17022407) | 650825.76 |
| 4188733.34 | 378.38653 | (17121119) | | |
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| 4188783.34 | 139.07254 | (17123105) | | |
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| 4188833.34 | 335.66221 | (17022407) | | |
| 651125.76 | 4188833.34 | 197.89748 | (17120617) | 649125.76 |
| 4188833.34 | 149.10119 | (16012009) | | |

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 (DESKTOP-977GSBU)\Documents\HRA\Ashley *** 10/26/23
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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION
 VALUES FOR SOURCE GROUP: VOL1 ***
 INCLUDING SOURCE(S): VOL1 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | (YYMMDDHH) | X-COORD (M) |
|-------------|-------------|------------|------------|-------------|
| Y-COORD (M) | CONC | (YYMMDDHH) | | |
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| | 650625.76 | 4188883.34 | 397.86171 | (17021405) 650725.76 |
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| | 650825.76 | 4188883.34 | 287.81159 | (17022408) 651125.76 |
| 4188883.34 | 189.82709 | (14012706) | | |
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| | 650325.76 | 4188933.34 | 401.30140 | (17120618) 650425.76 |
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| | 651125.76 | 4188933.34 | 200.27082 | (17121119) 650425.76 |
| 4188983.34 | 346.02052 | (17012720) | | |
| | 650525.76 | 4188983.34 | 345.13266 | (17121401) 650625.76 |
| 4188983.34 | 309.40506 | (17122223) | | |
| | 650725.76 | 4188983.34 | 296.98929 | (17021405) 650825.76 |
| 4188983.34 | 266.62966 | (17012601) | | |
| | 651125.76 | 4188983.34 | 189.12487 | (17123020) 650525.76 |
| 4189033.34 | 305.27871 | (17120207) | | |
| | 650625.76 | 4189033.34 | 302.99989 | (17022508) 650725.76 |
| 4189033.34 | 282.33199 | (17021405) | | |
| | 650825.76 | 4189033.34 | 255.16529 | (17012601) 651125.76 |
| 4189033.34 | 167.40655 | (17120122) | | |
| | 650525.76 | 4189083.34 | 288.07368 | (17120207) 650625.76 |
| 4189083.34 | 284.76916 | (17022508) | | |
| | 650725.76 | 4189083.34 | 246.27417 | (17121904) 650825.76 |
| 4189083.34 | 234.14715 | (17022706) | | |
| | 651125.76 | 4189083.34 | 179.17600 | (17022407) 650525.76 |
| 4189133.34 | 266.63323 | (17120207) | | |
| | 650625.76 | 4189133.34 | 256.88331 | (17022508) 650725.76 |
| 4189133.34 | 223.40255 | (17121904) | | |
| | 650825.76 | 4189133.34 | 214.42543 | (17021405) 651125.76 |
| 4189133.34 | 163.32503 | (17022407) | | |
| | 650781.98 | 4189510.65 | 146.98196 | (17022508) 650760.33 |
| 4189397.50 | 167.75798 | (17022508) | | |

▲ *** AERMOD - VERSION 19191 *** *** C:\Users\Smith\Dropbox\My PC
 (DESKTOP-977GSBU)\Documents\HRA\Ashley *** 10/26/23
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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION
VALUES FOR SOURCE GROUP: VOL2

INCLUDING SOURCE(S): VOL2 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | (YYMMDDHH) | X-COORD (M) |
|-------------|-------------|------------|------------|-------------|
| Y-COORD (M) | CONC | (YYMMDDHH) | | |
| 649676.34 | 4188314.55 | 1447.78836 | (16010309) | 649629.66 |
| 4188294.84 | 1089.64678 | (13123102) | | |
| 649810.15 | 4188312.48 | 1763.74881 | (17011203) | 649364.10 |
| 4188360.20 | 563.94007 | (17022506) | | |
| 649327.80 | 4188355.01 | 515.25496 | (17022506) | 649380.70 |
| 4188758.52 | 335.26133 | (17123024) | | |
| 650495.81 | 4188841.51 | 202.83175 | (14012706) | 650597.47 |
| 4188832.17 | 175.52506 | (13121319) | | |
| 650536.27 | 4188878.85 | 191.83181 | (17121119) | 650577.76 |
| 4188877.81 | 177.29636 | (14012706) | | |
| 650602.66 | 4188860.18 | 175.57496 | (17120617) | 650610.95 |
| 4188880.93 | 170.43754 | (17120617) | | |
| 650638.10 | 4188858.53 | 164.19963 | (17120617) | 650664.10 |
| 4188331.03 | 181.23179 | (17122719) | | |
| 650668.72 | 4188350.83 | 178.17047 | (17122719) | 650677.96 |
| 4188379.86 | 177.78458 | (17122621) | | |
| 650699.74 | 4188414.84 | 167.55026 | (16010203) | 650758.47 |
| 4188658.36 | 158.33219 | (15122617) | | |
| 650765.73 | 4188678.82 | 157.11573 | (15122617) | 650773.65 |
| 4188706.54 | 153.29160 | (13020204) | | |
| 650778.27 | 4188726.34 | 153.14300 | (15010317) | 650805.33 |
| 4188805.53 | 141.61892 | (14011317) | | |
| 650806.65 | 4188824.01 | 141.41401 | (14011317) | 650811.27 |
| 4188843.81 | 138.18920 | (14022106) | | |
| 650814.57 | 4188862.29 | 136.99313 | (13020908) | 650846.24 |
| 4188924.98 | 128.74603 | (14022307) | | |
| 650850.86 | 4188951.38 | 123.81103 | (13121319) | 650854.82 |
| 4188976.46 | 123.12738 | (17120617) | | |
| 650698.00 | 4188307.32 | 176.94720 | (17122519) | 650692.60 |
| 4188291.80 | 177.39896 | (17122519) | | |
| 650724.82 | 4189245.80 | 132.09814 | (17022407) | 650726.07 |

| | | | | |
|------------|------------|------------|------------|-----------|
| 4189273.37 | 127.38498 | (17022407) | | |
| 650856.27 | 4189006.30 | 122.77619 | (17120617) | 650857.23 |
| 4189022.60 | 119.76841 | (17120617) | | |
| 650859.15 | 4189041.29 | 119.31948 | (14012706) | 650859.15 |
| 4189058.54 | 118.18024 | (14012706) | | |
| 650860.58 | 4189076.28 | 120.42073 | (13103008) | 650861.54 |
| 4189094.49 | 123.09969 | (17121119) | | |
| 650857.71 | 4189113.19 | 125.71053 | (17121119) | 650847.16 |
| 4189118.94 | 127.04820 | (17121119) | | |
| 650848.12 | 4189134.76 | 125.02814 | (17121119) | 650850.04 |
| 4189155.37 | 122.52592 | (17123020) | | |
| 650851.48 | 4189171.66 | 122.60968 | (17123020) | 650853.87 |
| 4189184.12 | 121.43298 | (17123020) | | |
| 650856.75 | 4189199.46 | 118.88941 | (17123020) | 650857.71 |
| 4189213.36 | 115.52393 | (17123020) | | |
| 650860.58 | 4189226.30 | 111.72573 | (17123020) | 650862.50 |
| 4189242.60 | 105.87305 | (17123020) | | |
| 650865.38 | 4189258.42 | 101.93080 | (13121217) | 650867.77 |
| 4189275.19 | 101.29099 | (13121217) | | |
| 650868.73 | 4189291.49 | 102.76114 | (17120122) | 650872.09 |
| 4189309.23 | 105.62510 | (13121109) | | |
| 650874.00 | 4189325.04 | 108.34091 | (13121109) | 650875.92 |
| 4189340.38 | 110.19959 | (13121109) | | |
| 650878.80 | 4189355.24 | 111.14339 | (13121109) | 650881.19 |
| 4189373.45 | 111.52920 | (13121109) | | |
| 650884.55 | 4189390.71 | 110.91645 | (13121109) | 650888.86 |
| 4189407.01 | 109.64990 | (13121109) | | |
| 650889.82 | 4189427.14 | 107.00137 | (13121109) | 650891.74 |
| 4189443.43 | 104.12412 | (13121109) | | |
| 650895.09 | 4189461.17 | 100.52633 | (13121109) | 650898.45 |
| 4189475.55 | 97.35954 | (13121109) | | |
| 650898.45 | 4189489.93 | 93.21084 | (13121109) | 650902.28 |
| 4189504.31 | 92.04787 | (17120205) | | |
| 650709.41 | 4188344.56 | 168.94120 | (17122719) | 650722.45 |
| 4188284.03 | 169.39152 | (17122519) | | |
| 650745.73 | 4188280.30 | 164.08732 | (17122519) | 650735.49 |
| 4188223.50 | 157.09470 | (17121319) | | |
| 650721.52 | 4188167.62 | 156.03188 | (17011303) | 650525.76 |
| 4188133.34 | 205.72809 | (17121906) | | |
| 651125.76 | 4188133.34 | 100.86347 | (17121319) | 649125.76 |
| 4188183.34 | 327.77246 | (17021308) | | |
| 649225.76 | 4188183.34 | 374.50009 | (17021420) | 649325.76 |
| 4188183.34 | 449.32068 | (17121504) | | |
| 649425.76 | 4188183.34 | 516.07621 | (13012121) | 649525.76 |
| 4188183.34 | 651.10657 | (13013108) | | |
| 649625.76 | 4188183.34 | 786.61607 | (13020205) | 649725.76 |
| 4188183.34 | 938.68683 | (17011609) | | |
| 649825.76 | 4188183.34 | 1014.39376 | (17122917) | 649925.76 |
| 4188183.34 | 863.20920 | (17020801) | | |

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION
 VALUES FOR SOURCE GROUP: VOL2 ***
 INCLUDING SOURCE(S): VOL2 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | (YYMMDDHH) | X-COORD (M) |
|-------------|-------------|------------|------------|-------------|
| Y-COORD (M) | CONC | (YYMMDDHH) | | |
| 650025.76 | 4188183.34 | 647.34224 | (17012908) | 650125.76 |
| 4188183.34 | 546.20525 | (17121219) | | |
| 650225.76 | 4188183.34 | 491.34861 | (17011509) | 650325.76 |
| 4188183.34 | 305.33989 | (17122619) | | |
| 650425.76 | 4188183.34 | 246.09949 | (17020824) | 650525.76 |
| 4188183.34 | 203.61189 | (17020824) | | |
| 650625.76 | 4188183.34 | 178.55259 | (17011303) | 650725.76 |
| 4188183.34 | 152.15469 | (17121319) | | |
| 650825.76 | 4188183.34 | 140.64480 | (17121319) | 651125.76 |
| 4188183.34 | 99.97931 | (17010504) | | |
| 649125.76 | 4188233.34 | 322.90649 | (17123023) | 649225.76 |
| 4188233.34 | 401.76774 | (17021308) | | |
| 649325.76 | 4188233.34 | 471.51638 | (17120203) | 649425.76 |
| 4188233.34 | 585.33407 | (17121504) | | |
| 649525.76 | 4188233.34 | 708.54256 | (13010908) | 649625.76 |
| 4188233.34 | 907.55575 | (16010309) | | |
| 649725.76 | 4188233.34 | 1093.28737 | (13012120) | 649825.76 |
| 4188233.34 | 1196.10870 | (17122917) | | |
| 649925.76 | 4188233.34 | 948.52183 | (17120120) | 650025.76 |
| 4188233.34 | 747.47980 | (17122320) | | |
| 650125.76 | 4188233.34 | 665.13778 | (17011509) | 650225.76 |
| 4188233.34 | 390.50465 | (17122619) | | |
| 650325.76 | 4188233.34 | 307.37952 | (17020824) | 650425.76 |
| 4188233.34 | 246.23931 | (17011303) | | |
| 650525.76 | 4188233.34 | 206.46937 | (17011303) | 650625.76 |
| 4188233.34 | 184.91442 | (17121319) | | |
| 650725.76 | 4188233.34 | 157.33689 | (17010504) | 650825.76 |
| 4188233.34 | 139.77642 | (17010504) | | |
| 651125.76 | 4188233.34 | 107.28473 | (17122519) | 649125.76 |

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|------------|------------|------------|------------|-----------|
| 4188283.34 | 330.99614 | (17013105) | | |
| 649225.76 | 4188283.34 | 392.72551 | (17121207) | 649325.76 |
| 4188283.34 | 488.31013 | (17021308) | | |
| 649425.76 | 4188283.34 | 633.94499 | (17021308) | 649525.76 |
| 4188283.34 | 805.81905 | (17121504) | | |
| 649625.76 | 4188283.34 | 1060.90431 | (13013108) | 649725.76 |
| 4188283.34 | 1381.56776 | (14012608) | | |
| 649825.76 | 4188283.34 | 1486.08404 | (17122701) | 649925.76 |
| 4188283.34 | 1092.02611 | (17012908) | | |
| 650025.76 | 4188283.34 | 949.08342 | (17011509) | 650125.76 |
| 4188283.34 | 521.26219 | (17122619) | | |
| 650225.76 | 4188283.34 | 383.02100 | (17020824) | 650325.76 |
| 4188283.34 | 304.96714 | (17011303) | | |
| 650425.76 | 4188283.34 | 258.69436 | (17121319) | 650525.76 |
| 4188283.34 | 214.75852 | (17010504) | | |
| 650625.76 | 4188283.34 | 186.64484 | (17122519) | 650725.76 |
| 4188283.34 | 168.57538 | (17122519) | | |
| 650825.76 | 4188283.34 | 149.85302 | (17122519) | 651125.76 |
| 4188283.34 | 105.14587 | (17122719) | | |
| 649125.76 | 4188333.34 | 336.19419 | (17022506) | 649225.76 |
| 4188333.34 | 407.14855 | (17022506) | | |
| 649325.76 | 4188333.34 | 505.25281 | (17013105) | 649425.76 |
| 4188333.34 | 638.60536 | (17121823) | | |
| 649525.76 | 4188333.34 | 923.82743 | (17021308) | 649625.76 |
| 4188333.34 | 1208.55392 | (17121504) | | |
| 649725.76 | 4188333.34 | 1783.35496 | (14021408) | 649825.76 |
| 4188333.34 | 1942.39047 | (17122318) | | |
| 649925.76 | 4188333.34 | 1459.51143 | (17011509) | 650025.76 |
| 4188333.34 | 755.87023 | (17121906) | | |
| 650125.76 | 4188333.34 | 514.27279 | (17011303) | 650225.76 |
| 4188333.34 | 399.33989 | (17121319) | | |
| 650325.76 | 4188333.34 | 322.99610 | (17122519) | 650425.76 |
| 4188333.34 | 274.57774 | (17122519) | | |
| 650525.76 | 4188333.34 | 229.65828 | (17122519) | 650625.76 |
| 4188333.34 | 191.37136 | (17122719) | | |
| 650725.76 | 4188333.34 | 166.63982 | (17122719) | 650825.76 |
| 4188333.34 | 145.13365 | (17122719) | | |
| 651125.76 | 4188333.34 | 101.97730 | (17122621) | 649125.76 |
| 4188383.34 | 330.40847 | (17013008) | | |
| 649225.76 | 4188383.34 | 402.29020 | (17121807) | 649325.76 |
| 4188383.34 | 511.78653 | (17121807) | | |
| 649425.76 | 4188383.34 | 658.37755 | (17121807) | 649525.76 |
| 4188383.34 | 916.84969 | (17022506) | | |
| 649625.76 | 4188383.34 | 1403.35370 | (17021308) | 649725.76 |
| 4188383.34 | 0.00000 | (00000000) | | |
| 649825.76 | 4188383.34 | 0.00000 | (00000000) | 649925.76 |
| 4188383.34 | 1235.39049 | (17121906) | | |
| 650025.76 | 4188383.34 | 781.12621 | (17122519) | 650125.76 |
| 4188383.34 | 567.53804 | (17122519) | | |
| 650225.76 | 4188383.34 | 416.13648 | (17122719) | 650325.76 |

4188383.34 324.79505 (17122719)
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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION
 VALUES FOR SOURCE GROUP: VOL2 ***
 INCLUDING SOURCE(S): VOL2 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

| X-COORD (M) | Y-COORD (M) | CONC | (YYMMDDHH) | X-COORD (M) |
|-------------|-----------------------|------------|------------|-------------|
| Y-COORD (M) | CONC | (YYMMDDHH) | | |
| 650425.76 | 4188383.34 | 267.46792 | (17122621) | 650525.76 |
| 4188383.34 | 225.03840 (17122621) | | | |
| 650625.76 | 4188383.34 | 192.14116 | (17122621) | 650725.76 |
| 4188383.34 | 166.14773 (17122621) | | | |
| 650825.76 | 4188383.34 | 145.24640 | (17122621) | 651125.76 |
| 4188383.34 | 102.22186 (17122621) | | | |
| 649125.76 | 4188433.34 | 346.99262 | (17011505) | 649225.76 |
| 4188433.34 | 420.19001 (17011505) | | | |
| 649325.76 | 4188433.34 | 523.76584 | (17011505) | 649425.76 |
| 4188433.34 | 678.93970 (17011505) | | | |
| 649525.76 | 4188433.34 | 934.24643 | (17121203) | 649625.76 |
| 4188433.34 | 1427.19434 (17121203) | | | |
| 649725.76 | 4188433.34 | 0.00000 | (00000000) | 649825.76 |
| 4188433.34 | 0.00000 (00000000) | | | |
| 649925.76 | 4188433.34 | 1424.57478 | (14022208) | 650025.76 |
| 4188433.34 | 870.97686 (14022208) | | | |
| 650125.76 | 4188433.34 | 599.66632 | (14022208) | 650225.76 |
| 4188433.34 | 443.32930 (14022208) | | | |
| 650325.76 | 4188433.34 | 343.88473 | (14022208) | 650425.76 |
| 4188433.34 | 276.21206 (14022208) | | | |
| 650525.76 | 4188433.34 | 228.93838 | (16010203) | 650625.76 |
| 4188433.34 | 194.92121 (16010203) | | | |
| 650725.76 | 4188433.34 | 168.62683 | (16010203) | 650825.76 |
| 4188433.34 | 147.78269 (16010203) | | | |
| 651125.76 | 4188433.34 | 105.52911 | (16010203) | 649125.76 |
| 4188483.34 | 342.26364 (17122903) | | | |
| 649225.76 | 4188483.34 | 414.82598 | (17011121) | 649325.76 |

| | | | | |
|------------|------------|------------|------------|-----------|
| 4188483.34 | 524.96133 | (17121322) | | |
| 649425.76 | 4188483.34 | 668.16461 | (17121322) | 649525.76 |
| 4188483.34 | 896.27635 | (17122608) | | |
| 649625.76 | 4188483.34 | 1374.26314 | (17011201) | 649725.76 |
| 4188483.34 | 2142.77393 | (17122909) | | |
| 650425.76 | 4188483.34 | 284.06694 | (14022208) | 650525.76 |
| 4188483.34 | 242.04445 | (14022208) | | |
| 650625.76 | 4188483.34 | 208.61257 | (14022208) | 650725.76 |
| 4188483.34 | 181.65845 | (14022208) | | |
| 650825.76 | 4188483.34 | 159.64691 | (14022208) | 651125.76 |
| 4188483.34 | 113.42374 | (14022208) | | |
| 649125.76 | 4188533.34 | 329.76024 | (17120702) | 649225.76 |
| 4188533.34 | 383.61948 | (17120702) | | |
| 649325.76 | 4188533.34 | 488.47481 | (17122608) | 649425.76 |
| 4188533.34 | 645.02672 | (17011201) | | |
| 649525.76 | 4188533.34 | 879.98907 | (17121007) | 649625.76 |
| 4188533.34 | 1056.98024 | (17122609) | | |
| 649725.76 | 4188533.34 | 1492.21222 | (17122724) | 650425.76 |
| 4188533.34 | 268.90860 | (14021120) | | |
| 650525.76 | 4188533.34 | 228.67328 | (15122424) | 650625.76 |
| 4188533.34 | 196.64490 | (14021603) | | |
| 650725.76 | 4188533.34 | 169.59746 | (14021603) | 650825.76 |
| 4188533.34 | 147.20514 | (15020206) | | |
| 651125.76 | 4188533.34 | 109.53019 | (14022208) | 649125.76 |
| 4188583.34 | 318.63895 | (17122608) | | |
| 649225.76 | 4188583.34 | 378.07779 | (17122608) | 649325.76 |
| 4188583.34 | 493.65414 | (17011201) | | |
| 649425.76 | 4188583.34 | 630.27534 | (17020404) | 649525.76 |
| 4188583.34 | 704.68190 | (17043004) | | |
| 649625.76 | 4188583.34 | 876.84310 | (17122909) | 649725.76 |
| 4188583.34 | 1193.02476 | (17120219) | | |
| 650425.76 | 4188583.34 | 268.92935 | (15122617) | 650525.76 |
| 4188583.34 | 224.31984 | (14010519) | | |
| 650625.76 | 4188583.34 | 192.88091 | (14010519) | 650725.76 |
| 4188583.34 | 165.09756 | (14021120) | | |
| 650825.76 | 4188583.34 | 147.63072 | (15122424) | 651125.76 |
| 4188583.34 | 106.87072 | (14021603) | | |
| 649125.76 | 4188633.34 | 325.33294 | (17011201) | 649225.76 |
| 4188633.34 | 384.49877 | (17120707) | | |
| 649325.76 | 4188633.34 | 479.23144 | (17020404) | 649425.76 |
| 4188633.34 | 517.75749 | (17043004) | | |
| 649525.76 | 4188633.34 | 562.19123 | (17123024) | 649625.76 |
| 4188633.34 | 762.51849 | (17122909) | | |
| 649725.76 | 4188633.34 | 975.98379 | (17012717) | 649825.76 |
| 4188633.34 | 999.69067 | (17012905) | | |
| 649925.76 | 4188633.34 | 858.01537 | (17022706) | 650025.76 |
| 4188633.34 | 667.01485 | (17022407) | | |
| 650125.76 | 4188633.34 | 509.40309 | (17121119) | 650225.76 |
| 4188633.34 | 384.92587 | (14022307) | | |
| 650325.76 | 4188633.34 | 319.34935 | (14011317) | 650425.76 |

4188633.34 263.31253 (15010317)
 650725.76 4188633.34 221.22095 (13020204) 650625.76
 4188633.34 191.86762 (15122617)
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 (DESKTOP-977GSBU)\Documents\HRA\Ashley *** 10/26/23
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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION
 VALUES FOR SOURCE GROUP: VOL2 ***
 INCLUDING SOURCE(S): VOL2 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | (YYMMDDHH) | X-COORD (M) |
|-------------|-------------|------------|------------|-------------|
| Y-COORD (M) | CONC | (YYMMDDHH) | | |
| 650725.76 | 4188633.34 | 164.12225 | (13120917) | 650825.76 |
| 4188633.34 | 146.80545 | (14010519) | | |
| 651125.76 | 4188633.34 | 105.15656 | (15122424) | 649125.76 |
| 4188683.34 | 317.90820 | (17121007) | | |
| 649225.76 | 4188683.34 | 378.49116 | (17020404) | 649325.76 |
| 4188683.34 | 398.99200 | (17043004) | | |
| 649425.76 | 4188683.34 | 413.69574 | (17120208) | 649525.76 |
| 4188683.34 | 496.58094 | (17122909) | | |
| 649625.76 | 4188683.34 | 642.98437 | (17122724) | 649725.76 |
| 4188683.34 | 820.67747 | (17012717) | | |
| 649825.76 | 4188683.34 | 805.97580 | (17012905) | 649925.76 |
| 4188683.34 | 729.04948 | (17021405) | | |
| 650025.76 | 4188683.34 | 591.77801 | (17122321) | 650125.76 |
| 4188683.34 | 465.41260 | (17123020) | | |
| 650225.76 | 4188683.34 | 365.14860 | (17121119) | 650325.76 |
| 4188683.34 | 301.17467 | (14022307) | | |
| 650425.76 | 4188683.34 | 255.88584 | (14011317) | 650525.76 |
| 4188683.34 | 214.48807 | (13121420) | | |
| 650625.76 | 4188683.34 | 189.66638 | (15010317) | 650725.76 |
| 4188683.34 | 162.36537 | (13020204) | | |
| 650825.76 | 4188683.34 | 145.99645 | (15122617) | 651125.76 |
| 4188683.34 | 105.24543 | (14010519) | | |
| 649125.76 | 4188733.34 | 307.67596 | (17020404) | 649225.76 |
| 4188733.34 | 318.30840 | (17043004) | | |
| 649325.76 | 4188733.34 | 322.83203 | (17120624) | 649425.76 |

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|------------|------------|------------|------------|-----------|
| 4188733.34 | 386.69685 | (17123024) | | |
| 649525.76 | 4188733.34 | 489.02129 | (17122909) | 649625.76 |
| 4188733.34 | 581.45562 | (17022607) | | |
| 649725.76 | 4188733.34 | 680.22523 | (17012717) | 649825.76 |
| 4188733.34 | 648.30139 | (17012905) | | |
| 649925.76 | 4188733.34 | 611.73263 | (17022508) | 650025.76 |
| 4188733.34 | 542.23625 | (17012601) | | |
| 650125.76 | 4188733.34 | 448.91512 | (17022407) | 650225.76 |
| 4188733.34 | 366.85220 | (17123020) | | |
| 650325.76 | 4188733.34 | 286.41763 | (14012706) | 650425.76 |
| 4188733.34 | 243.84013 | (14022307) | | |
| 650525.76 | 4188733.34 | 209.60439 | (13020908) | 650625.76 |
| 4188733.34 | 181.62355 | (14011317) | | |
| 650725.76 | 4188733.34 | 160.86956 | (15010317) | 650825.76 |
| 4188733.34 | 143.54343 | (15010317) | | |
| 651125.76 | 4188733.34 | 103.21465 | (13032807) | 649125.76 |
| 4188783.34 | 260.77688 | (17043004) | | |
| 649225.76 | 4188783.34 | 259.74524 | (17043004) | 649325.76 |
| 4188783.34 | 289.56156 | (17120208) | | |
| 649425.76 | 4188783.34 | 341.70574 | (17123021) | 649525.76 |
| 4188783.34 | 399.39190 | (16120505) | | |
| 649625.76 | 4188783.34 | 521.74801 | (17120219) | 649725.76 |
| 4188783.34 | 560.00203 | (17012717) | | |
| 649825.76 | 4188783.34 | 522.46676 | (17012905) | 649925.76 |
| 4188783.34 | 570.33295 | (17022508) | | |
| 650025.76 | 4188783.34 | 478.33007 | (17022706) | 650125.76 |
| 4188783.34 | 400.03946 | (17122321) | | |
| 650225.76 | 4188783.34 | 334.37774 | (17022407) | 650325.76 |
| 4188783.34 | 298.24156 | (17121119) | | |
| 650425.76 | 4188783.34 | 233.50738 | (13121617) | 650525.76 |
| 4188783.34 | 202.59288 | (14022307) | | |
| 650625.76 | 4188783.34 | 178.33017 | (13020908) | 650725.76 |
| 4188783.34 | 158.05343 | (14011317) | | |
| 650825.76 | 4188783.34 | 138.68398 | (13121420) | 651125.76 |
| 4188783.34 | 102.76653 | (15122617) | | |
| 649125.76 | 4188833.34 | 227.33161 | (17043004) | 649225.76 |
| 4188833.34 | 239.50660 | (17120208) | | |
| 649325.76 | 4188833.34 | 282.00174 | (17123024) | 649425.76 |
| 4188833.34 | 341.57278 | (17122909) | | |
| 649525.76 | 4188833.34 | 377.58628 | (17122724) | 649625.76 |
| 4188833.34 | 453.78451 | (17120219) | | |
| 649725.76 | 4188833.34 | 479.41129 | (17020802) | 649825.76 |
| 4188833.34 | 465.04280 | (17012720) | | |
| 649925.76 | 4188833.34 | 492.64071 | (17022508) | 650025.76 |
| 4188833.34 | 439.99394 | (17021405) | | |
| 650125.76 | 4188833.34 | 369.04615 | (17122321) | 650225.76 |
| 4188833.34 | 322.39428 | (17022407) | | |
| 650325.76 | 4188833.34 | 268.71464 | (17123020) | 650425.76 |
| 4188833.34 | 243.62235 | (17121119) | | |
| 650525.76 | 4188833.34 | 196.23120 | (17120617) | 650625.76 |

4188833.34 171.77765 (14022307)
 650725.76 4188833.34 153.45784 (13020908) 650825.76
 4188833.34 137.80998 (14011317)
 651125.76 4188833.34 103.32600 (15010317) 649125.76
 4188883.34 199.27555 (17121808)

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION
 VALUES FOR SOURCE GROUP: VOL2 ***
 INCLUDING SOURCE(S): VOL2 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | (YYMMDDHH) | X-COORD (M) |
|-------------|-------------|------------|------------|-------------|
| Y-COORD (M) | CONC | (YYMMDDHH) | | |
| 649225.76 | 4188883.34 | 222.30525 | (17123024) | 649325.76 |
| 4188883.34 | 254.92857 | (17123021) | | |
| 649425.76 | 4188883.34 | 298.81200 | (17020506) | 649525.76 |
| 4188883.34 | 342.16328 | (17022607) | | |
| 649625.76 | 4188883.34 | 364.17349 | (17120219) | 649725.76 |
| 4188883.34 | 429.69666 | (17120618) | | |
| 649825.76 | 4188883.34 | 417.55839 | (17012720) | 649925.76 |
| 4188883.34 | 413.51706 | (17121401) | | |
| 650025.76 | 4188883.34 | 369.78086 | (17121904) | 650125.76 |
| 4188883.34 | 348.88312 | (17012601) | | |
| 650225.76 | 4188883.34 | 291.36225 | (17122321) | 650325.76 |
| 4188883.34 | 267.05867 | (17022407) | | |
| 650425.76 | 4188883.34 | 232.37636 | (17123020) | 650525.76 |
| 4188883.34 | 200.06335 | (17121119) | | |
| 650625.76 | 4188883.34 | 168.00616 | (17120617) | 650725.76 |
| 4188883.34 | 148.03881 | (14022307) | | |
| 650825.76 | 4188883.34 | 133.40539 | (13020908) | 651125.76 |
| 4188883.34 | 99.19996 | (13121420) | | |
| 650125.76 | 4188933.34 | 314.85109 | (17022706) | 650225.76 |
| 4188933.34 | 285.98678 | (17122321) | | |
| 650325.76 | 4188933.34 | 242.70263 | (17022407) | 650425.76 |
| 4188933.34 | 202.21885 | (17120122) | | |
| 650525.76 | 4188933.34 | 195.53171 | (17123020) | 650625.76 |

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|------------|------------|------------|------------|-----------|
| 4188933.34 | 165.57217 | (17121119) | | |
| 650725.76 | 4188933.34 | 145.89141 | (17120617) | 650825.76 |
| 4188933.34 | 129.27671 | (14022307) | | |
| 651125.76 | 4188933.34 | 98.59980 | (14011317) | 650425.76 |
| 4188983.34 | 216.07445 | (17022407) | | |
| 650525.76 | 4188983.34 | 179.55698 | (17123020) | 650625.76 |
| 4188983.34 | 170.83516 | (17121119) | | |
| 650725.76 | 4188983.34 | 140.18358 | (14012706) | 650825.76 |
| 4188983.34 | 128.18569 | (17120617) | | |
| 651125.76 | 4188983.34 | 96.31138 | (14022106) | 650525.76 |
| 4189033.34 | 175.40224 | (17022407) | | |
| 650625.76 | 4189033.34 | 163.05357 | (17123020) | 650725.76 |
| 4189033.34 | 149.32454 | (17121119) | | |
| 650825.76 | 4189033.34 | 123.84825 | (14012706) | 651125.76 |
| 4189033.34 | 94.15169 | (14022307) | | |
| 650525.76 | 4189083.34 | 177.39619 | (17022407) | 650625.76 |
| 4189083.34 | 141.28669 | (13121217) | | |
| 650725.76 | 4189083.34 | 144.32553 | (17123020) | 650825.76 |
| 4189083.34 | 130.28488 | (17121119) | | |
| 651125.76 | 4189083.34 | 91.44396 | (14022307) | 650525.76 |
| 4189133.34 | 157.24129 | (14011617) | | |
| 650625.76 | 4189133.34 | 152.35936 | (17022407) | 650725.76 |
| 4189133.34 | 130.56285 | (17123020) | | |
| 650825.76 | 4189133.34 | 125.74049 | (17123020) | 651125.76 |
| 4189133.34 | 91.83566 | (17120617) | | |
| 650781.98 | 4189510.65 | 104.73102 | (17122321) | 650760.33 |
| 4189397.50 | 106.21038 | (17120205) | | |

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION
 VALUES FOR SOURCE GROUP: VOL3 ***
 INCLUDING SOURCE(S): VOL3 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | (YYMMDDHH) | X-COORD (M) |
|-------------|-------------|------------|------------|-------------|
| Y-COORD (M) | CONC | (YYMMDDHH) | | |
| ----- | ----- | ----- | ----- | ----- |
| 649676.34 | 4188314.55 | 681.33150 | (14021105) | 649629.66 |

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|------------|------------|------------|------------|-----------|
| 4188294.84 | 630.80116 | (17123007) | | |
| 649810.15 | 4188312.48 | 742.23278 | (15011509) | 649364.10 |
| 4188360.20 | 440.46022 | (15010907) | | |
| 649327.80 | 4188355.01 | 426.41183 | (17120517) | 649380.70 |
| 4188758.52 | 572.58347 | (17011201) | | |
| 650495.81 | 4188841.51 | 233.69794 | (15010317) | 650597.47 |
| 4188832.17 | 200.12253 | (15122617) | | |
| 650536.27 | 4188878.85 | 211.69913 | (15010317) | 650577.76 |
| 4188877.81 | 203.24711 | (15010317) | | |
| 650602.66 | 4188860.18 | 195.31754 | (13020204) | 650610.95 |
| 4188880.93 | 193.74461 | (15010317) | | |
| 650638.10 | 4188858.53 | 184.66770 | (15122617) | 650664.10 |
| 4188331.03 | 166.35844 | (17020824) | | |
| 650668.72 | 4188350.83 | 159.56668 | (17011303) | 650677.96 |
| 4188379.86 | 165.71262 | (17011303) | | |
| 650699.74 | 4188414.84 | 165.67270 | (17121319) | 650758.47 |
| 4188658.36 | 169.41617 | (14022208) | | |
| 650765.73 | 4188678.82 | 172.24310 | (14022208) | 650773.65 |
| 4188706.54 | 165.36831 | (14022208) | | |
| 650778.27 | 4188726.34 | 157.08260 | (15020206) | 650805.33 |
| 4188805.53 | 147.44902 | (14010519) | | |
| 650806.65 | 4188824.01 | 150.33329 | (14010519) | 650811.27 |
| 4188843.81 | 147.74195 | (14010519) | | |
| 650814.57 | 4188862.29 | 146.26042 | (13032807) | 650846.24 |
| 4188924.98 | 139.44568 | (13020204) | | |
| 650850.86 | 4188951.38 | 139.63616 | (15010317) | 650854.82 |
| 4188976.46 | 136.04548 | (15010317) | | |
| 650698.00 | 4188307.32 | 160.80008 | (17020824) | 650692.60 |
| 4188291.80 | 160.95256 | (17020824) | | |
| 650724.82 | 4189245.80 | 148.50793 | (17121119) | 650726.07 |
| 4189273.37 | 143.89672 | (17123020) | | |
| 650856.27 | 4189006.30 | 132.77623 | (13121420) | 650857.23 |
| 4189022.60 | 132.45675 | (14010220) | | |
| 650859.15 | 4189041.29 | 132.53683 | (14011317) | 650859.15 |
| 4189058.54 | 130.63072 | (14011317) | | |
| 650860.58 | 4189076.28 | 129.14062 | (13020908) | 650861.54 |
| 4189094.49 | 128.37911 | (13020908) | | |
| 650857.71 | 4189113.19 | 126.48900 | (14022307) | 650847.16 |
| 4189118.94 | 128.74957 | (14022307) | | |
| 650848.12 | 4189134.76 | 127.65532 | (14022307) | 650850.04 |
| 4189155.37 | 123.63494 | (13121319) | | |
| 650851.48 | 4189171.66 | 122.84163 | (17120617) | 650853.87 |
| 4189184.12 | 123.71946 | (17120617) | | |
| 650856.75 | 4189199.46 | 123.38424 | (17120617) | 650857.71 |
| 4189213.36 | 121.87665 | (17120617) | | |
| 650860.58 | 4189226.30 | 119.22685 | (17120617) | 650862.50 |
| 4189242.60 | 118.73028 | (14012706) | | |
| 650865.38 | 4189258.42 | 117.79736 | (14012706) | 650867.77 |
| 4189275.19 | 118.12554 | (13103008) | | |
| 650868.73 | 4189291.49 | 120.99385 | (13103008) | 650872.09 |

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|------------|------------|------------|------------|-----------|
| 4189309.23 | 122.31833 | (17121119) | | |
| 650874.00 | 4189325.04 | 123.12632 | (17121119) | 650875.92 |
| 4189340.38 | 122.51045 | (17121119) | | |
| 650878.80 | 4189355.24 | 120.62518 | (17121119) | 650881.19 |
| 4189373.45 | 117.38600 | (17123020) | | |
| 650884.55 | 4189390.71 | 117.78872 | (17123020) | 650888.86 |
| 4189407.01 | 116.68332 | (17123020) | | |
| 650889.82 | 4189427.14 | 113.75579 | (17123020) | 650891.74 |
| 4189443.43 | 109.84905 | (17123020) | | |
| 650895.09 | 4189461.17 | 104.51445 | (17123020) | 650898.45 |
| 4189475.55 | 99.61837 | (17123020) | | |
| 650898.45 | 4189489.93 | 97.87820 | (13121217) | 650902.28 |
| 4189504.31 | 97.09061 | (13121217) | | |
| 650709.41 | 4188344.56 | 153.57388 | (17011303) | 650722.45 |
| 4188284.03 | 155.01084 | (17020824) | | |
| 650745.73 | 4188280.30 | 150.72523 | (17020824) | 650735.49 |
| 4188223.50 | 151.05914 | (17122619) | | |
| 650721.52 | 4188167.62 | 141.71718 | (17011509) | 650525.76 |
| 4188133.34 | 225.61151 | (17011509) | | |
| 651125.76 | 4188133.34 | 97.13339 | (17020824) | 649125.76 |
| 4188183.34 | 251.98777 | (17123107) | | |
| 649225.76 | 4188183.34 | 290.08656 | (14120608) | 649325.76 |
| 4188183.34 | 334.54943 | (13013108) | | |
| 649425.76 | 4188183.34 | 368.65301 | (15122802) | 649525.76 |
| 4188183.34 | 416.76867 | (17121508) | | |
| 649625.76 | 4188183.34 | 464.41953 | (14021105) | 649725.76 |
| 4188183.34 | 560.13257 | (17011609) | | |
| 649825.76 | 4188183.34 | 508.07070 | (17120822) | 649925.76 |
| 4188183.34 | 504.15825 | (17122701) | | |

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION
 VALUES FOR SOURCE GROUP: VOL3 ***
 INCLUDING SOURCE(S): VOL3 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

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| | | | | |
|-------------|-------------|------------|------------|-------------|
| X-COORD (M) | Y-COORD (M) | CONC | (YYMMDDHH) | X-COORD (M) |
| Y-COORD (M) | CONC | (YYMMDDHH) | | |

| | | | | |
|------------|------------|------------|------------|-----------|
| 650025.76 | 4188183.34 | 457.80893 | (17020801) | 650125.76 |
| 4188183.34 | 370.99174 | (17120120) | | |
| 650225.76 | 4188183.34 | 317.46796 | (17012908) | 650325.76 |
| 4188183.34 | 302.04352 | (17122320) | | |
| 650425.76 | 4188183.34 | 261.20556 | (17121219) | 650525.76 |
| 4188183.34 | 264.91468 | (17011509) | | |
| 650625.76 | 4188183.34 | 202.66189 | (17011509) | 650725.76 |
| 4188183.34 | 146.42640 | (17122619) | | |
| 650825.76 | 4188183.34 | 134.38606 | (17122619) | 651125.76 |
| 4188183.34 | 93.48001 | (17020824) | | |
| 649125.76 | 4188233.34 | 276.21558 | (17120517) | 649225.76 |
| 4188233.34 | 304.20239 | (13012105) | | |
| 649325.76 | 4188233.34 | 350.26234 | (13021704) | 649425.76 |
| 4188233.34 | 408.71026 | (16010309) | | |
| 649525.76 | 4188233.34 | 464.21538 | (13020205) | 649625.76 |
| 4188233.34 | 534.33189 | (17122918) | | |
| 649725.76 | 4188233.34 | 639.44861 | (17011609) | 649825.76 |
| 4188233.34 | 593.85865 | (17122917) | | |
| 649925.76 | 4188233.34 | 567.53658 | (17012804) | 650025.76 |
| 4188233.34 | 509.85489 | (17020801) | | |
| 650125.76 | 4188233.34 | 420.41553 | (17012908) | 650225.76 |
| 4188233.34 | 333.73197 | (17122320) | | |
| 650325.76 | 4188233.34 | 319.89659 | (17121219) | 650425.76 |
| 4188233.34 | 312.22040 | (17011509) | | |
| 650525.76 | 4188233.34 | 244.62500 | (17011509) | 650625.76 |
| 4188233.34 | 170.84346 | (17122619) | | |
| 650725.76 | 4188233.34 | 152.03700 | (17122619) | 650825.76 |
| 4188233.34 | 133.04206 | (17020824) | | |
| 651125.76 | 4188233.34 | 97.08054 | (17011303) | 649125.76 |
| 4188283.34 | 293.90113 | (17121504) | | |
| 649225.76 | 4188283.34 | 323.42589 | (17120517) | 649325.76 |
| 4188283.34 | 376.75846 | (13010908) | | |
| 649425.76 | 4188283.34 | 448.64431 | (13013108) | 649525.76 |
| 4188283.34 | 518.32390 | (15010507) | | |
| 649625.76 | 4188283.34 | 610.70165 | (17123007) | 649725.76 |
| 4188283.34 | 728.82907 | (17011609) | | |
| 649825.76 | 4188283.34 | 708.01754 | (17122917) | 649925.76 |
| 4188283.34 | 660.03428 | (17122620) | | |
| 650025.76 | 4188283.34 | 543.85755 | (17120120) | 650125.76 |
| 4188283.34 | 436.47388 | (17012908) | | |
| 650225.76 | 4188283.34 | 391.40572 | (17122320) | 650325.76 |
| 4188283.34 | 370.35867 | (17011509) | | |
| 650425.76 | 4188283.34 | 301.04733 | (17011509) | 650525.76 |
| 4188283.34 | 202.57504 | (17122619) | | |
| 650625.76 | 4188283.34 | 173.41914 | (17121906) | 650725.76 |
| 4188283.34 | 154.38906 | (17020824) | | |
| 650825.76 | 4188283.34 | 131.42179 | (17020824) | 651125.76 |
| 4188283.34 | 95.30529 | (17121319) | | |
| 649125.76 | 4188333.34 | 305.25237 | (17021420) | 649225.76 |

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|------------|------------|------------|------------|-----------|
| 4188333.34 | 357.26572 | (17121504) | | |
| 649325.76 | 4188333.34 | 395.71658 | (15010907) | 649425.76 |
| 4188333.34 | 477.78068 | (13010906) | | |
| 649525.76 | 4188333.34 | 577.72516 | (16010309) | 649625.76 |
| 4188333.34 | 653.19164 | (15022608) | | |
| 649725.76 | 4188333.34 | 827.25296 | (17011609) | 649825.76 |
| 4188333.34 | 844.08099 | (17122917) | | |
| 649925.76 | 4188333.34 | 745.99913 | (17012903) | 650025.76 |
| 4188333.34 | 568.68235 | (17012908) | | |
| 650125.76 | 4188333.34 | 485.27302 | (17122320) | 650225.76 |
| 4188333.34 | 440.72260 | (17011509) | | |
| 650325.76 | 4188333.34 | 379.38682 | (17011509) | 650425.76 |
| 4188333.34 | 244.99024 | (17122619) | | |
| 650525.76 | 4188333.34 | 205.38543 | (17121906) | 650625.76 |
| 4188333.34 | 178.51910 | (17020824) | | |
| 650725.76 | 4188333.34 | 147.34061 | (17011303) | 650825.76 |
| 4188333.34 | 136.29353 | (17011303) | | |
| 651125.76 | 4188333.34 | 100.95351 | (17121319) | 649125.76 |
| 4188383.34 | 326.15496 | (17021308) | | |
| 649225.76 | 4188383.34 | 373.42114 | (17021420) | 649325.76 |
| 4188383.34 | 446.79287 | (17121504) | | |
| 649425.76 | 4188383.34 | 514.01566 | (13012121) | 649525.76 |
| 4188383.34 | 646.96167 | (13013108) | | |
| 649625.76 | 4188383.34 | 780.24341 | (13020205) | 649725.76 |
| 4188383.34 | 931.62835 | (17011609) | | |
| 649825.76 | 4188383.34 | 1003.10979 | (17122917) | 649925.76 |
| 4188383.34 | 854.61854 | (17020801) | | |
| 650025.76 | 4188383.34 | 647.19646 | (17012908) | 650125.76 |
| 4188383.34 | 543.39780 | (17121219) | | |
| 650225.76 | 4188383.34 | 492.49960 | (17011509) | 650325.76 |
| 4188383.34 | 303.73410 | (17122619) | | |

*** AERMOD - VERSION 19191 *** C:\Users\Smith\Dropbox\My PC
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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION
 VALUES FOR SOURCE GROUP: VOL3 ***
 INCLUDING SOURCE(S): VOL3 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| | | | | |
|-------------|-------------|------|------------|-------------|
| X-COORD (M) | Y-COORD (M) | CONC | (YYMMDDHH) | X-COORD (M) |
|-------------|-------------|------|------------|-------------|

| Y-COORD (M) | CONC | (YYMMDDHH) | | |
|-------------|------------|------------|------------|-----------|
| 650425.76 | 4188383.34 | 245.84266 | (17121906) | 650525.76 |
| 4188383.34 | 204.47239 | (17020824) | | |
| 650625.76 | 4188383.34 | 177.94187 | (17011303) | 650725.76 |
| 4188383.34 | 151.79293 | (17011303) | | |
| 650825.76 | 4188383.34 | 140.24948 | (17121319) | 651125.76 |
| 4188383.34 | 100.09742 | (17010504) | | |
| 649125.76 | 4188433.34 | 322.53776 | (17123023) | 649225.76 |
| 4188433.34 | 401.42875 | (17021308) | | |
| 649325.76 | 4188433.34 | 469.07203 | (17120203) | 649425.76 |
| 4188433.34 | 580.38939 | (17121504) | | |
| 649525.76 | 4188433.34 | 702.67855 | (13010908) | 649625.76 |
| 4188433.34 | 895.47303 | (15122802) | | |
| 649725.76 | 4188433.34 | 1078.55969 | (13012120) | 649825.76 |
| 4188433.34 | 1182.98808 | (17122917) | | |
| 649925.76 | 4188433.34 | 940.36616 | (17120120) | 650025.76 |
| 4188433.34 | 741.51535 | (17122320) | | |
| 650125.76 | 4188433.34 | 664.07302 | (17011509) | 650225.76 |
| 4188433.34 | 388.88676 | (17122619) | | |
| 650325.76 | 4188433.34 | 306.41116 | (17020824) | 650425.76 |
| 4188433.34 | 244.49608 | (17011303) | | |
| 650525.76 | 4188433.34 | 207.01436 | (17011303) | 650625.76 |
| 4188433.34 | 184.44378 | (17121319) | | |
| 650725.76 | 4188433.34 | 157.42887 | (17121319) | 650825.76 |
| 4188433.34 | 139.75128 | (17010504) | | |
| 651125.76 | 4188433.34 | 107.05283 | (17122519) | 649125.76 |
| 4188483.34 | 329.32707 | (17013105) | | |
| 649225.76 | 4188483.34 | 391.98146 | (17121207) | 649325.76 |
| 4188483.34 | 490.99748 | (17021308) | | |
| 649425.76 | 4188483.34 | 625.44530 | (17021308) | 649525.76 |
| 4188483.34 | 795.63793 | (17120517) | | |
| 649625.76 | 4188483.34 | 1053.26530 | (13013108) | 649725.76 |
| 4188483.34 | 1360.74636 | (14012608) | | |
| 650425.76 | 4188483.34 | 258.18247 | (17121319) | 650525.76 |
| 4188483.34 | 214.13541 | (17010504) | | |
| 650625.76 | 4188483.34 | 184.97649 | (17122519) | 650725.76 |
| 4188483.34 | 167.78054 | (17122519) | | |
| 650825.76 | 4188483.34 | 149.65515 | (17122519) | 651125.76 |
| 4188483.34 | 104.95606 | (17122719) | | |
| 649125.76 | 4188533.34 | 336.40811 | (17022506) | 649225.76 |
| 4188533.34 | 404.52353 | (17022506) | | |
| 649325.76 | 4188533.34 | 503.67498 | (17013105) | 649425.76 |
| 4188533.34 | 638.08072 | (17121823) | | |
| 649525.76 | 4188533.34 | 916.45372 | (17021308) | 649625.76 |
| 4188533.34 | 1190.49287 | (17120517) | | |
| 649725.76 | 4188533.34 | 1758.88136 | (14021408) | 650425.76 |
| 4188533.34 | 273.35222 | (17122519) | | |
| 650525.76 | 4188533.34 | 229.77678 | (17122519) | 650625.76 |

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|------------|------------|------------|------------|-----------|
| 4188533.34 | 191.74817 | (17122519) | | |
| 650725.76 | 4188533.34 | 166.50621 | (17122719) | 650825.76 |
| 4188533.34 | 145.36566 | (17122719) | | |
| 651125.76 | 4188533.34 | 101.55904 | (17122621) | 649125.76 |
| 4188583.34 | 327.99560 | (17013008) | | |
| 649225.76 | 4188583.34 | 403.57727 | (17121807) | 649325.76 |
| 4188583.34 | 510.66925 | (17121807) | | |
| 649425.76 | 4188583.34 | 659.14096 | (17022506) | 649525.76 |
| 4188583.34 | 907.77489 | (17022506) | | |
| 649625.76 | 4188583.34 | 1407.08353 | (17021308) | 649725.76 |
| 4188583.34 | 0.00000 | (00000000) | | |
| 650425.76 | 4188583.34 | 265.93349 | (17122621) | 650525.76 |
| 4188583.34 | 224.25517 | (17122621) | | |
| 650625.76 | 4188583.34 | 191.79763 | (17122621) | 650725.76 |
| 4188583.34 | 166.06578 | (17122621) | | |
| 650825.76 | 4188583.34 | 145.32107 | (17122621) | 651125.76 |
| 4188583.34 | 102.47307 | (17122621) | | |
| 649125.76 | 4188633.34 | 346.84178 | (17011505) | 649225.76 |
| 4188633.34 | 419.97488 | (17011505) | | |
| 649325.76 | 4188633.34 | 523.44462 | (17011505) | 649425.76 |
| 4188633.34 | 678.43152 | (17011505) | | |
| 649525.76 | 4188633.34 | 929.91503 | (17011505) | 649625.76 |
| 4188633.34 | 1417.32300 | (17121203) | | |
| 649725.76 | 4188633.34 | 0.00000 | (00000000) | 649825.76 |
| 4188633.34 | 0.00000 | (00000000) | | |
| 649925.76 | 4188633.34 | 1412.41421 | (14022208) | 650025.76 |
| 4188633.34 | 861.71996 | (14022208) | | |
| 650125.76 | 4188633.34 | 592.83626 | (14022208) | 650225.76 |
| 4188633.34 | 438.19586 | (14022208) | | |
| 650325.76 | 4188633.34 | 339.92512 | (14022208) | 650425.76 |
| 4188633.34 | 273.16824 | (16010203) | | |
| 650525.76 | 4188633.34 | 228.00557 | (16010203) | 650625.76 |
| 4188633.34 | 194.14946 | (16010203) | | |

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION
 VALUES FOR SOURCE GROUP: VOL3 ***
 INCLUDING SOURCE(S): VOL3 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | (YYMMDDHH) | X-COORD (M) |
|-------------|-------------|------------|------------|-------------|
| Y-COORD (M) | CONC | (YYMMDDHH) | | |
| 650725.76 | 4188633.34 | 167.97776 | (16010203) | 650825.76 |
| 4188633.34 | 147.22916 | (16010203) | | |
| 651125.76 | 4188633.34 | 105.16249 | (16010203) | 649125.76 |
| 4188683.34 | 341.09669 | (17122903) | | |
| 649225.76 | 4188683.34 | 413.24023 | (17011121) | 649325.76 |
| 4188683.34 | 523.13922 | (17121322) | | |
| 649425.76 | 4188683.34 | 670.95664 | (17121322) | 649525.76 |
| 4188683.34 | 887.39021 | (17122608) | | |
| 649625.76 | 4188683.34 | 1374.37108 | (17011201) | 649725.76 |
| 4188683.34 | 2142.89174 | (17122909) | | |
| 649825.76 | 4188683.34 | 0.00000 | (00000000) | 649925.76 |
| 4188683.34 | 1320.07540 | (14011317) | | |
| 650025.76 | 4188683.34 | 808.14331 | (13032807) | 650125.76 |
| 4188683.34 | 562.94467 | (14021120) | | |
| 650225.76 | 4188683.34 | 429.77529 | (14021603) | 650325.76 |
| 4188683.34 | 340.52968 | (14022208) | | |
| 650425.76 | 4188683.34 | 285.63567 | (14022208) | 650525.76 |
| 4188683.34 | 242.80291 | (14022208) | | |
| 650625.76 | 4188683.34 | 208.89988 | (14022208) | 650725.76 |
| 4188683.34 | 181.66832 | (14022208) | | |
| 650825.76 | 4188683.34 | 159.49326 | (14022208) | 651125.76 |
| 4188683.34 | 113.09579 | (14022208) | | |
| 649125.76 | 4188733.34 | 329.16994 | (17120702) | 649225.76 |
| 4188733.34 | 385.97281 | (17120702) | | |
| 649325.76 | 4188733.34 | 485.50754 | (17122608) | 649425.76 |
| 4188733.34 | 639.33450 | (17011201) | | |
| 649525.76 | 4188733.34 | 878.33545 | (17121007) | 649625.76 |
| 4188733.34 | 1078.04311 | (17121402) | | |
| 649725.76 | 4188733.34 | 1506.36081 | (17122724) | 649825.76 |
| 4188733.34 | 1834.14400 | (17022508) | | |
| 649925.76 | 4188733.34 | 1148.61962 | (17121119) | 650025.76 |
| 4188733.34 | 771.41647 | (14011317) | | |
| 650125.76 | 4188733.34 | 550.75919 | (15010317) | 650225.76 |
| 4188733.34 | 419.10101 | (13032807) | | |
| 650325.76 | 4188733.34 | 332.76191 | (14010519) | 650425.76 |
| 4188733.34 | 268.82883 | (14021120) | | |
| 650525.76 | 4188733.34 | 228.41354 | (15122424) | 650625.76 |
| 4188733.34 | 196.49632 | (14021603) | | |
| 650725.76 | 4188733.34 | 169.03348 | (14021603) | 650825.76 |
| 4188733.34 | 147.48298 | (15020206) | | |
| 651125.76 | 4188733.34 | 109.98815 | (14022208) | 649125.76 |
| 4188783.34 | 317.33990 | (17122608) | | |
| 649225.76 | 4188783.34 | 379.86875 | (17122608) | 649325.76 |
| 4188783.34 | 494.29798 | (17011201) | | |
| 649425.76 | 4188783.34 | 627.84387 | (17020404) | 649525.76 |

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|------------|------------|------------|------------|-----------|
| 4188783.34 | 709.03671 | (17043004) | | |
| 649625.76 | 4188783.34 | 871.45368 | (17122909) | 649725.76 |
| 4188783.34 | 1201.78055 | (17120219) | | |
| 649825.76 | 4188783.34 | 1311.63009 | (17022508) | 649925.76 |
| 4188783.34 | 989.38550 | (17122321) | | |
| 650025.76 | 4188783.34 | 740.78424 | (17121119) | 650125.76 |
| 4188783.34 | 521.23472 | (13020908) | | |
| 650225.76 | 4188783.34 | 402.07794 | (14011317) | 650325.76 |
| 4188783.34 | 325.15650 | (13020204) | | |
| 650425.76 | 4188783.34 | 268.13303 | (15122617) | 650525.76 |
| 4188783.34 | 224.75628 | (14010519) | | |
| 650625.76 | 4188783.34 | 192.28988 | (14010519) | 650725.76 |
| 4188783.34 | 165.15725 | (14021120) | | |
| 650825.76 | 4188783.34 | 147.75368 | (15122424) | 651125.76 |
| 4188783.34 | 106.65789 | (14021603) | | |
| 649125.76 | 4188833.34 | 324.03366 | (17011201) | 649225.76 |
| 4188833.34 | 384.22450 | (17120707) | | |
| 649325.76 | 4188833.34 | 478.90989 | (17020404) | 649425.76 |
| 4188833.34 | 518.85355 | (17043004) | | |
| 649525.76 | 4188833.34 | 564.07054 | (17120208) | 649625.76 |
| 4188833.34 | 769.95811 | (17122909) | | |
| 649725.76 | 4188833.34 | 979.09386 | (17012717) | 649825.76 |
| 4188833.34 | 1004.11304 | (17012905) | | |
| 649925.76 | 4188833.34 | 860.62082 | (17022706) | 650025.76 |
| 4188833.34 | 665.58449 | (17022407) | | |
| 650125.76 | 4188833.34 | 505.71654 | (17121119) | 650225.76 |
| 4188833.34 | 384.47756 | (14022307) | | |
| 650325.76 | 4188833.34 | 318.88266 | (14011317) | 650425.76 |
| 4188833.34 | 263.78960 | (15010317) | | |
| 650525.76 | 4188833.34 | 220.57853 | (13020204) | 650625.76 |
| 4188833.34 | 191.46592 | (15122617) | | |
| 650725.76 | 4188833.34 | 164.16731 | (13120917) | 650825.76 |
| 4188833.34 | 146.77074 | (14010519) | | |
| 651125.76 | 4188833.34 | 105.34230 | (15122424) | 649125.76 |
| 4188883.34 | 316.50395 | (17121007) | | |

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION
VALUES FOR SOURCE GROUP: VOL3 ***
INCLUDING SOURCE(S): VOL3 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| Y-COORD (M) | X-COORD (M) | Y-COORD (M) | CONC | (YYMMDDHH) | X-COORD (M) |
|-------------|-------------|-------------|-----------|------------|-------------|
| 4188883.34 | 649225.76 | 4188883.34 | 379.04071 | (17020404) | 649325.76 |
| 4188883.34 | 649425.76 | 4188883.34 | 413.29783 | (17120208) | 649525.76 |
| 4188883.34 | 649625.76 | 4188883.34 | 644.96329 | (17122724) | 649725.76 |
| 4188883.34 | 649825.76 | 4188883.34 | 810.20193 | (17012905) | 649925.76 |
| 4188883.34 | 650025.76 | 4188883.34 | 589.73337 | (17122321) | 650125.76 |
| 4188883.34 | 650225.76 | 4188883.34 | 364.77467 | (14012706) | 650325.76 |
| 4188883.34 | 650425.76 | 4188883.34 | 256.34545 | (14011317) | 650525.76 |
| 4188883.34 | 650625.76 | 4188883.34 | 189.43108 | (15010317) | 650725.76 |
| 4188883.34 | 650825.76 | 4188883.34 | 145.76914 | (15122617) | 651125.76 |
| 4188933.34 | 650125.76 | 4188933.34 | 450.11949 | (17022407) | 650225.76 |
| 4188933.34 | 650325.76 | 4188933.34 | 285.78186 | (14012706) | 650425.76 |
| 4188933.34 | 650525.76 | 4188933.34 | 209.10641 | (14011317) | 650625.76 |
| 4188933.34 | 650725.76 | 4188933.34 | 161.34439 | (15010317) | 650825.76 |
| 4188933.34 | 651125.76 | 4188933.34 | 103.11460 | (13032807) | 650425.76 |
| 4188983.34 | 650525.76 | 4188983.34 | 202.94963 | (14022307) | 650625.76 |
| 4188983.34 | 650725.76 | 4188983.34 | 157.86438 | (14011317) | 650825.76 |
| 4188983.34 | 651125.76 | 4188983.34 | 103.01923 | (15122617) | 650525.76 |
| 4189033.34 | 650625.76 | 4189033.34 | 172.15697 | (14022307) | 650725.76 |
| 4189033.34 | 650825.76 | 4189033.34 | 137.89561 | (14011317) | 651125.76 |
| 4189033.34 | 650525.76 | 4189083.34 | 199.11722 | (17121119) | 650625.76 |
| 4189083.34 | 650725.76 | 4189083.34 | 148.41358 | (14022307) | 650825.76 |
| 4189083.34 | 651125.76 | 4189083.34 | 99.09860 | (13121420) | 650525.76 |

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4189133.34      195.22972 (17121119)
      650625.76  4189133.34      164.51674 (17121119)      650725.76
4189133.34      145.98691 (17120617)
      650825.76  4189133.34      129.63421 (14022307)      651125.76
4189133.34      98.49643 (14011317)
      650781.98  4189510.65      120.70473 (17022407)      650760.33
4189397.50      115.81421 (17120122)
^ *** AERMOD - VERSION 19191 ***      *** C:\Users\Smith\Dropbox\My PC
(DESKTOP-977GSBU)\Documents\HRA\Ashley ***      10/26/23
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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION
VALUES FOR SOURCE GROUP: VOL4 ***
INCLUDING SOURCE(S): VOL4 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | (YYMMDDHH) | X-COORD (M) |
|-------------|-------------|------------|------------|-------------|
| Y-COORD (M) | CONC | (YYMMDDHH) | | |
| 649676.34 | 4188314.55 | 278.37453 | (17021420) | 649629.66 |
| 4188294.84 | 257.92821 | (17021420) | | |
| 649810.15 | 4188312.48 | 337.68656 | (17120517) | 649364.10 |
| 4188360.20 | 188.39157 | (17121207) | | |
| 649327.80 | 4188355.01 | 180.56192 | (17121207) | 649380.70 |
| 4188758.52 | 205.09389 | (17121322) | | |
| 650495.81 | 4188841.51 | 886.88555 | (17021405) | 650597.47 |
| 4188832.17 | 707.77695 | (17022407) | | |
| 650536.27 | 4188878.85 | 725.77981 | (17021405) | 650577.76 |
| 4188877.81 | 667.60085 | (17012601) | | |
| 650602.66 | 4188860.18 | 632.59100 | (17122321) | 650610.95 |
| 4188880.93 | 612.03619 | (17122321) | | |
| 650638.10 | 4188858.53 | 611.04759 | (17022407) | 650664.10 |
| 4188331.03 | 541.76979 | (17012908) | | |
| 650668.72 | 4188350.83 | 515.63737 | (17012908) | 650677.96 |
| 4188379.86 | 568.62497 | (17122320) | | |
| 650699.74 | 4188414.84 | 617.56785 | (17011509) | 650758.47 |
| 4188658.36 | 542.18270 | (14022208) | | |
| 650765.73 | 4188678.82 | 495.83581 | (14021603) | 650773.65 |
| 4188706.54 | 476.43311 | (14010519) | | |
| 650778.27 | 4188726.34 | 468.75237 | (13032807) | 650805.33 |

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|------------|------------|------------|------------|--|-----------|
| 4188805.53 | 418.24983 | (14011317) | | | |
| 650806.65 | 4188824.01 | 403.25781 | (13020908) | | 650811.27 |
| 4188843.81 | 386.80604 | (14022307) | | | |
| 650814.57 | 4188862.29 | 381.30376 | (13121617) | | 650846.24 |
| 4188924.98 | 355.99912 | (17121119) | | | |
| 650850.86 | 4188951.38 | 344.77582 | (17121119) | | 650854.82 |
| 4188976.46 | 328.03347 | (17123020) | | | |
| 650698.00 | 4188307.32 | 475.72069 | (17012908) | | 650692.60 |
| 4188291.80 | 484.52171 | (17012908) | | | |
| 650724.82 | 4189245.80 | 265.05180 | (17021405) | | 650726.07 |
| 4189273.37 | 244.37316 | (17121904) | | | |
| 650856.27 | 4189006.30 | 291.47518 | (17022407) | | 650857.23 |
| 4189022.60 | 304.28995 | (17022407) | | | |
| 650859.15 | 4189041.29 | 307.91674 | (17022407) | | 650859.15 |
| 4189058.54 | 302.80534 | (17022407) | | | |
| 650860.58 | 4189076.28 | 288.24606 | (17022407) | | 650861.54 |
| 4189094.49 | 269.72205 | (14011617) | | | |
| 650857.71 | 4189113.19 | 263.70527 | (17022408) | | 650847.16 |
| 4189118.94 | 271.02907 | (17122321) | | | |
| 650848.12 | 4189134.76 | 274.42728 | (17122321) | | 650850.04 |
| 4189155.37 | 271.23618 | (17122321) | | | |
| 650851.48 | 4189171.66 | 263.74918 | (17122321) | | 650853.87 |
| 4189184.12 | 255.69870 | (17122321) | | | |
| 650856.75 | 4189199.46 | 243.91712 | (17122321) | | 650857.71 |
| 4189213.36 | 242.84365 | (17012601) | | | |
| 650860.58 | 4189226.30 | 242.14631 | (17012601) | | 650862.50 |
| 4189242.60 | 240.21752 | (17012601) | | | |
| 650865.38 | 4189258.42 | 235.64493 | (17012601) | | 650867.77 |
| 4189275.19 | 228.87639 | (17012601) | | | |
| 650868.73 | 4189291.49 | 220.09802 | (17012601) | | 650872.09 |
| 4189309.23 | 209.90685 | (17022706) | | | |
| 650874.00 | 4189325.04 | 208.02995 | (17022706) | | 650875.92 |
| 4189340.38 | 204.86822 | (17022706) | | | |
| 650878.80 | 4189355.24 | 200.61555 | (17022706) | | 650881.19 |
| 4189373.45 | 194.38673 | (17022706) | | | |
| 650884.55 | 4189390.71 | 187.60865 | (17022706) | | 650888.86 |
| 4189407.01 | 181.99166 | (17022324) | | | |
| 650889.82 | 4189427.14 | 179.43208 | (17021405) | | 650891.74 |
| 4189443.43 | 179.54643 | (17021405) | | | |
| 650895.09 | 4189461.17 | 178.06115 | (17021405) | | 650898.45 |
| 4189475.55 | 176.08511 | (17021405) | | | |
| 650898.45 | 4189489.93 | 174.44968 | (17021405) | | 650902.28 |
| 4189504.31 | 171.47717 | (17021405) | | | |
| 650709.41 | 4188344.56 | 488.84495 | (17122320) | | 650722.45 |
| 4188284.03 | 435.57616 | (17012908) | | | |
| 650745.73 | 4188280.30 | 379.59013 | (17012908) | | 650735.49 |
| 4188223.50 | 399.82640 | (17012908) | | | |
| 650721.52 | 4188167.62 | 374.57696 | (17120120) | | 650525.76 |
| 4188133.34 | 452.75748 | (17122701) | | | |
| 651125.76 | 4188133.34 | 220.24354 | (17011509) | | 649125.76 |

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4188183.34      144.77626 (17021308)
                649225.76 4188183.34      153.15098 (17021308)      649325.76
4188183.34      170.18542 (17120203)
                649425.76 4188183.34      186.28414 (17123002)      649525.76
4188183.34      211.68130 (17121504)
                649625.76 4188183.34      233.92308 (17120517)      649725.76
4188183.34      250.61592 (13012121)
                649825.76 4188183.34      288.31564 (14120608)      649925.76
4188183.34      329.25653 (13013108)

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^ *** AERMOD - VERSION 19191 *** *** C:\Users\Smith\Dropbox\My PC
(DESKTOP-977GSBU)\Documents\HRA\Ashley ***      10/26/23
*** AERMET - VERSION 18081 *** ***
***      16:20:52

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

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*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION
VALUES FOR SOURCE GROUP: VOL4 ***
INCLUDING SOURCE(S): VOL4 ,

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*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | (YYMMDDHH) | X-COORD (M) |
|-------------|-------------|------------|------------|-------------|
| Y-COORD (M) | CONC | (YYMMDDHH) | | |
| 650025.76 | 4188183.34 | 357.48557 | (15122802) | 650125.76 |
| 4188183.34 | 406.18666 | (13020306) | | |
| 650225.76 | 4188183.34 | 457.22432 | (14021105) | 650325.76 |
| 4188183.34 | 545.22387 | (17011609) | | |
| 650425.76 | 4188183.34 | 501.47403 | (17120822) | 650525.76 |
| 4188183.34 | 488.86015 | (17122701) | | |
| 650625.76 | 4188183.34 | 449.05499 | (17020801) | 650725.76 |
| 4188183.34 | 363.58006 | (17120120) | | |
| 650825.76 | 4188183.34 | 313.26311 | (17012908) | 651125.76 |
| 4188183.34 | 261.30057 | (17011509) | | |
| 649125.76 | 4188233.34 | 140.49564 | (17123023) | 649225.76 |
| 4188233.34 | 160.32981 | (17021308) | | |
| 649325.76 | 4188233.34 | 177.37224 | (17021308) | 649425.76 |
| 4188233.34 | 194.02744 | (17120203) | | |
| 649525.76 | 4188233.34 | 214.67439 | (17123002) | 649625.76 |
| 4188233.34 | 246.67449 | (17121504) | | |
| 649725.76 | 4188233.34 | 269.45488 | (17120517) | 649825.76 |
| 4188233.34 | 303.49979 | (13012105) | | |
| 649925.76 | 4188233.34 | 347.23963 | (14021223) | 650025.76 |

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|------------|------------|------------|------------|-----------|
| 4188233.34 | 403.03905 | (16010309) | | |
| 650125.76 | 4188233.34 | 461.33383 | (13020205) | 650225.76 |
| 4188233.34 | 520.31924 | (17122918) | | |
| 650325.76 | 4188233.34 | 625.76921 | (17011609) | 650425.76 |
| 4188233.34 | 590.21428 | (17122917) | | |
| 650525.76 | 4188233.34 | 553.44397 | (17012804) | 650625.76 |
| 4188233.34 | 496.71070 | (17020801) | | |
| 650725.76 | 4188233.34 | 410.77864 | (17012908) | 650825.76 |
| 4188233.34 | 324.69679 | (17122320) | | |
| 651125.76 | 4188233.34 | 245.01129 | (17011509) | 649125.76 |
| 4188283.34 | 141.89042 | (17121207) | | |
| 649225.76 | 4188283.34 | 159.65878 | (17123023) | 649325.76 |
| 4188283.34 | 175.88041 | (17021308) | | |
| 649425.76 | 4188283.34 | 205.41401 | (17021308) | 649525.76 |
| 4188283.34 | 222.64681 | (17120203) | | |
| 649625.76 | 4188283.34 | 251.17271 | (17021420) | 649725.76 |
| 4188283.34 | 292.31996 | (17121504) | | |
| 649825.76 | 4188283.34 | 318.42945 | (15010907) | 649925.76 |
| 4188283.34 | 371.34739 | (13010908) | | |
| 650025.76 | 4188283.34 | 441.21725 | (13013108) | 650125.76 |
| 4188283.34 | 512.22513 | (15010507) | | |
| 650225.76 | 4188283.34 | 599.18402 | (17123007) | 650325.76 |
| 4188283.34 | 718.37230 | (17011609) | | |
| 650425.76 | 4188283.34 | 696.93239 | (17122917) | 650525.76 |
| 4188283.34 | 640.90511 | (17122620) | | |
| 650625.76 | 4188283.34 | 529.72327 | (17120120) | 650725.76 |
| 4188283.34 | 428.53864 | (17012908) | | |
| 650825.76 | 4188283.34 | 384.56415 | (17122320) | 651125.76 |
| 4188283.34 | 198.54688 | (17122619) | | |
| 649125.76 | 4188333.34 | 144.29453 | (17012823) | 649225.76 |
| 4188333.34 | 160.37291 | (17121207) | | |
| 649325.76 | 4188333.34 | 176.73758 | (17123023) | 649425.76 |
| 4188333.34 | 201.16483 | (17123023) | | |
| 649525.76 | 4188333.34 | 237.13403 | (17021308) | 649625.76 |
| 4188333.34 | 259.84508 | (17021308) | | |
| 649725.76 | 4188333.34 | 301.76646 | (17021420) | 649825.76 |
| 4188333.34 | 353.69278 | (17121504) | | |
| 649925.76 | 4188333.34 | 392.25777 | (17123107) | 650025.76 |
| 4188333.34 | 472.25905 | (13010906) | | |
| 650125.76 | 4188333.34 | 566.22877 | (15122802) | 650225.76 |
| 4188333.34 | 647.28483 | (15021203) | | |
| 650325.76 | 4188333.34 | 823.30352 | (17011609) | 650425.76 |
| 4188333.34 | 821.55102 | (17122917) | | |
| 650525.76 | 4188333.34 | 723.90545 | (17012903) | 650625.76 |
| 4188333.34 | 552.03928 | (17012908) | | |
| 650725.76 | 4188333.34 | 470.66135 | (17122320) | 650825.76 |
| 4188333.34 | 426.49515 | (17011509) | | |
| 651125.76 | 4188333.34 | 202.81066 | (17121906) | 649125.76 |
| 4188383.34 | 146.71467 | (17013105) | | |
| 649225.76 | 4188383.34 | 163.65335 | (17013105) | 649325.76 |

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4188383.34      180.12964 (17012823)
      649425.76  4188383.34      204.23272 (17121207)      649525.76
4188383.34      232.99255 (17123023)
      649625.76  4188383.34      271.43114 (17021308)      649725.76
4188383.34      321.83891 (17021308)
      649825.76  4188383.34      370.68847 (17021420)      649925.76
4188383.34      439.45806 (17121504)
      650025.76  4188383.34      509.42506 (15011205)      650125.76
4188383.34      635.87606 (13013108)
      650225.76  4188383.34      764.34920 (13020205)      650325.76
4188383.34      939.41222 (17011609)

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

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*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION
VALUES FOR SOURCE GROUP: VOL4 ***
INCLUDING SOURCE(S): VOL4 ,

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*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | (YYMMDDHH) | X-COORD (M) |
|-------------|----------------------|------------|------------|-------------|
| Y-COORD (M) | CONC | (YYMMDDHH) | | |
| 650425.76 | 4188383.34 | 963.66350 | (17122917) | 650525.76 |
| 4188383.34 | 825.60544 (17020801) | | | |
| 650625.76 | 4188383.34 | 630.36822 | (17012908) | 650725.76 |
| 4188383.34 | 529.60826 (17121219) | | | |
| 650825.76 | 4188383.34 | 486.37820 | (17011509) | 651125.76 |
| 4188383.34 | 203.92832 (17020824) | | | |
| 649125.76 | 4188433.34 | 149.77491 | (17022506) | 649225.76 |
| 4188433.34 | 163.29064 (17022506) | | | |
| 649325.76 | 4188433.34 | 180.81155 | (17013105) | 649425.76 |
| 4188433.34 | 209.30314 (17013105) | | | |
| 649525.76 | 4188433.34 | 234.13069 | (17012823) | 649625.76 |
| 4188433.34 | 272.63963 (17121207) | | | |
| 649725.76 | 4188433.34 | 321.81217 | (17123023) | 649825.76 |
| 4188433.34 | 401.23035 (17021308) | | | |
| 649925.76 | 4188433.34 | 468.36251 | (17021420) | 650025.76 |
| 4188433.34 | 572.16007 (17120517) | | | |
| 650125.76 | 4188433.34 | 695.93949 | (13022803) | 650225.76 |

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|------------|------------|------------|------------|------------|
| 4188433.34 | 875.47552 | (15010507) | | |
| | 650325.76 | 4188433.34 | 1063.60275 | (17011609) |
| 4188433.34 | 1132.66771 | (17013024) | | 650425.76 |
| | 650525.76 | 4188433.34 | 904.57155 | (17120120) |
| 4188433.34 | 717.17859 | (17122320) | | 650625.76 |
| | 650725.76 | 4188433.34 | 649.80803 | (17011509) |
| 4188433.34 | 380.09768 | (17122619) | | 650825.76 |
| | 651125.76 | 4188433.34 | 205.88998 | (17011303) |
| 4188483.34 | 146.84147 | (17122902) | | 649125.76 |
| | 649225.76 | 4188483.34 | 162.03712 | (17122902) |
| 4188483.34 | 185.79418 | (17022506) | | 649325.76 |
| | 649425.76 | 4188483.34 | 212.58529 | (17022506) |
| 4188483.34 | 238.28995 | (17022506) | | 649525.76 |
| | 649625.76 | 4188483.34 | 279.21629 | (17013105) |
| 4188483.34 | 325.02318 | (17013105) | | 649725.76 |
| | 650425.76 | 4188483.34 | 1396.25353 | (17122701) |
| 4188483.34 | 1043.07404 | (17012908) | | 650525.76 |
| | 650625.76 | 4188483.34 | 908.91975 | (17011509) |
| 4188483.34 | 507.93973 | (17122619) | | 650725.76 |
| | 650825.76 | 4188483.34 | 379.78445 | (17020824) |
| 4188483.34 | 210.57493 | (17010504) | | 651125.76 |
| | 649125.76 | 4188533.34 | 144.46832 | (17121807) |
| 4188533.34 | 164.16964 | (17121807) | | 649225.76 |
| | 649325.76 | 4188533.34 | 186.74605 | (17121807) |
| 4188533.34 | 212.29685 | (17121807) | | 649425.76 |
| | 649525.76 | 4188533.34 | 240.61866 | (17121807) |
| 4188533.34 | 278.93021 | (17022506) | | 649625.76 |
| | 649725.76 | 4188533.34 | 337.37955 | (17022506) |
| 4188533.34 | 1807.01657 | (17122318) | | 650425.76 |
| | 650525.76 | 4188533.34 | 1355.82332 | (17011509) |
| 4188533.34 | 744.96301 | (17011509) | | 650625.76 |
| | 650725.76 | 4188533.34 | 498.13956 | (17011303) |
| 4188533.34 | 391.76083 | (17121319) | | 650825.76 |
| | 651125.76 | 4188533.34 | 227.62096 | (17122519) |
| 4188583.34 | 148.70752 | (17013008) | | 649125.76 |
| | 649225.76 | 4188583.34 | 166.21715 | (17013008) |
| 4188583.34 | 186.96325 | (17013008) | | 649325.76 |
| | 649425.76 | 4188583.34 | 211.74005 | (17013008) |
| 4188583.34 | 241.57648 | (17013008) | | 649525.76 |
| | 649625.76 | 4188583.34 | 277.80344 | (17013008) |
| 4188583.34 | 329.16967 | (17121807) | | 649725.76 |
| | 650425.76 | 4188583.34 | 0.00000 | (00000000) |
| 4188583.34 | 1260.62293 | (17011509) | | 650525.76 |
| | 650625.76 | 4188583.34 | 725.96240 | (17121319) |
| 4188583.34 | 550.79328 | (17122519) | | 650725.76 |
| | 650825.76 | 4188583.34 | 414.70258 | (17122519) |
| 4188583.34 | 220.19483 | (17122621) | | 651125.76 |
| | 649125.76 | 4188633.34 | 155.21764 | (17011505) |
| 4188633.34 | 172.68951 | (17011505) | | 649225.76 |
| | 649325.76 | 4188633.34 | 193.74731 | (17011505) |

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|------------|------------|------------|------------|-----------|
| 4188633.34 | 219.55772 | (17011505) | | |
| 649525.76 | 4188633.34 | 251.78242 | (17011505) | 649625.76 |
| 4188633.34 | 292.89780 | (17011505) | | |
| 649725.76 | 4188633.34 | 346.77514 | (17011505) | 649825.76 |
| 4188633.34 | 419.76900 | (17011505) | | |
| 649925.76 | 4188633.34 | 522.98698 | (17011505) | 650025.76 |
| 4188633.34 | 677.52814 | (17011505) | | |
| 650125.76 | 4188633.34 | 928.30124 | (17011505) | 650225.76 |
| 4188633.34 | 1398.75027 | (17121203) | | |
| 650325.76 | 4188633.34 | 0.00000 | (00000000) | 650425.76 |
| 4188633.34 | 0.00000 | (00000000) | | |
| 650525.76 | 4188633.34 | 1334.00590 | (14022208) | 650625.76 |
| 4188633.34 | 817.61411 | (14022208) | | |

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 (DESKTOP-977GSBU)\Documents\HRA\Ashley *** 10/26/23
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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION
 VALUES FOR SOURCE GROUP: VOL4 ***
 INCLUDING SOURCE(S): VOL4 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | (YYMMDDHH) | X-COORD (M) |
|-------------|-------------|------------|------------|-------------|
| Y-COORD (M) | CONC | (YYMMDDHH) | | |
| 650725.76 | 4188633.34 | 564.72017 | (14022208) | 650825.76 |
| 4188633.34 | 418.82287 | (14022208) | | |
| 651125.76 | 4188633.34 | 223.38464 | (16010203) | 649125.76 |
| 4188683.34 | 152.87762 | (17013107) | | |
| 649225.76 | 4188683.34 | 171.23998 | (17013107) | 649325.76 |
| 4188683.34 | 193.09269 | (17013107) | | |
| 649425.76 | 4188683.34 | 219.39162 | (17013107) | 649525.76 |
| 4188683.34 | 251.36145 | (17013107) | | |
| 649625.76 | 4188683.34 | 290.64865 | (17013107) | 649725.76 |
| 4188683.34 | 339.47393 | (17013107) | | |
| 649825.76 | 4188683.34 | 412.89166 | (17122903) | 649925.76 |
| 4188683.34 | 519.87952 | (17121322) | | |
| 650025.76 | 4188683.34 | 678.14670 | (17121322) | 650125.76 |
| 4188683.34 | 882.46798 | (17121322) | | |
| 650225.76 | 4188683.34 | 1380.60512 | (17011201) | 650325.76 |

| | | | | |
|------------|------------|------------|------------|-----------|
| 4188683.34 | 0.00000 | (00000000) | | |
| 650425.76 | 4188683.34 | 0.00000 | (00000000) | 650525.76 |
| 4188683.34 | 1268.18998 | (14011317) | | |
| 650625.76 | 4188683.34 | 780.95833 | (14010519) | 650725.76 |
| 4188683.34 | 555.88277 | (14021603) | | |
| 650825.76 | 4188683.34 | 420.28835 | (14021603) | 651125.76 |
| 4188683.34 | 242.21971 | (14022208) | | |
| 649125.76 | 4188733.34 | 152.42143 | (17122903) | 649225.76 |
| 4188733.34 | 170.51978 | (17122903) | | |
| 649325.76 | 4188733.34 | 190.85036 | (17122903) | 649425.76 |
| 4188733.34 | 214.06096 | (17011121) | | |
| 649525.76 | 4188733.34 | 248.97867 | (17121322) | 649625.76 |
| 4188733.34 | 289.91243 | (17121322) | | |
| 649725.76 | 4188733.34 | 334.15022 | (17121322) | 649825.76 |
| 4188733.34 | 391.28984 | (17120702) | | |
| 649925.76 | 4188733.34 | 480.99809 | (17122608) | 650025.76 |
| 4188733.34 | 632.01718 | (17122608) | | |
| 650125.76 | 4188733.34 | 878.05448 | (17121007) | 650225.76 |
| 4188733.34 | 1123.34346 | (17121402) | | |
| 650325.76 | 4188733.34 | 1538.10190 | (17122724) | 650425.76 |
| 4188733.34 | 1815.22842 | (17022508) | | |
| 650525.76 | 4188733.34 | 1147.21872 | (17121119) | 650625.76 |
| 4188733.34 | 767.09884 | (14011317) | | |
| 650725.76 | 4188733.34 | 537.99025 | (13020204) | 650825.76 |
| 4188733.34 | 411.78543 | (13032807) | | |
| 651125.76 | 4188733.34 | 226.99395 | (14021603) | 649125.76 |
| 4188783.34 | 153.08586 | (17121322) | | |
| 649225.76 | 4188783.34 | 170.19461 | (17121322) | 649325.76 |
| 4188783.34 | 187.68118 | (17121322) | | |
| 649425.76 | 4188783.34 | 208.97061 | (17120702) | 649525.76 |
| 4188783.34 | 235.90776 | (17120702) | | |
| 649625.76 | 4188783.34 | 257.07121 | (17120702) | 649725.76 |
| 4188783.34 | 315.52473 | (17122608) | | |
| 649825.76 | 4188783.34 | 384.46417 | (17122608) | 649925.76 |
| 4188783.34 | 496.65365 | (17011201) | | |
| 650025.76 | 4188783.34 | 627.99826 | (17121007) | 650125.76 |
| 4188783.34 | 730.70715 | (17121402) | | |
| 650225.76 | 4188783.34 | 882.49520 | (17122909) | 650325.76 |
| 4188783.34 | 1211.66032 | (17120219) | | |
| 650425.76 | 4188783.34 | 1358.85766 | (17022508) | 650525.76 |
| 4188783.34 | 960.17549 | (17122321) | | |
| 650625.76 | 4188783.34 | 718.72756 | (17121119) | 650725.76 |
| 4188783.34 | 517.36159 | (13020908) | | |
| 650825.76 | 4188783.34 | 396.96850 | (15010317) | 651125.76 |
| 4188783.34 | 223.63238 | (14010519) | | |
| 649125.76 | 4188833.34 | 148.09906 | (17120702) | 649225.76 |
| 4188833.34 | 162.20130 | (17120702) | | |
| 649325.76 | 4188833.34 | 173.07029 | (17120702) | 649425.76 |
| 4188833.34 | 185.74377 | (17122608) | | |
| 649525.76 | 4188833.34 | 227.63095 | (17122608) | 649625.76 |

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4188833.34      265.64636 (17122608)
      649725.76  4188833.34      322.31285 (17011201)      649825.76
4188833.34      384.28132 (17120707)
      649925.76  4188833.34      479.67709 (17020404)      650025.76
4188833.34      525.89110 (17121402)
      650125.76  4188833.34      573.37883 (17120208)      650225.76
4188833.34      782.36404 (17122909)
      650325.76  4188833.34      1006.29178 (17012717)      650425.76
4188833.34      998.52377 (17012905)
      650525.76  4188833.34      849.59736 (17022706)      650625.76
4188833.34      645.00737 (17022407)
      650725.76  4188833.34      483.52401 (17121119)      650825.76
4188833.34      382.28058 (13020908)
      651125.76  4188833.34      218.91368 (15122617)      649125.76
4188883.34      132.70768 (17013104)

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^ *** AERMOD - VERSION 19191 ***      *** C:\Users\Smith\Dropbox\My PC
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*** AERMET - VERSION 18081 ***      ***
***      16:20:52

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*** MODELOPTs:      NonDEFAULT CONC FLAT RURAL ADJ_U*

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*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION
VALUES FOR SOURCE GROUP: VOL4      ***
INCLUDING SOURCE(S):      VOL4      ,

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*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | (YYMMDDHH) | X-COORD (M) |
|-------------|-------------|------------|------------|-------------|
| Y-COORD (M) | CONC | (YYMMDDHH) | | |
| 649225.76 | 4188883.34 | 147.55289 | (17122608) | 649325.76 |
| 4188883.34 | 174.36066 | (17122608) | | |
| 649425.76 | 4188883.34 | 197.87717 | (17122608) | 649525.76 |
| 4188883.34 | 225.27157 | (17011201) | | |
| 649625.76 | 4188883.34 | 273.50921 | (17011201) | 649725.76 |
| 4188883.34 | 314.77993 | (17122805) | | |
| 649825.76 | 4188883.34 | 380.90117 | (17020404) | 649925.76 |
| 4188883.34 | 402.49106 | (17121402) | | |
| 650025.76 | 4188883.34 | 415.46847 | (17120208) | 650125.76 |
| 4188883.34 | 501.08939 | (17010902) | | |
| 650225.76 | 4188883.34 | 651.98715 | (17122724) | 650325.76 |
| 4188883.34 | 835.62370 | (17012717) | | |
| 650425.76 | 4188883.34 | 819.81256 | (17012905) | 650525.76 |

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|------------|------------|------------|------------|-----------|
| 4188883.34 | 738.99480 | (17021405) | | |
| 650625.76 | 4188883.34 | 568.62125 | (17122321) | 650725.76 |
| 4188883.34 | 469.99341 | (17123020) | | |
| 650825.76 | 4188883.34 | 361.31578 | (13121617) | 651125.76 |
| 4188883.34 | 212.08622 | (15010317) | | |
| 650125.76 | 4188933.34 | 495.83390 | (17122909) | 650225.76 |
| 4188933.34 | 587.09363 | (17022607) | | |
| 650325.76 | 4188933.34 | 686.46299 | (17012717) | 650425.76 |
| 4188933.34 | 669.05639 | (17012905) | | |
| 650525.76 | 4188933.34 | 598.03730 | (17122223) | 650625.76 |
| 4188933.34 | 531.71376 | (17012601) | | |
| 650725.76 | 4188933.34 | 447.13457 | (17022407) | 650825.76 |
| 4188933.34 | 368.92287 | (17121119) | | |
| 651125.76 | 4188933.34 | 209.75412 | (14011317) | 650425.76 |
| 4188983.34 | 545.32815 | (17012905) | | |
| 650525.76 | 4188983.34 | 565.27396 | (17022508) | 650625.76 |
| 4188983.34 | 479.03030 | (17022706) | | |
| 650725.76 | 4188983.34 | 384.73991 | (17022408) | 650825.76 |
| 4188983.34 | 318.10194 | (17022407) | | |
| 651125.76 | 4188983.34 | 202.11275 | (14022307) | 650525.76 |
| 4189033.34 | 501.26104 | (17022508) | | |
| 650625.76 | 4189033.34 | 437.82060 | (17021405) | 650725.76 |
| 4189033.34 | 376.04856 | (17122321) | | |
| 650825.76 | 4189033.34 | 326.73671 | (17022407) | 651125.76 |
| 4189033.34 | 196.12423 | (17120617) | | |
| 650525.76 | 4189083.34 | 419.44209 | (17022508) | 650625.76 |
| 4189083.34 | 380.35525 | (17021405) | | |
| 650725.76 | 4189083.34 | 351.68416 | (17012601) | 650825.76 |
| 4189083.34 | 286.64459 | (17022408) | | |
| 651125.76 | 4189083.34 | 193.89026 | (17121119) | 650525.76 |
| 4189133.34 | 375.54481 | (17121401) | | |
| 650625.76 | 4189133.34 | 328.26892 | (17122223) | 650725.76 |
| 4189133.34 | 316.98608 | (17022706) | | |
| 650825.76 | 4189133.34 | 287.25441 | (17122321) | 651125.76 |
| 4189133.34 | 196.46538 | (17121119) | | |
| 650781.98 | 4189510.65 | 166.47668 | (17122223) | 650760.33 |
| 4189397.50 | 194.58059 | (17121904) | | |

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION
 VALUES FOR SOURCE GROUP: VOL5 ***

INCLUDING SOURCE(S): VOL5 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

| ** | | | | | |
|-------------|-------------|------------|------------|--|-------------|
| X-COORD (M) | Y-COORD (M) | CONC | (YYMMDDHH) | | X-COORD (M) |
| Y-COORD (M) | CONC | (YYMMDDHH) | | | |
| 649676.34 | 4188314.55 | 423.05774 | (13010908) | | 649629.66 |
| 4188294.84 | 380.57923 | (13012105) | | | |
| 649810.15 | 4188312.48 | 535.64538 | (16010309) | | 649364.10 |
| 4188360.20 | 290.61312 | (17021308) | | | |
| 649327.80 | 4188355.01 | 275.31484 | (17021308) | | 649380.70 |
| 4188758.52 | 293.25637 | (17120702) | | | |
| 650495.81 | 4188841.51 | 417.38901 | (13121617) | | 650597.47 |
| 4188832.17 | 342.21323 | (14011317) | | | |
| 650536.27 | 4188878.85 | 363.55279 | (13121617) | | 650577.76 |
| 4188877.81 | 334.87511 | (13121617) | | | |
| 650602.66 | 4188860.18 | 324.15412 | (13020908) | | 650610.95 |
| 4188880.93 | 312.93933 | (14022307) | | | |
| 650638.10 | 4188858.53 | 306.27688 | (13020908) | | 650664.10 |
| 4188331.03 | 331.41206 | (17011509) | | | |
| 650668.72 | 4188350.83 | 281.47680 | (17011509) | | 650677.96 |
| 4188379.86 | 277.77204 | (17122619) | | | |
| 650699.74 | 4188414.84 | 266.90230 | (17020824) | | 650758.47 |
| 4188658.36 | 280.15492 | (14022208) | | | |
| 650765.73 | 4188678.82 | 273.30505 | (14022208) | | 650773.65 |
| 4188706.54 | 254.83784 | (14021603) | | | |
| 650778.27 | 4188726.34 | 251.17118 | (15122424) | | 650805.33 |
| 4188805.53 | 235.54111 | (15122617) | | | |
| 650806.65 | 4188824.01 | 230.28096 | (13020204) | | 650811.27 |
| 4188843.81 | 230.32998 | (15010317) | | | |
| 650814.57 | 4188862.29 | 226.19534 | (15010317) | | 650846.24 |
| 4188924.98 | 209.17931 | (14011317) | | | |
| 650850.86 | 4188951.38 | 203.08959 | (13020908) | | 650854.82 |
| 4188976.46 | 197.07935 | (14022307) | | | |
| 650698.00 | 4188307.32 | 315.99650 | (17011509) | | 650692.60 |
| 4188291.80 | 339.45866 | (17011509) | | | |
| 650724.82 | 4189245.80 | 189.72508 | (17120205) | | 650726.07 |
| 4189273.37 | 186.79814 | (17022408) | | | |
| 650856.27 | 4189006.30 | 190.63691 | (14022307) | | 650857.23 |
| 4189022.60 | 190.19772 | (17120617) | | | |
| 650859.15 | 4189041.29 | 189.56766 | (17120617) | | 650859.15 |
| 4189058.54 | 184.20097 | (14012706) | | | |
| 650860.58 | 4189076.28 | 183.57926 | (14012706) | | 650861.54 |
| 4189094.49 | 186.83868 | (17121119) | | | |
| 650857.71 | 4189113.19 | 194.13366 | (17121119) | | 650847.16 |
| 4189118.94 | 197.68962 | (17121119) | | | |
| 650848.12 | 4189134.76 | 193.94816 | (17121119) | | 650850.04 |

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|------------|------------|------------|------------|-----------|
| 4189155.37 | 190.05293 | (17123020) | | |
| 650851.48 | 4189171.66 | 187.22574 | (17123020) | 650853.87 |
| 4189184.12 | 182.57263 | (17123020) | | |
| 650856.75 | 4189199.46 | 174.63609 | (17123020) | 650857.71 |
| 4189213.36 | 165.20994 | (17123020) | | |
| 650860.58 | 4189226.30 | 158.65009 | (13121217) | 650862.50 |
| 4189242.60 | 160.74090 | (17120122) | | |
| 650865.38 | 4189258.42 | 164.16057 | (17022407) | 650867.77 |
| 4189275.19 | 167.86953 | (17022407) | | |
| 650868.73 | 4189291.49 | 169.52409 | (17022407) | 650872.09 |
| 4189309.23 | 167.90786 | (17022407) | | |
| 650874.00 | 4189325.04 | 164.56834 | (17022407) | 650875.92 |
| 4189340.38 | 159.51839 | (17022407) | | |
| 650878.80 | 4189355.24 | 153.36125 | (17022407) | 650881.19 |
| 4189373.45 | 146.14889 | (14011617) | | |
| 650884.55 | 4189390.71 | 143.88729 | (17120205) | 650888.86 |
| 4189407.01 | 141.59199 | (17120205) | | |
| 650889.82 | 4189427.14 | 138.42096 | (17022408) | 650891.74 |
| 4189443.43 | 138.95353 | (17022408) | | |
| 650895.09 | 4189461.17 | 137.64491 | (17022408) | 650898.45 |
| 4189475.55 | 135.51718 | (17022408) | | |
| 650898.45 | 4189489.93 | 137.31768 | (17122321) | 650902.28 |
| 4189504.31 | 137.34611 | (17122321) | | |
| 650709.41 | 4188344.56 | 257.10822 | (17122619) | 650722.45 |
| 4188284.03 | 311.99032 | (17011509) | | |
| 650745.73 | 4188280.30 | 287.87142 | (17011509) | 650735.49 |
| 4188223.50 | 304.75067 | (17011509) | | |
| 650721.52 | 4188167.62 | 266.40841 | (17121219) | 650525.76 |
| 4188133.34 | 324.29716 | (17012908) | | |
| 651125.76 | 4188133.34 | 127.20889 | (17122619) | 649125.76 |
| 4188183.34 | 186.34212 | (17021420) | | |
| 649225.76 | 4188183.34 | 209.48657 | (17121504) | 649325.76 |
| 4188183.34 | 236.86486 | (17120517) | | |
| 649425.76 | 4188183.34 | 250.51304 | (17123107) | 649525.76 |
| 4188183.34 | 287.02305 | (14120608) | | |
| 649625.76 | 4188183.34 | 332.79065 | (13013108) | 649725.76 |
| 4188183.34 | 370.68878 | (15122802) | | |
| 649825.76 | 4188183.34 | 418.54326 | (17121508) | 649925.76 |
| 4188183.34 | 461.84594 | (17122918) | | |

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION
 VALUES FOR SOURCE GROUP: VOL5 ***
 INCLUDING SOURCE(S): VOL5 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

| | | ** CONC OF OTHER | | IN MICROGRAMS/M**3 | |
|-------------|-------------|------------------|------------|--------------------|-------------|
| X-COORD (M) | Y-COORD (M) | CONC | (YYMMDDHH) | X-COORD (M) | Y-COORD (M) |
| Y-COORD (M) | CONC | (YYMMDDHH) | | | |
| 650025.76 | 4188183.34 | 561.98266 | (17011609) | 650125.76 | |
| 4188183.34 | 515.02338 | (15011509) | | | |
| 650225.76 | 4188183.34 | 516.34212 | (17122701) | 650325.76 | |
| 4188183.34 | 456.96489 | (17012903) | | | |
| 650425.76 | 4188183.34 | 384.13462 | (17120120) | 650525.76 | |
| 4188183.34 | 328.67274 | (17012908) | | | |
| 650625.76 | 4188183.34 | 303.39139 | (17122320) | 650725.76 | |
| 4188183.34 | 265.87577 | (17121219) | | | |
| 650825.76 | 4188183.34 | 267.10771 | (17011509) | 651125.76 | |
| 4188183.34 | 135.83148 | (17122619) | | | |
| 649125.76 | 4188233.34 | 191.93122 | (17120203) | 649225.76 | |
| 4188233.34 | 216.00516 | (17021420) | | | |
| 649325.76 | 4188233.34 | 244.77048 | (17121504) | 649425.76 | |
| 4188233.34 | 276.59923 | (17120517) | | | |
| 649525.76 | 4188233.34 | 300.92293 | (13012121) | 649625.76 | |
| 4188233.34 | 349.48033 | (13010906) | | | |
| 649725.76 | 4188233.34 | 404.73915 | (16010309) | 649825.76 | |
| 4188233.34 | 460.15527 | (14021122) | | | |
| 649925.76 | 4188233.34 | 532.32626 | (17122918) | 650025.76 | |
| 4188233.34 | 634.12433 | (17011609) | | | |
| 650125.76 | 4188233.34 | 583.67218 | (15011509) | 650225.76 | |
| 4188233.34 | 566.77545 | (17012804) | | | |
| 650325.76 | 4188233.34 | 521.82765 | (17020801) | 650425.76 | |
| 4188233.34 | 418.72554 | (17012908) | | | |
| 650525.76 | 4188233.34 | 328.15450 | (17122320) | 650625.76 | |
| 4188233.34 | 322.48149 | (17121219) | | | |
| 650725.76 | 4188233.34 | 313.82316 | (17011509) | 650825.76 | |
| 4188233.34 | 250.84233 | (17011509) | | | |
| 651125.76 | 4188233.34 | 133.62091 | (17020824) | 649125.76 | |
| 4188283.34 | 204.53866 | (17021308) | | | |
| 649225.76 | 4188283.34 | 218.42647 | (17021308) | 649325.76 | |
| 4188283.34 | 253.84456 | (17021420) | | | |
| 649425.76 | 4188283.34 | 291.13159 | (17121504) | 649525.76 | |
| 4188283.34 | 325.66914 | (17120517) | | | |
| 649625.76 | 4188283.34 | 373.70837 | (13010908) | 649725.76 | |
| 4188283.34 | 444.60821 | (13013108) | | | |
| 649825.76 | 4188283.34 | 509.48521 | (15010507) | 649925.76 | |
| 4188283.34 | 601.54715 | (17123007) | | | |
| 650025.76 | 4188283.34 | 712.34494 | (17011609) | 650125.76 | |

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|------------|------------|------------|------------|-----------|
| 4188283.34 | 688.25586 | (17122917) | | |
| 650225.76 | 4188283.34 | 665.19354 | (17122620) | 650325.76 |
| 4188283.34 | 547.79892 | (17120120) | | |
| 650425.76 | 4188283.34 | 452.28846 | (17012908) | 650525.76 |
| 4188283.34 | 398.63902 | (17122320) | | |
| 650625.76 | 4188283.34 | 370.54077 | (17011509) | 650725.76 |
| 4188283.34 | 308.76709 | (17011509) | | |
| 650825.76 | 4188283.34 | 203.54158 | (17122619) | 651125.76 |
| 4188283.34 | 133.21476 | (17020824) | | |
| 649125.76 | 4188333.34 | 201.51223 | (17123023) | 649225.76 |
| 4188333.34 | 232.84158 | (17021308) | | |
| 649325.76 | 4188333.34 | 265.43544 | (17021308) | 649425.76 |
| 4188333.34 | 303.25549 | (17021420) | | |
| 649525.76 | 4188333.34 | 354.06947 | (17121504) | 649625.76 |
| 4188333.34 | 394.62155 | (15010907) | | |
| 649725.76 | 4188333.34 | 475.35924 | (13022803) | 649825.76 |
| 4188333.34 | 576.52305 | (16010309) | | |
| 649925.76 | 4188333.34 | 650.74667 | (17121508) | 650025.76 |
| 4188333.34 | 793.97258 | (17011609) | | |
| 650125.76 | 4188333.34 | 833.74710 | (17122917) | 650225.76 |
| 4188333.34 | 752.26600 | (17122920) | | |
| 650325.76 | 4188333.34 | 572.65747 | (17011508) | 650425.76 |
| 4188333.34 | 482.84719 | (17122320) | | |
| 650525.76 | 4188333.34 | 437.83542 | (17011509) | 650625.76 |
| 4188333.34 | 389.09170 | (17011509) | | |
| 650725.76 | 4188333.34 | 246.77051 | (17122619) | 650825.76 |
| 4188333.34 | 207.67091 | (17121906) | | |
| 651125.76 | 4188333.34 | 137.45499 | (17011303) | 649125.76 |
| 4188383.34 | 202.39022 | (17012823) | | |
| 649225.76 | 4188383.34 | 228.49730 | (17123023) | 649325.76 |
| 4188383.34 | 264.21511 | (17123023) | | |
| 649425.76 | 4188383.34 | 324.20759 | (17021308) | 649525.76 |
| 4188383.34 | 369.55427 | (17021420) | | |
| 649625.76 | 4188383.34 | 443.16373 | (17121504) | 649725.76 |
| 4188383.34 | 506.23006 | (13012121) | | |
| 649825.76 | 4188383.34 | 637.14254 | (13013108) | 649925.76 |
| 4188383.34 | 765.51231 | (13020205) | | |
| 650025.76 | 4188383.34 | 889.25916 | (15012509) | 650125.76 |
| 4188383.34 | 1010.93027 | (17122917) | | |
| 650225.76 | 4188383.34 | 861.11700 | (17020801) | 650325.76 |
| 4188383.34 | 670.72093 | (17012908) | | |

*** AERMOD - VERSION 19191 *** *** C:\Users\Smith\Dropbox\My PC
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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION

VALUES FOR SOURCE GROUP: VOL5

INCLUDING SOURCE(S): VOL5

,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | (YYMMDDHH) | X-COORD (M) |
|-------------|-------------|------------|------------|-------------|
| Y-COORD (M) | CONC | (YYMMDDHH) | | |
| 650425.76 | 4188383.34 | 551.92005 | (17121219) | 650525.76 |
| 4188383.34 | 504.78791 | (17011509) | | |
| 650625.76 | 4188383.34 | 306.98483 | (17122619) | 650725.76 |
| 4188383.34 | 249.66946 | (17121906) | | |
| 650825.76 | 4188383.34 | 207.94354 | (17020824) | 651125.76 |
| 4188383.34 | 141.32209 | (17121319) | | |
| 649125.76 | 4188433.34 | 207.31782 | (17013105) | 649225.76 |
| 4188433.34 | 234.47941 | (17013105) | | |
| 649325.76 | 4188433.34 | 269.86058 | (17121207) | 649425.76 |
| 4188433.34 | 319.16370 | (17123023) | | |
| 649525.76 | 4188433.34 | 396.22042 | (17021308) | 649625.76 |
| 4188433.34 | 464.63160 | (17120203) | | |
| 649725.76 | 4188433.34 | 576.46956 | (17121504) | 649825.76 |
| 4188433.34 | 694.71651 | (13010908) | | |
| 649925.76 | 4188433.34 | 902.71064 | (16010309) | 650025.76 |
| 4188433.34 | 1080.14125 | (14021105) | | |
| 650125.76 | 4188433.34 | 1222.58865 | (17122917) | 650225.76 |
| 4188433.34 | 962.23703 | (17011208) | | |
| 650325.76 | 4188433.34 | 753.08155 | (17122320) | 650425.76 |
| 4188433.34 | 679.52318 | (17011509) | | |
| 650525.76 | 4188433.34 | 394.95661 | (17122619) | 650625.76 |
| 4188433.34 | 310.75715 | (17020824) | | |
| 650725.76 | 4188433.34 | 246.69402 | (17011303) | 650825.76 |
| 4188433.34 | 210.08085 | (17011303) | | |
| 651125.76 | 4188433.34 | 141.03658 | (17010504) | 649125.76 |
| 4188483.34 | 210.84598 | (17022506) | | |
| 649225.76 | 4188483.34 | 239.83848 | (17022506) | 649325.76 |
| 4188483.34 | 273.56116 | (17013105) | | |
| 649425.76 | 4188483.34 | 327.01355 | (17013105) | 649525.76 |
| 4188483.34 | 387.60909 | (17121207) | | |
| 649625.76 | 4188483.34 | 479.84522 | (17021308) | 649725.76 |
| 4188483.34 | 624.09951 | (17021308) | | |
| 650425.76 | 4188483.34 | 532.02679 | (17122619) | 650525.76 |
| 4188483.34 | 393.09119 | (17020824) | | |
| 650625.76 | 4188483.34 | 310.49066 | (17011303) | 650725.76 |
| 4188483.34 | 261.65286 | (17121319) | | |
| 650825.76 | 4188483.34 | 216.56204 | (17010504) | 651125.76 |

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|------------|------------|------------|------------|-----------|
| 4188483.34 | 150.95826 | (17122519) | | |
| 649125.76 | 4188533.34 | 210.67191 | (17121807) | 649225.76 |
| 4188533.34 | 240.94828 | (17121807) | | |
| 649325.76 | 4188533.34 | 274.32843 | (17121807) | 649425.76 |
| 4188533.34 | 332.68063 | (17022506) | | |
| 649525.76 | 4188533.34 | 401.24911 | (17022506) | 649625.76 |
| 4188533.34 | 497.52903 | (17013105) | | |
| 649725.76 | 4188533.34 | 626.64530 | (17121823) | 650425.76 |
| 4188533.34 | 523.54613 | (17011303) | | |
| 650525.76 | 4188533.34 | 406.89382 | (17121319) | 650625.76 |
| 4188533.34 | 323.29328 | (17122519) | | |
| 650725.76 | 4188533.34 | 276.84779 | (17122519) | 650825.76 |
| 4188533.34 | 232.68036 | (17122519) | | |
| 651125.76 | 4188533.34 | 146.71894 | (17122719) | 649125.76 |
| 4188583.34 | 210.25702 | (17013008) | | |
| 649225.76 | 4188583.34 | 240.93808 | (17013008) | 649325.76 |
| 4188583.34 | 278.65031 | (17013008) | | |
| 649425.76 | 4188583.34 | 325.52956 | (17013008) | 649525.76 |
| 4188583.34 | 398.27885 | (17121807) | | |
| 649625.76 | 4188583.34 | 504.19482 | (17121807) | 649725.76 |
| 4188583.34 | 646.89037 | (17022506) | | |
| 650425.76 | 4188583.34 | 578.96762 | (17122519) | 650525.76 |
| 4188583.34 | 425.50839 | (17122519) | | |
| 650625.76 | 4188583.34 | 330.95556 | (17122719) | 650725.76 |
| 4188583.34 | 269.53138 | (17122621) | | |
| 650825.76 | 4188583.34 | 226.95621 | (17122621) | 651125.76 |
| 4188583.34 | 146.61293 | (17122621) | | |
| 649125.76 | 4188633.34 | 217.92283 | (17011505) | 649225.76 |
| 4188633.34 | 249.77207 | (17011505) | | |
| 649325.76 | 4188633.34 | 290.37339 | (17011505) | 649425.76 |
| 4188633.34 | 343.51967 | (17011505) | | |
| 649525.76 | 4188633.34 | 415.42205 | (17011505) | 649625.76 |
| 4188633.34 | 516.89821 | (17011505) | | |
| 649725.76 | 4188633.34 | 668.37728 | (17011505) | 649825.76 |
| 4188633.34 | 912.91931 | (17011505) | | |
| 649925.76 | 4188633.34 | 1381.87066 | (17121203) | 650025.76 |
| 4188633.34 | 0.00000 | (00000000) | | |
| 650125.76 | 4188633.34 | 0.00000 | (00000000) | 650225.76 |
| 4188633.34 | 1474.50166 | (14022208) | | |
| 650325.76 | 4188633.34 | 889.49231 | (14022208) | 650425.76 |
| 4188633.34 | 607.98857 | (14022208) | | |
| 650525.76 | 4188633.34 | 447.49740 | (14022208) | 650625.76 |
| 4188633.34 | 346.10193 | (14022208) | | |

* ** AERMOD - VERSION 19191 * ** * ** C:\Users\Smith\Dropbox\My PC
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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION
 VALUES FOR SOURCE GROUP: VOL5 ***
 INCLUDING SOURCE(S): VOL5 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | (YYMMDDHH) | X-COORD (M) |
|-------------|-------------|------------|------------|-------------|
| Y-COORD (M) | CONC | (YYMMDDHH) | | |
| 650725.76 | 4188633.34 | 277.42650 | (14022208) | 650825.76 |
| 4188633.34 | 230.89112 | (16010203) | | |
| 651125.76 | 4188633.34 | 148.60837 | (16010203) | 649125.76 |
| 4188683.34 | 217.76365 | (17013107) | | |
| 649225.76 | 4188683.34 | 248.39062 | (17013107) | 649325.76 |
| 4188683.34 | 285.58549 | (17013107) | | |
| 649425.76 | 4188683.34 | 337.84827 | (17122903) | 649525.76 |
| 4188683.34 | 408.45202 | (17011121) | | |
| 649625.76 | 4188683.34 | 516.32742 | (17121322) | 649725.76 |
| 4188683.34 | 661.99325 | (17121322) | | |
| 649825.76 | 4188683.34 | 865.53850 | (17122608) | 649925.76 |
| 4188683.34 | 1343.27499 | (17011201) | | |
| 650025.76 | 4188683.34 | 2033.57207 | (17122609) | 650125.76 |
| 4188683.34 | 0.00000 | (00000000) | | |
| 650225.76 | 4188683.34 | 1372.24398 | (14011317) | 650325.76 |
| 4188683.34 | 832.95057 | (13032807) | | |
| 650425.76 | 4188683.34 | 576.05526 | (14021120) | 650525.76 |
| 4188683.34 | 437.95751 | (14021603) | | |
| 650625.76 | 4188683.34 | 344.59041 | (14022208) | 650725.76 |
| 4188683.34 | 288.87186 | (14022208) | | |
| 650825.76 | 4188683.34 | 245.39819 | (14022208) | 651125.76 |
| 4188683.34 | 160.92073 | (14022208) | | |
| 649125.76 | 4188733.34 | 213.05978 | (17121322) | 649225.76 |
| 4188733.34 | 247.46656 | (17121322) | | |
| 649325.76 | 4188733.34 | 285.74027 | (17121322) | 649425.76 |
| 4188733.34 | 326.11442 | (17120702) | | |
| 649525.76 | 4188733.34 | 383.08514 | (17120702) | 649625.76 |
| 4188733.34 | 477.64936 | (17122608) | | |
| 649725.76 | 4188733.34 | 625.67640 | (17011201) | 649825.76 |
| 4188733.34 | 862.18089 | (17121007) | | |
| 649925.76 | 4188733.34 | 1082.94899 | (17121402) | 650025.76 |
| 4188733.34 | 1490.57642 | (17122724) | | |
| 650125.76 | 4188733.34 | 1864.03378 | (17022508) | 650225.76 |
| 4188733.34 | 1159.01668 | (17121119) | | |
| 650325.76 | 4188733.34 | 784.58029 | (13020908) | 650425.76 |

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|------------|------------|------------|------------|-----------|
| 4188733.34 | 562.83891 | (15010317) | | |
| 650525.76 | 4188733.34 | 426.45737 | (13032807) | 650625.76 |
| 4188733.34 | 338.09532 | (14010519) | | |
| 650725.76 | 4188733.34 | 272.36131 | (14021120) | 650825.76 |
| 4188733.34 | 231.17229 | (15122424) | | |
| 651125.76 | 4188733.34 | 148.61503 | (15020206) | 649125.76 |
| 4188783.34 | 207.59241 | (17120702) | | |
| 649225.76 | 4188783.34 | 232.06341 | (17120702) | 649325.76 |
| 4188783.34 | 249.71285 | (17120702) | | |
| 649425.76 | 4188783.34 | 313.53469 | (17122608) | 649525.76 |
| 4188783.34 | 376.96889 | (17122608) | | |
| 649625.76 | 4188783.34 | 489.09928 | (17011201) | 649725.76 |
| 4188783.34 | 616.72941 | (17121007) | | |
| 649825.76 | 4188783.34 | 711.65535 | (17121402) | 649925.76 |
| 4188783.34 | 854.82630 | (17123024) | | |
| 650025.76 | 4188783.34 | 1203.14556 | (17120219) | 650125.76 |
| 4188783.34 | 1282.26247 | (17012905) | | |
| 650225.76 | 4188783.34 | 1013.31554 | (17122321) | 650325.76 |
| 4188783.34 | 759.15994 | (17121119) | | |
| 650425.76 | 4188783.34 | 528.15212 | (13020908) | 650525.76 |
| 4188783.34 | 412.03886 | (14011317) | | |
| 650625.76 | 4188783.34 | 330.19963 | (13020204) | 650725.76 |
| 4188783.34 | 272.16670 | (15122617) | | |
| 650825.76 | 4188783.34 | 226.91926 | (14010519) | 651125.76 |
| 4188783.34 | 148.91750 | (15122424) | | |
| 649125.76 | 4188833.34 | 186.08432 | (17122608) | 649225.76 |
| 4188833.34 | 226.30160 | (17122608) | | |
| 649325.76 | 4188833.34 | 261.56876 | (17122608) | 649425.76 |
| 4188833.34 | 320.02301 | (17011201) | | |
| 649525.76 | 4188833.34 | 380.37048 | (17120707) | 649625.76 |
| 4188833.34 | 473.04864 | (17020404) | | |
| 649725.76 | 4188833.34 | 514.92046 | (17121402) | 649825.76 |
| 4188833.34 | 561.91812 | (17120208) | | |
| 649925.76 | 4188833.34 | 773.09694 | (17122909) | 650025.76 |
| 4188833.34 | 934.44631 | (17012717) | | |
| 650125.76 | 4188833.34 | 1010.79662 | (17012905) | 650225.76 |
| 4188833.34 | 870.71200 | (17022706) | | |
| 650325.76 | 4188833.34 | 681.91429 | (17022407) | 650425.76 |
| 4188833.34 | 522.23751 | (17121119) | | |
| 650525.76 | 4188833.34 | 391.01512 | (14022307) | 650625.76 |
| 4188833.34 | 323.90006 | (14011317) | | |
| 650725.76 | 4188833.34 | 266.40132 | (15010317) | 650825.76 |
| 4188833.34 | 223.60913 | (13020204) | | |
| 651125.76 | 4188833.34 | 148.00385 | (14010519) | 649125.76 |
| 4188883.34 | 195.36552 | (17122608) | | |

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*** AERMET - VERSION 18081 *** ***
 *** 16:20:52

*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION
 VALUES FOR SOURCE GROUP: VOL5 ***

INCLUDING SOURCE(S): VOL5 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | (YYMMDDHH) | X-COORD (M) |
|-------------|-------------|------------|------------|-------------|
| Y-COORD (M) | CONC | (YYMMDDHH) | | |
| 649225.76 | 4188883.34 | 224.69546 | (17011201) | 649325.76 |
| 4188883.34 | 270.33729 | (17011201) | | |
| 649425.76 | 4188883.34 | 312.23308 | (17121007) | 649525.76 |
| 4188883.34 | 375.96787 | (17020404) | | |
| 649625.76 | 4188883.34 | 395.41013 | (17121402) | 649725.76 |
| 4188883.34 | 407.08480 | (17120624) | | |
| 649825.76 | 4188883.34 | 495.82258 | (17123024) | 649925.76 |
| 4188883.34 | 635.70017 | (17122724) | | |
| 650025.76 | 4188883.34 | 808.89270 | (17012717) | 650125.76 |
| 4188883.34 | 796.17863 | (17012905) | | |
| 650225.76 | 4188883.34 | 726.30199 | (17021405) | 650325.76 |
| 4188883.34 | 607.22837 | (17122321) | | |
| 650425.76 | 4188883.34 | 468.43653 | (17123020) | 650525.76 |
| 4188883.34 | 374.52028 | (17121119) | | |
| 650625.76 | 4188883.34 | 304.99169 | (14022307) | 650725.76 |
| 4188883.34 | 258.75361 | (14011317) | | |
| 650825.76 | 4188883.34 | 216.76870 | (13121420) | 651125.76 |
| 4188883.34 | 147.14682 | (15122617) | | |
| 650125.76 | 4188933.34 | 631.89562 | (17012720) | 650225.76 |
| 4188933.34 | 639.32625 | (17022508) | | |
| 650325.76 | 4188933.34 | 551.01878 | (17012601) | 650425.76 |
| 4188933.34 | 452.95579 | (17022407) | | |
| 650525.76 | 4188933.34 | 372.32212 | (17123020) | 650625.76 |
| 4188933.34 | 290.54674 | (14012706) | | |
| 650725.76 | 4188933.34 | 246.38008 | (14022307) | 650825.76 |
| 4188933.34 | 211.98151 | (13020908) | | |
| 651125.76 | 4188933.34 | 144.70091 | (15010317) | 650425.76 |
| 4188983.34 | 410.64467 | (17122321) | | |
| 650525.76 | 4188983.34 | 342.83436 | (17022407) | 650625.76 |
| 4188983.34 | 301.41469 | (17121119) | | |
| 650725.76 | 4188983.34 | 235.46217 | (13121617) | 650825.76 |
| 4188983.34 | 204.36086 | (14022307) | | |
| 651125.76 | 4188983.34 | 139.78796 | (13121420) | 650525.76 |

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|------------|------------|------------|------------|-----------|
| 4189033.34 | 322.81754 | (17022407) | | |
| 650625.76 | 4189033.34 | 269.07678 | (17123020) | 650725.76 |
| 4189033.34 | 246.80437 | (17121119) | | |
| 650825.76 | 4189033.34 | 197.75552 | (17120617) | 651125.76 |
| 4189033.34 | 138.84812 | (14011317) | | |
| 650525.76 | 4189083.34 | 298.97338 | (17122321) | 650625.76 |
| 4189083.34 | 271.26036 | (17022407) | | |
| 650725.76 | 4189083.34 | 234.18516 | (17123020) | 650825.76 |
| 4189083.34 | 202.96646 | (17121119) | | |
| 651125.76 | 4189083.34 | 134.29701 | (13020908) | 650525.76 |
| 4189133.34 | 286.71783 | (17122321) | | |
| 650625.76 | 4189133.34 | 241.86934 | (17022407) | 650725.76 |
| 4189133.34 | 206.24419 | (17120122) | | |
| 650825.76 | 4189133.34 | 197.89248 | (17123020) | 651125.76 |
| 4189133.34 | 129.99596 | (14022307) | | |
| 650781.98 | 4189510.65 | 152.12241 | (17012601) | 650760.33 |
| 4189397.50 | 168.98267 | (17122321) | | |

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 (DESKTOP-977GSBU)\Documents\HRA\Ashley *** 10/26/23
 *** AERMET - VERSION 18081 *** ***
 *** 16:20:52

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION
 VALUES FOR SOURCE GROUP: VOL6 ***
 INCLUDING SOURCE(S): VOL6 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | (YYMMDDHH) | X-COORD (M) |
|-------------|-------------|------------|------------|-------------|
| Y-COORD (M) | CONC | (YYMMDDHH) | | |
| 649676.34 | 4188314.55 | 526.86595 | (17121823) | 649629.66 |
| 4188294.84 | 470.16256 | (17123023) | | |
| 649810.15 | 4188312.48 | 762.30349 | (17021308) | 649364.10 |
| 4188360.20 | 292.42020 | (17121807) | | |
| 649327.80 | 4188355.01 | 275.96379 | (17121807) | 649380.70 |
| 4188758.52 | 277.45517 | (17020404) | | |
| 650495.81 | 4188841.51 | 324.01888 | (17122321) | 650597.47 |
| 4188832.17 | 279.93156 | (17022407) | | |
| 650536.27 | 4188878.85 | 289.32376 | (17022408) | 650577.76 |
| 4188877.81 | 283.05301 | (17022407) | | |
| 650602.66 | 4188860.18 | 286.66111 | (17022407) | 650610.95 |

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|------------|------------|------------|------------|-----------|
| 4188880.93 | 279.33655 | (17022407) | | |
| 650638.10 | 4188858.53 | 248.75061 | (17022407) | 650664.10 |
| 4188331.03 | 296.90426 | (17122519) | | |
| 650668.72 | 4188350.83 | 311.35862 | (17122519) | 650677.96 |
| 4188379.86 | 296.90356 | (17122719) | | |
| 650699.74 | 4188414.84 | 285.25345 | (17122621) | 650758.47 |
| 4188658.36 | 244.78276 | (13121420) | | |
| 650765.73 | 4188678.82 | 242.55653 | (14011317) | 650773.65 |
| 4188706.54 | 235.06706 | (14011317) | | |
| 650778.27 | 4188726.34 | 230.13312 | (13020908) | 650805.33 |
| 4188805.53 | 208.91643 | (13121617) | | |
| 650806.65 | 4188824.01 | 204.38417 | (13121617) | 650811.27 |
| 4188843.81 | 200.56815 | (14012706) | | |
| 650814.57 | 4188862.29 | 201.74745 | (17121119) | 650846.24 |
| 4188924.98 | 197.11167 | (17121119) | | |
| 650850.86 | 4188951.38 | 189.90645 | (17123020) | 650854.82 |
| 4188976.46 | 185.21662 | (17123020) | | |
| 650698.00 | 4188307.32 | 272.97817 | (17121319) | 650692.60 |
| 4188291.80 | 277.35826 | (17121319) | | |
| 650724.82 | 4189245.80 | 168.56898 | (17012601) | 650726.07 |
| 4189273.37 | 160.39338 | (17012601) | | |
| 650856.27 | 4189006.30 | 169.42117 | (17123020) | 650857.23 |
| 4189022.60 | 159.83821 | (13121217) | | |
| 650859.15 | 4189041.29 | 162.89900 | (17120122) | 650859.15 |
| 4189058.54 | 168.88945 | (17022407) | | |
| 650860.58 | 4189076.28 | 171.78757 | (17022407) | 650861.54 |
| 4189094.49 | 171.58515 | (17022407) | | |
| 650857.71 | 4189113.19 | 167.95391 | (17022407) | 650847.16 |
| 4189118.94 | 164.74999 | (17022407) | | |
| 650848.12 | 4189134.76 | 156.41918 | (17022407) | 650850.04 |
| 4189155.37 | 152.46079 | (17120205) | | |
| 650851.48 | 4189171.66 | 150.00396 | (17120205) | 650853.87 |
| 4189184.12 | 146.85043 | (17120205) | | |
| 650856.75 | 4189199.46 | 147.39241 | (17022408) | 650857.71 |
| 4189213.36 | 147.13362 | (17022408) | | |
| 650860.58 | 4189226.30 | 145.49285 | (17022408) | 650862.50 |
| 4189242.60 | 145.62114 | (17122321) | | |
| 650865.38 | 4189258.42 | 146.35361 | (17122321) | 650867.77 |
| 4189275.19 | 146.08223 | (17122321) | | |
| 650868.73 | 4189291.49 | 144.72588 | (17122321) | 650872.09 |
| 4189309.23 | 141.64798 | (17122321) | | |
| 650874.00 | 4189325.04 | 137.94240 | (17122321) | 650875.92 |
| 4189340.38 | 133.50417 | (17122321) | | |
| 650878.80 | 4189355.24 | 128.76234 | (17122321) | 650881.19 |
| 4189373.45 | 125.59213 | (17012601) | | |
| 650884.55 | 4189390.71 | 126.77829 | (17012601) | 650888.86 |
| 4189407.01 | 126.86617 | (17012601) | | |
| 650889.82 | 4189427.14 | 127.17222 | (17012601) | 650891.74 |
| 4189443.43 | 126.19896 | (17012601) | | |
| 650895.09 | 4189461.17 | 124.23844 | (17012601) | 650898.45 |

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4189475.55      122.18737 (17012601)
      650898.45  4189489.93      119.63153 (17012601)      650902.28
4189504.31      116.89380 (17012601)
      650709.41  4188344.56      286.89985 (17122519)      650722.45
4188284.03      261.50509 (17121319)
      650745.73  4188280.30      250.87863 (17121319)      650735.49
4188223.50      242.29059 (17020824)
      650721.52  4188167.62      254.39198 (17122619)      650525.76
4188133.34      416.65305 (17121219)
      651125.76  4188133.34      136.99285 (17011303)      649125.76
4188183.34      198.42041 (17121207)
      649225.76  4188183.34      224.55561 (17123023)      649325.76
4188183.34      257.43884 (17123023)
      649425.76  4188183.34      315.85826 (17021308)      649525.76
4188183.34      358.81862 (17021420)
      649625.76  4188183.34      428.10957 (17121504)      649725.76
4188183.34      486.23950 (13012121)
      649825.76  4188183.34      606.66705 (13013108)      649925.76
4188183.34      728.35215 (13012423)
^ *** AERMOD - VERSION 19191 ***   *** C:\Users\Smith\Dropbox\My PC
(DESKTOP-977GSBU)\Documents\HRA\Ashley ***   10/26/23
*** AERMET - VERSION 18081 ***   ***
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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION
VALUES FOR SOURCE GROUP: VOL6 ***
INCLUDING SOURCE(S): VOL6 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | (YYMMDDHH) | X-COORD (M) |
|-------------|-------------|------------|------------|-------------|
| Y-COORD (M) | CONC | (YYMMDDHH) | | |
| 650025.76 | 4188183.34 | 841.77618 | (13012120) | 650125.76 |
| 4188183.34 | 950.78098 | (17122917) | | |
| 650225.76 | 4188183.34 | 844.93427 | (17012903) | 650325.76 |
| 4188183.34 | 667.14444 | (17012908) | | |
| 650425.76 | 4188183.34 | 537.39668 | (17121219) | 650525.76 |
| 4188183.34 | 507.40504 | (17011509) | | |
| 650625.76 | 4188183.34 | 305.49204 | (17011509) | 650725.76 |
| 4188183.34 | 250.30357 | (17121906) | | |
| 650825.76 | 4188183.34 | 210.17077 | (17020824) | 651125.76 |

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|------------|------------|------------|------------|-----------|
| 4188183.34 | 140.35365 | (17121319) | | |
| 649125.76 | 4188233.34 | 203.83217 | (17013105) | 649225.76 |
| 4188233.34 | 228.84309 | (17013105) | | |
| 649325.76 | 4188233.34 | 263.96179 | (17121207) | 649425.76 |
| 4188233.34 | 311.07759 | (17123023) | | |
| 649525.76 | 4188233.34 | 385.27152 | (17021308) | 649625.76 |
| 4188233.34 | 448.28934 | (17120203) | | |
| 649725.76 | 4188233.34 | 552.78117 | (17121504) | 649825.76 |
| 4188233.34 | 662.54462 | (15011205) | | |
| 649925.76 | 4188233.34 | 861.66321 | (16010309) | 650025.76 |
| 4188233.34 | 1021.53790 | (14021105) | | |
| 650125.76 | 4188233.34 | 1170.61312 | (17122917) | 650225.76 |
| 4188233.34 | 948.89029 | (17020801) | | |
| 650325.76 | 4188233.34 | 722.86618 | (17122320) | 650425.76 |
| 4188233.34 | 672.54481 | (17011509) | | |
| 650525.76 | 4188233.34 | 404.17581 | (17011509) | 650625.76 |
| 4188233.34 | 307.45727 | (17121906) | | |
| 650725.76 | 4188233.34 | 241.74764 | (17011303) | 650825.76 |
| 4188233.34 | 211.20903 | (17011303) | | |
| 651125.76 | 4188233.34 | 140.96090 | (17010504) | 649125.76 |
| 4188283.34 | 207.23062 | (17022506) | | |
| 649225.76 | 4188283.34 | 234.09424 | (17022506) | 649325.76 |
| 4188283.34 | 268.54101 | (17013105) | | |
| 649425.76 | 4188283.34 | 317.57992 | (17013105) | 649525.76 |
| 4188283.34 | 375.91880 | (17121207) | | |
| 649625.76 | 4188283.34 | 466.48770 | (17021308) | 649725.76 |
| 4188283.34 | 596.81140 | (17021308) | | |
| 649825.76 | 4188283.34 | 751.62591 | (17121504) | 649925.76 |
| 4188283.34 | 956.55072 | (13013108) | | |
| 650025.76 | 4188283.34 | 1269.65157 | (13011517) | 650125.76 |
| 4188283.34 | 1441.37882 | (17122917) | | |
| 650225.76 | 4188283.34 | 1085.84827 | (17012908) | 650325.76 |
| 4188283.34 | 928.21026 | (17011509) | | |
| 650425.76 | 4188283.34 | 564.23882 | (17011509) | 650525.76 |
| 4188283.34 | 394.61264 | (17020824) | | |
| 650625.76 | 4188283.34 | 309.95917 | (17011303) | 650725.76 |
| 4188283.34 | 259.90068 | (17121319) | | |
| 650825.76 | 4188283.34 | 214.84897 | (17010504) | 651125.76 |
| 4188283.34 | 150.63254 | (17122519) | | |
| 649125.76 | 4188333.34 | 206.99832 | (17121807) | 649225.76 |
| 4188333.34 | 235.33363 | (17121807) | | |
| 649325.76 | 4188333.34 | 266.95497 | (17022506) | 649425.76 |
| 4188333.34 | 324.90033 | (17022506) | | |
| 649525.76 | 4188333.34 | 387.30968 | (17022506) | 649625.76 |
| 4188333.34 | 479.71563 | (17011605) | | |
| 649725.76 | 4188333.34 | 601.77431 | (17121823) | 649825.76 |
| 4188333.34 | 855.04920 | (17021308) | | |
| 649925.76 | 4188333.34 | 1106.86532 | (17121504) | 650025.76 |
| 4188333.34 | 1612.72680 | (16010309) | | |
| 650125.76 | 4188333.34 | 1803.50298 | (17122318) | 650225.76 |

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|------------|------------|------------|------------|-----------|
| 4188333.34 | 1356.36485 | (17011509) | | |
| 650325.76 | 4188333.34 | 853.50283 | (17011509) | 650425.76 |
| 4188333.34 | 515.32563 | (17011303) | | |
| 650525.76 | 4188333.34 | 404.55303 | (17121319) | 650625.76 |
| 4188333.34 | 317.02310 | (17010504) | | |
| 650725.76 | 4188333.34 | 274.07223 | (17122519) | 650825.76 |
| 4188333.34 | 232.89797 | (17122519) | | |
| 651125.76 | 4188333.34 | 147.25737 | (17122719) | 649125.76 |
| 4188383.34 | 206.40754 | (17013008) | | |
| 649225.76 | 4188383.34 | 235.43193 | (17013008) | 649325.76 |
| 4188383.34 | 270.74835 | (17013008) | | |
| 649425.76 | 4188383.34 | 314.11709 | (17013008) | 649525.76 |
| 4188383.34 | 388.85406 | (17121807) | | |
| 649625.76 | 4188383.34 | 486.07474 | (17121807) | 649725.76 |
| 4188383.34 | 623.60905 | (17022506) | | |
| 649825.76 | 4188383.34 | 844.01210 | (17011605) | 649925.76 |
| 4188383.34 | 1274.18779 | (17021308) | | |
| 650025.76 | 4188383.34 | 1977.18736 | (16122205) | 650125.76 |
| 4188383.34 | 0.00000 | (00000000) | | |
| 650225.76 | 4188383.34 | 1470.47430 | (17011509) | 650325.76 |
| 4188383.34 | 765.39172 | (17121319) | | |

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION
 VALUES FOR SOURCE GROUP: VOL6 ***
 INCLUDING SOURCE(S): VOL6 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | (YYMMDDHH) | X-COORD (M) |
|-------------|-------------|------------|------------|-------------|
| Y-COORD (M) | CONC | (YYMMDDHH) | | |
| 650425.76 | 4188383.34 | 573.51491 | (17122519) | 650525.76 |
| 4188383.34 | 429.47318 | (17122519) | | |
| 650625.76 | 4188383.34 | 331.89759 | (17122719) | 650725.76 |
| 4188383.34 | 267.15935 | (17122621) | | |
| 650825.76 | 4188383.34 | 225.91751 | (17122621) | 651125.76 |
| 4188383.34 | 147.05378 | (17122621) | | |
| 649125.76 | 4188433.34 | 214.00654 | (17011505) | 649225.76 |

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|------------|------------|------------|------------|-----------|
| 4188433.34 | 244.76610 | (17011505) | | |
| 649325.76 | 4188433.34 | 283.81717 | (17011505) | 649425.76 |
| 4188433.34 | 334.67637 | (17011505) | | |
| 649525.76 | 4188433.34 | 403.05265 | (17011505) | 649625.76 |
| 4188433.34 | 498.78639 | (17011505) | | |
| 649725.76 | 4188433.34 | 640.23454 | (17011505) | 649825.76 |
| 4188433.34 | 865.54999 | (17011505) | | |
| 649925.76 | 4188433.34 | 1278.96585 | (17121203) | 650025.76 |
| 4188433.34 | 0.00000 | (00000000) | | |
| 650125.76 | 4188433.34 | 0.00000 | (00000000) | 650225.76 |
| 4188433.34 | 1461.06746 | (14022208) | | |
| 650325.76 | 4188433.34 | 876.11949 | (14022208) | 650425.76 |
| 4188433.34 | 598.17962 | (14022208) | | |
| 650525.76 | 4188433.34 | 440.33685 | (14022208) | 650625.76 |
| 4188433.34 | 340.71614 | (14022208) | | |
| 650725.76 | 4188433.34 | 275.44822 | (16010203) | 650825.76 |
| 4188433.34 | 229.63341 | (16010203) | | |
| 651125.76 | 4188433.34 | 147.93883 | (16010203) | 649125.76 |
| 4188483.34 | 213.79986 | (17013107) | | |
| 649225.76 | 4188483.34 | 244.10735 | (17013107) | 649325.76 |
| 4188483.34 | 281.10577 | (17013107) | | |
| 649425.76 | 4188483.34 | 327.03997 | (17122903) | 649525.76 |
| 4188483.34 | 396.18174 | (17122903) | | |
| 649625.76 | 4188483.34 | 495.42906 | (17121322) | 649725.76 |
| 4188483.34 | 640.30371 | (17121322) | | |
| 650425.76 | 4188483.34 | 575.24934 | (14021120) | 650525.76 |
| 4188483.34 | 436.91926 | (14021603) | | |
| 650625.76 | 4188483.34 | 349.79611 | (14022208) | 650725.76 |
| 4188483.34 | 291.73079 | (14022208) | | |
| 650825.76 | 4188483.34 | 246.94487 | (14022208) | 651125.76 |
| 4188483.34 | 160.96939 | (14022208) | | |
| 649125.76 | 4188533.34 | 208.61716 | (17011121) | 649225.76 |
| 4188533.34 | 241.96151 | (17121322) | | |
| 649325.76 | 4188533.34 | 280.88550 | (17121322) | 649425.76 |
| 4188533.34 | 322.86971 | (17121322) | | |
| 649525.76 | 4188533.34 | 376.37568 | (17120702) | 649625.76 |
| 4188533.34 | 455.46872 | (17122608) | | |
| 649725.76 | 4188533.34 | 600.41951 | (17122608) | 650425.76 |
| 4188533.34 | 561.52024 | (15010317) | | |
| 650525.76 | 4188533.34 | 426.87180 | (13032807) | 650625.76 |
| 4188533.34 | 337.70112 | (14010519) | | |
| 650725.76 | 4188533.34 | 272.94871 | (15122424) | 650825.76 |
| 4188533.34 | 231.12902 | (14021603) | | |
| 651125.76 | 4188533.34 | 149.16314 | (15020206) | 649125.76 |
| 4188583.34 | 203.53378 | (17120702) | | |
| 649225.76 | 4188583.34 | 229.65710 | (17120702) | 649325.76 |
| 4188583.34 | 250.55551 | (17120702) | | |
| 649425.76 | 4188583.34 | 303.10551 | (17122608) | 649525.76 |
| 4188583.34 | 370.71586 | (17122608) | | |
| 649625.76 | 4188583.34 | 473.71656 | (17011201) | 649725.76 |

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|------------|------------|------------|------------|-----------|
| 4188583.34 | 597.12480 | (17121007) | | |
| 650425.76 | 4188583.34 | 529.46395 | (13020908) | 650525.76 |
| 4188583.34 | 412.03136 | (14011317) | | |
| 650625.76 | 4188583.34 | 330.05703 | (13020204) | 650725.76 |
| 4188583.34 | 271.58526 | (15122617) | | |
| 650825.76 | 4188583.34 | 227.70220 | (14010519) | 651125.76 |
| 4188583.34 | 149.29533 | (15122424) | | |
| 649125.76 | 4188633.34 | 179.83055 | (17122608) | 649225.76 |
| 4188633.34 | 220.55856 | (17122608) | | |
| 649325.76 | 4188633.34 | 258.27698 | (17122608) | 649425.76 |
| 4188633.34 | 308.78941 | (17011201) | | |
| 649525.76 | 4188633.34 | 370.16298 | (17011201) | 649625.76 |
| 4188633.34 | 455.50306 | (17020404) | | |
| 649725.76 | 4188633.34 | 515.81714 | (17121402) | 649825.76 |
| 4188633.34 | 549.63547 | (17120208) | | |
| 649925.76 | 4188633.34 | 758.65203 | (17122909) | 650025.76 |
| 4188633.34 | 907.72941 | (17120219) | | |
| 650125.76 | 4188633.34 | 982.89138 | (17012905) | 650225.76 |
| 4188633.34 | 867.38804 | (17021405) | | |
| 650325.76 | 4188633.34 | 678.79483 | (17022407) | 650425.76 |
| 4188633.34 | 523.01925 | (17121119) | | |
| 650525.76 | 4188633.34 | 390.89641 | (14022307) | 650625.76 |
| 4188633.34 | 324.52741 | (14011317) | | |

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION
 VALUES FOR SOURCE GROUP: VOL6 ***
 INCLUDING SOURCE(S): VOL6 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | (YYMMDDHH) | X-COORD (M) |
|-------------|-------------|------------|------------|-------------|
| Y-COORD (M) | CONC | (YYMMDDHH) | | |
| 650725.76 | 4188633.34 | 266.92721 | (15010317) | 650825.76 |
| 4188633.34 | 223.41009 | (13020204) | | |
| 651125.76 | 4188633.34 | 148.21702 | (14010519) | 649125.76 |
| 4188683.34 | 193.40198 | (17122608) | | |
| 649225.76 | 4188683.34 | 216.70423 | (17011201) | 649325.76 |

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|------------|------------|------------|------------|-----------|
| 4188683.34 | 265.50116 | (17011201) | | |
| 649425.76 | 4188683.34 | 304.01098 | (17120707) | 649525.76 |
| 4188683.34 | 366.41044 | (17020404) | | |
| 649625.76 | 4188683.34 | 396.27195 | (17121402) | 649725.76 |
| 4188683.34 | 402.67386 | (17120624) | | |
| 649825.76 | 4188683.34 | 495.21863 | (17123024) | 649925.76 |
| 4188683.34 | 605.99860 | (17122724) | | |
| 650025.76 | 4188683.34 | 770.22762 | (17012717) | 650125.76 |
| 4188683.34 | 768.78976 | (17012720) | | |
| 650225.76 | 4188683.34 | 706.98196 | (17021405) | 650325.76 |
| 4188683.34 | 606.53917 | (17122321) | | |
| 650425.76 | 4188683.34 | 465.01653 | (17123020) | 650525.76 |
| 4188683.34 | 376.34366 | (17121119) | | |
| 650625.76 | 4188683.34 | 305.16406 | (14022307) | 650725.76 |
| 4188683.34 | 259.67068 | (14011317) | | |
| 650825.76 | 4188683.34 | 217.02221 | (13121420) | 651125.76 |
| 4188683.34 | 147.13803 | (15122617) | | |
| 649125.76 | 4188733.34 | 197.69945 | (17011201) | 649225.76 |
| 4188733.34 | 223.09835 | (17011201) | | |
| 649325.76 | 4188733.34 | 258.98318 | (17121007) | 649425.76 |
| 4188733.34 | 301.81067 | (17020404) | | |
| 649525.76 | 4188733.34 | 317.06278 | (17121402) | 649625.76 |
| 4188733.34 | 320.06106 | (17043004) | | |
| 649725.76 | 4188733.34 | 363.56965 | (17123024) | 649825.76 |
| 4188733.34 | 471.97604 | (17122909) | | |
| 649925.76 | 4188733.34 | 541.07092 | (17022607) | 650025.76 |
| 4188733.34 | 670.19583 | (17012717) | | |
| 650125.76 | 4188733.34 | 656.83632 | (17012720) | 650225.76 |
| 4188733.34 | 651.90352 | (17022508) | | |
| 650325.76 | 4188733.34 | 547.20208 | (17012601) | 650425.76 |
| 4188733.34 | 449.71664 | (17022407) | | |
| 650525.76 | 4188733.34 | 371.39820 | (17123020) | 650625.76 |
| 4188733.34 | 290.91007 | (14012706) | | |
| 650725.76 | 4188733.34 | 246.67174 | (14022307) | 650825.76 |
| 4188733.34 | 212.26793 | (13020908) | | |
| 651125.76 | 4188733.34 | 144.61731 | (15010317) | 649125.76 |
| 4188783.34 | 195.33214 | (17120707) | | |
| 649225.76 | 4188783.34 | 223.62672 | (17121007) | 649325.76 |
| 4188783.34 | 253.42419 | (17020404) | | |
| 649425.76 | 4188783.34 | 261.36521 | (17121402) | 649525.76 |
| 4188783.34 | 272.55548 | (17043004) | | |
| 649625.76 | 4188783.34 | 288.29061 | (17120208) | 649725.76 |
| 4188783.34 | 333.00120 | (17123024) | | |
| 649825.76 | 4188783.34 | 401.94083 | (16022108) | 649925.76 |
| 4188783.34 | 494.13844 | (17022607) | | |
| 650025.76 | 4188783.34 | 573.75783 | (17012717) | 650125.76 |
| 4188783.34 | 569.56879 | (17012720) | | |
| 650225.76 | 4188783.34 | 575.65731 | (17022508) | 650325.76 |
| 4188783.34 | 477.27425 | (17021405) | | |
| 650425.76 | 4188783.34 | 412.69484 | (17122321) | 650525.76 |

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|------------|------------|------------|------------|-----------|
| 4188783.34 | 344.86213 | (17022407) | | |
| 650625.76 | 4188783.34 | 301.30249 | (17121119) | 650725.76 |
| 4188783.34 | 235.90432 | (13121617) | | |
| 650825.76 | 4188783.34 | 204.68994 | (14022307) | 651125.76 |
| 4188783.34 | 139.97524 | (13121420) | | |
| 649125.76 | 4188833.34 | 193.84835 | (17121007) | 649225.76 |
| 4188833.34 | 216.21609 | (17020404) | | |
| 649325.76 | 4188833.34 | 220.37696 | (17121402) | 649425.76 |
| 4188833.34 | 234.26359 | (17043004) | | |
| 649525.76 | 4188833.34 | 232.04901 | (17121808) | 649625.76 |
| 4188833.34 | 274.24422 | (17123024) | | |
| 649725.76 | 4188833.34 | 325.10812 | (17122909) | 649825.76 |
| 4188833.34 | 357.49278 | (17122724) | | |
| 649925.76 | 4188833.34 | 453.96589 | (17120219) | 650025.76 |
| 4188833.34 | 486.59003 | (17012717) | | |
| 650125.76 | 4188833.34 | 499.80939 | (17012720) | 650225.76 |
| 4188833.34 | 476.74931 | (17022508) | | |
| 650325.76 | 4188833.34 | 438.84845 | (17021405) | 650425.76 |
| 4188833.34 | 379.49178 | (17012601) | | |
| 650525.76 | 4188833.34 | 320.27666 | (17022407) | 650625.76 |
| 4188833.34 | 267.75352 | (17123020) | | |
| 650725.76 | 4188833.34 | 247.18210 | (17121119) | 650825.76 |
| 4188833.34 | 198.04002 | (13121617) | | |
| 651125.76 | 4188833.34 | 139.25659 | (14011317) | 649125.76 |
| 4188833.34 | 186.91107 | (17020404) | | |

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION
 VALUES FOR SOURCE GROUP: VOL6 ***
 INCLUDING SOURCE(S): VOL6 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS

** CONC OF OTHER IN MICROGRAMS/M**3

**

| X-COORD (M) | Y-COORD (M) | CONC | (YYMMDDHH) | X-COORD (M) |
|-------------|-------------|------------|------------|-------------|
| Y-COORD (M) | CONC | (YYMMDDHH) | | |
| 649225.76 | 4188833.34 | 189.77062 | (17120905) | 649325.76 |
| 4188833.34 | 203.21025 | (17043004) | | |
| 649425.76 | 4188833.34 | 198.24934 | (17120624) | 649525.76 |

| | | | | |
|--|------------|------------|------------|-----------|
| 4188883.34 | 214.63406 | (15022507) | | |
| 649625.76 | 4188883.34 | 244.74820 | (14121304) | 649725.76 |
| 4188883.34 | 302.52844 | (17122909) | | |
| 649825.76 | 4188883.34 | 332.71510 | (17122724) | 649925.76 |
| 4188883.34 | 389.84689 | (17120219) | | |
| 650025.76 | 4188883.34 | 410.67993 | (17012717) | 650125.76 |
| 4188883.34 | 442.95268 | (17012720) | | |
| 650225.76 | 4188883.34 | 420.92102 | (17121401) | 650325.76 |
| 4188883.34 | 367.28798 | (17121904) | | |
| 650425.76 | 4188883.34 | 344.59814 | (17012601) | 650525.76 |
| 4188883.34 | 301.56097 | (17122321) | | |
| 650625.76 | 4188883.34 | 271.72961 | (17022407) | 650725.76 |
| 4188883.34 | 233.72947 | (17123020) | | |
| 650825.76 | 4188883.34 | 203.58910 | (17121119) | 651125.76 |
| 4188883.34 | 134.67486 | (13020908) | | |
| 650125.76 | 4188933.34 | 395.88143 | (17012720) | 650225.76 |
| 4188933.34 | 368.76741 | (17121401) | | |
| 650325.76 | 4188933.34 | 334.40930 | (17122223) | 650425.76 |
| 4188933.34 | 312.35474 | (17022706) | | |
| 650525.76 | 4188933.34 | 284.37744 | (17122321) | 650625.76 |
| 4188933.34 | 240.90445 | (14011617) | | |
| 650725.76 | 4188933.34 | 208.29922 | (17022407) | 650825.76 |
| 4188933.34 | 198.07434 | (17123020) | | |
| 651125.76 | 4188933.34 | 130.28706 | (14022307) | 650425.76 |
| 4188983.34 | 302.15306 | (17021405) | | |
| 650525.76 | 4188983.34 | 272.88982 | (17012601) | 650625.76 |
| 4188983.34 | 231.37701 | (17122321) | | |
| 650725.76 | 4188983.34 | 217.93598 | (17022407) | 650825.76 |
| 4188983.34 | 178.73908 | (17123020) | | |
| 651125.76 | 4188983.34 | 129.28059 | (17120617) | 650525.76 |
| 4189033.34 | 247.15412 | (17022706) | | |
| 650625.76 | 4189033.34 | 228.64724 | (17122321) | 650725.76 |
| 4189033.34 | 192.15187 | (14011617) | | |
| 650825.76 | 4189033.34 | 179.65832 | (17022407) | 651125.76 |
| 4189033.34 | 124.87241 | (14012706) | | |
| 650525.76 | 4189083.34 | 225.61242 | (17022324) | 650625.76 |
| 4189083.34 | 213.66207 | (17012601) | | |
| 650725.76 | 4189083.34 | 186.31971 | (17022408) | 650825.76 |
| 4189083.34 | 177.85018 | (17022407) | | |
| 651125.76 | 4189083.34 | 131.85465 | (17121119) | 650525.76 |
| 4189133.34 | 222.29738 | (17021405) | | |
| 650625.76 | 4189133.34 | 203.32459 | (17012601) | 650725.76 |
| 4189133.34 | 187.67087 | (17122321) | | |
| 650825.76 | 4189133.34 | 158.77302 | (17120205) | 651125.76 |
| 4189133.34 | 127.31014 | (17123020) | | |
| 650781.98 | 4189510.65 | 121.51151 | (17021405) | 650760.33 |
| 4189397.50 | 137.16399 | (17022706) | | |
| ^ *** AERMOD - VERSION 19191 *** *** C:\Users\Smith\Dropbox\My PC (DESKTOP-977GSBU)\Documents\HRA\Ashley *** 10/26/23 *** AERMET - VERSION 18081 *** *** | | | | |

*** 16:20:52

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE SUMMARY OF MAXIMUM PERIOD (43824 HRS) RESULTS ***

** CONC OF OTHER IN MICROGRAMS/M**3

**

| GROUP ID | NETWORK | AVERAGE CONC | RECEPTOR (XR, YR, |
|----------------------|-----------------------|----------------|------------------------|
| ZELEV, ZHILL, ZFLAG) | OF TYPE | GRID-ID | |
| VOL1 | 1ST HIGHEST VALUE IS | 118.70330 AT (| 650325.76, 4188383.34, |
| 10.06, | 10.06, 0.00) DC | | |
| | 2ND HIGHEST VALUE IS | 85.81087 AT (| 650425.76, 4188333.34, |
| 10.06, | 10.06, 0.00) DC | | |
| | 3RD HIGHEST VALUE IS | 72.28796 AT (| 650525.76, 4188433.34, |
| 10.06, | 10.06, 0.00) DC | | |
| | 4TH HIGHEST VALUE IS | 68.99120 AT (| 650525.76, 4188383.34, |
| 10.06, | 10.06, 0.00) DC | | |
| | 5TH HIGHEST VALUE IS | 64.20726 AT (| 650425.76, 4188533.34, |
| 10.06, | 10.06, 0.00) DC | | |
| | 6TH HIGHEST VALUE IS | 55.04523 AT (| 650325.76, 4188333.34, |
| 10.06, | 10.06, 0.00) DC | | |
| | 7TH HIGHEST VALUE IS | 53.52462 AT (| 650525.76, 4188483.34, |
| 10.06, | 10.06, 0.00) DC | | |
| | 8TH HIGHEST VALUE IS | 51.60304 AT (| 650525.76, 4188333.34, |
| 10.06, | 10.06, 0.00) DC | | |
| | 9TH HIGHEST VALUE IS | 44.15056 AT (| 650225.76, 4188433.34, |
| 10.06, | 10.06, 0.00) DC | | |
| | 10TH HIGHEST VALUE IS | 42.08194 AT (| 650425.76, 4188283.34, |
| 10.06, | 10.06, 0.00) DC | | |
| VOL2 | 1ST HIGHEST VALUE IS | 130.57562 AT (| 649725.76, 4188483.34, |
| 10.06, | 10.06, 0.00) DC | | |
| | 2ND HIGHEST VALUE IS | 115.66569 AT (| 649825.76, 4188333.34, |
| 10.06, | 10.06, 0.00) DC | | |
| | 3RD HIGHEST VALUE IS | 79.34923 AT (| 649810.15, 4188312.48, |
| 10.06, | 10.06, 0.00) DC | | |
| | 4TH HIGHEST VALUE IS | 75.69188 AT (| 649925.76, 4188383.34, |
| 10.06, | 10.06, 0.00) DC | | |
| | 5TH HIGHEST VALUE IS | 71.42414 AT (| 649925.76, 4188433.34, |
| 10.06, | 10.06, 0.00) DC | | |

| | | | | |
|--------|--|----------------|------------|-------------|
| 10.06, | 6TH HIGHEST VALUE IS 10.06, 0.00) DC | 66.40581 AT (| 649725.76, | 4188333.34, |
| 10.06, | 7TH HIGHEST VALUE IS 10.06, 0.00) DC | 59.35489 AT (| 649925.76, | 4188333.34, |
| 10.06, | 8TH HIGHEST VALUE IS 10.06, 0.00) DC | 57.93812 AT (| 649725.76, | 4188533.34, |
| 10.06, | 9TH HIGHEST VALUE IS 10.06, 0.00) DC | 51.39279 AT (| 649825.76, | 4188283.34, |
| 10.06, | 10TH HIGHEST VALUE IS 10.06, 0.00) DC | 43.87140 AT (| 649625.76, | 4188433.34, |
| VOL3 | | | | |
| 10.06, | 1ST HIGHEST VALUE IS 10.06, 0.00) DC | 134.57865 AT (| 649725.76, | 4188683.34, |
| 10.06, | 2ND HIGHEST VALUE IS 10.06, 0.00) DC | 72.15382 AT (| 649925.76, | 4188633.34, |
| 10.06, | 3RD HIGHEST VALUE IS 10.06, 0.00) DC | 64.67384 AT (| 649725.76, | 4188533.34, |
| 10.06, | 4TH HIGHEST VALUE IS 10.06, 0.00) DC | 59.89342 AT (| 649725.76, | 4188733.34, |
| 10.06, | 5TH HIGHEST VALUE IS 10.06, 0.00) DC | 49.40382 AT (| 649825.76, | 4188733.34, |
| 10.06, | 6TH HIGHEST VALUE IS 10.06, 0.00) DC | 48.35776 AT (| 649925.76, | 4188683.34, |
| 10.06, | 7TH HIGHEST VALUE IS 10.06, 0.00) DC | 43.76064 AT (| 649625.76, | 4188633.34, |
| 10.06, | 8TH HIGHEST VALUE IS 10.06, 0.00) DC | 41.34569 AT (| 649625.76, | 4188683.34, |
| 10.06, | 9TH HIGHEST VALUE IS 10.06, 0.00) DC | 36.17104 AT (| 649625.76, | 4188583.34, |
| 10.06, | 10TH HIGHEST VALUE IS 10.06, 0.00) DC | 35.49091 AT (| 649725.76, | 4188483.34, |
| VOL4 | | | | |
| 10.06, | 1ST HIGHEST VALUE IS 10.06, 0.00) DC | 101.22201 AT (| 650425.76, | 4188533.34, |
| 10.06, | 2ND HIGHEST VALUE IS 10.06, 0.00) DC | 71.15977 AT (| 650525.76, | 4188583.34, |
| 10.06, | 3RD HIGHEST VALUE IS 10.06, 0.00) DC | 70.39500 AT (| 650525.76, | 4188633.34, |
| 10.06, | 4TH HIGHEST VALUE IS 10.06, 0.00) DC | 66.12417 AT (| 650325.76, | 4188733.34, |
| 10.06, | 5TH HIGHEST VALUE IS 10.06, 0.00) DC | 54.95206 AT (| 650525.76, | 4188533.34, |
| 10.06, | 6TH HIGHEST VALUE IS 10.06, 0.00) DC | 54.34743 AT (| 650425.76, | 4188733.34, |
| 10.06, | 7TH HIGHEST VALUE IS 10.06, 0.00) DC | 49.34341 AT (| 650525.76, | 4188683.34, |
| 10.06, | 8TH HIGHEST VALUE IS 10.06, 0.00) DC | 47.22930 AT (| 650425.76, | 4188483.34, |
| 10.06, | 9TH HIGHEST VALUE IS 10.06, 0.00) DC | 45.22354 AT (| 650225.76, | 4188633.34, |

10.06, 10.06, 0.00) DC 43.67173 AT (650225.76, 4188683.34,

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE SUMMARY OF MAXIMUM PERIOD (43824

HRS) RESULTS ***

** CONC OF OTHER IN MICROGRAMS/M**3

**

| GROUP ID | NETWORK | AVERAGE CONC | RECEPTOR (XR, YR, |
|----------------------|---------|--------------|-------------------|
| ZELEV, ZHILL, ZFLAG) | OF TYPE | GRID-ID | |

| | | | |
|--------|-----------------------|---------------------------------------|--|
| VOL5 | 1ST HIGHEST VALUE IS | 124.25671 AT (650025.76, 4188683.34, | |
| 10.06, | 10.06, 0.00) DC | | |
| | 2ND HIGHEST VALUE IS | 78.16567 AT (650225.76, 4188633.34, | |
| 10.06, | 10.06, 0.00) DC | | |
| | 3RD HIGHEST VALUE IS | 58.25919 AT (650025.76, 4188733.34, | |
| 10.06, | 10.06, 0.00) DC | | |
| | 4TH HIGHEST VALUE IS | 51.13420 AT (650225.76, 4188683.34, | |
| 10.06, | 10.06, 0.00) DC | | |
| | 5TH HIGHEST VALUE IS | 50.67916 AT (650125.76, 4188733.34, | |
| 10.06, | 10.06, 0.00) DC | | |
| | 6TH HIGHEST VALUE IS | 40.97062 AT (649925.76, 4188633.34, | |
| 10.06, | 10.06, 0.00) DC | | |
| | 7TH HIGHEST VALUE IS | 38.89260 AT (649925.76, 4188683.34, | |
| 10.06, | 10.06, 0.00) DC | | |
| | 8TH HIGHEST VALUE IS | 30.92790 AT (649925.76, 4188733.34, | |
| 10.06, | 10.06, 0.00) DC | | |
| | 9TH HIGHEST VALUE IS | 29.69502 AT (650025.76, 4188783.34, | |
| 10.06, | 10.06, 0.00) DC | | |
| | 10TH HIGHEST VALUE IS | 29.42868 AT (650325.76, 4188633.34, | |
| 10.06, | 10.06, 0.00) DC | | |

| | | | |
|--------|----------------------|---------------------------------------|--|
| VOL6 | 1ST HIGHEST VALUE IS | 108.73379 AT (650125.76, 4188333.34, | |
| 10.06, | 10.06, 0.00) DC | | |
| | 2ND HIGHEST VALUE IS | 108.48266 AT (650025.76, 4188383.34, | |
| 10.06, | 10.06, 0.00) DC | | |
| | 3RD HIGHEST VALUE IS | 87.15591 AT (650225.76, 4188433.34, | |

10.06, 10.06, 0.00) DC
 4TH HIGHEST VALUE IS 86.87975 AT (650225.76, 4188383.34,
 10.06, 10.06, 0.00) DC
 5TH HIGHEST VALUE IS 63.13272 AT (650225.76, 4188333.34,
 10.06, 10.06, 0.00) DC
 6TH HIGHEST VALUE IS 55.25253 AT (650025.76, 4188333.34,
 10.06, 10.06, 0.00) DC
 7TH HIGHEST VALUE IS 47.87228 AT (650125.76, 4188283.34,
 10.06, 10.06, 0.00) DC
 8TH HIGHEST VALUE IS 40.97819 AT (650225.76, 4188283.34,
 10.06, 10.06, 0.00) DC
 9TH HIGHEST VALUE IS 38.21987 AT (649925.76, 4188433.34,
 10.06, 10.06, 0.00) DC
 10TH HIGHEST VALUE IS 33.04575 AT (650325.76, 4188383.34,
 10.06, 10.06, 0.00) DC

*** RECEPTOR TYPES: GC = GRIDCART
 GP = GRIDPOLR
 DC = DISCCART
 DP = DISCPOLR

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** THE SUMMARY OF HIGHEST 1-HR

RESULTS ***

** CONC OF OTHER IN MICROGRAMS/M**3

**

| GROUP ID (XR, YR, ZELEV, ZHILL, ZFLAG) | AVERAGE CONC OF TYPE | NETWORK GRID-ID | DATE (YYMMDDHH) | RECEPTOR |
|---|-------------------------|--------------------|--------------------|----------|
| VOL1 HIGH 1ST HIGH VALUE IS 4188383.34, 10.06, 10.06, 0.00) DC | 2312.52925 | ON 16010309: | AT (650325.76, | |
| VOL2 HIGH 1ST HIGH VALUE IS 4188483.34, 10.06, 10.06, 0.00) DC | 2142.77393 | ON 17122909: | AT (649725.76, | |
| VOL3 HIGH 1ST HIGH VALUE IS | 2142.89174 | ON 17122909: | AT (649725.76, | |

4188683.34, 10.06, 10.06, 0.00) DC

VOL4 HIGH 1ST HIGH VALUE IS 1815.22842 ON 17022508: AT (650425.76,
4188733.34, 10.06, 10.06, 0.00) DC

VOL5 HIGH 1ST HIGH VALUE IS 2033.57207 ON 17122609: AT (650025.76,
4188683.34, 10.06, 10.06, 0.00) DC

VOL6 HIGH 1ST HIGH VALUE IS 1977.18736 ON 16122205: AT (650025.76,
4188383.34, 10.06, 10.06, 0.00) DC

*** RECEPTOR TYPES: GC = GRIDCART
GP = GRIDPOLR
DC = DISCCART
DP = DISCPOLR

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*** AERMET - VERSION 18081 *** ***
*** 16:20:52

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*** MODELOPTs: NonDEFAULT CONC FLAT RURAL ADJ_U*

*** Message Summary : AERMOD Model Execution ***

----- Summary of Total Messages -----

A Total of 0 Fatal Error Message(s)
A Total of 17 Warning Message(s)
A Total of 971 Informational Message(s)

A Total of 43824 Hours Were Processed

A Total of 442 Calm Hours Identified

A Total of 529 Missing Hours Identified (1.21 Percent)

***** FATAL ERROR MESSAGES *****
*** NONE ***

***** WARNING MESSAGES *****

SO W320 48 VPARAM: Input Parameter May Be Out-of-Range for Parameter
SZINIT

SO W320 49 VPARAM: Input Parameter May Be Out-of-Range for Parameter
SZINIT

SO W320 50 VPARAM: Input Parameter May Be Out-of-Range for Parameter
SZINIT

| | | |
|----------|-------|---|
| SO W320 | 51 | VPARM: Input Parameter May Be Out-of-Range for Parameter |
| SZINIT | | |
| SO W320 | 52 | VPARM: Input Parameter May Be Out-of-Range for Parameter |
| SZINIT | | |
| SO W320 | 53 | VPARM: Input Parameter May Be Out-of-Range for Parameter |
| SZINIT | | |
| ME W186 | 454 | MEOPEN: THRESH_1MIN 1-min ASOS wind speed threshold used |
| 0.50 | | |
| ME W187 | 454 | MEOPEN: ADJ_U* Option for Stable Low Winds used in AERMET |
| MX W420 | 34276 | METQA: Wind Speed Out-of-Range. KURDAT = |
| 16112904 | | |
| MX W420 | 34282 | METQA: Wind Speed Out-of-Range. KURDAT = |
| 16112910 | | |
| MX W420 | 34288 | METQA: Wind Speed Out-of-Range. KURDAT = |
| 16112916 | | |
| MX W420 | 34294 | METQA: Wind Speed Out-of-Range. KURDAT = |
| 16112922 | | |
| MX W420 | 34300 | METQA: Wind Speed Out-of-Range. KURDAT = |
| 16113004 | | |
| MX W420 | 40768 | METQA: Wind Speed Out-of-Range. KURDAT = |
| 17082616 | | |
| MX W420 | 40792 | METQA: Wind Speed Out-of-Range. KURDAT = |
| 17082716 | | |
| MX W420 | 40798 | METQA: Wind Speed Out-of-Range. KURDAT = |
| 17082722 | | |
| MX W420 | 40804 | METQA: Wind Speed Out-of-Range. KURDAT = |
| 17082804 | | |

```

*****
*** AERMOD Finishes Successfully ***
*****

```

HARP2 - HRACalc (dated 22118) 10/26/2023 4:32:43 PM - Output Log

GLCs loaded successfully
Pollutants loaded successfully
Pathway receptors loaded successfully

RISK SCENARIO SETTINGS

Receptor Type: Resident
Scenario: Cancer
Calculation Method: HighEnd

EXPOSURE DURATION PARAMETERS FOR CANCER

Start Age: -0.25
Total Exposure Duration: 70

Exposure Duration Bin Distribution

3rd Trimester Bin: 0.25
0<2 Years Bin: 2
2<9 Years Bin: 0
2<16 Years Bin: 14
16<30 Years Bin: 0
16 to 70 Years Bin: 54

PATHWAYS ENABLED

NOTE: Inhalation is always enabled and used for all assessments. The remaining pathways are only used for cancer and noncancer chronic assessments.

Inhalation: True
Soil: True
Dermal: True
Mother's milk: True
Water: False
Fish: False
Homegrown crops: False
Beef: False
Dairy: False
Pig: False
Chicken: False
Egg: False

INHALATION

Daily breathing rate: LongTerm24HR

****Worker Adjustment Factors****
Worker adjustment factors enabled: NO

****Fraction at time at home****
3rd Trimester to 16 years: OFF
16 years to 70 years: ON

SOIL & DERMAL PATHWAY SETTINGS

Deposition rate (m/s): 0.05
Soil mixing depth (m): 0.01
Dermal climate: Mixed

TIER 2 SETTINGS

Tier2 adjustments were used in this assessment. Please see the input file for details.

Tier2 - What was changed: ED or start age changed|

Calculating cancer risk

Cancer risk breakdown by pollutant and receptor saved to: C:\Users\Smith\Dropbox\My PC (DESKTOP-977GSBU)\Documents\HRA\Ashley Warehouse - Revised (Construction)\HARP2\ASHLEY WAREHOUSE (CONSTRUCTION)\hra\Residential CancerCancerRisk.csv

Cancer risk total by receptor saved to: C:\Users\Smith\Dropbox\My PC (DESKTOP-977GSBU)\Documents\HRA\Ashley Warehouse - Revised (Construction)\HARP2\ASHLEY WAREHOUSE (CONSTRUCTION)\hra\Residential CancerCancerRiskSumByRec.csv

HRA ran successfully

HARP2 - HRACalc (dated 22118) 10/26/2023 5:42:55 PM - Output Log

GLCs loaded successfully
Pollutants loaded successfully
Pathway receptors loaded successfully

RISK SCENARIO SETTINGS

Receptor Type: Resident
Scenario: Cancer
Calculation Method: HighEnd

EXPOSURE DURATION PARAMETERS FOR CANCER

Start Age: 16
Total Exposure Duration: 40

Exposure Duration Bin Distribution

3rd Trimester Bin: 0
0<2 Years Bin: 0
2<9 Years Bin: 0
2<16 Years Bin: 0
16<30 Years Bin: 0
16 to 70 Years Bin: 40

PATHWAYS ENABLED

NOTE: Inhalation is always enabled and used for all assessments. The remaining pathways are only used for cancer and noncancer chronic assessments.

Inhalation: True
Soil: True
Dermal: True
Mother's milk: True
Water: False
Fish: False
Homegrown crops: False
Beef: False
Dairy: False
Pig: False
Chicken: False
Egg: False

INHALATION

Daily breathing rate: LongTerm24HR

****Worker Adjustment Factors****
Worker adjustment factors enabled: NO

****Fraction at time at home****
3rd Trimester to 16 years: OFF
16 years to 70 years: ON

SOIL & DERMAL PATHWAY SETTINGS

Deposition rate (m/s): 0.05
Soil mixing depth (m): 0.01
Dermal climate: Mixed

TIER 2 SETTINGS

Tier2 adjustments were used in this assessment. Please see the input file for details.

Tier2 - What was changed: ED or start age changed|

Calculating cancer risk

Cancer risk breakdown by pollutant and receptor saved to: C:\Users\Smith\Dropbox\My PC (DESKTOP-977GSBU)\Documents\HRA\Ashley Warehouse - Revised (Construction)\HARP2\ASHLEY WAREHOUSE (CONSTRUCTION)\hra\Workplace CancerCancerRisk.csv

Cancer risk total by receptor saved to: C:\Users\Smith\Dropbox\My PC (DESKTOP-977GSBU)\Documents\HRA\Ashley Warehouse - Revised (Construction)\HARP2\ASHLEY WAREHOUSE (CONSTRUCTION)\hra\Workplace CancerCancerRiskSumByRec.csv

HRA ran successfully

HARP2 - HRACalc (dated 22118) 10/26/2023 5:46:40 PM - Output Log

GLCs loaded successfully
Pollutants loaded successfully
Pathway receptors loaded successfully

RISK SCENARIO SETTINGS

Receptor Type: Resident
Scenario: NCChronic
Calculation Method: Derived

EXPOSURE DURATION PARAMETERS FOR CANCER

Exposure duration are only adjusted for cancer assessments

PATHWAYS ENABLED

NOTE: Inhalation is always enabled and used for all assessments. The remaining pathways are only used for cancer and noncancer chronic assessments.

Inhalation: True
Soil: False
Dermal: False
Mother's milk: False
Water: False
Fish: False
Homegrown crops: False
Beef: False
Dairy: False
Pig: False
Chicken: False
Egg: False

INHALATION

Daily breathing rate: LongTerm24HR

Worker Adjustment Factors

Worker adjustment factors enabled: NO

Fraction at time at home

NOTE: Exposure duration (i.e., start age, end age, ED, & FAH) are only adjusted for cancer assessments.

TIER 2 SETTINGS

Tier2 adjustments were used in this assessment. Please see the input file for details.

Tier2 - What was changed: ED or start age changed|

Calculating chronic risk

Chronic risk breakdown by pollutant and receptor saved to:

C:\Users\Smith\Dropbox\My PC (DESKTOP-977GSBU)\Documents\HRA\Ashley Warehouse - Revised (Construction)\HARP2\ASHLEY WAREHOUSE

(CONSTRUCTION)\hra\ChronicNCChronicRisk.csv

Chronic risk total by receptor saved to: C:\Users\Smith\Dropbox\My PC

(DESKTOP-977GSBU)\Documents\HRA\Ashley Warehouse - Revised

(Construction)\HARP2\ASHLEY WAREHOUSE

(CONSTRUCTION)\hra\ChronicNCChronicRiskSumByRec.csv

HRA ran successfully

On-road Mobile (Operational) Energy Usage

Unmitigated:

Step 1:

Therefore:

Average Daily VMT:

19,982 Source: CalEEMod

Step 2

Given

Fleet Mix (CalEEMod Output)

| LDA | LDT1 | LDT2 | MDV | MHD1 | MHD2 | MHD3 | MHD4 | MHD5 | MHD6 | MHD7 | MHD8 | MCY | MH | |
|--------|-------|--------|--------|-------|-------|-------|--------|-------|-------|------|------|-------|-------|-------|
| 37.37% | 3.63% | 11.71% | 10.11% | 1.74% | 0.42% | 0.87% | 32.21% | 0.03% | 0.02% | | | 1.58% | 0.08% | 0.23% |

And

Gasoline MPG Factors for each Vehicle Class - Year 2025 (EMFAC2021 Output)

| LDA | LDT1 | LDT2 | MDV | MCY | MH |
|--------|--------|--------|--------|--------|-------|
| 29.549 | 24.672 | 24.086 | 19.249 | 40.421 | 4.413 |

Diesel MPG Factors for each Vehicle Class - Year 2023 (EMFAC2021 Output)

| MHD1 | MHD2 | MHD3 | MHD4 | MHD5 | MHD6 | MHD7 | MHD8 |
|--------|--------|-------|-------|-------|-------|-------|------|
| 15.896 | 13.198 | 8.712 | 5.690 | 4.601 | 9.486 | 8.215 | |

Therefore:

Weighted Average MPG Factors

| | | | |
|-----------|------|---------|-----|
| Gasoline: | 26.8 | Diesel: | 6.4 |
|-----------|------|---------|-----|

Step 3

Therefore:

daily gallons of gasoline daily gallons of diesel

or

annual gallons of gasoline annual gallons of diesel

Off-road Mobile (Construction) Energy Usage

Note: For the sake of simplicity, and as a conservative estimation, it was assumed that all off-road vehicles use diesel fuel as an energy source.

| | | | |
|-----------------------------|----------------------------|---------------------------------|---|
| Given Factor: | 1,087.2 metric tons | CO2 | (provided in CalEEMod Output File) |
| Conversion Factor | 2204.6262 pounds | per metric ton | |
| Intermediate Result: | 2,396,759 pounds | CO2 | |
| Conversion Factor: | 22.38 pounds | CO2 per 1 gallon of diesel fuel | Source: U.S. EIA, 2016 |
| Final Result: | 107,113 gallons | diesel fuel | http://www.eia.gov/tools/faqs/faq.cfm?id=307&t=11 |

| Mitigated Onsite Scenario | Total CO2 (MT/yr) (provided in CalEEMod Output File) |
|---------------------------|--|
| Site Preparation (2023) | 158 |
| Site Preparation (2024) | 291 |

On-road Mobile (Construction) Energy Usage - Site Preparation

Note: Year 2021 MPG factors were derived for construction-related energy consumption (for the sake of a conservative estimate).

Step 1: **Total Daily Worker Trips (CalEEMod Output)**
18

Worker Trip Length (miles) (CalEEMod Output)
11.9

Therefore:
Average Worker Daily VMT:
214

Step 2: Given:
Assumed Fleet Mix for Workers (Percentage mix is provided on Appendix A: Calculation Details for CalEEMOD p. 15)
LDA LDT1 LDT2
0.5 0.25 0.25

And:
Gasoline MPG Factors for each Vehicle Class (EMFAC2021 Output) - Year 2023
LDA LDT1 LDT2
28.55 23.82 22.98

Therefore:
Weighted Average Worker MPG Factor
26.0

Step 3: **Therefore:**
8.2 Worker daily gallons of gasoline

Step 4: 161 # of Days (CalEEMod Output)

Therefore:
Result: Total gallons of gasoline

On-road Mobile (Construction) Energy Usage - Grading

Note: Year 2021 MPG factors were derived for construction-related energy consumption (for the sake of a conservative estimate).

Step 1: **Total Daily Worker Trips (CalEEMod Output)**
 20

Total Hauling Trips (CalEEMod Output)
 20

Worker Trip Length (miles) (CalEEMod Output)
 11.9

Hauling Trip Length (miles) (CalEEMod Output)
 20

Therefore:

Average Worker Daily VMT:
 238

Average Vendor Daily VMT:
 -

Step 2: Given:

Assumed Fleet Mix for Workers

| LDA | LDT1 | LDT2 |
|-----|------|------|
| 0.5 | 0.25 | 0.25 |

(Percentage mix is provided on Appendix A: Calculation Details for CalEEMOD p. 15)

And:

Gasoline MPG Factors for each Vehicle Class (EMFAC2021 Output) - Year 2023

| LDA | LDT1 | LDT2 |
|-------|-------|-------|
| 28.55 | 23.82 | 22.98 |

Fleet Mix for Workers (Conservative Estimate)

| MHD | HHD |
|-----|------|
| 0% | 100% |

Therefore:

Weighted Average Worker MPG Factor
 26.0

Diesel:

| MHD | HHD |
|------|------|
| 8.58 | 5.60 |

Weighted Average Hauling (Diesel) MPG Factor
 5.6

Step 3: Therefore:

9.2 Worker daily gallons of gasoline

Step 4: 155 # of Days (CalEEMod Output)

Therefore:

Result: [Redacted] Total gallons of gasoline

Therefore:

Result: [Redacted] Total gallons of diesel

On-road Mobile (Construction) Energy Usage - Building Construction

Note: Year 2021 MPG factors were derived for construction-related energy consumption (for the sake of a conservative estimate).

Step 1: **Total Daily Worker Trips (CalEEMod Output)**
 6
 Note: Assumes 5% of workers are on-site on a given day.

Total Daily Vendor Trips (CalEEMod Output)
 2
 Note: Assumes 5% of workers are on-site on a given day.

Worker Trip Length (miles) (CalEEMod Output)
 11.9

Vendor Trip Length (miles) (CalEEMod Output)
 9.1

Therefore:
Average Worker Daily VMT:
 74

Average Vendor Daily VMT:
 22

Step 2: Given:
Assumed Fleet Mix for Workers (Percentage mix is provided on Appendix A: Calculation Details for CalEEMOD p. 15)
 LDA LDT1 LDT2
 0.5 0.25 0.25
Assumed Fleet Mix for Vendors
 MHD HHD
 100% 0%

And:
MPG Factors for each Vehicle Class (from EMFAC2021) - Year 2023

Gasoline:
 LDA LDT1 LDT2
 28.55 23.82 22.98

Diesel:
 MHD HHD
 8.58 5.60

Therefore:
Weighted Average Worker (Gasoline) MPG Factor
 26.0

Weighted Average Vendor (Diesel) MPG Factor
 8.6

Step 3: **Therefore:**
 3 Worker daily gallons of gasoline

Therefore:
 3 Vendor daily gallons of diesel

Step 4: 150 # of Days (CalEEMod Output)

Therefore:
 Total gallons of gasoline

Therefore:
 Total gallons of diesel

On-road Mobile (Construction) Energy Usage - Paving

Note: Year 2021 MPG factors were derived for construction-related energy consumption (for the sake of a conservative estimate).

Step 1: **Total Daily Worker Trips (CalEEMod Output)** **Total Hauling Trips (CalEEMod Output)**
 15 20

Worker Trip Length (miles) (CalEEMod Output) **Hauling Trip Length (miles) (CalEEMod Output)**
 11.9 20

Therefore:
Average Worker Daily VMT: **Average Vendor Daily VMT:**
 179 -

Step 2: Given:
Assumed Fleet Mix for Workers (Percentage mix is provided on Appendix A: Calculation Details for CalEEMOD p. 15)

| | | | |
|------------|-------------|-------------|--|
| LDA | LDT1 | LDT2 | Fleet Mix for Workers (Conservative Estimate) |
| 0.5 | 0.25 | 0.25 | MHD HHD |
| | | | 0% 100% |

And:
Gasoline MPG Factors for each Vehicle Class (EMFAC2021 Output) - Year 2023

| | | | |
|------------|-------------|-------------|-----------------------|
| LDA | LDT1 | LDT2 | Diesel: |
| 28.55 | 23.82 | 22.98 | MHD HHD |
| | | | 8.58 5.60 |

Therefore:
Weighted Average Worker MPG Factor **Weighted Average Hauling (Diesel) MPG Factor**
 26.0 5.6

Step 3: **Therefore:**
 6.9 Worker daily gallons of gasoline

Step 4: 90 # of Days (CalEEMod Output)

Result: **Therefore:** 610 Total gallons of gasoline **Therefore:** Total gallons of diesel

On-road Mobile (Construction) Energy Usage - Architectural Coatings

Note: Year 2021 MPG factors were derived for construction-related energy consumption (for the sake of a conservative estimate).

Step 1: **Total Daily Worker Trips (CalEEMod Output)** **Total Hauling Trips (CalEEMod Output)**
1 1

Worker Trip Length (miles) (CalEEMod Output) **Hauling Trip Length (miles) (CalEEMod Output)**
14.9 20

Therefore:
Average Worker Daily VMT: **Average Vendor Daily VMT:**
15 -

Step 2: Given:

| | | | | |
|--------------------------------------|------|------|--|------|
| Assumed Fleet Mix for Workers | | | (Percentage mix is provided on Appendix A: Calculation Details for CalEEMOD p. 15) | |
| LDA | LDT1 | LDT2 | Fleet Mix for Workers (Conservative Estimate) | |
| 0.5 | 0.25 | 0.25 | MHD | HHD |
| | | | 0% | 100% |

And:

| | | | | |
|---|-------|-------|----------------|------|
| Gasoline MPG Factors for each Vehicle Class (EMFAC2021 Output) - Year 2023 | | | | |
| LDA | LDT1 | LDT2 | <u>Diesel:</u> | |
| 28.55 | 23.82 | 22.98 | MHD | HHD |
| | | | 8.58 | 5.60 |

Therefore:
Weighted Average Worker MPG Factor **Weighted Average Hauling (Diesel) MPG Factor**
26.0 5.6

Step 3: Therefore:
0.6 Worker daily gallons of gasoline

Step 4: 121 # of Days (CalEEMod Output)

Result: Total gallons of gasoline Total gallons of diesel

Source EMFAC2021 (v1 0 1) Emissions Inventory

Region Type County

Region: San Joaquin

Calendar Year 2023, 2025

Season: Annual

Vehicle Classification EMFAC202x Categories

Units miles/day for CVMT and EVMT, trips/day for Trips, kWh/day for Energy Consumption, tons/day for Emissions, 1000 gallons/day for Fuel Consumption

| Region | Calendar Year | Vehicle Category | Model Year | Speed | Fuel | Population | Total VMT | Trips | Fuel Consumption | MPG |
|-------------|---------------|--|------------|-----------|----------|-------------|------------|-------------|------------------|--------------------------|
| San Joaquin | 2023 | All Other Buses | Aggregate | Aggregate | Diesel | 63 39460475 | 3393 93922 | 564 2119822 | 0 391421545 | 8.678003 |
| San Joaquin | 2023 | LDA | Aggregate | Aggregate | Gasoline | 246367.0682 | 9973102.47 | 1138235.391 | 349 3216614 | 28.54991 |
| San Joaquin | 2023 | LDA | Aggregate | Aggregate | Diesel | 705.734891 | 23139 8254 | 3023.214022 | 0 543997543 | 42.53664 |
| San Joaquin | 2023 | LDT1 | Aggregate | Aggregate | Gasoline | 22016.87719 | 727225.714 | 95173.38769 | 30 52486616 | 23.82404 |
| San Joaquin | 2023 | LDT1 | Aggregate | Aggregate | Diesel | 6.309776167 | 72.3140659 | 18 53577151 | 0 002954101 | 24.47922 |
| San Joaquin | 2023 | LDT2 | Aggregate | Aggregate | Gasoline | 99986 64004 | 4006976.31 | 463638.6569 | 174 3583341 | 22.98127 |
| San Joaquin | 2023 | LDT2 | Aggregate | Aggregate | Diesel | 269.0353638 | 11767 7731 | 1277.639106 | 0 669317903 | 31.86353 |
| San Joaquin | 2023 | LHD1 | Aggregate | Aggregate | Gasoline | 9831 305478 | 343356.563 | 146471.803 | 37 0137846 | 9.276451 |
| San Joaquin | 2023 | LHD1 | Aggregate | Aggregate | Diesel | 8858.793592 | 311287 78 | 111432.479 | 19 67413691 | 15.82218 |
| San Joaquin | 2023 | LHD2 | Aggregate | Aggregate | Gasoline | 1172.202392 | 40932 8123 | 17464.06906 | 4 90823024 | 8.339628 |
| San Joaquin | 2023 | LHD2 | Aggregate | Aggregate | Diesel | 3130.564849 | 115648.086 | 39378 56755 | 8 863291415 | 13.04798 |
| San Joaquin | 2023 | MCY | Aggregate | Aggregate | Gasoline | 12111 77426 | 65765.9483 | 24223.54852 | 1.643730409 | 40.01018 |
| San Joaquin | 2023 | MDV | Aggregate | Aggregate | Gasoline | 94539 47242 | 3309649.73 | 427287 8869 | 178.486066 | 18.5429 |
| San Joaquin | 2023 | MDV | Aggregate | Aggregate | Diesel | 1386 649679 | 54072.4946 | 6485 715736 | 2.267270858 | 23.84919 |
| San Joaquin | 2023 | MH | Aggregate | Aggregate | Gasoline | 1507 494843 | 13134.1796 | 150.8097841 | 2.977418428 | 4.411264 |
| San Joaquin | 2023 | MH | Aggregate | Aggregate | Diesel | 642.7961913 | 5646 6428 | 64 27961913 | 0.600452961 | 49.403972 |
| San Joaquin | 2023 | Motor Coach | Aggregate | Aggregate | Diesel | 17 50069597 | 2493.47591 | 402 1659934 | 0.455354651 | 5.475899 |
| San Joaquin | 2023 | OBUS | Aggregate | Aggregate | Gasoline | 184.2186442 | 8143 5346 | 3685.846633 | 1.733278965 | 4.69834 |
| San Joaquin | 2023 | PTO | Aggregate | Aggregate | Diesel | 0 | 19769 5175 | 0 | 4 013121008 | 4.92622 |
| San Joaquin | 2023 | SBUS | Aggregate | Aggregate | Gasoline | 127.6658449 | 7011 40481 | 510.6633795 | 0.69096273 | 10.1473 |
| San Joaquin | 2023 | SBUS | Aggregate | Aggregate | Diesel | 488.0661519 | 10999 7571 | 7067.197879 | 1 346323697 | 8.170217 |
| San Joaquin | 2023 | T6 CAIRP Class 4 | Aggregate | Aggregate | Gasoline | 10 21525791 | 684.779876 | 234.7466267 | 0 077405114 | 8.046701 |
| San Joaquin | 2023 | T6 CAIRP Class 5 | Aggregate | Aggregate | Diesel | 13.70885779 | 939.491781 | 315.0295519 | 0.106056052 | 8.858446 |
| San Joaquin | 2023 | T6 CAIRP Class 6 | Aggregate | Aggregate | Diesel | 43.24157557 | 2453 39435 | 993.6914066 | 0.273109788 | 8.98318 |
| San Joaquin | 2023 | T6 CAIRP Class 7 | Aggregate | Aggregate | Diesel | 74.64743229 | 15398.8197 | 1715 397994 | 1.609252898 | 9.568925 MHD |
| San Joaquin | 2023 | T6 Instate Delivery Class 4 | Aggregate | Aggregate | Diesel | 243.75384 | 8276.65194 | 3478.367297 | 1 005561316 | 8.230877 8.579141 |
| San Joaquin | 2023 | T6 Instate Delivery Class 5 | Aggregate | Aggregate | Diesel | 156.2432876 | 5383 85911 | 2229.591714 | 0 657027122 | 8.194272 |
| San Joaquin | 2023 | T6 Instate Delivery Class 6 | Aggregate | Aggregate | Diesel | 682 6025228 | 23363 9411 | 9740.738001 | 2 839033489 | 8.229541 |
| San Joaquin | 2023 | T6 Instate Delivery Class 7 | Aggregate | Aggregate | Diesel | 122.4768589 | 6703 21055 | 1747.744776 | 0 802391793 | 8.354037 |
| San Joaquin | 2023 | T6 Instate Other Class 4 | Aggregate | Aggregate | Diesel | 449 8451938 | 18399.4289 | 5200.21044 | 2.166542487 | 8.492531 |
| San Joaquin | 2023 | T6 Instate Other Class 5 | Aggregate | Aggregate | Diesel | 1174.570894 | 51943 6226 | 13578.03953 | 6 096265009 | 8.520565 |
| San Joaquin | 2023 | T6 Instate Other Class 6 | Aggregate | Aggregate | Diesel | 912 5417949 | 38573.6428 | 10548.98315 | 4 50612298 | 8.560273 |
| San Joaquin | 2023 | T6 Instate Other Class 7 | Aggregate | Aggregate | Diesel | 553 092214 | 25667.2012 | 6393.745994 | 2 950154535 | 8.70029 |
| San Joaquin | 2023 | T6 Instate Tractor Class 6 | Aggregate | Aggregate | Diesel | 10.69132111 | 510.925844 | 123.591672 | 0 060247854 | 8.480399 |
| San Joaquin | 2023 | T6 Instate Tractor Class 7 | Aggregate | Aggregate | Diesel | 696.5366058 | 42802 4924 | 8051.963163 | 4 748833943 | 9.013264 |
| San Joaquin | 2023 | T6 OOS Class 4 | Aggregate | Aggregate | Diesel | 5 905142679 | 392.334655 | 135 7001788 | 0 044317954 | 8.852275 |
| San Joaquin | 2023 | T6 OOS Class 5 | Aggregate | Aggregate | Diesel | 7 890998517 | 538.212595 | 181 3351459 | 0 060737656 | 8.861267 |
| San Joaquin | 2023 | T6 OOS Class 6 | Aggregate | Aggregate | Diesel | 24 97157764 | 1406 36491 | 573 8468541 | 0 156409596 | 8.991551 |
| San Joaquin | 2023 | T6 OOS Class 7 | Aggregate | Aggregate | Diesel | 40 57354344 | 10226.0217 | 932.3800283 | 1.062980063 | 9.620144 |
| San Joaquin | 2023 | T6 Public Class 4 | Aggregate | Aggregate | Diesel | 32 09216486 | 1056 60486 | 164.6328057 | 0.140824099 | 7.503012 |
| San Joaquin | 2023 | T6 Public Class 5 | Aggregate | Aggregate | Diesel | 76 27568061 | 2776 64108 | 391 2942415 | 0.361173048 | 7.687841 |
| San Joaquin | 2023 | T6 Public Class 6 | Aggregate | Aggregate | Diesel | 126.4582156 | 4446 297 | 648 7306462 | 0.576020372 | 7.718993 |
| San Joaquin | 2023 | T6 Public Class 7 | Aggregate | Aggregate | Diesel | 152.7305258 | 6768.06936 | 783 5075973 | 0 883776286 | 7.658125 |
| San Joaquin | 2023 | T6 Utility Class 5 | Aggregate | Aggregate | Diesel | 33.47606031 | 1364 93307 | 428.493572 | 0 154770907 | 8.819055 |
| San Joaquin | 2023 | T6 Utility Class 6 | Aggregate | Aggregate | Diesel | 6.356456131 | 257.430851 | 81 36263848 | 0 29104667 | 8.845002 |
| San Joaquin | 2023 | T6 Utility Class 7 | Aggregate | Aggregate | Diesel | 7.230830053 | 358 500092 | 92 55462468 | 0.040337535 | 8.887506 |
| San Joaquin | 2023 | T6T5 | Aggregate | Aggregate | Gasoline | 560 525111 | 27400.6685 | 11214.98642 | 5.873758607 | 4.664929 |
| San Joaquin | 2023 | T7 CAIRP Class 8 | Aggregate | Aggregate | Diesel | 1500.771839 | 308143.872 | 34487.73687 | 51 00604804 | 6.04132 HDD |
| San Joaquin | 2023 | T7 NNOOS Class 8 | Aggregate | Aggregate | Diesel | 1343 474448 | 364734.036 | 30873 04281 | 59 83110996 | 6.09606 5.596459 |
| San Joaquin | 2023 | T7 NOOS Class 8 | Aggregate | Aggregate | Diesel | 562.3598205 | 132501.396 | 12923 02868 | 21 97566159 | 6.029461 |
| San Joaquin | 2023 | T7 Other Port Class 8 | Aggregate | Aggregate | Diesel | 28 6781176 | 5381.65764 | 469 174004 | 0.90785985 | 5.927851 |
| San Joaquin | 2023 | T7 POAK Class 8 | Aggregate | Aggregate | Diesel | 131 1211785 | 13188.0173 | 2145 142481 | 2 26470624 | 5.823279 |
| San Joaquin | 2023 | T7 POLA Class 8 | Aggregate | Aggregate | Diesel | 139.588006 | 18353 09 | 2283.659779 | 3.154875131 | 5.817374 |
| San Joaquin | 2023 | T7 Public Class 8 | Aggregate | Aggregate | Diesel | 387 066761 | 16533 9411 | 1985 652484 | 3.205449572 | 5.158072 |
| San Joaquin | 2023 | T7 Single Concrete/Transit Mix Class 8 | Aggregate | Aggregate | Diesel | 118.1878034 | 8595 90453 | 1113 329108 | 1.467125303 | 8.5859012 |
| San Joaquin | 2023 | T7 Single Dump Class 8 | Aggregate | Aggregate | Diesel | 486.5561857 | 30707 0394 | 4583 359269 | 5.327318734 | 5.76407 |
| San Joaquin | 2023 | T7 Single Other Class 8 | Aggregate | Aggregate | Diesel | 1040.735731 | 57042 4876 | 9803 730584 | 9 736964144 | 5.858344 |
| San Joaquin | 2023 | T7 SWCV Class 8 | Aggregate | Aggregate | Diesel | 175 044521 | 11346.9523 | 805 2047965 | 4 507153801 | 2.517543 |
| San Joaquin | 2023 | T7 Tractor Class 8 | Aggregate | Aggregate | Diesel | 2638 276559 | 211937.817 | 38334.1584 | 34.91925222 | 6.069369 |
| San Joaquin | 2023 | T7 Utility Class 8 | Aggregate | Aggregate | Diesel | 23 22093261 | 1080 67322 | 297.2279374 | 0 186573576 | 5.792209 |
| San Joaquin | 2023 | T7I5 | Aggregate | Aggregate | Gasoline | 2.419215607 | 60.0081934 | 48 40366587 | 0 018776223 | 3.195967 |
| San Joaquin | 2023 | UBUS | Aggregate | Aggregate | Gasoline | 49 369827 | 3719 55506 | 197.479308 | 0.791708132 | 4.698139 |
| San Joaquin | 2023 | UBUS | Aggregate | Aggregate | Diesel | 78 33872382 | 5427 523 | 313.3548953 | 0 602229331 | 9.012386 |
| San Joaquin | 2025 | All Other Buses | Aggregate | Aggregate | Diesel | 67.92171408 | 3454.27959 | 604 5032553 | 0 395338932 | 8.737514 |
| San Joaquin | 2025 | LDA | Aggregate | Aggregate | Gasoline | 247812.193 | 10065418 7 | 1143376.643 | 340 6379829 | 29.54873 |
| San Joaquin | 2025 | LDA | Aggregate | Aggregate | Diesel | 620 8563183 | 19917.7375 | 2643 071074 | 0 459921869 | 43.30678 |
| San Joaquin | 2025 | LDT1 | Aggregate | Aggregate | Gasoline | 20969 62889 | 704503 526 | 90823.61908 | 28 55436416 | 24.67236 |
| San Joaquin | 2025 | LDT1 | Aggregate | Aggregate | Diesel | 5.057977491 | 54.7985719 | 14 33247387 | 0 00232746 | 24.54313 |
| San Joaquin | 2025 | LDT2 | Aggregate | Aggregate | Gasoline | 105887 2734 | 4297523.94 | 491668 9279 | 179 0193905 | 24.00591 |
| San Joaquin | 2025 | LDT2 | Aggregate | Aggregate | Diesel | 305.5941154 | 13558 4186 | 1463.961841 | 0 410704288 | 33.01261 |
| San Joaquin | 2025 | LHD1 | Aggregate | Aggregate | Gasoline | 9450 489324 | 335570 018 | 140798.2097 | 34 90157426 | 9.164753 |
| San Joaquin | 2025 | LHD1 | Aggregate | Aggregate | Diesel | 8447.684296 | 292201.982 | 106261.2413 | 18 38163512 | 15.89641 |
| San Joaquin | 2025 | LHD2 | Aggregate | Aggregate | Gasoline | 1129.168714 | 39496 2437 | 16822 93138 | 4 600897482 | 8.584465 |
| San Joaquin | 2025 | LHD2 | Aggregate | Aggregate | Diesel | 3098.911716 | 112092 227 | 38980 41096 | 8.493201579 | 13.19788 |
| San Joaquin | 2025 | MCY | Aggregate | Aggregate | Gasoline | 12009 69999 | 64631.0827 | 24019 39998 | 1 598967718 | 40.42051 |
| San Joaquin | 2025 | MDV | Aggregate | Aggregate | Gasoline | 92446 53152 | 3253692.9 | 417141 1232 | 169 0306745 | 19.24913 |
| San Joaquin | 2025 | MDV | Aggregate | Aggregate | Diesel | 1393 091492 | 51951 9772 | 6420 977754 | 2.139013823 | 24.28782 |
| San Joaquin | 2025 | MH | Aggregate | Aggregate | Gasoline | 1345.73466 | 11738.0981 | 134 6272954 | 2 660033836 | 4.412763 |
| San Joaquin | 2025 | MH | Aggregate | Aggregate | Diesel | 631.6240768 | 5453.24118 | 63 16240768 | 0 580283559 | 9.397546 |
| San Joaquin | 2025 | Motor Coach | Aggregate | Aggregate | Diesel | 18 80772922 | 2514 51501 | 432 2016174 | 0 452917647 | 5.551815 |
| San Joaquin | 2025 | OBUS | Aggregate | Aggregate | Gasoline | 170 8324994 | 7309 03024 | 3418 016649 | 1.52248184 | 4.800734 |

| | | | | | | | | | |
|-------------|---|-----------|-----------|----------|-------------|------------|-------------|-------------|--------------------------|
| San Joaquin | 2025 PTO | Aggregate | Aggregate | Diesel | 0 | 20105.4227 | 0 | 3.98427046 | 5.046199 |
| San Joaquin | 2025 SBUS | Aggregate | Aggregate | Gasoline | 131.6189784 | 7271.29468 | 526.4759134 | 0.71341232 | 10.19228 |
| San Joaquin | 2025 SBUS | Aggregate | Aggregate | Diesel | 490.2787139 | 10849.6548 | 7099.235777 | 1.320741795 | 8.214819 MHD |
| San Joaquin | 2025 T6 CAIRP Class 4 | Aggregate | Aggregate | Diesel | 10.57610418 | 697.742444 | 243.038874 | 0.077548733 | 8.997471 8.711536 |
| San Joaquin | 2025 T6 CAIRP Class 5 | Aggregate | Aggregate | Diesel | 14.00551629 | 958.755772 | 321.8467643 | 0.106617779 | 8.992457 |
| San Joaquin | 2025 T6 CAIRP Class 6 | Aggregate | Aggregate | Diesel | 47.29566683 | 2488.35531 | 1086.854424 | 0.272426579 | 9.13404 |
| San Joaquin | 2025 T6 CAIRP Class 7 | Aggregate | Aggregate | Diesel | 78.11014265 | 15772.0773 | 1794.971078 | 1.605687139 | 9.822634 |
| San Joaquin | 2025 T6 Instate Delivery Class 4 | Aggregate | Aggregate | Diesel | 252.424868 | 8475.97193 | 3602.102866 | 1.019116289 | 8.316982 |
| San Joaquin | 2025 T6 Instate Delivery Class 5 | Aggregate | Aggregate | Diesel | 162.4907366 | 5516.89416 | 2318.742812 | 0.666350411 | 8.279269 |
| San Joaquin | 2025 T6 Instate Delivery Class 6 | Aggregate | Aggregate | Diesel | 708.1406495 | 23932.0747 | 10105.16707 | 2.87788442 | 8.315857 |
| San Joaquin | 2025 T6 Instate Delivery Class 7 | Aggregate | Aggregate | Diesel | 127.2799027 | 6929.15534 | 1816.284212 | 0.825964977 | 8.389164 |
| San Joaquin | 2025 T6 Instate Other Class 4 | Aggregate | Aggregate | Diesel | 457.3843802 | 18839.146 | 5287.363435 | 2.200026822 | 8.563144 |
| San Joaquin | 2025 T6 Instate Other Class 5 | Aggregate | Aggregate | Diesel | 1233.945904 | 53254.2945 | 14264.41465 | 6.208167542 | 8.578102 |
| San Joaquin | 2025 T6 Instate Other Class 6 | Aggregate | Aggregate | Diesel | 939.5521797 | 39531.7219 | 10861.2232 | 4.582174014 | 8.627285 |
| San Joaquin | 2025 T6 Instate Other Class 7 | Aggregate | Aggregate | Diesel | 601.2468734 | 26326.7381 | 6950.413857 | 3.002944814 | 8.766974 |
| San Joaquin | 2025 T6 Instate Tractor Class 6 | Aggregate | Aggregate | Diesel | 11.09411194 | 521.271565 | 128.2479341 | 0.060836197 | 8.568444 |
| San Joaquin | 2025 T6 Instate Tractor Class 7 | Aggregate | Aggregate | Diesel | 742.8431118 | 44239.5012 | 8587.266373 | 4.878765067 | 9.067766 |
| San Joaquin | 2025 T6 OOS Class 4 | Aggregate | Aggregate | Diesel | 6.191325924 | 405.515484 | 142.2766697 | 0.044545776 | 9.103343 |
| San Joaquin | 2025 T6 OOS Class 5 | Aggregate | Aggregate | Diesel | 8.158025029 | 556.294323 | 187.4714152 | 0.061223253 | 9.086324 |
| San Joaquin | 2025 T6 OOS Class 6 | Aggregate | Aggregate | Diesel | 27.75525515 | 1453.61298 | 637.8157633 | 0.156720574 | 9.275189 |
| San Joaquin | 2025 T6 OOS Class 7 | Aggregate | Aggregate | Diesel | 42.05361037 | 10569.5739 | 966.3919663 | 1.066856767 | 9.90721 |
| San Joaquin | 2025 T6 Public Class 4 | Aggregate | Aggregate | Diesel | 30.96340517 | 1050.77782 | 158.8422685 | 0.137051326 | 7.667039 |
| San Joaquin | 2025 T6 Public Class 5 | Aggregate | Aggregate | Diesel | 77.40598482 | 2785.90976 | 397.0927021 | 0.357713881 | 7.788095 |
| San Joaquin | 2025 T6 Public Class 6 | Aggregate | Aggregate | Diesel | 124.4648645 | 4446.56253 | 638.5047549 | 0.566454177 | 7.849819 |
| San Joaquin | 2025 T6 Public Class 7 | Aggregate | Aggregate | Diesel | 148.2002736 | 6742.4666 | 760.2674038 | 0.856702113 | 7.870258 |
| San Joaquin | 2025 T6 Utility Class 5 | Aggregate | Aggregate | Diesel | 33.80713566 | 1371.26265 | 432.7313364 | 0.154052822 | 8.90125 |
| San Joaquin | 2025 T6 Utility Class 6 | Aggregate | Aggregate | Diesel | 6.404694197 | 258.753793 | 81.98008572 | 0.028984726 | 8.927246 |
| San Joaquin | 2025 T6 Utility Class 7 | Aggregate | Aggregate | Diesel | 7.233394318 | 359.399463 | 92.58744727 | 0.039964166 | 8.993043 |
| San Joaquin | 2025 T6T5 | Aggregate | Aggregate | Gasoline | 531.0756316 | 27321.54 | 10625.76124 | 5.695995374 | 4.796623 HHD |
| San Joaquin | 2025 T7 CAIRP Class 8 | Aggregate | Aggregate | Diesel | 1559.383676 | 317454.145 | 35834.63687 | 51.17555421 | 6.203238 5.689878 |
| San Joaquin | 2025 T7 NNOOS Class 8 | Aggregate | Aggregate | Diesel | 1399.986354 | 379791.503 | 32171.68641 | 59.50406302 | 6.382615 |
| San Joaquin | 2025 T7 NOOS Class 8 | Aggregate | Aggregate | Diesel | 592.9033383 | 137971.507 | 13624.91871 | 22.13949036 | 6.231919 |
| San Joaquin | 2025 T7 Other Port Class 8 | Aggregate | Aggregate | Diesel | 31.09466321 | 5773.39367 | 508.7086901 | 0.965450648 | 5.979999 |
| San Joaquin | 2025 T7 POAK Class 8 | Aggregate | Aggregate | Diesel | 137.4284865 | 13680.6366 | 2248.330039 | 2.333991731 | 5.861476 |
| San Joaquin | 2025 T7 POLA Class 8 | Aggregate | Aggregate | Diesel | 157.478818 | 19849.822 | 2576.353462 | 3.419583803 | 5.804748 |
| San Joaquin | 2025 T7 Public Class 8 | Aggregate | Aggregate | Diesel | 386.4284577 | 16615.451 | 1982.377988 | 3.157962941 | 5.261446 |
| San Joaquin | 2025 T7 Single Concrete/Transit Mix Class 8 | Aggregate | Aggregate | Diesel | 121.0999578 | 8533.43151 | 1140.761603 | 1.428680336 | 5.972947 |
| San Joaquin | 2025 T7 Single Dump Class 8 | Aggregate | Aggregate | Diesel | 518.3758674 | 30855.2217 | 4883.100671 | 5.328325632 | 5.790791 |
| San Joaquin | 2025 T7 Single Other Class 8 | Aggregate | Aggregate | Diesel | 1163.187559 | 58572.1124 | 10957.22681 | 9.897066107 | 5.918129 |
| San Joaquin | 2025 T7 SWCV Class 8 | Aggregate | Aggregate | Diesel | 167.5568448 | 10862.3368 | 770.7614863 | 4.227120943 | 2.569677 |
| San Joaquin | 2025 T7 Tractor Class 8 | Aggregate | Aggregate | Diesel | 2947.082282 | 219605.844 | 42821.10556 | 35.73125002 | 6.146044 |
| San Joaquin | 2025 T7 Utility Class 8 | Aggregate | Aggregate | Diesel | 24.5522509 | 1096.54573 | 314.2688115 | 0.187591616 | 5.845388 |
| San Joaquin | 2025 T7IS | Aggregate | Aggregate | Gasoline | 1.372290651 | 54.2951776 | 27.45679134 | 0.014900233 | 3.643915 |
| San Joaquin | 2025 UBUS | Aggregate | Aggregate | Gasoline | 50.67993554 | 3818.16315 | 202.7197421 | 0.812722391 | 4.697992 |
| San Joaquin | 2025 UBUS | Aggregate | Aggregate | Diesel | 73.34639924 | 4977.17265 | 293.3855969 | 0.526331001 | 9.456355 |

ITEM 5.4

**CITY MANAGER’S REPORT
November 13, 2023 CITY COUNCIL REGULAR MEETING**

ITEM: PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER THE 2024 SJMSCP DEVELOPMENT FEE ANNUAL ADJUSTMENT

RECOMMENDATION: Council to Consider the Following:
1. Hold a Public Hearing; and
2. Adopt a Resolution Approving an Annual Adjustment to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) Development Fee for 2024

SUMMARY:

On August 24, 2023, the San Joaquin Council of Governments (SJCOG) Board approved the annual adjustment to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) development fees, and is now requesting each participating jurisdiction to adopt the annual adjustment to become effective on January 1, 2024.

The final calculation of the 2024 SJMSCP development fees shows an approximate overall decrease of 7.4% in the most commonly impacted categories of Agricultural and Natural habitat classifications compared to 2023. The decrease is due primarily to a reduction in the land acquisition component (Category A) for agricultural land price values of comparable sales even though there was a rise in the reported Consumer Price Index (CPI) for Categories B (Assessment and Enhancement) and C (Land Management and Administration). The total of these 3 categories equates to the final amount of the development fee.

The following table shows the habitat categories, the current 2023 fees, and proposed 2024 fee adjustments (per acre).

| YEAR | 2020 | 2021 | 2022 | 2023 | 2024 (Proposed) |
|-----------------------------|-------------|-------------|-------------|-------------|----------------------------|
| Multi-purpose | \$6,412 | \$8,682 | \$9,781 | \$9,629 | \$8,918 |
| Agriculture/Natural | \$12,822 | \$17,363 | \$19,561 | \$19,255 | \$17,833 |
| Vernal Pool (grasslands) | \$52,833 | \$71,544 | \$80,453 | \$75,320 | \$69,408 |
| Vernal Pool (wetted) | \$100,788 | \$161,286 | \$174,040 | \$176,878 | \$177,724 |

**CITY MANAGERS REPORT
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING
2024 SJMSCP DEVELOPMENT FEES**

PAGE 2

Staff recommends adoption of the attached resolution approving an annual adjustment to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) development fees for 2024.

BACKGROUND:

On November 6, 2001, the City Council adopted Ordinance No. 01-194, establishing the SJMSCP. The plan established a procedure to mitigate the impacts of new development on undeveloped land within the Cities of Lathrop, Escalon, Tracy, Ripon, Manteca, Lodi, Stockton, and San Joaquin County. Each City and the County adopted the SJMSCP and the recommended fee schedule at that time. A Habitat Conservation Map (Attachment 2) identifies those areas within the City of Lathrop that are subject to a specific habitat fee category. Since its adoption, the developer paid SJMSCP fees have been adjusted annually to be effective on January 1st of each year.

The development fees were calculated using a formula which is adjusted annually [Fee = Category A (acquisition) + Category B (assessment & enhancement) + Category C (land management & administration)]. Each component of the formula is adjusted using a specific mechanism which relates to the individual component in the fees.

Projects which participate under the SJMSCP benefit from a pre-determined streamlined processing of the project rather than navigating a very long and cumbersome regulatory process through the state and federal permitting agencies. By participating, the project can choose a number of ways to provide mitigation for the impacts of the project:

1. Pay a fee;
2. Redesign the project to avoid/minimize impacts;
3. Provide land in lieu of the SJMSCP fee which the project will negotiate the easement/fee title costs; or
4. Any combination of the above options.

Alternatively, the project proponent may choose to not participate in the SJMSCP and fulfill mitigation requirements on their own with state and federal permitting agencies.

It's important to note that development projects in Lathrop such as River Islands, Central Lathrop, South Lathrop and Gateway have taken advantage of the benefit this program.

**CITY MANAGERS REPORT
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING
2024 SJMSCP DEVELOPMENT FEES**

PAGE 3

RECOMMENDATION:

Staff recommends that the City Council consider all information provided and submitted, take and consider all public testimony and, if determined to be appropriate, adopt a resolution approving the annual adjustment to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan development fees for 2024.

FISCAL IMPACT:


The fee adoption has no fiscal impact to the City. Developers may participate in the SJMSCP plan or opt out and fulfill mitigation requirements with state and federal permitting agencies.

ATTACHMENT:

1. Resolution to approve the 2024 San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) development fee.
2. SJMSCP Habitat Conservation Map
3. 2024 Habitat Fee Table

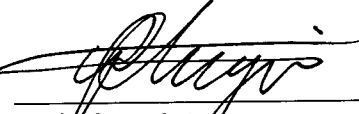
**CITY MANAGERS REPORT
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING
2024 SJMSCP DEVELOPMENT FEES**

APPROVALS:




James Michaels
Senior Planner

10/27/2023
Date




Rick Caguiat
Community Development Director

10/30/23
Date



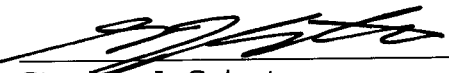
Cari James
Finance Director

10/30/23
Date



Salvador Navarrete
City Attorney

10.30.2023
Date



Stephen J. Salvatore
City Manager

11.1.23
Date

RESOLUTION NO. 23 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING THE ANNUAL ADJUSTMENT TO THE SAN JOAQUIN COUNTY MULTI-SPECIES HABITAT CONSERVATION AND OPEN SPACE PLAN (SJMSCP) DEVELOPMENT FEE FOR 2024

WHEREAS, the City Council of the City of Lathrop adopted Ordinance No. 01-194 establishing the authority for collection of a Development Fee for the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) for all new development pursuant to the SJMSCP within the City of Lathrop; and

WHEREAS, a "Fee Study" dated July 1, 2001 was prepared which analyzed and identifies the costs, funding, and cost-benefit of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan; and

WHEREAS, the purpose of the SJMSCP development fee is to finance the goals and objectives of the SJMSCP that include, but are not limited to preserve land acquisition, preserve enhancement, land management, and administration that compensate for such lands lost as a result of future development in the City of Lathrop and in San Joaquin County; and

WHEREAS, after considering the fee study and the testimony received at the public hearing, the Lathrop City Council approved said report; and further found that the future development in the City of Lathrop will need to compensate cumulative impacts to threatened, endangered, rare and unlisted SJMSCP covered species and other wildlife and compensation for some non-wildlife related impacts to recreation, agriculture, scenic values and other beneficial open space uses; and

WHEREAS, an "Updated Fee Study" was prepared in 2006, 2011, 2016 and 2020 which analyzed and identified the costs and funding of the SJMSCP; and

WHEREAS, the SJMSCP development fees are divided into three categories: Category A - Acquisition; Category B - Enhancement; and Category C - Land Management/Administration; and

WHEREAS, the SJMSCP development fees for the different habitat types is shown on Attachment 3 of the staff report; and

WHEREAS, to ensure that the SJMSCP development fees keep pace with inflation, annual adjustments are made to the fees based on the method previously adopted by the Lathrop City Council; and

WHEREAS, the method of annual adjustments was modified in 2011, 2016, and 2020; and

WHEREAS, the 2020 adjustment resulted in a minor change to category “A” with an adjustment to the easement to fee title percentage used in the fee model and category “C” with pivoting to a more robust diversified endowment investment for higher return on investment.

NOW, THEREFORE, IT IS HEREBY RESOLVED, by the City Council of the City of Lathrop, as follows:

1. The City Council finds and declares that the purposes and uses of the development fee, and the determination of the reasonable relationship between the fees’ uses and the type of development project on which the fees are imposed, are all established in Ordinance No. 01-194, and remain valid, and the City Council therefore adopts such determinations.
2. The 2024 development fee for the three habitat types – natural land and agricultural lands, vernal pool habitat, and multi-purpose open space conversion, shall be as set forth in Attachment 3 of the staff report, incorporated by reference herein.
3. The fee provided in this resolution shall be effective on January 1, 2024 – December 31, 2024.

The foregoing resolution was passed and adopted this 13th day of November 2023, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk

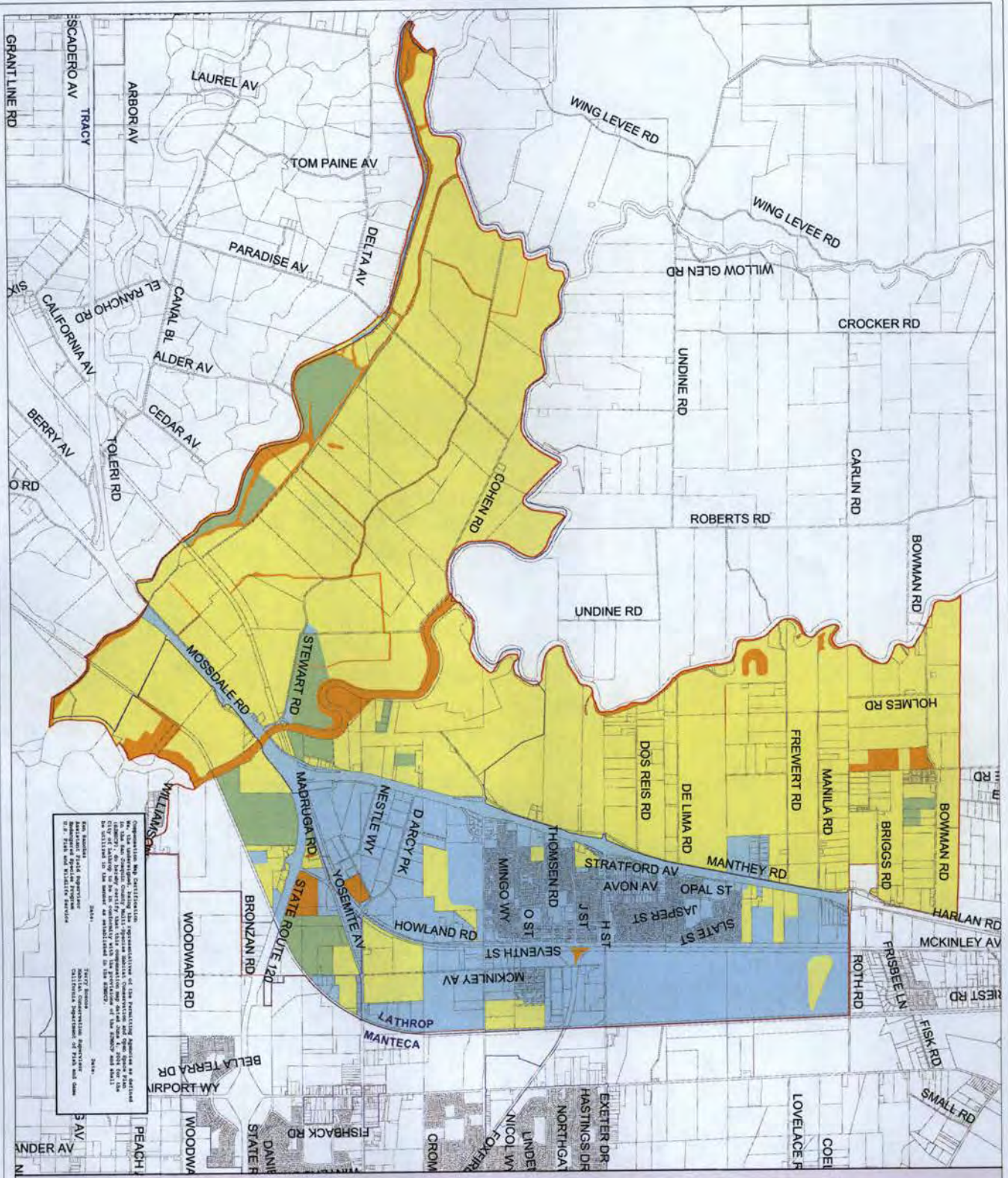


Salvador Navarrete, City Attorney



CITY OF LATHROP

San Joaquin County Council of Governments
 3000 California Street
 Stockton, CA 95207



San Joaquin County Council of Governments
 Department of Planning and Community Development
 3000 California Street, Stockton, CA 95207
 Telephone: (209) 943-3000
 Fax: (209) 943-3001
 Website: www.sjccog.org

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

- LAND CATEGORY / PAY ZONES
- CATEGORY A
- NO PAY ZONE
- CATEGORY B
- CATEGORY C
- CATEGORY D
- NATURAL LANDS HABITAT
- CATEGORY E
- CATEGORY F
- PRIOR AGREEMENT
- PLANNING AREA BOUNDARY
- URBAN EXPANSION AREA
- CITY LIMITS
- PARCEL LINE





SJCOG, 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)

David Bellinger
CHAIR

Diane Lizard
VICE CHAIR

Diane Nguyen
EXECUTIVE DIRECTOR

Member Agencies
CITIES OF
ESCALON,
LATHROP,
LODI,
MANTECA,
RIPON,
STOCKTON,
TRACY,
AND
THE COUNTY OF
SAN JOAQUIN

2024 Updated Habitat Fees*

| Habitat Type | Fee Per Acre |
|--------------------------|--------------|
| Multi-Purpose Open Space | \$8,918 |
| Natural | \$17,833 |
| Agriculture | \$17,833 |
| Vernal Pool - uplands | \$69,408 |
| Vernal Pool - wetted | \$177,724 |

* Effective January 1, 2024 – December 31, 2024

2024 Endowment Fees with In-lieu Land**

| Type of Preserve | Enhancement Cost/acre | Land Management Cost/acre | TOTAL PER ACRE ENDOWMENT |
|-------------------------------|-----------------------|---------------------------|--------------------------|
| Agricultural Habitat Lands | \$6,038.00 | \$792.15 | \$6,830.15 |
| Natural Lands | \$6,038.00 | \$792.15 | \$6,830.15 |
| Vernal Pool Habitat | | | |
| <i>Vernal Pool Grasslands</i> | \$14,906.00 | \$1,956.53 | \$16,862.53 |
| <i>Vernal Pool Wetted</i> | \$123,058.00 | \$1,918.14 | \$124,976.14 |

** Effective January 1, 2024 – December 31, 2024 in lieu of fees to be used as the endowment for the dedicated land preserves (Category B + C) based on impacted acres.

VELB Mitigation

A special fee category shall apply when removal of the Valley Elderberry Long-horned Beetle (VELB) habitat of elderberry shrubs occurs. The fee shall be paid to SJCOG, Inc. or a VELB mitigation bank approved by the Permitting Agencies. The current fee, as established in the VELB Conservation Fund Account managed by the Center for Natural Lands Management, and approved by the USFWS, is \$1,800 per VELB Unit (one unit= one stem over 1" in diameter at ground level which is removed). Fees shall be established by the JPA during preconstruction surveys (i.e., counts of stems to be removed with and without exit holes shall be completed during preconstruction surveys) and shall be paid to the JPA prior to ground disturbance or stem removal, whichever comes first.

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**CITY MANAGER'S REPORT
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING**

ITEM: **PUBLIC HEARING (PUBLISHED NOTICE) OF THE CITY COUNCIL TO CONSIDER ISSUANCE OF PHASE 2 REVENUE ANTICIPATION NOTES BY THE RIVER ISLANDS PUBLIC FINANCING AUTHORITY**

RECOMMENDATION: **Council to Consider the Following:**

- 1. Hold a Public Hearing; and**
- 2. Adopt Resolution of the City Council of the City of Lathrop Making Findings with Respect to and Approving the Issuance of Phase 2 Revenue Anticipation Notes by the River Islands Public Financing Authority**

SUMMARY:

Pursuant to the development agreement with the developers of the River Islands Project, the City requires the River Islands at Lathrop project to provide funding for construction, maintenance and operation of River Islands related infrastructure without utilizing City backed financing. The developer has met this requirement since the inception of the project.

One of the ways infrastructure is financed for the River Islands project separately from any City related funds is with bonds issued by the River Islands Public Financing Authority ("RIPFA" or "Authority"). On September 9, 2019, the Lathrop City Council held a public hearing regarding the issuance of revenue anticipation notes (the "Phase 1 Notes") by the River Islands Public Financing Authority and, following the public hearing, adopted Resolution No. 19-4629 approving the issuance of the Phase 1 Notes by the Authority. Proceeds of the Phase 1 Notes that have been issued by the Authority and have been used to finance public improvements for Phase 1 of the River Islands at Lathrop development.

Construction of public improvements for Phase 2 of the River Islands at Lathrop development is now proceeding, and the Authority would like to move forward with a new Phase 2 revenue anticipation note program that is virtually identical to the Phase 1 Note program, but the notes for which (the "Phase 2 Notes") are to be repaid from special tax revenues from community facilities districts that include property in Phase 2 of the development, including the Authority's Community Facilities District No. 2019-1 and it's recently formed Community Facilities District Nos. 2023-1 and 2023-2.

CITY MANAGER'S REPORT **PAGE 2**
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING
RESOLUTION REGARDING ISSUANCE OF PHASE 2 REVENUE ANTICIPATION
NOTES BY THE RIVER ISLANDS PUBLIC FINANCING AUTHORITY

Section 6586.5(a)(2) of the California Government Code requires that the local agency with land use jurisdiction over the development of the property in Phase 2 of the River Islands at Lathrop development approve the issuance of the Phase 2 Notes by the Authority and make a finding of significant public benefit after a public hearing. This action mirrors the process the City Council did in 2019 with respect to the Authority's Phase 1 Note program. As with the Phase 1 Notes, the City will have no obligation whatsoever with respect to the repayment of the Phase 2 Notes, and will have no obligation whatsoever with respect to the administration of the Phase 2 Notes.

The City Council, as the local land use authority, is required to hold a public hearing and make certain findings of public benefit as outlined in the attached resolution (Attachment A).

BACKGROUND:

In June of 2003, the City Council authorized the Mayor to enter into the first Joint Community Facilities Agreement (JCFA) with RIPFA to facilitate the formation of a Community Facilities District (CFD) on the Stewart Tract. The primary purpose of this CFD was providing for the financing of public improvements related to development occurring within River Islands. Since that time, the City has entered into a number of JCFAs with RIPFA for additional infrastructure financed with bonds issued by RIPFA. This has been a public benefit to the City as it facilitates general plan development west of I-5, and may lead to increased sales tax revenue with the expansion of additional commercial development within the City.

River Islands Development, LLC ("RID"), the master developer of Phase 2 of the River Islands at Lathrop development, has expressed a willingness to advance funds, or to cause funds to be advanced, as needed to pay costs of Improvements not currently able to be financed with proceeds of the Special Tax Bonds, subject to the Authority providing RID or such other entity that advances funds with one or more revenue anticipation notes (collectively, the "Phase 2 Notes") in the amount of any such advances, with the Phase 2 Notes to be repaid from available future revenues of the Authority, including proceeds of special taxes levied on property in the CFDs not needed to pay the Special Tax Bonds and administrative costs of the CFDs (the "Future Available Special Tax Revenues").

On September 9, 2019, the City Council held a public hearing with respect to the issuance by the Authority of revenue anticipation notes to finance public capital improvements for Phase 1 of the River Islands at Lathrop development (the "Phase 1 Notes"), and following the public hearing the City Council adopted Resolution No. 19-4629 making findings with respect to and approving the financing of such public capital improvements with proceeds of the Phase 1 Notes. The City has no obligation whatsoever with respect to the repayment of the Special Tax Bonds, the repayment of the Phase 1 Notes or the administration of the CFDs, and will have no obligation whatsoever with respect to the repayment or administration of the Phase 2 Notes.

CITY MANAGER'S REPORT **PAGE 3**
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING
RESOLUTION REGARDING ISSUANCE OF PHASE 2 REVENUE ANTICIPATION
NOTES BY THE RIVER ISLANDS PUBLIC FINANCING AUTHORITY

The City Council, as the local land use authority, is required to hold a public hearing and make certain findings of public benefit as outlined in the attached resolution (Attachment A). The passage of the resolution would be a public benefit in the following ways:

- Facilitate the construction of infrastructure required for new housing within the City to meet growing demand for freeway-close living and the construction of infrastructure required for new employment opportunities.
- Provide the opportunity for public infrastructure within the City to be constructed at an earlier point in time than would otherwise occur in the absence of available Phase 2 Note financing.

REASON FOR RECOMMENDATION:

The financing of the Improvements with the proceeds of the Phase 2 Notes and the issuance of the Phase 2 Notes by the Authority; provided that each Phase 2 Note contain a provision to the effect that the Phase 2 Notes are not a debt or liability of the City, and are payable solely from specified revenues of the Authority and not from any funds of the City. They also contained a provision to the effect that the owners of the Phase 2 Notes acknowledge and agree that the City has no obligation whatsoever for the administration or repayment of the Phase 2 Notes or for the administration of the CFDs, and that the City shall have no liability in connection with the City Council's approval of the issuance of the Phase 2 Notes by the Authority, or any action or inaction by the Authority with respect to the Phase 2 Notes.

The proposed Phase 2 revenue anticipation notes will ultimately reimburse funding to the River Islands developers for completed public improvements. After holding a public hearing as required by State law, staff recommends the adoption of the attached resolution. Attachment B indicates the area affected by the City's action.

FISCAL IMPACT:

There is no fiscal impact associated with this item. The cost of preparing the various documents and the administration of the Phase 2 revenue anticipation notes have been paid by the Developer or the Authority, as well as the cost of any staff time associated with this report preparation.

ATTACHMENTS:

- A. Resolution of the City Council of the City of Lathrop Making Findings with Respect to and Approving the Issuance of Phase 2 Revenue Anticipation Notes by The River Islands Public Financing Authority
- B. River Islands Phase 2 Area Exhibit

CITY MANAGER'S REPORT **PAGE 4**
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING
RESOLUTION REGARDING ISSUANCE OF PHASE 2 REVENUE ANTICIPATION
NOTES BY THE RIVER ISLANDS PUBLIC FINANCING AUTHORITY

APPROVALS:



Thomas Hedegard
Deputy City Manager

11/2/2023

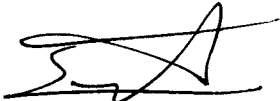
Date



Brad Taylor
City Engineer

11/2/2023

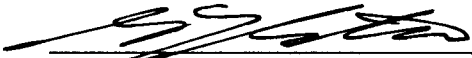
Date



Salvador Navarrete
City Attorney

11-3-2023

Date



Stephen J. Salvatore
City Manager

11-6-23

Date

RESOLUTION NO. 23 - _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP
MAKING FINDINGS WITH RESPECT TO AND APPROVING THE ISSUANCE OF
PHASE 2 REVENUE ANTICIPATION NOTES BY THE RIVER ISLANDS PUBLIC
FINANCING AUTHORITY**

WHEREAS, the River Islands Public Financing Authority (the "Authority") has advised the City of Lathrop (the "City") that it has formed three community facilities districts to finance public capital improvements (the "Improvements") necessitated by the development of property in Phase 2 of the River Islands at Lathrop development, including the River Islands Public Financing Authority Community Facilities District No. 2019-1 (Phase 2 Public Improvements), the River Islands Public Financing Authority Community Facilities District No. 2023-1 (Public Facilities), and the River Islands Public Financing Authority Community Facilities District No. 2023-2 (Public Facilities Supplemental) (collectively, the "CFDs"); and

WHEREAS, the Authority has further advised the City that it is authorized to levy special taxes on property in each of the CFDs and to use the special taxes so levied to pay costs of the Improvements as well as to pay the debt service on bonds issued by the Authority for each of the CFDs (the "Special Tax Bonds") proceeds of which are to be used to finance costs of the Improvements, all pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, constituting Section 53311 et seq. of the California Government Code (the "Act"); and

WHEREAS, pursuant to the requirements of the Act, each of the CFDs has a rate and method of apportionment of special taxes (the "RMAs") setting forth the methodology whereby the Authority annually levies special taxes on properties in the CFDs to pay costs of the Improvements, debt service on any Special Tax Bonds issued by the Authority for the CFDs and cost of administering the CFDs, subject to maximum annual special taxes for various classifications of property under the RMAs; and

WHEREAS, to continue the orderly development of the Phase 2 of the River Islands at Lathrop property in the CFDs, as contemplated by the City's applicable land use approvals for the property, the construction and installation of an extensive and costly amount of the Improvements is necessary and due to the limitations on annual special tax levies in the RMAs for the CFDs, the Authority has advised the City that there is not current special tax capacity for the CFDs that may be pledged to bonded indebtedness of the CFDs to provide sufficient funding for all of the Improvements needed for such development; and

WHEREAS, notwithstanding the foregoing, the Authority has advised the City that, upon repayment of the Special Tax Bonds there will be available capacity in the CFDs to levy special taxes to pay costs of the Improvements not funded from proceeds of the Special Tax Bonds; and

WHEREAS, the Authority is authorized under the provisions of the Marks-Roos Local Bond Pooling Act of 1982, constituting Article 4 of Chapter 5 of Division 7 of Title 1 (commencing with Section 6584) of the California Government Code (the "Bond Law"), and specifically Section 6591 of the Bond Law, to from time to time issue bonds (which, by reason of Section 6585(c) of the Bond Law, includes revenue anticipation notes) to finance public capital improvements, including the Improvements; and

WHEREAS, River Islands Development, LLC ("RID"), the master developer of Phase 2 of the River Islands at Lathrop development, has expressed a willingness to advance funds, or to cause funds to be advanced, as needed to pay costs of Improvements not currently able to be financed with proceeds of the Special Tax Bonds, subject to the Authority providing RID or such other entity that advances funds with one or more revenue anticipation notes (collectively, the "Phase 2 Notes") in the amount of any such advances, with the Phase 2 Notes to be repaid from available future revenues of the Authority, including proceeds of special taxes levied on property in the CFDs not needed to pay the Special Tax Bonds and administrative costs of the CFDs (the "Future Available Special Tax Revenues"); and

WHEREAS, the Authority has advised the City that it is willing to issue the Phase 2 Notes to be repaid solely from the Future Available Special Tax Revenues, so that the construction of the Improvements needed for the development of the property in Phase 2 of the River Islands at Lathrop development can continue; and

WHEREAS, Section 6586.5(a)(2) of the Bond Law requires that the local agency with land use jurisdiction over the development of the property in Phase 2 of the River Islands at Lathrop approve the issuance of the Phase 2 Notes by the Authority and make a finding of significant public benefit after the conduct of a public hearing, and the Authority has requested that the City Council hold such public hearing, make such finding and approve the issuance of the Phase 2 Notes by the Authority; and

WHEREAS, on September 9, 2019, the City Council held a public hearing with respect to the issuance by the Authority of revenue anticipation notes to finance public capital improvements for Phase 1 of the River Islands at Lathrop development (the "Phase 1 Notes"), and following the public hearing the City Council adopted Resolution No. 19-4629 making findings with respect to and approving the financing of such public capital improvements with proceeds of the Phase 1 Notes; and

WHEREAS, the City has no obligation whatsoever with respect to the repayment of the Special Tax Bonds, the repayment of the Phase 1 Notes or the administration of the CFDs, and will have no obligation whatsoever with respect to the repayment or administration of the Phase 2 Notes; and

WHEREAS, notice of the public hearing has been published in accordance with the requirements of the Bond Law; and

WHEREAS, the City Council now desires to make a finding of significant public benefit, pursuant to Section 6586.5(a)(2) of the California Government Code, arising by reason of the issuance of the Phase 2 Notes and to approve the issuance of the Phase 2 Notes and the financing of the Improvements with proceeds of the Phase 2 Notes.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lathrop as follows:

Section 1. Findings and Determinations. Based upon representations by the Authority and RID, the City Council finds that significant public benefits will arise from the financing of the Improvements by means of the issuance of the Phase 2 Notes, such benefits to include, but not be limited to, the following:

- Facilitating the construction of infrastructure required for new housing within the City of Lathrop to meet growing demand for freeway-close living and the construction of infrastructure providing for employment opportunities; and
- Providing the opportunity for public infrastructure within the City to be constructed at an earlier point in time than would otherwise occur in the absence of available Phase 2 Note financing.

Section 2. Approval of Financing. The City Council hereby approves the financing of the Improvements with the proceeds of the Phase 2 Notes and the issuance of the Phase 2 Notes by the Authority; provided that each Phase 2 Note contain (a) a provision to the effect that the Phase 2 Notes are not a debt or liability of the City, and are payable solely from specified revenues of the Authority and not from any funds of the City, and (b) a provision to the effect that the owners of the Phase 2 Notes acknowledge and agree that the City has no obligation whatsoever for the administration or repayment of the Phase 2 Notes or for the administration of the CFDs, and that the City shall have no liability in connection with the City Council's approval of the issuance of the Phase 2 Notes by the Authority, or any action or inaction by the Authority with respect to the Phase 2 Notes.

Section 3. No Further Approvals or Actions. The adoption of this Resolution shall in no way obligate the City or any department thereof to approve any application or request for or take any other action in connection with any planning approval, permit or other action necessary for the construction of the Improvements or the financing thereof.

Section 4. Effective Date. This Resolution shall take effect upon its adoption.

The foregoing resolution was passed and adopted this 13th day of November 2023, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:


ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk

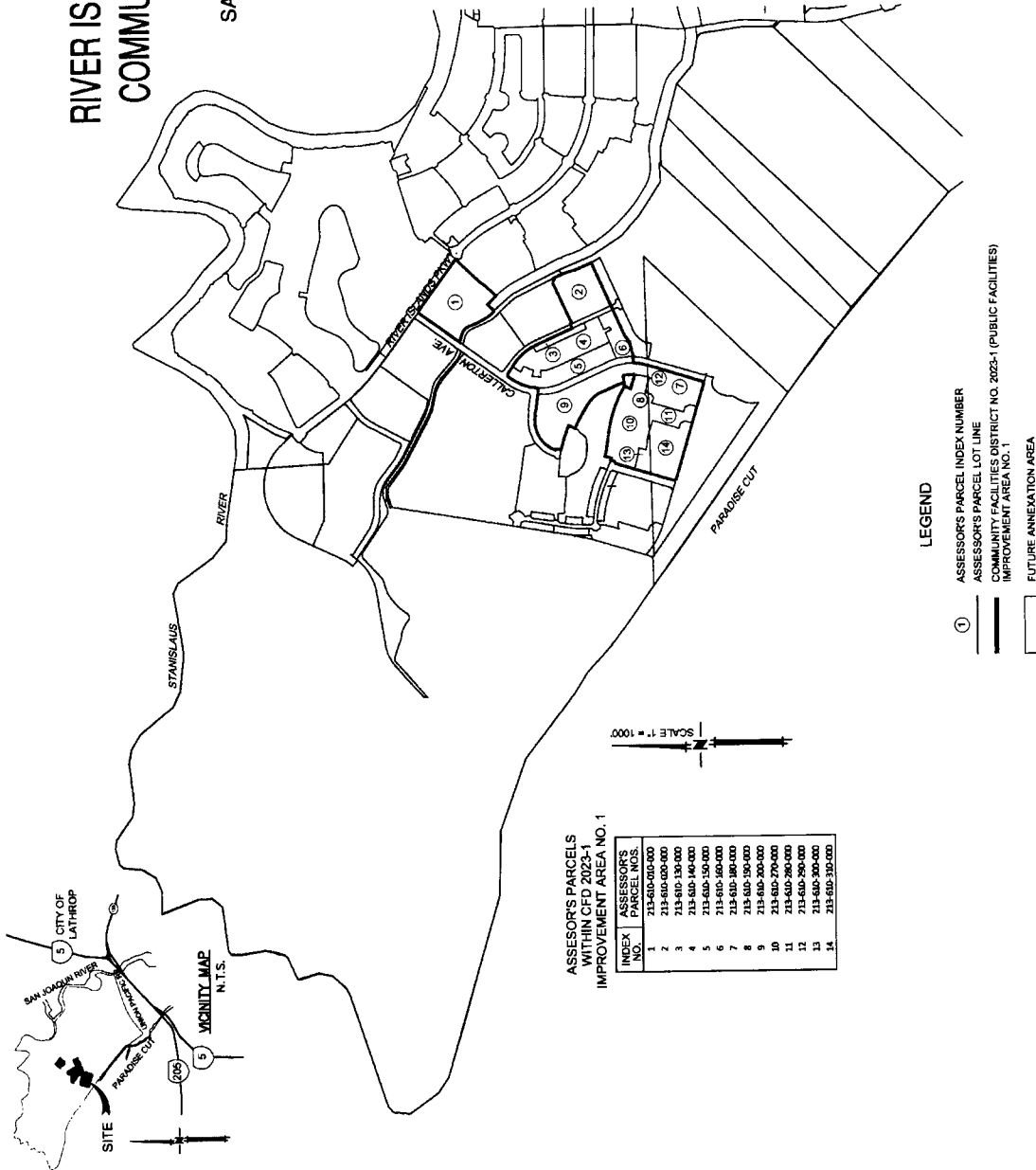


Salvador Navarrete, City Attorney

PROPOSED BOUNDARIES OF
RIVER ISLANDS PUBLIC FINANCING AUTHORITY
COMMUNITY FACILITIES DISTRICT NO. 2023-1
(PUBLIC FACILITIES)

SAN JOAQUIN COUNTY, STATE OF CALIFORNIA

ATTACHMENT B



ASSESSOR'S PARCELS
WITHIN CFD 2023-1
IMPROVEMENT AREA NO. 1

| INDEX NO. | ASSESSOR'S PARCEL NOS. |
|-----------|------------------------|
| 1 | 213-610-010-000 |
| 2 | 213-610-020-000 |
| 3 | 213-610-130-000 |
| 4 | 213-610-140-000 |
| 5 | 213-610-150-000 |
| 6 | 213-610-160-000 |
| 7 | 213-610-180-000 |
| 8 | 213-610-190-000 |
| 9 | 213-610-200-000 |
| 10 | 213-610-270-000 |
| 11 | 213-610-280-000 |
| 12 | 213-610-290-000 |
| 13 | 213-610-300-000 |
| 14 | 213-610-310-000 |

LEGEND

- ① ASSESSOR'S PARCEL INDEX NUMBER
- ASSESSOR'S PARCEL LOT LINE
- COMMUNITY FACILITIES DISTRICT NO. 2023-1 (PUBLIC FACILITIES) IMPROVEMENT AREA NO. 1
- FUTURE ANNEXATION AREA

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ITEM: PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER ADOPTING AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP UPDATING MUNICIPAL CODE SECTION 2.08.010, TITLED CITY MANAGER, TO MODIFY AUTHORITY TO APPOINT AND REMOVE THE POLICE CHIEF; AND CONSIDER ADOPTING A RESOLUTION AMENDING THE POLICE CHIEF JOB DESCRIPTION, UPDATING THE SALARY GRADE STEP TABLE, AND APPROVING EMPLOYMENT CONTRACT WITH STEPHEN SEALY

RECOMMENDATION: Council to Consider the Following Items:

1. Hold a Public Hearing;
2. First Reading and Introduction of an Ordinance Amending Title 2 Titled "Administration and Personnel", Chapter 2.08 Titled "City Manager", Section 2.08.010 Titled "City Manager" To Modify Authority to Appoint and Remove the Police Chief; and
3. Adopt Resolution Approving an Amendment to the Police Chief Job Description, Salary Grade Step Table, and Employment Contract with Stephen Sealy

SUMMARY:

This item allows City Council to consider an Ordinance to update the Lathrop Municipal Code to move the authority to appoint and remove the Police Chief from the City Manager to the City Council. This item includes a Resolution for consideration, included herein as "Attachment B", amending the Police Chief job description, updating the City's Salary Grade Step Table, and approving an employment contract with Interim Police Chief Stephen Sealy.

BACKGROUND:

The proposed draft Ordinance, included herein as "Attachment A", amends Section 2.08.010 of the Lathrop Municipal Code by adding text shown in underline:

2.08.010 City manager.

...

3. Appointment and Removal. Pursuant to Government Code Section 34856, to appoint and remove all officers and department heads except the city attorney and the police chief. The city manager shall either appoint, remove, promote or demote all other city employees or approve their appointment,

**CITY MANAGER’S REPORT
NOVEMBER 13, 2023, CITY COUNCIL REGULAR MEETING
PUBLIC HEARING TO AMEND LMC SECTION 2.08.010 REGARDING THE
POLICE CHIEF APPOINTMENT AND REMOVAL, AND APPROVAL OF RELATED
EMPLOYMENT CONTRACT**

removal, promotion or demotion subject to all applicable personnel rules and regulations which may be adopted by the city council.

4. *Authority Over Employees. To control and give direction to all department heads and to subordinate employees of the city under the city manager’s jurisdiction through their department heads.*

a. Police Chief. City Manager shall maintain control over and give direction to the police chief in accordance with the provisions of this chapter relative to all department heads but authority to appoint and/or remove the police chief and the administration of performance evaluations of the police chief shall be vested solely in the city council.

...

If City Council adopts the Ordinance Amendment to the Lathrop Municipal Code, it is necessary to also revise the Job Description for the Police Chief, included herein as “Attachment C”, and the City’s salary grade step table, included herein as “Attachment D”, to reflect the changes to the Lathrop Municipal Code.

In addition, City Council is provided the opportunity to approve an employment contract with Stephen Sealy, included herein as “Attachment E”.

FISCAL IMPACT:

The Police Chief is a currently allocated position on the Council approved Position Control Roster. The position is currently budgeted at a Grade 94, Step 5 in the Council approved biennial budget for Fiscal Year’s 2023-2025. The movement of the Police Chief to a contract employee can be accomplished within the current Council approved budget allocation.

RECOMMENDATION:

City Council is provided this opportunity to take and consider all public testimony and, if determined to be appropriate, take the following actions:

1. Introduce an Ordinance adopting amendments to Lathrop Municipal Code Section 2.08.010; and
2. Adopt a Resolution approving an amendment to the Police Chief Job Description, updating the City’s Salary Grade Step Table, and Employment Contract with Stephen Sealy.

**CITY MANAGER'S REPORT
NOVEMBER 13, 2023, CITY COUNCIL REGULAR MEETING
PUBLIC HEARING TO AMEND LMC SECTION 2.08.010 REGARDING THE
POLICE CHIEF APPOINTMENT AND REMOVAL, AND APPROVAL OF RELATED
EMPLOYMENT CONTRACT**

ATTACHMENTS:

- A. An Ordinance of the City Council of the City of Lathrop Amending Title 2, Chapter 2.08, Section 2.08.010 Titled "City Manager", of the Lathrop Municipal Code, To Modify Authority to Appoint and Remove the Police Chief.
- B. A Resolution of the City Council of the City of Lathrop Approving an Amendment to the Police Chief Job Description, Updating the City's Salary Grade Step Table, and Approving an Employment Contract with Stephen Sealy.
- C. Amended Police Chief Job Description.
- D. Updated Salary Grade Step Table.
- E. Proposed Employment Contract with Stephen Sealy.

**CITY MANAGER'S REPORT
NOVEMBER 13, 2023, CITY COUNCIL REGULAR MEETING
PUBLIC HEARING TO AMEND LMC SECTION 2.08.010 REGARDING THE
POLICE CHIEF APPOINTMENT AND REMOVAL, AND APPROVAL OF RELATED
EMPLOYMENT CONTRACT**

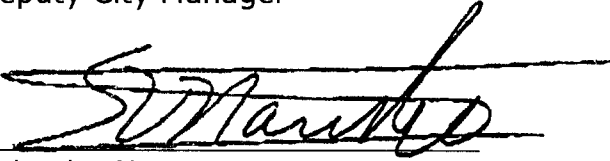
APPROVALS:



Thomas Hedegard
Deputy City Manager

11/7/2023

Date



Salvador Navarrete
City Attorney

11/7/2023

Date



Stephen J. Salvatore
City Manager

11.8.23

Date

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP AMENDING TITLE 2, CHAPTER 2.08, SECTION 2.08.010 TITLED "CITY MANAGER", OF THE LATHROP MUNICIPAL CODE, TO MODIFY AUTHORITY TO APPOINT AND REMOVE THE POLICE CHIEF

WHEREAS, City Council was provided the opportunity to review a draft Ordinance to modify Lathrop Municipal Code section 2.08.010 regarding authority to appoint and remove the Police Chief; and

WHEREAS, City Council held a duly noticed public hearing at a regularly scheduled meeting on November 13, 2023 to review and consider a municipal code text amendment; and

WHEREAS, the proposed municipal code text amendment changes City Manager's authority to appoint and /or remove, and conduct performance evaluations of the Chief of Police; and

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

WHEREAS, the City Council has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT ORDAINED that the City Council of the City of Lathrop, based on substantial evidence in the administrative record or proceedings and pursuant to its independent review and consideration, does hereby approve the Lathrop Municipal Code text amendment incorporated herein.

FURTHER, BE IT ALSO ORDAINED by the City Council of the City of Lathrop as follows:

Section 1. Amendment to the Lathrop Municipal Code.

The Lathrop Municipal Code section 2.08.010 is hereby amended to add the text as shown by underlined language:

2.08.010 City manager.

...

3. Appointment and Removal. Pursuant to Government Code Section 34856, to appoint and remove all officers and department heads except the city attorney and the police chief. The city manager shall either appoint, remove, promote or demote all other city employees or approve their appointment, removal, promotion or demotion subject to all applicable personnel rules and regulations which may be adopted by the city council.

4. *Authority Over Employees. To control and give direction to all department heads and to subordinate employees of the city under the city manager's jurisdiction through their department heads.*

a. Police Chief. City Manager shall maintain control over and give direction to the police chief in accordance with the provisions of this chapter relative to the authority the City Manager possesses over all department heads but authority to appoint and/or remove the police chief and the administration of performance evaluations of the police chief shall be vested solely in the city council.

...

Section 2. This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City of any officer or employee thereof a mandatory duty of care toward persons and property within or without the City so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 3. Severability. If any section, subsequent subdivision, paragraph, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such a decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance irrespective of the unconstitutionality or invalidity of any section, subsection, subdivision, paragraph, sentence, clause or phrase.

Section 4. Effective Date. This Ordinance shall take legal effect 30 days from and after the date of its passage.

Section 5. Publication. Within fifteen days of the adoption of this Ordinance, the City Clerk shall cause a copy of this Ordinance to be published in full accordance with Section 36933 of the California Government Code.

THIS ORDINANCE was regularly introduced at a meeting of the City Council of the City of Lathrop on the 13th day of November, 2023 and was **PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Lathrop on _____, 2023, by the following vote:

AYES:

NOES:

ABSENT:

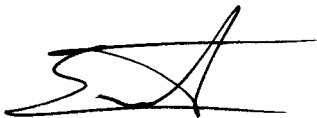
ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING AN AMENDMENT TO THE POLICE CHIEF JOB DESCRIPTION, UPDATING THE CITY'S SALARY GRADE STEP TABLE, AND APPROVING AN EMPLOYMENT CONTRACT WITH STEPHEN SEALY

WHEREAS, the City Council of the City of Lathrop has a duty to consider the public safety needs of the City and its constituents; and

WHEREAS, the City Manager serves as the Chief Administrative Officer for the City of Lathrop and is responsible for the day-to-day oversight and management of all City departments under the policy direction of City Council; and

WHEREAS, by separate action at the regularly scheduled City Council Meeting of November 13, 2023, City Council considered an Introduction and First Reading of an Ordinance to update the Lathrop Municipal Code to move the authority to appoint and remove the Police Chief from the City Manager to the City Council; and

WHEREAS, amendments to the job description for the Police Chief and the salary grade step table are necessary to reflect that the Police Chief is a contract position appointed by City Council; and

WHEREAS, Commander Stephen Sealy was appointed and serves as the City's interim Police Chief; and

WHEREAS, Stephen Sealy is qualified to fulfill the position of the Police Chief due to his extensive law enforcement work history and public safety accreditations; and

WHEREAS, the Police Chief is a currently allocated position on the Council approved Position Control Roster and the position is currently budgeted at a Grade 94, Step 5 in the Council approved biennial budget for Fiscal Year's 2023-2025; and

WHEREAS, the movement of the Police Chief to a contract employee can be accomplished within the current Council approved budget allocation.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lathrop does hereby approve the amendments to the Police Chief Job Description, as detailed in "Attachment C" of the November 13, 2023, City Manager's Report.

BE IT FURTHER RESOLVED, that the City Council of the City of Lathrop does hereby approve the amendments to the City's Salary Grade Step Table, as detailed in "Attachment D" of the November 13, 2023, City Manager's Report.

BE IT FURTHER RESOLVED, that the City Council of the City of Lathrop does hereby approve the Employment Contract with Stephen Sealy for the position of Police Chief, as detailed in "Attachment E" of the November 13, 2023, City Manager's Report.

The foregoing resolution was passed and adopted this 13th day of November, 2023, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:


ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

CITY OF LATHROP

POLICE CHIEF

*Class specifications are only intended to present a descriptive summary of the range of duties and responsibilities associated with specified positions. Therefore, specifications **may not include all** duties performed by individuals within a classification. In addition, specifications are intended to outline the **minimum** qualifications necessary for entry into the class and do not necessarily convey the qualifications of incumbents within the position.*

DEFINITION:

Under administrative direction of the City Manager, the Police Chief is responsible ~~with~~for directing, planning, and managing the provision of law enforcement; providing leadership and oversight for all functions and activities of the Police Department, including field operations, criminal investigations, communications, and management services; coordinates assigned activities with other City departments, officials, outside agencies, and the public; fosters cooperative working relationships among City departments and with intergovernmental and regulatory agencies and various public and private groups; and performs other related work as required.

DISTINGUISHING CHARACTERISTICS:

The **Police Chief** is the Department Director classification that oversees, directs, and participates in all activities of the Police Department, including short- and long-range planning, development, and administration of departmental policies, procedures, and services. This position is a salaried position in which the incumbent shall be appointed by the City Council, under contract. ~~This class provides assistance to the City Manager in a variety of administrative, coordinative, analytical, and liaison capacities.~~ Successful performance of the work requires the incumbent to have knowledge of public policy, municipal functions and activities, including the role of an elected City Council, and the ability to develop, oversee, and implement projects and programs in a variety of areas. Responsibilities include coordinating the activities of the department with those of other departments and ~~agencies and managing agencies,~~ managing, and overseeing the complex and varied functions of the department. The incumbent is accountable for accomplishing departmental planning and operational goals and objectives and for furthering City goals and objectives within general policy guidelines.

SUPERVISION RECEIVED/EXERCISED:

Receives administrative direction from the City Manager, or designee. Exercises direct supervision over assigned staff and general direction over assigned staff through subordinate levels of management and supervision.

Appointment to and/or removal from this position, and all performance evaluations are under authority of the City Council.

ESSENTIAL FUNCTIONS: *(include but are not limited to the following)*

- Plans, directs, and oversees all City police functions, including patrol, law enforcement, investigation, police communications, community and administrative services; assumes full management responsibility for the Police Department programs, services, and activities.
- Develops and directs implementation of goals, objectives, policies, procedures, and work standards for the Police Department; establishes, within City policy, appropriate budget, service, and staffing levels.
- Works closely with the City Manager, the City Council, City departments, a variety of public and private organizations, and citizen groups in developing programs and implementing projects to prevent crime, and protect people and property.
- Prepares, reviews, and presents staff reports, presentations, various management and information updates, and reports to City Council, City Manager and City departments on special projects as assigned-requested by the City Manager.
- Directs the preparation and administration of the annual budget for the department; directs the forecast of additional funds needed for staffing, equipment, and supplies; directs the monitoring of and approves expenditures and budgetary adjustments as necessary.
- Selects, motivates, and directs ~~d~~Department personnel; evaluates and reviews work for acceptability and conformance with department standards, including program and project priorities and performance evaluations.
- Develops specific proposals for action on current and future City and community needs; contributes to the overall quality of the department's service by continuously monitoring and evaluating the efficiency and effectiveness of service delivery methods and procedures; assesses and monitors the distribution of work, support systems and internal reporting relationships; identifies opportunities for improvement; directs the implementation of change.
- Develops cooperative working relationships and mutual aid agreements with representatives of other local public safety departments; coordinates activities with other law enforcement and public service agencies, including participation in high profile or complex investigations.
- Monitors legal, regulatory, technological and societal changes and court decisions that may affect the work of the department; approves equipment acquisition, training programs, staff development and procedural changes to ensure retention and selection of qualified staff for the provision of services to the community in an effective, efficient and economical manner.
- Attends and participates in professional group meetings; stays abreast of new trends and innovations in the field of police safety and other services as they relate to the area of assignment.
- Responds to public inquiries and resolves citizen complaints.
- Serves as a spokesperson for the Police Department at a variety of community events, meetings, and other public relations activities.
- Establishes positive working relationships with representatives of community organizations, state/local agencies and associations, City Council, City management and staff, and the public.

QUALIFICATIONS: *(The following are minimum qualifications necessary for entry into the classification.)*

Education and/or Experience:

Any combination of training and experience that would provide the required knowledge, skills, and abilities is qualifying. A typical way to obtain the required qualifications would be the equivalent to a Bachelor's Degree in criminal justice, police science, public administration, or a related field and five (5) years of supervisory or management experience in sworn police service including at least three (3) years in an administrative capacity at a level equivalent to a Police Captain with another public agency.

License/Certificate:

Possession of a valid California Driver License, Class C or higher, prior to date of appointment. Possession of California P.O.S.T. Management Certificate is required and the ability to obtain a California P.O.S.T. Executive Certificate within three years of appointment. Completion of California P.O.S.T. Command College, Federal Bureau of Investigation National Academy or equivalent law enforcement executive curriculum is highly desirable. Possession of, or ability to obtain, a valid CPR certification. Possession of, or the ability to obtain, a complete National Incident Management System (NIMS) Training within three years of appointment.

KNOWLEDGE/ABILITIES/PHYSICAL DEMANDS & WORK ENVIRONMENT:

(The following are a representative sample of the KAS's necessary to perform essential duties of the position.)

Knowledge of:

Administrative principles, practices and methods, including goals and objectives development, program development and implementation, work planning and organization, delegation, employee supervision assignment review and evaluation, discipline, and the training of staff in work procedures; principles and practices of law enforcement, investigation, patrol, community services, and related police services; criminal law, codes, ordinances and court interpretations, including rights of citizens, apprehension, arrest, search and seizure, and rules of evidence; principles of budget development and administration. Local government organizations and functions as related to public safety. Principles and practices of leadership. Public agency budget development, contract administration, City-wide administrative practices, and general principles of risk management related to the functions of the assigned area. Principles and practices of police safety program development, management in a municipal setting, and police safety and occupational hazards program planning and budgeting. Applicable Federal, State, and local laws, regulatory codes, ordinances, and procedures relevant to assigned area of responsibility. Methods and techniques for the use of modern computer and business software, development of presentations, contract negotiations, business correspondence, information distribution; research and reporting methods, techniques, and procedures; proper English and grammar. Police record and evidence keeping principles and procedures.

Ability to:

Select and supervise staff, provide training and development opportunities, ensure work is performed effectively, and evaluate performance in an objective and positive manner. Provide administrative, management, and professional leadership for the Police Department. Prepare and administer large and complex budgets; allocate limited resources in a cost effective manner. Plan, organize and oversee the work of management, supervisory, professional, and technical personnel; delegate authority and responsibility. Analyze complex technical and administrative police services problems, evaluating alternative solutions, and adopting effective courses of action; effectively administer special projects with contractual agreements and ensure compliance with stipulations; effectively administer a variety of public safety programs and administrative activities; ; develop and implement goals, objectives, policies, procedures, work standards and internal controls; establish and maintain cooperative working relationships with a variety of citizens, public and private organizations, boards and commissions, and City staff; exercise sound independent judgment within general policy and administrative guidelines. Understand, interpret, and apply all pertinent laws, codes, regulations, policies and procedures, and standards relevant to work performed. Conduct effective negotiations and effectively represent the department and the City in meetings with governmental agencies; community groups; various business, professional, and regulatory organizations; and in meetings with individuals. Learn and understand the organization and operation of the City and of outside agencies as necessary to assume assigned responsibilities. Independently organize work, set priorities, meet critical deadlines, and follow-up on assignments. Prepare clear and concise reports, correspondence, policies, procedures, and other written materials. Communicate clearly and concisely, both orally and in writing, using appropriate English grammar and syntax. Use tact, initiative, prudence, and independent judgment within general policy, procedural, and legal guidelines. Establish, maintain, and foster positive and effective working relationships with those contacted in the course of work.

Physical Demands

Must possess mobility to work in a standard office setting and use standard office equipment, including a computer; maintain P.O.S.T. physical standards, including mobility, physical strength, and stamina to respond to emergency situations and apprehend suspects; vision to maintain firearms qualification and to read printed materials and a computer screen; and hearing and speech to communicate in person, before groups, and over the telephone or radio. Due to the varied and unpredictable nature of police work, the incumbent may also be required to perform the following: make precise arm-hand positioning movements and maintain static arm-hand position such as when sighting and shooting a firearm; may require continuous and repetitive arm-hand movements; use sufficient strength and agility to enable the incumbent to sprint, or jump; coordinate the movement of more than one limb simultaneously such as when using hand radio while driving a vehicle or searching a building with firearm drawn, flashlight on and opening and closing doors; bend or stoop repeatedly and continuously over time such as getting in and out of patrol car or gathering evidence at crime scenes; wear a 15 lbs. utility/gun belt which requires the continuous support from stomach and lower back muscles; may require the movement of heavy objects 50lbs and more. The incumbent may respond to complex police situations or emergencies and is therefore subject to any of the hazards encountered by police patrol officers. Operate various office equipment such as telephones, computers, copiers, fax machines, etc. Safely operate the following equipment in the performance of duties: A variety of City-owned vehicles; firearms; communications equipment,

such as two-way radios, cell phones, and pagers; Mobile display terminals (MDT), various audio visual equipment and any other equipment assigned.

Vision: _____ See in the normal visual range with or without correction.

Hearing: Hear in the normal audio range with or without correction.

Environmental Conditions

Work is generally performed in a typical office environment, with most time spent sitting, standing or walking. Position may require work outdoors and using body, ear and eye protection, and are exposed to loud noise levels, cold and hot temperatures, inclement weather conditions, vibration, confining workspace, chemicals, mechanical and/or electrical hazards, and hazardous physical substances and fumes. Incumbent may be required to work rotating shifts and assignments, and may work overtime with little or no notice. Incumbent may interact with upset staff and/or public and private representatives in interpreting and enforcing departmental policies and procedures. The principal duties of this class are performed in a police station environment with exposure to criminal offenders, mentally ill individuals, and persons potentially infected with communicable diseases.

Working Conditions

Must be willing to work extended shifts or be called back in emergency situations and respond to personal danger which may include exposure to armed/dangerous persons, dangerous animals, communicable diseases, hazards of emergency driving, hazards associated with traffic control and working in and near traffic, and natural and man-made disasters.

Disaster Service Worker

All City of Lathrop employees are, by State and Federal law, Disaster Service Workers. The roles and responsibilities for Disaster Service Workers are authorized by the California Emergency Services Act and are defined in the California Labor Code. In the event of a declaration of emergency, any employee of the ~~District~~ City may be assigned to perform activities which promote the protection of public health and safety or the preservation of lives and property. Such assignments may require service at locations, times, and under conditions that are significantly different than the normal work assignments and may continue into the recovery phase of the emergency. If a "Local Emergency" is declared during the employee's shift, employees will be expected to remain at work to respond to the emergency needs of the community. If a "Local Emergency" is declared outside of the employee's shift, employees must make every effort to contact their direct supervisor or department head to obtain reporting instructions as Disaster Service Workers.

Historical Data:

Adopted by Resolution 21-4866

FLSA Status: Exempt

Bargaining Unit: Unrepresented/Contract Position

Adopted-Revised by Resolution 21-486623-_____

|

|

Attachment D

**CITY OF LATHROP
GRADE-STEP TABLE
Eff. 11/13/2023**

Adopted by Resolution No. 23-_____

**FOR REFERENCE USE ONLY*

| GRADE | CLASSIFICATION | UNIT | | STEP 1 | STEP 2 | STEP 3 | STEP 4 | STEP 5 |
|-------|--|--------------|-----------|------------|------------|------------|------------|------------|
| 20 | | | hourly | \$ 15.7899 | \$ 16.5795 | \$ 17.4086 | \$ 18.2789 | \$ 19.1928 |
| | | | bi-weekly | 1,263 | 1,326 | 1,393 | 1,462 | 1,535 |
| | | | monthly | 2,737 | 2,874 | 3,017 | 3,168 | 3,327 |
| | | | annual | 32,843 | 34,485 | 36,210 | 38,020 | 39,921 |
| 21 | | | hourly | \$ 16.1847 | \$ 16.9941 | \$ 17.8436 | \$ 18.7358 | \$ 19.6727 |
| | | | bi-weekly | 1,295 | 1,360 | 1,427 | 1,499 | 1,574 |
| | | | monthly | 2,805 | 2,946 | 3,093 | 3,248 | 3,410 |
| | | | annual | 33,664 | 35,348 | 37,115 | 38,970 | 40,919 |
| 22 | | | hourly | \$ 16.5888 | \$ 17.4185 | \$ 18.2892 | \$ 19.2037 | \$ 20.1637 |
| | | | bi-weekly | 1,327 | 1,393 | 1,463 | 1,536 | 1,613 |
| | | | monthly | 2,875 | 3,019 | 3,170 | 3,329 | 3,495 |
| | | | annual | 34,505 | 36,230 | 38,042 | 39,944 | 41,941 |
| 23 | | | hourly | \$ 17.0040 | \$ 17.8543 | \$ 18.7470 | \$ 19.6846 | \$ 20.6684 |
| | | | bi-weekly | 1,360 | 1,428 | 1,500 | 1,575 | 1,653 |
| | | | monthly | 2,947 | 3,095 | 3,249 | 3,412 | 3,583 |
| | | | annual | 35,368 | 37,137 | 38,994 | 40,944 | 42,990 |
| 24 | | | hourly | \$ 17.4294 | \$ 18.3009 | \$ 19.2156 | \$ 20.1764 | \$ 21.1852 |
| | | | bi-weekly | 1,394 | 1,464 | 1,537 | 1,614 | 1,695 |
| | | | monthly | 3,021 | 3,172 | 3,331 | 3,497 | 3,672 |
| | | | annual | 36,253 | 38,066 | 39,968 | 41,967 | 44,065 |
| 25 | | | hourly | \$ 17.8651 | \$ 18.7580 | \$ 19.6959 | \$ 20.6809 | \$ 21.7151 |
| | | | bi-weekly | 1,429 | 1,501 | 1,576 | 1,654 | 1,737 |
| | | | monthly | 3,097 | 3,251 | 3,414 | 3,585 | 3,764 |
| | | | annual | 37,159 | 39,017 | 40,967 | 43,016 | 45,167 |
| 26 | | | hourly | \$ 18.3116 | \$ 19.2272 | \$ 20.1885 | \$ 21.1978 | \$ 22.2577 |
| | | | bi-weekly | 1,465 | 1,538 | 1,615 | 1,696 | 1,781 |
| | | | monthly | 3,174 | 3,333 | 3,499 | 3,674 | 3,858 |
| | | | annual | 38,088 | 39,993 | 41,992 | 44,091 | 46,296 |
| 27 | RECREATION LEADER | UNREP | hourly | \$ 18.7693 | \$ 19.7078 | \$ 20.6935 | \$ 21.7282 | \$ 22.8144 |
| | | | bi-weekly | 1,502 | 1,577 | 1,655 | 1,738 | 1,825 |
| | | | monthly | 3,253 | 3,416 | 3,587 | 3,766 | 3,955 |
| | | | annual | 39,040 | 40,992 | 43,043 | 45,195 | 47,454 |
| 28 | | | hourly | \$ 19.2385 | \$ 20.2004 | \$ 21.2105 | \$ 22.2710 | \$ 23.3848 |
| | | | bi-weekly | 1,539 | 1,616 | 1,697 | 1,782 | 1,871 |
| | | | monthly | 3,335 | 3,501 | 3,676 | 3,860 | 4,053 |
| | | | annual | 40,016 | 42,017 | 44,118 | 46,324 | 48,640 |
| 29 | | | hourly | \$ 19.7196 | \$ 20.7056 | \$ 21.7408 | \$ 22.8278 | \$ 23.9693 |
| | | | bi-weekly | 1,578 | 1,656 | 1,739 | 1,826 | 1,918 |
| | | | monthly | 3,418 | 3,589 | 3,768 | 3,957 | 4,155 |
| | | | annual | 41,017 | 43,068 | 45,221 | 47,482 | 49,856 |
| 30 | | | hourly | \$ 20.2125 | \$ 21.2231 | \$ 22.2842 | \$ 23.3984 | \$ 24.5684 |
| | | | bi-weekly | 1,617 | 1,698 | 1,783 | 1,872 | 1,965 |
| | | | monthly | 3,504 | 3,679 | 3,863 | 4,056 | 4,259 |
| | | | annual | 42,042 | 44,144 | 46,351 | 48,669 | 51,102 |
| 31 | | | hourly | \$ 20.7179 | \$ 21.7536 | \$ 22.8414 | \$ 23.9833 | \$ 25.1826 |
| | | | bi-weekly | 1,657 | 1,740 | 1,827 | 1,919 | 2,015 |
| | | | monthly | 3,591 | 3,771 | 3,959 | 4,157 | 4,365 |
| | | | annual | 43,093 | 45,248 | 47,510 | 49,885 | 52,380 |
| 32 | OFFICE ASSISTANT I SENIOR RECREATION LEADER | SEIU SEIU | hourly | \$ 21.2358 | \$ 22.2974 | \$ 23.4125 | \$ 24.5827 | \$ 25.8121 |
| | | | bi-weekly | 1,699 | 1,784 | 1,873 | 1,967 | 2,065 |
| | | | monthly | 3,681 | 3,865 | 4,058 | 4,261 | 4,474 |
| | | | annual | 44,170 | 46,379 | 48,698 | 51,132 | 53,689 |
| 33 | | | hourly | \$ 21.7666 | \$ 22.8549 | \$ 23.9976 | \$ 25.1977 | \$ 26.4575 |
| | | | bi-weekly | 1,741 | 1,828 | 1,920 | 2,016 | 2,117 |
| | | | monthly | 3,773 | 3,962 | 4,160 | 4,368 | 4,586 |
| | | | annual | 45,274 | 47,538 | 49,915 | 52,411 | 55,032 |
| 34 | | | hourly | \$ 22.3108 | \$ 23.4265 | \$ 24.5979 | \$ 25.8279 | \$ 27.1189 |
| | | | bi-weekly | 1,785 | 1,874 | 1,968 | 2,066 | 2,170 |
| | | | monthly | 3,867 | 4,061 | 4,264 | 4,477 | 4,701 |
| | | | annual | 46,406 | 48,727 | 51,164 | 53,722 | 56,407 |
| 35 | OFFICE ASSISTANT II | SEIU | hourly | \$ 22.8688 | \$ 24.0119 | \$ 25.2125 | \$ 26.4730 | \$ 27.7968 |
| | | | bi-weekly | 1,830 | 1,921 | 2,017 | 2,118 | 2,224 |
| | | | monthly | 3,964 | 4,162 | 4,370 | 4,589 | 4,818 |
| | | | annual | 47,567 | 49,945 | 52,442 | 55,064 | 57,817 |

**CITY OF LATHROP
GRADE-STEP TABLE
Eff. 11/13/2023**

Adopted by Resolution No. 23-_____

**FOR REFERENCE USE ONLY*

| GRADE | CLASSIFICATION | UNIT | | STEP 1 | STEP 2 | STEP 3 | STEP 4 | STEP 5 |
|-------|--|---------------------------------------|-----------|------------|------------|------------|------------|------------|
| 36 | | | hourly | \$ 23.4405 | \$ 24.6122 | \$ 25.8431 | \$ 27.1350 | \$ 28.4918 |
| | | | bi-weekly | 1,875 | 1,969 | 2,067 | 2,171 | 2,279 |
| | | | monthly | 4,063 | 4,266 | 4,479 | 4,703 | 4,939 |
| | | | annual | 48,756 | 51,193 | 53,754 | 56,441 | 59,263 |
| 37 | RECREATION SPECIALIST SPECIAL ASSISTANT ANIMAL CENTER ASSISTANT | SEIU SEIU SEIU | hourly | \$ 24.0262 | \$ 25.2274 | \$ 26.4889 | \$ 27.8136 | \$ 29.2039 |
| | | | bi-weekly | 1,922 | 2,018 | 2,119 | 2,225 | 2,336 |
| | | | monthly | 4,165 | 4,373 | 4,591 | 4,821 | 5,062 |
| | | | annual | 49,974 | 52,473 | 55,097 | 57,852 | 60,744 |
| 38 | | | hourly | \$ 24.6272 | \$ 25.8584 | \$ 27.1511 | \$ 28.5086 | \$ 29.9342 |
| | | | bi-weekly | 1,970 | 2,069 | 2,172 | 2,281 | 2,395 |
| | | | monthly | 4,269 | 4,482 | 4,706 | 4,941 | 5,189 |
| | | | annual | 51,225 | 53,785 | 56,474 | 59,298 | 62,263 |
| 39 | | | hourly | \$ 25.2427 | \$ 26.5049 | \$ 27.8299 | \$ 29.2216 | \$ 30.6823 |
| | | | bi-weekly | 2,019 | 2,120 | 2,226 | 2,338 | 2,455 |
| | | | monthly | 4,375 | 4,594 | 4,824 | 5,065 | 5,318 |
| | | | annual | 52,505 | 55,130 | 57,886 | 60,781 | 63,819 |
| 40 | | | hourly | \$ 25.8740 | \$ 27.1677 | \$ 28.5260 | \$ 29.9521 | \$ 31.4496 |
| | | | bi-weekly | 2,070 | 2,173 | 2,282 | 2,396 | 2,516 |
| | | | monthly | 4,485 | 4,709 | 4,945 | 5,192 | 5,451 |
| | | | annual | 53,818 | 56,509 | 59,334 | 62,300 | 65,415 |
| 41 | ADMINISTRATIVE ASSISTANT I MAINTENANCE WORKER I WATER METER READER I | SEIU SEIU SEIU | hourly | \$ 26.5206 | \$ 27.8466 | \$ 29.2390 | \$ 30.7009 | \$ 32.2358 |
| | | | bi-weekly | 2,122 | 2,228 | 2,339 | 2,456 | 2,579 |
| | | | monthly | 4,597 | 4,827 | 5,068 | 5,321 | 5,588 |
| | | | annual | 55,163 | 57,921 | 60,817 | 63,858 | 67,050 |
| 42 | CUSTOMER SERVICE REPRESENTATIVE I | SEIU | hourly | \$ 27.1835 | \$ 28.5427 | \$ 29.9702 | \$ 31.4685 | \$ 33.0422 |
| | | | bi-weekly | 2,175 | 2,283 | 2,398 | 2,517 | 2,643 |
| | | | monthly | 4,712 | 4,947 | 5,195 | 5,455 | 5,727 |
| | | | annual | 56,542 | 59,369 | 62,338 | 65,455 | 68,728 |
| 43 | POLICE OFFICER TRAINEE POLICE RECORDS ASSISTANT I | NON-SWORN SEIU | hourly | \$ 27.8628 | \$ 29.2564 | \$ 30.7191 | \$ 32.2551 | \$ 33.8677 |
| | | | bi-weekly | 2,229 | 2,341 | 2,458 | 2,580 | 2,709 |
| | | | monthly | 4,830 | 5,071 | 5,325 | 5,591 | 5,870 |
| | | | annual | 57,955 | 60,853 | 63,896 | 67,091 | 70,445 |
| 44 | INFORMATION TECHNOLOGY TECHNICIAN | SEIU | hourly | \$ 28.5596 | \$ 29.9878 | \$ 31.4872 | \$ 33.0615 | \$ 34.7147 |
| | | | bi-weekly | 2,285 | 2,399 | 2,519 | 2,645 | 2,777 |
| | | | monthly | 4,950 | 5,198 | 5,458 | 5,731 | 6,017 |
| | | | annual | 59,404 | 62,375 | 65,493 | 68,768 | 72,206 |
| 45 | ADMINISTRATIVE ASSISTANT II MAINTENANCE WORKER II RECREATION COORDINATOR WATER METER READER II | SEIU SEIU SEIU SEIU | hourly | \$ 29.2736 | \$ 30.7373 | \$ 32.2743 | \$ 33.8881 | \$ 35.5825 |
| | | | bi-weekly | 2,342 | 2,459 | 2,582 | 2,711 | 2,847 |
| | | | monthly | 5,074 | 5,328 | 5,594 | 5,874 | 6,168 |
| | | | annual | 60,889 | 63,934 | 67,130 | 70,487 | 74,012 |
| 46 | POLICE RECORDS ASSISTANT II | SEIU | hourly | \$ 30.0058 | \$ 31.5059 | \$ 33.0810 | \$ 34.7354 | \$ 36.4719 |
| | | | bi-weekly | 2,400 | 2,520 | 2,646 | 2,779 | 2,918 |
| | | | monthly | 5,201 | 5,461 | 5,734 | 6,021 | 6,322 |
| | | | annual | 62,412 | 65,532 | 68,809 | 72,250 | 75,861 |
| 47 | ADMINISTRATIVE ASSISTANT III ADMINISTRATIVE TECHNICIAN 1 HUMAN RESOURCES TECHNICIAN PERMIT TECHNICIAN I | SEIU SEIU SEIU SEIU | hourly | \$ 30.7555 | \$ 32.2937 | \$ 33.9081 | \$ 35.6034 | \$ 37.3836 |
| | | | bi-weekly | 2,460 | 2,583 | 2,713 | 2,848 | 2,991 |
| | | | monthly | 5,331 | 5,598 | 5,877 | 6,171 | 6,480 |
| | | | annual | 63,971 | 67,171 | 70,529 | 74,055 | 77,758 |
| 48 | MAINTENANCE WORKER III SOLID WASTE&RESOURCE CONSERV. COORD | SEIU SEIU | hourly | \$ 31.5247 | \$ 33.1011 | \$ 34.7558 | \$ 36.4935 | \$ 38.3185 |
| | | | bi-weekly | 2,522 | 2,648 | 2,780 | 2,919 | 3,065 |
| | | | monthly | 5,464 | 5,738 | 6,024 | 6,326 | 6,642 |
| | | | annual | 65,571 | 68,850 | 72,292 | 75,906 | 79,703 |
| 49 | CUSTOMER SERVICE REPRESENTATIVE II PROPERTY AND EVIDENCE TECHNICIAN | SEIU SEIU | hourly | \$ 32.3127 | \$ 33.9283 | \$ 35.6250 | \$ 37.4063 | \$ 39.2765 |
| | | | bi-weekly | 2,585 | 2,714 | 2,850 | 2,993 | 3,142 |
| | | | monthly | 5,601 | 5,881 | 6,175 | 6,484 | 6,808 |
| | | | annual | 67,210 | 70,571 | 74,100 | 77,805 | 81,695 |
| 50 | ENGINEERING TECHNICIAN I | SEIU | hourly | \$ 33.1205 | \$ 34.7765 | \$ 36.5155 | \$ 38.3411 | \$ 40.2583 |
| | | | bi-weekly | 2,650 | 2,782 | 2,921 | 3,067 | 3,221 |
| | | | monthly | 5,741 | 6,028 | 6,329 | 6,646 | 6,978 |
| | | | annual | 68,891 | 72,335 | 75,952 | 79,749 | 83,737 |
| 51 | ADMINISTRATIVE TECHNICIAN II CRIME & INTELLIGENCE ANALYST PERMIT TECHNICIAN II SENIOR ADMINISTRATIVE ASSISTANT SENIOR CUSTOMER SERVICE REP | SEIU SEIU SEIU LMCEA SEIU | hourly | \$ 33.9487 | \$ 35.6464 | \$ 37.4285 | \$ 39.3000 | \$ 41.2648 |
| | | | bi-weekly | 2,716 | 2,852 | 2,994 | 3,144 | 3,301 |
| | | | monthly | 5,884 | 6,179 | 6,488 | 6,812 | 7,153 |
| | | | annual | 70,613 | 74,144 | 77,851 | 81,744 | 85,831 |
| | | | | | | | | |

**CITY OF LATHROP
GRADE-STEP TABLE
Eff. 11/13/2023**

Adopted by Resolution No. 23-_____

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| GRADE | CLASSIFICATION | UNIT | | STEP 1 | STEP 2 | STEP 3 | STEP 4 | STEP 5 |
|-------|--------------------------------------|-------|-----------|------------|------------|------------|------------|------------|
| 52 | ACCOUNTANT I | SEIU | hourly | \$ 34,7972 | \$ 36,5369 | \$ 38,3639 | \$ 40,2820 | \$ 42,2962 |
| | BUILDING INSPECTOR I | SEIU | bi-weekly | 2,784 | 2,923 | 3,069 | 3,223 | 3,384 |
| | COMMUNITY SERVICE OFFICER I | SEIU | monthly | 6,032 | 6,333 | 6,650 | 6,982 | 7,331 |
| | HR ANALYST I | LMCEA | annual | 72,378 | 75,997 | 79,797 | 83,787 | 87,976 |
| | UTILITY OPERATOR I | SEIU | | | | | | |
| 53 | CONSTRUCTION INSPECTOR I | SEIU | hourly | \$ 35,6673 | \$ 37,4503 | \$ 39,3228 | \$ 41,2891 | \$ 43,3538 |
| | POLICE RECORDS SUPERVISOR | LMCEA | bi-weekly | 2,853 | 2,996 | 3,146 | 3,303 | 3,468 |
| | LEGAL SECRETARY | LMCEA | monthly | 6,182 | 6,491 | 6,816 | 7,157 | 7,515 |
| | ANIMAL SHELTER SUPERVISOR | LMCEA | annual | 74,188 | 77,897 | 81,791 | 85,881 | 90,176 |
| 54 | ENGINEERING TECHNICIAN II | SEIU | hourly | \$ 36,5588 | \$ 38,3868 | \$ 40,3060 | \$ 42,3214 | \$ 44,4376 |
| | EXECUTIVE ASSISTANT | LMCEA | bi-weekly | 2,925 | 3,071 | 3,224 | 3,386 | 3,555 |
| | | | monthly | 6,337 | 6,654 | 6,986 | 7,336 | 7,703 |
| | | | annual | 76,042 | 79,845 | 83,836 | 88,028 | 92,430 |
| 55 | BUILDING INSPECTOR II | SEIU | hourly | \$ 37,4729 | \$ 39,3465 | \$ 41,3138 | \$ 43,3793 | \$ 45,5484 |
| | COMMUNITY SERVICE OFFICER II | SEIU | bi-weekly | 2,998 | 3,148 | 3,305 | 3,470 | 3,644 |
| | PERMIT TECHNICIAN III | SEIU | monthly | 6,495 | 6,820 | 7,161 | 7,519 | 7,895 |
| | SENIOR ACCOUNTING TECHNICIAN | SEIU | annual | 77,944 | 81,841 | 85,933 | 90,229 | 94,741 |
| 56 | ACCOUNTANT II | SEIU | hourly | \$ 38,4098 | \$ 40,3301 | \$ 42,3467 | \$ 44,4642 | \$ 46,6871 |
| | DEPUTY CITY CLERK | LMCEA | bi-weekly | 3,073 | 3,226 | 3,388 | 3,557 | 3,735 |
| | HR ANALYST II | LMCEA | monthly | 6,658 | 6,991 | 7,340 | 7,707 | 8,092 |
| | MANAGEMENT ANALYST I (CONFIDENTIAL) | LMCEA | annual | 79,892 | 83,887 | 88,081 | 92,486 | 97,109 |
| | UTILITY OPERATOR II | SEIU | | | | | | |
| 57 | CONSTRUCTION INSPECTOR II | SEIU | hourly | \$ 39,3698 | \$ 41,3383 | \$ 43,4054 | \$ 45,5754 | \$ 47,8544 |
| | CUSTOMER SERVICE SUPERVISOR | LMCEA | bi-weekly | 3,150 | 3,307 | 3,472 | 3,646 | 3,828 |
| | LEGAL ASSISTANT | LMCEA | monthly | 6,824 | 7,165 | 7,524 | 7,900 | 8,295 |
| | PARKS & RECREATION SUPERVISOR | LMCEA | annual | 81,889 | 85,984 | 90,283 | 94,797 | 99,537 |
| 58 | ASSISTANT PLANNER | SEIU | hourly | \$ 40,3541 | \$ 42,3718 | \$ 44,4905 | \$ 46,7147 | \$ 49,0508 |
| | JUNIOR ENGINEER | SEIU | bi-weekly | 3,228 | 3,390 | 3,559 | 3,737 | 3,924 |
| | SENIOR ENGINEERING TECHNICIAN | SEIU | monthly | 6,995 | 7,344 | 7,712 | 8,097 | 8,502 |
| | ELECTRICIAN / INSTRUMENT TECH | SEIU | annual | 83,936 | 88,133 | 92,540 | 97,167 | 102,026 |
| 59 | BUILDING INSPECTOR III | SEIU | hourly | \$ 41,3630 | \$ 43,4312 | \$ 45,6026 | \$ 47,8825 | \$ 50,2770 |
| | CHIEF UTILITY OPERATOR | SEIU | bi-weekly | 3,309 | 3,474 | 3,648 | 3,831 | 4,022 |
| | COMMUNITY SERVICE OFFICER III | SEIU | monthly | 7,170 | 7,528 | 7,904 | 8,300 | 8,715 |
| | LANDSCAPE & IRRIGATION SPECIALIST | LMCEA | annual | 86,035 | 90,337 | 94,853 | 99,596 | 104,576 |
| | MAINTENANCE SERVICES SUPERVISOR | LMCEA | | | | | | |
| 60 | EXECUTIVE ASSIST TO THE CITY MANAGER | LMCEA | hourly | \$ 42,3973 | \$ 44,5171 | \$ 46,7429 | \$ 49,0801 | \$ 51,5339 |
| | INFORMATION TECHNOLOGY ENGINEER I | LMCEA | bi-weekly | 3,392 | 3,561 | 3,739 | 3,926 | 4,123 |
| | MANAGEMENT ANALYST II (CONFIDENTIAL) | LMCEA | monthly | 7,349 | 7,716 | 8,102 | 8,507 | 8,933 |
| | | | annual | 88,186 | 92,596 | 97,225 | 102,087 | 107,191 |
| 61 | CONSTRUCTION INSPECTOR III | SEIU | hourly | \$ 43,4569 | \$ 45,6300 | \$ 47,9112 | \$ 50,3068 | \$ 52,8222 |
| | POLICE SERVICES MANAGER | LMCEA | bi-weekly | 3,477 | 3,650 | 3,833 | 4,025 | 4,226 |
| | UTILITY MAINTENANCE SUPERVISOR | LMCEA | monthly | 7,533 | 7,909 | 8,305 | 8,720 | 9,156 |
| | UTILITY OPERATOR III | SEIU | annual | 90,390 | 94,910 | 99,655 | 104,638 | 109,870 |
| 62 | WW TREATMENT PLANT SUPERVISOR | LMCEA | hourly | \$ 44,5434 | \$ 46,7707 | \$ 49,1090 | \$ 51,5647 | \$ 54,1427 |
| | | | bi-weekly | 3,563 | 3,742 | 3,929 | 4,125 | 4,331 |
| | | | monthly | 7,721 | 8,107 | 8,512 | 8,938 | 9,385 |
| | | | annual | 92,650 | 97,283 | 102,147 | 107,254 | 112,617 |
| 63 | ASSOCIATE PLANNER | SEIU | hourly | \$ 45,6571 | \$ 47,9399 | \$ 50,3370 | \$ 52,8535 | \$ 55,4962 |
| | SENIOR BUILDING INSPECTOR | SEIU | bi-weekly | 3,653 | 3,835 | 4,027 | 4,228 | 4,440 |
| | | | monthly | 7,914 | 8,310 | 8,725 | 9,161 | 9,619 |
| | | | annual | 94,967 | 99,715 | 104,701 | 109,935 | 115,432 |
| 64 | ASSISTANT ENGINEER | SEIU | hourly | \$ 46,7983 | \$ 49,1381 | \$ 51,5952 | \$ 54,1752 | \$ 56,8837 |
| | COMPLIANCE ENGINEER | SEIU | bi-weekly | 3,744 | 3,931 | 4,128 | 4,334 | 4,551 |
| | PARKS AND FACILITATES MANAGER | LMCEA | monthly | 8,112 | 8,517 | 8,943 | 9,390 | 9,860 |
| | PARKS AND REC ADMINISTRATOR | SEIU | annual | 97,341 | 102,207 | 107,318 | 112,684 | 118,318 |
| | RECREATION MANAGER | LMCEA | | | | | | |
| | STREETS AND OPERATIONS MANAGER | LMCEA | | | | | | |
| 65 | BUDGET MANAGER | LMCEA | hourly | \$ 47,9684 | \$ 50,3670 | \$ 52,8851 | \$ 55,5294 | \$ 58,3061 |
| | POLICE OFFICER | SWORN | bi-weekly | 3,837 | 4,029 | 4,231 | 4,442 | 4,664 |
| | SENIOR ACCOUNTANT | LMCEA | monthly | 8,315 | 8,730 | 9,167 | 9,625 | 10,106 |
| | | | annual | 99,774 | 104,763 | 110,001 | 115,501 | 121,277 |

**CITY OF LATHROP
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| GRADE | CLASSIFICATION | UNIT | | STEP 1 | STEP 2 | STEP 3 | STEP 4 | STEP 5 |
|-------|--|--|-----------|------------|------------|------------|------------|------------|
| 66 | | | hourly | \$ 49.1676 | \$ 51.6259 | \$ 54.2073 | \$ 56.9175 | \$ 59.7638 |
| | | | bi-weekly | 3,933 | 4,130 | 4,337 | 4,553 | 4,781 |
| | | | monthly | 8,522 | 8,948 | 9,396 | 9,866 | 10,359 |
| | | | annual | 102,269 | 107,382 | 112,751 | 118,388 | 124,309 |
| 67 | COMMUNITY SERVICES SUPERVISOR HUMAN RESOURCES MANAGER INFORMATION TECHNOLOGY ENGINEER II SENIOR MANAGEMENT ANALYST SPECIAL DISTRICTS MANAGER | LMCEA EXEMPT LMCEA LMCEA LMCEA | hourly | \$ 50.3967 | \$ 52.9168 | \$ 55.5624 | \$ 58.3410 | \$ 61.2575 |
| | | | bi-weekly | 4,032 | 4,233 | 4,445 | 4,667 | 4,901 |
| | | | monthly | 8,735 | 9,172 | 9,631 | 10,112 | 10,618 |
| | | | annual | 104,825 | 110,067 | 115,570 | 121,349 | 127,416 |
| 68 | PERMIT AND PLAN CHECK SUPERVISOR | LMCEA | hourly | \$ 51.6565 | \$ 54.2396 | \$ 56.9514 | \$ 59.7991 | \$ 62.7892 |
| | | | bi-weekly | 4,133 | 4,339 | 4,556 | 4,784 | 5,023 |
| | | | monthly | 8,954 | 9,402 | 9,872 | 10,365 | 10,883 |
| | | | annual | 107,445 | 112,818 | 118,459 | 124,382 | 130,602 |
| 69 | SENIOR PLANNER UTILITY PLANT SUPERVISOR | LMCEA LMCEA | hourly | \$ 52.9481 | \$ 55.5955 | \$ 58.3755 | \$ 61.2941 | \$ 64.3587 |
| | | | bi-weekly | 4,236 | 4,448 | 4,670 | 4,904 | 5,149 |
| | | | monthly | 9,178 | 9,637 | 10,118 | 10,624 | 11,156 |
| | | | annual | 110,132 | 115,639 | 121,421 | 127,492 | 133,866 |
| 70 | ASSOCIATE ENGINEER | SEIU | hourly | \$ 54.2720 | \$ 56.9857 | \$ 59.8346 | \$ 62.8265 | \$ 65.9677 |
| | | | bi-weekly | 4,342 | 4,559 | 4,787 | 5,026 | 5,277 |
| | | | monthly | 9,407 | 9,878 | 10,371 | 10,890 | 11,434 |
| | | | annual | 112,886 | 118,530 | 124,456 | 130,679 | 137,213 |
| 71 | INFORMATION TECH ENGINEER III PARKS AND REC SUPERINTENDENT | LMCEA LMCEA | hourly | \$ 55.6289 | \$ 58.4100 | \$ 61.3306 | \$ 64.3969 | \$ 67.6168 |
| | | | bi-weekly | 4,450 | 4,673 | 4,906 | 5,152 | 5,409 |
| | | | monthly | 9,642 | 10,124 | 10,631 | 11,162 | 11,720 |
| | | | annual | 115,708 | 121,493 | 127,568 | 133,946 | 140,643 |
| 72 | POLICE SERGEANT | SWORN | hourly | \$ 57.0195 | \$ 59.8704 | \$ 62.8640 | \$ 66.0070 | \$ 69.3074 |
| | | | bi-weekly | 4,562 | 4,790 | 5,029 | 5,281 | 5,545 |
| | | | monthly | 9,883 | 10,378 | 10,896 | 11,441 | 12,013 |
| | | | annual | 118,600 | 124,530 | 130,757 | 137,295 | 144,159 |
| 73 | ASSISTANT CHIEF BUILDING OFFICIAL | LMCEA | hourly | \$ 58.4447 | \$ 61.3670 | \$ 64.4356 | \$ 67.6572 | \$ 71.0400 |
| | | | bi-weekly | 4,676 | 4,909 | 5,155 | 5,413 | 5,683 |
| | | | monthly | 10,130 | 10,637 | 11,169 | 11,727 | 12,314 |
| | | | annual | 121,565 | 127,643 | 134,026 | 140,727 | 147,763 |
| 74 | CITY CLERK FINANCE MANAGER PRINCIPAL PLANNER SENIOR CIVIL ENGINEER | EXEMPT LMCEA LMCEA LMCEA | hourly | \$ 59.9062 | \$ 62.9013 | \$ 66.0461 | \$ 69.3486 | \$ 72.8159 |
| | | | bi-weekly | 4,792 | 5,032 | 5,284 | 5,548 | 5,825 |
| | | | monthly | 10,384 | 10,903 | 11,448 | 12,020 | 12,621 |
| | | | annual | 124,605 | 130,835 | 137,376 | 144,245 | 151,457 |
| 75 | | | hourly | \$ 61.4039 | \$ 64.4739 | \$ 67.6973 | \$ 71.0824 | \$ 74.6363 |
| | | | bi-weekly | 4,912 | 5,158 | 5,416 | 5,687 | 5,971 |
| | | | monthly | 10,643 | 11,175 | 11,734 | 12,321 | 12,937 |
| | | | annual | 127,720 | 134,106 | 140,810 | 147,851 | 155,243 |
| 76 | ACCOUNTING MANAGER CONSTRUCTION SUPERINTENDENT DEPUTY DIRECTOR OF PARKS, REC & MAINT PARKS PROJECT MANAGER PROJECTS MANAGER UTILITY OPERATIONS SUPERINTENDENT | LMCEA LMCEA LMCEA LMCEA LMCEA | hourly | \$ 62.9387 | \$ 66.0858 | \$ 69.3898 | \$ 72.8594 | \$ 76.5023 |
| | | | bi-weekly | 5,035 | 5,287 | 5,551 | 5,829 | 6,120 |
| | | | monthly | 10,909 | 11,455 | 12,028 | 12,629 | 13,260 |
| | | | annual | 130,913 | 137,458 | 144,331 | 151,548 | 159,125 |
| 77 | ASSISTANT CITY ATTORNEY | EXEMPT | hourly | \$ 64.5119 | \$ 67.7378 | \$ 71.1246 | \$ 74.6807 | \$ 78.4149 |
| | | | bi-weekly | 5,161 | 5,419 | 5,690 | 5,974 | 6,273 |
| | | | monthly | 11,182 | 11,741 | 12,328 | 12,945 | 13,592 |
| | | | annual | 134,185 | 140,895 | 147,939 | 155,336 | 163,103 |
| 78 | DEPUTY FINANCE DIRECTOR | LMCEA | hourly | \$ 66.1252 | \$ 69.4311 | \$ 72.9028 | \$ 76.5478 | \$ 80.3755 |
| | | | bi-weekly | 5,290 | 5,554 | 5,832 | 6,124 | 6,430 |
| | | | monthly | 11,462 | 12,035 | 12,636 | 13,268 | 13,932 |
| | | | annual | 137,540 | 144,417 | 151,638 | 159,219 | 167,181 |
| 79 | ECONOMIC DEV ADMINISTRATOR LAND DEVELOPMENT MANAGER | LMCEA LMCEA | hourly | \$ 67.7782 | \$ 71.1668 | \$ 74.7257 | \$ 78.4617 | \$ 82.3847 |
| | | | bi-weekly | 5,422 | 5,693 | 5,978 | 6,277 | 6,591 |
| | | | monthly | 11,748 | 12,336 | 12,952 | 13,600 | 14,280 |
| | | | annual | 140,979 | 148,027 | 155,429 | 163,200 | 171,360 |

**CITY OF LATHROP
GRADE-STEP TABLE
Eff. 11/13/2023**

Adopted by Resolution No. 23-_____

**FOR REFERENCE USE ONLY*

| GRADE | CLASSIFICATION | UNIT | | STEP 1 | STEP 2 | STEP 3 | STEP 4 | STEP 5 |
|---|--|--------------------------------------|-----------|-------------|-------------|-------------|-------------|-------------|
| <u>2023 Compensation May Be Subject to CalPERS Compensation Limits Beginning at Grade 80/Step 5</u> | | | | | | | | |
| 80 | ASSISTANT COM DEV DIRECTOR CHIEF PLANNING OFFICIAL PRINCIPAL ENGINEER | LMCEA LMCEA LMCEA | hourly | \$ 69,4724 | \$ 72,9462 | \$ 76,5935 | \$ 80,4231 | \$ 84,4443 |
| | | | bi-weekly | 5,558 | 5,836 | 6,127 | 6,434 | 6,756 |
| | | | monthly | 12,042 | 12,644 | 13,276 | 13,940 | 14,637 |
| | | | annual | 144,503 | 151,728 | 159,315 | 167,280 | 175,644 |
| 81 | CHIEF BUILDING OFFICIAL CHIEF INFORMATION OFFICER POLICE LIEUTENANT | EXEMPT EXEMPT SWORN | hourly | \$ 71,2096 | \$ 74,7701 | \$ 78,5089 | \$ 82,4341 | \$ 86,5557 |
| | | | bi-weekly | 5,697 | 5,982 | 6,281 | 6,595 | 6,924 |
| | | | monthly | 12,343 | 12,960 | 13,608 | 14,289 | 15,003 |
| | | | annual | 148,116 | 155,522 | 163,299 | 171,463 | 180,036 |
| 82 | ASSISTANT PUBLIC WORKS DIRECTOR | LMCEA | hourly | \$ 72,9896 | \$ 76,6395 | \$ 80,4711 | \$ 84,4945 | \$ 88,7197 |
| | | | bi-weekly | 5,839 | 6,131 | 6,438 | 6,760 | 7,098 |
| | | | monthly | 12,652 | 13,284 | 13,948 | 14,646 | 15,378 |
| | | | annual | 151,818 | 159,410 | 167,380 | 175,749 | 184,537 |
| 83 | SENIOR CONSTRUCTION MANAGER | LMCEA | hourly | \$ 74,8145 | \$ 78,5550 | \$ 82,4829 | \$ 86,6066 | \$ 90,9372 |
| | | | bi-weekly | 5,985 | 6,284 | 6,599 | 6,929 | 7,275 |
| | | | monthly | 12,968 | 13,616 | 14,297 | 15,012 | 15,762 |
| | | | annual | 155,614 | 163,394 | 171,564 | 180,142 | 189,149 |
| 84 | POLICE COMMANDER | SWORN | hourly | \$ 76,6846 | \$ 80,5191 | \$ 84,5448 | \$ 88,7719 | \$ 93,2110 |
| | | | bi-weekly | 6,135 | 6,442 | 6,764 | 7,102 | 7,457 |
| | | | monthly | 13,292 | 13,957 | 14,654 | 15,387 | 16,157 |
| | | | annual | 159,504 | 167,480 | 175,853 | 184,646 | 193,879 |
| 85 | DIRECTOR OF GOV'T SERV/CITY CLERK DIRECTOR OF HUMAN RESOURCES DIRECTOR OF INFORMATION SYSTEMS DIRECTOR OF PARKS, REC & MAINT SERV | EXEMPT EXEMPT EXEMPT EXEMPT | hourly | \$ 78,6017 | \$ 82,5320 | \$ 86,6586 | \$ 90,9915 | \$ 95,5410 |
| | | | bi-weekly | 6,288 | 6,603 | 6,933 | 7,279 | 7,643 |
| | | | monthly | 13,624 | 14,306 | 15,021 | 15,772 | 16,560 |
| | | | annual | 163,492 | 171,667 | 180,250 | 189,262 | 198,725 |
| 86 | CITY ENGINEER | EXEMPT | hourly | \$ 80,5667 | \$ 84,5953 | \$ 88,8249 | \$ 93,2662 | \$ 97,9295 |
| | | | bi-weekly | 6,445 | 6,768 | 7,106 | 7,461 | 7,834 |
| | | | monthly | 13,965 | 14,663 | 15,396 | 16,166 | 16,974 |
| | | | annual | 167,579 | 175,958 | 184,756 | 193,994 | 203,693 |
| 87 | DIRECTOR OF FINANCE | EXEMPT | hourly | \$ 82,5811 | \$ 86,7102 | \$ 91,0458 | \$ 95,5978 | \$ 100,3779 |
| | | | bi-weekly | 6,606 | 6,937 | 7,284 | 7,648 | 8,030 |
| | | | monthly | 14,314 | 15,030 | 15,781 | 16,570 | 17,399 |
| | | | annual | 171,769 | 180,357 | 189,375 | 198,844 | 208,786 |
| 88 | DIRECTOR OF COMMUNITY DEVELOPMENT DIRECTOR OF PUBLIC WORKS | EXEMPT EXEMPT | hourly | \$ 84,6456 | \$ 88,8778 | \$ 93,3216 | \$ 97,9878 | \$ 102,8872 |
| | | | bi-weekly | 6,772 | 7,110 | 7,466 | 7,839 | 8,231 |
| | | | monthly | 14,672 | 15,405 | 16,176 | 16,985 | 17,834 |
| | | | annual | 176,063 | 184,866 | 194,109 | 203,815 | 214,005 |
| 89 | | | hourly | \$ 86,7618 | \$ 91,0998 | \$ 95,6550 | \$ 100,4378 | \$ 105,4594 |
| | | | bi-weekly | 6,941 | 7,288 | 7,652 | 8,035 | 8,437 |
| | | | monthly | 15,039 | 15,791 | 16,580 | 17,409 | 18,280 |
| | | | annual | 180,465 | 189,488 | 198,962 | 208,911 | 219,356 |
| 90 | DEPUTY CITY MANAGER | EXEMPT | hourly | \$ 88,9310 | \$ 93,3772 | \$ 98,0462 | \$ 102,9486 | \$ 108,0960 |
| | | | bi-weekly | 7,114 | 7,470 | 7,844 | 8,236 | 8,648 |
| | | | monthly | 15,415 | 16,185 | 16,995 | 17,844 | 18,737 |
| | | | annual | 184,977 | 194,225 | 203,936 | 214,133 | 224,840 |
| 91 | ASSISTANT CITY MANAGER | EXEMPT | hourly | \$ 91,1541 | \$ 95,7115 | \$ 100,4975 | \$ 105,5226 | \$ 110,7986 |
| | | | bi-weekly | 7,292 | 7,657 | 8,040 | 8,442 | 8,864 |
| | | | monthly | 15,800 | 16,590 | 17,420 | 18,291 | 19,205 |
| | | | annual | 189,601 | 199,080 | 209,035 | 219,487 | 230,461 |
| 92 | | | hourly | \$ 93,4394 | \$ 98,1119 | \$ 103,0116 | \$ 108,1600 | \$ 113,5680 |
| | | | bi-weekly | 7,475 | 7,849 | 8,241 | 8,653 | 9,085 |
| | | | monthly | 16,196 | 17,006 | 17,855 | 18,748 | 19,685 |
| | | | annual | 194,354 | 204,073 | 214,264 | 224,973 | 236,221 |
| 93 | | | hourly | \$ 95,7757 | \$ 100,5564 | \$ 105,5858 | \$ 110,8640 | \$ 116,4126 |
| | | | bi-weekly | 7,662 | 8,045 | 8,447 | 8,869 | 9,313 |
| | | | monthly | 16,601 | 17,430 | 18,302 | 19,216 | 20,178 |
| | | | annual | 199,213 | 209,157 | 219,618 | 230,597 | 242,138 |
| 94 | | | hourly | \$ 98,1660 | \$ 103,0765 | \$ 108,2249 | \$ 113,6437 | \$ 119,3221 |
| | | | bi-weekly | 7,853 | 8,246 | 8,658 | 9,091 | 9,546 |
| | | | monthly | 17,015 | 17,867 | 18,759 | 19,698 | 20,682 |
| | | | annual | 204,185 | 214,399 | 225,108 | 236,379 | 248,190 |
| 95 | | | hourly | \$ 100,6104 | \$ 105,6399 | \$ 110,9289 | \$ 116,4667 | \$ 122,2965 |
| | | | bi-weekly | 8,049 | 8,451 | 8,874 | 9,317 | 9,784 |
| | | | monthly | 17,439 | 18,311 | 19,228 | 20,188 | 21,198 |
| | | | annual | 209,270 | 219,731 | 230,732 | 242,251 | 254,377 |

**CITY OF LATHROP
GRADE-STEP TABLE
Eff. 11/13/2023**

Adopted by Resolution No. 23-_____

**FOR REFERENCE USE ONLY*

| GRADE | CLASSIFICATION | UNIT | | STEP 1 | STEP 2 | STEP 3 | STEP 4 | STEP 5 |
|-------|----------------|------|-----------|-------------|-------------|-------------|-------------|-------------|
| 96 | | | hourly | \$ 103.1306 | \$ 108.2898 | \$ 113.6978 | \$ 119.3870 | \$ 125.3574 |
| | | | bi-weekly | 8,250 | 8,663 | 9,096 | 9,551 | 10,029 |
| | | | monthly | 17,876 | 18,770 | 19,708 | 20,694 | 21,729 |
| | | | annual | 214,512 | 225,243 | 236,491 | 248,325 | 260,743 |

| CONTRACT | | | | | | | | |
|----------|---------------|--------|--------|------------|--|--|--|--|
| | POLICE CHIEF | EXEMPT | annual | \$ xxx,xxx | | | | |
| | CITY ATTORNEY | EXEMPT | annual | \$ 258,153 | | | | |
| | CITY MANAGER | EXEMPT | annual | \$ 277,023 | | | | |

Changes

Add:

Police Chief from Grade 94 to Contract

EMPLOYMENT AGREEMENT

THIS EMPLOYMENT AGREEMENT ("Contract") is made and entered into this ___ day of November, 2023, by and between the City of Lathrop, California, a general law city organized under the laws of the State of California, hereinafter called "Employer," and Stephen Sealy, an individual, hereinafter called "Employee," and is effective as of November ___, 2023 ("Effective Date").

The parties agree as follows:

SECTION 1. DUTIES.

Employer hereby employs Employee as the Interim Chief of Police ("Chief of Police") to perform the functions and duties specified in the laws of the State of California, the Municipal Code of the City of Lathrop, and the Ordinances and Resolutions of the City of Lathrop, and to perform such other legally permissible and proper duties and functions as the City Council shall from time to time assign. Due to the POST institutional timelines that are unrelated to his qualifications or performance, the "Interim" designation shall be removed, this shall occur no later than March 1, 2024. For purposes of this agreement, the Interim designation does not affect the terms or conditions of this agreement.

SECTION 2. TERM.

- A. The term of this Contract shall initially be for four (4) years, commencing as of the Effective Date, and shall be automatically renewed and extended for additional four (4) year periods at the end of each four year period, unless either party shall provide written notice of non-renewal at least ninety (90) days prior to the end of the period in which notice is given.
- B. Nothing in this Contract shall prevent, limit, or otherwise interfere with the right of Employee to resign as the Chief of Police or as an employee of the City at any time for any reason.
- C. Employee shall remain in the exclusive employ of Employer, and shall neither accept other employment nor become employed by any other employer except upon written approval of Employer.
- D. The term "employed" shall not be construed to include occasional teaching, writing, speaking, or consulting performed during Employee's time off.
- E. Employee's initial date of hire was February 22, 2022, but this Agreement is effective as the Effective Date specified above.

SECTION 3. SALARY.

Employer agrees to pay Employee, commencing with the Effective Date for his Interim Chief of Police duties, the base annual salary of two hundred thirty-six thousand three hundred seventy-nine (\$236,379), and commencing on March 1, 2024, for his Chief of Police duties, the base annual salary of two hundred forty-eight thousand one hundred ninety (\$248,190), payable in installments at the same time and in the same manner as other Employees of the Employer are paid.

On the one (1) year anniversary of the Effective Date, the City Council shall conduct an annual performance evaluation. This evaluation shall be completed as a joint effort between Employee and Employer. If desired, an outside facilitator, to be mutually agreed upon by Employer and Employee, and at Employer's sole cost, may be utilized. On the subsequent anniversaries, Employer may grant merit increases to the base annual salary and provide other benefits to Employee under this Contract at their discretion.

SECTION 4. HOURS OF WORK.

It is recognized that Employee must devote a great deal of time outside normal office hours to business of Employer. To that end, Employee will be granted management leave of one hundred and twenty (120) hours of management leave per calendar year. Management leave is fully credited on January 1st of each year.

SECTION 5. VEHICLE AND CELL PHONE.

Employee shall receive a City unmarked police vehicle for use during the regular course and scope of his duties, and also for anticipated off duty usage, and Employee, at his option, will receive a City-issued cellular phone or a cellular phone allowance. Normal off duty usage of the city vehicle and cell phone by the Chief is anticipated due to the significant amount of time expected from the Chief outside of his normal work hours.

SECTION 6. UNIFORM ALLOWANCE.

Employer will provide Employee with an annual uniform allowance on the same terms as provided to other peace officers for the department.

SECTION 7. TERMINATION.

This Contract shall terminate upon the occurrence of any of the following events:

- A. The death of Employee.
- B. The dissolution or bankruptcy of Employer.
- C. The disability of Employee, as defined herein.

- D. The majority of the City Council of Employer votes to terminate the Employee at a duly authorized meeting. Except for non-renewal of contract pursuant to 2A, the Employer however shall not terminate Employee within a "cooling off" period of ninety (90) days either before or after an election for which a City Council Member is elected. Pursuant to Government Code section 3304, subsection (c), the City Council must provide written notice of termination that specifies the reason(s) for termination. It shall be sufficient if the City Council provides as a reason for termination that there has been a change in administration; that there is an incompatibility of management styles; and/or that the termination is for purpose of implementing the goals or policies of the City.
- E. If the Employer, citizens or legislature act or acts to amend any provision of applicable law that substantially changes the role, powers, duties, authority, or responsibilities of the Employee, the Employee shall have the right to declare that such amendments constitute termination.
- F. If the Employer reduces the base salary, compensation or any other financial benefit of the Employee, unless any such reduction is pursuant to a City wide furlough program, such action shall constitute a breach of this Contract and will be regarded as termination.
- G. If the Employee resigns following an offer to accept resignation, by majority of the City Council of Employer, then the Employee may declare a termination as of the date of the requested resignation.
- H. Breach of contract declared by either party with a thirty (30) day cure period for either Employee or Employer to be provided. Written notice of a breach of contract shall be provided.
- I. Conviction of Employee of any public offense that is a felony, and/or involves moral turpitude, and /or the punishment for which includes a prohibition of holding public employment.

SECTION 8. CONFIDENTIALITY.

Unless the Employee expressly requests otherwise in writing, the evaluation of the Employee during his service as Chief of Police shall at all times be conducted in closed session of the City Council and shall be considered confidential to the full extent permitted by law. Nothing herein shall prohibit the Employer or the Employee from sharing the content of Employee's evaluation with their respective legal counsel.

SECTION 9. SEVERANCE PAY.

Subject to the requirements of Government Code sections 53260 and 53261, if this Contract is terminated pursuant to Section 6, Paragraph B, D, E, F, G or City breach of Contract, Employer shall pay severance to Employee in the amount up to Nine (9) months' salary.

Instead of nine months of severance pay in accordance with this Section, Employee may elect to treat the non-renewal of the Contract (as described in herein and in Section 2) as a termination that entitles him to three (3) months' severance pay in addition to regular pay during the 90 day notice period of non-renewal referenced in Section 2A.

If this contract is terminated for any reason specified herein, Employee shall be paid for all accrued and unused sick leave, vacation time, paid holidays; and the value of all benefits including employer's contribution to PERS, and Health Insurance allowance. Severance will be paid in one payment within 30 days of termination. Employee agrees to provide the City with a full and complete release and waiver of any claims in exchange for severance pay.

SECTION 10. NOTICE TO RESIGN.

Employee may terminate this Contract by providing written notice to the City at least thirty (30) days prior to the effective date of resignation. The Employer shall have no further obligation to provide payments and benefits to Employee for his service as Chief of Police after the effective date of the resignation except for all accrued and unused management leave, sick leave and vacation time. The City requests that Employee provide six (6) to twelve (12) months advance notice in the event that he determines to retire from service.

SECTION 11. INDEMNIFICATION.

Employer shall defend, save harmless and indemnify Employee in accordance with Division 3.6 of the California Government Code, commencing with section 810.

SECTION 12. BONDING.

Employer shall bear the full cost of any fidelity or other bonds required of the Employee under any law or ordinance.

SECTION 13. DISABILITY, ADJUSTMENTS, HEALTH AND LIFE INSURANCE, COST-OF-LIVING, VACATION AND SICK LEAVE.

Unless otherwise specifically provided herein, all provisions of the Municipal Code and regulations and rules of Employer relating to vacation and sick leave, retirement system contributions, holidays and other fringe benefits and working conditions as they now exist or hereafter may be amended also shall apply to Employee as they would to other unrepresented employees of the Employer. An annual cost of living increase adjustment shall be applied to the base annual salary going forward to Employee as established for all other non-represented employees. Additionally, Employee will accrue vacation and sick leave at a rate as outlined in the City's Administrative Policies Manual based on his initial hire date.

Employer will contribute \$2,429 per month, in the 2023 calendar year, commencing with the Effective Date and \$2,525 in calendar year 2024, towards Employee's health, dental, and vision insurance benefits, and any such increase to benefits provided to other management employees. Additionally, Employer will continue to provide \$5,000 annually towards deferred compensation.

SECTION 14. RETIREMENT.

Employer shall pay Employee's contribution to the Public Employees Retirement System in accordance with adopted policies of Employer.

SECTION 15. NOTICES.

Notices pursuant to this Contract shall be in writing given by deposit in the custody of the United States Postal Service, postage prepaid, addressed as follows:

- (1) Employer: Mayor, City of Lathrop, 390 Towne Centre Drive, Lathrop, CA
- (2) Employee: At his address as reflected in his personnel records of the City.

Alternatively, notices required pursuant to this Contract may be personally served in the same manner as is applicable to civil judicial process. Notice shall be deemed given as of the date of personal service or as of the date of deposit of such written notice in the course of transmission in the United States Postal Service.

SECTION 16. GENERAL PROVISIONS.

- A. The text herein shall constitute the entire Contract between the parties.
- B. If any provision, or any portion thereof, contained in this Contract is held unconstitutional, invalid or unenforceable, the remainder of this Contract, or portion thereof, shall be deemed severable, shall not be affected and shall remain in full force and effect.

IN WITNESS WHEREOF, the City of Lathrop has caused this Contract to be signed and executed in its behalf by its Mayor and duly attested by its City Clerk, and the Employee has signed and executed this Contract, both in duplicate, the day and year first above written.

SECTION 17. SIGNATURES.

EMPLOYEE

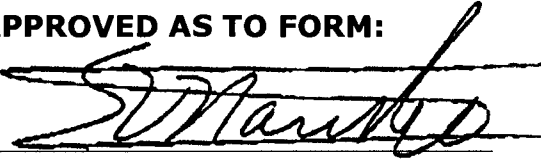
CITY OF LATHROP

Stephen Sealy
Date: November __, 2023

Sonny Dhaliwal, Mayor
Date: November __, 2023

APPROVED AS TO FORM:

ATTEST:



Salvador Navarrete, City Attorney

Teresa Vargas, City Clerk

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