

LathropSMART

City News

Volume 1
Summer 2021



The LathropSMART City News is a new publication that will be published four (4) times a year, which will include a Summer, Fall, Winter, and a Spring Issue. The intention of this newsletter is to provide Lathrop residents with the latest and greatest information about their community.

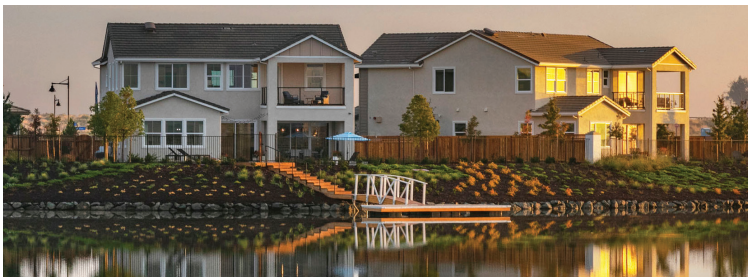
This issue:

- A Development Update: "What is it?"
 - o Residential
 - o Commercial
 - o Industrial
- Grants for Residents: Emergency General Assistance

A DEVELOPMENT UPDATE: "WHAT IS IT?"

As a Lathrop resident, you might see a lot of construction happening around the City and wonder what is being built. Some might turn to Facebook groups or other social media to look for information or speculate on these new development projects happening around the City. If you want to be "in the know", read this article.

RESIDENTIAL– New housing developments are going up all over the west side of the City within River Islands at Lathrop, Stanford Crossing, Towne Centre Apartments, and Mossdale Apartments.



River Islands, an intelligently planned community, took nearly three decades to bring the project to fruition. Building permits were issued in 2014 for construction of the first homes. Currently, there are 2,000± homes built and occupied in River Islands. Phase I of the initial plan stated it would build 11,000 homes over 20 years of development. Recently, the City Council approved Phase II of the River Island project that will bring the total closer to 15,000 homes at full build out.



Stanford Crossing, another master planned community, is located west of Golden Valley Parkway. Phase 1A of development, bordered to the north by Spartan Way and Stanford Crossing to the south, began building new homes in May of 2020. Infrastructure (roadways, water, wastewater, natural gas, electricity, etc.) is currently being installed for Phase 1B, which is located to the southwest of Phase 1A along Spartan Way. Phase 1A includes 400 homes and Phase 1B includes 600 additional homes.

Towne Centre Apartments, located adjacent to City Hall, is the first multi-family apartment housing with more than 20-units in the history of Lathrop. The project includes 146-units, a resort style pool, two fitness facilities, dog park, fire pit, clubhouse and more. Inquiries should be directed to the website at www.townecentreapartmenthomes.com.

Mossdale Apartments, began construction of its 204-unit apartment complex in January of this year. Located between Golden Valley Parkway and Manthey Road just north of Sadler Oak Way surrounding the City's Water Tower. For future updates on this development, watch for the release of this quarterly newsletter - "LathropSMART City News".

COMMERCIAL – There are several office and retail projects in various stages of planning and development throughout the City.

- **Lathrop Police Station**, located just south of River Islands Parkway and west of the San Joaquin River, is nearing completion of its newly constructed building. This building will be home to the City of Lathrop's own independent police department that is currently under formation.
- **Chevron Gas Station & Convenience Store** is an approved project that is pending construction at the NEC of River Islands and Golden Valley Parkways.
- **Blue Rain Car Wash** is an approved project that is pending construction and will be located to the immediate east of the new Chevron Gas Station on River Islands Parkway.
- **Sonic Drive In** is an approved project that is pending construction on Old Harlan Road to the immediate south of Panda Express.
- **Dutch Bros.** is an approved project pending construction on Old Harlan Road to the immediate south of the new Sonic Drive In.



INDUSTRIAL – Major industrial developers are currently investing in our community's infrastructure and are collectively constructing more than 3 million square feet within eight (8) buildings to attract new businesses that will in turn create employment opportunities for our residents and those of surrounding communities.

A map of new development may be viewed on the City's website at <https://www.ci.lathrop.ca.us/economic-development>.

GRANTS FOR RESIDENTS: EMERGENCY GENERAL ASSISTANCE

If the effects of COVID-19 have negatively impacted your household income and you are behind in payment of rent/mortgage, natural gas, electricity, water, sewer, and/or garbage, you may be eligible for an Emergency General Assistance Grant through the City of Lathrop. Please visit the City's website at <https://www.ci.lathrop.ca.us/economic-development/page/covid-19-grants> for eligibility details and an application.