



PLANNING COMMISSION
STAFF REPORT

DATE: April 17, 2024

APPLICATION NO: River Islands Community Stadium – Conditional Use Permit No. CUP-24-31 & Site Plan Review No. SPR-24-32

LOCATION: The project is generally located at the northeast corner of the future extensions of Commercial Street and Garden Farms Avenue within the Town Center District (Phase 1 of River Islands at Lathrop) (APN: 213-310-43)

REQUEST: Planning Commission to consider Adoption of a Resolution approving the Conditional Use Permit and Site Plan Review application to construct and operate the River Islands Community Stadium located in the River Islands Town Center District to host football and soccer games, and various community-wide events.

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

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

CEQA STATUS: The proposed project falls within the scope of the previously certified Subsequent Environmental Impact Report (SEIR) (SCH No. 1993112027) for the River Islands at Lathrop Project; therefore, no further environmental review is required in accordance with the California Environmental Quality Act.

SUMMARY:

The applicant is requesting approval of the Conditional Use Permit and Site Plan Review application to construct and operate the River Islands Community Stadium located in the River Islands Town Center District of River Islands Phase 1 to host football and soccer games, and various community-wide events.

Staff recommends the Planning Commission adopt Resolution No. 24-5 approving the Conditional Use Permit (CUP) and the Site Plan Review (SPR) application to allow the construction of the River Islands County Stadium.

SITE DESCRIPTION

The River Islands Town Center District is generally located at the northeast corner of the River Islands Phase 1 development, with River Islands Parkway traversing the District, Somerston Parkway marking its westerly boundary, Old River its northern boundary, the San Joaquin River its eastern boundary, and the Community at South River Bend neighborhood its southern boundary. The District already contains two schools, the River Islands Welcome Center, the City Police Station, temporary soccer fields and Islanders Field (see Attachment 4).

The River Islands Community Stadium proposal comprises of a 6.7-acre site area (within a 90-acre parcel), which will be located (where the temporary soccer fields currently exist) approximately 630 feet north of River Islands Parkway, at the northeast corner of the future extensions of Commercial Street and Garden Farms Avenue roadways, and west of Islanders Way and Islanders Field (see Attachment 5). The applicant, River Islands Development, LLC., is currently in the process of constructing the future extensions of Commercial Street and Garden Farms Avenue and utility improvements for the Town Center District. Construction of these future extensions and utility improvements have been made possible (prior to the proposed CUP and SPR application) due to the City Council's recent approval (March 25, 2024) of the Final Map for Tract 4167 within the Town Center District of Phase 1 for the River Islands project.

BACKGROUND

In 2003, the River Islands project received various major entitlements including Certification of a Subsequent Environmental Impact Report (SEIR), revised West Lathrop Specific Plan (WLSP), Urban Design Concept (UDC), and Phase 1 Preliminary Development Plan (PDP). The project envisioned Phase 1 to be developed with an Employment Center, a Town Center, residential development, commercial development, schools, open space, and sports facilities.

At its May 30, 2018 meeting, the City Planning Commission approved the Town Center Plan, which provided a conceptual layout of the Town Center District that would include a variety of uses, including residential, mixed use, two community parks, and various amenities. The approval of the original Town Center Plan layout allowed for the relocation of the Welcome Center and associated overflow parking area, the temporary soccer fields, and the development of a baseball stadium. At that same meeting, River Islands Development, LLC. (the developer of the River Islands at Lathrop master planned community), had also received approval of a Conditional Use Permit to construct and operate the baseball stadium for the Town Center. Since then, the baseball stadium was constructed and has been operating (providing organized and competitive baseball programs) since 2020 and is known today as "Islanders Field".

At its March 20, 2024 meeting, the City Planning Commission approved the Neighborhood Development Plan (NDP) for the Town Center District, which complements the River Islands Urban Design Concept (UDC) in directing development for the Town Center District. As the Town Center NDP provides guidance as to how the public facilities for the Town Center (i.e. parks, open space and trails, roadway facilities, etc.) would be designed and constructed by the master developer, a separate Town Center Design Guidelines and Development Standards (DG/DS) document will also be prepared to establish specific architectural design guidelines and development standards for the Town Center District. It is anticipated that the DG/DS will be presented to the Planning Commission for review and approval in the near future to complement both the NDP and the UDC. The Town Center NDP and future DG/DS will replace the previous 2018 Town Center Plan.

ANALYSIS

The proposed project involves the construction of a 3,730-seat stadium that will be used to host football and soccer games, and various community-wide events. The proposal requires the applicant to first secure the approval of two entitlements from the City: a Conditional Use Permit (CUP) and a Site Plan Review application. As the project site area is currently being utilized as temporary soccer fields, the north half of the site will be replaced with the community stadium while the south half of these fields (south of the future extension of Garden Farms Avenue) will remain utilized for soccer until such time in the future when it may develop with a more permanent use.

Conditional Use Permit Considerations

The project site and the adjacent surrounding properties are designated for Mixed Use development and are zoned “MU-RI, Mixed Use Town Center”. Private and public recreational uses are considered conditionally permitted uses in the MU-RI zone and the use of the community stadium is considered as a recreational use. The proposed CUP request is intended to host the following events/activities within the stadium: all sports-related activities including football and soccer practices/games, educational or civic gatherings such as graduations or State of the City presentations, civic events such as National Night Out, cultural events such as Lathrop Days, charitable events such as Heart Walks, concerts of up to 500 attendees, and community events such as Movies in the Park, Farmers Market, and Garage Sales. The applicant would be permitted to host these events and activities daily between 7 am – 10 pm. Any other activity/event desired to be held at the stadium that is not listed with this CUP request would need the approval of separate Temporary Use Permit as determined by the Community Development Director. The proposed CUP for the Community Stadium has no expiration date once the use is constructed and operational since it is a permanent use.

The expected amount of traffic to be generated by land uses within the Town Center District was previously analyzed in the SEIR for River Islands Phase 1. It is expected that it is highly unlikely that the event/activities associated with the community stadium would create significant traffic impacts. If at any time the City Engineer determines the proposed use creates peak hour (AM/PM) traffic impacts to the surrounding area or at such time the first permanent retail, office, mixed-use or high density residential use is proposed for the Town Center, the applicant would be required

to retain a qualified traffic engineer to provide a Traffic Study of the Town Center, including the community stadium, to determine any adverse impacts and propose relevant mitigations. This has been added as a condition of approval for the project.

The CUP process allows for special consideration of the proposed community stadium and to determine land use compatibility for the subject site. In granting the CUP, the Planning Commission must make certain findings as contained in Section 17.112.060 of the Lathrop Municipal Code (which are included in the attached Resolution). Staff supports the CUP request for the following reasons:

- The community stadium will serve as a catalyst for other future development within the Town Center District such as the possibility of restaurants, hotel, offices, and other commercial opportunities to serve Lathrop residents.
- Use of the stadium (through events and activities) will provide opportunities for Lathrop residents to gather and connect with each other, thereby fostering a sense of community, creating a feeling of place and destination for the Town Center.
- The community stadium use is consistent with both the planned future uses of the vicinity and the existing residential uses to the west and southeast.

Site Plan Review Considerations

The Site Plan Review is required for the review and approval of the architecture and aesthetics associated with the proposed improvements for the community stadium including: the 3,730-seat stadium with a 689 sq.ft. entry gateway structure, stadium lighting, an artificial turf (“field turf”) athletic field, two sets of bleachers (12,750 sq.ft and 7,450 sq.ft, respectively), two sets of locker rooms (6,256 sq.ft. and 3,462 sq.ft. respectively), two concessions buildings, restroom facilities, landscaping, lighted parking lot areas (approximately 244 parking spaces), and storage buildings (see Attachments 6-8).

It is anticipated that the project improvements are expected to be constructed in two phases with the initial parking areas, access, utilities, the athletic field and seating completed in the first phase by the Fall of 2024, and the second phase including the remaining parking areas, entry gateway structure, and locker rooms by Summer of 2025. It is anticipated that the facility will be operational by the Fall of 2025. Staff supports the proposed architecture and aesthetics for this project as the improvements are designed meet the intent of both the Town Center Neighborhood Development Plan (NDP) and the Town Center Design Guidelines and Design Standards (DG/DS).

STDRC Recommendation

The community stadium proposal was presented to the Stewart Tract Design Review Committee (STDRC) on March 25, 2024. The STDRC voted unanimously to recommend the City Planning Commission approve the Conditional Use Permit to allow for the construction of the project and related event/activities.

Public Notice

A Notice of Public Hearing was published in the Manteca Bulletin on April 4, 2024. Staff also notified public hearing subscribers and property owners located within a 300-foot radius from the subject site area by U.S. mail, and no comments have been received in favor of or against the proposed project.


CEQA REVIEW

Environmental review for the River Islands project as a whole was completed in the certified Subsequent Environmental Impact Report (SEIR) for the River Islands at Lathrop Project in February 2003 (State Clearinghouse No. 1993112027). The SEIR considered the full range of potential environmental effects of urban development of the entire River Islands Project. The proposed project falls within the scope of the previous SEIR and does not require further environmental review under the California Environmental Quality Act (CEQA).

RECOMMENDATION:

Staff recommends that the Planning Commission Adopt Resolution No. 24-5, thereby approving Conditional Use Permit CUP-24-31 and Site Plan Review SPR-24-32, to construct and operate a community stadium located in the River Islands Town Center District area designed to host football and soccer practices/games, and various community-wide events, subject to the Conditions of Approval listed as Attachment 2 of the April 17, 2024 staff report.

Approvals:


James Michaels, Senior Planner

4/4/2024
Date


Rick Caguiat, Community Development Director

4/4/24
Date


Salvador Navarrete, City Attorney

4.4-2024
Date

Attachments:

1. PC Resolution No. 24-5
2. Conditions of Approval (CUP & SPR) – RI Community Stadium
3. STDRC Recommendation Letter for CUP dated March 25, 2024
4. Aerial Vicinity Map – River Islands Town Center District
5. Aerial Site Map – Proposed Community Stadium
6. Site Plan
7. Parking Plan
8. Stadium Building Elevations/Renderings

**CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 24-5**

**A RESOLUTION OF THE CITY OF LATHROP PLANNING COMMISSION
APPROVING A CONDITIONAL USE PERMIT AND A SITE PLAN REVIEW TO
CONSTRUCT AND OPERATE THE RIVER ISLANDS COMMUNITY STADIUM
LOCATED IN THE RIVER ISLANDS TOWN CENTER DISTRICT.
(CUP-24-31 AND SPR-24-32)**

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

WHEREAS, River Islands Development, LLC (“RID”) has made application to the City for approval of a Conditional Use Permit and a Site Plan Review application to construct and operate a community stadium located in the River Islands Town Center District area designed to host football and soccer games, and community-wide events; and

WHEREAS, the proposed project includes the following improvements: a 3,730-seat stadium with an entry gateway structure, stadium lighting, an artificial turf (“field turf”) athletic field, two sets of bleachers, two sets of locker rooms, a press box, two concessions buildings, restrooms, landscaping, lighted parking lot areas, and storage buildings within the 6.7-acre site area; and

WHEREAS, the project site comprises of 6.7 acres within a 90-acre parcel (APN: 213-310-43) and is generally located at the northeast corner of the future extensions of Commercial Street and Garden Farms Avenue within the Town Center District of River Islands Phase 1; and

WHEREAS, the project site has a general plan land use designation of “MU-RI, Mixed Use Town Center” and a zoning designation of “MU-RI, Mixed Use Town Center”, which allows for public or private recreational uses subject to City approval of a Conditional Use Permit; and

WHEREAS, the project site is designated for Mixed Use in the WLSP and for a variety of urban uses, including recreational uses of both public and private ownership and maintenance; and

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

WHEREAS, the City of Lathrop Planning Commission approved a Town Center Plan for the River Islands Town Center District in 2018, and recently adopted the Neighborhood Development Plan (NDP) and Architectural Design Guidelines and Development Standards (DG/DS) for the District (in March and April 2024, thereby superseding the Town Center Plan); 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 April 4, 2024, mailed the public notice to notify property owners located within a 300-foot radius from the project site boundary, emailed to the City's Public Hearing subscribers and interested parties and posted at three (3) locations accessible to the public and the City website; and

WHEREAS, the proposed community stadium project has been reviewed by City staff, who have recommended that the Planning Commission approve both CUP-24-31 and SPR-24-32, along with certain conditions of approval that will ensure that the community stadium project is consistent with the 2022 Lathrop General Plan, the 2003 West Lathrop Specific Plan (WLSP), the Lathrop Municipal Code (LMC), the River Islands Urban Design Concept (UDC), the River Islands Town Center Neighborhood Development Plan (NDP) and Architectural Design Guidelines and Development Standards (DG/DS), and other applicable regulations and standards (conditions included and incorporated herein as Attachment "2"); and

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

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

1. California Environmental Quality Act (CEQA) Findings. Pursuant to Public Resources Code section 21083.3 and CEQA Guidelines Section 15183, the Planning Commission finds as follows:
 - a) The City Council approved the River Islands (RI) at Lathrop Project, certified the Final Subsequent Environmental Impact Report (SEIR) for the RI at Lathrop Project, adopted the 2003 West Lathrop Specific Plan (WLSP) and the Urban Design Concept, and approved a Phase 1 subdivision map and the 2003 Amended and Restated Development Agreement for the RI at Lathrop Project.
 - b) The above referenced RI Project documents, including the SEIR, have been updated and amended several times thereafter, most recently in 2018 with the adoption of the Sixth Addendum to the SEIR.
 - c) Environmental review for the River Islands project as a whole was completed in the certified Subsequent Environmental Impact Report (SEIR) for the River Islands at Lathrop Project in February 2003 (State Clearinghouse No. 1993112027). The SEIR considered the full range of potential environmental effects of urban development of the entire River Islands Project. The proposed community stadium project falls within the scope of the previous SEIR and does not require further environmental review under the California Environmental Quality Act (CEQA).

2. Conditional Use Permit Findings. Pursuant to Section 17.112.060 of the Lathrop Municipal Code (LMC), the Planning Commission finds as follows:
 - a) That there are circumstances or conditions applicable to the land, structure or use which makes the granting of a use permit necessary for the preservation and enjoyment of a substantial property right. *The River Islands developer is creating new recreational opportunities for its residents and the community stadium use will become essential component of the River Islands community.*
 - b) That the proposed location of the conditional use is in accordance with the objectives of the City's zoning ordinance and the purposes of the district in which the project site is located. *The River Islands Town Center District is envisioned as a central, intensively-used community center and gathering place, which includes both public and private recreational uses. Furthermore, the community stadium is consistent with the Mixed-Use land use designations of the WLSP and the City of Lathrop General Plan, and is also consistent with the development standards for the "MU-RI, Mixed Use Town Center" zoning district, which allows for public or private recreational uses.*
 - c) That the proposed use will comply with each of the applicable provisions of the LMC. *Private and public recreational facilities are a conditionally permitted use in the "MU-RI, Mixed Use Town Center" area, and the proposed Conditions of Approval require that the project conforms to the development requirements and guidelines of the LMC.*
3. Site Plan Review Findings. Pursuant to Section 17.100.050 of the Lathrop Municipal Code (LMC), the Planning Commission finds as follows:
 - a) The proposed Site Plan Review complies with all applicable provisions of Chapter 17.100, and the proposed project as conditioned, is consistent with Chapter 17 Zoning of the Lathrop Municipal Code (LMC), with the provisions of the "MU-RI, Mixed Use Town Center" zoning district, and other applicable land use standards and regulations;
 - b) The propose Site Plan Review is consistent with the site improvements listed in Chapter 17.100 (a. through i.) and improvements are such that: traffic congestion is avoided, pedestrian and vehicular safety and welfare are protect, and will not have adverse effects on surrounding properties.
 - c) The proposed lighting for the project is so arranged to deflect away from adjoining properties.
 - d) The proposed Site Plan Review is compatible with surrounding land uses and the conditions of approval made a part of the proposed project by this resolution (Attachment "2") are reasonable to ensure the project will not be detrimental to the health, safety and general welfare of the City.

BE IT FURTHER RESOLVED, based on the findings set forth in this resolution, evidence in the staff report, evidence presented during the public hearing, and pursuant to its independent review and consideration, the Planning Commission hereby approves the proposed Conditional Use Permit (CUP-24-31) and Site Plan Review (SPR-24-32) subject to the Conditions of Approval listed as Attachment 2 of the April 17, 2024 Staff Report, incorporated by reference herein.

PASSED AND ADOPTED by the Planning Commission of the City of Lathrop at a regular meeting on the 17th day of April, 2024 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Tosh Ishihara, Chair

ATTEST:

APPROVED AS TO FORM:



Rick Caguiat, Secretary

Salvador Navarrete, City Attorney

Community Development Department – Planning Division

Consolidated Conditions of Approval

April 17, 2024

Project Name: River Islands Community Stadium
File Number: Conditional Use Permit No. CUP-24-31 & Site Plan Review No. SPR-24-32
Project Address: Generally located northeast of the future extensions of Garden Farms Avenue and Commercial Street (APN: 213-310-43)

The following list of conditions shall be incorporated into the final construction plans and development phases of the project. The list of conditions are not intended to be all-inclusive or a comprehensive listing of all City or district regulations. The following comments and conditions of approval are based on the application and diagrams submitted on February 26, 2024.

Project Description

Conditional Use Permit and a Site Plan Review to construct and operate the 3,730-seat River Islands Community Stadium located in the River Islands Town Center District to host football and soccer practices/games, and various community-wide events. The project will be constructed in two phases, with the initial parking area of 27 parking spaces, access, utilities, an artificial turf (“field turf”) athletic field and two sets of bleachers (12,750 sq.ft and 7,450 sq.ft, respectively) in the first phase; and the second phase includes the completion of an additional parking area of 165 parking spaces, a 689 sq.ft. entry gateway structure, two 564 sq.ft. concessions buildings, two sets of locker rooms (6,256 sq.ft. and 3,462 sq.ft. respectively), restrooms, and storage buildings. An additional 52 parking spaces are expected to be constructed in the future for overflow parking for a total parking count of 244 spaces.

CEQA Determination

Environmental review for the River Islands project as a whole was completed in the certified Subsequent Environmental Impact Report (SEIR) for the River Islands at Lathrop Project in February 2003 (State Clearinghouse No. 1993112027). The SEIR considered the full range of potential environmental effects of urban development of the entire River Islands Project. The proposed project falls within the scope of the previous SEIR and does not require further environmental review under the California Environmental Quality Act (CEQA).

PLANNING

1. The use of the community stadium shall be permitted to operate daily between 7 am – 10 pm, to host the following events/activities: all sports-related activities including football and soccer practices/games, educational or civic gatherings such as graduations or State of the City presentations, civic events such as National Night Out, cultural events such as Lathrop Days, charitable events such as Heart Walks, concerts of up to 500 attendees, and community events such as Movies in the Park, Farmers Market, and Garage Sales.

Approval of a separate Temporary Use Permit (TUP) shall be required for any event or activities not listed above as determined by the Community Development Director to analyze traffic, noise, parking, policing and other issues of significance.

2. Events shall comply with the City's Noise Ordinance, Chapter 8.20 of the Lathrop Municipal Code. The project shall comply with all applicable site development provisions contained in the River Islands Town Center District Design Guidelines and Development Standards (DG/DS), River Islands Urban Design Concept (UDC), West Lathrop Specific Plan (WLSP), and the Lathrop Municipal Code including but not limited to parking, lighting, landscaping, etc.
3. The applicant shall coordinate with the San Joaquin Valley Air Pollution Control District to comply with District rules and regulations including but not limited to Rule 8021, Dust Control Plan, and Rule 9510, Indirect Source Review. The applicant shall provide proof of compliance prior to the issuance of a grading permit or building permit.
4. 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.
5. The applicant shall submit appropriate plans to the Building Department for plan check and building permit. Final site plan, building elevations, landscaping and irrigation, exterior lighting and detailed site improvement plans, etc. shall be reviewed and approved by the Planning Division. Any significant change or modification to the approved plan is subject to review and approval by the Planning Division.
6. Landscaping and irrigation shall be consistent with the City's Water Conservation Requirements (LMC 17.92.060) and the State Water Efficient Landscape Ordinance (AB 1881). The applicant shall include with the landscape and irrigation plan a water efficient landscape worksheet with water budget calculations identifying the water allowance and estimated water use.
7. The applicant/property owner shall ensure the entire site including landscaping areas shall be maintained in a healthy, weed free condition to the satisfaction of the City.
8. 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.
9. A final site lighting photometric plan with detailed specifications of all lighting fixtures, poles, and wall packs as well as a manufacturer's catalogue sheet containing photometric data, shall be provided with the Building Permit plan submitted for City review and approval. Parking lots, driveways, trash enclosure/areas shall be illuminated during the hours of darkness with a minimum maintained one foot-candle of light and an average not to exceed four foot-candles of light. The illumination shall not exceed ten (10) foot-candles in any one location.
10. No signs are approved with this entitlement. For any exterior signs desired for the project, a separate sign permit application shall be submitted to the Planning Division for review and approval prior to installation. All signage must be in accordance with the applicable standards of the Lathrop Municipal Code.

11. Bicycle parking shall be installed consistent with Chapter 17.76.120 of the Lathrop Municipal Code (LMC).
12. Roof-mounted mechanical equipment shall be screened from public view so as not to be visible from the public right-of-way. Screening materials shall be compatible with the architectural style, materials and colors of the building upon which the equipment is located. This shall be subject to the review and approval by the Community Development Director or designee.
13. Ground-mounted equipment that is not required to be visible, shall be screened from public view so as not to be visible from the public right-of-way using the most practical means of screening, such as landscaping, a freestanding wall/fence, matching paint. This shall be subject to the review and approval by the Community Development Director or designee.
14. Unless otherwise specified, all conditions of approval shall be completed prior to the issuance of any grading permit or building permit.
15. The applicant shall be responsible for contacting all appropriate utility companies to obtain their agreement for extension and/or relocation of services necessary to serve the development.
16. Trash enclosure(s) shall include, but not be limited to, a covered roof, metal gates, and have three solid walls. Details and/or alternative designs or location of the enclosure(s) shall be subject to review and approval of the Planning, Building, and Public Works Departments. The trash enclosure design, material, and color shall match or compliment the main buildings.
17. The applicant shall comply with the San Joaquin County Environmental Health Department (EHD) requirements which include, but are not limited to the following:
 - a. The applicant shall provide written confirmation from the water providers that improvements have been constructed or financial arrangements have been made for any improvements required by the agency and that the agency has or will have the capacity to serve the proposed development. Said written confirmation shall be submitted prior to the issuance of a building permit (San Joaquin County Development Title, Section 9-602.010).
 - b. 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)).
 - c. Any existing wells or septic systems to be abandoned shall be destroyed under permit and inspection by the EHD (San Joaquin County Development Title, Section 9-605.010 & 9-601.020).
18. The Conditional Use Permit and Site Plan Review shall expire thirty-six (36) months from the date of approval, unless prior to the expiration date a building permit is issued and construction is commenced and diligently pursued toward completion of the site, or a time extension is granted consistent with the policies and procedure of the Lathrop Municipal Code.
19. In the event clarification is required for an interpretation of these Conditions of Approval, the Community Development Director and City Engineer shall have the authority either to

administratively clarify the intent and wording of these Conditions of Approval without the requirement of a public hearing or to refer questions regarding the interpretation of these Conditions of Approval to the Planning Commission. If the applicant takes issue with the clarification provided administratively, the applicant shall have the right to appeal the administrative clarification to the Planning Commission. The Community Development Director and City Engineer shall also have the authority to make minor modifications to these conditions provided a request is made in writing by the applicant and it is determined such modifications are consistent with and in furtherance of the underlying intent of the condition being modified.

20. 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.

BUILDING

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

California Building Code	California Mechanical Code
California Residential Code	California Plumbing Code
California Electrical Code	California Fire Code
California Green Code	

3. The Title Sheet of the plans shall include:

Occupancy Group	Type of Construction
Occupant Load	Height of Building
Description of Use	Floor area of building(s) and/or occupancy group
Allowable Area Analysis	Codes Used
4. The property owner/developer shall be responsible for payment of school impact fees prior to the issuance of a building permit.
5. Dimensioned building setbacks and property lines, street centerlines and distances between buildings and structures shall be provided on the project site plan.
6. The project shall be designed to conform with energy conservation measures articulated in Title 24 of the California Code of Regulations and address measures to reduce energy consumption such as flow restrictors for toilets, low consumption light fixtures, and insulation and shall use to the extent feasible draught landscaping.
7. All property lines and easements shall be shown on the site plan. A statement shall be provided that indicates such lines and easements are shown is required.
8. Public and private site improvements shall be designed in accordance with the Americans with Disabilities Act and Chapter 11 of the California Building Code. The site plan shall include a site accessibility plan identifying exterior routes of travel and detailing running slope, cross slope, width, pedestrian ramp, curb ramps, handrails, signage and truncated domes. The path of travel shall be

provided from the public right of way and accessible parking to building. The design professional shall ensure that the site accessibility plan is compliance with the latest Federal and State regulations.

9. At the time of building permit application submittal, a design professional shall be required to prepare the formal construction plans for proposed improvements per the Business and Professions' Code.
10. A site accessibility plan shall be required per the attached policy from the link below: https://www.ci.lathrop.ca.us/sites/default/files/fileattachments/building_division/page/24708/site_accessibility_plan_requirements.pdf.
11. Grading permits shall be stand-alone Public Works permit, no on-site improvements. Site improvements shall be subject to approval of a separate permit obtained through the Public Works Department.

PUBLIC WORKS

1. Prior to Issuance of a Final Certificate of Occupancy, the applicant shall provide all easements as needed to ensure access, and utility easements.
2. Should at any time the proposed use creates peak hour (AM/PM) traffic impacts to the surrounding area at the written determination of the City Engineer or at such time the first permanent retail, office, mixed-use or high density residential use is proposed for the Town Center, the applicant shall retain a qualified traffic engineer to provide a Traffic Study of the Town Center, including the community stadium, to determine any adverse impacts and propose relevant mitigations. Any mitigations proposed and deemed relevant by the City Engineer shall become conditions of approval to the first permanent, retail, office, mixed-use or high-density residential use established within the Town Center.
3. Storm Water - Construction
 - a) For sites greater than one (1) acre in size, 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.
4. Sewer
 - a) The applicant shall be required to connect to the City sewer system prior to certificate of occupancy for the project.
 - b) The applicant shall secure sufficient sewer capacity for the project and pay all connection fees and reimbursements prior to issuance of the first building permit.
 - c) Wastewater from concession stands shall drain to grease interceptor if there is any food preparation.
5. Potable Water
 - a) The applicant shall be required to connect to the City water system for irrigation and domestic supply. All groundwater wells on site shall be abandoned under a permit from San Joaquin County prior to connecting potable water to the site.
 - b) The applicant shall secure sufficient water capacity for the project and pay all connection fees and reimbursements prior to issuance of the first building permit.

6. Storm Drain

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

7. Solid Waste

- a) The applicant shall install trash enclosures for this project. Each trash enclosure shall be constructed with three solid walls, and a fourth wall with a gate and a roof. Each trash enclosure shall also include a man-door and hose-bib.
- b) The applicant shall install sewer drain in trash enclosure with grease interceptor.

8. General Comments

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

- l) Grading and other construction activities that may cause dust shall be watered to control dust at the City Engineer's direction. A water vehicle shall be available for dust control operations at all times during grading operations. The adjacent public street shall be kept free and clean of any project dirt, mud, materials, and debris.

LATHROP MANTECA FIRE DISTRICT (LMFD)

1. The project shall conform to the most currently adopted edition of the California Fire Code and all related standards.
2. Permits shall be obtained from the fire code official. Permit(s) and fees, shall be paid prior to issuance of any and/or all permits. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the fire code official. (Permits are to be renewed on an annual basis).
3. Approved automatic sprinkler systems shall be provided as required in 2022 California Fire Code §903.2. Tenant/Occupant/Owner shall have the responsibility to ensure that the correct fire suppression system is added/modified/tested and accepted by the (AHJ) Fire District. Fire suppression system plans shall be modified under separate fire permit and shall be submitted by a licensed contractor, to the (AHJ) Fire District for review and approval prior to modification. Deferred submittal accepted.
4. An approved fire alarm system shall be installed in accordance with 2022 CFC §907.2 and 2022 NFPA 72.
5. Fire Department Development Fees for all new buildings must be paid in accordance with the City of Lathrop's Ordinance and Resolutions adopting the fee schedule.
6. An approved Fire Flow test shall be conducted prior to ground breaking to determine the allowable Fire Fighting capabilities for the site.
7. An approved water supply for fire protection, either temporary or permanent, shall be made available prior to commencing construction beyond the foundation stage, or as soon as combustible material arrives on the site.
8. Deferred Plan Submittals for Fire Alarm, Fire Sprinklers and Fire Underground shall be submitted directly to the LMFD at www.lmfire.org/prevention.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.
10. The Fire Department Fire Access Roads shall meet the requirements established by the San Joaquin County Fire Chief's Association.
11. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, a key box is required to be installed in an approved location. Please note that a separate key box will be required for each of the two access points. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official. In addition to key box(es), any automatic gates shall have Opticom access ability to provide necessary access for emergency apparatus.

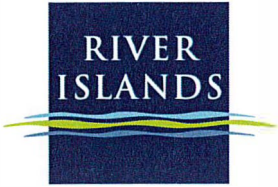
12. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
13. Other fire & life safety requirements may be required at time of building plan review.
14. Final approval is subject to field inspections. Minimum 48-72-hour notice required prior to any life-safety fire inspections. Other conditions may apply at time of inspections and are subject to correction.

LATHROP POLICE DEPARTMENT (LPD)

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

ADMINISTRATIVE SERVICES

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



March 25, 2024

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

Email: rcaguiat@ci.lathrop.ca.us

Subject: STDRC Recommendations for Community Stadium (Town Center District)

Dear Rick:

The STDRC has reviewed the proposed building plans, site plan (parking layout), signage and renderings for the proposed Community Stadium located in the Town Center District.

The STDRC has voted unanimously to recommend approval of the Community Stadium to the Lathrop Planning Commission regarding the proposed Conditional Use Permit and subsequent building permits.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Susan Dell'Osso".

Susan Dell'Osso
President

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

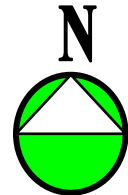
River Islands Town Center District



PLANNING DIVISION
Aerial Site Map



CUP-24-31 and SPR-24-32
River Islands Town Center District Area



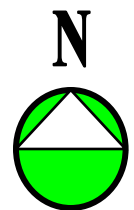
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**PLANNING DIVISION
Aerial Site Map – Proposed Community Stadium**



**CUP-24-31 and SPR-24-32
Conditional Use Permit and Site Plan
Review
Town Center Community Stadium
NE Corner of the future extensions of
Commercial Street & Garden Farms Ave
APN: 213-310-43**



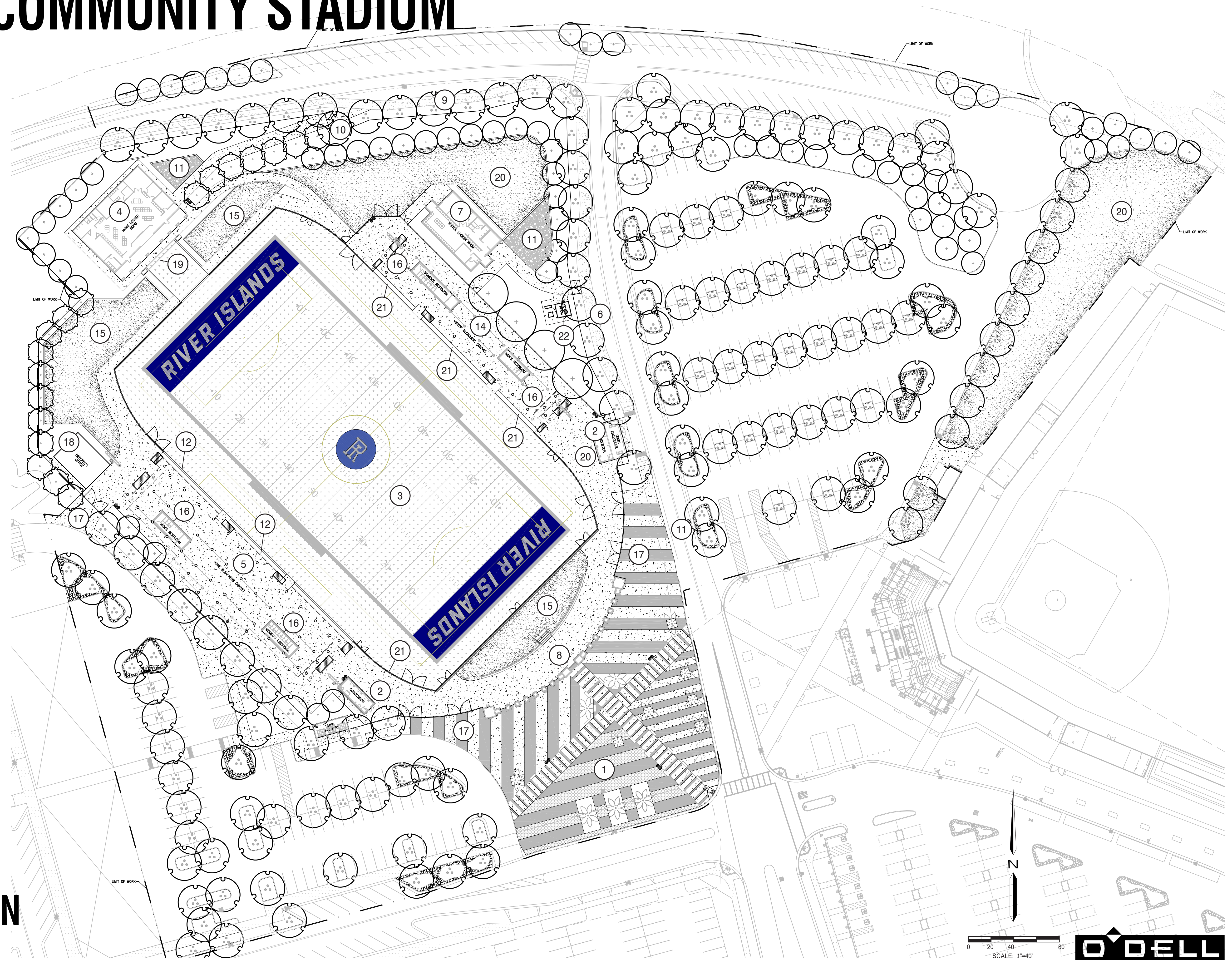
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Scale)**

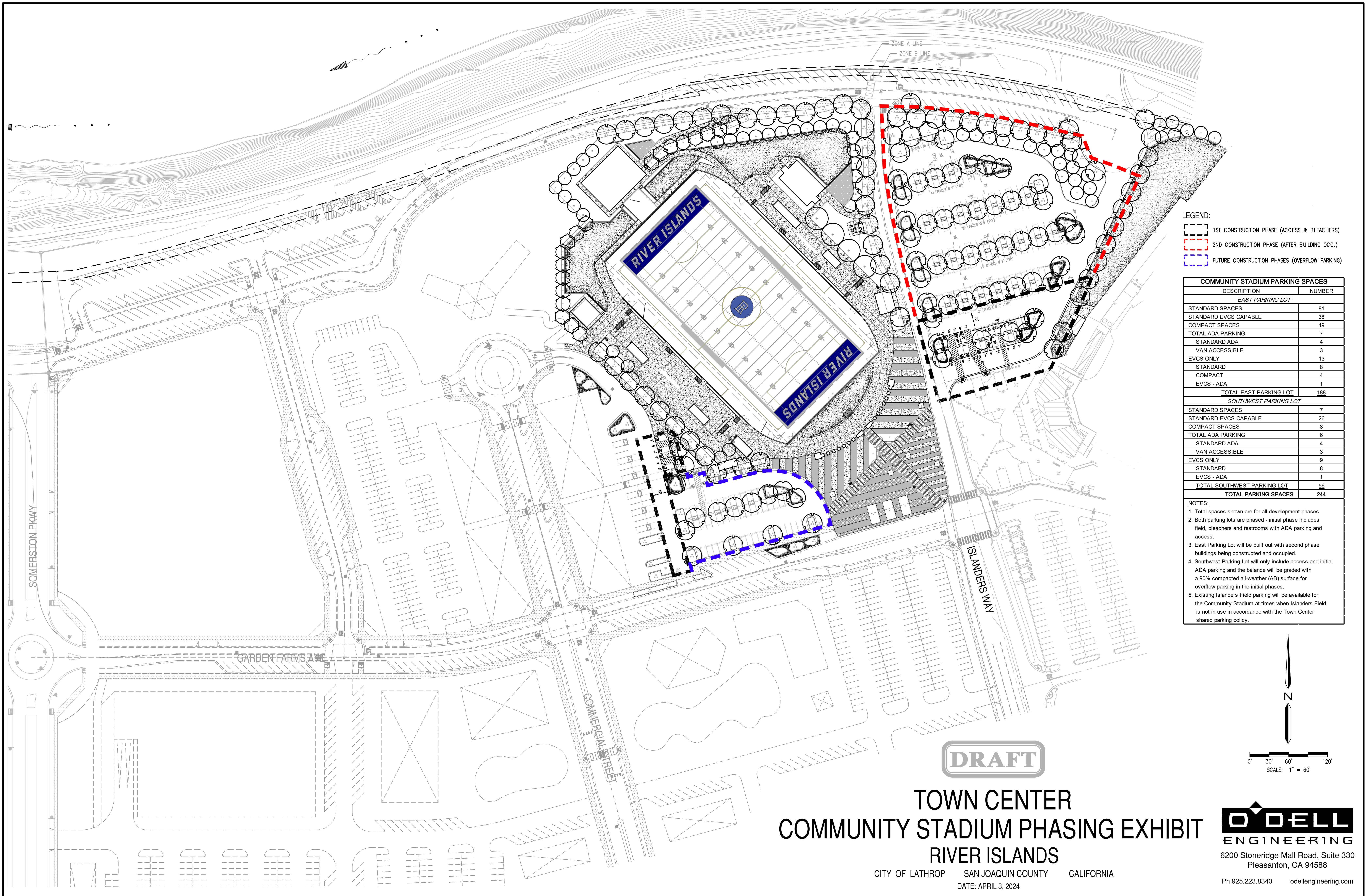
TOWN CENTER COMMUNITY STADIUM

LEGEND

- 1 ENTRY PLAZA
- 2 CONCESSION
- 3 FOOTBALL / SOCCER FIELD
- 4 TEAM LOCKER ROOM
- 5 HOME TEAM STAND (ABOVE)
- 6 BUS STOP
- 7 VISITOR LOCKER ROOM
- 8 VISITOR ACCESS
- 9 TEAM DROP-OFF
- 10 HOME TEAM ACCESS
- 11 GRAVEL PAVEMENT
- 12 PRIVET HEDGE
- 13 TUBULAR STEEL FENCE
- 14 VISITOR TEAM STAND (ABOVE)
- 15 GRASS SLOPE SEATING
- 16 RESTROOM
- 17 ACCESS
- 18 SOCCER OFFICE
- 19 SCOREBOARD
- 20 LAWN
- 21 TUBULAR FENCE
- 22 ELECTRICAL ROOM

CONCEPTUAL SITE PLAN





LEGEND:
 - - - 1ST CONSTRUCTION PHASE (ACCESS & BLEACHERS)
 - - - 2ND CONSTRUCTION PHASE (AFTER BUILDING OCC.)
 - - - FUTURE CONSTRUCTION PHASES (OVERFLOW PARKING)

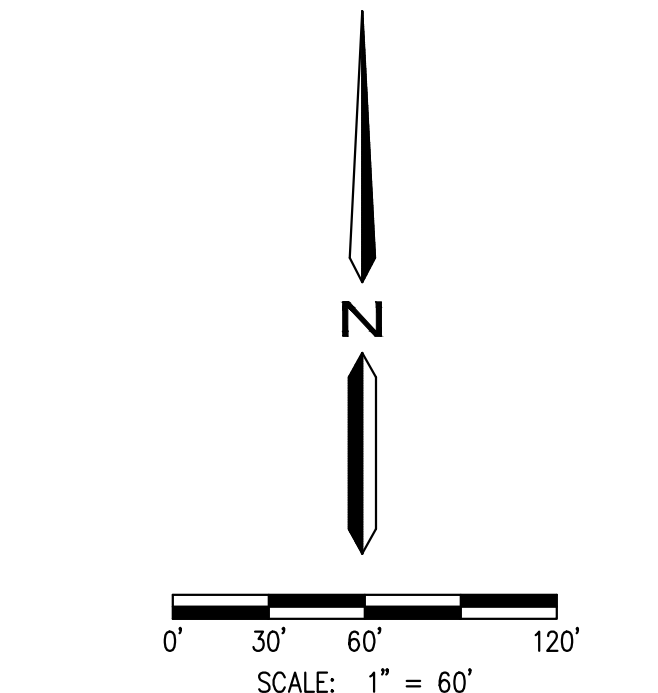
COMMUNITY STADIUM PARKING SPACES	
DESCRIPTION	NUMBER
<i>EAST PARKING LOT</i>	
STANDARD SPACES	81
STANDARD EVCS CAPABLE	38
COMPACT SPACES	49
TOTAL ADA PARKING	7
STANDARD ADA	4
VAN ACCESSIBLE	3
EVCS ONLY	13
STANDARD	8
COMPACT	4
EVCS - ADA	1
TOTAL EAST PARKING LOT	188
<i>SOUTHWEST PARKING LOT</i>	
STANDARD SPACES	7
STANDARD EVCS CAPABLE	26
COMPACT SPACES	8
TOTAL ADA PARKING	6
STANDARD ADA	4
VAN ACCESSIBLE	3
EVCS ONLY	9
STANDARD	8
EVCS - ADA	1
TOTAL SOUTHWEST PARKING LOT	56
TOTAL PARKING SPACES	244

- NOTES:**
1. Total spaces shown are for all development phases.
 2. Both parking lots are phased - initial phase includes field, bleachers and restrooms with ADA parking and access.
 3. East Parking Lot will be built out with second phase buildings being constructed and occupied.
 4. Southwest Parking Lot will only include access and initial ADA parking and the balance will be graded with a 90% compacted all-weather (AB) surface for overflow parking in the initial phases.
 5. Existing Islanders Field parking will be available for the Community Stadium at times when Islanders Field is not in use in accordance with the Town Center shared parking policy.

DRAFT

**TOWN CENTER
 COMMUNITY STADIUM PHASING EXHIBIT
 RIVER ISLANDS**

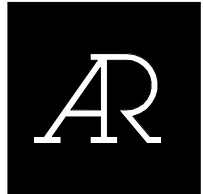
CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA
 DATE: APRIL 3, 2024



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



1 Entry Gateway
12" = 1'-0"



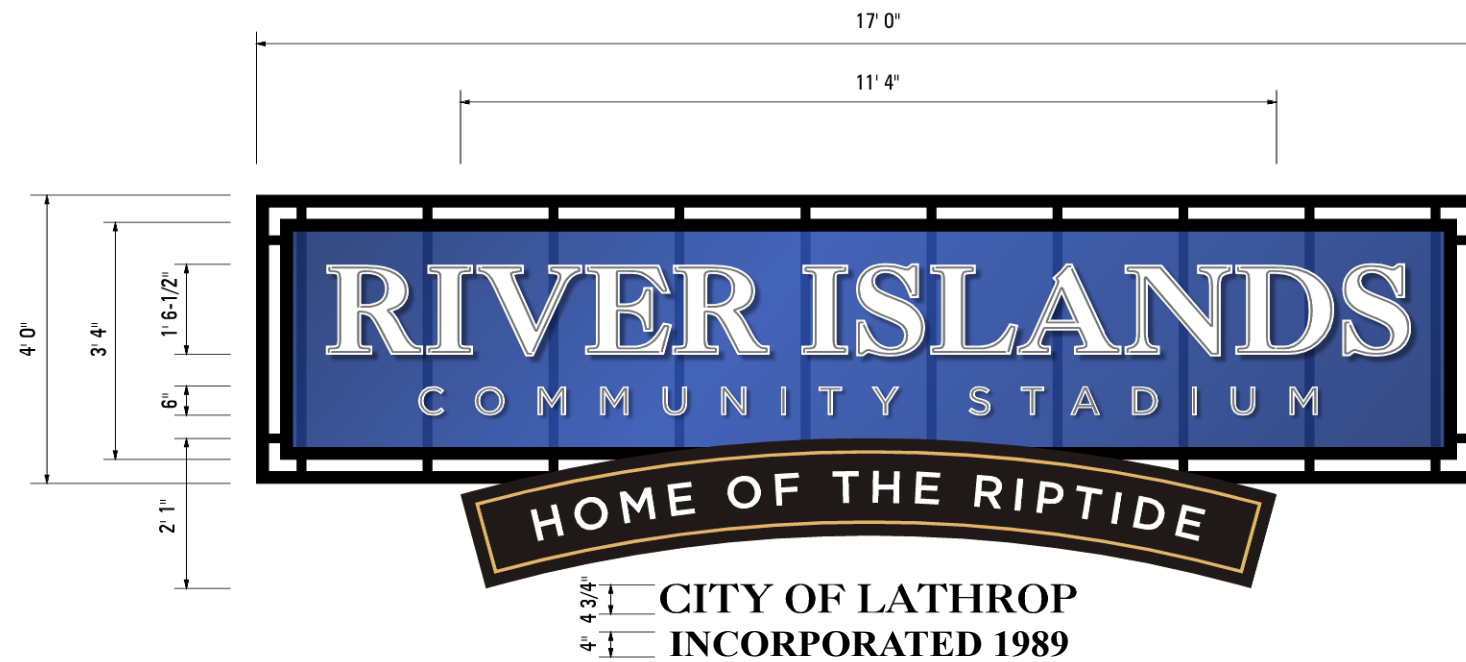
1 View to the Entry Gateway from the Home Bleachers
12" = 1'-0"



1 View to Home Lockers from the Home Bleachers
12" = 1'-0"



1051 46th Avenue
 Oakland, Ca 94601
 T. 510.533.7693
 F. 510.533.0815
 www.arrowsigncompany.com

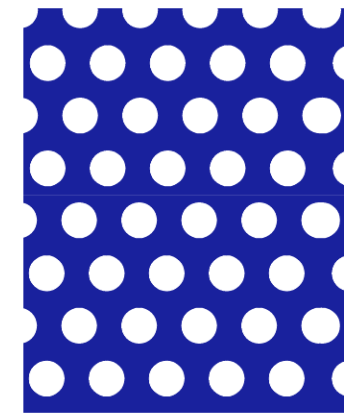


A SIGN ELEVATION

SCALE: 3/8" = 1' 0"

Manufacture and install one (1) single-faced, illuminated wall sign as shown

ITEM	DESCRIPTION	VENDOR	SPECIFICATION
Background	Perforated aluminum	Matthews	3/16" holes, staggered at 5/16", "Blue Bike" MP11976, satin
Frame	Aluminum square tube	Matthews	Black #282-204, satin
"River Islands" Letters	3" deep aluminum	Matthews	White #282-202, satin
"River Islands" outline	1/2" push thru acrylic	Chemcast	White #2447
"Community Stadium" Letters	2" deep aluminum	Matthews	White #282-202, satin
"Community Stadium" inline	1/2" push thru acrylic	Chemcast	White #2447
"River Islands" & "Community Stadium" illum.	LED	Hanley	White PE2 or equal
Home of... Cabinet	Aluminum	Matthews	Black #282-204, satin
Home of... Copy	1/2" push thru	Acrylite	White #015-2
Home of... Illumination	LED	Hanley	White #3120
Home of... Border	Vinyl	3M	Harvest Gold #7725-105
Lathrop Est. 1871	1/2" FCO acrylic	Matthews	Black #282-204, satin



PERFORATION DETAIL

Vendor: McNichols
 Centers: 3/16" holes, staggered at 5/16"
 Gauge: .125
 Open Area: 32% open area

Project

**River Islands
 Football Stadium**
 Lathrop, Ca

Date:

7-21-23

Sales:

Tom Salmon

Design:

Charlie Stroud

File Name/Location:

2023/R/River Islands Stadium Entrance

Rev.	Date	Description
A	8-1-23	Revise specs
B	10-5-23	Revise sheet #
C	12-13-23	change tag line
D	2-7-24	Revise tag line

Customer Approval

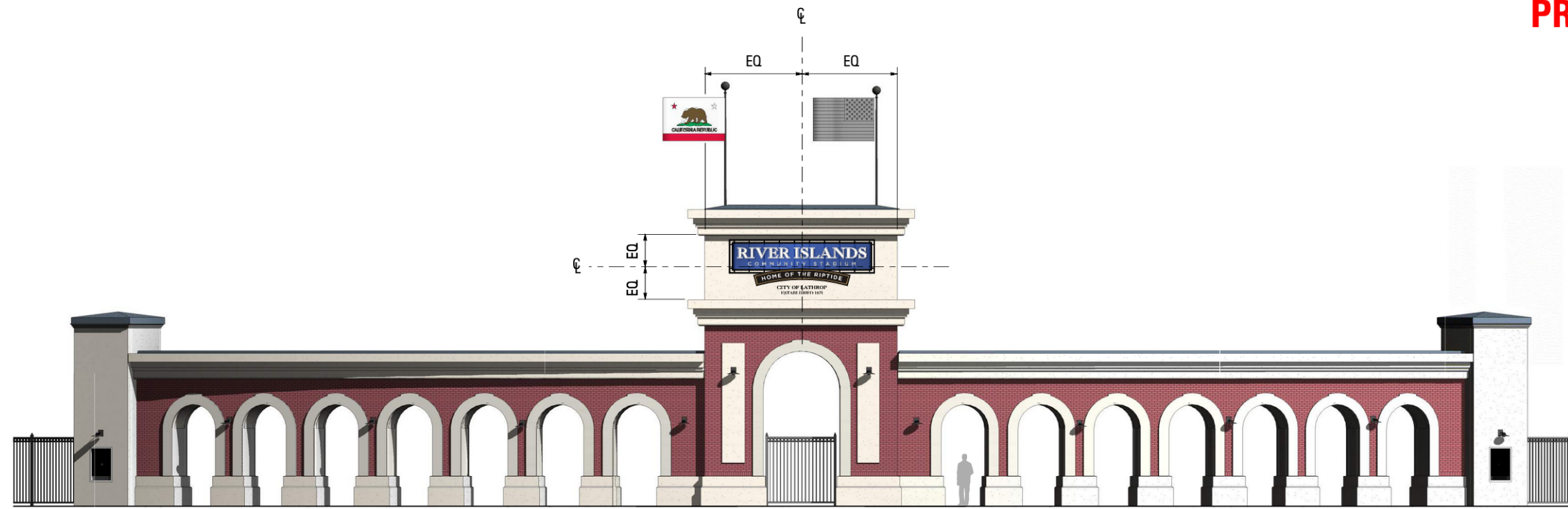
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PRELIMINARY

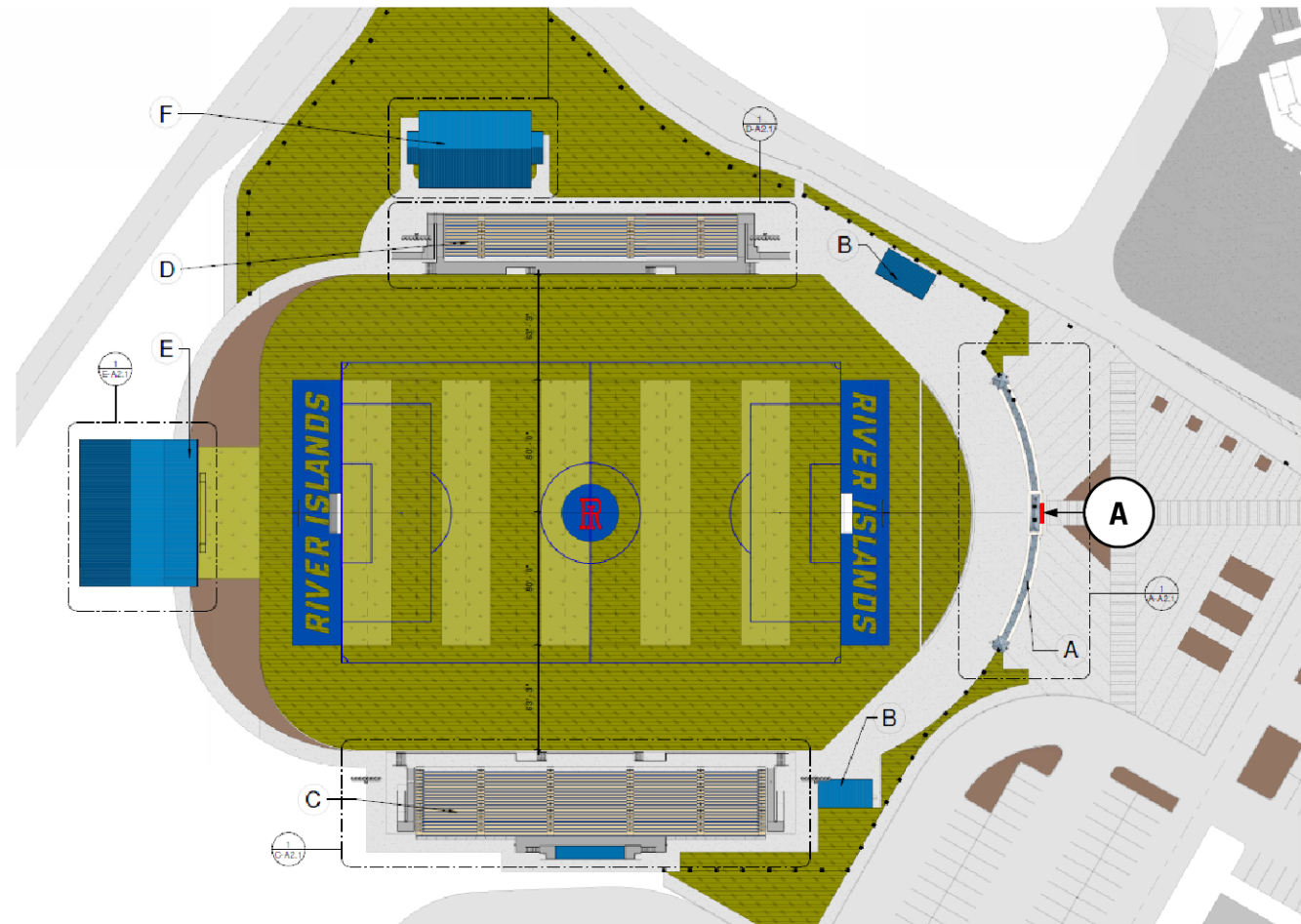


1051 46th Avenue
Oakland, Ca 94601
T. 510.533.7693
F. 510.533.0815
www.arrowsigncompany.com



STADIUM ENTRANCE - FRONT ELEVATION (SOUTH)

SCALE: 1/16" = 1'-0"



SITE PLAN

NOT TO SCALE

Project

**River Islands
Football Stadium**

Lathrop, Ca

Date:

7-21-23

Sales:

Tom Salmon

Design:

Charlie Stroud

File Name/Location:

2023/R/River Islands Stadium Entrance

Rev. Date Description

A 10-5-23 Revise elevation, Add site plan

B 12-13-23 change tag line

C 2-7-24 Revise tag line

Customer Approval

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