



PLANNING COMMISSION
STAFF REPORT

DATE: September 24, 2025

APPLICATION NO: Site Plan Review No. SPR-24-38

LOCATION: 17100 S. Harlan Road
APN: 198-120-04

REQUEST: Planning Commission to Consider Adoption of a Resolution Finding 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 a Site Plan Review entitlement request for the Development of the Dalfen Truck/Trailer Parking Lot Facility proposed at 17100 S Harlan Road.

APPLICANT: Dalfen Industrial
1970 Broadway, Suite 700
Oakland, CA 94612
Attn: Mr. Matt Anderson

PROPERTY OWNER: DG South Harlan Property Owner LP
17304 Preston Road, Suite 550
Dallas, TX 75252

ZONING: IG, General Industrial

GENERAL PLAN: GI, General Industrial

CEQA STATUS: Exempt in Accordance with Section 21083.3 of the Public Resources Code and Section 15183 of the California Environmental Quality Act (CEQA).

SUMMARY:

The applicant, Dalfen Industrial, is requesting a Site Plan Review entitlement to allow for the construction of a truck/trailer parking lot facility consisting of 265 truck/trailer spaces on 10 acres of a 34.5-acre site located at 17100 S Harlan Road. The project will be required to construct various on-site improvements such as paving, landscaping, fencing, lighting, and a surface stormwater pond, etc.

ITEM 9.1

Staff recommends that the Planning Commission review all information submitted and provided, and if determined to be appropriate, consider adoption of Resolution No. 25-19 finding 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 Site Plan Review entitlement filed for the Dalfen Truck/Trailer Parking Lot Facility, subject to the attached Conditions of Approval (Attachment 2).

BACKGROUND:

The subject site, 17100 S. Harlan Road (APN: 198-120-04), is a 34.5-acre site in which 24.5 acres (western half) of the site is currently developed with an industrial building (formerly known as the “Carpenter Building” that is occupied by Conexwest, a US-based company that specializes in fabricating storage/shipping containers to be sold or rented. The remaining 10 acres (eastern half) of the site is currently undeveloped.

In the Fall of 2023, the applicant (Dalfen Industrial) inquired with the City of the possibility of developing the remaining 10 acres (eastern half) of the subject property with a truck/trailer parking lot facility, and completed the City’s Pre-Application process in January 2024 to obtain more information from staff about what the City’s requirements would be if the applicant decided to move forward with their project. The applicant was informed that approval of a Site Plan Review entitlement from the City Planning Commission was required prior to constructing the project. The applicant proceeded to submit the formal Site Plan Review application for their project proposal in February 2024.

SITE DESCRIPTION:

The project site is located at 17100 S. Harlan Road on the undeveloped portion (eastern half) of the property, approximately 800 feet north of the Murphy Parkway/D’Arcy Parkway intersection and southwest of the adjacent Lathrop Business Park. The remaining portion (western half) of the Project site is developed as an industrial building (formerly known as the “Carpenter Building”) which is currently occupied by Conexwest, which is a shipping container supplier. An existing rail spur from the Union Pacific Railroad (UPRR) traverses the northern portion of the project site that will be removed as part of this proposed project.

The project site has a General Plan Land Use Designation of “GI, General Industrial” and a Zoning Designation of “IG, General Industrial”. General Plan and Zoning designations of the adjacent properties surrounding the project site are characterized as being General Industrial designations, and land uses surrounding the project site primarily consist of industrial uses with Lathrop Business Park and the LBA North Warehouse and Distribution building to the north; Murphy Parkway and the Tesla Service Distribution Center to the east; Swiss American Sausage and Industrial uses to the south; and S. Harlan Road and Interstate 5 (I-5) to the west (see Attachment 3).

ANALYSIS:

Site Plan

The applicant proposes to develop the underutilized eastern half portion (remaining 10 acres) of the 34.5-acre site located at 17100 S. Harlan Road with the goal of developing it into commercially viable use with a truck/trailer parking lot facility that serves uses of the existing building and/or the surrounding industrial neighborhood. The applicant's proposal includes the development of an impervious surface (heavy-duty asphalt parking surface) to allow for 265 truck and trailer parking spaces (with each space being ten (10) feet wide by fifty-three (53) feet long to accommodate such vehicles), a stormwater detention basin, site lighting, landscaping, fencing, a new fire hydrant, and a conditioned and accessible guard shack located at the primary entrance along Murphy Parkway. The applicant's intent for the proposed parking lot facility as currently designed is that it aims to achieve the following goals:

- Design a project that can be marketed to new tenants, including nearby users, manufacturers and logistics/supply chain-oriented businesses that need truck/trailer parking and outdoor storage.
- Provide additional truck/trailer parking and outdoor storage capabilities to the site's existing building (17100 S. Harlan) for current and future tenants.
- Design connectivity to the applicant's adjacent property (17955 Murphy Pkwy, located directly south of the subject site) to market similar capabilities.
- Design the project to become a stand-alone property in the future if the applicant is able to gain control of the east adjoining 40-foot-wide Murphy Parkway frontage strip of land (APN: 198-120-05).

The frontage strip referenced above is currently owned by San Joaquin Cogen, LLC. Due to an existing easement agreement that is currently in place between the applicant and San Joaquin Cogen, the agreement allows the applicant to incorporate the frontage strip into the design of the project (making limited physical improvements for access, etc.) to be utilized as the parking lot facility's main point of access in and out of the parking lot facility. The Chief Executive Officer representing San Joaquin Cogen, LLC. is well aware of the applicant's proposed parking lot facility and has provided a letter in support of the applicant's proposal (see Attachment 5).

As the site is intended to be only used for the storage of commercial trucks and trailers, other materials and products associated with outdoor storage will be prohibited, unless otherwise reviewed and approved by the Planning Division. With the exception of one standard passenger vehicle parking space provided for the guard shack use, the site is not intended nor designed for the parking of personal automobiles.

Although the hours of operation for this truck/trailer parking lot facility may vary and will be tenant specific, the facility is expected to operate between 6:00 am to 6:00 pm Monday through Friday and 7:00 am to 5:00 pm during the weekends (Saturday and Sunday). It is anticipated that a maximum of two (2) employees will be on-site during the operation.

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Access and Circulation

Primary access to the proposed parking lot facility will be provided from two proposed driveways along Murphy Parkway through a 40-foot-wide frontage strip of the east adjacent property (APN: 198-120-05) that is owned by San Joaquin Cogen, LLC (see Attachment 6). As referenced above, access through the frontage strip is permitted through an existing easement agreement shared between both properties and a Letter of Support from the east adjacent property owner San Joaquin Cogen LLC., which allows access through APN: 198-120-05 to Murphy Parkway.

The southern driveway entrance on Murphy Parkway would serve as the primary entrance into the parking lot facility, and both the north and south driveway entrances on Murphy Parkway would allow for full turning movements onto the Murphy Parkway roadway. Secondary access points to and from the project site are available through the gated driveways leading to the developed portion (western half) of the project site and the adjacent property to the south. Internal access through the parking lot facility is accommodated with 67-foot-wide drive aisles between the rows of parking stalls.

A Traffic Impact Study (TIS) was also prepared for the proposed project by TJKM Transportation Consultants in June 2024. The TIS summarized the results of the proposed development which made the following conclusion about the proposed project:

- The proposed project would not include land uses that would increase Vehicle Miles Traveled (VMT) on roadways, thereby meeting the screening criteria detailed in the City's VMT standards to identify projects that can be presumed to have a less than significant impact.
- The project's overall emissions and noise are reduced in the Project's vicinity as the proposed parking facility decreases the need for trucks to search for parking in unauthorized locations at the end of a haul route. By reducing distances traveled by truckers at the end of the day, the proposed project would likely have an insignificant impact on VMT.
- The proposed project would not result with a decrease in the safety of pedestrian and bicycle facilities, and the design of the internal circulation of this project is anticipated to be adequate to accommodate high volumes of heavy truck traffic.

Additionally, the TIS has the following recommendations for this project to improve traffic circulation:

- Install an all-way stop at the intersection of D'Arcy Parkway and Murphy Parkway.
- The applicant shall fund their 6.3% fair share of the future traffic signal located at D'Arcy Parkway and Harlan Road.
- Remove the stop control on D'Arcy Parkway at Christopher Way to convert the intersection to side street stop control only.

The Public Works Department has incorporated these recommendations into conditions of approval for the project. The TIS is included with Attachment 9 of the staff report.

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Utilities

The proposed project will be connecting to the City of Lathrop's municipal utility systems such as water, sewer, and storm drainage. The civil drawings illustrating these improvements for this project can be viewed in Attachment 6 of this staff report, and include the following:

- Water service for the project will be provided by way of an existing 10-inch water main located in Murphy Parkway. The project includes a new 1-inch water service line to the guard shack and a 6-inch connection for a fire hydrant. Additionally, the Public Works Department will require the applicant to upgrade the existing fire loop (connecting to Murphy Parkway and Harlan Road) by providing a 15-foot-wide water line easement at the north edge of the property and install a 12-inch water main that connects the Murphy Parkway and Harlan Road water main lines.
- Sewer and wastewater treatment will be provided by way of an existing sanitary sewer main that runs along Murphy Parkway, and the project proposes a new 6-inch sewer line to serve the guard shack. Additionally, the septic system that currently serves the existing industrial building will be abandoned and replaced with a new sewer line to serve the building.
- An on-site stormwater detention basin will be constructed that will be capable of storing water for the existing improved portion of the project site and the Proposed Project area (e.g., new parking area). The stormwater detention basin will be designed to City Standards and connect to the City's storm drain system via a 12-inch storm drain line within Murphy Parkway.

The applicant shall be required to pay all applicable City connection fees for water, sewer, and storm drainage related to this project.

Landscaping and Fencing

The Landscape Plan (see Attachment 7) illustrates how the applicant intends to landscape the parking lot facility. The Murphy Parkway right-of-way frontage area adjacent to the proposed parking lot is already developed with landscaping with a mixture of trees, shrubs, and groundcover that was previously installed by the project located directly north of the subject site (in 2022) with the City currently being responsible for maintaining this landscape area. As part of the applicant's proposed project, the applicant will be required to pay its fair share of reimbursement for the previous improvements installed on Murphy Parkway, and the applicant will also assume responsibility of the maintenance of the frontage area upon completion of the parking lot facility.

Additional landscaping is also proposed along the perimeter areas of the site with a combination of large and medium sized evergreen trees positioned along the north and south ends of project area with evergreen screening shrubs along the perimeter, and native grasses for the stormwater detention basin area. It is expected that the landscaping proposed for this project will aesthetically enhance the site area.

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Furthermore, the applicant is proposing to secure the perimeter of the parking lot facility with 8-foot-tall fencing which is illustrated on the Fencing Plan (see Plan Sheet DAB-A1.2 of Attachment 6). The project security fencing will include the use of existing black wrought iron fencing along a portion of the north end of the property integrated with new 8-foot-tall black vinyl coated chain link fencing with black slats installed along the remaining frontage and perimeter areas of the parking lot area. The four gated entrances associated with the parking lot area will also be constructed with the same chain link fence material and color to match the remaining perimeter fencing for a consistent appearance. The south end gated entrance on Murphy Parkway has the proper setback to prevent trucks from encroaching into Murphy Parkway if the gate is closed.

Lighting

As illustrated on the Photometric Plan, light poles will be distributed throughout the parking lot facility to provide sufficient lighting coverage of the parking lot facility (see Attachment 8). It is anticipated that the proposed lighting levels for the parking lot facility will meet the City's minimum standard of 1-foot candle power (and an average) not to exceed 4 foot-candles of light during the hours of darkness. The applicant shall ensure that project's lighting levels beyond the property boundaries will be at 0 candle power.

FINDINGS:

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 properties;
3. Proposed lighting is so arranged as to deflect the light away from adjoining properties;
4. 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 finds that the proposed project has been designed or is otherwise conditioned so that the use is compatible with surrounding land uses and will not be detrimental to the health, safety or general welfare of the City.

General Plan and Zoning Consistency

As currently designed and conditioned, the project is a reasonable request that is consistent with the goals and policies of the General Plan and will comply with the requirements of the Zoning Ordinance and design standards of the General Industrial Zoning designation.

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Conditions of Approval

Planning staff routed the project plans in March 2024 and July 2025 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.

Additionally, Planning staff also routed the project plans in July 2024 to various non-City agencies and received comments from the San Joaquin Council of Governments (SJCOG) in which the letter stated that the project is subject to compliance with the San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP) and is required to participate prior to ground disturbance. As a result, staff developed a consolidated list of conditions (Attachment 2). Staff finds that the proposed project has been properly conditioned to meet the City's standards and requirements.

Public Notice

The meeting agenda that includes this proposed project was posted on the Council Chambers bulletin board and three (3) other locations accessible to the public. The agenda is also posted on the City's website and e-mailed to the Planning Commission Agenda Subscribers. As of writing this report, no comments were received in favor or against the proposed project.

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.

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A detailed Environmental Checklist has been prepared by J.B. Anderson Land Use Planning to provide an analysis of the Dalfen Truck Trailer Parking Lot facility.

The project is 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. The proposed truck/trailer parking lot facility analyzed in the Environmental Checklist is consistent with the General Plan and was analyzed and accounted for in the General Plan EIR. The Environmental Checklist includes references for two reports that were prepared for the proposed project, including:

- Traffic Impact Study; and
- CalEEMod Detailed Report.

The Environmental Checklist includes a discussion and analysis of any peculiar or site-specific environmental impacts associated with the construction and operation of the Proposed Project, and 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.

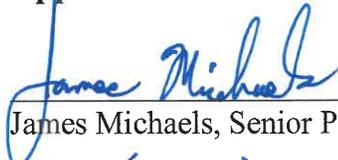
The General Plan EIR assumed full buildout and development of the project area, consistent with the use proposed by the Proposed Project. The cumulative impacts associated with the buildout of the General Plan, and cumulative conditions in and around Lathrop have not changed such that the cumulative analysis and conclusions in the General Plan EIR would be altered or invalidated.

The Environmental Checklist concluded that the Proposed Project will not result in any significant individual impacts with the application of uniformly applied development policies and standards as it is consistent with the uses and policies identified in the General Plan and the Proposed Project will not result in new or more severe impacts than what was previously analyzed. The Environmental Checklist is attached to this Staff Report as Attachment 9.

RECOMMENDATION:

Staff recommends the Planning Commission adopt Resolution No. 25-19, finding 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 to approve the Site Plan Review entitlement request for the Dalfen Truck and Trailer Parking Lot.

Approvals:


James Michaels, Senior Planner

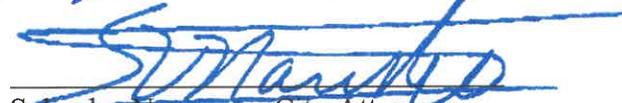
9/12/2025

Date


Rick Caguiat, Community Development Director

9/12/25

Date


Salvador Navarrete, City Attorney

9/12/2025

Date

Attachments:

1. Planning Commission Resolution No. 25-19
2. Consolidated Conditions of Approval, dated September 24, 2025
3. Vicinity Map & Aerial Photo
4. Project Description
5. SJ Cogen Letter of Support
6. Preliminary Civil Plans
7. Preliminary Landscape Plan
8. Photometric Plan
9. Environmental Checklist, prepared by J.B. Anderson Land Use Planning, dated August, 2025 with Appendices.

**CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 25-19**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LATHROP
FINDING THE PROJECT EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW
PURSUANT TO PUBLIC RESOURCES CODE SECTION 21083.3 AND CEQA
GUIDELINES SECTION 15183 AND APPROVE THE SITE PLAN REVIEW
ENTITLEMENT REQUEST FOR THE DEVELOPMENT OF THE DALFEN
TRUCK/TRAILER PARKING LOT FACILITY PROPOSED AT 17100 S HARLAN
ROAD (SPR-24-38)**

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

WHEREAS, the subject parcels currently have a General Industrial (GI) General Plan designation, and are located within the General Industrial (IG) Zoning District; and

WHEREAS, the request is for a Site Plan Review entitlement to allow for the construction of a commercial truck/trailer parking facility consisting of 265 truck/trailer spaces on 10 acres of a 34.5-acre site, including associated site improvements such as landscaping, lighting, and frontage improvements; and

WHEREAS the project site area is located at 17100 S Harlan Road (APNs: 198-120-04 & 198-120-05); 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 proposed Project is consistent with the General Industrial land use goals and policies of the City of Lathrop General Plan and is also consistent with the development standards for the "IG, General Industrial" Zoning District

WHEREAS, proper notice of this public meeting was given in all respects as required by law including a public notice 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 that 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. 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 Approve Site Plan Review No. SPR-24-38, subject to the Conditions of Approval listed in Attachment 2 of the September 24, 2025 Staff Report and incorporated by reference herein.

PASSED AND ADOPTED by the Planning Commission of the City of Lathrop at a regular meeting on the 24th day of September 2025 by the following vote:

AYES:

NOES:

ABSTAIN:

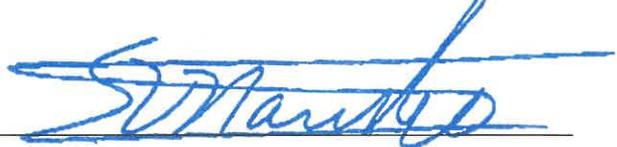
ABSENT:

George Jackson, Chair

ATTEST:

APPROVED AS TO FORM:

Rick Caguiat, Secretary



Salvador Navarrete, City Attorney



Community Development Department – Planning Division

Consolidated Conditions of Approval

September 24, 2025

Project Name: Dalfen Truck/Trailer Parking Lot Facility
File Number: Site Plan Review No. SPR-24-38
Project Address: 17100 S. Harlan Road (APNs: 198-120-04 & 198-120-05)

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 March 5, 2024 application submittal and the updated diagrams submitted on June 23, 2025.

Approval of this project authorizes the construction of a commercial truck/trailer parking facility consisting of 265 truck/trailer spaces on 10 acres of a 34.5-acre site located at 17100 S. Harlan Road. The subject property is currently developed with an industrial warehouse facility on the west half (24 acres) of the site, and the project includes developing the remaining east half (10 acres) with truck/trailer parking facility that would accommodate approximately 265 truck/trailer spaces with primary access into the site from Murphy Parkway. The project will be required to construct various on-site improvements such as paving, landscaping, fencing, lighting, a surface stormwater pond, etc.

CEQA DETERMINATION

The City finds that the project is Exempt in accordance with Section 21083.3 of the Public Resources Code and Section 15183 of the California Environmental Quality Act (CEQA) Guidelines. As referenced in the Environmental Checklist prepared by J.B. Anderson Land Use Planning, impacts resulting from the proposed truck/trailer parking facility) have already been anticipated and analyzed under the City of General Plan Environmental Impact Report (EIR). No new impacts are anticipated as result of this project.

PLANNING

1. 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).
2. 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 permit issuance.

3. Prior to issuance of any building permit or site improvement/grading permit to construct this project, the applicant shall obtain written confirmation (in the form of a letter or an email) from the Union Pacific Railroad (UPRR) that states the applicant has permission to remove the existing rail spur that traverses the northern portion of the project site.
4. With the exception of storage of commercial trucks/trailers, outdoor storage is prohibited, unless otherwise reviewed and approved by the Planning Division.
5. The project shall comply with all applicable site development provisions contained in the Lathrop Municipal Code including but not limited to parking, lighting, landscaping, etc. Any future improvements to the site that is beyond the proposed project referenced above shall require separate City review and approval.
6. The applicant shall submit appropriate plans to the Building 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 subject to the reviewed and approved by the Planning Division. Any significant change or modification to the approved plan is subject to review and approval by the Community Development Director.
7. Landscaping and irrigation must be consistent with the City's Water Conservation Requirements (LMC 17.92.060) and the State Water Efficient Landscape Ordinance (AB 1881). Provide a water efficient landscape worksheet with water budget calculations identifying the water allowance and estimated water use.
8. The entire site including landscaping areas shall be maintained in a healthy, weed free condition.
9. If trash enclosure(s) are proposed for this project, said enclosure(s) shall include but not limited to a covered roof, metal gate and have three solid walls. Details and/or alternative designs shall be subject to review and approval of the Planning, Building and Public Works Department. The trash enclosure design, material and color shall match or compliment the main building.
10. Any building or parking area illumination including security lighting, shall be arranged to reflect away from adjoining properties.
11. A final site lighting photometric plan and information with detail specifications on fixtures, poles, and wall packs as well as a manufacture's catalogue containing photometric data, shall be submitted with the Building Permit for City review and approval. Parking lots, driveways, trash enclosure/areas shall be illuminated during the hours of darkness with a minimum maintained one foot-candle of light and an average not to exceed four foot-candles of light. The illumination shall not exceed ten (10) foot-candles in any one location.
12. No signs are approved by this project. A Sign Permit Application for any proposed exterior signs shall be submitted to the Planning Division for review and approval prior to installation. All signage must be in accordance with the applicable standards of the Lathrop Municipal Code.
13. Bicycle parking shall be installed consistent with Chapter 17.76.120 of the LMC.
14. Roof-mounted mechanical equipment shall be screened and not visible from the public right-of-way. Screening materials shall be compatible with the architectural style, materials and color of the building upon which the equipment is located, subject to the approval of the Community Development Director.
15. Unless otherwise specified, all conditions of approval shall be complied with prior to the issuance of any Building Permits.

16. In the event clarification is required for these Conditions of Approval, the Community Development Director and Public Works Director shall have the authority either to administratively clarify the intent and wording of these Conditions of Approval without the requirement of a public hearing or to refer questions regarding the interpretation of these Conditions of Approval to the Planning Commission. If applicant takes issue with the clarification provided administratively, applicant shall have the right to appeal the administrative clarification to the Planning Commission. The Community Development Director and the Public Works Director also shall have the authority to make minor modifications to these conditions provided such administrative modifications are made at the request of applicant and are consistent with and in furtherance of the underlying intent of the condition being modified.
17. The Site Plan Review approval 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 (September 24, 2028), a building permit must be issued and construction is commenced and diligently pursued toward completion of the site or structures.
18. The City of Lathrop may conduct annual and or spot inspections to ensure that required site improvements and conditions are being complied with and maintained.

BUILDING

1. All construction shall comply with the most recent adopted City and State building codes:

California Building Code	California Plumbing Code
California Residential Code	California Fire Code
California Electrical Code	California Green Code
California Mechanical Code	
2. Special Inspections – As indicated by California Building Code Section 1704, the owner shall employ one or more special inspectors who shall provide special inspections when required by CBC section 1704. Please contact the Building Division 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) and/or occupancy group
Allowable Area Analysis	Codes Used
4. The applicant shall submit the appropriate pad certification for the proposed building prior to issuance of a building permit.
5. If EV Charging Station parking stalls are required for the project, the required number of stalls shall be illustrated on the project Site Plan.
6. School impact fees shall be paid prior to permit issuance.
7. Dimensioned building setbacks and property lines, street centerlines and between buildings or other structures shall be designed on plot plan.
8. All property lines and easements must be shown on plot plan. A statement that such lines and easements are shown is required.

9. The project design will conform with energy conservation measures articulated in Title 24 of the California Code of Regulations and address measures to reduce energy consumption such as flow restrictors for toilets, low consumptions light fixtures, and insulation and shall use to the extent feasible draught landscaping.
10. Public and private site improvements shall be designed in accordance with the Americans with Disabilities Act and Chapter 11B of the California Building Code. Site plan shall include a site accessibility plan identifying exterior routes of travel and detailing running slope, cross slope, width, pedestrian ramp, curb ramps, handrails, signage and truncated domes. Path of travel shall be provided from the public right of way and accessible parking to building. The design professional shall ensure that the site accessibility plan is compliance with the latest Federal and State regulations.
11. A design professional will be required at time of construction drawings, to prepare plans for proposed improvements per the Business and Professions' Code.
12. 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.
13. Grading permits shall be stand-alone Public Works permits; no site improvements. Site improvements shall be subject to approval of a separate permit obtained through the Public Works Department.

PUBLIC WORKS

1. The applicant shall ensure the project Site Plan is updated to show opposing driveways and match locations.
2. The applicant shall update the contact person in General Note 10 of the Improvement Plans to Public Works Administration.
3. Sewer slopes need to meet the minimum requirement per the City standards.
4. Traffic
 - a. The applicant shall provide a truck turning template.
 - b. Pursuant to the Traffic Impact Study, the applicant shall fund and construct the following improvements:
 - i. All-way stop control at the intersection of D'Arcy Parkway and Murphy Parkway.
 - ii. Removal of the stop control on D'Arcy Parkway at Christopher Way to convert the intersection to side street stop control only.
 - c. The applicant shall fund their 6.3% fair share of the future traffic signal located at D'Arcy Parkway and Harlan Road. The applicant shall submit an engineer's estimate to the City for approval to establish the cost of the traffic signal.
 - d. Any other traffic improvements required to maintain an acceptable LOS and queue as defined in the memo shall be paid for and constructed by the applicant.
 - e. The applicant shall process and record a reciprocal access and utility agreement for the use of the shared access driveways and storm drain to the adjacent properties.

5. Sewer

- a. The applicant shall abandon existing septic tank(s) per San Joaquin County and City of Lathrop Municipal Code requirements.
- b. The applicant shall be required to connect to the City sewer system prior to certificate of occupancy and pay all connection fees and reimbursements prior to building permit issuance.
- c. Prior to building permit issuance, the applicant shall secure sufficient sewer capacity for the project and pay all applicable fees and reimbursements.

6. Potable Water

- a. The applicant shall be required to connect to the water utility for domestic and irrigation supply and pay all applicable fees prior to building permit issuance.
- b. All groundwater wells on site shall be abandoned under a permit from San Joaquin County prior to connecting potable water to the site.
- c. The applicant shall secure sufficient water capacity and pay all capacity and connection fees prior to building permit issuance.
- d. The current fire loop connecting Murphy Parkway and Harlan Road requires improvement. The applicant shall provide a 15-foot wide water line easement at the north edge of the property and install a 12-inch water main that connects the Murphy Parkway and Harlan Road water mains. Capital Improvement funds may be available for reimbursement of portion of the fire loop line upgrade. The applicant shall enter into a reimbursement agreement with the City after acceptance of water line improvements.

7. Storm Drain

- a. The applicant shall connect to the City storm drain system prior to occupancy and pay all applicable connection fees and reimbursements, but retain all stormwater on site in a retention pond sized per the City of Lathrop Design and Construction Standards until City approval is granted to discharge. May discharge pre-development flow only.
- b. Hydrology and hydraulic calculations and plans for on-site storm water system shall be submitted to the City for review and approval.
- c. The applicant shall be required to implement post-construction BMP's on site. The applicant shall refer to City standards for design and calculation requirements. The BMP's must be in place prior to final occupancy.
- d. The applicant shall submit a Project Stormwater Plan (PSP) that shows the post construction storm water treatment.
- e. The project shall comply with the Multi-Agency Post Construction Stormwater Manual.
- f. The project shall comply with the Crossroads Storm Water Master Plan.

8. Storm Water - Construction

- a. As the project site is 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.

9. Frontage Improvements

- a. 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.
- b. The applicant shall pursue access and utility easements with the owner of Parcel 3 (17200 Murphy Parkway, APN: 198-120-05).
- c. The applicant shall be required to install full street frontage improvements including but not limited to curb, gutter, sidewalk, streetlights, hydrants, asphalt concrete paving, striping, commercial driveways, and landscaping. The extent of paving shall include one-half ultimate street width. The applicant shall submit the off-site plans for approval along with the applicable plan check and inspection fees.
- d. The applicant shall obtain an encroachment permit and bond for all off-site work.
- e. A 10-foot wide public utility easement (PUE) shall be dedicated along all Right-of-Way (ROW) frontages.
- f. The applicant shall dedicate a sidewalk easement and construct a 5-foot wide minimum sidewalk along the Harlan Road frontage.
- g. The applicant shall pay its fair share of reimbursement for improvements already constructed on Murphy Parkway.

10. 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.
- c. The parking areas and drive isles on site shall be paved with asphalt concrete.
- d. Hydrology and hydraulic calculations and plans for the on-site storm water system shall be submitted to the City for review and approval.
- e. The applicant shall execute a maintenance agreement for all on-site storm water quality treatment devices, swales and/or ponds.
- f. The project shall comply with the Multi-Agency Post Construction Stormwater Manual.
- g. The applicant shall install as part of their on-site 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.
- h. The applicant shall pay all appropriate fees including but not limited to Levee Impact Fee, Capital Facilities Fees, and Plan Check and Inspection Fees.
- i. 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.
- j. 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 in accordance with the current adopted 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 the current adopted CFC §907.2 and the current NFPA 72.
5. Fire District 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. Buildings exceeding 30 feet in height shall have a minimum unobstructed fire apparatus access width of 26 feet.
12. 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.

13. 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.
14. Other fire & life safety requirements may be required at time of building plan review.
15. 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

1. As there are three tenants within the existing building on the site, the applicant shall paint the three address numbers (17100, 17120, and 17140) on the roof top of the building prior to final inspection and acceptance of the truck/trailer parking lot facility. 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 shall install recording security camera systems on the property. The security camera systems shall be maintained by the property owner and accessible to the Lathrop Police Department for investigation purposes with camera views covering the parking areas and all ingress and egress entrances into the site.
4. The proposed landscaping for this project shall conform to the following standard CPTED measurements:
 - a. Maintain natural visible surveillance to building from parking lot and street.
 - b. Plants taller than 8 feet shall be trimmed up 4 feet from ground.
 - c. Plants under 8 feet shall be trimmed to allow ground level surveillance.

ADMINISTRATIVE SERVICES

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

SAN JOAQUIN COUNTY MULTI-SPECIES HABITAT CONSERVATION & OPEN SPACE PLAN

See attached letter from SJCOG, Inc. dated July 5, 2024.



S J C O G, 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)

SJMSCP RESPONSE TO LOCAL JURISDICTION (RTLJ) ADVISORY AGENCY NOTICE TO SJCOG, Inc.

To: James Michaels, City of Lathrop, Community Development Department, Planning Division
From: Laurel Boyd, SJCOG, Inc. Phone: (209) 235-0574 Email: boyd@sjcog.org
Date: July 5, 2024
Local Jurisdiction Project Title: Dalfen Industrial Truck/Trailer Parking Facility (SPR-24-38)
Assessor Parcel Number(s): 198-120-04
Local Jurisdiction Project Number: SPR-24-38
Total Acres to be converted from Open Space Use: Unknown
Habitat Types to be Disturbed: Urban Habitat Land
Species Impact Findings: Findings to be determined by SJMSCP biologist.

Dear Mr. Michaels:

SJCOG, Inc. has reviewed the project referral for the Dalfen Industrial Truck/Trailer Parking Facility (SPR-24-38). This project consists of a Site Plan Review for the future construction of a desired truck/tailer parking facility on 10.5 acres of a 24.5 acre site. The subject property is currently developed with an industrial warehouse facility on the west half (24 acres) of the site, and the applicant is looking to develop the remaining east half (10.5 acres) with truck/trailer parking facility that would accommodate approximately 272 truck/trailer spaces with primary access into the site from Murphy Parkway. The project will be required to construct various onsite improvements such as paving, landscaping, fencing, lighting, a surface stormwater pond, etc. The project site is located south of Louise Avenue and east of Interstate 5, Lathrop (APN/Address: 198-120-04 / 17100 S. Harlan Road, Lathrop).

The City of Lathrop is a signatory to San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). 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). [The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measure are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP.](#) Although participation in the SJMSCP is voluntary, Local Jurisdiction/Lead Agencies should be aware that if project applicants choose against participating in the SJMSCP, they will be required to provide alternative mitigation in an amount and kind equal to that provided in the SJMSCP.

This Project is subject to the SJMSCP. This can be up to a 30 day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. <http://www.sjcog.org>

Please contact SJMSCP staff regarding completing the following steps to satisfy SJMSCP requirements:

- Schedule a SJMSCP Biologist to perform a pre-construction survey ***prior to any ground disturbance***
- SJMSCP Incidental take Minimization Measures and mitigation requirement:
 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
 2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.

4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.

Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

- Receive your Certificate of Payment and release the required permit

It should be noted that if this project has any potential impacts to waters of the United States [pursuant to Section 404 Clean Water Act], it would require the project to seek voluntary coverage through the unmapped process under the SJMSCP which could take up to 90 days. It may be prudent to obtain a preliminary wetlands map from a qualified consultant. If waters of the United States are confirmed on the project site, the Corps and the Regional Water Quality Control Board (RWQCB) would have regulatory authority over those mapped areas [pursuant to Section 404 and 401 of the Clean Water Act respectively] and permits would be required from each of these resource agencies prior to grading the project site.

If you have any questions, please call (209) 235-0574.



S J C O G , I n c .

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0600 • FAX (209) 235-0438

SJMSCP HOLD

TO: Local Jurisdiction: Community Development Department, Planning Department, Building Department, Engineering Department, Survey Department, Transportation Department, Other: _____

FROM: Laurel Boyd, SJCOG, Inc.

**DO NOT AUTHORIZE SITE DISTURBANCE
DO NOT ISSUE A BUILDING PERMIT
DO NOT ISSUE _____ FOR THIS PROJECT**

The landowner/developer for this site has requested coverage pursuant to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). In accordance with that agreement, the Applicant has agreed to:

- 1) SJMSCP Incidental Take Minimization Measures and mitigation requirement:
 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
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 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
 4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.

Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

Project Title: Dalfen Industrial Truck/Trailer Parking Facility (SPR-24-38)

Assessor Parcel #: 198-120-04

T _____, R _____, Section(s): _____

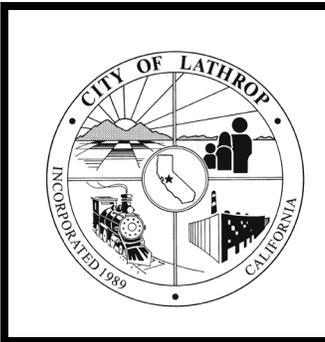
Local Jurisdiction Contact: James Michaels

The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measures are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP.

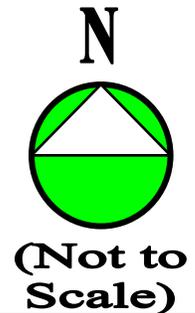




**PLANNING DIVISION
Vicinity Map**

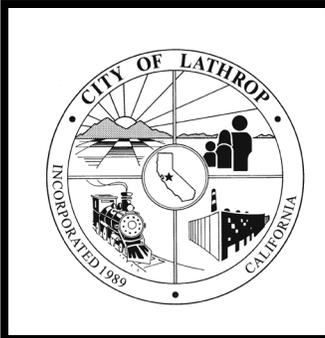


**Site Plan Review (SPR-24-38)
Dalfen Truck/Trailer Parking Project
17100 S. Harlan Road
APNs: 198-120-04**

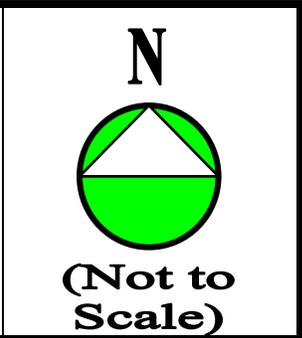




**PLANNING DIVISION
Aerial Photo**



**Site Plan Review (SPR-24-38)
Dalfen Truck/Trailer Parking Project
17100 S. Harlan Road
APNs: 198-120-04**



17100 S. Harlan Discretionary Permit Application - Project Description Addendum

4/29/24

Dalfen Industrial proposes to develop a currently underutilized portion of their property located at 17100 S. Harlan Road into a commercially viable use that serves the surrounding industrial neighborhood. The parking yard as currently designed aims to achieve the following goals: 1) design a project that can be marketed to new tenants, including nearby user, manufacturers and logistics/supply chain oriented businesses that need truck/trailer parking and outdoor storage, 2) provide additional truck/trailer parking and outdoor storage capabilities to the site's existing building (17100 S. Harlan) current and future tenant's, 3) design connectivity to the applicant's adjacent property (17955 Murphy Pkwy) to market similar capabilities, 4) design the project to become a standalone property in the future if applicant is able to gain control of an adjacent murphy parkway frontage strip of land. The site is intended to be used primarily for the storage of trucks, trailers and other materials and products associated with outdoor storage. The site is not intended for personal automobiles.

The parcel under consideration consists of ~34.5 acres of land comprised of existing industrial related structures, an improved parking area and an ~10-acre portion that is undeveloped along its Eastern boundary. The applicant is seeking approval to improve the undeveloped portion into a truck and trailer parking facility. The use is consistent with the general plan and zoning allowed uses. The site will be primarily accessed via a new driveway entrance along Murphy parkway, opposite the Tesla site entrance, and supported by a secondary driveway further North along Murphy Parkway. The proposed parking lot is designed with gated connections to existing building and parking areas to the West (17100 S. Harlan Rd.) and to an adjacent property the South (17995 Murphy Pkwy), both of which are properties owned by the applicant, Dalfen Industrial. The applicant proposes to improve the site by installing 1) a new surface stormwater detention pond (capable of storing water for the already improved portion of the property as well as the proposed new parking areas) 2) an asphalt surfaced heavy-duty parking surface with 272 trailer parking stalls, 3) site lighting with 25' tall poles, 4) a perimeter fence with motor operated sliding gates, 5) a new electrical service, 6) a new fire protection hydrant, 7) a new Sewer connection to the City's sewer system, 8) abating the existing septic system and associated leach field, and 9) a conditioned and accessible guard shack located at the primary entrance.

SAN JOAQUIN COGEN LLC

June 16, 2025

City of Lathrop
Community Development Department
Planning Division
390 Towne Centre Drive
Lathrop, CA 95330

**Re: Proposed Improvement Plans of Murphy Parkway Trailer Drop Lot (the "Project")
located at 17100 S Harlan Rd, Lathrop, CA 95330 (the "Subject Property")**

To whom it may concern:

I am writing in my capacity as Chief Executive Officer of San Joaquin Cogen, LLC, the owner of that certain property located at 17200 S Harlan Rd, Lathrop CA 95330 (the "Cogen Property"). The Subject Property is adjacent to the Cogen Property. I understand that DG South Harlan Property Owner, L.P. ("DG Owner"), which is the owner of the Subject Property, is seeking certain entitlements for the Project.

The Subject Property is perpetually benefited, and the Cogen Property is perpetually burdened, by a forty foot (40') non-exclusive easement and right of way for vehicular and pedestrian ingress, egress and access, and future utilities (the "Access Easement"), pursuant to that certain Easement Agreement and Memorandum of Agreement of Sale, dated as of December 15, 2021, and recorded on December 16, 2021 as Document No. 2021-209639 (the "Beneficial Easement Agreement"). As provided for in the Beneficial Easement Agreement, DG Owner has the right to construct and maintain roadway and utility improvements on, through, and under the easement area (the "Easement Area").

I have reviewed certain proposed plans for the Project, and acknowledge that the following improvements to be located in the Easement Area are consistent with DG Owner's rights under the Beneficial Easement Agreement:

- (2) Access driveways
- Storm drain utility piping
- Sewer utility piping
- Landscaping replacement near the driveway turn radiuses

This letter confirms that the above-described improvements are within the scope of rights granted to DG Owner under the existing Beneficial Easement Agreement. We look forward to the continued successful implementation of the easement arrangement.

SAN JOAQUIN COGEN LLC

Please do not hesitate to reach out to our team to discuss if there are any questions at legal@beowulfenergy.com.

Sincerely,

SAN JOAQUIN COGEN, LLC

By:



Name: Douglas Halliday

Title: Chief Executive Officer



hpa, inc.
600 grand ave, suite 302
oakland, ca
94610
tel: 949-862-2113
email: hpa@hparchs.com

Owner:



Project:

Dalfen
Lathrop Murphy
Pkwy & D'Archy
Pkwy

LATHROP, CA

Consultants:

- CIVIL
- STRUCTURAL
- MECHANICAL
- PLUMBING
- ELECTRICAL
- LANDSCAPE
- FIRE PROTECTION
- SOILS ENGINEER

Title: OVERALL SITE PLAN

Project Number: 22192

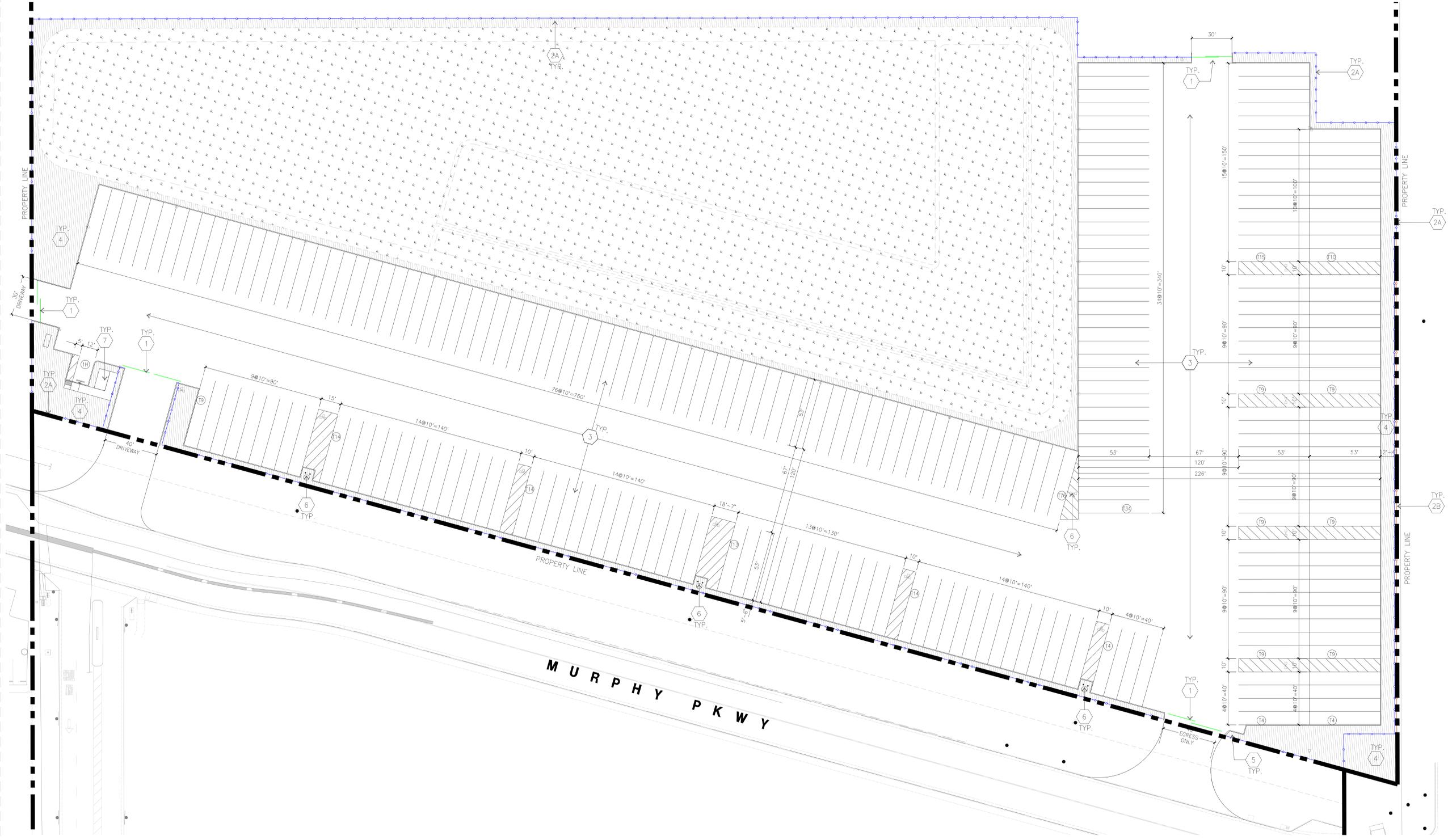
Drawn by:

Date: 01/11/2024

Revision:

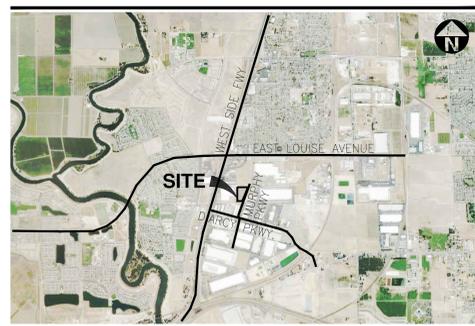
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OVERALL SITE PLAN
scale: 1" = 30'-0"
SCALE: 1" = 30'-0"
0 30' 60' 90'
TRUE NORTH

AERIAL MAP

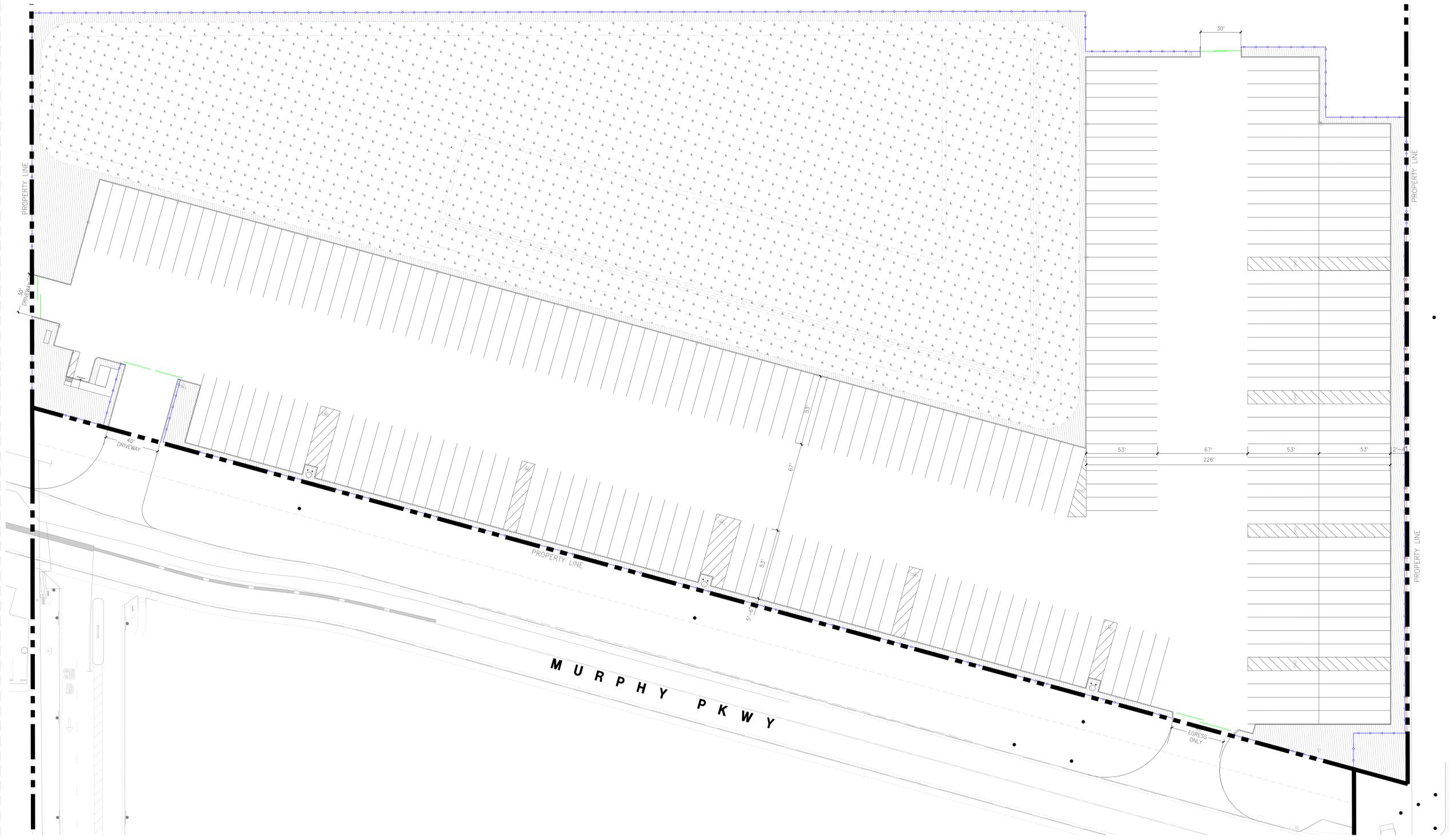


TABULATION

AUTO PARKING PROVIDED		
Accessible Van Parking (12' x 20' + 5' Aisle)		1 stalls
TRAILER PARKING PROVIDED		
Trailer (10' x 53')		265 stalls
SETBACKS		
Front - 10'		
Side / Rear - none		

SITE PLAN KEYNOTES

- 1 8' HIGH CHAIN LINK FENCE GATE WITH SLATS TO MATCH FENCE
- 2A 8' HIGH BLACK VINYL COATED CHAIN LINK FENCING WITH BLACK VINYL SLATS
- 2B 8' HIGH EXISTING WROUGHT IRON FENCE.
- 3 PAVING
- 4 LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING
- 5 SIGNAGE TO INDICATE EXIT ONLY, NOT AN ENTRANCE
- 6 LIGHT POLE.
- 7 GUARD HOUSE.



OVERALL SITE PLAN
 scale: 1" = 30'-0"
 SCALE: 1" = 30'-0"
 0 30' 60' 90'
 TRUE NORTH

- NEW CHAIN LINK FENCE GATE WITH SLATS
- EXISTING WROUGHT IRON FENCE
- ◆—◆—◆—◆—◆— NEW BLACK VINYL COATED CHAIN LINK FENCING WITH BLACK VINYL SLATS



hpa, inc.
 600 grand ave, suite 302
 oakland, ca
 94610
 tel: 949-862-2113
 email: hpa@hparchis.com

Owner:



Project:

Dalfen
 Lathrop Murphy
 Pkwy & D'Archy
 Pkwy

LATHROP, CA

Consultants:

- CIVIL
- STRUCTURAL
- MECHANICAL
- PLUMBING
- ELECTRICAL
- LANDSCAPE
- FIRE PROTECTION
- SOILS ENGINEER

Title: FENCING PLAN

Project Number: 22192
 Drawn by:
 Date: 01/11/2024
 Revision:

Sheet:

DAB-A1.2



hpa, inc.
600 grand ave, suite 302
oakland, ca
94610
tel: 949-862-2113
email: hpa@hparchs.com

Owner:



Project:

Dalfen
Lathrop Murphy
Pkw & D'Archy
Pkw

LATHROP, CA

Consultants:

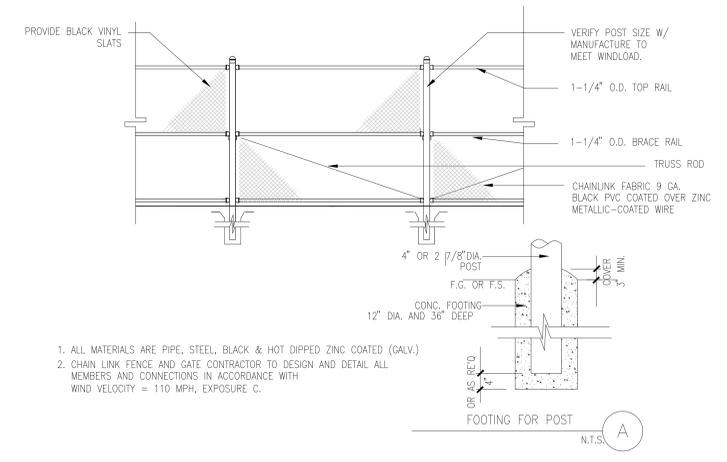
- CIVIL
- STRUCTURAL
- MECHANICAL
- PLUMBING
- ELECTRICAL
- LANDSCAPE
- FIRE PROTECTION
- SOILS ENGINEER

Title: DETAILS

Project Number: 22192
Drawn by:
Date: 01/11/2024
Revision:

Sheet:

DAB-AD.1



1. ALL MATERIALS ARE PIPE, STEEL, BLACK & HOT DIPPED ZINC COATED (GALV.)
2. CHAIN LINK FENCE AND GATE CONTRACTOR TO DESIGN AND DETAIL ALL MEMBERS AND CONNECTIONS IN ACCORDANCE WITH WIND VELOCITY = 110 MPH, EXPOSURE C.

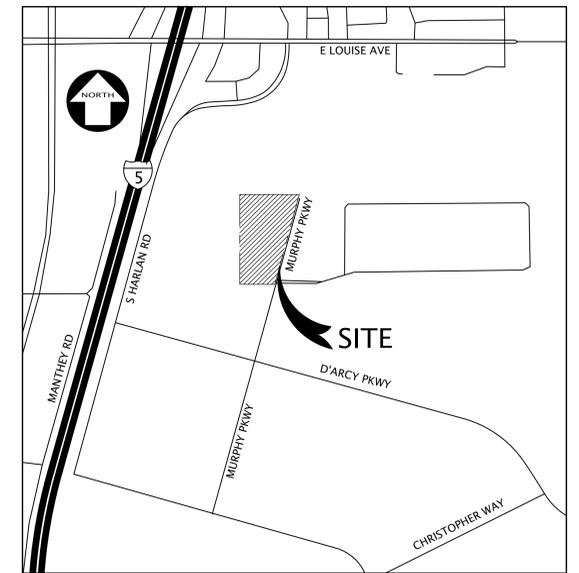
CHAIN-LINK FENCE
SCALE: N.T.S.

1

GENERAL NOTES

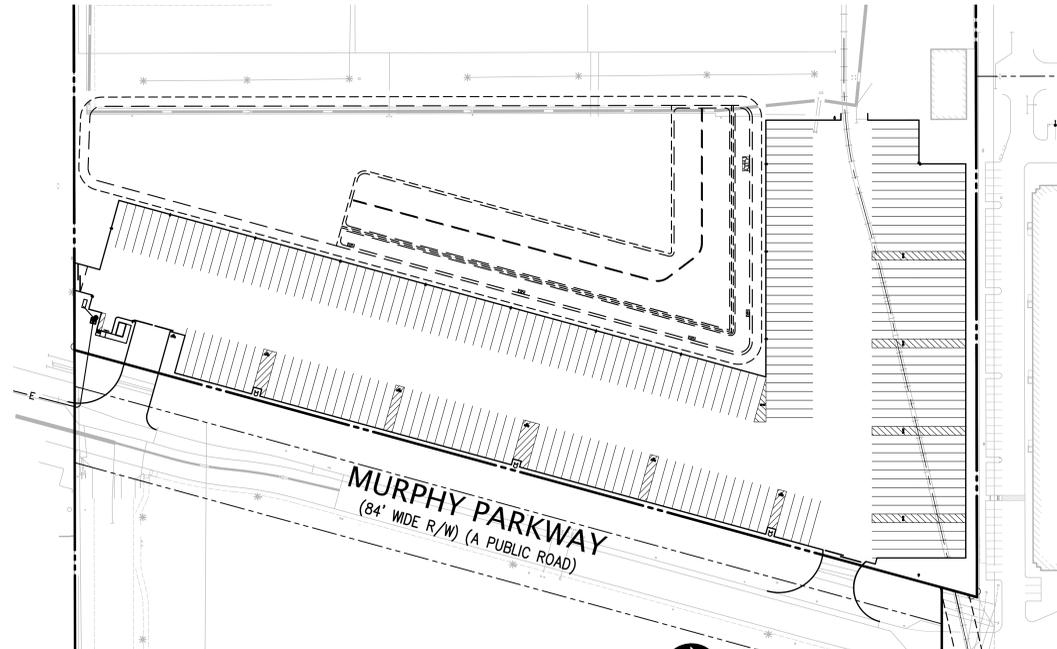
- ALL WORK SHALL BE IN CONFORMANCE WITH THE CITY OF LATHROP DEPARTMENT OF PUBLIC WORKS' STANDARD SPECIFICATIONS AND DETAILS. ALL WORK SHALL BE SUBJECT TO APPROVAL OF AND INSPECTION BY THE CITY ENGINEER.
 - AT LEAST ONE SET OF APPROVED PLANS SHALL BE ON THE SITE AT ALL TIMES FOR INSPECTION. ANY DEVIATION FROM THE APPROVED PLANS DURING CONSTRUCTION WILL REQUIRE 48 HOURS PRIOR NOTICE AND APPROVAL OF THE CITY ENGINEER.
 - THE PERMITEE/CONTRACTOR SHALL NOTIFY THE CITY OF LATHROP ENGINEERING DIVISION TWO (2) BUSINESS DAYS PRIOR TO THE START OF ANY WORK.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE EXISTENCE OF ANY AND ALL UNDERGROUND UTILITIES, WHICH MAY BE SUBJECT TO DAMAGE BY REASON OF HIS OPERATIONS. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICES ALERT (USA) AT (800) 642-2444, 48 HOURS PRIOR TO ANY EXCAVATION. WORK SHALL START WITHIN 5 DAYS AFTER THE ISSUANCE OF A USA INQUIRY IDENTIFICATION NUMBER. COMPLETE REMOVAL OF THE USA MARKINGS SHALL BE WITHIN 2 WORKING DAYS AFTER COMPLETION OF THE EXCAVATION, BACKFILL AND SURFACE REPLACEMENT OR FOURTEEN (14) CALENDAR DAYS FOLLOWING THE ISSUANCE OF THE INQUIRY IDENTIFICATION NUMBER WHICHEVER IS EARLIER.
 - CONTACTING USA DOES NOT RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY TO DETERMINE LOCATION AND DEPTH OF BURIED UTILITIES OR REPAIR OF BURIED UTILITIES DAMAGED BY HIS OPERATION.
 - ALL GRADING, SITE PREPARATION, PLACING AND COMPACTION OF FILL SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LATHROP STANDARDS, SPECIFICATIONS, SPECIFIC NOTES, DETAIL DRAWINGS AND PER THE RECOMMENDATIONS SPECIFIED IN THE GEOTECHNICAL INVESTIGATION BY MOORE TWINING ASSOCIATES, INC., DATED OCTOBER 14, 2024, JOB NO. H268101.
 - A GRADING PERMIT IS REQUIRED PRIOR TO COMMENCEMENT OF GRADING. A COPY OF THE GRADING PERMIT IS REQUIRED TO BE ON SITE AT ALL TIMES.
 - GRADING OPERATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE SOILS INVESTIGATION REPORT. THE SOILS ENGINEER WILL BE RESPONSIBLE FOR THE ON SITE INSPECTION AND QUALITY CONTROL FOR THE GRADING OPERATION. PLAN REQUIREMENTS AND CONSTRUCTION CONTROL WITH RESPECT TO EARTHWORK, SLOPE STABILITY, SETTLEMENT, COMPACTION, ETC., AS SHOWN HEREON ARE PROVIDED BY THE SOILS ENGINEER. THE CONTRACTOR SHALL READ AND BE FULLY AWARE OF THE SOILS REPORT BEFORE STARTING WORK. ALL WORK SHALL MEET THE APPROVAL OF THE CITY OF LATHROP.
- SUBSEQUENT TO THE COMPLETION OF THE WORK, THE SOILS/GEOTECHNICAL ENGINEER SHALL SUBMIT A REPORT TO THE CITY ENGINEER STATING THAT ALL WORK HAS BEEN DONE IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION PREPARED BY MOORE TWINING ASSOCIATES, INC. DATED OCTOBER 14, 2024, JOB NO. H268101.
- NOISE-PRODUCING CONSTRUCTION AND GRADING OPERATIONS SHALL BE LIMITED TO WEEKDAYS (MONDAY THROUGH FRIDAY) EXCEPT CITY HOLIDAYS AND FROM THE HOURS OF 8:00 A.M. TO 5:00 P.M. ALL EQUIPMENT SHALL BE ADEQUATELY MUFFLED AND MAINTAINED. NO CHANGES SHALL BE ALLOWED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY. ALL REQUESTS FOR CHANGE MUST BE MADE A MINIMUM OF 72 HOURS PRIOR TO THE REQUEST FOR CHANGE.
 - IT SHALL BE UNDERSTOOD THAT THE TERM "CITY ENGINEER" AS USED HEREIN IS THE CITY ENGINEER OF THE CITY OF LATHROP OR HIS AUTHORIZED REPRESENTATIVE.
- NO WORK SHALL BE DONE ON THIS PROJECT PRIOR TO A PRE-CONSTRUCTION CONFERENCE TO BE HELD IN THE ENGINEERING DIVISION. CONTACT DAMON FLORES TO ARRANGE FOR THE CONFERENCE AT (209) 941-7430.
- A PRE-CONSTRUCTION CONFERENCE SHALL BE SCHEDULED AT LEAST TWO WORKING DAYS IN ADVANCE OF COMMENCEMENT OF ANY CONSTRUCTION WORK FOR THE IMPROVEMENTS DELINEATED WITHIN THIS SET OF PLANS. THE FOLLOWING INDIVIDUALS SHALL BE IN ATTENDANCE: OWNER/DEVELOPER, CONTRACTOR (S), CITY ENGINEER, ENGINEER, SOILS ENGINEER, CONSTRUCTION INSPECTOR, OR THEIR AUTHORIZED REPRESENTATIVES.
 - THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF ALL GRADING OPERATIONS AND RECEIVE APPROVAL OF SAID SCHEDULE FROM THE CITY ENGINEER PRIOR TO OR THE DAY OF THE PRE-CONSTRUCTION CONFERENCE.
 - THE CONSTRUCTION CONTRACTOR AGREES, THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND DEFEND, INDEMNIFY AND HOLD THE DESIGN PROFESSIONAL AND CITY HARMLESS FROM ANY AND ALL LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
 - THE CONTRACTOR SHALL PROVIDE EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE, AND FIRE DEPARTMENTS AT THE JOB SITE.
 - THE CONTRACTOR SHALL NOT DISTURB OR DESTROY ANY PERMANENT SURVEY POINTS WITHOUT THE CONSENT OF THE CITY ENGINEER. IN THE EVENT IT BECOMES NECESSARY TO REMOVE OR DISTURB A MONUMENT, THE PERSON SO DOING SHALL FIRST OBTAIN PERMISSION, IN WRITING, FROM THE CITY ENGINEER AND SHALL DEPOSIT WITH THE CITY ENGINEER A SUFFICIENT AMOUNT, BASED UPON THE CITY ENGINEER'S ESTIMATE, TO COVER THE COST OF PRELIMINARY REDETERMINING AND FINAL RELOCATION OF THE MONUMENTS.
 - ALL CONSTRUCTION STAKING SHALL BE DONE BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR. UPON COMPLETION OF GRADING, THE CONTRACTOR SHALL REQUEST THE LICENSED LAND SURVEYOR TO CHECK THE GRADES AND CERTIFY THAT THE PADS ARE GRADED TO WITHIN ± 0.10 FOOT OF FINISH PAD GRADE.
 - THE CONTRACTOR SHALL PROVIDE FOR INGRESS AND EGRESS FOR PRIVATE PROPERTY ADJACENT TO THE WORK AREA THROUGHOUT THE PERIOD OF CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS, WITH A SMOOTH TRANSITION IN GRADE AVOIDING ANY ABRUPT OR APPARENT CHANGES IN GRADE OR CROSS SLOPE, LOW SPOTS OR HAZARDOUS CONDITIONS.
 - EXISTING CURB AND SIDEWALK WITHIN THE PROJECT LIMITS THAT ARE DAMAGED OR DISPLACED, EVEN THOUGH THEY WERE NOT TO BE REMOVED, SHALL BE REPAIRED OR REPLACED, EVEN IF THE DAMAGE OR DISPLACEMENT OCCURRED PRIOR TO ANY WORK PERFORMED BY THE CONTRACTOR. CONTRACTOR SHALL DOCUMENT CONDITION VIA PHOTOGRAPHS PRIOR TO START OF CONSTRUCTION.
 - THE CONTRACTOR SHALL CONTROL DUST BY WATERING EXPOSED SURFACES AS NEEDED. INCREASED WATERING SHALL BE REQUIRED WHEN WIND SPEEDS EXCEED 10 MPH OR WHEN DIRECTED BY THE CITY.
 - NO PERSON SHALL, WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER, OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREETS OR OTHER PUBLIC PLACE, ALLOW MATERIAL TO BLOW OR SPILL OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY. ALL LOADS LEAVING THE SITE SHALL BE COVERED.
 - THE CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE TO PREVENT THE TRACKING OF SOIL, DUST, MUD, OR CONSTRUCTION DEBRIS ON PUBLIC STREETS.
 - MUD TRACKED ONTO STREETS OR ADJACENT PROPERTIES SHALL BE REMOVED IMMEDIATELY. STREET SHALL BE SWEEPED WITH A POWER SWEEPER (NOT PRESSURE WASHED) AS DIRECTED BY THE CITY.
 - A DISPOSAL SITE FOR ANY OFF-SITE HAUL OF DIRT MATERIALS SHALL BE APPROVED BY THE CITY PRIOR TO APPROVAL OF THE GRADING PERMIT. THE OFF-SITE HAUL ROUTE FOR EXCESS DIRT OR CONSTRUCTION DEBRIS IS SUBJECT TO APPROVAL OF THE CITY ENGINEER.
 - EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEETING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND THE CONTRACTOR SHALL EFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. WHERE THE EXCAVATION FOR A TRENCH, STRUCTURE AND/OR BORING OR JACKING PIT IS FIVE FEET OR MORE IN DEPTH THE CONTRACTOR SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA.
 - TRENCH BACKFILL MATERIALS SHALL BE CLASS B-1 BEDDING (50-125)
 - ALL TRENCHES IN EXISTING CITY STREETS SHALL BE BACKFILLED AND PAVED WITHIN 24 HOURS OF EXCAVATION. STEEL PLATES MAY BE PLACED OVER UNBACKFILLED TRENCHES BEYOND THE 24 HOUR PERIOD WITH THE SPECIFIC APPROVAL OF THE CITY ENGINEER.
 - ALL REINFORCED CONCRETE PIPE SHALL BE CLASS III OR BETTER, UNLESS OTHERWISE NOTED.

PRELIMINARY IMPROVEMENT PLANS OF MURPHY PARKWAY TRAILER DROP LOT FOR DALFEN INDUSTRIAL LATHROP, CALIFORNIA



VICINITY MAP
NOT TO SCALE

SHEET	DESCRIPTION
CIVIL	
C1.0	COVER SHEET
C2.0	TOPOGRAPHIC SURVEY
C3.0	HORIZONTAL CONTROL PLAN
C4.0	GRADING & UTILITY PLAN
C5.0	STORMWATER MANAGEMENT PLAN



KEY MAP
SCALE 1" = 80'

DEVELOPER

DALFEN INDUSTRIAL
ATTN: MATTHEW ANDERSON
435 E. CAMELBACK ROAD, SUITE A-242
IRVINE, CA 92618
415-845-9504

CIVIL ENGINEER

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
ATTN: STEPHEN STROUP, P.E.
250 CHERRY LN SUITE 208
MANTHEY, CA 95337
209-328-1123

LANDSCAPE ARCHITECT

GREEN DESIGN LANDSCAPE ARCHITECTS, INC.
ATTN: BARBARA M. HATCH RLA ASLA
1464 POPPINAY DRIVE
RENO, NEVADA 89509
775-829-1364

ARCHITECT

HFA, INC.
ATTN: DONG ZHANG
600 GRAND AVENUE, SUITE 302
OAKLAND, CA 94610
949-865-1770

GEOTECHNICAL ENGINEER

MOORE TWINING ASSOCIATES, INC.
ATTN: READ L. ANDERSEN
2527 FRENO STREET
FRESNO, CA 93721
559-268-7021

NO.	BY	REVISION

NO.	BY	REVISION

KIER+WRIGHT
2850 Collier Canyon Road
Livermore, CA 94551
Phone: (925) 245-9788
www.kierwright.com

COVER SHEET
OF
MURPHY PARKWAY
FOR
DALFEN INDUSTRIAL
LATHROP,
CALIFORNIA

DATE	DECEMBER, 2024
SCALE	AS SHOWN
DESIGNER	NS
DRAWN BY	NS
JOB NO.	A17512-2
SHEET	C1.0
OF	5 SHEETS



Know what's below.
Call before you dig.



0 20 40 80 120
Scale 1" = 40'

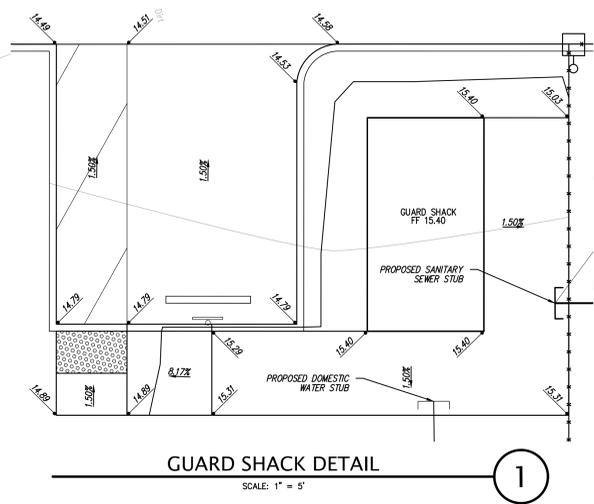
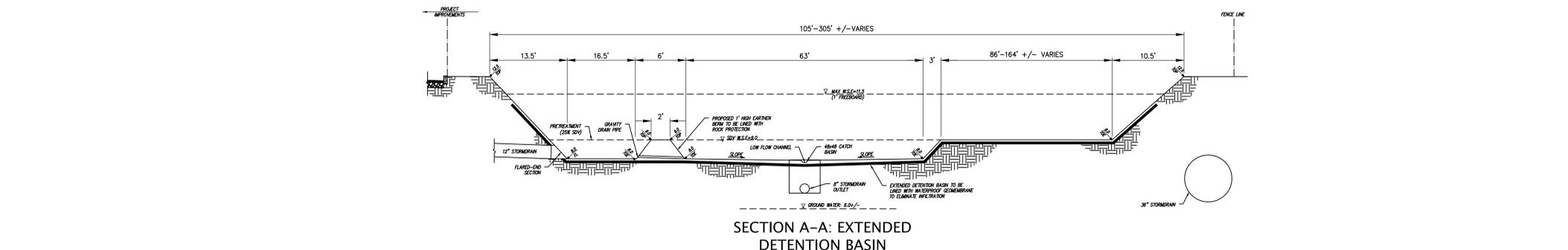
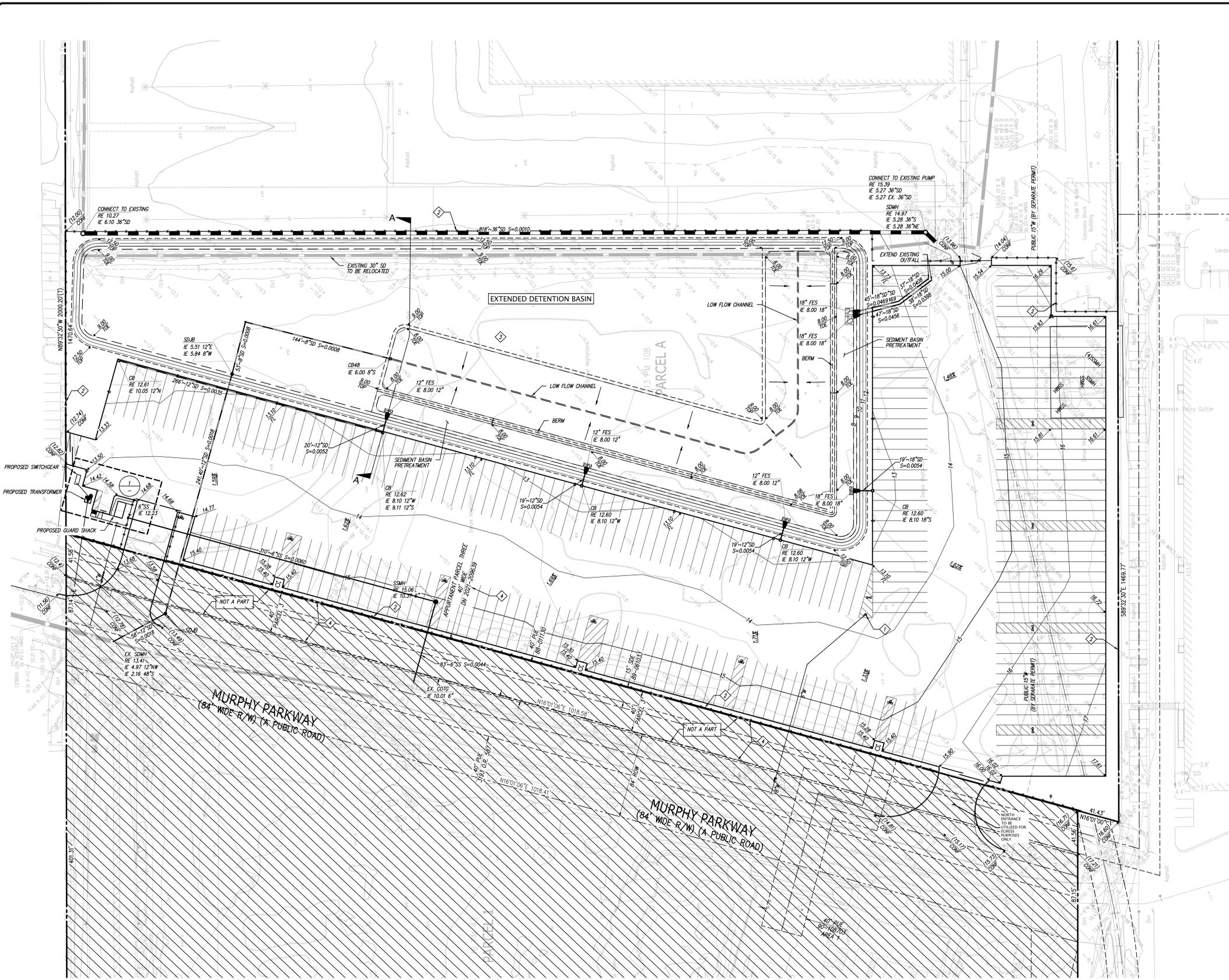
LEGEND

PROPOSED	EXISTING	DESCRIPTION
		ASPHALT BERM
		BUILDING LINE
		CENTER LINE
		CONCRETE CURB
		CONCRETE CURB & GUTTER
		DRIVEWAY
		EDGE OF PAVEMENT
		ELECTRIC LINE
		FENCE LINE
		FIRE SERVICE & VALVE
		FIBER OPTICS LINE
		GAS LINE - VALVE & METER
		GUARD RAIL
		LOT LINE
		MONUMENT/ALIGNMENT LINE
		OVERHEAD POWER LINE
		JOINT TRENCH LINE
		PERFORATED STORM DRAIN PIPE
		PROPERTY LINE
		SANITARY SEWER - MANHOLE & CLEANOUT
		SIDEWALK
		SPOT ELEVATION
		STORM DRAIN - MANHOLE & CATCH BASIN
		THRU CURB DRAIN
		TELEPHONE LINE
		WATER LINE & VALVE
		BACKFLOW PREVENTION DEVICE
		ELECTRIC POLE
		WALK - BOLLARD LIGHT
		FIRE HYDRANT
		POST INDICATOR VALVE
		POWER POLE/JOINT POLE
		TRANSFORMER
		TRAFFIC SIGN
		UTILITY BOX
		AREA DRAIN
		AIR VALVE
		AIR RELEASE VALVE
		AIR VALVE POST
		AUTOMATIC SPRINKLER RISER
		BACKFLOW PREVENTION DEVICE
		BLOWOFF VALVE
		CABLE TELEVISION BOX
		CALTRANS BOX
		CATCH BASIN
		CLEANOUT TO GRADE
		DOUBLE DETECTOR CHECK VALVE
		DOWN SPOUT
		ELECTRIC BOX
		ELECTROLYSIS TEST STATION
		FIRE HYDRANT
		FINISHED FLOOR
		FIRE HYDRANT
		FLOW LINE
		FIBER OPTICS MARKER
		GAS VALVE
		GAS METER
		GAS VALVE
		GUY ANCHOR
		INVERT ELEVATION
		IRRIGATION BOX
		JOINT POWER POLE
		LIGHT
		PAD BELL MANHOLE
		POINT OF CONNECTION
		POST INDICATOR VALVE
		POWER POLE
		RAIN WATER LEADER
		RELEASE VALVE POST
		RM ELEVATION
		SANITARY SEWER CLEANOUT
		SANITARY SEWER MANHOLE
		SPRINT MANHOLE
		SPRINT MARKER
		STORM DRAIN MANHOLE
		STORM DRAIN JUNCTION BOX
		STREET LIGHT
		STREET LIGHT BOX
		TELEPHONE BOX
		TELEPHONE MANHOLE
		TRAFFIC SIGNAL BOX
		TRAFFIC SIGNAL POLE
		WATER BOX
		WATER METER
		WATER VALVE
		DETENTION BASIN

KEYNOTES

- 1 NEW 6" WATER LINE AND HYDRANT
- 2 NEW FENCING, SEE ARCHITECTURAL PLANS
- 3 PROPOSED RETENTION BASIN
- 4 PARCEL THREE, 40' WIDE PARCEL FRONTING MURPHY PARKWAY IS NOT PART OF THIS DEVELOPMENT.

NOTES:
 1. PIPE MATERIAL IS RCP WITH A MANNING COEFFICIENT EQUAL TO 0.013
 2. SITE WILL UTILIZE A DUAL USE EXTENDED DETENTION BASIN FOR FLOOD CONTROL AND STORMWATER QUALITY WHILE RESTRICTING FLOWS TO MEET DISCHARGE REQUIREMENTS AS OUTLINED IN THE CITY OF LATHROP CROSSROADS STORMWATER MASTERPLAN AND THE MULTI-AGENCY POST CONSTRUCTION STORMWATER MANUAL (MS-4).

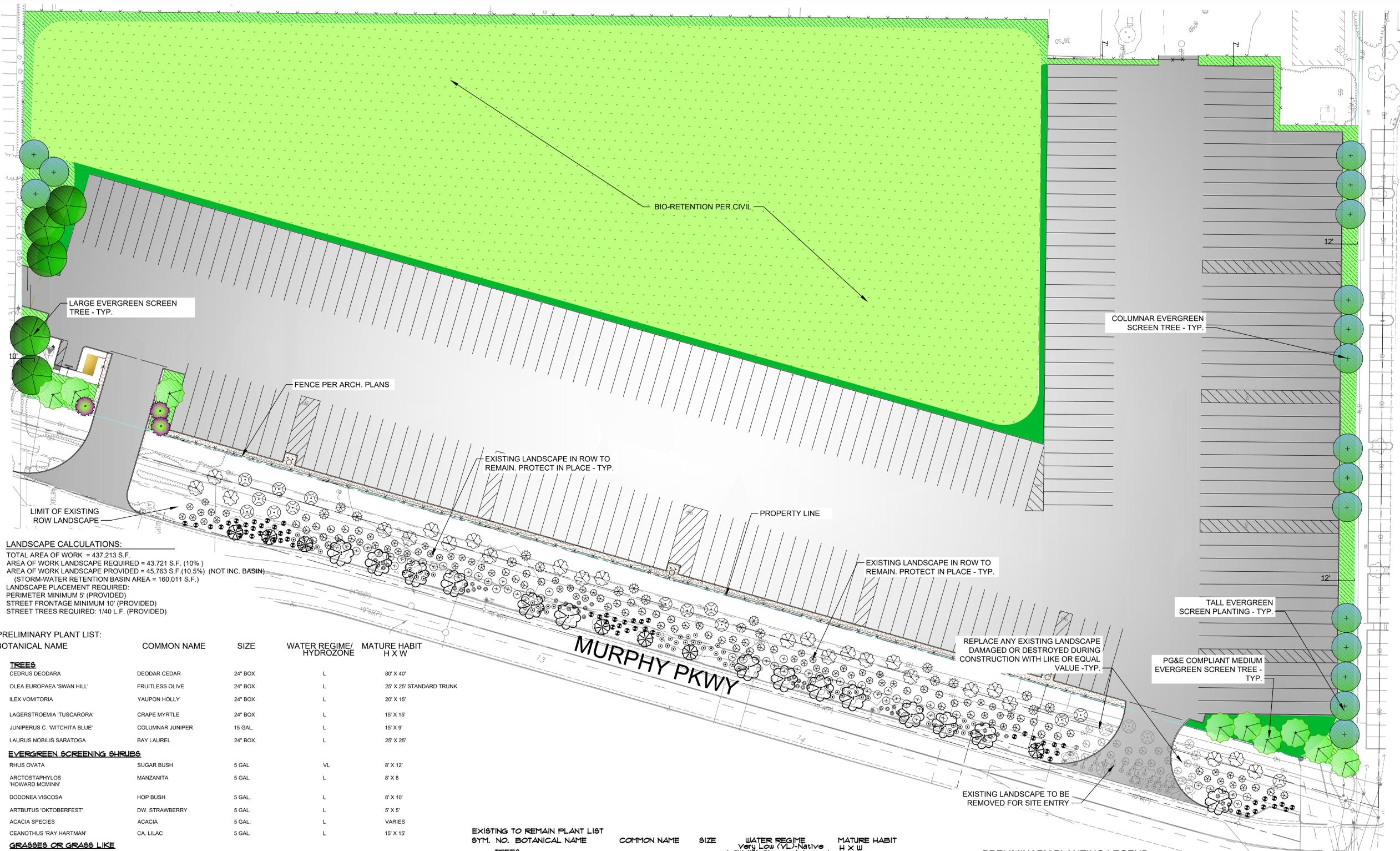


BY		REVISION		REVISION		REVISION		REVISION	
NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.

KIER+WRIGHT
 2850 Collier Canyon Road
 Livermore, CA 94551
 Phone: (925) 245-9788
 www.kierwright.com

GRADING & UTILITY PLAN
 OF
MURPHY PARKWAY
 FOR
DALFEN INDUSTRIAL

DATE: DECEMBER, 2024
 SCALE: AS SHOWN
 DESIGNER: NS
 DRAWN BY: NS
 JOB NO.: A17512-2
 SHEET: **C4.0**
 OF 5 SHEETS



LANDSCAPE CALCULATIONS:
 TOTAL AREA OF WORK = 437,213 S.F.
 AREA OF WORK LANDSCAPE REQUIRED = 43,721 S.F. (10%)
 AREA OF WORK LANDSCAPE PROVIDED = 45,763 S.F. (10.5%) (NOT INC. BASIN)
 (STORM-WATER RETENTION BASIN AREA = 160,011 S.F.)
 LANDSCAPE PLACEMENT REQUIRED:
 PERIMETER MINIMUM 5' (PROVIDED)
 STREET FRONTAGE MINIMUM 10' (PROVIDED)
 STREET TREES REQUIRED: 1/40 L.F. (PROVIDED)

PRELIMINARY PLANT LIST:

BOTANICAL NAME	COMMON NAME	SIZE	WATER REGIME/ HYDROZONE	MATURE HABIT H X W
TREES				
CEDRUS DEODARA	DEODAR CEDAR	24" BOX	L	80' X 40'
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	L	25' X 25' STANDARD TRUNK
ILEX VOMITORIA	YAUPOH HOLLY	24" BOX	L	20' X 15'
LAGERSTROEMIA 'TUSCARORA'	GRAPE MYRTLE	24" BOX	L	15' X 15'
JUNIPERUS C. 'WITCHITA BLUE'	COLUMNAR JUNIPER	15 GAL.	L	15' X 9'
LAURUS NOBILIS SARATOGA	BAY LAUREL	24" BOX	L	25' X 25'
EVERGREEN SCREENING SHRUBS				
RHUS OVATA	SUGAR BUSH	5 GAL.	VL	8' X 12'
ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GAL.	L	8' X 8'
DODONEA VISCOZA	HOP BUSH	5 GAL.	L	8' X 10'
ARTBUTUS 'OKTOBERFEST'	DW. STRAWBERRY	5 GAL.	L	5' X 5'
ACACIA SPECIES	ACACIA	5 GAL.	L	VARIES
CEANOTHUS 'RAY HARTMAN'	CA. LILAC	5 GAL.	L	15' X 15'
GRASSES OR GRASS LIKE				
FESTUCA MAIREI	ATLAS FESCUE	1 GAL.	L	2' X 3'
PENNISETUM O. 'KARLEY ROSE'	FOUNTAIN GRASS	1 GAL.	L	3' X 3'
FESTUCA CALIF. 'SERPENTINE BLUE'	CALIF. FESCUE	1 GAL.	L	3' X 3'
CALAMAGROSTIS A. 'KARL FOESTER'	FEATHERED	1 GAL.	L	2' X 3'
LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE MAT RUSH	1 GAL.	L	3' X 3'
DROUGHT TOLERANT SHRUBS				
LANTANA M. 'DW. YELLOW'	DW. LANTANA	5 GAL.	L	2' X 4'
RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL.	VL	6' X 6'
NERIUM OLEANDER 'PETITE SALMON'	PETITE OLEANDER	5 GAL.	L	5' X 5'
BERBERIS SPECIES	BARBERRY	5 GAL.	L	4' X 4'
ROSMARINUS O. 'TUSCAN BLUE'	UPRIGHT ROSEMARY	5 GAL.	L	4' X 4'
CEANOTHUS 'JOYCE COULTER'	WILD LILAC	1 GAL.	L	2' X 6'
HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	L	3' X 4'
WESTRINGIA	COAST ROSEMARY	5 GAL.	L	3' X 3'
OLEA 'LITTLE OLLIE'	DW. OLIVE	5 GAL.	L	6' X 5'
CALLISTEMON 'LITTLE JOHN'	DW. BOTTLE BRUSH	5 GAL.	L	3' X 4'
AGAVE SPP.	AGAVE	5 GAL.	L	VARIES
PERENNIALS				
TULBAGHIA V. 'TRICOLOR'	SOCIETY GARLIC	1 GAL.	L	1.5' X 1.5'
DIETES V. 'VARIEGATA'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
ACHILLEA 'MOONSHINE'	YARROW	1 GAL.	VL	3' X 3'
NEPATA 'WALKER LOW'	CATMINT	1 GAL.	VL	1' X 3'

EXISTING TO REMAIN PLANT LIST

SYM. NO.	BOTANICAL NAME	COMMON NAME	SIZE	WATER REGIME Very Low (VL)-Native Low (L)-Climate Adapted	MATURE HABIT H X W
TREES					
14	GEUERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	L	25' X 25' STANDARD TRUNK
1	QUERCUS ILEX	HOLLY OAK	15 GAL.	L	40' X 40'
LARGE EVERGREEN SHRUBS-NATIVE					
14	RHUS OVATA	SUGAR BUSH	5 GAL.	L	8' X 12'
18	ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GAL.	L	8' X 8'
25	CEANOTHUS 'RAY HARTMAN'	CA. LILAC	5 GAL.	L	10' X 10'
NATIVE GRASSES					
11	FESTUCA MAIREI	ATLAS FESCUE	1 GAL.	L	2' X 3'
NATIVE SHRUBS					
55	RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL.	L	6' X 6'
61	LEUCOPHYLLUM COMPACTUM	COMPACT TEXAS RANFER	5 GAL.	L	5' X 5'
62	CEANOTHUS 'JOYCE COULTER'	WILD LILAC	5 GAL.	L	2' X 6'
66	SALVIA C. 'WINNEFRED GILMAN'	TEXAS RANGER	5 GAL.	L	3' X 4'
49	SALVIA G. 'FURMANS RED'	SALVIA	5 GAL.	L	2' X 3'

PRELIMINARY PLANTING LEGEND

	PG&E COMPLIANT BROADLEAF EVERGREEN STREET TREE		PLANTING- LOW SHRUBS/ PERENNIAL ACCENTS W/ BARK MULCH
	LARGE EVERGREEN TREE		PROJECT ACCENT PLANTING- LOW ACCENT SHRUBS/GROUND COVER/PERENNIALS WITH DECOMPOSED GRANITE MULCH AND LARGE BOULDER ACCENTS
	PG&E COMPLIANT MEDIUM EVERGREEN SCREEN TREE		SCREEN PLANTING - TALL EVERGREEN SHRUBS WITH BARK MULCH
	COLUMNAR EVERGREEN SCREEN TREE		DECORATIVE ROCK MULCH IN PLANTER
	PG&E COMPLIANT FLW. ACCENT TREE		BIO-RETENTION SEEDED NATIVE GRASSES

PRELIMINARY LANDSCAPE PLAN
 SCALE: 1" = 30'-0"



hpa, inc.
 600 grand ave, suite 302
 oakland, ca
 94610
 tel: 949-862-2113
 email: hpa@hparchs.com

1464 Popinjay Drive
 Reno, NV.
 p: 775 829 1364
 email: bhatch00@charter.net

Owner:



Project:
Dalfen
 Lathrop Murphy
 Pkwy & D'Archy
 Pkwy
 LATHROP, CA

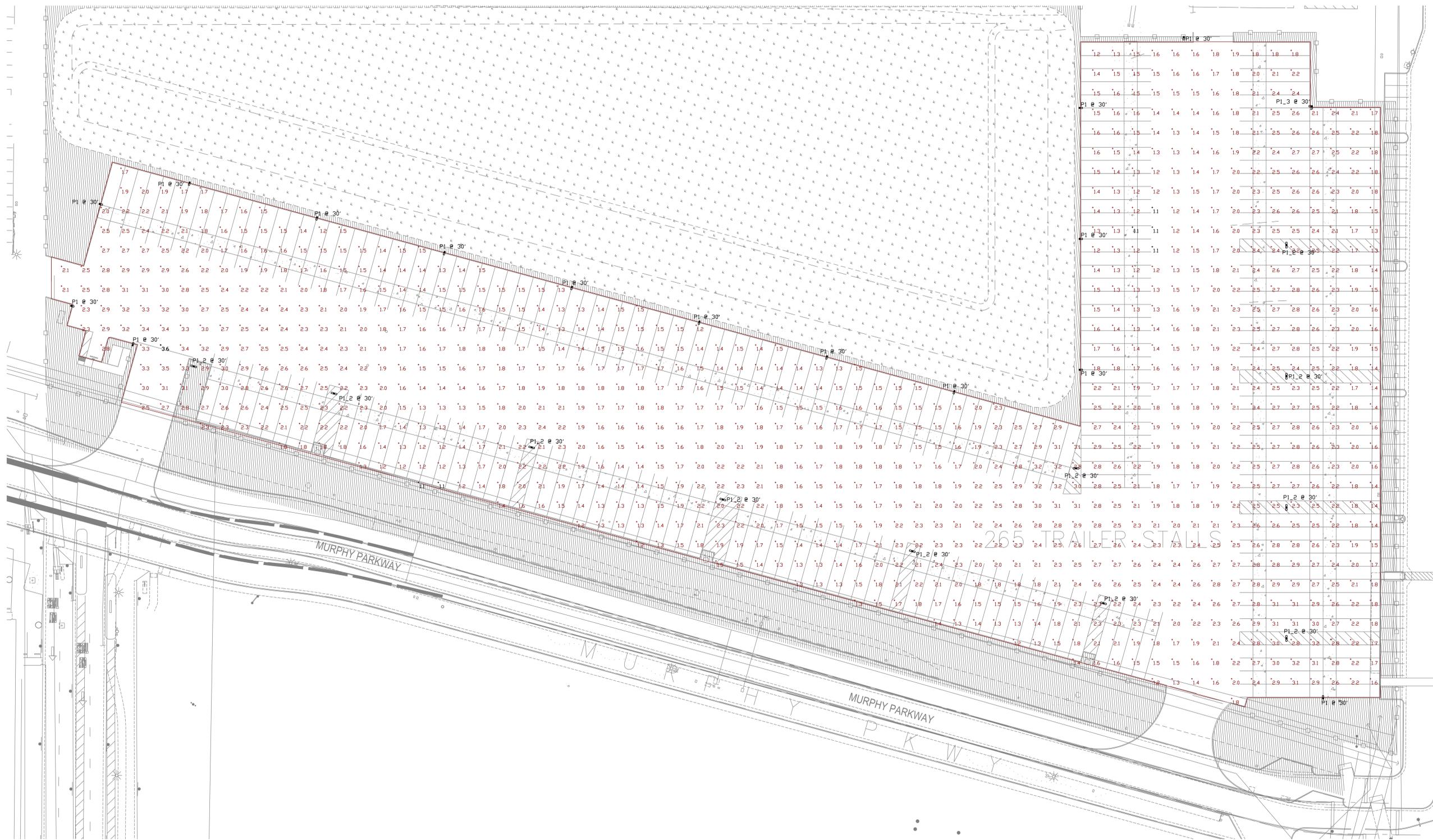
Consultants:
 CIVIL
 STRUCTURAL
 MECHANICAL
 PLUMBING
 ELECTRICAL
 LANDSCAPE
 FIRE PROTECTION
 SOILS ENGINEER

Title:
PRELIMINARY LANDSCAPE PLAN

Project Number: 22192
 Drawn by:
 Date: 01/11/2024

Revision:

Sheet:
LC1.1



hpa, inc.
600 grand ave, suite 302
oakland, ca
94610
tel: 949-862-2113
email: hpa@hparchs.com

Owner:



Project:

Murphy Parkway
for
Dalfen Industrial

LATHROP, CA

Consultants:

- CIVIL
- STRUCTURAL
- MECHANICAL
- PLUMBING
- ELECTRICAL
- LANDSCAPE
- FIRE PROTECTION
- SOILS ENGINEER

Title:

Project Number: 22192

Drawn by:

Date: 01/11/2024

Revision:

Sheet:

E1.0

SCHEDULE												
SYMBOL	LABEL	QTY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	FILE NAME	NUMBER OF LAMPS	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATTAGE	DISTRIBUTION	REMARKS
	P1	15	LITHONIA LIGHTING	DSX1 LED P6 40K TSM MVOLT	DSX1 LED P6 40K TSM MVOLT	DSX1_LED_P6_40K_TSM_MVOLT.ies	1	20,579	0.92	165	TYPE V, MEDIUM, BUG RATING: B5 - U0 - G3	LIGHTING ZONE 3, TILT 0°
	P1.2	11	LITHONIA LIGHTING	DSX1 LED P6 40K TSM MVOLT	DSX1 LED P6 40K TSM MVOLT	DSX1_LED_P6_40K_TSM_MVOLT.ies	2	20,579	0.92	330	TYPE V, MEDIUM, BUG RATING: B5 - U0 - G3	LIGHTING ZONE 3, TILT 0°
	P1.3	1	LITHONIA LIGHTING	DSX1 LED P6 40K TSM MVOLT	DSX1 LED P6 40K TSM MVOLT	DSX1_LED_P6_40K_TSM_MVOLT.ies	2	20,579	0.92	330	TYPE V, MEDIUM, BUG RATING: B5 - U0 - G3	LIGHTING ZONE 3, TILT 0°

STATISTICS						
DESCRIPTION	SYMBOL	AVE	MAX	MIN	MAX / MIN	AVE / MIN
PARKING LOT	+	2.0c	3.6c	1.1c	3.3:1	1.8:1



D-Series Size 1 LED Area Luminaire



Specifications

EPA: 0.69 ft² (0.064 m²)
 Length: 22.2" (563.5 mm)
 Width: 14.26" (362 mm)
 Height H1: 7.98" (202.6 mm)
 Height H2: 2.73" (69.3 mm)
 Weight: 34.5 lbs (15.4 kg)

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSX1 LED P7 40K 70CR1 3TM MVOLT SPA NLTAIR2 PIRHN DDBXD

Series	LEDs	Color Temperature	Color Rendering Index	Distribution	Voltage	Mounting
DSX1 LED	Forward optics	3000K (3000K only)	70CR1	ATK Automotive best view	120V	SHIPPED INCLUDED
	P1	3000K	70CR1	ATK Automotive best view	120V	SHIPPED INCLUDED
	P2	4000K	70CR1	TM Typical medium	120V	SHIPPED INCLUDED
	P3	5000K	70CR1	TW Typical wide	120V	SHIPPED INCLUDED
	P4	5000K	5000K	REC1 Typical backlight	120V	SHIPPED INCLUDED
	P5	5000K	5000K	T.E.S. Typical low glare	120V	SHIPPED INCLUDED
	P6	5000K	5000K	REC2 Typical backlight	120V	SHIPPED INCLUDED
	P7	5000K	5000K	REC3 Typical backlight	120V	SHIPPED INCLUDED
	P8	5000K	5000K	REC4 Typical backlight	120V	SHIPPED INCLUDED
	P9	5000K	5000K	REC5 Typical backlight	120V	SHIPPED INCLUDED
	P10	5000K	5000K	REC6 Typical backlight	120V	SHIPPED INCLUDED
	P11	5000K	5000K	REC7 Typical backlight	120V	SHIPPED INCLUDED
	P12	5000K	5000K	REC8 Typical backlight	120V	SHIPPED INCLUDED
	P13	5000K	5000K	REC9 Typical backlight	120V	SHIPPED INCLUDED
	P14	5000K	5000K	REC10 Typical backlight	120V	SHIPPED INCLUDED
	P15	5000K	5000K	REC11 Typical backlight	120V	SHIPPED INCLUDED
	P16	5000K	5000K	REC12 Typical backlight	120V	SHIPPED INCLUDED
	P17	5000K	5000K	REC13 Typical backlight	120V	SHIPPED INCLUDED
	P18	5000K	5000K	REC14 Typical backlight	120V	SHIPPED INCLUDED
	P19	5000K	5000K	REC15 Typical backlight	120V	SHIPPED INCLUDED
	P20	5000K	5000K	REC16 Typical backlight	120V	SHIPPED INCLUDED
	P21	5000K	5000K	REC17 Typical backlight	120V	SHIPPED INCLUDED
	P22	5000K	5000K	REC18 Typical backlight	120V	SHIPPED INCLUDED
	P23	5000K	5000K	REC19 Typical backlight	120V	SHIPPED INCLUDED
	P24	5000K	5000K	REC20 Typical backlight	120V	SHIPPED INCLUDED
	P25	5000K	5000K	REC21 Typical backlight	120V	SHIPPED INCLUDED
	P26	5000K	5000K	REC22 Typical backlight	120V	SHIPPED INCLUDED
	P27	5000K	5000K	REC23 Typical backlight	120V	SHIPPED INCLUDED
	P28	5000K	5000K	REC24 Typical backlight	120V	SHIPPED INCLUDED
	P29	5000K	5000K	REC25 Typical backlight	120V	SHIPPED INCLUDED
	P30	5000K	5000K	REC26 Typical backlight	120V	SHIPPED INCLUDED
	P31	5000K	5000K	REC27 Typical backlight	120V	SHIPPED INCLUDED
	P32	5000K	5000K	REC28 Typical backlight	120V	SHIPPED INCLUDED
	P33	5000K	5000K	REC29 Typical backlight	120V	SHIPPED INCLUDED
	P34	5000K	5000K	REC30 Typical backlight	120V	SHIPPED INCLUDED
	P35	5000K	5000K	REC31 Typical backlight	120V	SHIPPED INCLUDED
	P36	5000K	5000K	REC32 Typical backlight	120V	SHIPPED INCLUDED
	P37	5000K	5000K	REC33 Typical backlight	120V	SHIPPED INCLUDED
	P38	5000K	5000K	REC34 Typical backlight	120V	SHIPPED INCLUDED
	P39	5000K	5000K	REC35 Typical backlight	120V	SHIPPED INCLUDED
	P40	5000K	5000K	REC36 Typical backlight	120V	SHIPPED INCLUDED
	P41	5000K	5000K	REC37 Typical backlight	120V	SHIPPED INCLUDED
	P42	5000K	5000K	REC38 Typical backlight	120V	SHIPPED INCLUDED
	P43	5000K	5000K	REC39 Typical backlight	120V	SHIPPED INCLUDED
	P44	5000K	5000K	REC40 Typical backlight	120V	SHIPPED INCLUDED
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	P47	5000K	5000K	REC43 Typical backlight	120V	SHIPPED INCLUDED
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	P59	5000K	5000K	REC55 Typical backlight	120V	SHIPPED INCLUDED
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	P61	5000K	5000K	REC57 Typical backlight	120V	SHIPPED INCLUDED
	P62	5000K	5000K	REC58 Typical backlight	120V	SHIPPED INCLUDED
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	P65	5000K	5000K	REC61 Typical backlight	120V	SHIPPED INCLUDED
	P66	5000K	5000K	REC62 Typical backlight	120V	SHIPPED INCLUDED
	P67	5000K	5000K	REC63 Typical backlight	120V	SHIPPED INCLUDED
	P68	5000K	5000K	REC64 Typical backlight	120V	SHIPPED INCLUDED
	P69	5000K	5000K	REC65 Typical backlight	120V	SHIPPED INCLUDED
	P70	5000K	5000K	REC66 Typical backlight	120V	SHIPPED INCLUDED
	P71	5000K	5000K	REC67 Typical backlight	120V	SHIPPED INCLUDED
	P72	5000K	5000K	REC68 Typical backlight	120V	SHIPPED INCLUDED
	P73	5000K	5000K	REC69 Typical backlight	120V	SHIPPED INCLUDED
	P74	5000K	5000K	REC70 Typical backlight	120V	SHIPPED INCLUDED
	P75	5000K	5000K	REC71 Typical backlight	120V	SHIPPED INCLUDED
	P76	5000K	5000K	REC72 Typical backlight	120V	SHIPPED INCLUDED
	P77	5000K	5000K	REC73 Typical backlight	120V	SHIPPED INCLUDED
	P78	5000K	5000K	REC74 Typical backlight	120V	SHIPPED INCLUDED
	P79	5000K	5000K	REC75 Typical backlight	120V	SHIPPED INCLUDED
	P80	5000K	5000K	REC76 Typical backlight	120V	SHIPPED INCLUDED
	P81	5000K	5000K	REC77 Typical backlight	120V	SHIPPED INCLUDED
	P82	5000K	5000K	REC78 Typical backlight	120V	SHIPPED INCLUDED
	P83	5000K	5000K	REC79 Typical backlight	120V	SHIPPED INCLUDED
	P84	5000K	5000K	REC80 Typical backlight	120V	SHIPPED INCLUDED
	P85	5000K	5000K	REC81 Typical backlight	120V	SHIPPED INCLUDED
	P86	5000K	5000K	REC82 Typical backlight	120V	SHIPPED INCLUDED
	P87	5000K	5000K	REC83 Typical backlight	120V	SHIPPED INCLUDED
	P88	5000K	5000K	REC84 Typical backlight	120V	SHIPPED INCLUDED
	P89	5000K	5000K	REC85 Typical backlight	120V	SHIPPED INCLUDED
	P90	5000K	5000K	REC86 Typical backlight	120V	SHIPPED INCLUDED
	P91	5000K	5000K	REC87 Typical backlight	120V	SHIPPED INCLUDED
	P92	5000K	5000K	REC88 Typical backlight	120V	SHIPPED INCLUDED
	P93	5000K	5000K	REC89 Typical backlight	120V	SHIPPED INCLUDED
	P94	5000K	5000K	REC90 Typical backlight	120V	SHIPPED INCLUDED
	P95	5000K	5000K	REC91 Typical backlight	120V	SHIPPED INCLUDED
	P96	5000K	5000K	REC92 Typical backlight	120V	SHIPPED INCLUDED
	P97	5000K	5000K	REC93 Typical backlight	120V	SHIPPED INCLUDED
	P98	5000K	5000K	REC94 Typical backlight	120V	SHIPPED INCLUDED
	P99	5000K	5000K	REC95 Typical backlight	120V	SHIPPED INCLUDED
	P100	5000K	5000K	REC96 Typical backlight	120V	SHIPPED INCLUDED

Accessories

Shield Accessories

Drilling

Tenon Mounting Slipfitter

DSX1 Area Luminaire - EPA

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (3787) • www.lithonia.com

DSX1 LED Rev. 09/02/23 Page 1 of 10

Ordering Information

Accessories

Shield Accessories

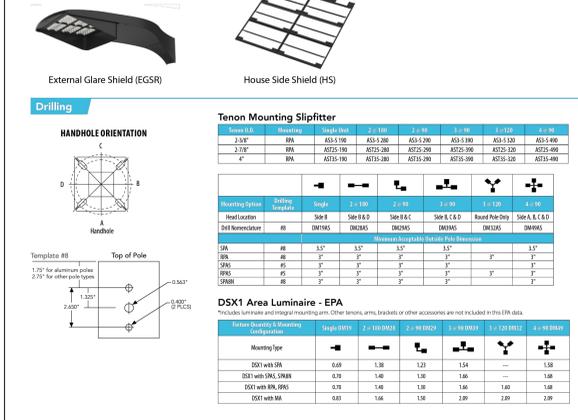
Drilling

Tenon Mounting Slipfitter

DSX1 Area Luminaire - EPA

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.



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DSX1 LED Rev. 09/02/23 Page 2 of 10

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Projected LED Lumen Maintenance

FAO Dimming Settings

Motion Sensor Default Settings

Controls Options

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DSX1 LED Rev. 09/02/23 Page 3 of 10

Electrical Load

LED Color Temperature / Color Rendering Multipliers

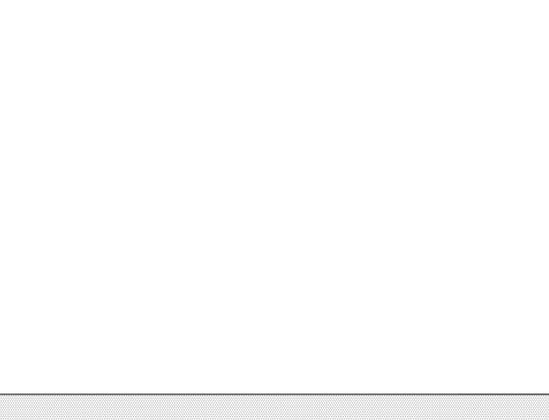
Notes

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DSX1 LED Rev. 09/02/23 Page 4 of 10

Photometric Diagrams

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DSX1 LED Rev. 09/02/23 Page 5 of 10

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Projected LED Lumen Maintenance

FAO Dimming Settings

Motion Sensor Default Settings

Controls Options

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DSX1 LED Rev. 09/02/23 Page 6 of 10

Ordering Information

Accessories

Shield Accessories

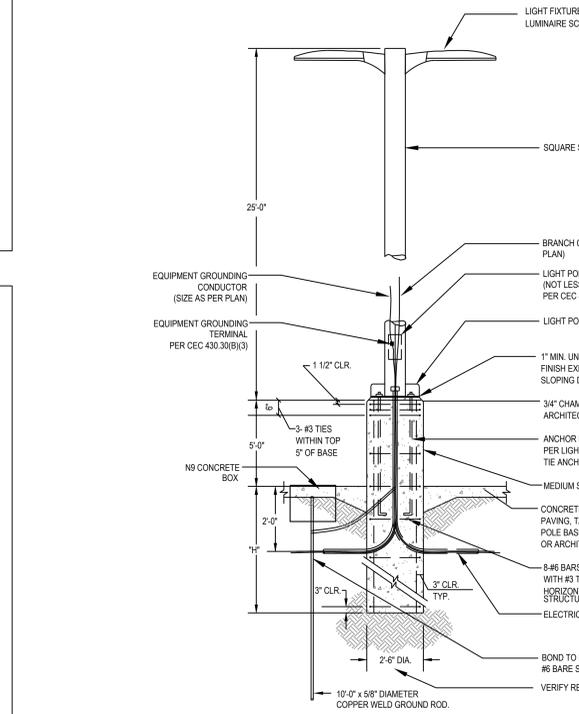
Drilling

Tenon Mounting Slipfitter

DSX1 Area Luminaire - EPA

Photometric Diagrams

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DSX1 LED Rev. 09/02/23 Page 7 of 10

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Projected LED Lumen Maintenance

FAO Dimming Settings

Motion Sensor Default Settings

Controls Options

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DSX1 LED Rev. 09/02/23 Page 8 of 10

Ordering Information

Accessories

Shield Accessories

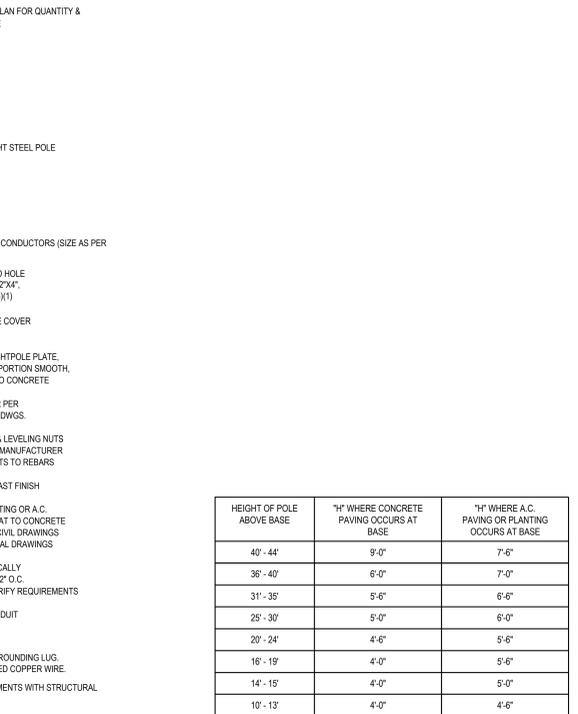
Drilling

Tenon Mounting Slipfitter

DSX1 Area Luminaire - EPA

Photometric Diagrams

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DSX1 LED Rev. 09/02/23 Page 9 of 10

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Projected LED Lumen Maintenance

FAO Dimming Settings

Motion Sensor Default Settings

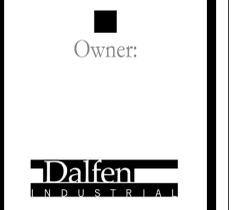
Controls Options

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DSX1 LED Rev. 09/02/23 Page 10 of 10



hpa, inc.
600 grand ave, suite 302
oakland, ca
94610
tel: 949-862-2113
email: hpa@hparchis.com



Project:
Murphy Parkway for Dalfen Industrial

LATHROP, CA

Consultants:
CIVIL STRUCTURAL MECHANICAL PLUMBING ELECTRICAL LANDSCAPE FIRE PROTECTION SOILS ENGINEER

Title:

Project Number: 22192

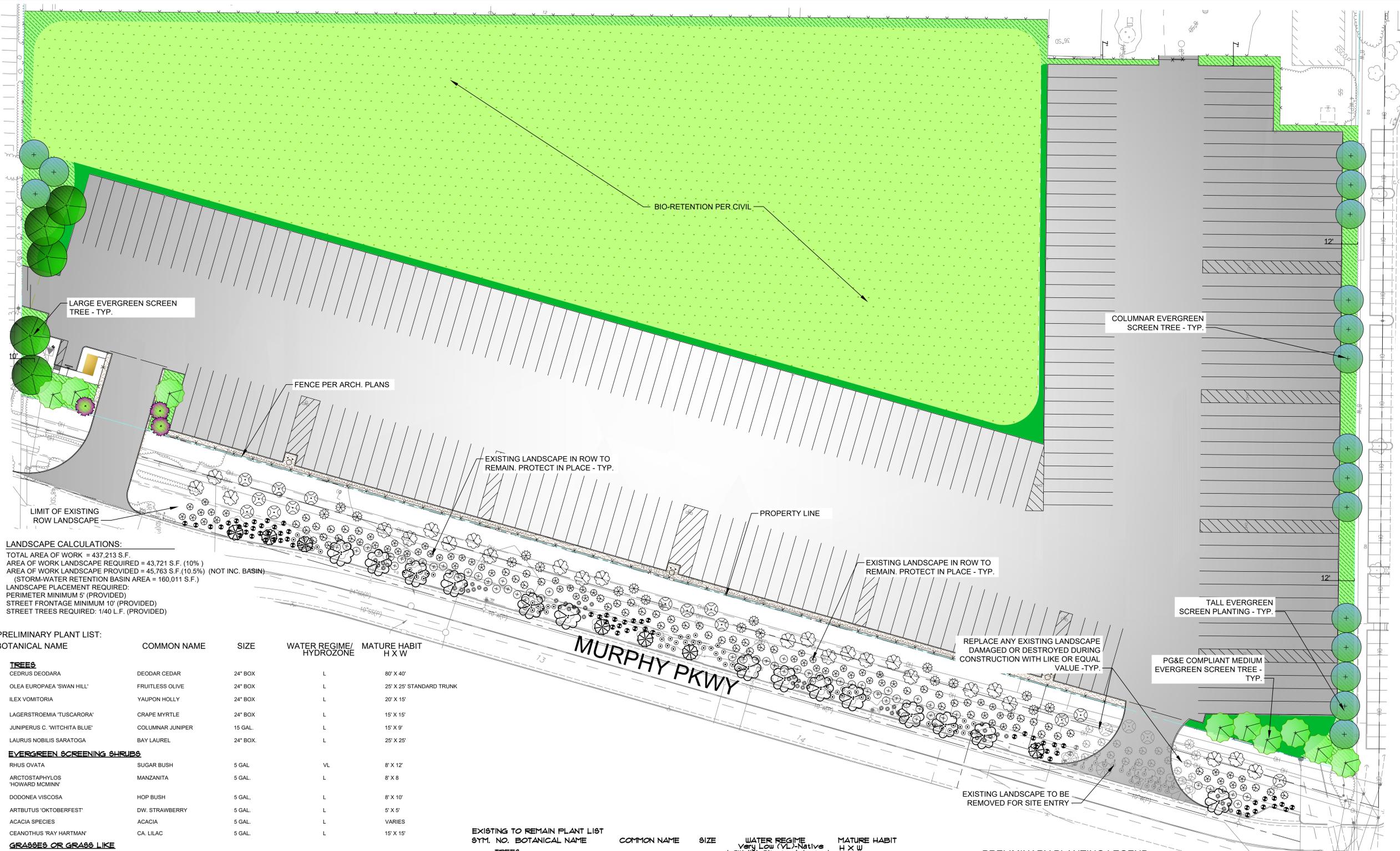
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Date: 01/11/2024

Revision:

Sheet: E1.1





LANDSCAPE CALCULATIONS:
 TOTAL AREA OF WORK = 437,213 S.F.
 AREA OF WORK LANDSCAPE REQUIRED = 43,721 S.F. (10%)
 AREA OF WORK LANDSCAPE PROVIDED = 45,763 S.F. (10.5%) (NOT INC. BASIN)
 (STORM-WATER RETENTION BASIN AREA = 160,011 S.F.)
 LANDSCAPE PLACEMENT REQUIRED:
 PERIMETER MINIMUM 5' (PROVIDED)
 STREET FRONTAGE MINIMUM 10' (PROVIDED)
 STREET TREES REQUIRED: 1/40 L.F. (PROVIDED)

PRELIMINARY PLANT LIST:

BOTANICAL NAME	COMMON NAME	SIZE	WATER REGIME/ HYDROZONE	MATURE HABIT H X W
TREES				
CEDRUS DEODARA	DEODAR CEDAR	24" BOX	L	80' X 40'
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	L	25' X 25' STANDARD TRUNK
ILEX VOMITORIA	YAUPOH HOLLY	24" BOX	L	20' X 15'
LAGERSTROEMIA 'TUSCARORA'	GRAPE MYRTLE	24" BOX	L	15' X 15'
JUNIPERUS C. 'WITCHITA BLUE'	COLUMNAR JUNIPER	15 GAL.	L	15' X 9'
LAURUS NOBILIS SARATOGA	BAY LAUREL	24" BOX	L	25' X 25'
EVERGREEN SCREENING SHRUBS				
RHUS OVATA	SUGAR BUSH	5 GAL.	VL	8' X 12'
ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GAL.	L	8' X 8'
DODONEA VISCOZA	HOP BUSH	5 GAL.	L	8' X 10'
ARTBUTUS 'OKTOBERFEST'	DW. STRAWBERRY	5 GAL.	L	5' X 5'
ACACIA SPECIES	ACACIA	5 GAL.	L	VARIES
CEANOTHUS 'RAY HARTMAN'	CA. LILAC	5 GAL.	L	15' X 15'
GRASSES OR GRASS LIKE				
FESTUCA MAIREI	ATLAS FESCUE	1 GAL.	L	2' X 3'
PENNISETUM O. 'KARLEY ROSE'	FOUNTAIN GRASS	1 GAL.	L	3' X 3'
FESTUCA CALIF. 'SERPENTINE BLUE'	CALIF. FESCUE	1 GAL.	L	3' X 3'
CALAMAGROSTIS A. 'KARL FOESTER'	FEATHERED	1 GAL.	L	2' X 3'
LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE MAT RUSH	1 GAL.	L	3' X 3'
DROUGHT TOLERANT SHRUBS				
LANTANA M. 'DW. YELLOW'	DW. LANTANA	5 GAL.	L	2' X 4'
RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL.	VL	6' X 6'
NERIUM OLEANDER 'PETITE SALMON'	PETITE OLEANDER	5 GAL.	L	5' X 5'
BERBERIS SPECIES	BARBERRY	5 GAL.	L	4' X 4'
ROSMARINUS O. 'TUSCAN BLUE'	UPRIGHT ROSEMARY	5 GAL.	L	4' X 4'
CEANOTHUS 'JOYCE COULTER'	WILD LILAC	1 GAL.	L	2' X 6'
HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	L	3' X 4'
WESTRINGIA	COAST ROSEMARY	5 GAL.	L	3' X 3'
OLEA 'LITTLE OLLIE'	DW. OLIVE	5 GAL.	L	6' X 5'
CALLISTEMON 'LITTLE JOHN'	DW. BOTTLE BRUSH	5 GAL.	L	3' X 4'
AGAVE SPP.	AGAVE	5 GAL.	L	VARIES
PERENNIALS				
TULBAGHIA V. 'TRICOLOR'	SOCIETY GARLIC	1 GAL.	L	1.5' X 1.5'
DIETES V. 'VARIEGATA'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
ACHILLEA 'MOONSHINE'	YARROW	1 GAL.	VL	3' X 3'
NEPATA 'WALKER LOW'	CATMINT	1 GAL.	VL	1' X 3'

EXISTING TO REMAIN PLANT LIST

SYM. NO.	BOTANICAL NAME	COMMON NAME	SIZE	WATER REGIME Very Low (VL)-Native Low (L)-Climate Adapted	MATURE HABIT H X W
TREES					
14	GEUERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	L	25' X 25' STANDARD TRUNK
1	QUERCUS ILEX	HOLLY OAK	15 GAL.	L	40' X 40'
LARGE EVERGREEN SHRUBS-NATIVE					
14	RHUS OVATA	SUGAR BUSH	5 GAL.	L	8' X 12'
18	ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GAL.	L	8' X 8'
25	CEANOTHUS 'RAY HARTMAN'	CA. LILAC	5 GAL.	L	10' X 10'
NATIVE GRASSES					
11	FESTUCA MAIREI	ATLAS FESCUE	1 GAL.	L	2' X 3'
NATIVE SHRUBS					
55	RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL.	L	6' X 6'
61	LEUCOPHYLLUM COMPACTUM	COMPACT TEXAS RANFER	5 GAL.	L	5' X 5'
62	CEANOTHUS 'JOYCE COULTER'	WILD LILAC	5 GAL.	L	2' X 6'
66	SALVIA C. 'WINNEFRED GILMAN'	TEXAS RANGER	5 GAL.	L	3' X 4'
49	SALVIA G. 'FURMANS RED'	SALVIA	5 GAL.	L	2' X 3'

PRELIMINARY PLANTING LEGEND

- PG&E COMPLIANT BROADLEAF EVERGREEN STREET TREE
- LARGE EVERGREEN TREE
- PG&E COMPLIANT MEDIUM EVERGREEN SCREEN TREE
- COLUMNAR EVERGREEN SCREEN TREE
- PG&E COMPLIANT FLW. ACCENT TREE
- PLANTING-LOW SHRUBS/ PERENNIAL ACCENTS W/ BARK MULCH
- PROJECT ACCENT PLANTING- LOW ACCENT SHRUBS/GROUND COVER/PERENNIALS WITH DECOMPOSED GRANITE MULCH AND LARGE BOULDER ACCENTS
- SCREEN PLANTING - TALL EVERGREEN SHRUBS WITH BARK MULCH
- DECORATIVE ROCK MULCH IN PLANTER
- BIO-RETENTION SEEDED NATIVE GRASSES

PRELIMINARY LANDSCAPE PLAN
 SCALE: 1" = 30'-0"



hpa, inc.
 600 grand ave, suite 302
 oakland, ca
 94610
 tel: 949-862-2113
 email: hpa@hparchs.com

1464 Popinjay Drive
 Reno, NV.
 p: 775 829 1364
 email: bhatch00@charter.net

Owner:



Project:

Dalfen
 Lathrop Murphy
 Pkwy & D'Archy
 Pkwy
 LATHROP, CA

Consultants:

- CIVIL
- STRUCTURAL
- MECHANICAL
- PLUMBING
- ELECTRICAL
- LANDSCAPE
- FIRE PROTECTION
- SOILS ENGINEER

Title:
 PRELIMINARY LANDSCAPE PLAN

Project Number: 22192

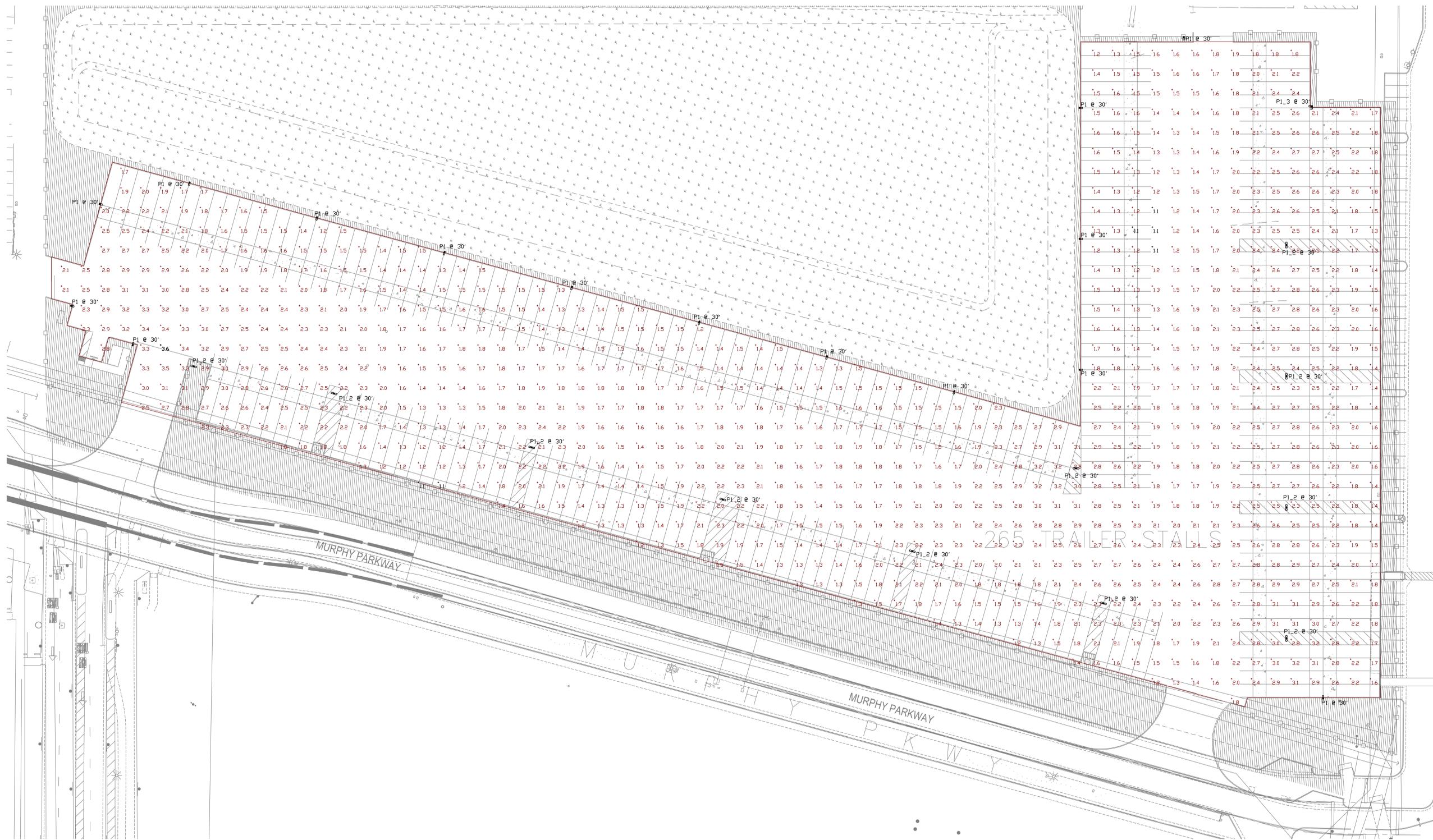
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Date: 01/11/2024

Revision:

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hpa, inc.
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oakland, ca
94610
tel: 949-862-2113
email: hpa@hparchs.com

Owner:



Project:

Murphy Parkway
for
Dalfen Industrial

LATHROP, CA

Consultants:

- CIVIL
- STRUCTURAL
- MECHANICAL
- PLUMBING
- ELECTRICAL
- LANDSCAPE
- FIRE PROTECTION
- SOILS ENGINEER

Title:

Project Number: 22192

Drawn by:

Date: 01/11/2024

Revision:

Sheet:

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SCHEDULE												
SYMBOL	LABEL	QTY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	FILE NAME	NUMBER OF LAMPS	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATTAGE	DISTRIBUTION	REMARKS
	P1	15	LITHONIA LIGHTING	DSX1 LED P6 40K TSM MVOLT	DSX1 LED P6 40K TSM MVOLT	DSX1_LED_P6_40K_TSM_MVOLT.ies	1	20,579	0.92	165	TYPE V, MEDIUM, BUG RATING: B5 - U0 - G3	LIGHTING ZONE 3, TILT 0°
	P1.2	11	LITHONIA LIGHTING	DSX1 LED P6 40K TSM MVOLT	DSX1 LED P6 40K TSM MVOLT	DSX1_LED_P6_40K_TSM_MVOLT.ies	2	20,579	0.92	330	TYPE V, MEDIUM, BUG RATING: B5 - U0 - G3	LIGHTING ZONE 3, TILT 0°
	P1.3	1	LITHONIA LIGHTING	DSX1 LED P6 40K TSM MVOLT	DSX1 LED P6 40K TSM MVOLT	DSX1_LED_P6_40K_TSM_MVOLT.ies	2	20,579	0.92	330	TYPE V, MEDIUM, BUG RATING: B5 - U0 - G3	LIGHTING ZONE 3, TILT 0°

STATISTICS						
DESCRIPTION	SYMBOL	AVE	MAX	MIN	MAX / MIN	AVE / MIN
PARKING LOT	+	2.0c	3.6c	1.1c	3.3:1	1.8:1



Attachment 9

Dalfen Truck/Trailer Parking Lot Facility SPR-24-38

Environmental Checklist, prepared by J.B. Anderson Land Use Planning,
dated September 2025

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

<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.