



## PLANNING COMMISSION STAFF REPORT

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<b>DATE:</b>	December 17, 2025
<b>APPLICATION NO:</b>	Conditional Use Permit No. CUP-25-152 & Site Plan Review No. SPR-25-153 – Woodlands East Gymnasium
<b>LOCATION:</b>	15820 Parito Emata Way Lathrop, CA 95330 APN: 220-020-50
<b>REQUEST:</b>	Planning Commission to consider adoption of a resolution to approve the Conditional Use Permit and Site Plan Review application to construct and operate an 18,000 square foot private gymnasium on a 1.46-acre site located at the southeast corner of Parito Emata Way and Groveland Avenue within the Woodlands East District (Phase 2 of the River Islands at Lathrop).
<b>APPLICANT:</b>	River Islands Development Area 3, LLC 73 W. Stewart Road Lathrop, CA 95330
<b>OWNER:</b>	Same As Applicant
<b>GENERAL PLAN:</b>	RL-RI, Residential Low
<b>ZONING:</b>	RL-RI, Residential Low
<b>CEQA STATUS:</b>	The environmental review for the River Islands project as a whole was completed in the certified Subsequent Environmental Impact Report (SEIR) for the River Islands at Lathrop Phase 2 Project (State Clearinghouse No. 1993112027). The SEIR considered the full range of potential environmental effects of urban development of the entire River Islands Project, including planned urban development of the Project Site. The proposed project falls within the scope of the existing SEIR and does not require further environmental review under the California Environmental Quality Act (CEQA).

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**SUMMARY:**

The applicant is requesting approval of a Conditional Use Permit (CUP) and Site Plan Review (SPR) for the development of an 18,000 square foot private gymnasium on a 1.46-acre site located at the southeast corner of Parito Emata Way and Groveland Avenue within the Woodlands East District (Phase 2 of the River Islands at Lathrop).

The proposed gymnasium will primarily be used as a sports, arts and special event venue for the Woodlands East K-8 elementary school (that is currently under construction located directly south of the site), and it may also be used to host recreational and community-oriented events programmed by the City during non-school days and times and will be available for private users at times of the year when school is not in session and when it is not being used by the City.

Staff recommends the Planning Commission adopt Resolution 25-23 to approve the Conditional Use Permit and the Site Plan Review entitlement for the Woodlands East Gymnasium subject to the attached Conditions of Approval.

**SITE DESCRIPTION:**

The property is located within the Woodlands East District (Phase 2 of River Islands at Lathrop). Specifically, the project is located at the southeast corner of Parito Emata Way and Groveland Avenue, adjacent to the future Woodlands East K-8 elementary school (Banta Unified School District). The project site is 1.46 acres in size and is currently vacant and undeveloped. The property has a General Plan Land Use Designation of “RL-RI, Residential Low” and is within the “RL-RI, Residential Low” Zoning District.

General Plan and Zoning designations of the adjacent properties surrounding the project site are characterized as being “RI-RL, Residential Low” and “RM-Residential Medium designations with the majority of these properties remaining undeveloped with the exception of the K-8 elementary school that is currently being constructed to the south.

**BACKGROUND:**

In 2003, the River Islands received City approval of various entitlements, including certification of a Subsequent Environmental Impact Report (SEIR), revised West Lathrop Specific Plan (WLSP), Urban Design Concept (UDC), Vesting Tentative Map No. 3221, and a Preliminary Development Plan (PDP) for Phase 1. The approvals allowed for the development of 11,000 new dwelling units, commercial development, open space, schools, and public facilities.

In 2015, River Islands project received approval of major amendments to the WLSP, the River Islands UDC, and Vesting Tentative Map to accommodate various changes to the roadways, residential unit mix, replacement of the canal system with a decentralized lake system, open space, and parkland modifications.

On July 14, 2021 River Islands received City approval for the Phase 2 project area. This action added 4,010 additional residential units bringing the total to 15,010 units, created a “town center” mixed-use area at Paradise Road (Paradise Cut Village Center), added a mixed-use Transit Oriented Development (TOD) area to complement the future planned Valley Link transit station, and changed the circulation pattern for the Phase 2 area.

Since the time the City had approved the River Islands Phase 2 project area in July 2021 (as referenced above), the City Planning Commission has approved the development of two private gymnasium projects in the River Islands development area, including the following:

- In October 2021: a private gymnasium on a 1.7-acre site located at the southeast corner of Penrose Lane and Garden Farms Avenue in the Lakeside East District of the River Islands Phase 1 area, just west of EPIC K-8 elementary school. This gymnasium is currently operating as intended with its original approval from the City.
- In June 2024: a private gymnasium on a 0.91-acre site located at the southwest corner of River Islands Parkway and Riptide Way in the West Village District of the River Islands Phase 2 area, just north of River Islands High School. This construction of this gymnasium is nearing completion. River Islands High School will be utilizing this gymnasium for its own sports programs and special events on a temporary basis until the High School completes their own separate permanent gymnasium facility (which is currently under construction).

These two projects were approved for the purpose of allowing these facilities to be primarily utilized by the Banta Unified School District (through existing agreements) for various sports and special events, as well as allowing for recreational and community-oriented events programmed by the City.

The applicant’s proposal would be the third private gymnasium project for the River Islands development area.

#### **ANALYSIS:**

The proposed project is for the development of an 18,000 square foot private gymnasium that will be primarily used as a sports, arts and special event venue for the Woodlands East K-8 elementary school (currently under construction and located south of the subject site) with options to allow recreational and community-oriented events programmed by the City during non-school days and times and for private users at times of the year when school is not in session and when it is not being used by the City.

The site improvements associated with this project include: on-site landscaping, an outdoor family picnic area with shade structure, park benches, a bike rack system, an off-street parking area for twenty (20) passenger vehicles, as well as the 18,000 square foot gymnasium that is designed to accommodate an indoor basketball/volleyball court and an outdoor platform (stage), bleacher seats, concessions, restrooms, and storage areas.

As a private recreational use such as a gymnasium is listed as a conditionally permitted use under Chapter 17.61: *River Islands Zoning Districts*, the proposal requires the applicant to first secure the approval of two entitlements from the City, including: a Conditional Use Permit (CUP) and a Site Plan Review entitlement.

Conditional Use Permit (CUP) Considerations

The project site and the adjacent surrounding properties are designated for residential development and are zoned “RL-RI, Residential Low” and “RM-RI, Residential Medium”, and the site is conveniently located at the southeast corner of Parito Emata Way and Groveland Avenue with access to River Islands Parkway and Branton Avenue via Parito Emata Way.

The proposed gymnasium will be primarily used by the Woodlands East K-8 elementary school (currently under construction and located south of the subject site) as a sports, arts and special event venue with options of allowing recreational and community-oriented events programmed by the City’s Parks and Recreation Departments during non-school days and times and for allowing private users at times of the year when school is not in session and when it is not being used by the City. This CUP has been conditioned to require any proposed outdoor private event (not associated with the school or the City) to obtain the approval of a separate Temporary Use Permit (TUP) through the City.

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

- As the proposed gymnasium will be used primarily for educational and community related purposes, it creates new recreational opportunities for the school age residents of the River Islands development and will become essential component of the River Islands community.
- The proposed gymnasium use will not adversely affect the character of the area as it has been designed so that it is compatible with the surrounding land uses within the vicinity, and will not be detrimental to the health, safety or general welfare of the City, and it will support the adjacent K-8 elementary school (currently under construction) located to the south.
- The CUP allows the City to condition the gymnasium use to comply with City adopted land use policies and regulations.

Site Plan Review Considerations

The Site Plan Review entitlement request is required for the review and approval of the architecture and aesthetics associated with the proposed improvements for the 18,000 square foot gymnasium, which includes: the gymnasium (that is designed to accommodate an indoor basketball/volleyball court and an outdoor platform (stage), bleacher seats, concessions, restrooms, and storage areas), on-site landscaping, an outdoor family picnic area with shade structure, park benches, a bike rack system, and an off-street parking area for twenty (20) passenger vehicles. The proposed project will be required to connect to City services for sanitary sewer, water and stormwater.

Site Plan & Circulation

Vehicle access is provided along Parito Emata Way and a shared driveway with the K-8 elementary school to the south. Pedestrian access will be provided via a walkway from the sidewalk along Groveland Avenue to the gym and a walkway through the elementary school property that connects to Parito Emata Way. The gymnasium site will provide 20 on-site parking spaces and may utilize the adjacent parking area for the K-8 elementary school (which includes 123 parking spaces). As such, this arrangement is further described under Planning Condition # 2.

Parking for the project is subject to Section 17.76.020: *Off-street parking facilities required*. The required off-street parking for “Auditoriums or Similar Establishments” as it relates to this project is based upon fixed seating, which is calculated at one (1) space for each four (4) seats, plus one (1) space for each employee.

As the seating capacity of the gymnasium is based on 390 bleacher seats and four (4) employees, the project requires a minimum of 102 off-street parking spaces ( $390/4 = 97.5 + 4$  employees). The project exceeds the requirement by 41 spaces with a total of 143 parking spaces provided.

If the applicant desires to hold an event within the gymnasium that does not involve fixed seating (bleacher seats), said event will be limited to the use of square footage of the building (7,150 square feet) to meet the City’s non-fixed seating parking ratio of 1 space per 50 square feet building area (i.e.  $7,150/50 = 143$  parking spaces). This requirement is reflected in Planning Condition # 4.

The project is subject to the River Island Urban Design Concept (UDC) Development Standards. The proposed project satisfies the requirements as it relates to building setbacks, lot coverage, and height.

Floor Plan & Building Elevations

The floor plan and building elevations are illustrated with Attachment 4. The proposed gymnasium accommodates basketball, volleyball and other indoor activities, bleacher seats, a platform (stage), restrooms, concessions, and storage areas.

Additionally, the applicant submitted building elevations for the gymnasium for the Planning Commission to review. The exterior of the building will use high-quality mixed materials including stucco, brick, cmu block, metal, wood framing, and brick/stone veneer. Staff believes the proposed colors and materials for the building are designed to be consistent and complement those buildings associated with the adjacent elementary school. The Stewart Tract Design Review Committee (STDRC) reviewed the building elevations and recommended (at their November 25, 2025 meeting) that the City Planning Commission approved the project (see Attachment 5).

#### Landscaping and Lighting

Landscaping is provided throughout the site and includes a variety of trees, shrubs, groundcover and turf areas. As illustrated on the Landscape Plan (Attachment 4), street frontage landscaping is provided along Parito Emata Way and Groveland Avenue. The project also includes a family picnic area with a shade structure and trash receptacles. The picnic area is adjacent to the gym. Trees are proposed throughout the site to provide shade for the parking areas as well as for aesthetic value.

Lighting fixtures will be installed on the exterior of the buildings for security and for lighting of walkways and parking areas. Light poles will be distributed appropriately for the site to provide sufficient lighting coverage. The project includes a Condition of Approval to provide a detailed Photometric Plan that will show lighting levels meeting the minimum City standard (1-foot candle power) for parking areas and drive aisles.

#### STDRC Recommendation

The private gymnasium proposal was presented to the Stewart Tract Design Review Committee (STDRC) on November 25, 2025. The STDRC voted unanimously to recommend the City Planning Commission approve the Conditional Use Permit and Site Plan Review entitlement and allow for the construction of the project (see Attachment 5).

#### 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 the West Lathrop Specific Plan and will comply with the requirements of the Zoning Ordinance and design guidelines of the River Islands UDC upon development. The design guidelines address site design and architecture, including building placement and orientation, public spaces and pedestrian amenities, landscaping and style and design details.

#### Conditions of Approval

Planning staff routed the project plans on November 4, 2025 to the Building Department, Public Works Department, Lathrop Police Department, and Lathrop-Manteca Fire District, and developed a consolidated list of conditions from these Departments to ensure that the project complies with the City's standards and requirements as well as consistency with the River Islands UDC.

Public Notice

A Notice of Public Hearing was advertised in the Manteca Bulletin on December 4, 2025. Staff also mailed the public hearing notice on December 4, 2025 to notify property owners located within a 300-foot radius from the subject property. In addition, the meeting agenda was posted at the Council Chambers bulletin board and three (3) other locations accessible to the public. The agenda is also posted on the City's website. As of the writing of this report, no comments were received in favor or against the proposed project.

**CEQA REVIEW:**

Environmental review for the River Islands project as a whole was completed in the certified Subsequent Environmental Impact Report (SEIR) for the River Islands at Lathrop Phase 2 Project (State Clearinghouse No. 1993112027). The SEIR considered the full range of potential environmental effects of urban development of the entire River Islands Project, including planned urban development of the Project Site. The proposed project falls within the scope of the existing SEIR and does not require further environmental review under the California Environmental Quality Act (CEQA).

The proposed project will not produce any new significant environmental impacts, and no new mitigation measures are required. The SEIR specified the mitigation measures needed to reduce potentially significant environmental effects of the River Islands project to a less than significant level. The proposed project is required to conform to these mitigation measures.

**RECOMMENDATION:**

Staff recommends that the Planning Commission Adopt Resolution No. 25-23, approving the Conditional Use Permit No. CUP-25-152 and Site Plan Review No. SPR-25-153 for the development of an 18,000 square foot private gymnasium on a 1.46-acre site located at the southeast corner of Parito Emata Way and Groveland Avenue within the Woodlands East District (Phase 2 of the River Islands at Lathrop).

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**Approvals:**

  
James Michaels, Senior Planner

12/9/2025  
Date

  
Todd Sebastian, Parks and Recreation Director

12.9.2025  
Date

  
Rick Caguiat, Community Development Director

12/9/25  
Date

  
Salvador Navarrete, City Attorney

12-9-2025  
Date

**Attachments:**

1. PC Reso No. 25-23 for Conditional Use Permit & Site Plan Review
2. Conditions of Approval dated December 17, 2025
3. Vicinity Map
4. Project Plans
5. STDRC Letter, dated November 25, 2025



**CITY OF LATHROP  
PLANNING COMMISSION RESOLUTION NO. 25-23**

**A RESOLUTION OF THE CITY OF LATHROP PLANNING COMMISSION TO  
APPROVE A CONDITIONAL USE PERMIT AND A SITE PLAN REVIEW  
APPLICATION TO CONSTRUCT AND OPERATE AN 18,000 SQUARE FOOT  
PRIVATE GYMNASIUM LOCATED WITHIN THE RIVER ISLANDS WOODLANDS  
EAST DISTRICT. (CUP-25-152 AND SPR-25-153)**

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

**WHEREAS**, River Islands Development Area 3, LLC (“RID”) has made an application to the City for approval of a Conditional Use Permit and a Site Plan Review entitlement to construct and operate an 18,000 square foot private gymnasium on a 1.46-acre site located within the River Islands Woodlands East District area; and

**WHEREAS**, the proposed project includes: on-site landscaping, an outdoor family picnic area with shade structure, park benches, a bike rack system, an off-street parking area for twenty (20) passenger vehicles, as well as the 18,000 square foot gymnasium that is designed to accommodate an indoor basketball/volleyball court and an outdoor platform (stage), bleacher seats, concessions, restrooms, and storage areas; and

**WHEREAS**, the gymnasium will primarily be used as a sports, arts and special event venue for the Woodlands East K-8 elementary school (that is currently under construction located directly south of the site) and may also host recreational and community-oriented events programmed by the City during non-school days and times and will be available for private users at times of the year when school is not in session and when it is not being used by the City; and

**WHEREAS**, the project site comprises of a 1.46-acre site (APN: 220-020-50) and is located at 15820 Parito Emata Way (the southeast corner of Parito Emata Way and Groveland Avenue) within the Woodlands East District of River Islands Phase 2; and

**WHEREAS**, the project site has a general plan land use designation of “RL-RI, Residential Low – River Islands” and a zoning designation of “RL-RI, Residential Low – River Islands”, which allows for public or private recreational uses subject to City approval of a Conditional Use Permit; and

**WHEREAS**, the City of Lathrop Planning Commission approved the Woodlands East Neighborhood Development Plan (NDP) in March 2023 and amended the NDP in November 2025; and

**WHEREAS**, the City of Lathrop Planning Commission approved the Woodlands East Architectural Design Guidelines and Development Standards (DG/DS) in June 2024, and amended the DG/DS in both February 2025 and November 2025; and

**WHEREAS**, proper notice of this public hearing was given in all respects as required by law including the publishing of a legal notice of the hearing in the Manteca Bulletin on December 4, 2025, mailed the public notice to notify property owners located within a 300-foot radius from the project site boundary, emailed to the City's Public Hearing subscribers and interested parties and posted at three (3) locations accessible to the public and the City website; and

**WHEREAS**, the proposed Woodlands East Private Gymnasium project has been reviewed by City staff, who have recommended that the Planning Commission approve both CUP-25-152 and SPR-25-153, along with certain conditions of approval that will ensure that the private gymnasium project is consistent with the 2022 Lathrop General Plan, the 2003 West Lathrop Specific Plan (WLSP), the Lathrop Municipal Code (LMC), the River Islands Urban Design Concept (UDC), the River Islands Woodlands East District Neighborhood Development Plan (NDP) and Architectural Design Guidelines and Development Standards (DG/DS), and other applicable regulations and standards (conditions included and incorporated herein as Attachment "2"); and

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

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

1. California Environmental Quality Act (CEQA) Findings. Pursuant to Public Resources Code section 21083.3 and CEQA Guidelines Section 15183, the Planning Commission finds as follows:
  - a) The City Council approved the River Islands (RI) at Lathrop Project, certified the Final Subsequent Environmental Impact Report (SEIR) for the RI at Lathrop Project, adopted the 2003 West Lathrop Specific Plan (WLSP) and the Urban Design Concept, and approved a Phase 2 subdivision map and the 2003 Amended and Restated Development Agreement for the RI at Lathrop Project.
  - b) The above referenced RI Project documents, including the SEIR, have been updated and amended several times thereafter, most recently in 2018 with the adoption of the Sixth Addendum to the SEIR.
  - c) Environmental review for the River Islands project as a whole was completed in the certified Subsequent Environmental Impact Report (SEIR) for the River Islands at Lathrop Project in February 2003 (State Clearinghouse No. 1993112027). The SEIR considered the full range of potential environmental effects of urban development of the entire River Islands Project. The proposed gymnasium project falls within the scope of the existing SEIR and does not require further environmental review under the California Environmental Quality Act (CEQA).

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

**BE IT FURTHER RESOLVED**, based on the findings set forth in this resolution, evidence in the staff report, evidence presented during the public hearing, and pursuant to its independent review and consideration, the Planning Commission hereby approves the proposed Conditional Use Permit (CUP-25-152) and Site Plan Review (SPR-25-153) entitlement subject to the Conditions of Approval listed as Attachment 2 of the December 17, 2025 Staff Report, incorporated by reference herein.

**PASSED AND ADOPTED** by the Planning Commission of the City of Lathrop at a regular meeting on the 17<sup>th</sup> day of December 2025 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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George Jackson, Chair

ATTEST:

APPROVED AS TO FORM:

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Rick Caguiat, Secretary



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Salvador Navarrete, City Attorney

## Community Development Department – Planning Division

## Consolidated Conditions of Approval

December 17, 2025

**Project Name:** Woodlands East Gymnasium  
**File Number:** Conditional Use Permit No. CUP-25-152 & Site Plan Review No. SPR-25-153  
**Project Address:** 15820 Parito Emata Way (APN: 220-020-50)

*The following list of conditions shall be incorporated into the final construction plans and development phases of the project. The list of conditions are not intended to be all-inclusive or a comprehensive listing of all City or district regulations. Please note that additional comments and/or conditions may be added pending the response to the comments noted below and/or changes to the proposed project. The following comments and conditions of approval are based on the application and diagrams submitted November 17, 2025.*

**Project Description**

Approval of this project authorizes the construction and operation of an 18,000 square foot private gymnasium on a 1.46-acre site located at the southeast corner of Parito Emata Way and Groveland Avenue within the Woodlands East District (Phase 2 of the River Islands at Lathrop) that will primarily be used as a sports, arts and special event venue for the Woodlands East K-8 elementary school (that is currently under construction located directly south of the site). The gymnasium may also be used to host recreational and community-oriented events programmed by the City during non-school days and times and will be available for private users at times of the year when school is not in session and when it is not being used by the City. The site improvements associated with this project include: on-site landscaping, an outdoor family picnic area with shade structure, park benches, a bike rack system, an off-street parking area for twenty (20) passenger vehicles, as well as the 18,000 square foot gymnasium that is designed to accommodate an indoor basketball/volleyball court and an outdoor platform (stage), bleacher seats, concessions, restrooms, and storage areas.

**CEQA Determination**

Environmental review for the River Islands project as a whole was completed in the certified Subsequent Environmental Impact Report (SEIR) for the River Islands at Lathrop Phase 2 Project (State Clearinghouse No. 1993112027). The SEIR considered the full range of potential environmental effects of urban development of the entire River Islands Project, including planned urban development of the Project Site. The proposed project falls within the scope of the existing SEIR and does not require further environmental review under the California Environmental Quality Act (CEQA).

**PLANNING**

1. All of the mitigation measures set forth in the Mitigation Monitoring and Reporting Program (MMRP) for the River Islands at Lathrop Phase 2 Project that are applicable to the project site, are incorporated herein by reference as part of these Conditions of Approval (attached).

2. The operation of the private community gymnasium relies on the ability to utilize the adjacent off-street parking for the Woodlands East K-8 elementary school. The City understands that the applicant intends to enter into a long-term agreement with Banta Unified School District (District) to use the adjacent 123 off-street parking spaces. As such, the applicant shall provide a copy of the executed agreement to the City prior to the issuance of the Certificate of Occupancy. The City reserves the right to revoke this permit in accordance with Chapter 17.112 of the Lathrop Municipal Code (LMC) if the agreement with the District expires, terminates or otherwise not renewed.
3. The private community gymnasium owner shall maintain the long-term agreement with the District to use the adjacent 123 off-street parking spaces and provide notice to the City of any amendments, expiration or termination when it is known to the owner.
4. If the applicant desires to hold an event within the gymnasium that does not involve fixed seating (bleacher seats), said event will be limited to the use of square footage of the building (7,150 square feet) to meet the City's non-fixed seating parking ratio of 1 space per 50 square feet building area (i.e.  $7,150/50 = 143$  parking spaces).
5. If the private community gym site and the District site remain under common ownership, the owner shall record a Shared Parking and Access Agreement on both properties to be binding with future successors in interest in compliance with Chapter 17.13 of the Lathrop Municipal Code.
6. In the event that the applicant decides to sell the gymnasium to a private entity, the City shall have the first right of refusal to purchase the gymnasium on the same terms and conditions as outlined in the sale to a private entity.
7. Private events (not associated with the school or the City) primarily held outdoor requires the approval of a separate a Temporary Use Permit (TUP).
8. Per the Stewart Tract Design Review Committee (STDRC) recommendation (dated November 25, 2025), the color scheme and elevation enhancement of the gym shall match the adjacent school for consistency as determined by the Community Development Director.
9. The applicant shall coordinate the naming convention for the proposed gymnasium with the City's Parks and Recreation Department to avoid potential conflict with City facilities.
10. The proposed use shall comply with the City's Noise Ordinance (Chapter 8.20).
11. The project shall comply with all applicable site development provisions contained in the West Lathrop Specific Plan, River Islands Urban Design Concept, and Lathrop Municipal Code including but not limited to parking, lighting, landscaping, etc.
12. The applicant shall submit appropriate plans to the Community Development Department for plan check and building permit. Final site plan, floor plan, elevation, landscaping and irrigation, exterior lighting and site improvement plans and details, etc. shall be reviewed and approved by the Planning Division. Any significant change or modification to the approved plan is subject to review and approval by the Community Development Director.
13. 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.
14. The entire site including landscaping areas shall be maintained in a healthy, weed free condition.

15. The trash 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.
16. The location of the trash enclosure shall be reviewed and approved by Republic Services. The applicant shall submit proof of approval to the City prior to the issuance of a Building Permit.
17. Any building or parking area illumination including security lighting, shall be arranged to direct light away from adjoining properties.
18. A site lighting photometric plan and information with detail specifications on fixtures, poles, and wall packs as well as a manufacture's catalog sheets containing photometric data, shall be submitted with construction drawings for plan check and Building Permit 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.
19. No signs are approved by this project. Sign Permit for any 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.
20. Bicycle parking shall be installed consistent with Chapter 17.76.120 of the LMC.
21. 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.
22. Unless otherwise specified, all conditions of approval shall be complied with prior to the issuance of any Building Permits.
23. The Conditional Use Permit and Site Plan Review 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, a building permit must be issued and construction is commenced and diligently pursued toward completion of the site or structures.
24. 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.

## **PARKS AND RECREATION**

1. Once construction is completed for the gymnasium, the applicant shall make the gymnasium available for use to River Islands Academies (RIA), who may only use the facility for school programs and events. As the RIA is the scheduling entity for the gymnasium, any third-party requests shall be made to RIA. The applicant strongly encourages RIA to schedule community-oriented uses when not being used by RIA or the City as available and applicable.
2. When RIA is not utilizing the gymnasium, the applicant shall allow the City to have first priority of use of the gymnasium.
3. During the time when the City utilizes the gymnasium, the City shall provide insurance coverage naming the applicant as additionally insured and shall fund the janitorial services required for the City's actual use of the gymnasium.

## **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. The property owner/developer shall be responsible for payment of school impact fees prior to the issuance of a building permit.
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 consumption 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](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. Storm Water – Construction
  - a. As the project is greater than one acre, the applicant shall complete a SWPPP, obtain a WDID number and list the number on the improvement plans, and submit the SWPPP to the City for review and approval.
2. Storm Drain
  - a. The applicant shall be required to connect to the storm drain utility.
3. Water
  - a. The applicant shall connect to the City of Lathrop water utility system for domestic water supply and shall pay all applicable connection fees.
  - b. The applicant shall open a water utility account with the City of Lathrop Finance Department prior to issuance of the Certificate of Occupancy.
  - c. The applicant shall allocate sufficient water capacity to the project in the quantity required by City standards.
  - d. Any groundwater wells on site shall be abandoned under a permit from San Joaquin County prior to connecting potable water to the site.
  - e. Fire service lines shall be equipped with a backflow prevention device only. No water meter is required for fire service.
  - f. The applicant shall coordinate with the fire department to determine the optimal location for the fire department connection (FDC).
4. Sewer
  - a. The applicant shall be required to connect to the sewer utility and pay any applicable connection fees.
  - b. The applicant (River Islands) shall allocate sufficient sewer capacity in the quantity required by City Standard to the project.
  - c. The applicant shall install sewer drain inside the trash enclosure which shall drain to the grease interceptor.
  - d. The applicant shall install a grease trap in the kitchen sink or have grease laden waste drain to a grease interceptor.
5. Solid Waste
  - a. The applicant shall install a trash enclosure with three solid walls, the fourth wall with a gate, man door and a roof.
  - b. The applicant shall contact Republic Services to determine best location for trash enclosure. The trash enclosure shall be for the exclusive use of this project and not shared with the school.

6. Frontage Improvements

- a. The applicant shall submit an encroachment permit for all frontage improvements within the City right of way including but not limited to utility connections and driveways.
- b. An ADA path of travel shall be established from the entrance of the project to the City right-of-way.
- c. The applicant shall construct the sidewalk to conform to neighboring sites.
- d. The applicant shall construct commercial driveways per City Standard design in place of current driveways.

7. Traffic

- a. The applicant shall provide truck turning templates for garbage truck, fire truck, and tractor trailer.
- b. The applicant shall construct parking stalls per the latest City Standards.
- c. If a gate is installed at the entrances, the applicant shall set the gate back from the street to ensure that vehicles can store without blocking the sidewalk and/or street.

8. General Comments

- a. The applicant shall subdivide existing parcel to create a unique parcel for this project that is separated from the school. Any shared utilities, access and/or parking will require a reciprocal agreement between the Applicant and the school.
- b. 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.
- c. The applicant shall insure that all off-site and on-site improvements comply with City Standards.
- d. The parking areas and drive isles on site shall be paved with asphalt concrete.
- e. The applicant shall obtain an encroachment permit and bond for all offsite work.
- f. 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.
- g. The applicant shall pay all appropriate fees including but not limited to Levee Impact Fee, Capital Facilities Fees, and Plan Check and Inspection Fees.

**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 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 CFC §907.2 and the current NFPA 72.
5. Fire Department Development Fees for all new buildings must be paid in accordance with the City of Lathrop's Ordinance and Resolutions adopting the fee schedule.
6. An approved Fire Flow test shall be conducted prior to ground breaking to determine the allowable Fire Fighting capabilities for the site.
7. An approved water supply for fire protection, either temporary or permanent, shall be made available prior to commencing construction beyond the foundation stage, or as soon as combustible material arrives on the site.
8. Deferred Plan Submittals for Fire Alarm, Fire Sprinklers and Fire Underground shall be submitted directly to the LMFD at [www.lmfire.org/prevention](http://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 (LPD)**

1. Prior to occupancy, the applicant/property owner shall paint the address of the property of the rooftop of the buildings associated with the project. The numbers shall be at least 3 feet tall, 2 feet wide, 9 inches apart, with 6-inch brush stroke with a color that contrast the roof top, top of numbers/letters should point north.
2. The applicant/property owner shall install dedicated lights in the parking lot that are properly maintained and complies with the Crime Prevention Through Environmental Design (CPTED) standards.

3. The applicant/property owner shall install recording security camera systems for this project. The security camera systems shall be maintained by the applicant/property owner covering all ingress and egress to all building(s) and parking areas, which shall be accessible to LPD for investigation purposes.
4. Where access to the development is restricted because of secured openings or where immediate access is necessary for life-saving or emergency purposes, a key “knox” box is required to be installed in an approved location. The key “knox” box shall be of an approved type and shall contain keys to gain necessary access as required by the police chief. In addition, to key “knox” box(es), any automatic gates shall have Opticom access ability to provide necessary access for emergency vehicles.
5. The proposed landscaping for this project shall conform to the following standard Crime Prevention Through Environmental Design (CPTED) measurements:
  - a. Maintain natural visible surveillance to building from parking lot and street.
  - b. Plants taller than 8 feet shall be trimmed up 4 feet from ground.
  - c. Plants under 8 feet shall be trimmed to allow ground level surveillance.

### **ADMINISTRATIVE SERVICES**

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

River Islands at Lathrop Phase 2 Project  
Mitigation Monitoring and Reporting Program (MMRP)  
State Clearinghouse No. 1993112027 - May 6, 2021

Due to the size of this document, it has not been reproduced in the staff report. A copy of the MMRP is available for viewing and download on the City's website at

[http://www.ci.lathrop.ca.us/sites/default/files/fileattachments/planning\\_division/page/15701/ri\\_phase\\_2\\_mmrp\\_5.6.21.pdf](http://www.ci.lathrop.ca.us/sites/default/files/fileattachments/planning_division/page/15701/ri_phase_2_mmrp_5.6.21.pdf)

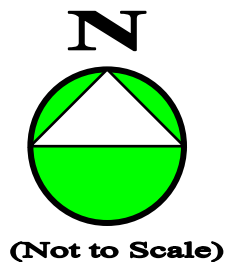
Individuals that are unable to access the MMRP at the website listed above or would require a computer disk or thumb drive containing a copy of the document should contact Planning Staff at [planning@ci.lathrop.ca.us](mailto:planning@ci.lathrop.ca.us) or (209) 941-7290 to obtain a copy.



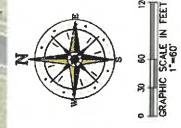
**PLANNING DIVISION  
Vicinity Map/Aerial Photo**



**CUP-25-152/SPR-25-153  
Conditional Use Permit/Site Plan Review  
Woodlands East Private Gym  
Woodlands East -Phase 2  
River Islands**





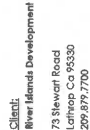


**WOODLANDS EAST DISTRICT  
SCHOOL & GYM SITE PLAN EXHIBIT**

CITY OF LATHROP      SAN JOAQUIN COUNTY      CALIFORNIA  
DATE: OCTOBER 29, 2025

75 / 2009-2010 RELEASE PHASE 46 - PHASE 2 AREA 3 K-3 SCHOOL, BARNARD CHRISTIANMS & AREA 3 HS SCHOOL SITE PLAN CHARTING





**Project:**  
River Islands Community  
Gymnasium #3  
Parilo Emata Way  
Lathrop, CA 95330

Project No.:	649-20-25	No.	Description	Date	By
Drawn By:	MM				
Checked By:	JV				

SUBMITTAL SET  
10/13/2025

PARTIAL ENLARGED SITE PLAN

A1.01

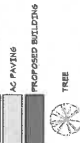
PARKING COUNT

TOTAL PARKING SPACES	STALL TYPE				TOTAL
	REGULAR	ACCESSIBLE		VAN	
		STD BY CAPABLE	STANDARD		
NEW PARKING LOT	10	0	1		11

\*4 STALLS TO BE EV CAPABLE

### LEGEND

- • • • — PROPERTY LINE
- • • • • SITE ACCESSIBLE PATH OF TRAVEL  
REFER TO ACCESSIBILITY STANDARDS  
SHEET 64.00.
- BUILDING ACCESSIBLE PATH OF TRAVEL  
/EXITING REFER TO SHEET 62.00
- [ ] LANDSCAPE / TURF

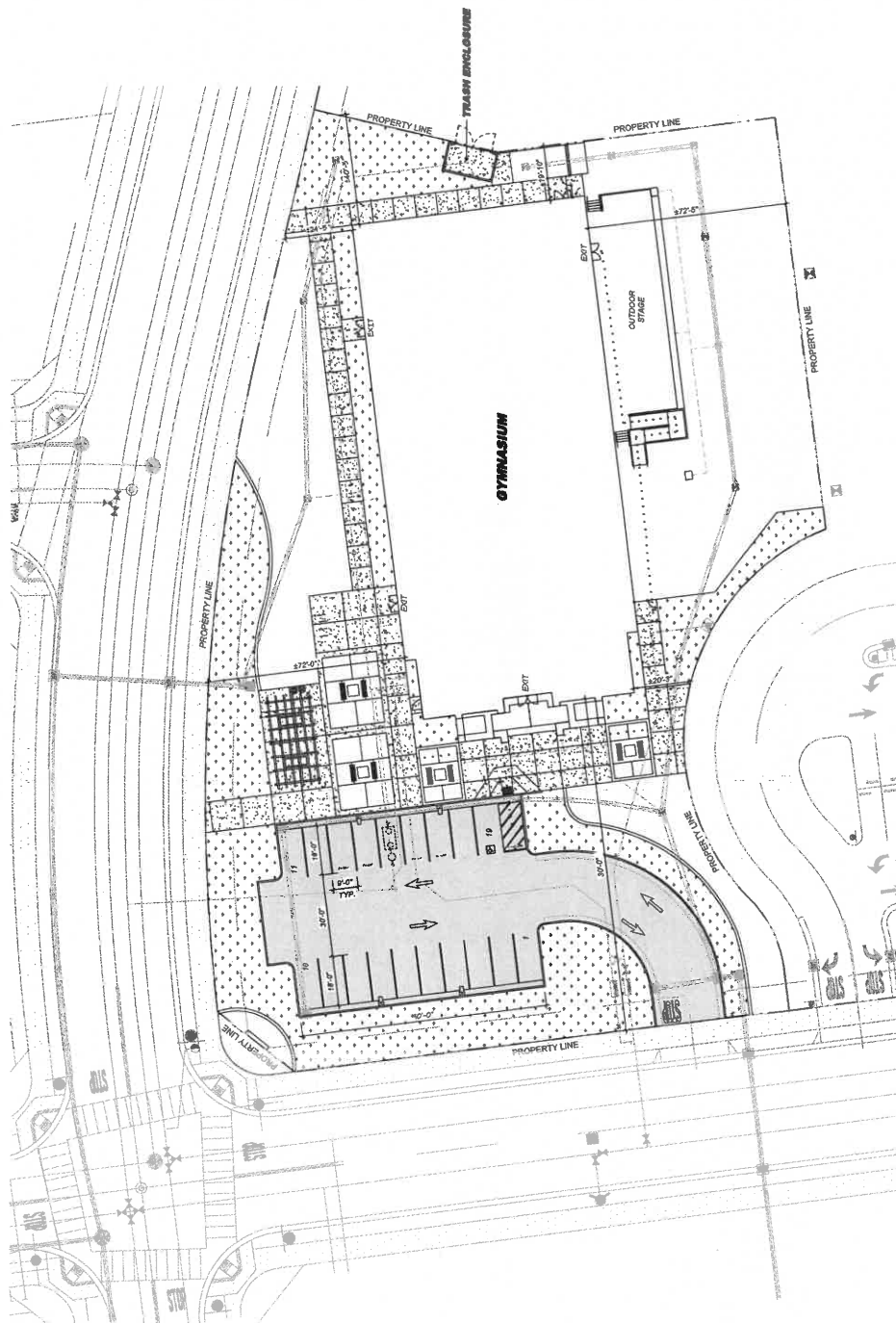


## GENERAL NOTES

- [illegible]

## KEYNOTES

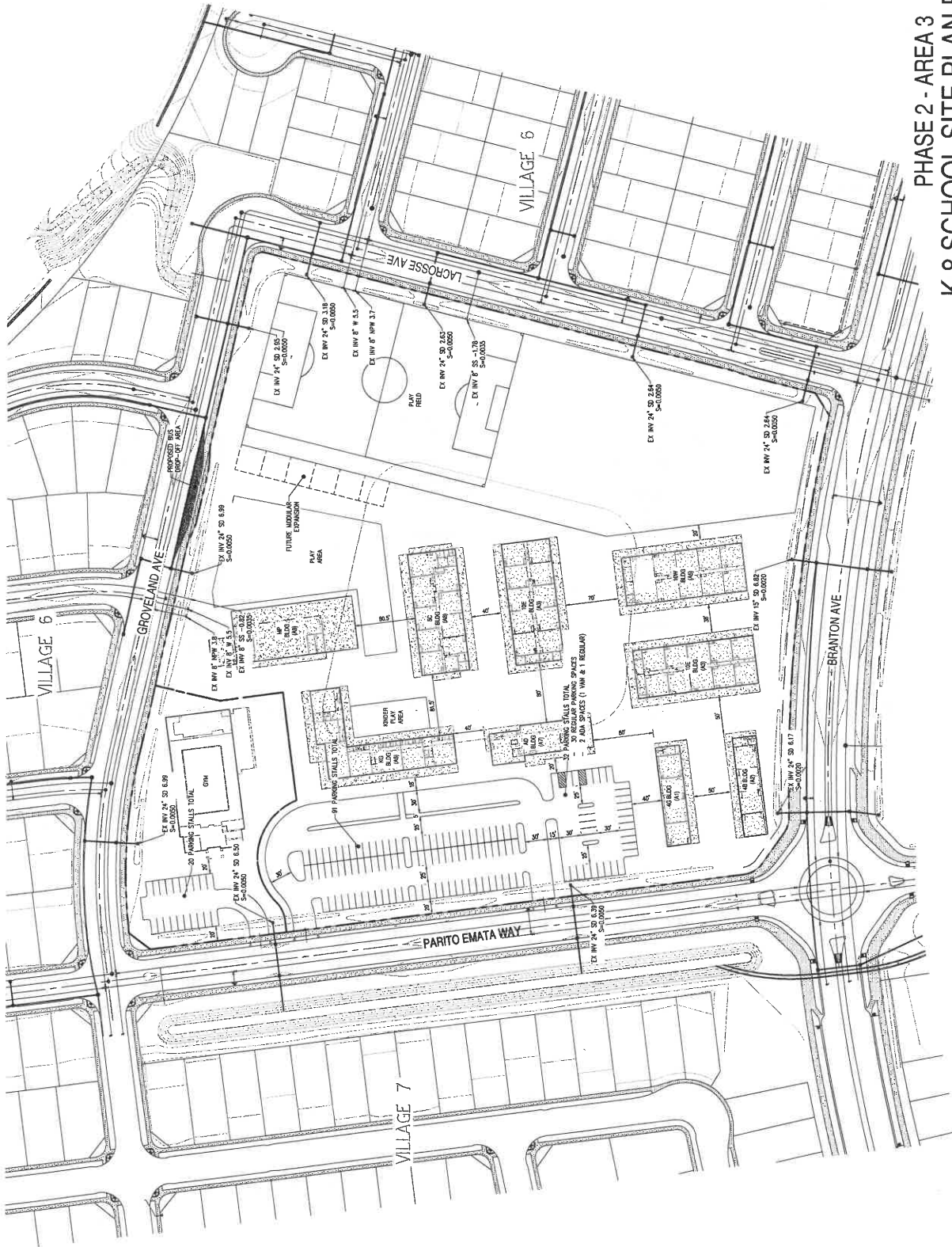
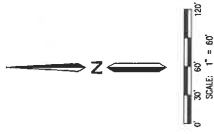
- 10.3 TON AWAY 526N - SEE 2/A/103  
10.4 ACCESSIBLE VAN PARKING 516N - SEE 2/A/103  
11.85 TRELLIS, REFER TO LANDSCAPE DRAWINGS  
12.1 METAL BIKE RACK - S.I.D.  
26.2 PARKING LOT LIGHT FIXTURE - S.E.D.  
32.1 4" CONCRETE WALK W/ BROOK FINISH - S.I.D.  
32.2 3" ASPHALT CONCRETE PAVING S.E.D.  
32.3 CONCRETE CURB, S.E.D.  
32.6 4" WIDE PARKING STRIP - PAINTED WHITE



① ENLARGED SITE PLAN







PHASE 2 - AREA 3  
K-8 SCHOOL SITE PLAN EXHIBIT  
RIVER ISLANDS  
CITY OF LATHROP

**DRAFT**

SAN JOAQUIN COUNTY  
CALIFORNIA  
DATE: AUGUST 21, 2024

**ODELL**  
ENGINEERING  
a Westwood Company  
6200 Stoneridge Drive, Suite 300  
Pleasanton, CA 94588  
PH 925.223.8340  
odellingengineering.com

1:\2024\K-8 SCHOOL BLANKS\PHASE 4 - PAGES 1.AUG.3 TO 2024\K-8 SCHOOL\PHASE 2 AREA 3 K-8 SCHOOL SITE PLAN EXHIBIT.DWG



**Client:**  
River Islands Development

Parito Emata Way  
Lathrop Ca 95330  
209.879.7700

**Project:**  
River Islands Community  
Gymnasium #3  
Parito Emata Way  
Lathrop, CA 95330

Project No.: 649-20-25  
 Drawn By: MM  
 Checked By: JV

No.	Description	Date	By
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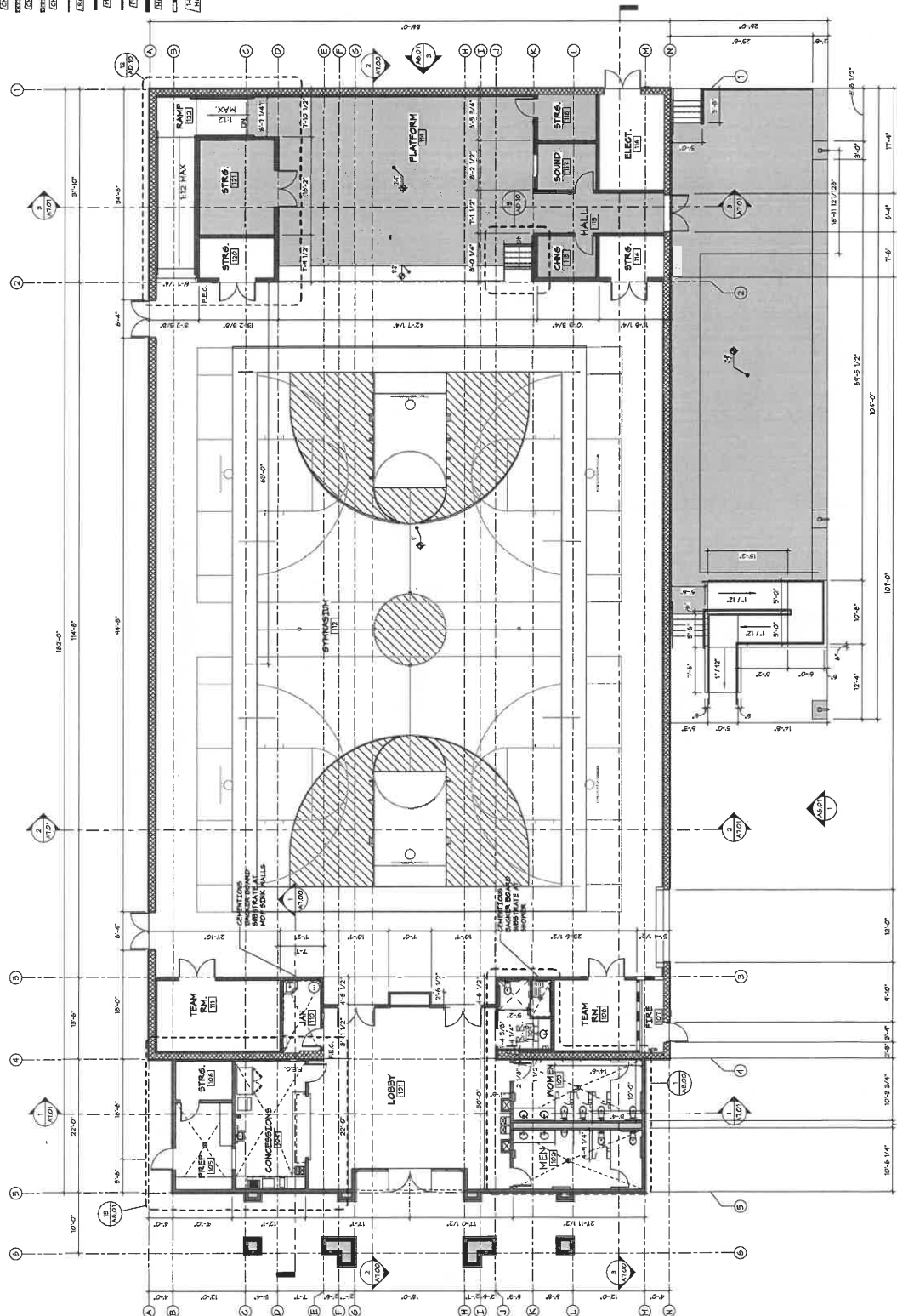
SUBMITTAL SET  
10/13/2025

### **DIMENSION FLOOR PLAN**

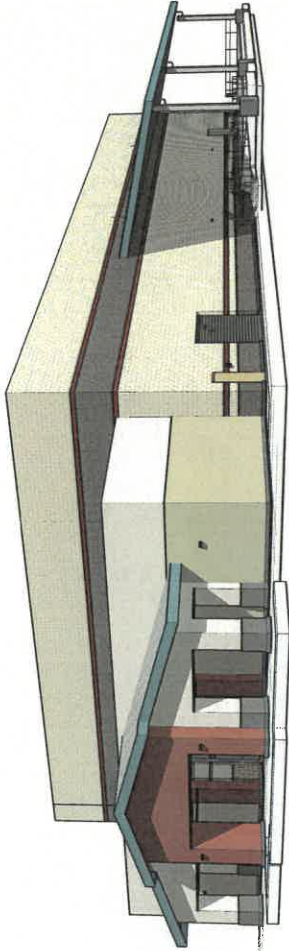
### A3.10

### WALL LEGEND

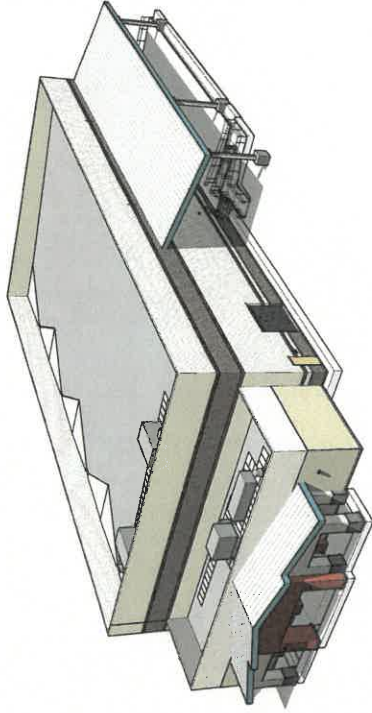
- [illegible]



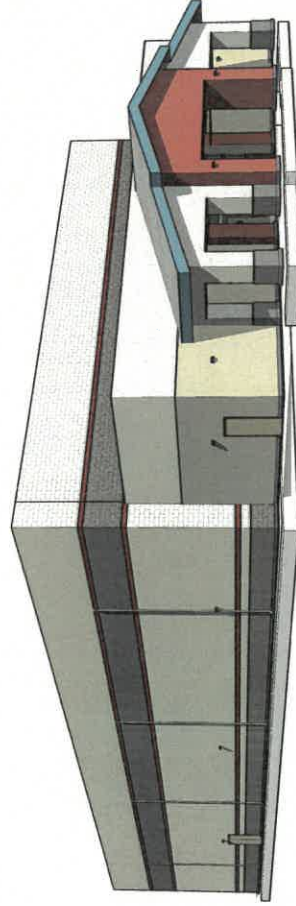
### 1) DIMENSION FLOOR PLAN



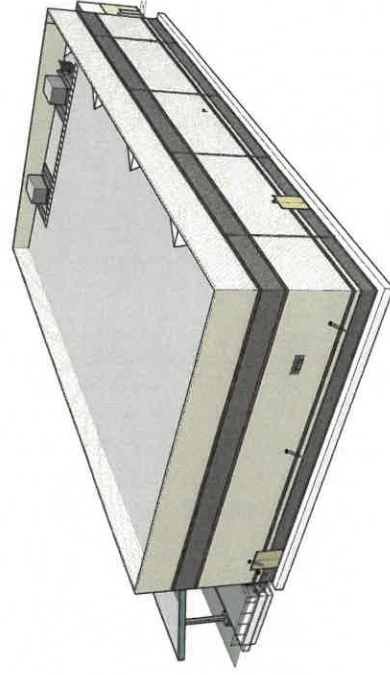
1 View 01  
1/24/2025



3 View 03  
1/24/2025



2 View 02  
1/24/2025



4 View 04  
1/24/2025

## 3D VIEWS - OPTION 2

1/24/2025

## River Islands Community Gymnasium #3

River Islands Development



**Architect:**  
DA Partners, LLP  
Designers & Architects  
222 Central Court  
Folsom, CA 95204  
916.943.0405  
[www.dapartners.com](http://www.dapartners.com)

**Client:**  
**RIVER ISLANDS**  
773 Stewart Rd.  
Lathrop, CA 953  
209.879.7900

**Project:**  
**RIVER ISLANDS K-8**  
**GYM F STREET**  
**Parlto Emata Way**  
**Lathrop, CA 95330**

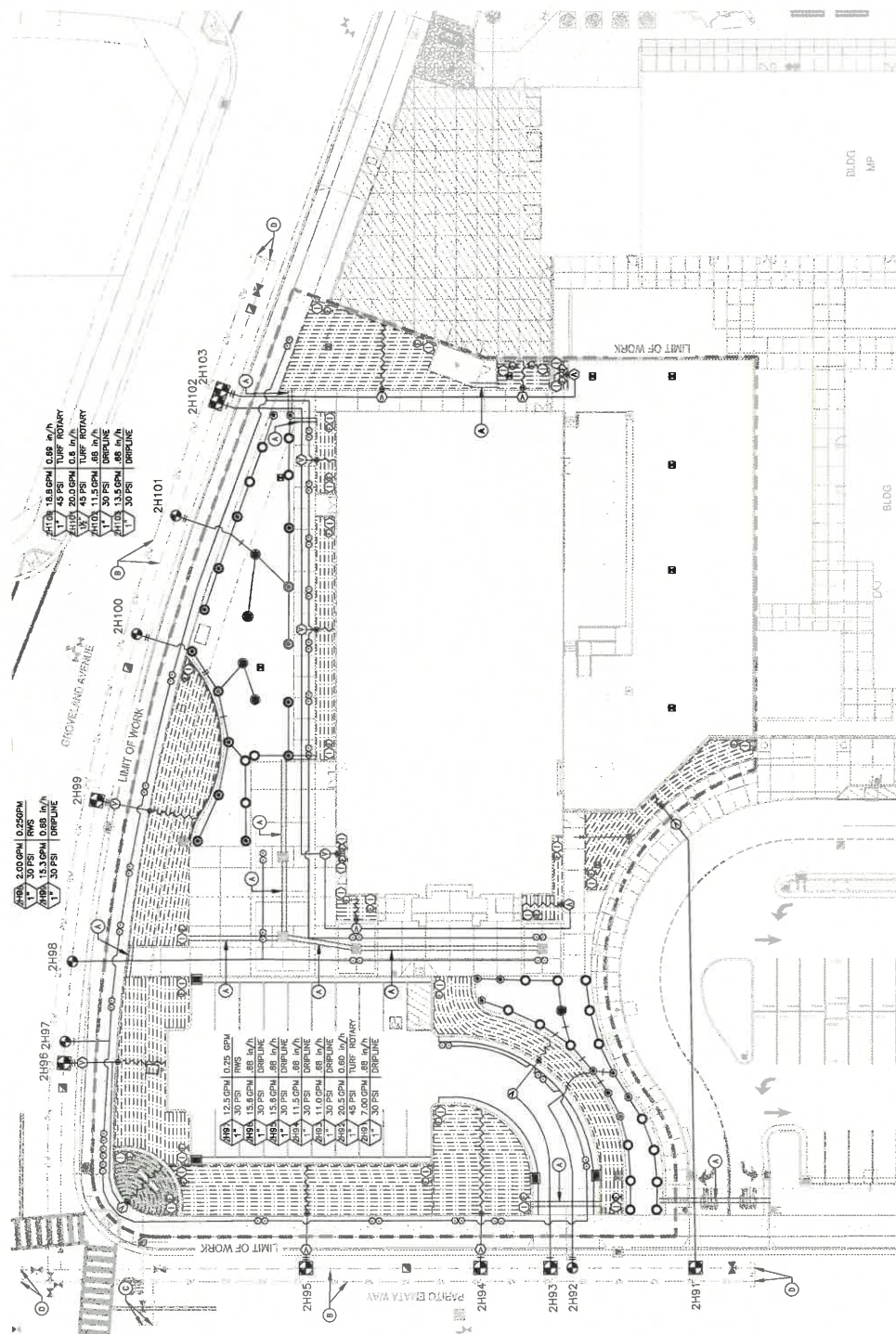


Project No.:	02-123032
Drawn By:	TH/MP
Checked By:	JN/CX

INCREMENT 1:  
DSA IN-PROGRESS REVIEW  
02/14/2025

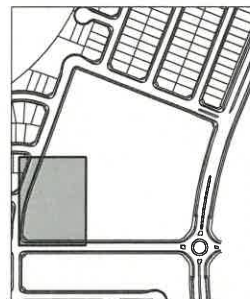
## IRRIGATION PLAN

### L3.1



## SLEEVING NOTES

- (1) 3" SCH 40 PVC LATERAL LINE SLEEVE
- (A) EXISTING MAIN LINE AND 2-WIRE FOR NEW VALVE AND SYSTEM EXTENSION, SEE RI PH2 X-8 ELEMENTARY SCHOOL PARKWAY
- (B) CONNECT MAINLINE AND 2-WIRE TO STUD OUT FROM CONTROLLER "2H", SEE RI PH2 PAVO DATA HWY (SIOVELAND AVE TO BRANTON AVE)
- (C) CONNECT MAINLINE AND 2-WIRE TO STUD OUT FROM CONTROLLER "2H", SEE RI PH2 X-8 ELEMENTARY SCHOOL PARKWAY
- (D) CONNECT MAINLINE AND 2-WIRE TO STUD OUT FROM CONTROLLER "2H", SEE RI PH2 X-8 ELEMENTARY SCHOOL PARKWAY



## LOCATION MAP



Now what's below.  
Call before you dig.





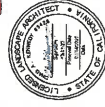




**ARCHITECT**  
LDA LANDSCAPE DESIGN ARCHITECTS  
200 943 AND  
www.landscapearchitects.com

**Client:**  
RIVER ISLANDS  
73 Stewart Rd.  
Lathrop, CA 95330  
209.879.7900

**Project:**  
RIVER ISLANDS K-a  
GYM F STREET  
Patio Emata Way  
Lathrop, CA 95330



**Project No.:** 02-12003  
**Drawn By:** THMP  
**Checked By:** JWC

**No.:** **Description:** **Date:** **By:**

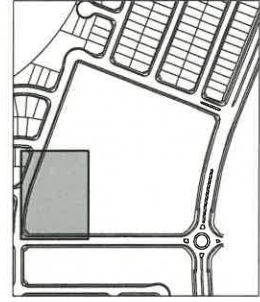
**INCREMENT 1:**  
DSA IN-PROCESS REVIEW  
02/14/2025

**PLANTING PLAN**

**L4.1**

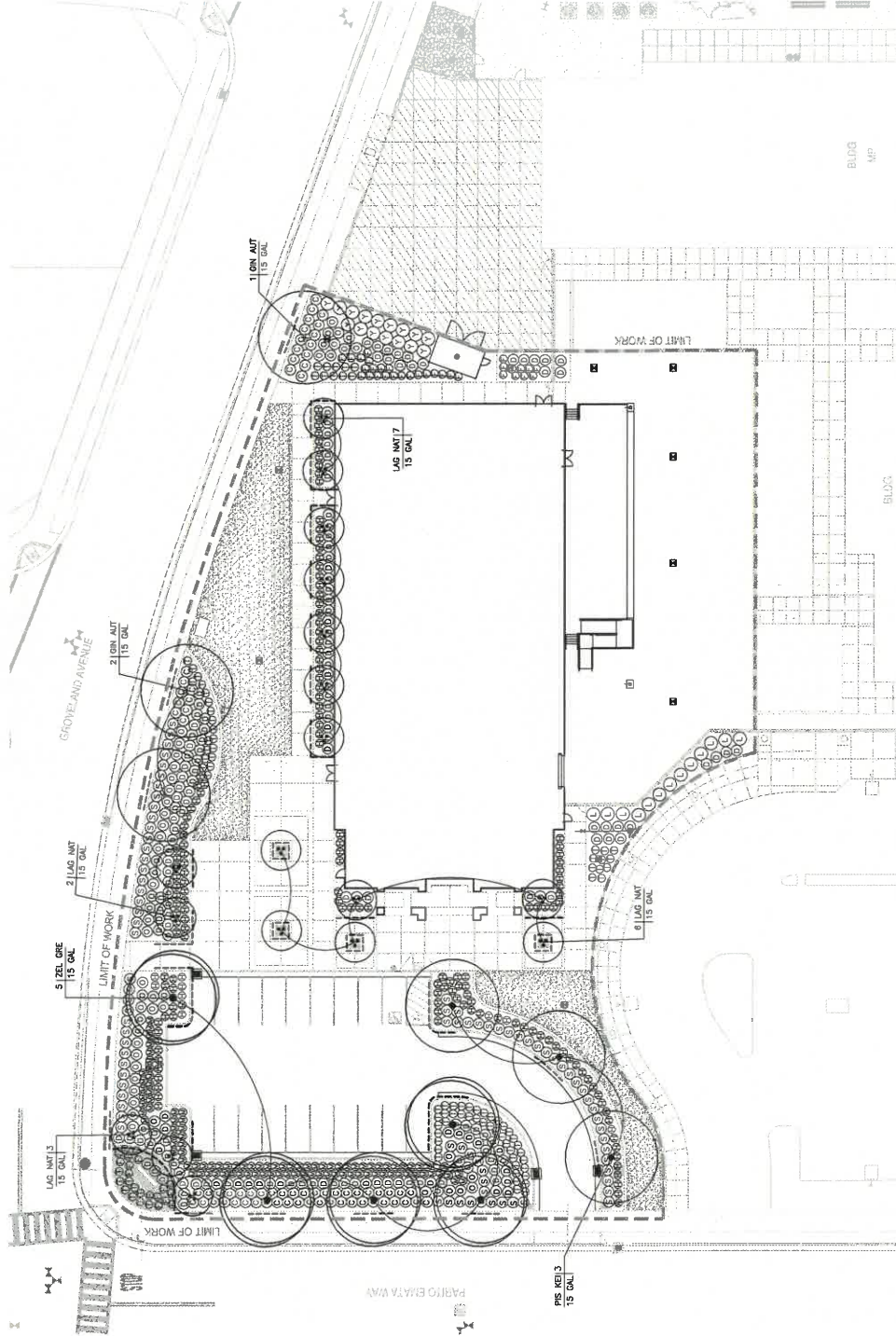


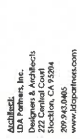
Know what's below.  
Call before you dig.



LOCATION MAP

1"=300'





**Architect:**  
LDA Partners, Inc.  
Designers & Architects  
222 Central Court  
Stockton, CA 95204  
209.943.0405  
[www.ldapartners.com](http://www.ldapartners.com)

**Client:**  
River Islands Development  
3 Stewart Road  
Athrop Ca 95330  
09.879.7700

**Project:**  
Liver Islands Community  
Symposium #3  
11010 Enata Way  
Athrop, CA 95330



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Project No.: 649-20-25  
 Drawn By: Author  
 Checked By: Checker

To.	Description	Date
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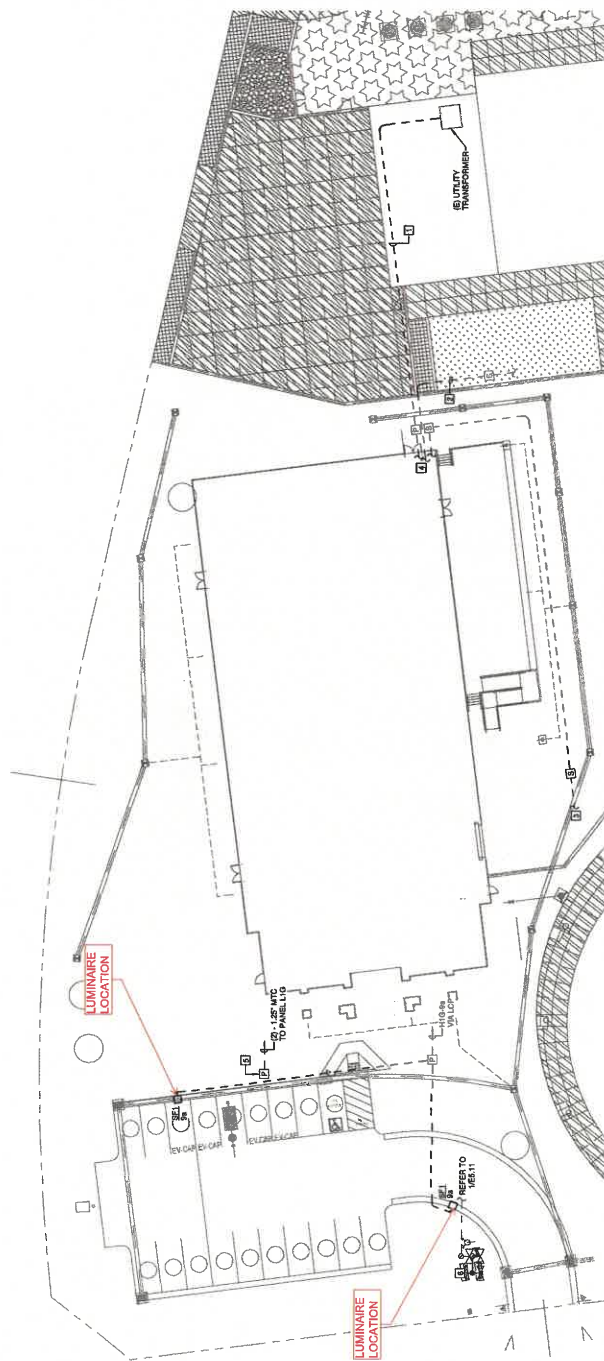
00% SUBMITTAL SET  
0/13/2025

ELECTRICAL SITE PLAN

## E1.11

[illegible]

1. EXTEND CONDUIT FROM THE EXISTING HIGH-VOLTAGE UTILITY TRANSFORMER. REFER TO POWER ONE-LINE ON SHEET T-1 FOR FEEDER REQUIREMENTS.
2. EXTEND 8" CONDUIT TO BE 1480V LOW VOLTAGE DISTRIBUTION BANK FOR P-1 SYSTEM. COORDINATE EXACT POINT OF CONNECTION WITH THE DEVELOPMENT. REFER TO HSEB FOR CONSTRUCTION DETAILS.
3. EXTEND 8" CONDUIT FOR TELECOMMUNICATIONS UTILITY. COORDINATE EXACT POINT OF CONNECTION WITH THE DEVELOPMENT.
4. EXTEND SITE CONDUITS INTO BUILDING ELECTRICAL/MEP ROOM. REFER TO ENLARGED ROOM PLANS.
5. PROVIDE STRUCTURE FOR UTILITY FEED CHARGES STATIONS. PROVIDE FULL STRING FOR 1480V DISTRIBUTION BANK. COORDINATE EXACT LOCATION SERVICE INSTALLATION. INSTALL IN LANDSCAPE AREA IF POSSIBLE.
6. PROVIDE 11" CONDUIT TO MONITOR MOLD AT BUILDING AS NOTED. SUB UP P-1/P-2 CONDUIT TO BE USED FOR FUTURE UTILITY. PROVIDE 11" CONDUIT TO BE USED FOR FUTURE UTILITY. PROVIDE 11" CONDUIT TO BE USED FOR FUTURE UTILITY. PROVIDE 11" CONDUIT TO BE USED FOR FUTURE UTILITY.



## GYM SITE PLAN





DESIGNERS & ARCHITECTS  
LDA PARTNERS, INC.  
222 Grand Central  
Suite 200  
Stokeley, CA 95074  
925.962.8605  
www.ladapartners.com

Client:  
River Islands Development  
73 Stewart Road  
Lathrop, CA 95330  
209.879.7700

Project:  
River Islands Community  
Gymnasium #3  
Patio Enclave Way  
Lathrop, CA 95330



The Engineering  
Enterprise  
CONSULTING ENGINEERS  
14000 JEFFERSON LANE, SUITE 100  
SAN JOSE, CA 95131  
408.261.0000  
theengineeringenterprise.com



Project No. 449-2025  
Drawn By: Author  
Checked By: Checker

No. Description Date By

100% SUBMITTAL SET  
10/13/2025

SITE PHOTOMETRICS

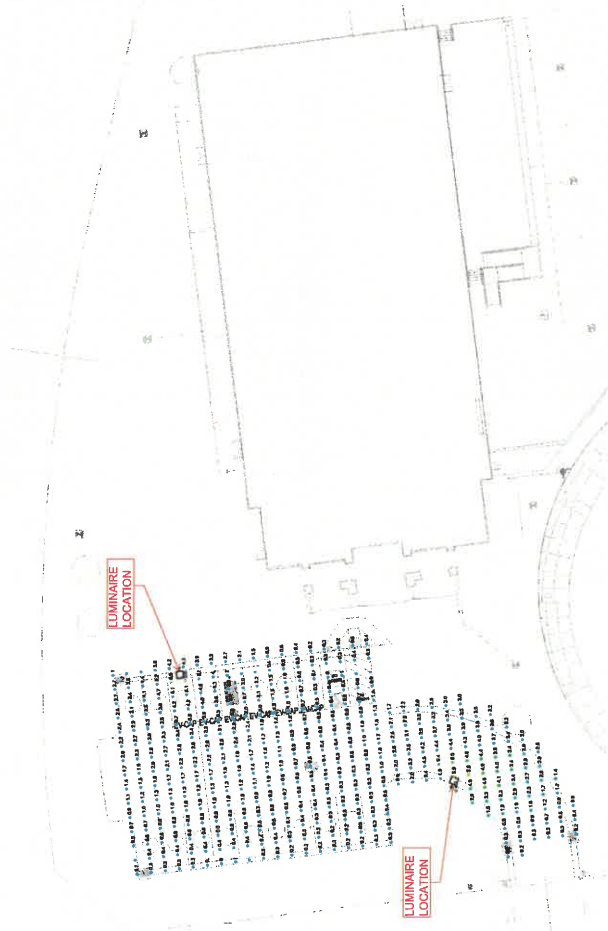
E1.12

# GENERAL LIGHTING CALC NOTES

- A. CALCULATIONS ARE BASED ON MODELED PARAMETERS AND DO NOT GUARANTEE FINAL, BUILT DOWN OR MEASURED VALUES. EVERY EFFORT HAS BEEN MADE TO PROVIDE ACCURATE INFORMATION TO THE BEST OF OUR KNOWLEDGE.
- B. CALCULATIONS HAVE BEEN PERFORMED ACCORDING TO IESNA STANDARDS AND STANDARD PRACTICE. SEE ANNEX TH-14.9 "CALCULATION PROCEDURES AND SPECIFICATION CRITERIA FOR LIGHTING DESIGN" FOR ADDITIONAL INFORMATION REGARDING LIGHTING SOURCE, CALCULATION OF LIGHT AND ITS EFFECTS FOR FURTHER INFORMATION.
- C. SURFACE REFLECTANCES USED ARE BASED ON BEST AVAILABLE INFORMATION AT THE TIME OF CALCULATION. CHANGES IN FINISHES WILL AFFECT INSTALLED LIGHTING LEVELS.
- D. CALCULATIONS ARE BASED ON THE FILE INDICATED. UTILIZATION FACTORS AND COEFFICIENTS OF UNIFORMITY LUMINAIRE MAY VARY IN DIFFERENCES IN CALCULATED AND MEASURED VALUES.
- E. CALCULATIONS PRODUCED USING ELUMTOOLS 2003 RELEASE 2.

LIGHTING CALC LUMINAIRE SCHEDULE				
TYPE	MANUFACTURER CATALOG NUMBER	Power (Watt)	Light Output (lm)	Beam Angle (deg)
SP-1	UNIVERSAL PS-3W-8000-TM-VOL-SP-1-XXX	3W	14177 lm	9.3
NOT APPROVED EQUAL				

ElumTools General Use Global Illuminance Results 2				
Calculation Point Name	Average	Minimum	Maximum	Height (ft)
SP-1	1.7 fc	0.9 fc	3.2 fc	35.1



1 SITE PHOTOMETRICS PLAN

SCALE: 1" = 20'-0"



RECEIVED

NOV 26 2025

CITY OF LATHROP  
COMMUNITY DEVELOPMENT  
DEPARTMENT

November 25, 2025

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

Email: [rcaguiat@ci.lathrop.ca.us](mailto:rcaguiat@ci.lathrop.ca.us)

Subject: STDRC Recommendation for River Islands Private Gym #3 (Woodlands East District)

Dear Rick:

The STDRC has reviewed the proposed building plans and site plan for the proposed Private Gym #3 for use by the relocated River Islands Technology Academy (RITECHA) school in Woodlands East District currently under construction.

The STDRC has voted unanimously to recommend approval of Elevation Option #2 to be presented for approval by the Lathrop Planning Commission regarding the proposed Conditional Use Permit and subsequent building permits.

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

Sincerely,

  
Susan Dell'Osso  
President

cc: Brad Taylor, City of Lathrop City Engineer  
James Michaels, City of Lathrop Senior Planner  
Ed Short, City of Lathrop Chief Building Official  
Trent Dadalt, City of Lathrop Associate Planner  
Eric Wohle, LDA Partners