Item 9.1

City of Lathrop

PLANNING COMMISSION
STAFF REPORT

DATE:	January 21, 2026
APPLICATION NO:	Site Plan Review No. SPR-24-153 – Harlan Road Industrial
LOCATION:	12030 S. Harlan Road Lathrop, CA 95330 APN: 196-030-28
REQUEST:	Planning Commission to Consider Adoption of a Resolution to Find the Project Exempt From Further Environmental Review Pursuant to Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 and Approve a Site Plan Review entitlement request for the Development of the Lathrop Redevelopment Project (Harlan Road Industrial) proposed at 12030 S. Harlan Road.

APPLICANT:	Overton Moore Properties Attn: Jennifer Freedman 19700 S. Vermont Avenue, Suite 101 Torrance, CA 90502
OWNER:	Harlan Road Owner LP 19700 S. Vermont Avenue, Suite 101 Torrance, CA 90502
GENERAL PLAN:	LI, Limited Industrial
ZONING:	IL, Limited 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 is requesting approval of a Site Plan Review entitlement to allow for the future development of two warehouse distribution buildings on a 32.64-acre site located at 12030 S. Harlan Road. For the past several years, the property had been previously occupied by building materials supplier “Boise Cascade” (and that business operation vacated the site in late Fall 2025) and would be replaced with the two proposed warehouse distribution buildings.

The applicant proposes to construct two buildings consisting of 264,200 square feet (Building 1) and 401,150 square feet (Building 2) in size. The entire project will provide 400 standard auto parking stalls and 105 truck/trailer spaces to serve the project, which includes the construction of various on-site improvements such as paving, landscaping, lighting, and frontage improvements, etc.

Staff recommends that the Planning Commission review all information submitted and provided, and if determined to be appropriate, consider adoption of Resolution No. 26-1 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 application subject to the attached Conditions of Approval (Attachment 2).

BACKGROUND:

The subject site, 12030 S. Harlan Road (APN: 196-030-28), is a 32.64-acre site that was previously occupied by building materials supplier "Boise Cascade" for over a period of seventeen (17) years. As of late Fall 2025, the company vacated its business operation from the site. The existing improvements on the site include: two outdated office buildings, four metal canopy structures used for storing building materials, and a freeway-oriented sign at the northwest corner of the property, all of which would be removed as a result of the applicant's proposed project.

Over the course of a two-year period (from 2023 through 2024), staff received public inquiries with respect to the potential development of the subject property. On September 26, 2024, the applicant (Overton Moore Properties) moved forward with their proposal to construct a warehouse distribution facility for the site with a formal application request for approval of a Site Plan Review entitlement from the City Planning Commission.

SITE DESCRIPTION:

The project site is located at 12030 S. Harlan Road, approximately 3,450 feet south of the Roth Road/S. Harlan Road intersection and just east of S. Harlan Road and Interstate 5 (I-5).

The project site has a General Plan Land Use Designation of "LI, Limited Industrial" and a Zoning Designation of "IL, Limited Industrial". General Plan and Zoning designations of the adjacent properties surrounding the project site are characterized as being Limited Industrial designations, and land uses surrounding the project site primarily consist of industrial uses with Ghirardelli Chocolate Outlet and mostly warehouse/logistic uses to the north; Union Pacific Railroad to the east; Pets & Pals Animal Shelter and Heartland Express, Inc. (trucking company) 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 replace the existing improvements as referenced above and construct two new warehouse distribution buildings consisting of 264,200 square feet (Building 1) and

401,150 square feet (Building 2) in size. The entire project will provide 400 standard auto parking stalls and 105 truck/trailer spaces to serve the project, which includes the construction of various on-site improvements such as paving, landscaping, lighting, and frontage improvements, etc. The applicant's intent for the proposed project as currently designed is that it aims to achieve the following goals (as described with Attachment 4 of the staff report):

- The project as designed will provide attractive, welcoming, two-story office glazing for the office spaces, providing natural lighting in the office area. The warehouse facilities will include a minimum of 1.0% skylights to provide natural light in the warehouse facilities. The overall design will provide for a distinctive image for corporate users.

- Each building will be designed to include ample vision glass at the storefronts to provide natural lighting in the office and enhance the architectural design and include a covered lunch patio for tenants to enjoy.

- The circulation for the project has been designed to ensure the safe and efficient movement of cars and trucks throughout the project site. The project will provide two entry points with minimum 26' drive aisles around the buildings for fire truck access and good vehicle/truck maneuverability.

- Significant landscaping will be provided along the project frontage area of S. Harlan Road. As part of redeveloping the site, 259 new trees will be planted on site with 7 trees that are existing on site can remain. The other remaining 115 trees located on site are in fair to poor condition or otherwise in conflict with the new project design and will need to be removed.

Traffic Impact Study

A Traffic Impact Study (TIS) was prepared for the proposed project by TJKM Transportation Consultants in December 2025. The TIS summarized the results of the proposed development which made the following conclusion about the proposed project:

Access and Circulation

Vehicle access to the project site is provided by way of two driveway entrances on S. Harlan Road with internal drive aisles planned to range from 26 - 36 feet in width, configured for two-way travel that connect to individual parking areas located throughout the site. Both driveway entrances will allow for full turning movements onto S. Harlan Road. The northern driveway will provide automobile access to Buildings 1 and 2 and commercial truck and trailer access to Building 2. The southern driveway will provide automobile access to Building 1 and commercial truck and trailer access to Building 1. The two buildings are divided by two internal driveways which provide access to automobile parking for each building, and each building will provide a secure fencing area for the commercial truck and trailer parking and dock area, respectively. The TIS notes that the internal access and circulation for the proposed project is adequate.

Automobile Parking Analysis

The TIS also evaluated the required off-street parking for the proposed project. Chapter 17.76: Off-Street Parking and Loading requires the project to meet the following parking ratios:

- One (1) parking space per 400 square feet of floor area for office use.
- One (1) parking space per 2,000 square feet of floor area for warehouse use.

Based on the City requirements, the proposed project is required to provide 35 parking spaces for office use, and 326 parking spaces for warehouse use for a total of 361 required parking spaces. The proposed project will be providing a total of 400 parking spaces. A breakdown of the planned number of parking spaces is listed below:

- 304 standard parking spaces
- 13 accessible parking spaces
- 62 electric vehicle (EV) capable parking spaces
- 21 electric vehicle charging station (EVCS) standard parking spaces

The 400 parking stalls planned for this project exceed the City's parking requirements referenced above by 39 spaces.

Truck Parking Analysis

The project will be providing 105 truck/trailer parking spaces for the trucking operations associated with the proposed warehouse uses. Although trucks are allowed to access the subject site from S. Harlan Road by way of Lathrop Road, the TIS assumes that all trucks would most likely access S. Harlan Road via Roth Road rather than Lathrop Road due to the site's close proximity to Roth Road.

The TIS studied the Roth Road/I-5 Ramps intersections of the interchange area to determine if the existing roadway will be able to accommodate the truck turning movements on the roadway network. The study concluded that improvements such as: median trimming, curb line adjustments, widening of shoulders, and corner radius modifications will need to be incorporated at the Roth Road interchange area to mitigate any possible future turning movement conflicts for trucks with trailers. Final limits and refinement of these improvements will be determined during the design phase following more detailed geometric analysis.

The proposed project is consistent with uses identified for the project site by the Lathrop General Plan. This impact was adequately addressed in the General Plan EIR as demonstrated in the TIS. The proposed project would not result in a new or more severe impact than what was previously analyzed.

Building Elevations

The proposed building elevations for the two warehouse distribution buildings are illustrated with Attachment 8. Both 2-story buildings are designed similarly to one another in that they will both comprise of concrete tilt up walls with Building 1 having an overall building height of 36 feet (with parapets reaching approximately 43 feet) and Building 2 having an overall height of 40 feet (with parapets reaching approximately 48 feet). Both buildings will include a storefront window (office glazing) system with a 3,000-6,000 square foot mezzanine office component incorporated into the west ends of both buildings facing S. Harlan Road.

The exterior appearance of both buildings will incorporate a combination of white and grey earthtone stucco finishes for the main body with light and dark grey accent colors around the window areas. Additionally, a grey steel shade patio structure will be provided near the main office area of each building that can be utilized as a break (lunch) area for employees.

Staff believes that the office-glazing storefront areas of these two buildings provide an ample amount of natural lighting within the buildings and are architecturally designed to be attractive and welcoming. As a result, the buildings will complement the existing adjacent industrial buildings that are situated along S. Harlan Road.

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 10 of this staff report, and include the following:

- Water service will be provided to the project site by way of an existing 16-inch water main line in S. Harlan Road.

- Sewer and wastewater generated by the Proposed Project will be treated by the City's Consolidated Treatment Facility (CTF) along Christopher Way, southeast of the Project site. The Proposed Project will connect to an existing 6" sanitary sewer line in S. Harlan Road.

- Stormwater runoff from the project site will be treated on-site via detention basins prior to entering the City's storm drain system. The Proposed Project will connect to a future storm drain line in S. Harlan Road. Until the City's storm drain line is installed in S. Harlan Road, the Proposed Project will retain stormwater on-site.

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

Landscaping

There are approximately 115 trees located on site that have been designated in fair to poor condition by a certified arborist and are in unmanaged state and would be removed as part of the proposed project.

The Landscape Plan (see Attachment 6) illustrates how the applicant intends to landscape the subject site with a variety of trees, shrubs, groundcover, and grass areas. Approximately 14% of the site will be landscaped (thereby exceeding the municipal code requirement of 10%), which includes a significant amount of landscaping provided at the project frontage area along Harlan Road. As part of redeveloping the site, 259 new trees will be planted on site, which will include a combination of "Chinese Pistache", "California Sycamore", "Crape Myrtle", and "Swan Hill" tree species along the project frontage area, within the parking areas between the buildings, and at the front of the designated office areas. The perimeter area (north, south, and east ends) of the site will be landscaped with a combination of "California Sycamore" and "Fern Pine" tree species. It is expected that the landscaping proposed for this project will aesthetically enhance the site area.

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 9). 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 supports the proposed architecture and aesthetics for this project as the improvements are designed to meet the intent of the "IL, Limited Industrial" zoning designation of the City's Zoning Ordinance. Additionally, 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 Limited Industrial Zoning designation.

Conditions of Approval

Planning staff routed the project plans in October 2024 to the Building Department, Public Works Department, Lathrop Police Department, and Lathrop-Manteca Fire District for review and to ensure compliance with applicable codes and requirements.

Additionally, Planning staff also routed the project plans in March 2025 to various non-City agencies and received two comment letters from the San Joaquin Council of Governments (SJCOG) with one letter stating 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; and the other letter from the Airport Land Use Commission requiring the applicant to ensure the project is compatible with the 2018 San Joaquin County Airport Land Use Compatibility Plan (ALUCP). 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.

A detailed Environmental Checklist has been prepared by J.B. Anderson Land Use Planning to provide an analysis of the Lathrop Redevelopment Project (Harlan Road Industrial).

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 warehouse distribution 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 three reports that were prepared for the proposed project, including:

- Arborist Report
- Traffic Impact Study; and
- Air Quality, Greenhouse Gas Emissions, and Energy Technical Analysis.

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 11.

RECOMMENDATION:

Staff recommends the Planning Commission adopt Resolution No. 26-1, 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 request for the Lathrop Redevelopment Project (Harlan Road Industrial).

Approvals:

James Michaels

James Michaels, Senior Planner

1/7/2026

Date

Rick Caguiat, Community Development Director

1/7/26

Date

Salvador Navarrete, City Attorney

1-7-2026

Date

Attachments:

1. Planning Commission Resolution No. 26-1
2. Consolidation Conditions of Approval dated January 21, 2026
3. Vicinity Map - Aerial Photo
4. Project Description (dated February 20, 2025)
5. Preliminary Site Plan
6. Preliminary Landscape Plan
7. Preliminary Floor Plans
8. Preliminary Building Elevations
9. Preliminary Photometric Plan
10. Preliminary Fire Access Plan and Civil Drawings
11. Environmental Checklist, prepared by J.B. Anderson Land Use Planning, dated December 2025 with Appendices.

CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 26-1

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LATHROP TO FIND 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 LATHROP REDEVELOPMENT PROJECT (HARLAN ROAD INDUSTRIAL) PROPOSED AT 12030 S HARLAN ROAD (SPR-24-153)

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 Limited Industrial (LI) General Plan designation, and are located within the Limited Industrial (IL) Zoning District; and

WHEREAS, the request is for a Site Plan Review entitlement to allow for the development of two warehouse distribution buildings consisting of 264,200 square feet (Building 1) and 401,150 square feet (Building 2) in size on a 32.64-acre site, including associated site improvements such as paving, landscaping, lighting, and frontage improvements; and

WHEREAS the project site area is located at 12030 S Harlan Road (APN: 196-030-28); 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 11 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 Limited Industrial land use goals and policies of the City of Lathrop General Plan and is also consistent with the development standards for the "IL, Limited 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. <u>California Environmental Quality Act (CEQA) Findings</u>. 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-24-153, subject to the Conditions of Approval listed in Attachment 2 of the January 21, 2026 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 21st day of January 2026 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

George Jackson, Chair

ATTEST:

APPROVED AS TO FORM:

Rick Caguiat, Secretary

Salvador Navarrete, City Attorney

City Lathrop

Attachment 2

Community Development Department – Planning Division

Consolidated Conditions of Approval

January 21, 2026

Project Name: Lathrop Redevelopment Project (Harlan Road Industrial)
File Number: Site Plan Review No. SPR-24-153
Project Address: 12030 S. Harlan Road (APN: 196-030-28)

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 September 26, 2024 application submittal and the updated diagrams submitted on March 11, 2025.

Approval of this project authorizes the demolition of existing buildings associated with the Boise Cascade business operation and allows for the development of two concrete tilt-up warehouse distribution buildings consisting of 264,200 square feet (Building 1) and 401,150 square feet (Building 2) in size on a 32.64-acre parcel located at 12030 S. Harlan Road. The entire project will provide a total of 400 off-street parking spaces and 105 truck/trailer parking spaces to serve the development. The project will be required to construct various on-site improvements such as paving, landscaping, lighting, and frontage improvements, 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 project 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. 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.
4. 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.
5. 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.
6. The entire site including landscaping areas shall be maintained in a healthy, weed free condition.
7. 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.
8. Any building or parking area illumination including security lighting, shall be arranged to reflect away from adjoining properties.
9. 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.
10. 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.
11. Bicycle parking shall be installed consistent with Chapter 17.76.120 of the LMC.
12. 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.
13. Unless otherwise specified, all conditions of approval shall be complied with prior to the issuance of any Building Permits.
14. 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 the applicant and are consistent with and in furtherance of the underlying intent of the condition being modified.

15. 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 (January 21, 2029), a building permit must be issued and construction is commenced and diligently pursued toward completion of the site or structures.
16. 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.

<u>BUILDING</u>

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

   California Building Code
   California Residential Code
   California Electrical Code
   California Mechanical Code
   California Plumbing Code
   California Fire Code
   California Green 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
   Occupant Load
   Description of Use
   Allowable Area Analysis
   Type of Construction
   Height of Building
   Floor area of building(s) and/or occupancy group
   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. 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.

2. Storm Drain

a. The applicant shall pay all applicable storm drainage impact and connection fees prior to building permit issuance.

b. The timing of the City storm drain in South Harlan Road is uncertain, therefore, the applicant shall enter into a Deferred Frontage Improvement Agreement prior to permit issuance to guarantee storm drain connection to the future public storm drain in South Harlan Road if civil construction for this project starts before any storm drain line is installed on South Harlan Road.

c. If the public storm drain in South Harlan Road is installed prior to the start of this project's construction or coincides with the construction of this project, then the applicant shall connect all on-site drainage to the City storm drain line as part of the approved improvement plans.

d. Prior to approval of grading or improvement plans, the applicant shall submit a Project Stormwater Plan (PSP) for City review and approval. All post-construction BMPs shall be designed per City of Lathrop standards and the Multi-Agency Post-Construction Stormwater Standards Manual, installed and verified prior to final occupancy, and supported by an Operations & Maintenance Plan with a recorded Stormwater Maintenance/Access Agreement for long-term compliance.

e. The project shall comply with the Airport Land Use Commission (ALUC) requirement prohibiting standing surface water for more than 48 hours to minimize hazardous wildlife attractants within the airport influence area. Prior to approval of grading or improvement plans, the applicant shall submit a geotechnical/hydrologic report demonstrating that all on-site stormwater facilities are designed to fully drain any surface ponding within 48 hours under the applicable design storm and groundwater conditions, subject to review and approval by the City Engineer. If the analysis determines that the 48-hour drawdown cannot be reliably achieved through surface facilities, the applicant shall design and construct underground storage, detention, or conveyance facilities to prevent surface ponding beyond 48 hours, consistent with the City of Lathrop Design & Construction Standards and the Multi-Agency Post-Construction Stormwater Standards Manual.

3. Water

a. The applicant shall connect to the water utility for domestic and irrigation supply and pay all applicable connection fees. All groundwater wells on site shall be abandoned under a permit from San Joaquin County prior to connecting potable water to the site.
b. The applicant shall secure sufficient water capacity and pay all capacity fees prior to building permit issuance.
c. The applicant shall locate water meter(s) within the Public Utility Easement.

4. Sewer

a. The applicant shall abandon septic systems per County Health requirements.
b. The applicant shall be required to connect to the City sewer system prior to certificate of occupancy for the first building within the project.
c. The applicant shall secure sufficient sewer capacity for the project and pay all connection fees and reimbursements
d. The City sewer system is a force main in this location. The applicant shall be required to construct a pump station and provide calculations showing pump can overcome Force Main pressure. The applicant shall install a check valve at the private to public force main connection.

5. Solid Waste

a. The applicant shall install a trash enclosure with three solid walls, the fourth wall with a gate, man door, hose bib, a roof, and ADA access to the building.
b. The applicant shall provide striped ADA compliant path from building to trash enclosure.

6. Traffic

a. The applicant shall construct or cause to be constructed, all necessary traffic improvements recommended by the Traffic Impact Study created by TJKM dated December 11, 2025 (Appendix “B” of the Environmental Checklist).

7. **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 be required to install full street frontage improvements on S Harlan Road including but not limited to curb, gutter, sidewalk, street lights, hydrants, asphalt concrete paving, striping, commercial driveways, and landscaping. The extent of paving shall include one half ultimate street width. Applicant shall submit the off-site plans for approval along with the applicable plan check and inspection fees.
   c. The applicant shall obtain an encroachment permit and bond for all offsite work.
   d. The applicant shall dedicate any necessary right-of-way (ROW) and public utility easement (PUE).

8. **General Comments**

   a. The applicant shall retain the services of a California licensed civil engineer to design the utility plans for sewer, water, storm drain lines and systems.
   b. The applicant shall ensure that all off-site and on-site improvements comply with City Standards.
   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. 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.
   g. 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.
   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.

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. The applicant shall paint the address numbers on the roof top of each proposed building prior to final inspection and acceptance of 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 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 Site Plan Review and to the fullest extent permitted by law.

SAN JOAQUIN COUNCIL OF GOVERNMENTS (SJCOG, INC.) – AIRPORT LAND USE COMMISSION

See attached letter from SJCOG, Inc. dated September 16, 2025.

PLANNING DIVISION

Vicinity Map -Aerial Photo

CITY OF LATHROP
INCORPORATED 1989
CALIFORNIA

Site Plan Review (SPR-24-153)
Harlan Road Industrial Project
12030 Harlan Road
APNs: 196-030-28

N

(Not to Scale)

Harlan Road @ I-5
Project Description
12030 Harlan Rd., CA
(APN 196-030-028)

Harlan Road @ I-5 proposes to develop two state of the art industrial warehouse buildings totaling 665,350 SF. The project has been historically occupied by Boise Cascade, and includes a functionally obsolete Office building, a metal-canopied structure used for storing building materials, a small warehouse building, and a few smaller buildings/ canopies. The total existing square footage of buildings/ canopied structures is 174,967 SF.

Location & Setting
The project site is located at 12030 Harlan Rd. Lathrop, CA and is on a 32.64 acre parcel. The property is zoned Limited Industrial, where warehouse and distribution uses are permitted. The Lathrop General Plan adopted in 2022 also classifies the parcel as Limited Industrial.

Immediate surroundings to North, East, and South are zoned as IL (Limited Industrial) and include warehouse distribution buildings (North and South), outdoor trailer storage, and rail tracks to the East. The Interstate-5 Highway runs North/South and is immediately to the West of the site. On the other side of the I-5 Highway is a mix of agricultural, commercial, and residential uses.

Project Overview
The project proposes to demolish the existing buildings and metal canopied areas and develop a +/- 264,200 square foot concrete tilt up industrial building (Building 1) and a 401,150 square foot concrete tilt up industrial building (Building 2). Each building will have an additional 3,000-4,000 SF of mezzanine office. The clear height will be 36’ and parapets will reach approximately to 43’ on Building 1; Building 2 will have a clear height of 40’ and parapet height of 48’. Each building is designed to accommodate two tenants. Building 1 will have a total of 38 Dock Doors and Building 2 will have a total of 57 Dock Doors.

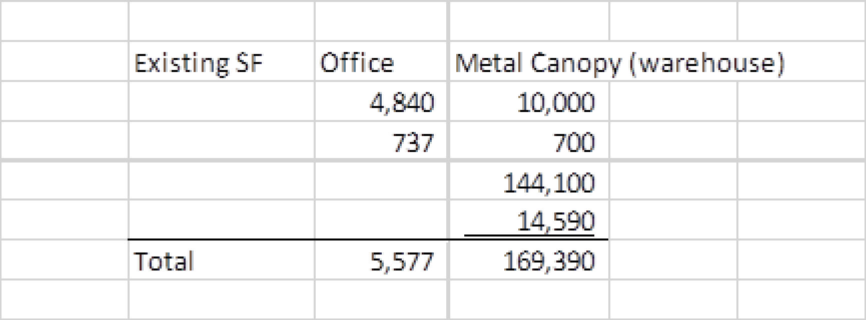
Project Design
- The project will provide attractive, welcoming, two story office glazing for the office spaces, providing natural lighting in the office area. Warehouse will include a minimum of 1.0% skylights to provide natural light in the warehouse area. We will incorporate multiple reveals to break down the scale of the concrete tilt up panels. The overall design will provide for a distinctive image for corporate users.
- The building will be designed to include ample vision glass at the storefronts to provide natural lighting in the office and enhance the architectural design.
- Each building will have a covered lunch patio for tenants to enjoy.
- Car parking will be adjacent to the offices. Parking for the project anticipates 400 stalls.
- There are 105 53’ trailer parking stalls, and gates will be installed to allow for security of truck courts.
- 21 Stalls will be EV Installed at completion with an additional 62 stalls EV capable for future expansion.
- Space for 20 bike parking spaces will be provided
- The circulation for the project has been designed to ensure the safe and efficient movement of cars and trucks throughout the project site.
- For ingress/ egress, the project will provide two entry points with minimum 26’ drive aisles around the building for fire truck access and good vehicle/truck maneuverability.
- The truck courts will be 185’, providing excellent truck maneuvering within the project.
- Proposed site coverage is approximately 47%.
- 14% of the site will be landscaped, including significant landscaping at the street frontage along Harlan Rd. As part of the redevelopment, 259 new trees will be planted on site; 7 trees that are existing on site can remain. The other 115 trees located on site or along property lines are in fair to poor condition or otherwise in conflict with the new project design and will need to be removed.

Existing Facility
Boise Cascade has been in operation at this location for over 17 years. They intend to vacate summer 2025; timing is contingent on installation of a new rail spur at their Modesto facility.

- They currently operate Monday thru Friday, 24 hours per day. They have two shifts per day, and receive truck deliveries and rail deliveries daily.

OMP has been actively marketing this site with CBRE for over a year to find a rail user or a user to take the existing facilities. There has been little interest.
OMP would like to start construction as soon as the storm drain construction/ connection has commenced. Construction will take 12-14 months to complete.

The existing structures on site include a larger and smaller office space totaling 5,577 SF and several metal canopied areas and metal warehouse that are sprinklered and used for materials storage. Those areas total 169,390 SF.



Existing SF	Office	Metal Canopy (warehouse)
	4,840	10,000
	737	700
		144,100
		14,590
Total	5,577	169,390

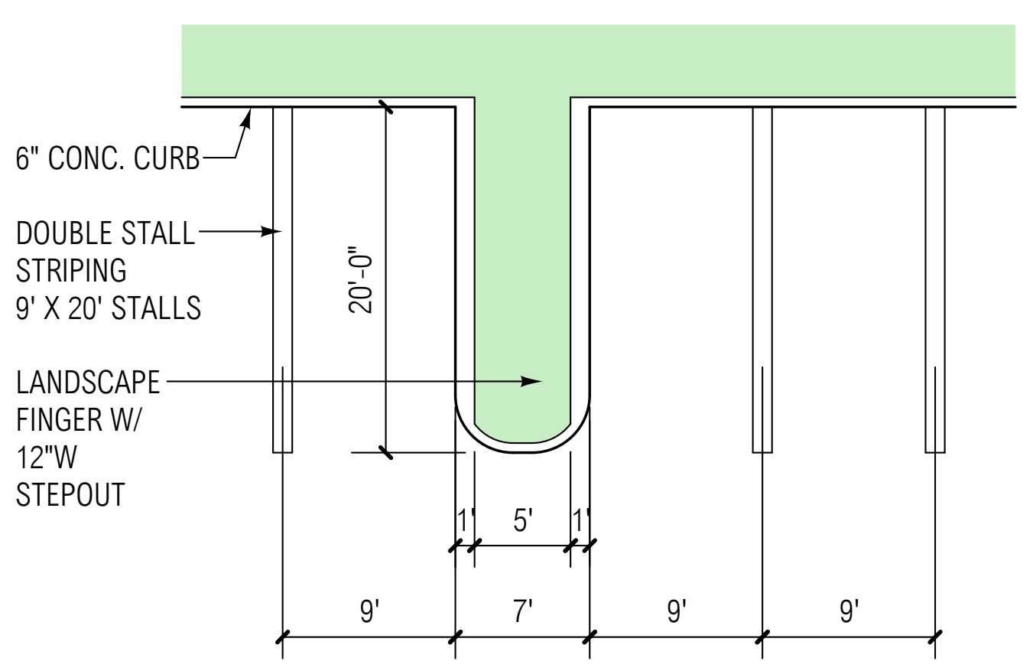
The existing facility relies on two water lines that connect into Harlan Rd. These include a red line (connecting to pump house) which will be demolished as part of the proposed project, and a blue line that provides for domestic water on site.

The existing facility relies on a septic system and above ground tanks that require weekly pump and haul. The septic system captures all water used on site including from two bathroom locations, break room, and office space. The new project will tie in to existing 6” Sanitary Sewer line located in Harlan Rd.

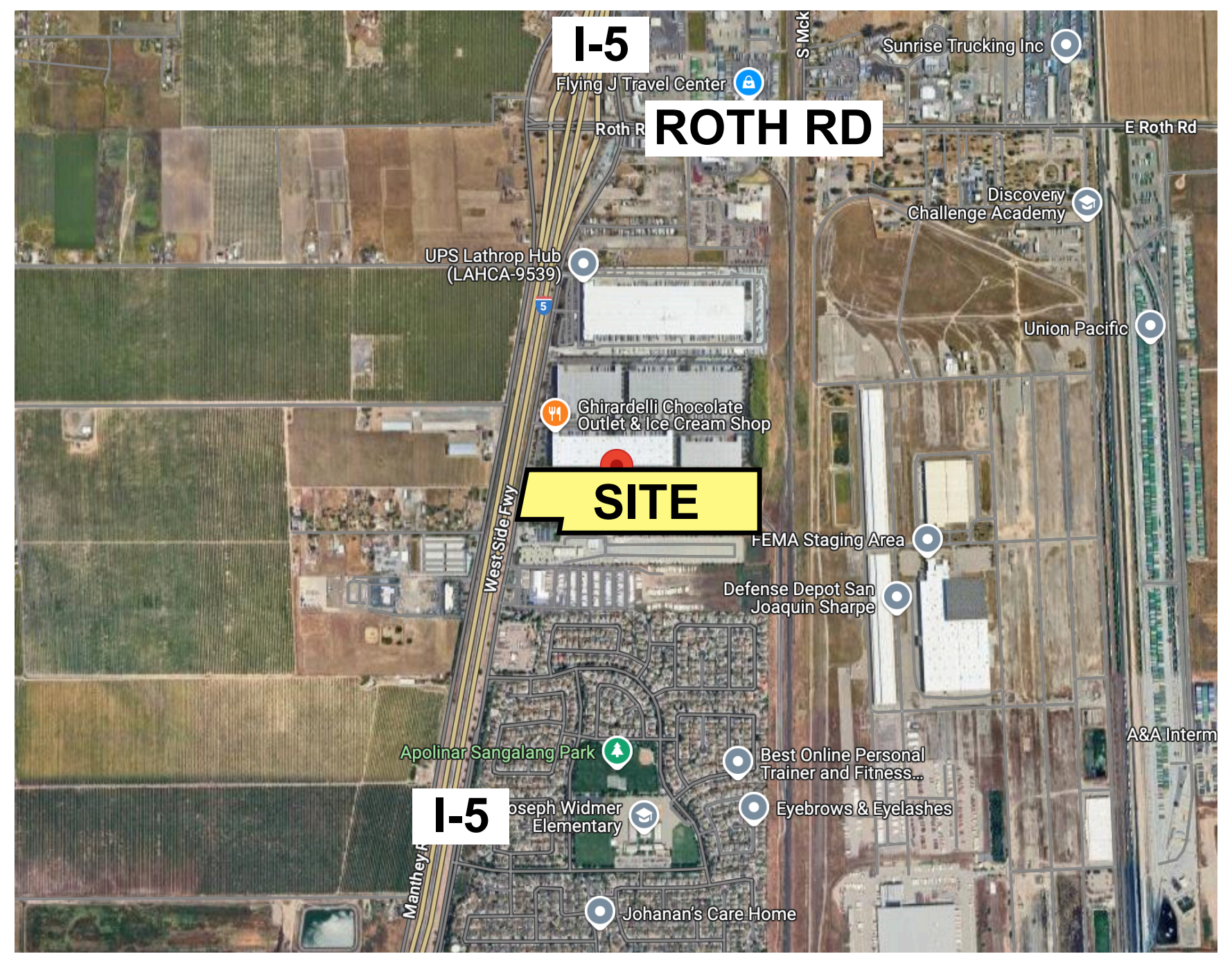
Environmental
The City has engaged JB Anderson to complete the 15183 Exemption for CEQA, and Overton Moore Properties will provide a Traffic Analysis and TDM (in process with TJKM) and an Air Quality and Human Risk Assessment (Consultant – TBD).

Utilities, Storm Water Quality Management & Fire Protection
All proposed public utilities, grading, drainage and site improvements will be designed and constructed in accordance with the City’s standards. Utility poles along frontage 34.5 KVA and under will need to be undergrounded as part of the public improvements.

TYPICAL PARKING STALL:

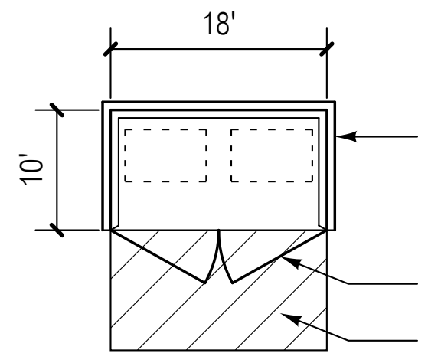


VICINITY MAP:



SITE LEGEND:

- - - - -	ADA PATH OF TRAVEL
- - - - -	NEW 8'H BLACK TUBE STEEL FENCE
🟩	LANDSCAPE AREA
T	PG&E PAD-MOUNT TRANSFORMER SCREEN WITH LANDSCAPE
|||||	TYPICAL PARKING STALLS - 9' X 20' STRIPED PER CITY STANDARDS



TRASH ENCLOSURE PER CITY STD.
10' X 18' X 6'H W/ SOLID CORRUGATED ROOF
6'H CONCRETE TILT-UP WALLS - PAINT TO MATCH BUILDING

SOLID STEEL GATES - PAINT TO MATCH BUILDING

STRIPED LOADING AREA

SHEET INDEX:

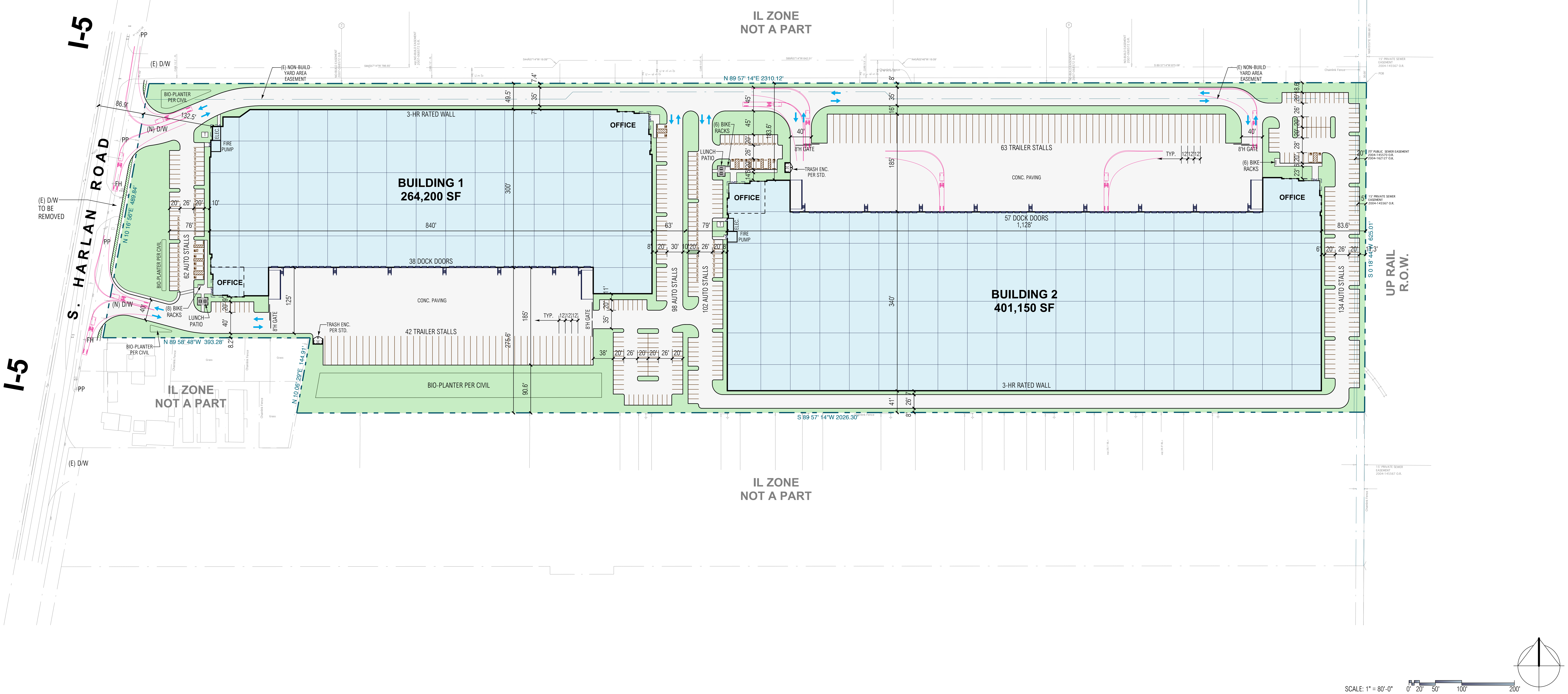
A1-0-P	OVERALL SITE PLAN
A1-1-P	BUILDING 1 SITE PLAN
A1-2-P	BUILDING 2 SITE PLAN
A1-3-P	FIRE ACCESS PLAN
A2-1-P	BUILDING 1 FLOOR PLAN
A2-2-P	BUILDING 2 FLOOR PLAN
A3-1-P	BUILDING 1 ELEVATIONS
A3-1.1-P	BUILDING 1 ELEVATION ENLARGEMENTS
A3-1.2-P	BUILDING 1 ELEVATION ENLARGEMENTS
A3-2-P	BUILDING 2 ELEVATIONS
A3-2.1-P	BUILDING 2 ELEVATION ENLARGEMENTS
A3-2.2-P	BUILDING 2 ELEVATION ENLARGEMENTS
C1.0	TOPO SURVEY
C1.1	TOPO SURVEY
C2.0	PRELIMINARY GRADING PLAN
C2.1	PRELIMINARY GRADING PLAN
C3.0	PRELIMINARY UTILITY PLAN
C3.1	PRELIMINARY UTILITY PLAN
C4.0	PRELIMINARY STORMWATER PLAN
L-1	PRELIMINARY LANDSCAPE PLAN (BLACK & WHITE)
L-2	PRELIMINARY LANDSCAPE PLAN (BLACK & WHITE)
L-3	PRELIMINARY LANDSCAPE PLAN (BLACK & WHITE)
L-4	SHADE PLAN & CALCS
L-1	PRELIMINARY LANDSCAPE PLAN (COLOR)
L-2	PRELIMINARY LANDSCAPE PLAN (COLOR)
L-3	PRELIMINARY LANDSCAPE PLAN (COLOR)
EP-1-0	ELECTRICAL PHOTOMETRIC PLAN-1
EP-1-1	ELECTRICAL PHOTOMETRIC PLAN-1
EP-1-2	EXTERIOR LIGHTING CUTSHEETS
EP-1-3	ELECTRICAL SITE DETAILS

PROJECT INFORMATION:

APN:	196-030-280
ZONE	IL - LIMITED INDUSTRIAL
CONSTRUCTION TYPE:	III-B
OCCUPANCY:	S-1
PROPOSED MAX. BUILDING HEIGHT:	
BUILDING 1	47'
BUILDING 2	49'
NUMBER OF STORIES:	2
FIRE SPRINKLERS	FULLY SPRINKLERED - ESFR
REQUIRED SETBACKS:	
FRONT:	15'
SIDE:	0'
REAR:	0'

PROJECT DATA

	BUILDING 1		BUILDING 2		TOTAL	
SITE AREA	619,735	SF	802,216	SF	1,421,951	SF
	14.227	AC	18.416	AC	32.644	AC
BUILDING AREA						
FOOTPRINT	261,200	SF	397,150	SF	658,350	SF
MEZZANINE	3,000	SF	4,000	SF	7,000	SF
TOTAL	264,200	SF	401,150	SF	665,350	SF
F.A.R.	42.63%		50.01%		46.79%	
BUILDING AREA BY USE						
OFFICE	6,000	SF	8,000	SF	14,000	SF
WAREHOUSE	258,200	SF	393,150	SF	651,350	SF
AUTO PARKING REQUIRED						
1/400 SF OFFICE	24		32		56	
1/2,000 SF WAREHOUSE	129		197		326	
TOTAL	153		229		382	
PARKING PROVIDED						
STANDARD STALLS	119		185		304	
ADA STALLS	6		7		13	
EVCS STALLS	9		12		21	
EV CAPABLE STALLS	26		36		62	
TOTAL PROVIDED	160		240		400	
BIKE PARKING						
REQUIRED 1/20 AUTO STALLS	8		12		20	
PROVIDED	8		12		20	
DOCK LOADING DOORS	38		57		95	
TRAILER PARKING	42		63		105	
LANDSCAPE REQUIRED (10%)					142,195	SF
LANDSCAPE PROVIDED					200,000	SF
LANDSCAPE COVERAGE					14.07%	



PREPARED BY:

Office of Architectural Design
210 Progress, Suite 220
Innovation Park
Irvine, CA 92618

T 949-341-0920
FX 949-341-0922

DEVELOPER / OWNER:

HARLAN ROAD OWNER LP
19700 S. VERMONT AVE.
SUITE 101
TORRANCE, CA 90502

CONTACT:
Jennifer Freedman
646-379-1704

LATHROP REDEVELOPMENT

12030 S. HARLAN ROAD

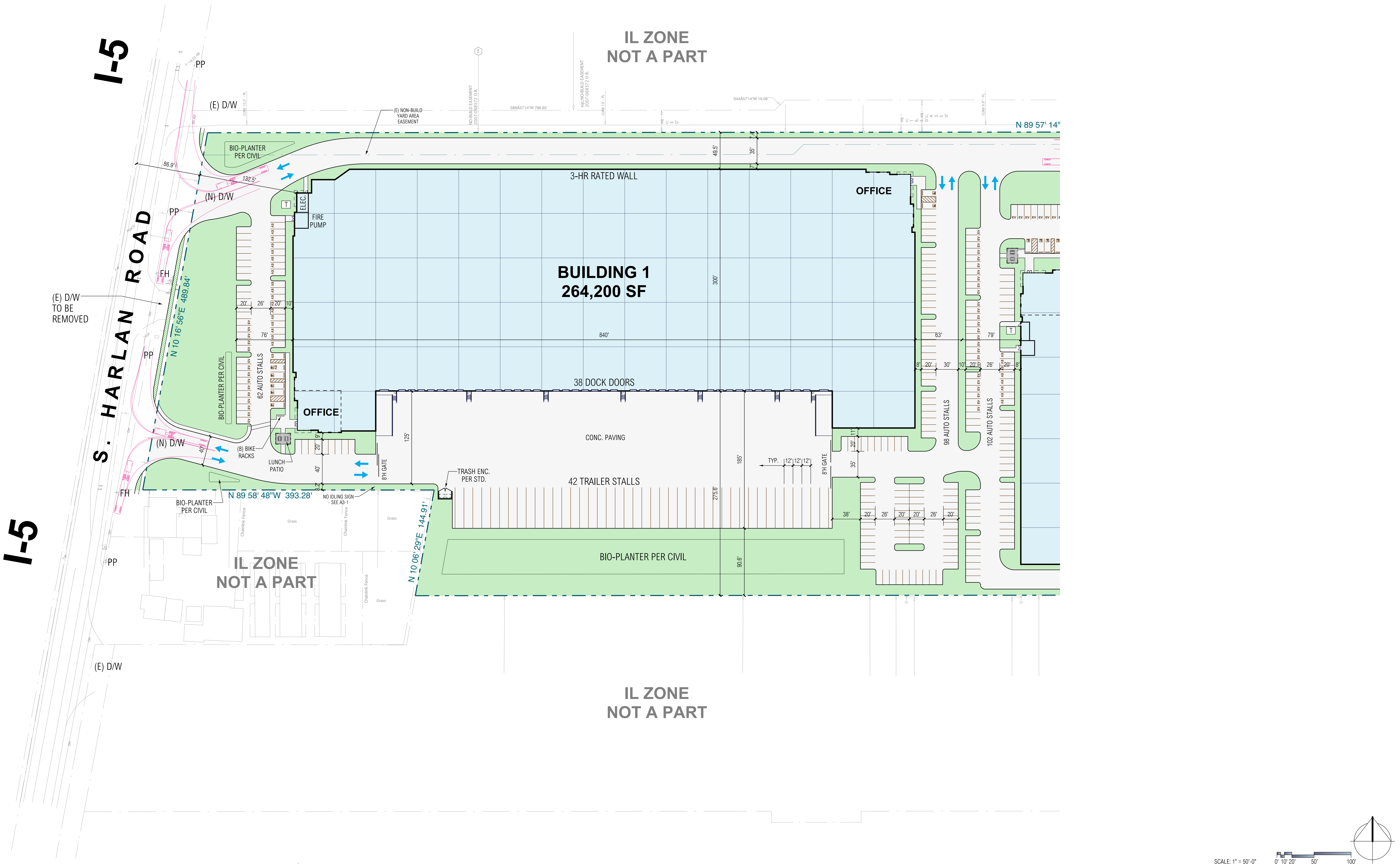
SCHEMATIC SITE PLAN

MARK	DATE	DESCRIPTION
	1/27/25	PLANNING RESUBMITTAL
	12/2/24	PLANNING RESUBMITTAL
	9/25/24	SCHEMATIC DESIGN

RGA PROJECT NO: 24019.00
CAD FILE NAME: 24019-00-A1-1-P
DRAWN BY: CS
CHK'D BY: CS

SHEET TITLE

A1-0-P



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LATHROP REDEVELOPMENT

12030 S. HARLAN ROAD

SCHEMATIC SITE PLAN - BUILDING 1

MARK	DATE	DESCRIPTION
	1/27/25	PLANNING RESUBMITTAL
	12/2/24	PLANNING RESUBMITTAL
	9/25/24	SCHEMATIC DESIGN

RGA PROJECT NO: 24019.00
CAD FILE NAME: 24019-00-A1-1-P
DRAWN BY: CS
CHK'D BY: CS

SHEET TITLE
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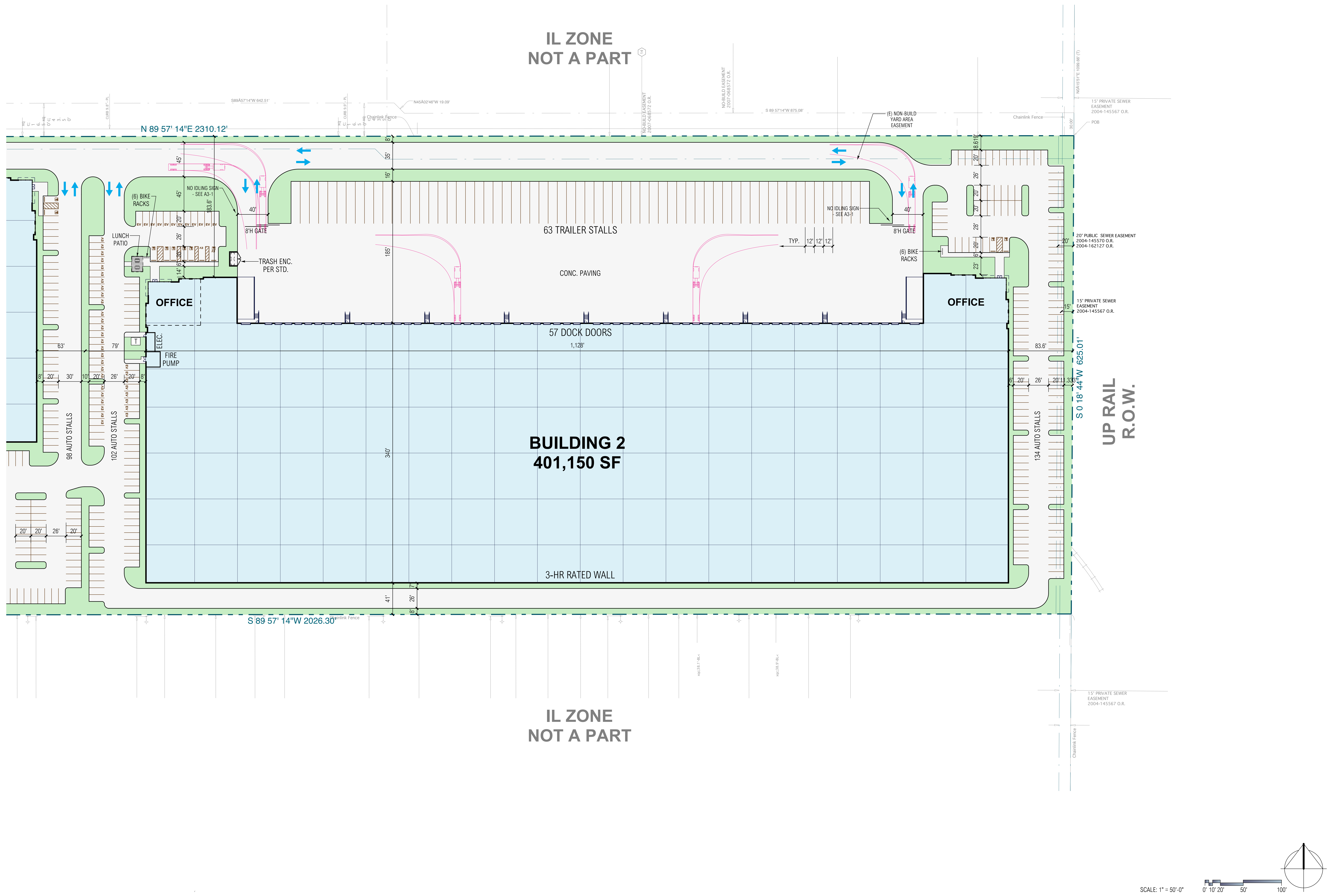


PREPARED BY:

RGA
Office of Architectural Design
210 Progress, Suite 220
Innovation Park
Irvine, CA 92618

T 949-341-0920
FX 949-341-0922

DEVELOPER / OWNER:
HARLAN ROAD OWNER LP
19700 S. VERMONT AVE.
SUITE 101
TORRANCE, CA 90502

CONTACT:
Jennifer Freedman
646-379-1704

LATHROP REDEVELOPMENT

12030 S. HARLAN ROAD

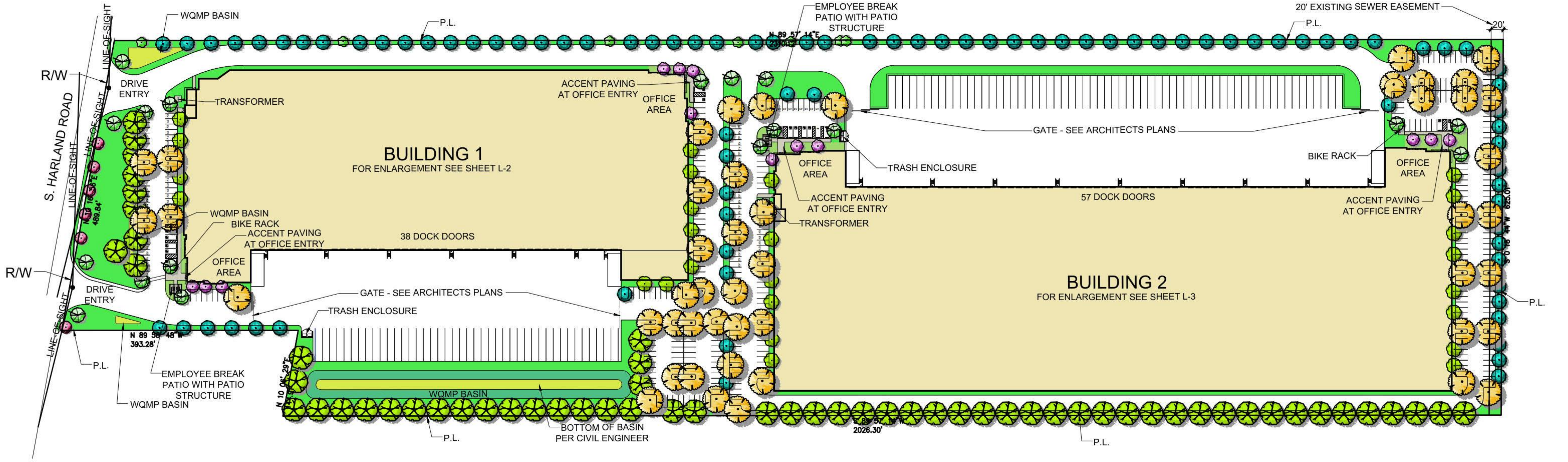
SCHEMATIC SITE PLAN - BUILDING 2

MARK	DATE	DESCRIPTION
	1/27/25	PLANNING RESUBMITTAL
	12/2/24	PLANNING RESUBMITTAL
	9/25/24	SCHEMATIC DESIGN

RGA PROJECT NO:	24019.00
CAD FILE NAME:	24019-00-A1-2-P
DRAWN BY:	CS
CHK'D BY:	CS

SHEET TITLE

A1-2-P



BUILDING 1

California Water Efficient Landscape Worksheet							
Reference Evapotranspiration (ET_o)		50.9	Project Type		Non-Residential		0.45
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Hyd 1- Drip Irrig-Low	0.3	Drip	0.81	0.37	49632	18382	580106
Hyd 2- Drip-Irrig-Med	0.5	Drip	0.81	0.62	3856	2380	75116
Hyd 3-Overhead-Low	0.3	Overhead	0.75	0.40	72380	28952	913667
Hyd 4-Bubblers-Mod	0.4	Drip	0.81	0.49	3142	1552	48966
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
				Totals	129010	51266	1617855
Special Landscape Areas							
	[redacted]	[redacted]	[redacted]	1		0	0
	[redacted]	[redacted]	[redacted]	1		0	0
	[redacted]	[redacted]	[redacted]	1		0	0
	[redacted]	[redacted]	[redacted]	1		0	0
				Totals	0	0	0
						ETWU Total	1617855
						Maximum Allowed Water Allowance (MAWA)[e]	1832084

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	51266
Total Area	129010
Average ETAF	0.40

All Landscape Areas

Total ETAF x Area	51266
Total Area	129010
Average ETAF	0.40

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

BUILDING 2

California Water Efficient Landscape Worksheet							
Reference Evapotranspiration (ET_o)		50.9	Project Type		Non-Residential		0.45
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Hyd 1- Drip Irrig-Low	0.3	Drip	0.81	0.37	58593	21701	684844
Hyd 2- Drip-Irrig-Med	0.5	Drip	0.81	0.62	5967	3683	116239
Hyd 3-Overhead-Low	0.3	Overhead	0.75	0.40	16795	6718	212007
Hyd 4-Bubblers-Mod	0.4	Drip	0.81	0.49	3731	1842	58145
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
				Totals	85086	33945	1071234
Special Landscape Areas							
	[redacted]	[redacted]	[redacted]	1		0	0
	[redacted]	[redacted]	[redacted]	1		0	0
	[redacted]	[redacted]	[redacted]	1		0	0
	[redacted]	[redacted]	[redacted]	1		0	0
				Totals	0	0	0
						ETWU Total	1071234
						Maximum Allowed Water Allowance (MAWA)[e]	1208315

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	33945
Total Area	85086
Average ETAF	0.40

All Landscape Areas

Total ETAF x Area	33945
Total Area	85086
Average ETAF	0.40

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WULCOLS	EVERGREEN / DECIDUOUS	HEIGHT	CANOPY	QTY
TREES							
●	ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE STANDARD	24"BOX	LOW	EVERGREEN	30'	25'	25
●	EXISTING ON-SITE TREE TO REMAIN / SEE ARBORIST REPORT	EXISTING	LOW	VARIES	VARIES	18'	7
●	LAGERSTROEMIA X `MUSKOGEE` / LAVENDER CRAPE MYRTLE STD.	24"BOX	MED	DECIDUOUS	20'	20'	13
●	OLEA EUROPAEA `SWAN HILL' / SWAN HILLI OLIVE MULTI TRUNK	36"BOX	LOW	EVERGREEN	25'	25'	18
●	PISTACIA CHINENSIS / CHINESE PISTACHE	24"BOX	MED	DECIDUOUS	45'	45'	48
●	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE	24"BOX	MED	DECIDUOUS	50'	40'	61
●	PODOCARPUS GRACILIOR / FERN PINE	24"BOX	MED	EVERGREEN	45'	25'	88
●	STREET TREE PER CITY STANDARD / STREET TREE TO BE DETERMINED BY CITY	24"BOX	MED			20'	6

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MUHLENBERGIA RIGENS / DEER GRASS

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TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE

NOTES

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SHREDDED MULCH NOTE

ALL PLANTER AREAS TO RECEIVE A 3" LAYER OF SHREDDED COVER MULCH AVAILABLE FROM EARTHWORKS (951)782-0260

0 80 160 240 feet
1" = 80'

NORTH

BRETT K. FRENCH
3416
10/31/26
Renewal Date

REVISIONS

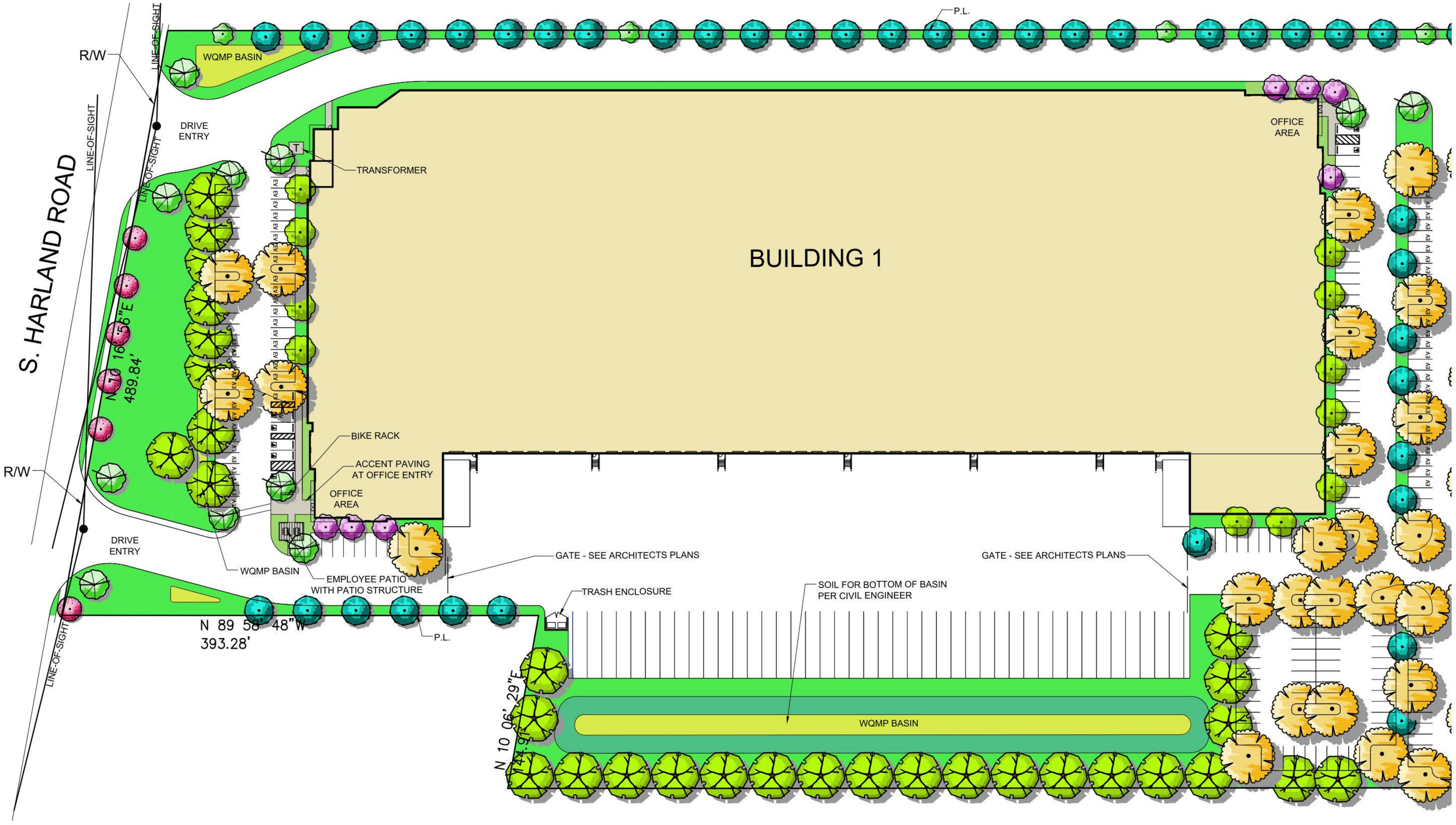
Environs Inc
LANDSCAPE ARCHITECTURE
Creating Sustainable & Water Conserving Solutions
801 El Berro * San Clemente, CA 92672
Ph. (909) 626-4663

DEVELOPER:

SHEET TITLE: PRELIMINARY LANDSCAPE PLAN

PROPOSED DEVELOPMENT:
HARLAN ROAD INDUSTRIAL
HARLAN ROAD, LATHROP, CA

DRAWN BY BFK
DATE 01/27/25
JOB NO. RGA000215
SHEET NO. L-1
1 OF 4 SHTS.



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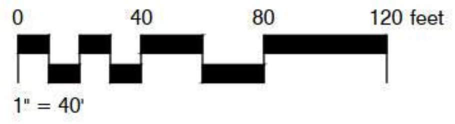


NORTH

LICENSED LANDSCAPE ARCHITECT
BRETT K. FRENCH
3416
Signature
10/31/26
Renewal Date
STATE OF CALIFORNIA

REVISIONS

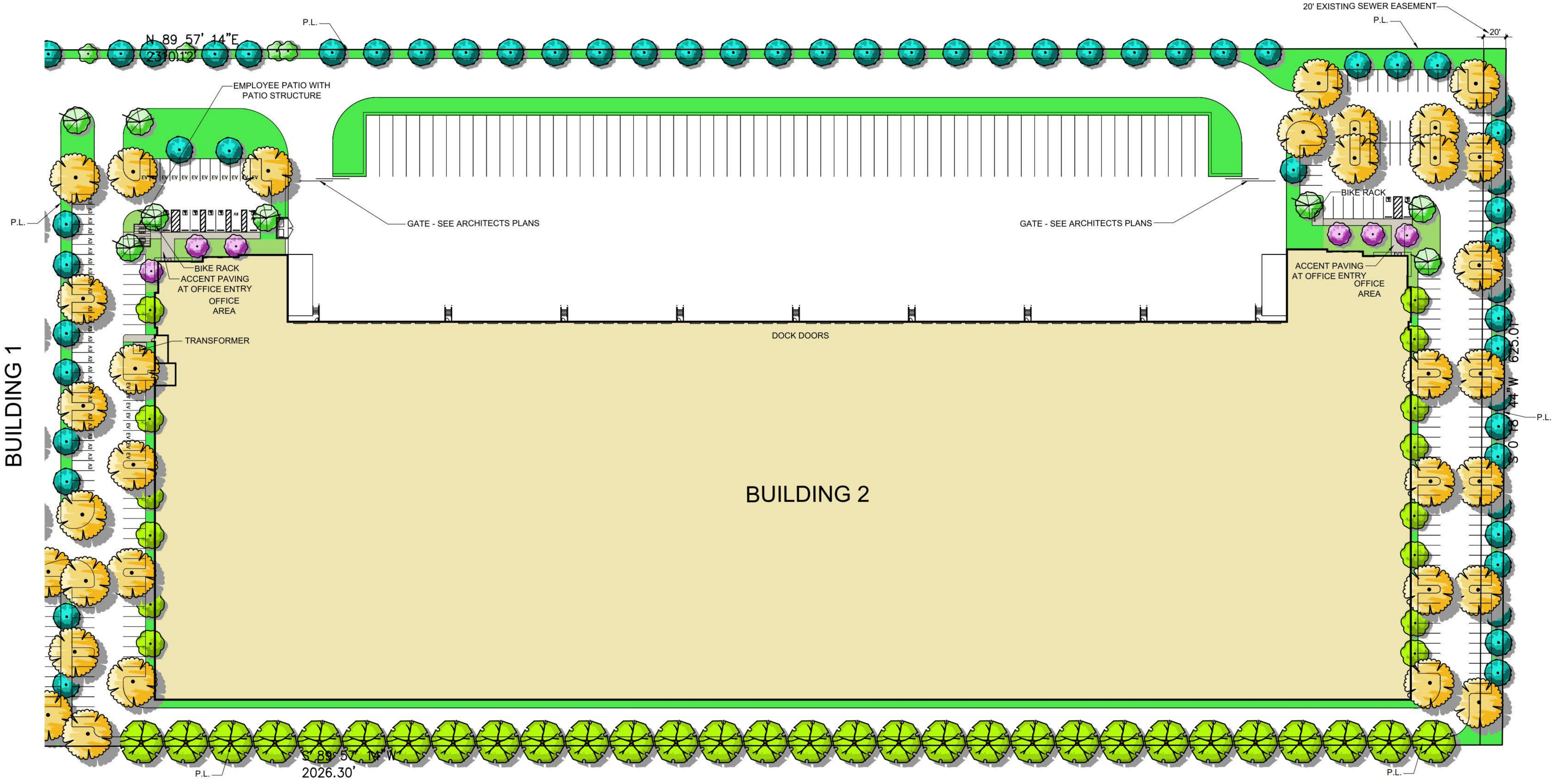
Environs Inc
LANDSCAPE ARCHITECTURE
Creating Sustainable & Water Conserving Solutions
801 El Berro * San Clemente, CA 92672
Ph. (909) 626-4663

DEVELOPER:

SHEET TITLE: PRELIMINARY LANDSCAPE PLAN

PROPOSED DEVELOPMENT:
HARLAN ROAD INDUSTRIAL
HARLAN ROAD, LATHROP, CA

DRAWN BY BFK
DATE 01/27/25
JOB NO. RGA000215
SHEET NO. L-2
2 OF 4 SHTS.



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- COPROSMA X KIRKII 'HAGLEY GREEN' / HAGLEY GREEN TAUPATA
- DODONAEA VISCOSA 'PURPUREA' / PURPLE HOPSEED BUSH
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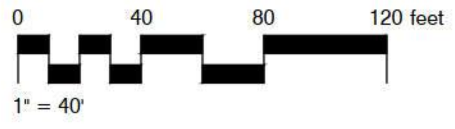

NORTH

Environs Inc
LANDSCAPE ARCHITECTURE
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Ph. (909) 626-4663

REVISIONS

DEVELOPER:

SHEET TITLE: PRELIMINARY LANDSCAPE PLAN

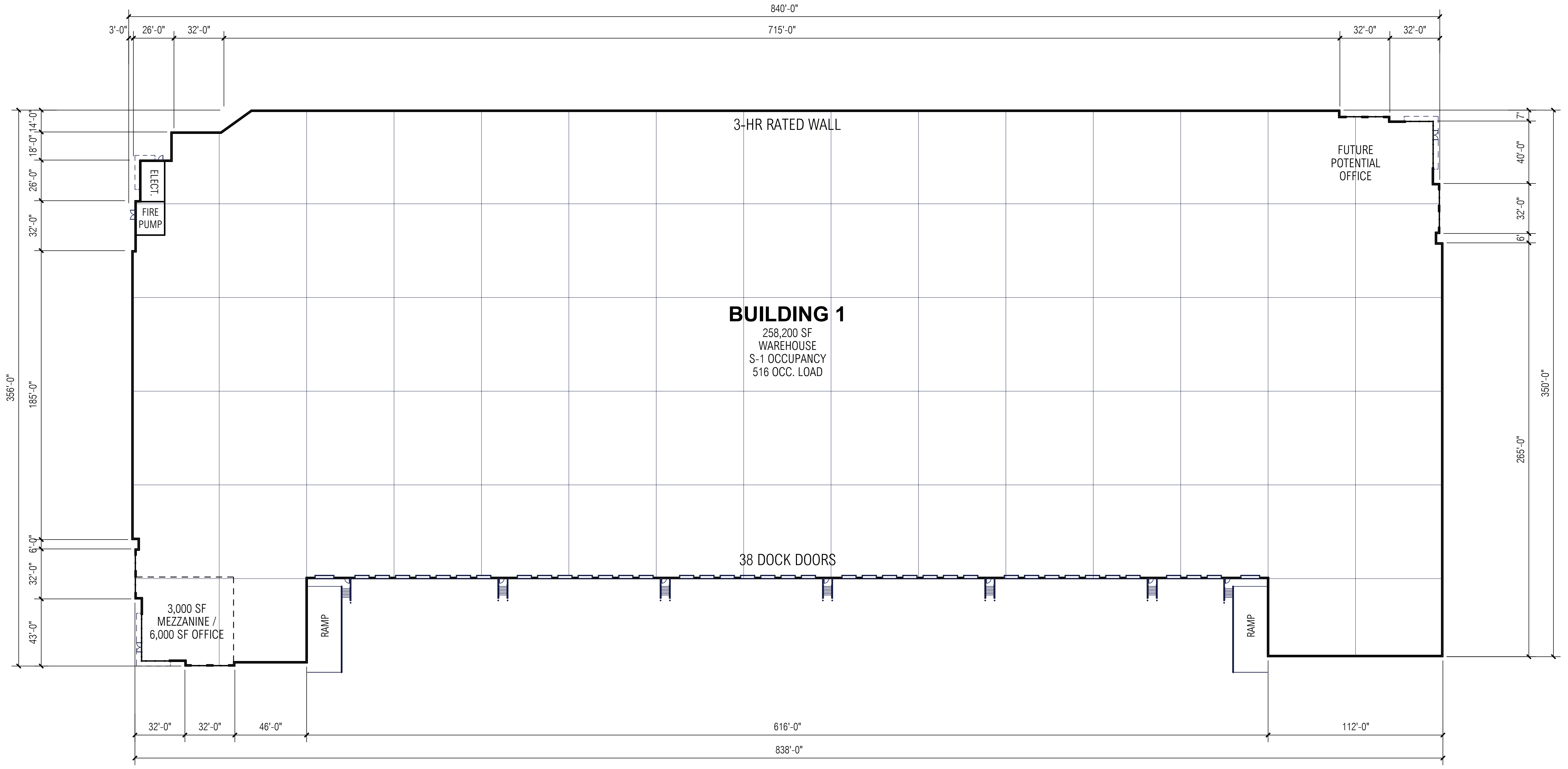
PROPOSED DEVELOPMENT:
HARLAN ROAD INDUSTRIAL
HARLAN ROAD, LATHROP, CA

BRETT K. FRENCH
3416
Signature
10/31/26
Renewal Date

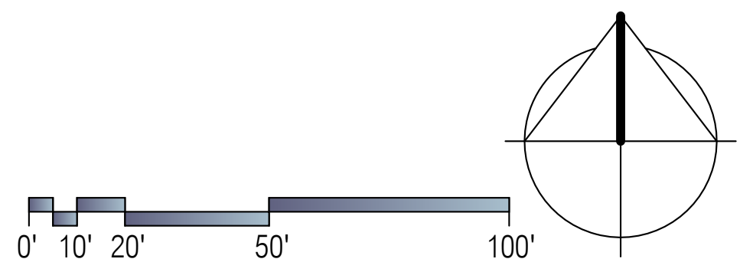
DRAWN BY	DATE
BFK	01/27/25

JOB NO.
RGA000215

SHEET NO.
L-3
3 OF 4 SHTS.



SCALE: 1" = 40'-0"



PREPARED BY:

RGA
Office of Architectural Design
210 Progress, Suite 220
Innovation Park
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

DEVELOPER / OWNER:

HARLAN ROAD OWNER LP
19700 S. VERMONT AVE.
SUITE 101
TORRANCE, CA 90502

CONTACT:
Jennifer Freedman
646-379-1704

LATHROP REDEVELOPMENT

12030 S. HARLAN ROAD

SCHEMATIC FLOOR PLAN - BUILDING 1

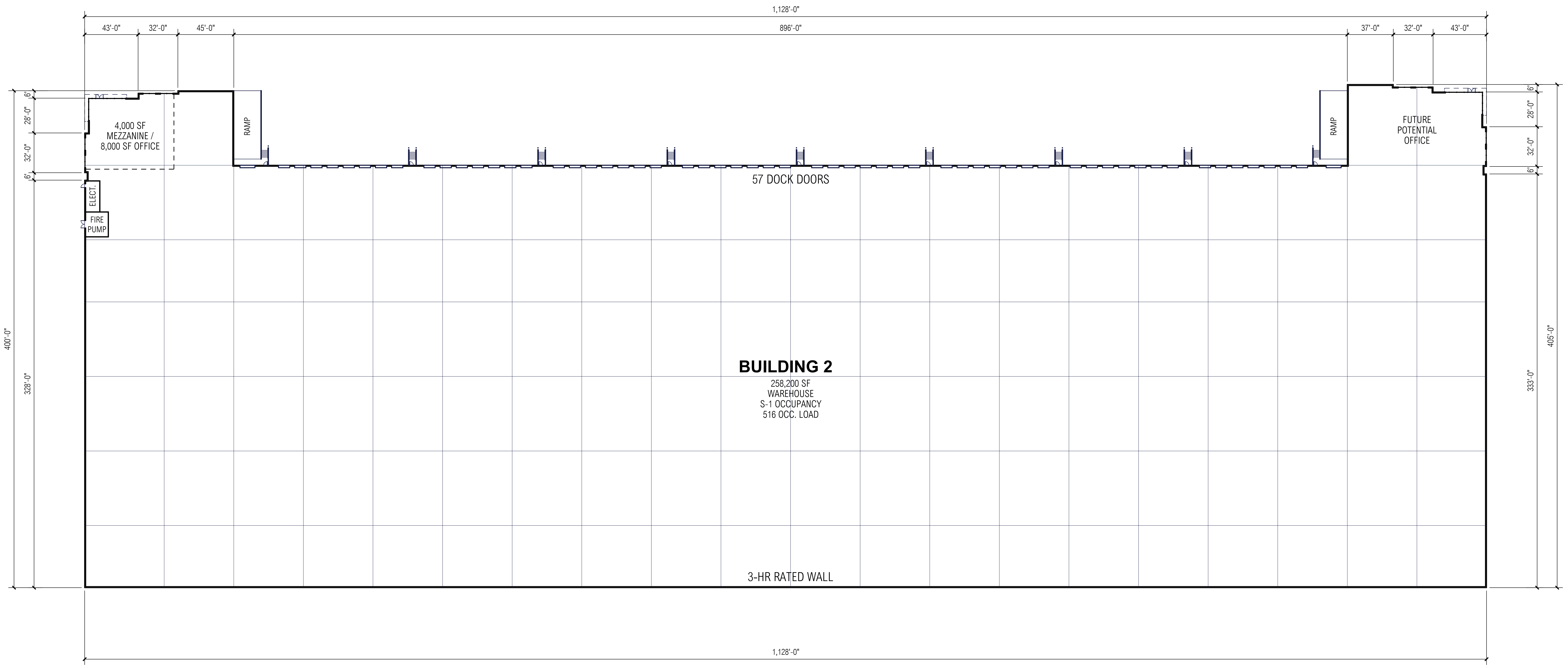
	1/27/25	PLANNING RESUBMITTAL
	12/2/24	PLANNING RESUBMITTAL
	9/25/24	SCHEMATIC DESIGN
MARK	DATE	DESCRIPTION

RGA PROJECT NO:	24019.00
CAD FILE NAME:	24019-00-A2-1-P
DRAWN BY:	CS
CHK'D BY:	CS

COPYRIGHT: RGA, OFFICE OF ARCHITECTURAL DESIGN

SHEET TITLE

A2-1-P



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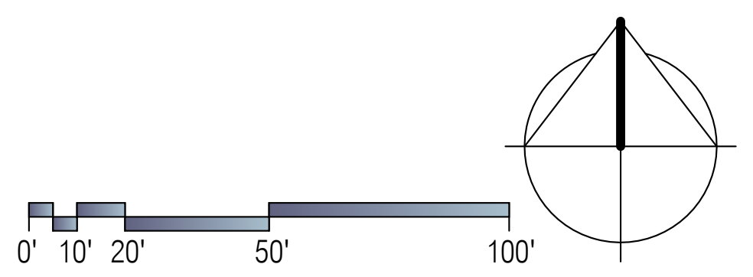

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RGA
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19700 S. VERMONT AVE.
SUITE 101
TORRANCE, CA 90502

CONTACT:
Jennifer Freedman
646-379-1704

LATHROP REDEVELOPMENT

12030 S. HARLAN ROAD

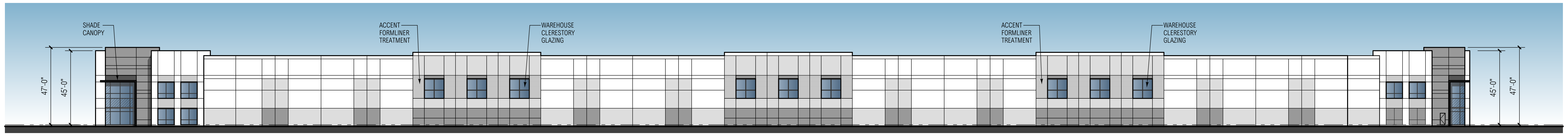
SCHEMATIC FLOOR PLAN - BUILDING 2

	1/27/25	PLANNING RESUBMITTAL
	12/2/24	PLANNING RESUBMITTAL
	9/25/24	SCHEMATIC DESIGN
MARK	DATE	DESCRIPTION

RGA PROJECT NO:	24019.00
CAD FILE NAME:	24019-00-A2-2-P
DRAWN BY:	CS
CHK'D BY:	CS

SHEET TITLE

A2-2-P



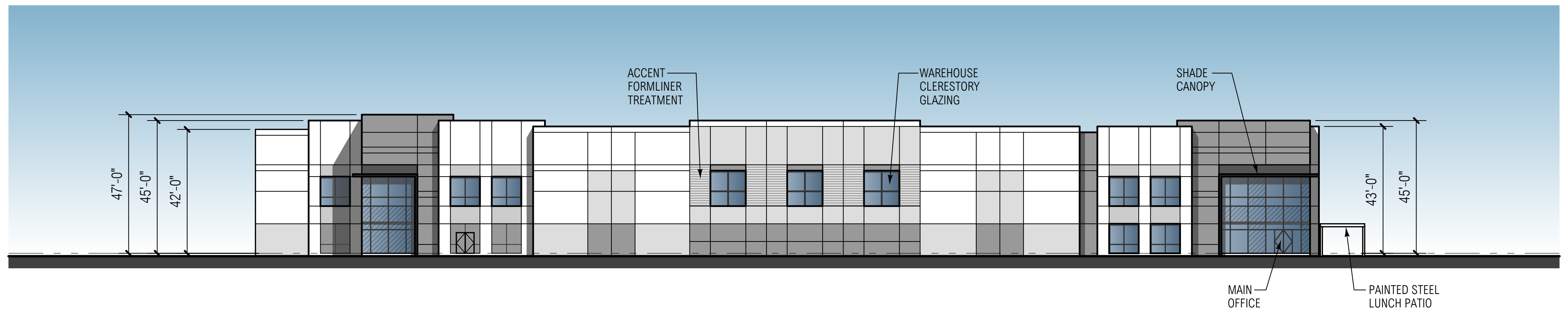
NORTH ELEVATION

NOTES:

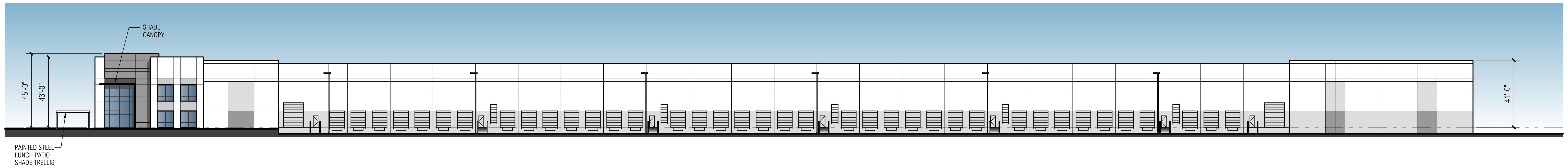
1. ALL ROOFTOP MECH. EQUIPMENT SHALL BE SCREENED FROM VIEW.

FINISH SCHEDULE:

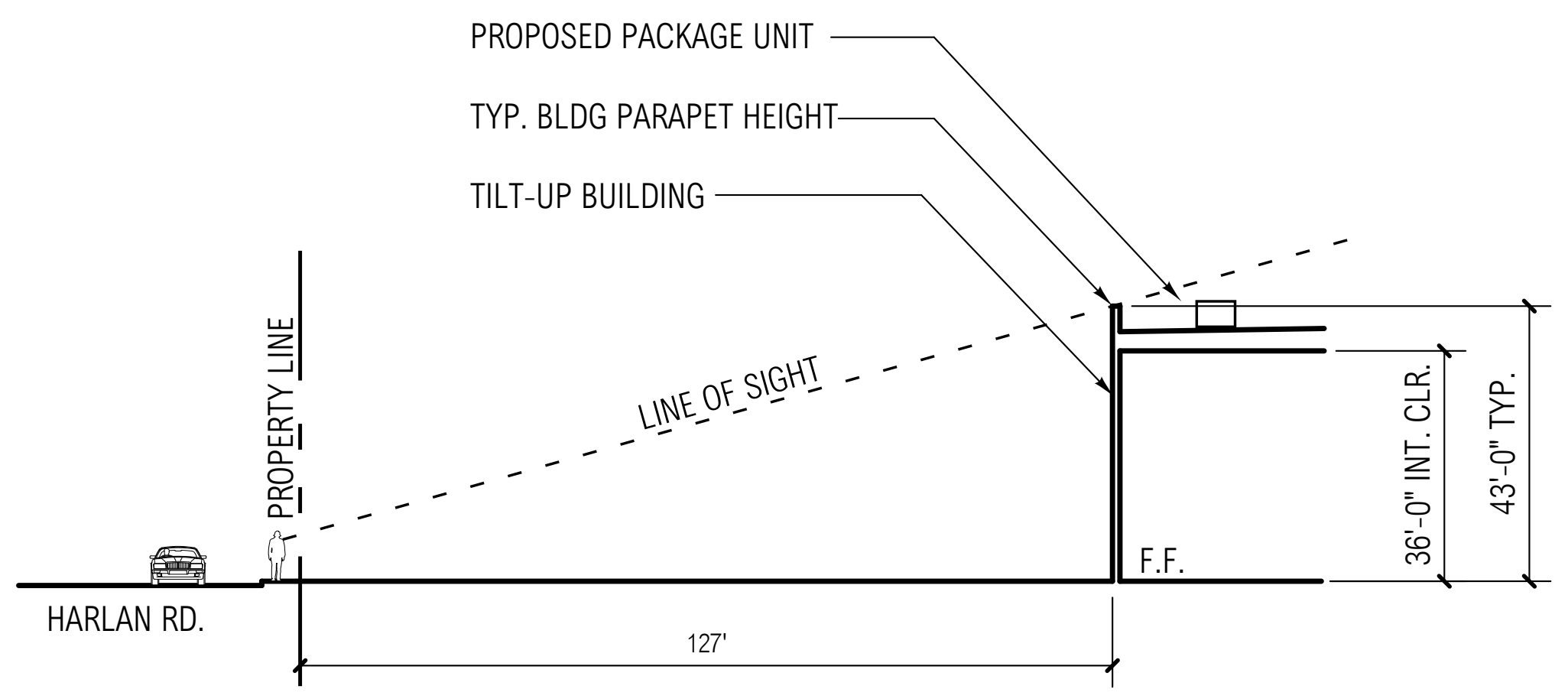
□	1.	FIELD COLOR SW 7636 - ORIGAMI WHITE
░	2.	LIGHT ACCENT COLOR SW 6002 - ESSENTIAL GRAY
▤	3.	RIBBED CONCRETE PANEL ACCENT COLOR SW 2819 - DOWNING SLATE
▒	4.	ACCENT COLOR SW 2819 - DOWNING SLATE
▓	5.	DARK ACCENT COLOR SW 7069 - IRON ORE
■	6.	CANOPIES: ALUCOBOND: BRUSHED CARBON
▦	7.	GLAZING: PPG SOLARCOOL PACIFICA CLEAR ANODIZED STOREFRONT
▨	8.	SPANDREL GLAZING: GLAZING TO MATCH VISION GLASS W/ CONC. BEHIND



WEST ELEVATION

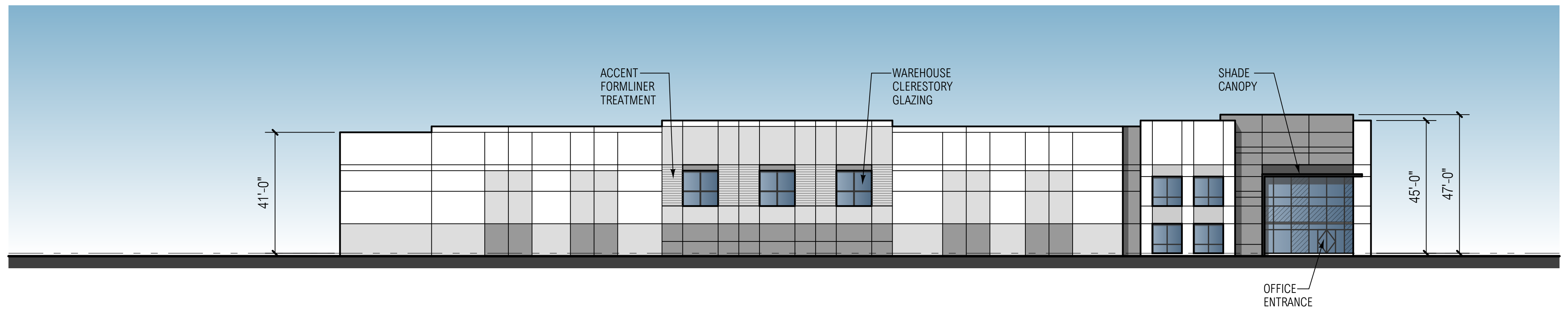


SOUTH ELEVATION



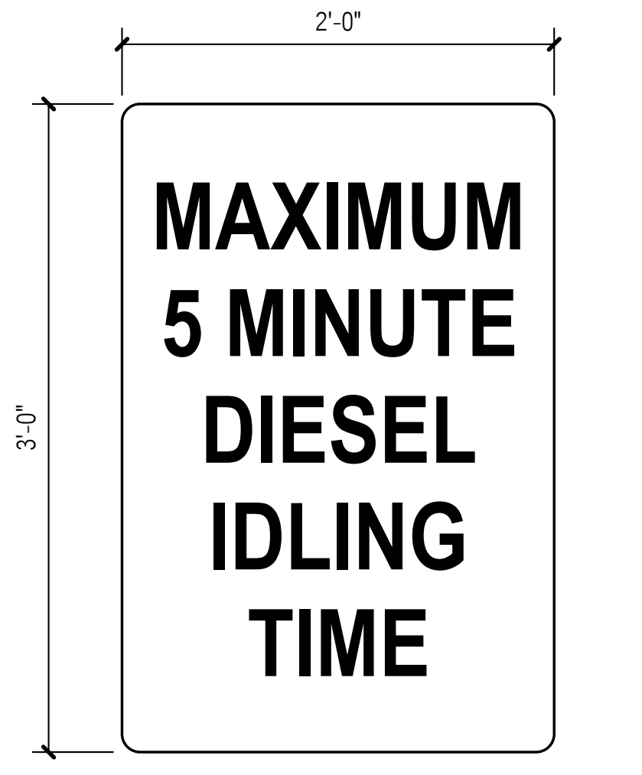
NOTE: LINE OF SIGHT TAKEN FROM 6'-0" ABOVE FINISH GRADE

TYPICAL EQUIPMENT SCREEN LINE OF SIGHT
SCALE 1" = 30'-0"
1



EAST ELEVATION

NO IDLE SIGN:



WHITE REFLECTIVE ALUMINUM SIGN W/ BLACK VINYL GRAPHICS

LIGHT FIXTURE STYLE:

SCALE: 1" = 30'-0" 0' 10' 20' 50' 100'

PREPARED BY:

RGA
Office of Architectural Design
210 Progress, Suite 220
Innovation Park
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

DEVELOPER / OWNER:
HARLAN ROAD OWNER LP
19700 S. VERMONT AVE.
SUITE 101
TORRANCE, CA 90502

CONTACT:
Jennifer Freedman
646-379-1704

LATHROP REDEVELOPMENT

12030 S. HARLAN ROAD

SCHEMATIC ELEVATIONS - BUILDING 1

	1/27/25	PLANNING RESUBMITTAL
	12/2/24	PLANNING RESUBMITTAL
	9/25/24	SCHEMATIC DESIGN
MARK	DATE	DESCRIPTION

RGA PROJECT NO:	24019.00
CAD FILE NAME:	24019-00-A3-1-P
DRAWN BY:	CS
CHK'D BY:	CS

SHEET TITLE

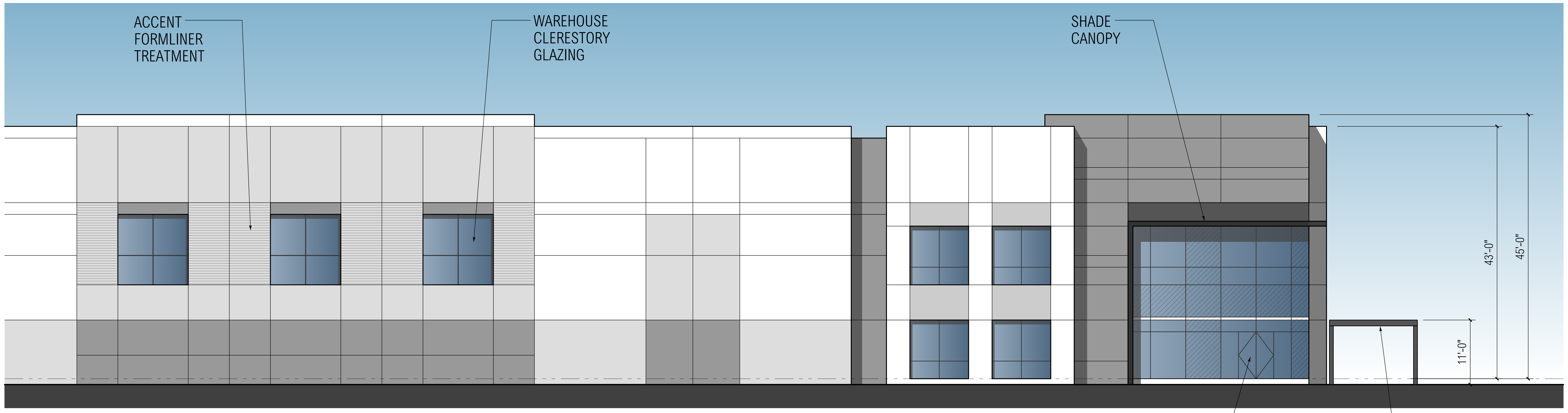
A3-1-P

NOTES:

1. ALL ROOFTOP MECH. EQUIPMENT SHALL BE SCREENED FROM VIEW.

FINISH SCHEDULE:

□	1.	FIELD COLOR SW 7636 - ORIGAMI WHITE
░	2.	LIGHT ACCENT COLOR SW 6002 - ESSENTIAL GRAY
▤	3.	RIBBED CONCRETE PANEL ACCENT COLOR SW 2819 - DOWNING SLATE
▒	4.	ACCENT COLOR SW 2819 - DOWNING SLATE
▓	5.	DARK ACCENT COLOR SW 7069 - IRON ORE
■	6.	CANOPIES: ALUCOBOND: BRUSHED CARBON
▧	7.	GLAZING: PPG SOLARCOOL PACIFICA CLEAR ANODIZED STOREFRONT
▨	8.	SPANDREL GLAZING: GLAZING TO MATCH VISION GLASS W/ CONC. BEHIND



PARTIAL WEST ELEVATION

SCALE: 1/8" = 1'-0"

PARTIAL SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

PREPARED BY:
RGA
Office of Architectural Design
210 Progress, Suite 220
Innovation Park
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

DEVELOPER / OWNER:
HARLAN ROAD OWNER LP
19700 S. VERMONT AVE.
SUITE 101
TORRANCE, CA 90502

CONTACT:
Jennifer Freedman
646-379-1704

LATHROP REDEVELOPMENT

12030 S. HARLAN ROAD

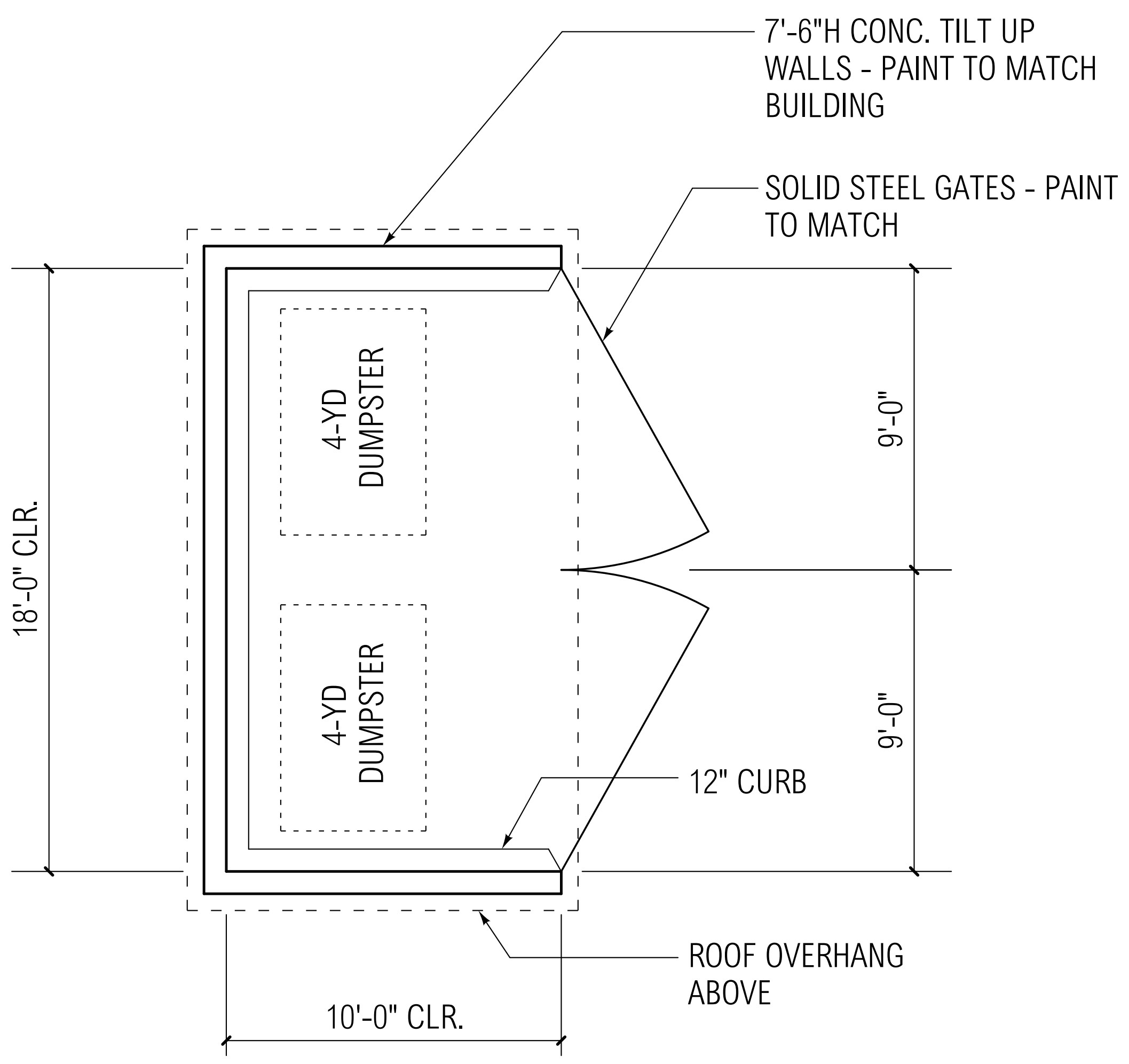
SCHEMATIC ELEVATION ENLARGEMENTS - BUILDING 1

MARK	DATE	DESCRIPTION
	1/27/25	PLANNING RESUBMITTAL
	12/2/24	PLANNING RESUBMITTAL
	9/25/24	SCHEMATIC DESIGN

RGA PROJECT NO:	24019.00
CAD FILE NAME:	24019-00-A3-1.1-P
DRAWN BY:	CS
CHK'D BY:	CS

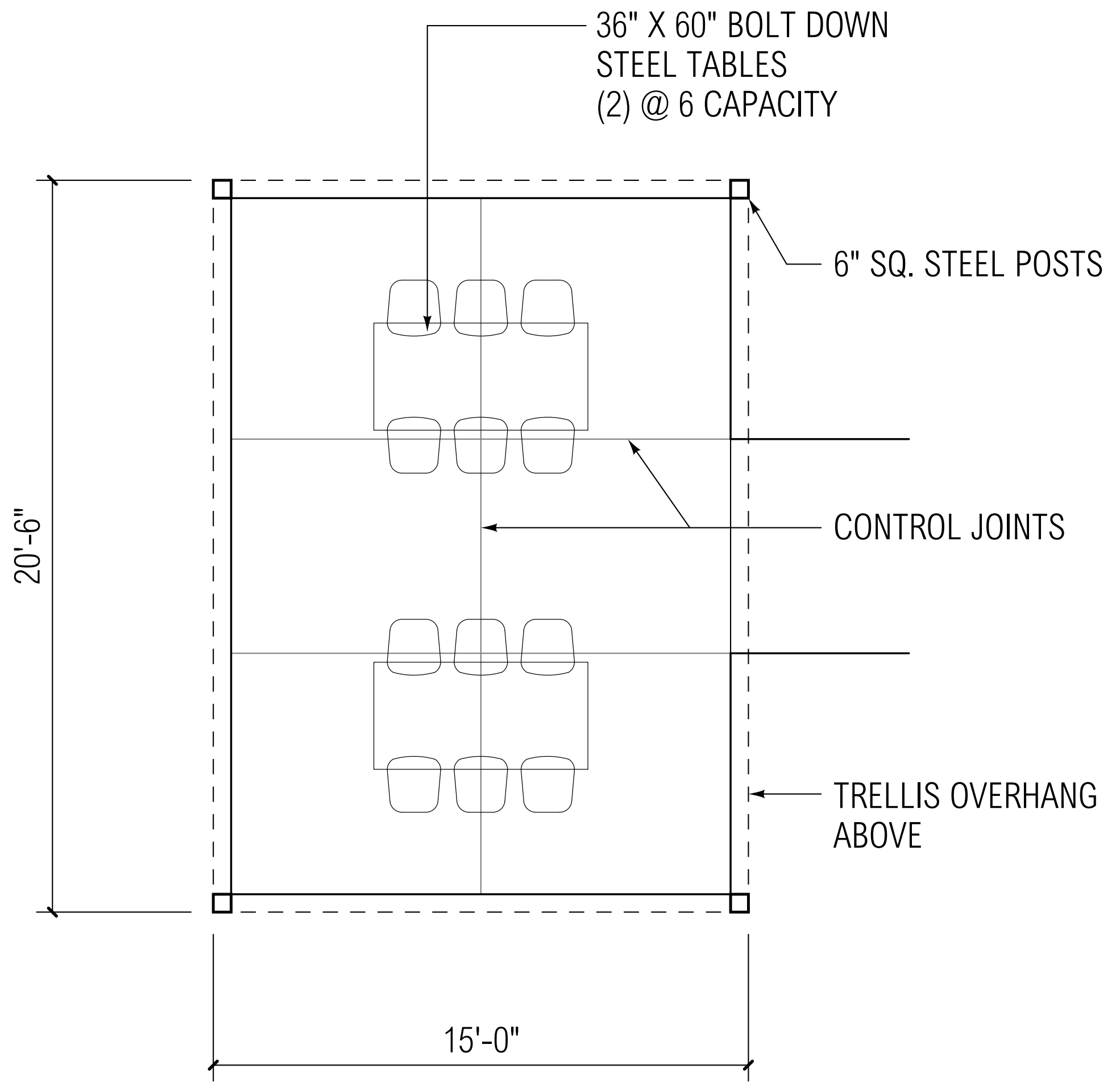
SHEET TITLE

A3-1.1-P



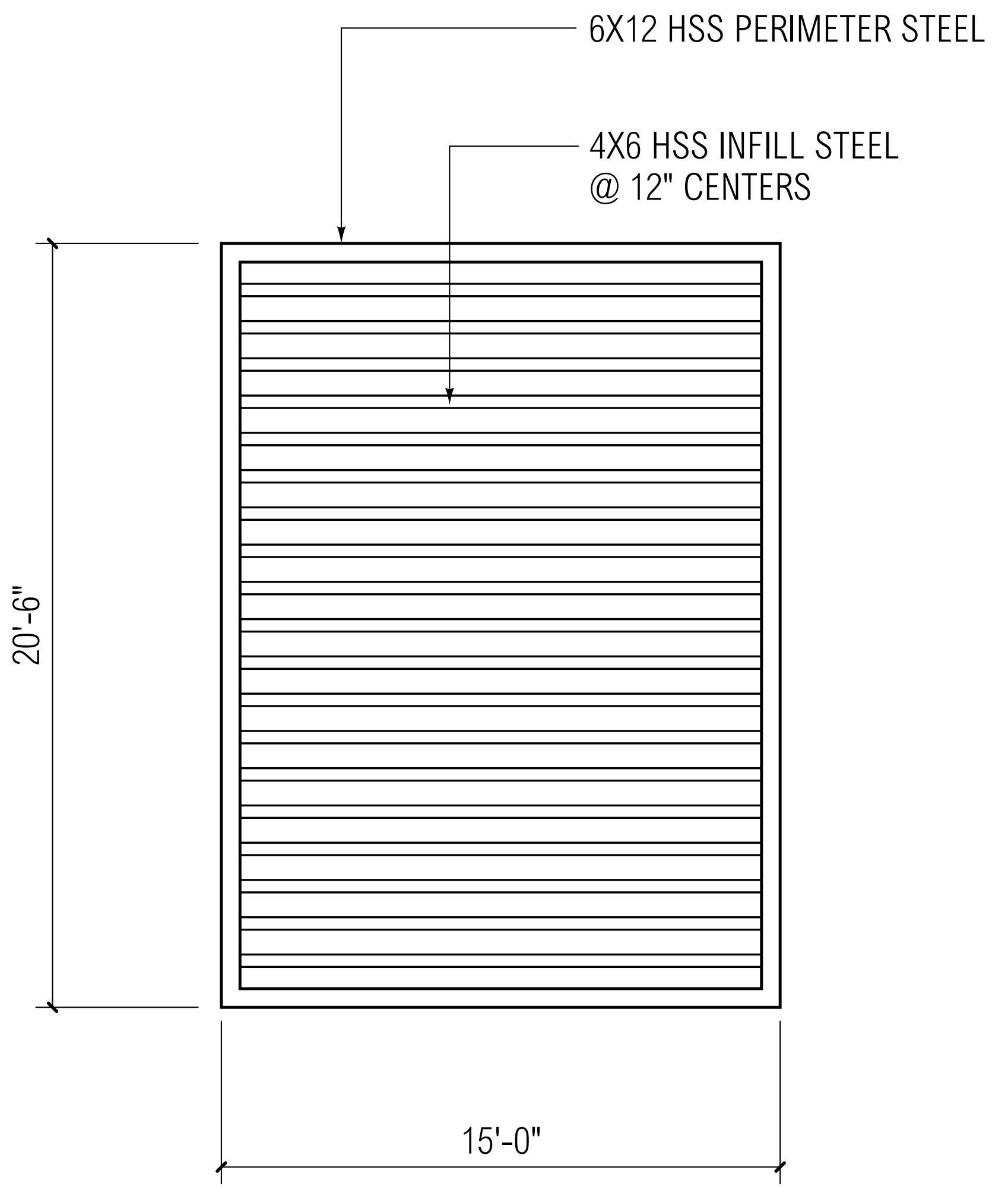
TRASH ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"



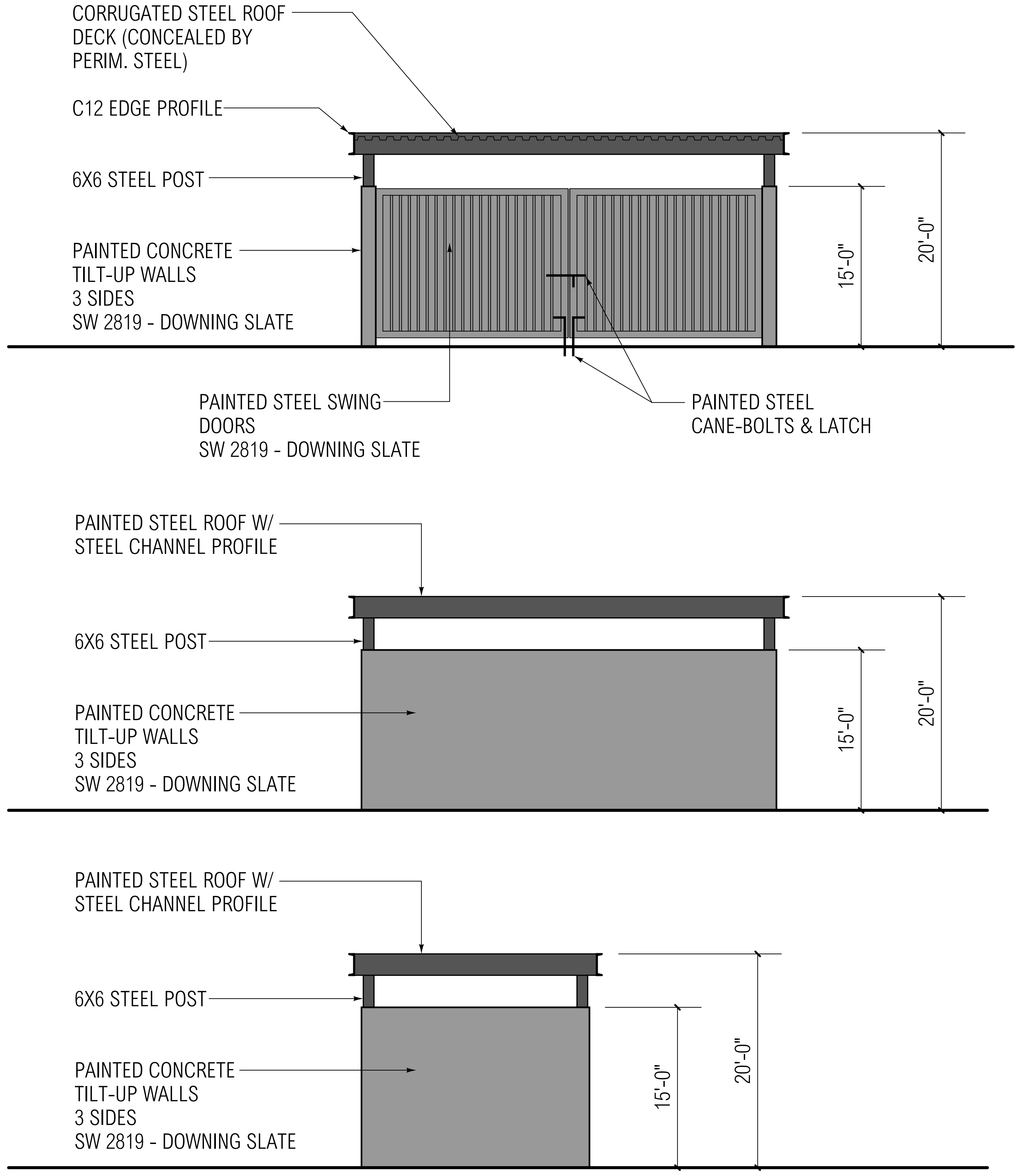
LUNCH PATIO FLOOR PLAN

SCALE: 1/4" = 1'-0"



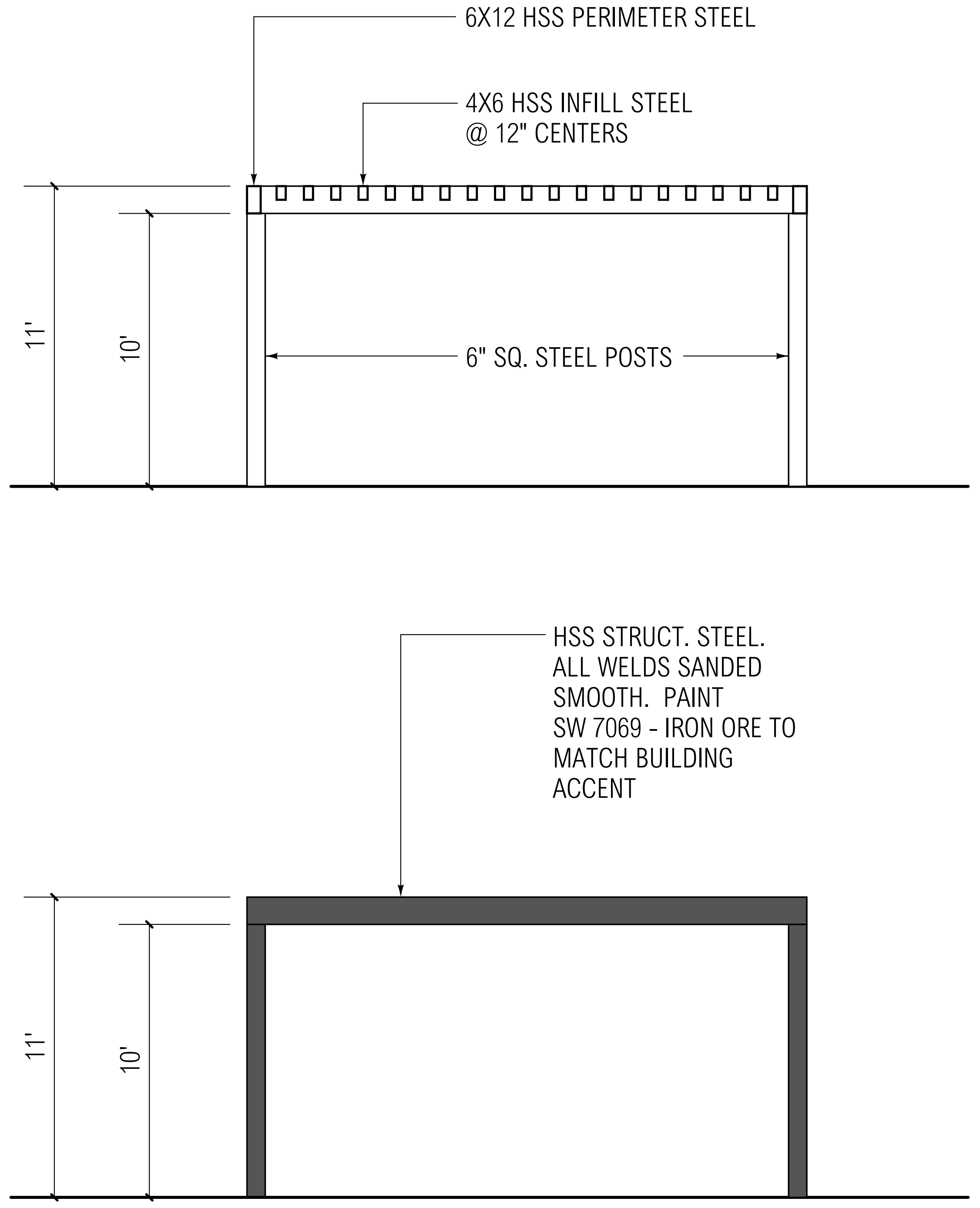
LUNCH PATIO TRELLIS PLAN

SCALE: 1/4" = 1'-0"



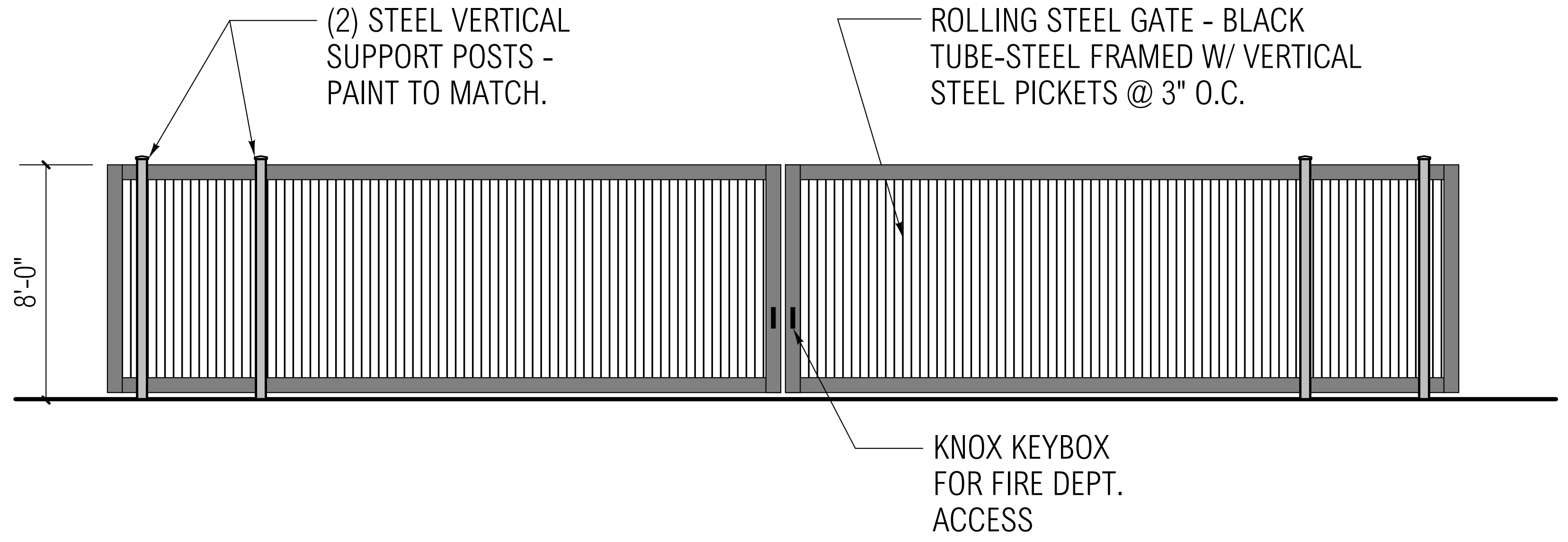
TRASH ENCLOSURE ELEVATIONS

SCALE: 1/4" = 1'-0"



LUNCH PATIO ELEVATION / SECTION

SCALE: 1/4" = 1'-0"



TRUCK YARD ACCESS GATE

SCALE: 1/8" = 1'-0"

PREPARED BY:

RGA
Office of Architectural Design
210 Progress, Suite 220
Innovation Park
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

DEVELOPER / OWNER:
HARLAN ROAD OWNER LP
19700 S. VERMONT AVE.
SUITE 101
TORRANCE, CA 90502

CONTACT:
Jennifer Freedman
646-379-1704

LATHROP REDEVELOPMENT

12030 S. HARLAN ROAD

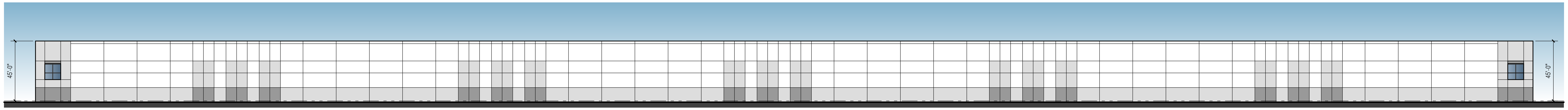
SCHEMATIC ELEVATION ENLARGEMENTS - BUILDING 1

	1/27/25	PLANNING RESUBMITTAL
	12/2/24	PLANNING RESUBMITTAL
	9/25/24	SCHEMATIC DESIGN
MARK	DATE	DESCRIPTION

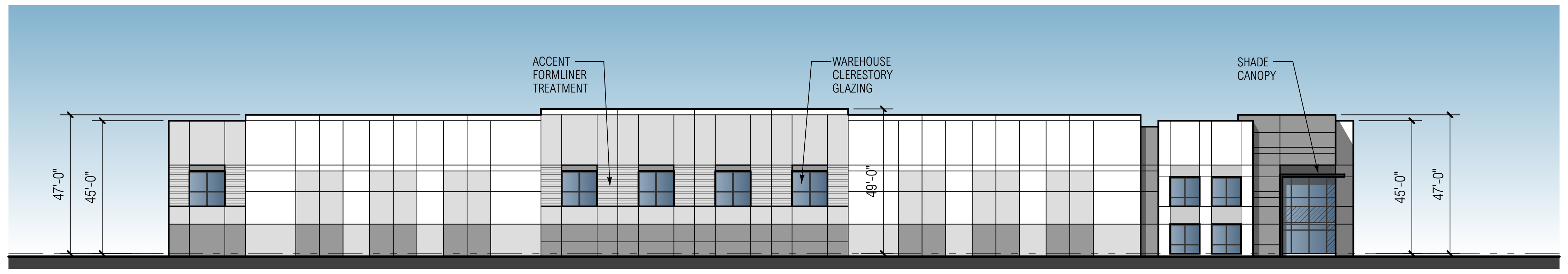
RGA PROJECT NO:	24019.00
CAD FILE NAME:	24019-00-A3-1.1-P
DRAWN BY:	CS
CHK'D BY:	CS

SHEET TITLE

A3-1.2-P



SOUTH ELEVATION



EAST ELEVATION

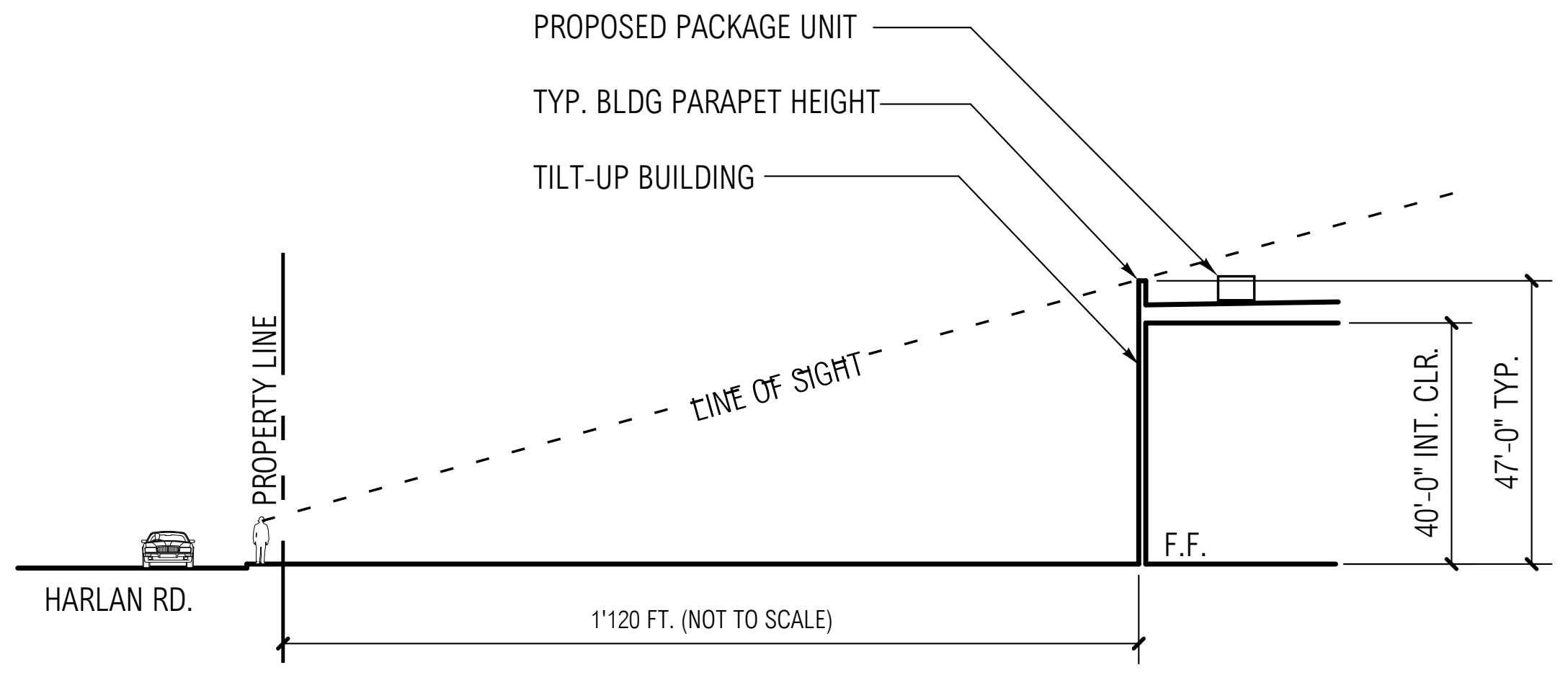
NOTES:

1. ALL ROOFTOP MECH. EQUIPMENT SHALL BE SCREENED FROM VIEW.

FINISH SCHEDULE:

☐	1.	FIELD COLOR SW 7636 - ORIGAMI WHITE
░	2.	LIGHT ACCENT COLOR SW 6002 - ESSENTIAL GRAY
▤	3.	RIBBED CONCRETE PANEL ACCENT COLOR SW 2819 - DOWNING SLATE
▒	4.	ACCENT COLOR SW 2819 - DOWNING SLATE
▓	5.	DARK ACCENT COLOR SW 7069 - IRON ORE
■	6.	CANOPIES: ALUCOBOND: BRUSHED CARBON
▦	7.	GLAZING: PPG SOLARCOOL PACIFICA CLEAR ANODIZED STOREFRONT
▨	8.	SPANDREL GLAZING: GLAZING TO MATCH VISION GLASS W/ CONC. BEHIND

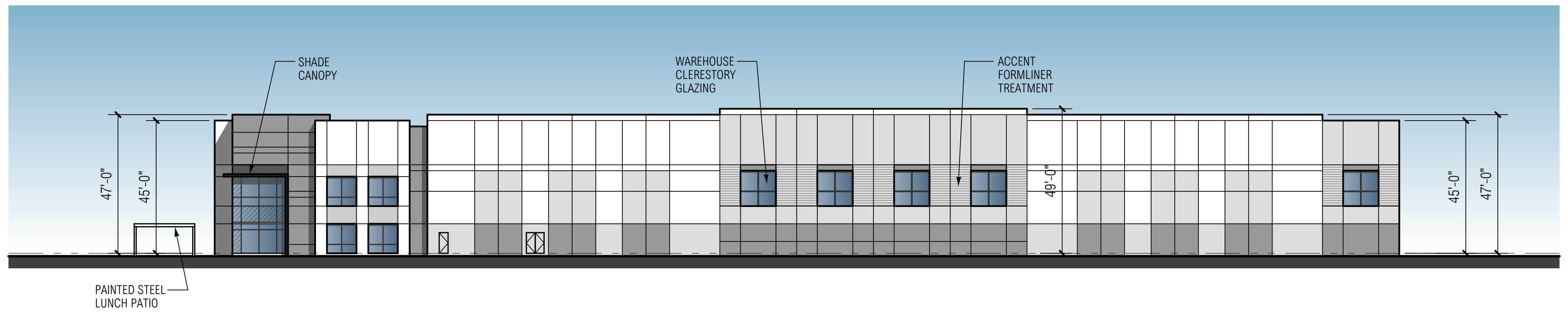
NORTH ELEVATION



NOTE: LINE OF SIGHT TAKEN FROM 6'-0" ABOVE FINISH GRADE

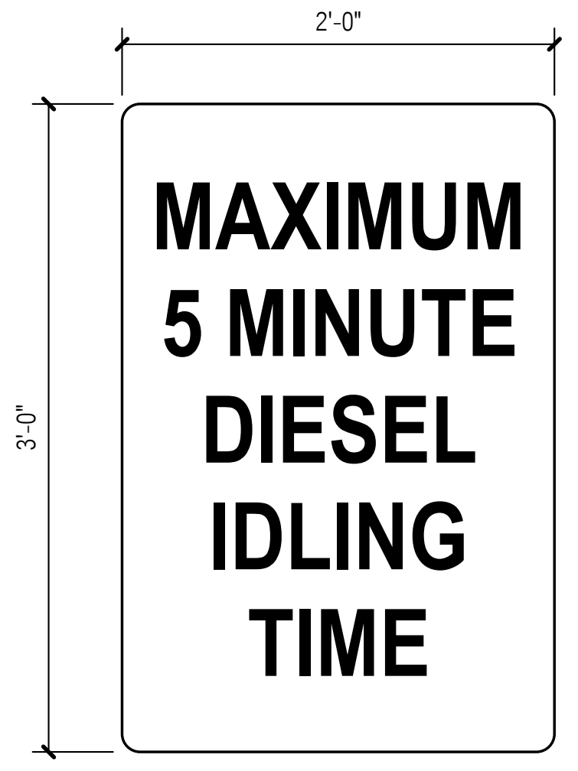
TYPICAL EQUIPMENT SCREEN LINE OF SIGHT ①

SCALE 1" = 30'-0"



WEST ELEVATION

NO IDLE SIGN:



WHITE REFLECTIVE ALUMINUM SIGN W/ BLACK VINYL GRAPHICS

LIGHT FIXTURE STYLE:

SCALE: 1" = 30'-0" 0' 10' 20' 50' 100'

PREPARED BY:

RGA
Office of Architectural Design

210 Progress, Suite 220
Innovation Park
Irvine, CA 92618

T 949-341-0920
FX 949-341-0922

DEVELOPER / OWNER:
HARLAN ROAD OWNER LP
19700 S. VERMONT AVE.
SUITE 101
TORRANCE, CA 90502

CONTACT:
Jennifer Freedman
646-379-1704

LATHROP REDEVELOPMENT

12030 S. HARLAN ROAD

SCHEMATIC ELEVATIONS - BUILDING 2

	1/27/25	PLANNING RESUBMITTAL
	12/2/24	PLANNING RESUBMITTAL
	9/25/24	SCHEMATIC DESIGN
MARK	DATE	DESCRIPTION

RGA PROJECT NO: 24019.00
CAD FILE NAME: 24019-00-A3-2-P
DRAWN BY: CS
CHK'D BY: CS

SHEET TITLE

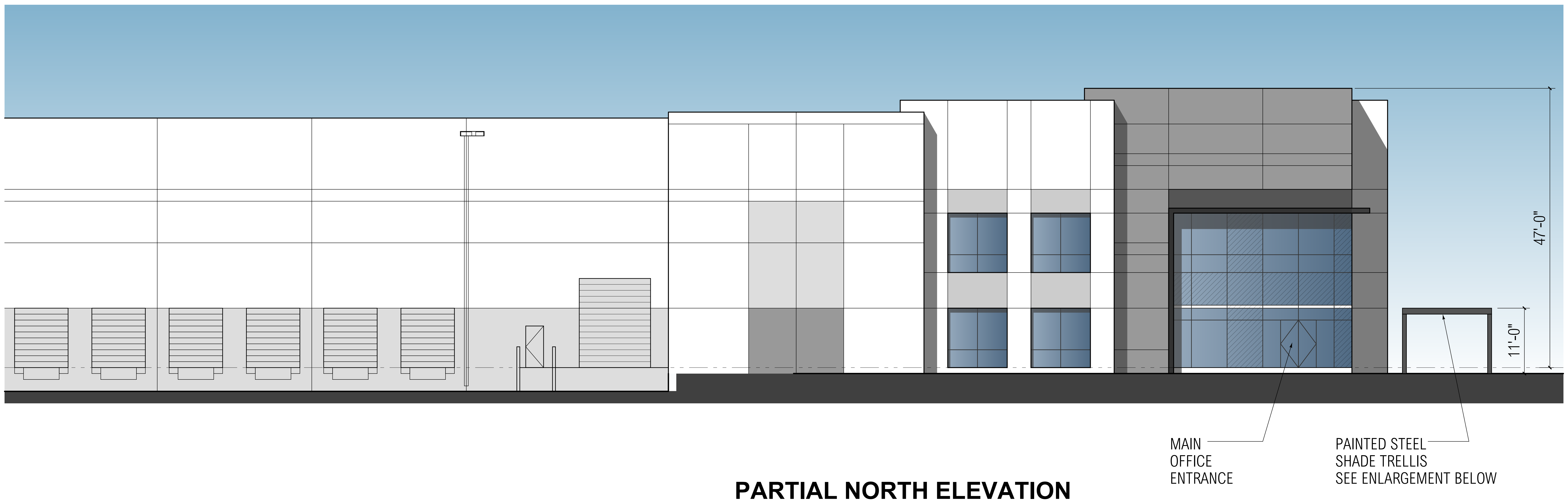
A3-2-P

NOTES:

1. ALL ROOFTOP MECH. EQUIPMENT SHALL BE SCREENED FROM VIEW.

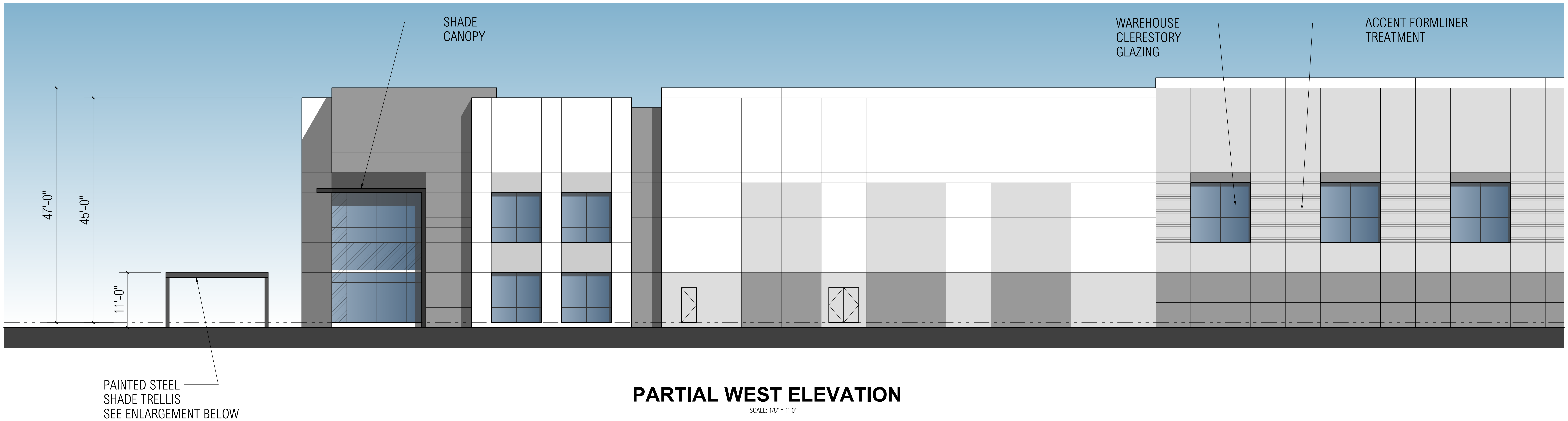
FINISH SCHEDULE:

☐	1.	FIELD COLOR SW 7636 - ORIGAMI WHITE
☐	2.	LIGHT ACCENT COLOR SW 6002 - ESSENTIAL GRAY
▤	3.	RIBBED CONCRETE PANEL ACCENT COLOR SW 2819 - DOWNING SLATE
■	4.	ACCENT COLOR SW 2819 - DOWNING SLATE
■	5.	DARK ACCENT COLOR SW 7069 - IRON ORE
■	6.	CANOPIES: ALUCOBOND: BRUSHED CARBON
■	7.	GLAZING: PPG SOLARCOOL PACIFICA CLEAR ANODIZED STOREFRONT
▨	8.	SPANDREL GLAZING: GLAZING TO MATCH VISION GLASS W/ CONC. BEHIND



PARTIAL NORTH ELEVATION

SCALE: 1/8" = 1'-0"



PARTIAL WEST ELEVATION

SCALE: 1/8" = 1'-0"

PREPARED BY:

RGA
Office of Architectural Design
210 Progress, Suite 220
Innovation Park
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

DEVELOPER / OWNER:

HARLAN ROAD OWNER LP
19700 S. VERMONT AVE.
SUITE 101
TORRANCE, CA 90502

CONTACT:
Jennifer Freedman
646-379-1704

LATHROP REDEVELOPMENT

12030 S. HARLAN ROAD

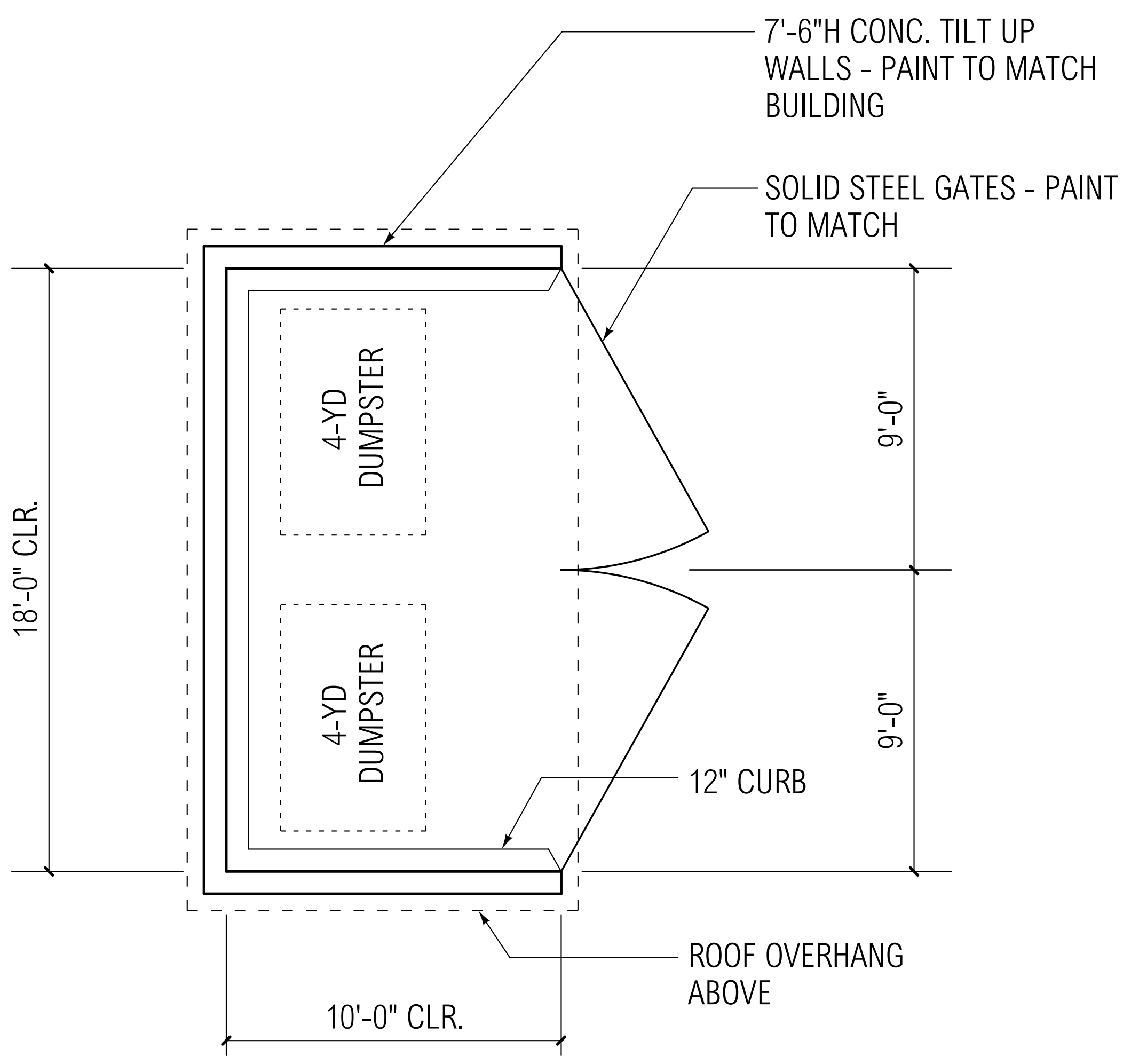
SCHEMATIC ELEVATION ENLARGEMENTS - BUILDING 2

	1/27/25	PLANNING RESUBMITTAL
	12/2/24	PLANNING RESUBMITTAL
	9/25/24	SCHEMATIC DESIGN
MARK	DATE	DESCRIPTION

RGA PROJECT NO:	24019.00
CAD FILE NAME:	24019-00-A3-2-P
DRAWN BY:	CS
CHK'D BY:	CS

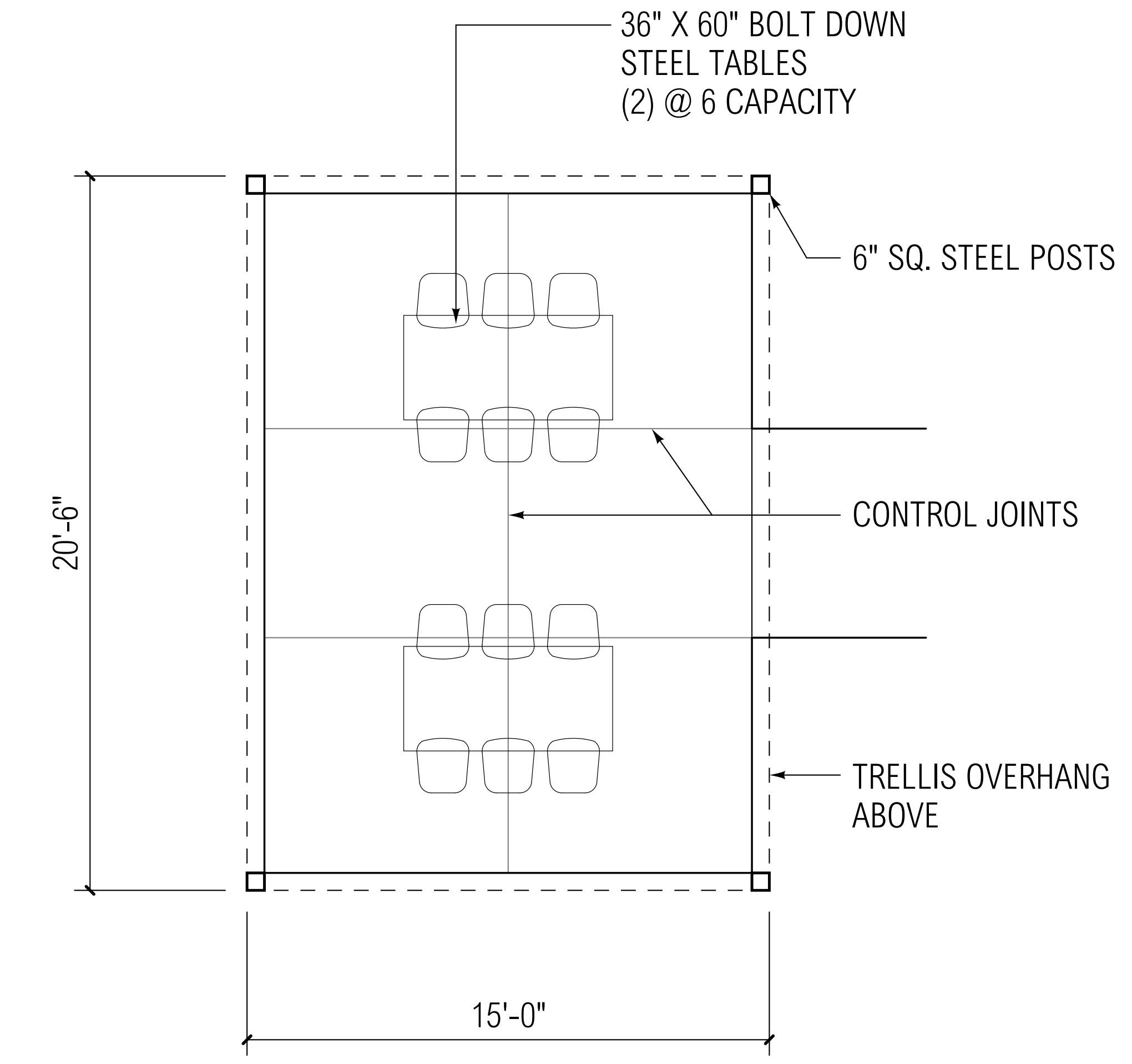
SHEET TITLE

A3-2.1-P



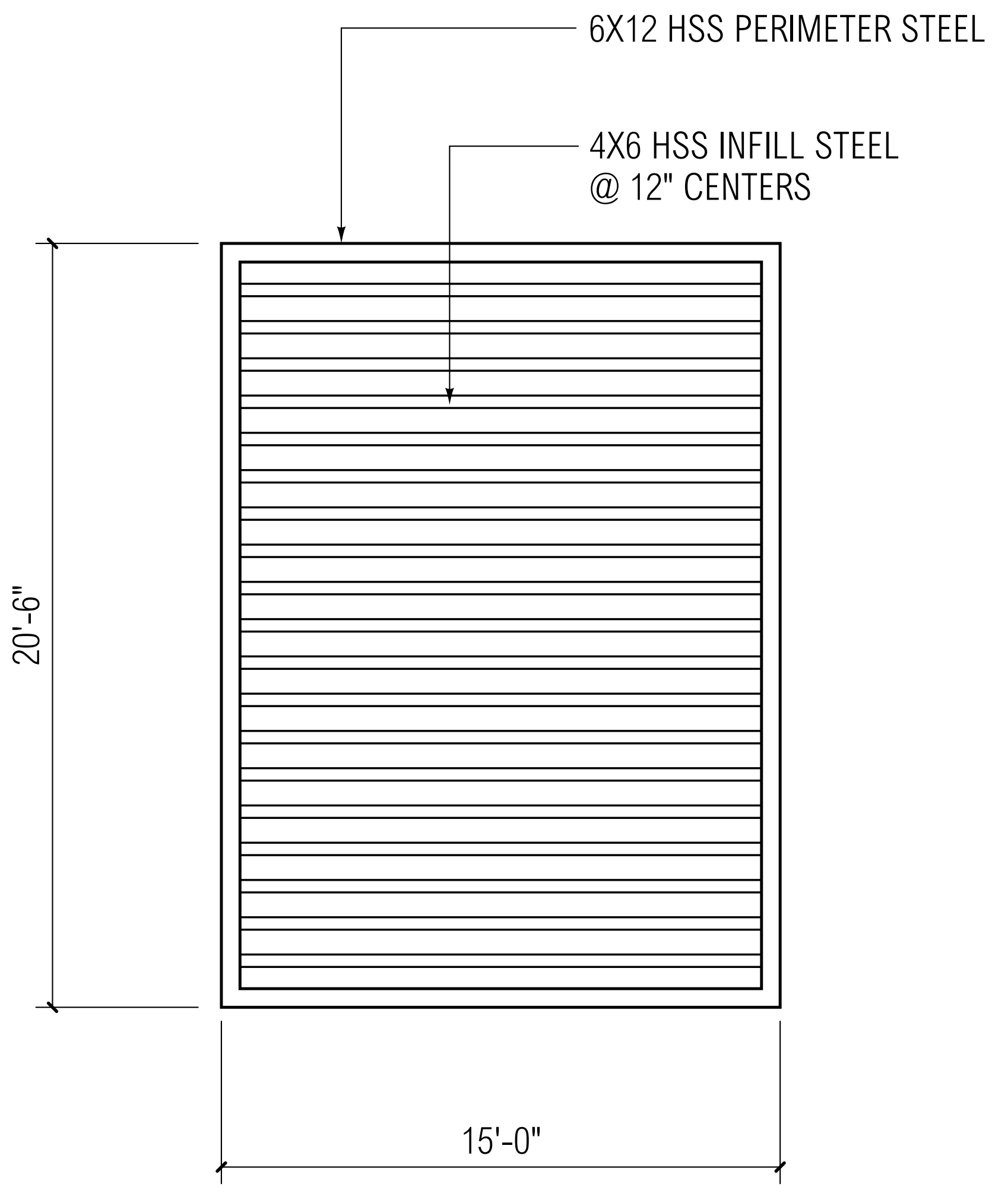
TRASH ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"



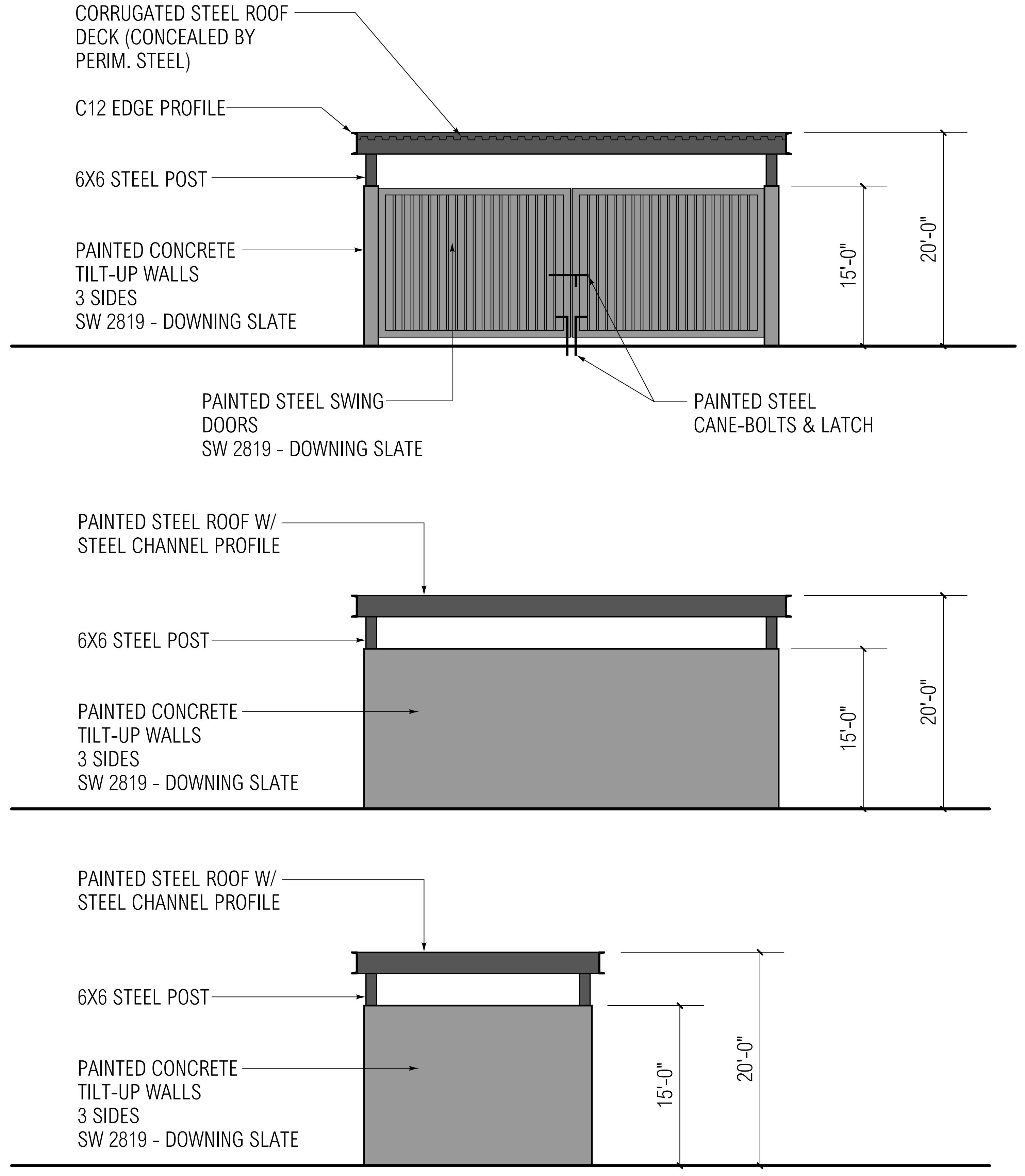
LUNCH PATIO FLOOR PLAN

SCALE: 1/4" = 1'-0"



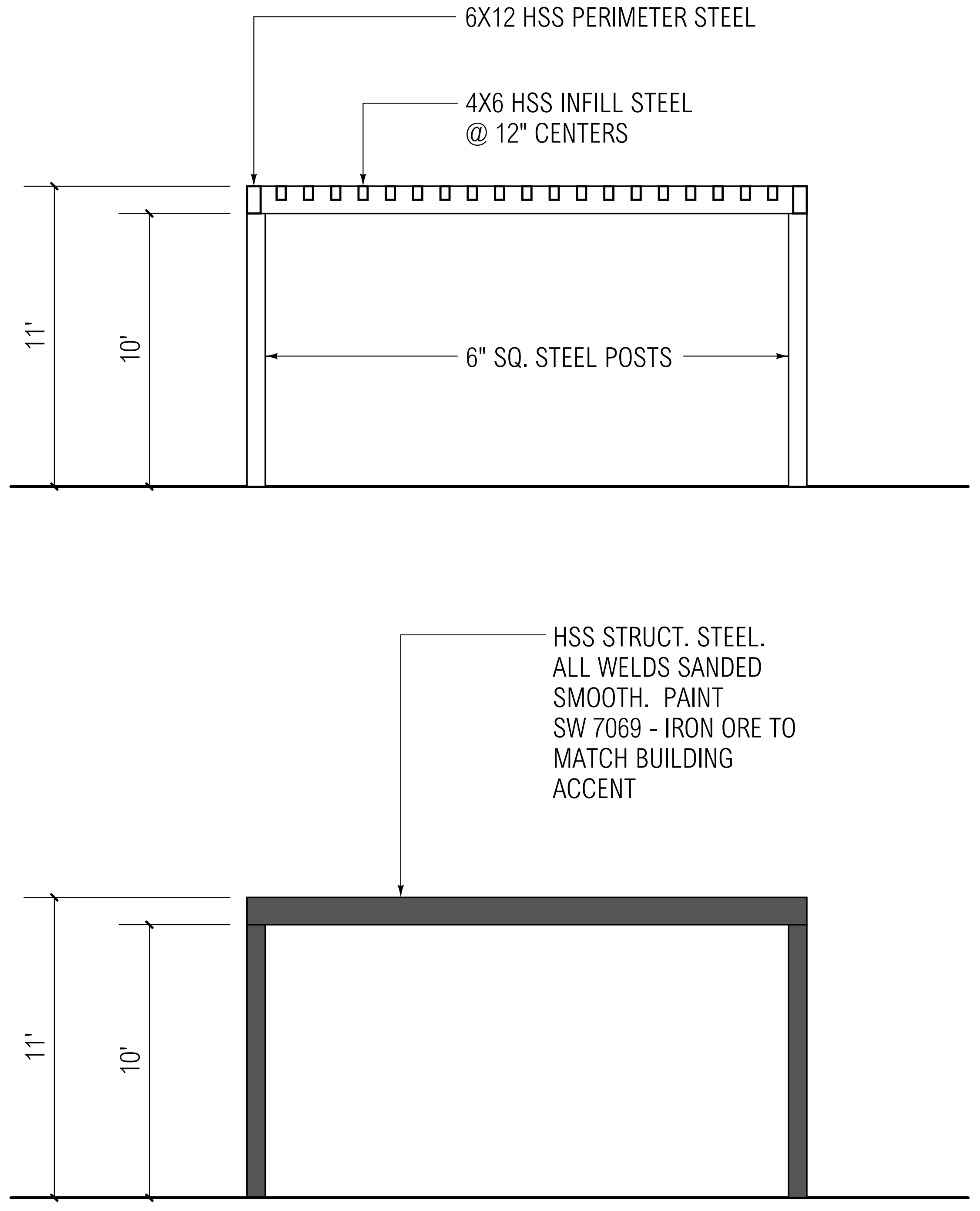
LUNCH PATIO TRELLIS PLAN

SCALE: 1/4" = 1'-0"



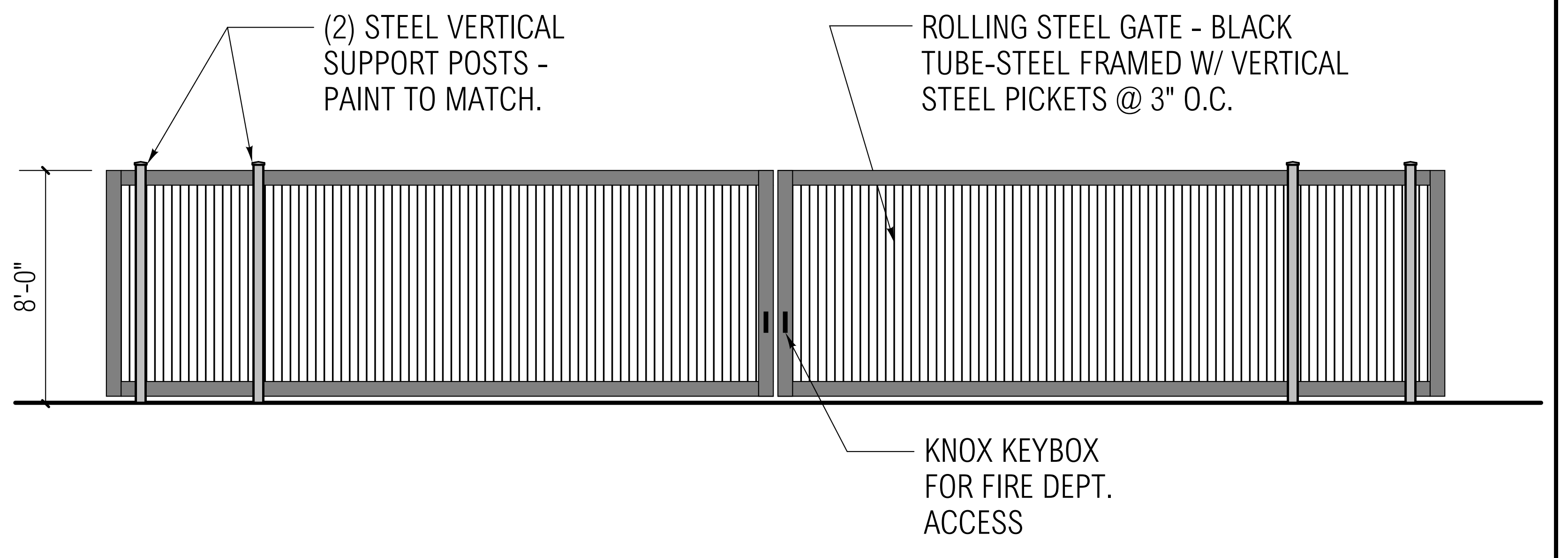
TRASH ENCLOSURE ELEVATIONS

SCALE: 1/4" = 1'-0"



LUNCH PATIO ELEVATION / SECTION

SCALE: 1/4" = 1'-0"



TRUCK YARD ACCESS GATE

SCALE: 1/8" = 1'-0"

PREPARED BY:

RGA
Office of Architectural Design
210 Progress, Suite 220
Innovation Park
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

DEVELOPER / OWNER:
HARLAN ROAD OWNER LP
19700 S. VERMONT AVE.
SUITE 101
TORRANCE, CA 90502

CONTACT:
Jennifer Freedman
646-379-1704

LATHROP REDEVELOPMENT

12030 S. HARLAN ROAD

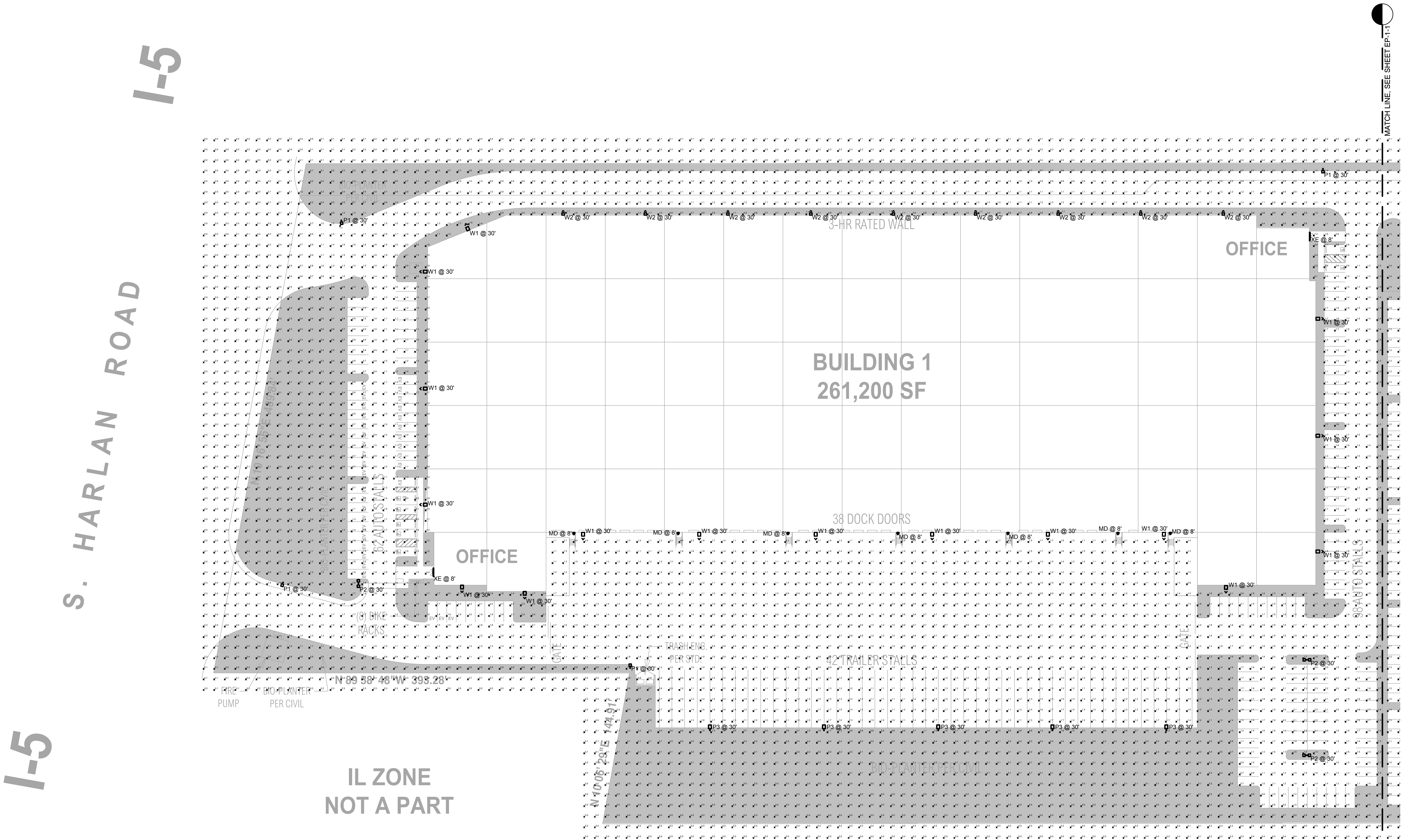
SCHEMATIC ELEVATION ENLARGEMENTS - BUILDING 2

MARK	DATE	DESCRIPTION
	1/27/25	PLANNING RESUBMITTAL
	12/2/24	PLANNING RESUBMITTAL
	9/25/24	SCHEMATIC DESIGN

RGA PROJECT NO: 24019.00
CAD FILE NAME: 24019-00-A3-1.1-P
DRAWN BY: CS
CHK'D BY: CS

SHEET TITLE

A3-2.2-P



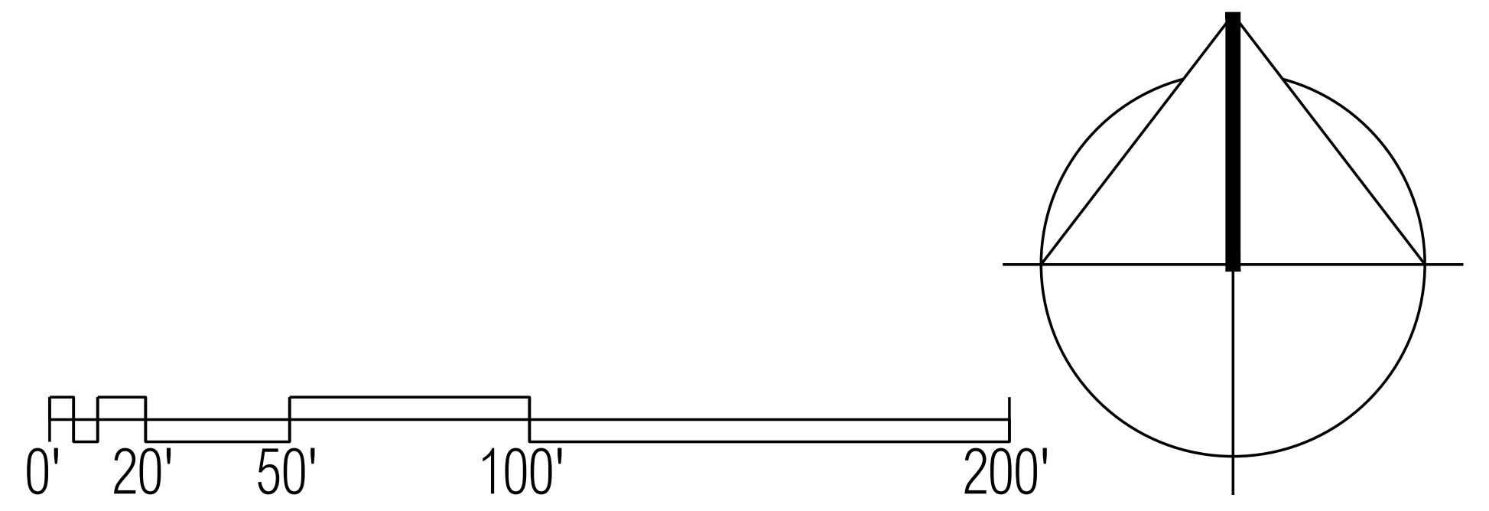
Luminaire Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
☐	P1	4	Lithonia Lighting	DSX1 LED P4 40K 80CRI T4M HS	D-Series Size 1 Area Luminaire P4 Performance Package 4000K CCT 80 CRI Type 4 Medium Houseside Shield	1	12843	0.8	123.9373
☐	P2	13	Lithonia Lighting	DSX1 LED P4 40K 80CRI T5M	D-Series Size 1 Area Luminaire P4 Performance Package 4000K CCT 80 CRI Type 5 Medium	1	15361	0.8	247.88
☐	P3	5	Lithonia Lighting	DSX2 LED P1 40K 80CRI TFTM HS	D-Series Size 2 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Forward Throw Houseside Shield	1	15317	0.8	134.5029
☐	W1	34	Lithonia Lighting	DSX2 LED P1 40K 80CRI TFTM HS	D-Series Size 2 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Forward Throw Houseside Shield	1	15317	0.8	134.5029
☐	W2	24	Lithonia Lighting	DSX1 LED P1 40K 80CRI T3LG	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Type 3 Low G Rating	1	6224	0.8	50.9
☐	MD	16	Lithonia Lighting	WDGE1 LED P1 40K 80CRI VF	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	1	1227	0.8	10.0002
▬	XE	4	Luminaire LED	BLD 36IN 15W 40K DP	Catalog Number: BLD36-15W 4000K2 Surface wall mounted, extruded and cast aluminum housing	1	1537	0.8	14.7

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BUILDING 1- Hardscape Area	×	1.2 fc	7.2 fc	0.1 fc	72.0:1	12.0:1
BUILDING 2- Hardscape Area	+	1.2 fc	5.8 fc	0.3 fc	19.3:1	4.0:1

SCALE: 1" = 40'-0"



PREPARED BY:

RGA
Office of Architectural Design

210 Progress, Suite 220
Innovation Park
Irvine, CA 92618

T 949-341-0920
FX 949-341-0922

DEVELOPER / OWNER:
HARLAN ROAD OWNER LP
19700 S. VERMONT AVE.
SUITE 101
TORRANCE, CA 90502

CONTACT:
Jennifer Freedman
646-379-1704

ACIES
ENGINEERING
400 N. McCarthy Blvd, ste 250
Milpitas, CA 95035
ph: (408) 522-5255
fx: (408) 522-5260
info@acies.net
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JASPER N. MANLUNAS
E24606
EXP. 06/30/25

LATHROP REDEVELOPMENT

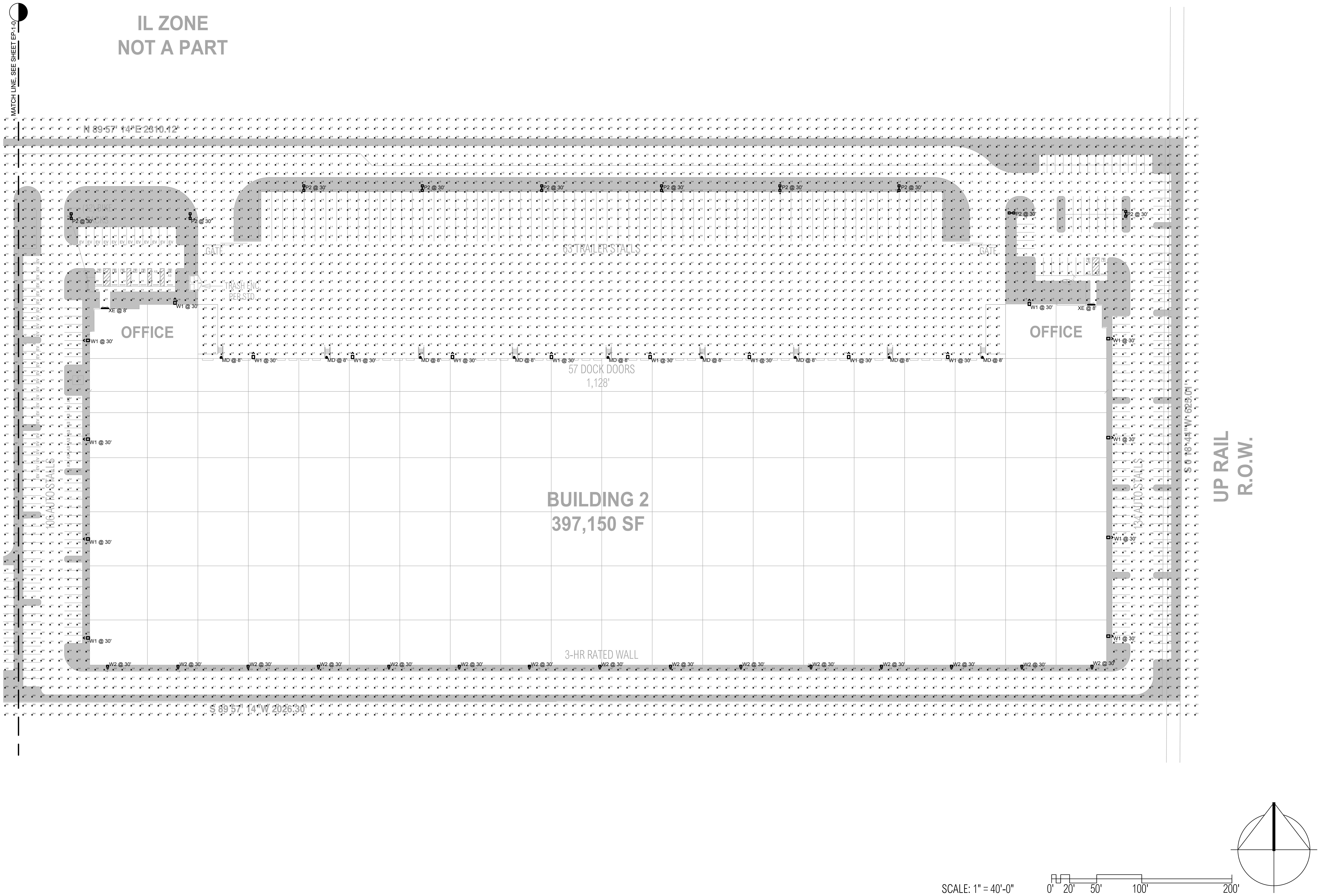
12030 S. HARLAN ROAD

MARK	DATE	DESCRIPTION
	2/28/24	SCHEMATIC DESIGN

RGA PROJECT NO: 24019.00
CAD FILE NAME: 24019-00-A1-1-P
DRAWN BY: JM
CHK'D BY: JM

SHEET TITLE ELECTRICAL SITE PHOTOMETRIC PLAN 1

EP-1-0



SCALE: 1" = 40'-0"

PREPARED BY:

RGA
Office of Architectural Design

210 Progress, Suite 220
Innovation Park
Irvine, CA 92618

T 949-341-0920
FX 949-341-0922

DEVELOPER / OWNER:
HARLAN ROAD OWNER LP
19700 S. VERMONT AVE.
SUITE 101
TORRANCE, CA 90502

CONTACT:
Jennifer Freedman
646-379-1704

ACIES
ENGINEERING
400 N. McCarthy Blvd, ste 250
Milpitas, CA 95035
ph: (408) 522-5255
fx: (408) 522-5260
info@acies.net
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JAKE JASPER N. MANLUNAS
E 24606
EXP. 06/30/25

LATHROP REDEVELOPMENT

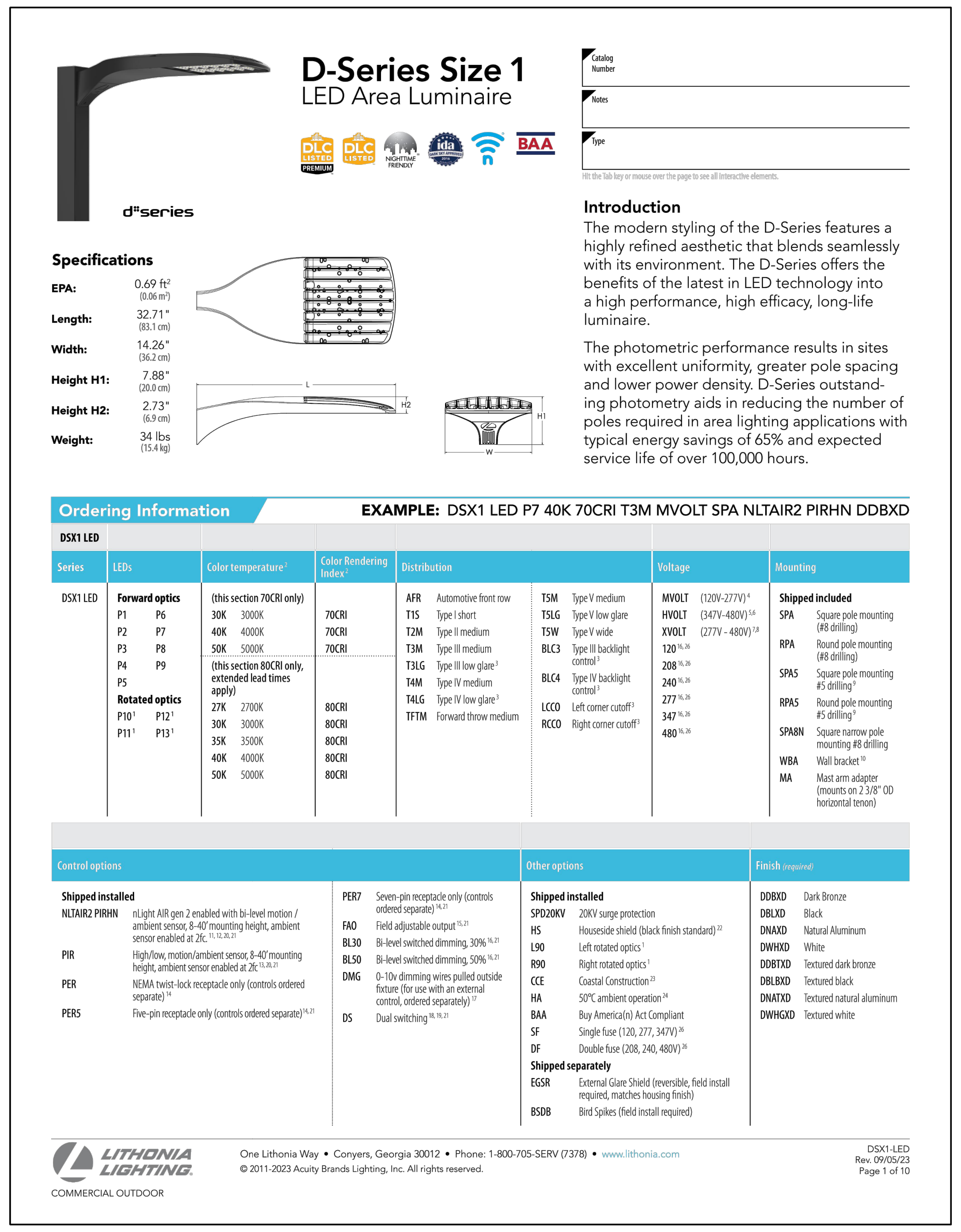
12030 S. HARLAN ROAD

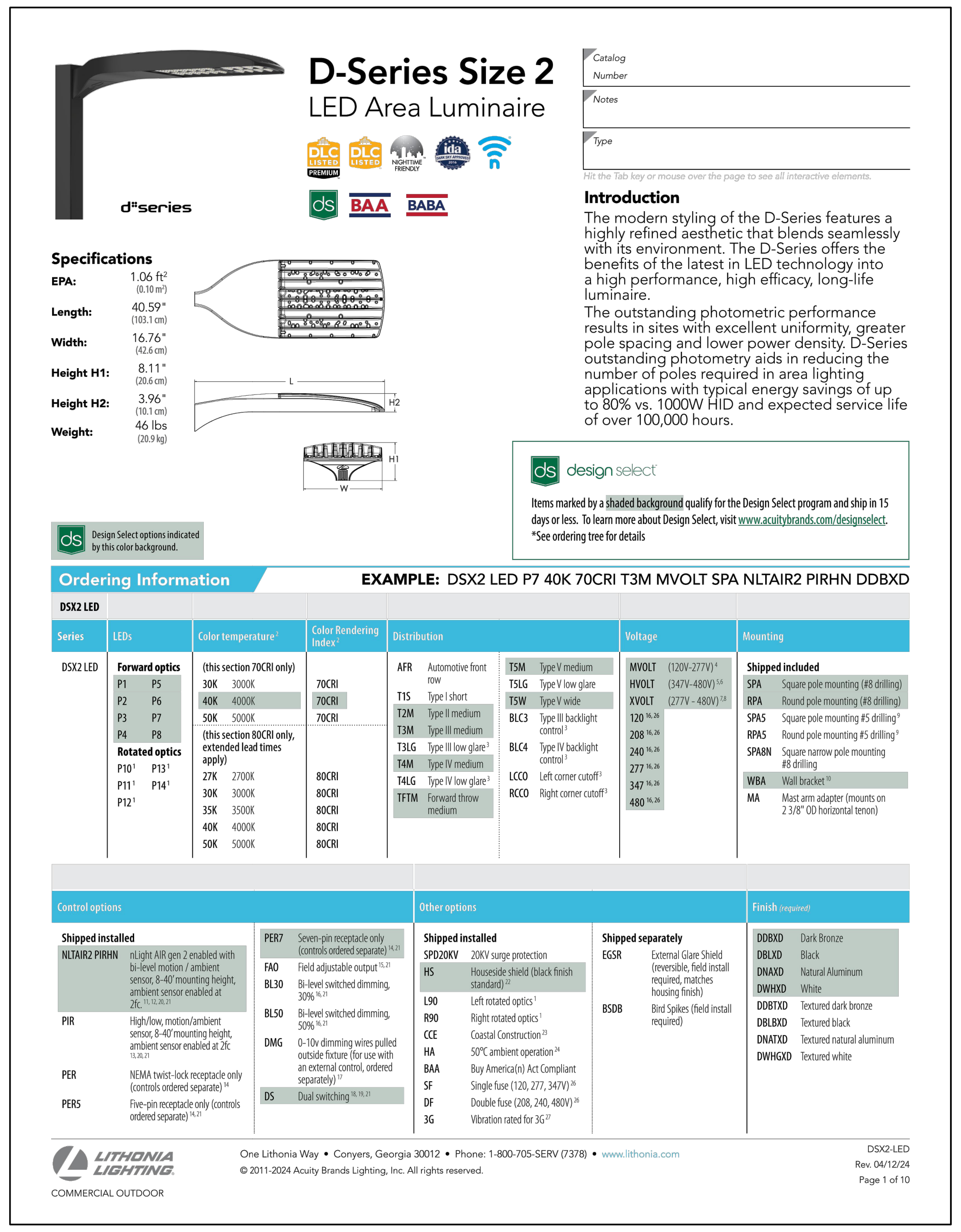
MARK	DATE	DESCRIPTION
	2/28/24	SCHEMATIC DESIGN

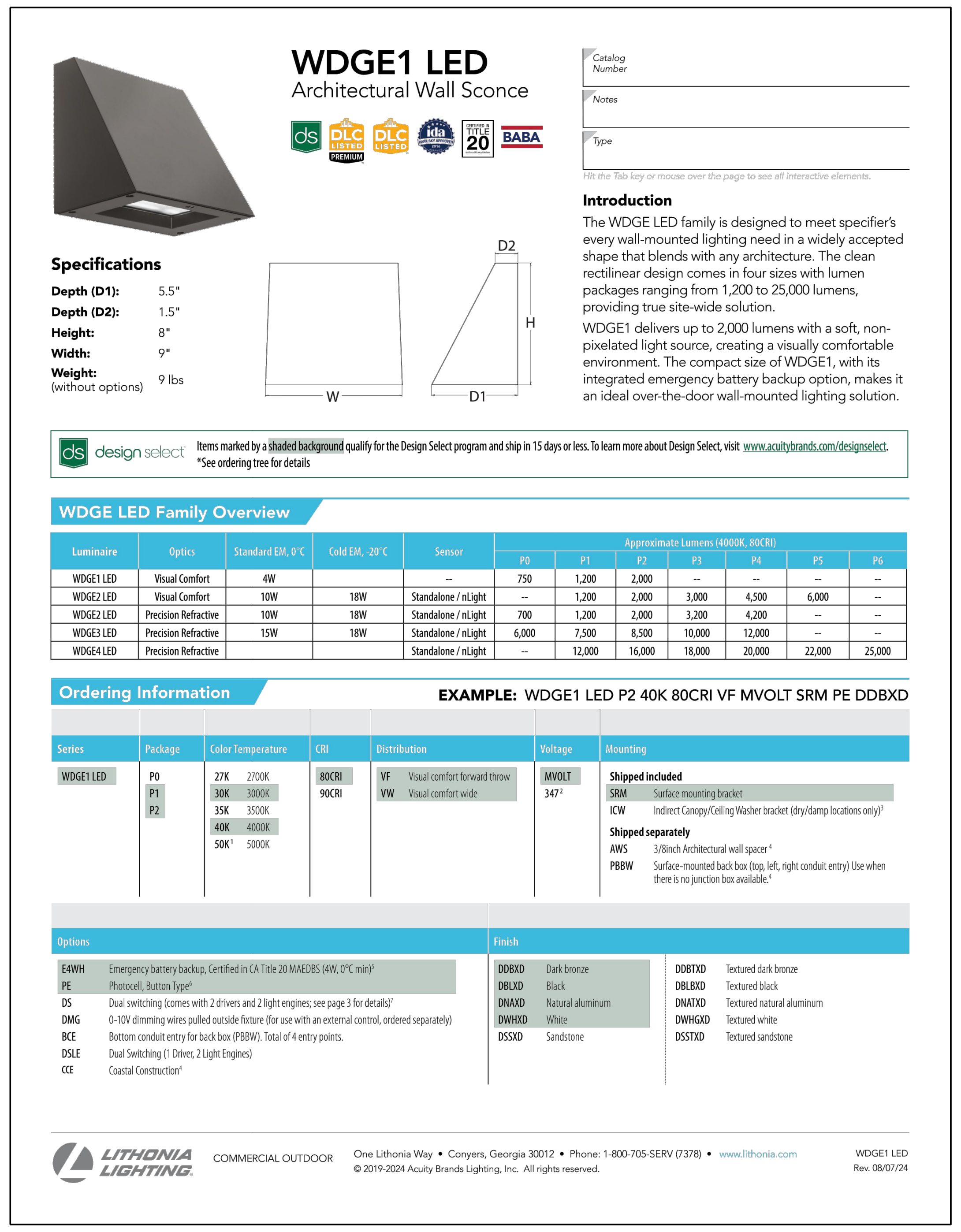
RGA PROJECT NO: 24019.00
CAD FILE NAME: 24019-00-A1-1-P
DRAWN BY: JM
CHK'D BY: JM

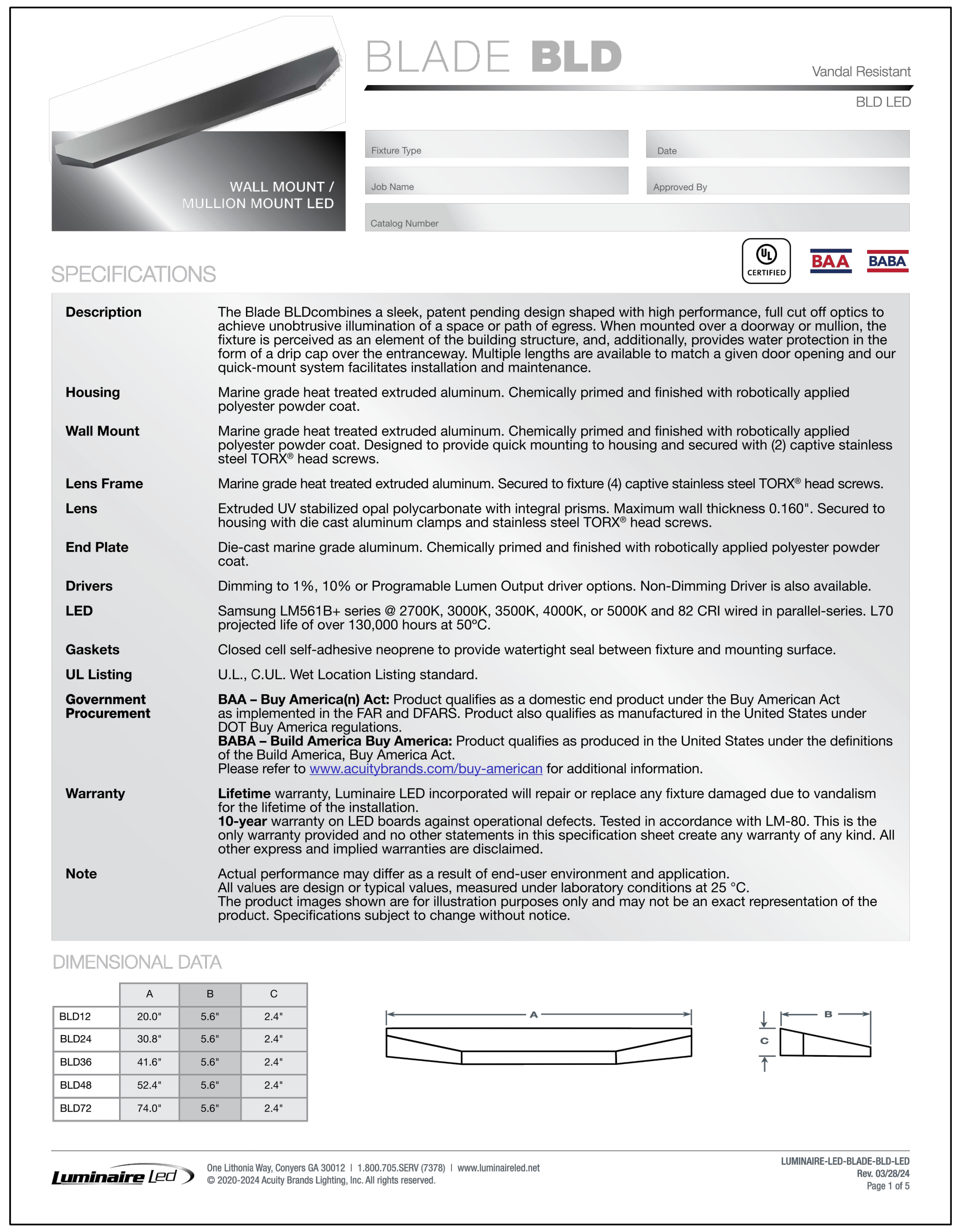
SHEET TITLE ELECTRICAL SITE PHOTOMETRIC PLAN 2

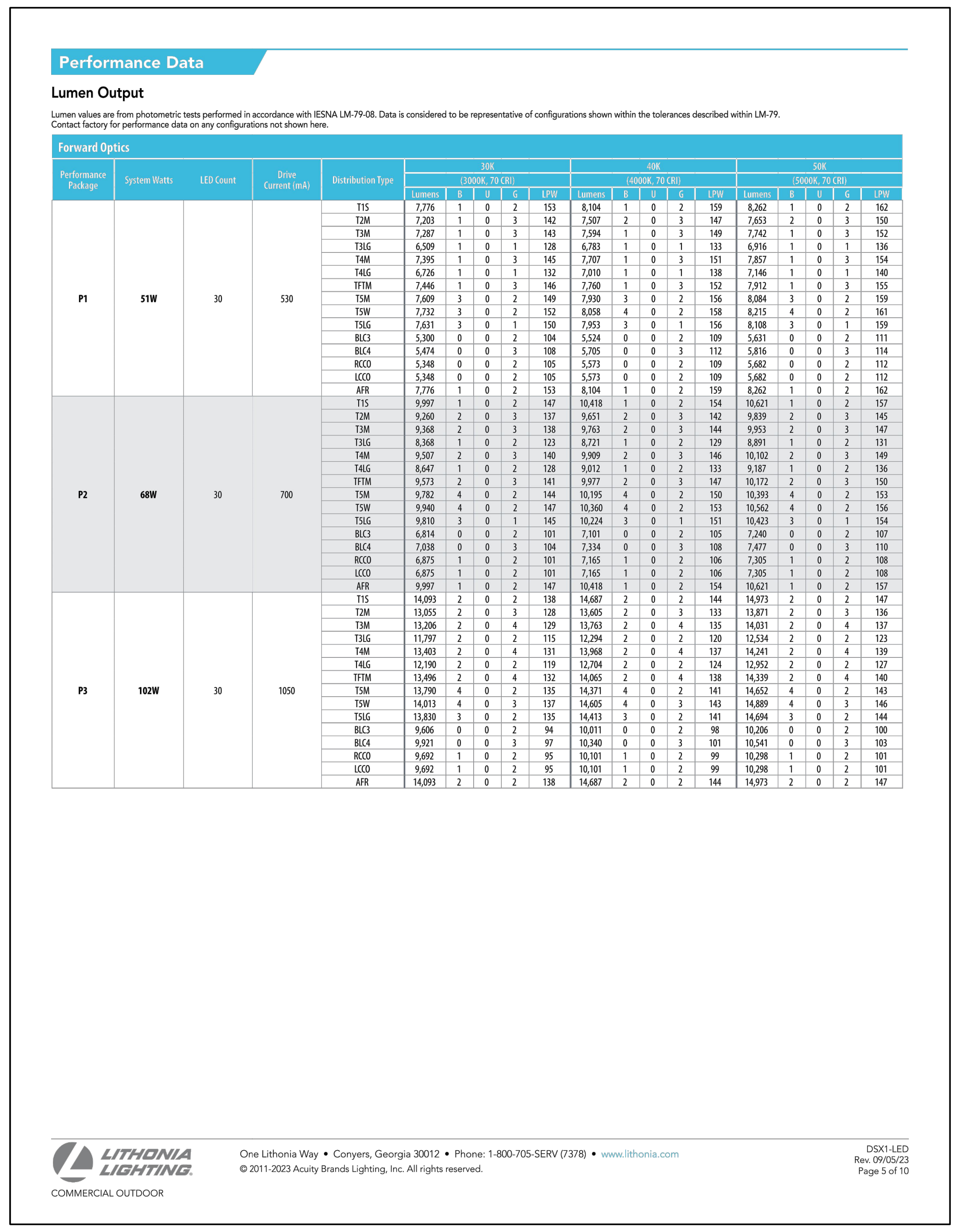
EP-1-1

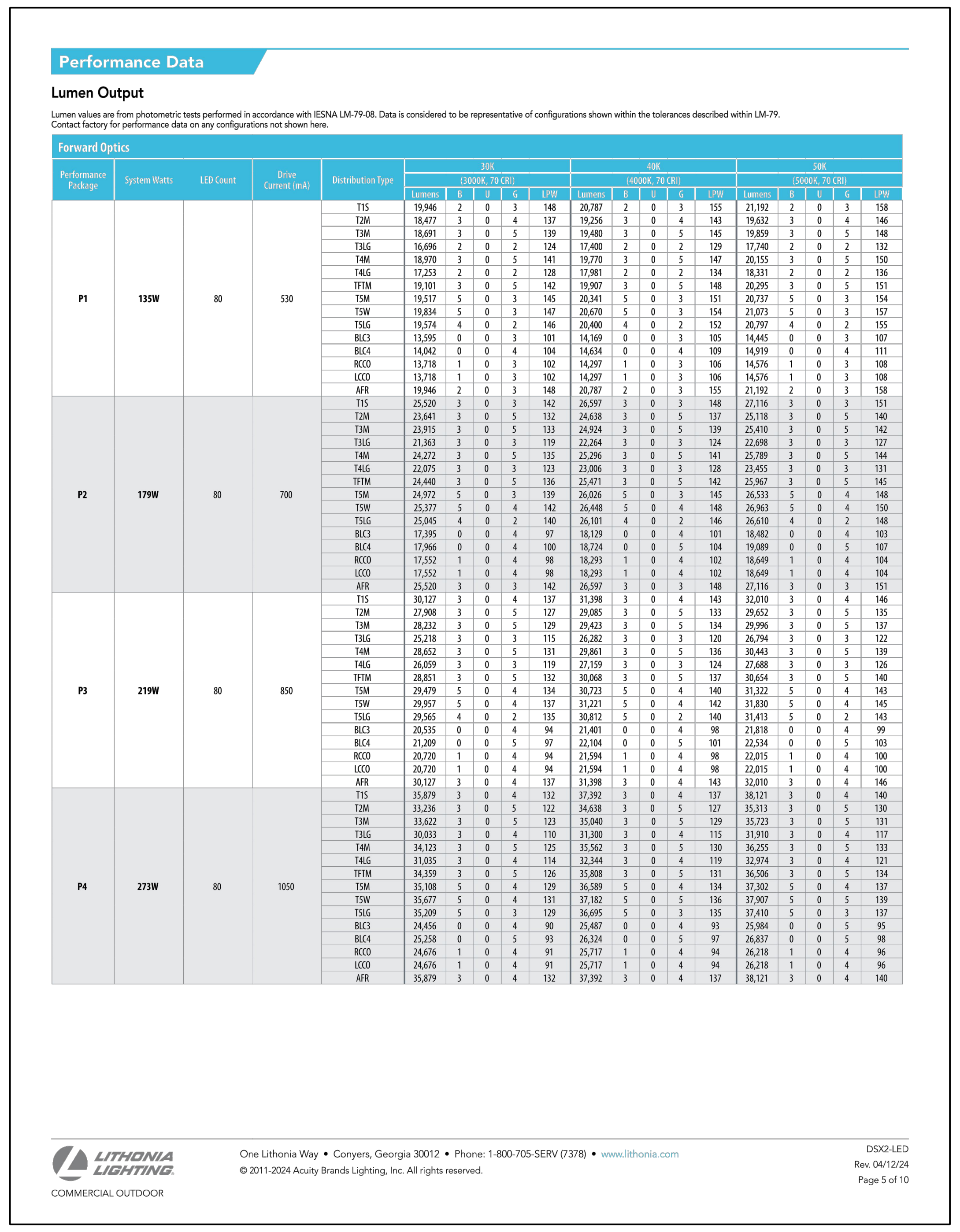

D-Series Size 1
LED Area Luminaire

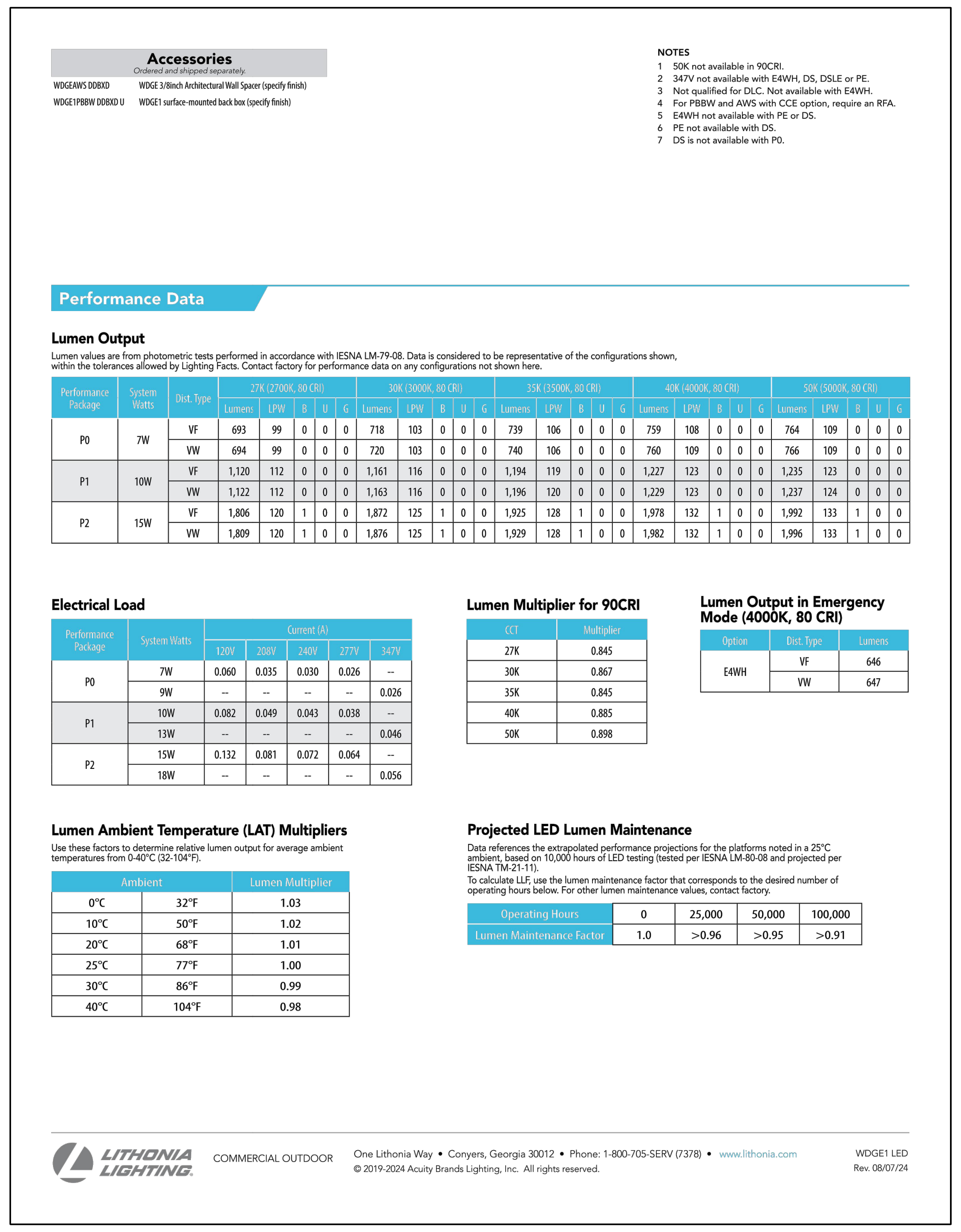

D-Series Size 2
LED Area Luminaire

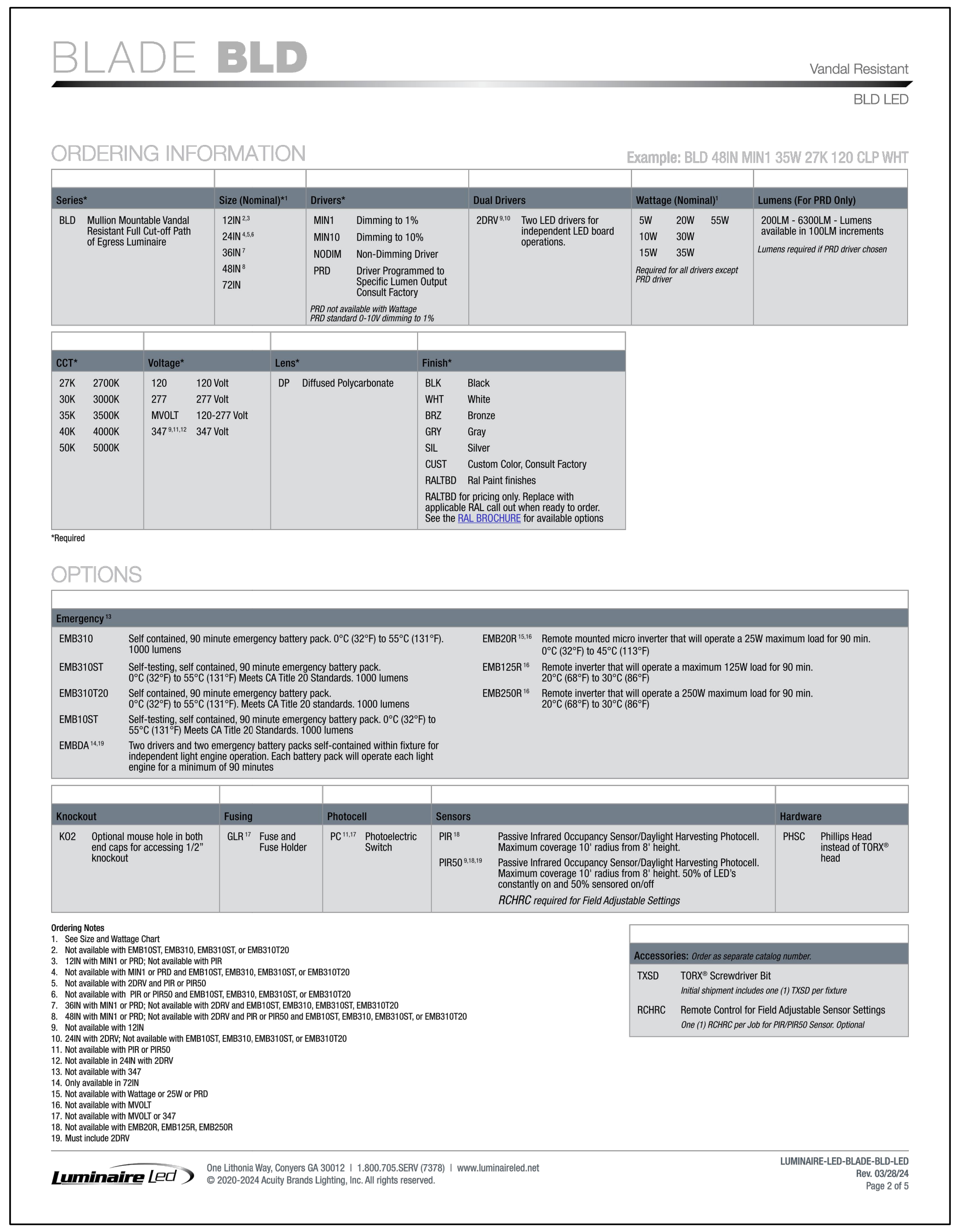

WDGE1 LED
Architectural Wall Sconce


BLADE BLD
Vandal Resistant
BLD LED


Performance Data


Performance Data


Accessories
Performance Data


BLADE BLD
Vandal Resistant
BLD LED

EXTERIOR LIGHTING CUTSHEETS

SCALE
NTS

1

PREPARED BY:

RGA
Office of Architectural Design
210 Progress, Suite 220
Innovation Park
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

DEVELOPER / OWNER:
HARLAN ROAD OWNER LP
19700 S. VERMONT AVE.
SUITE 101
TORRANCE, CA 90502

CONTACT:
Jennifer Freedman
646-379-1704

ACIES
ENGINEERING
400 N. McCarthy Blvd, ste 250
Milpitas, CA 95035
ph: (408) 522-5255
fx: (408) 522-5260
info@acies.net
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JAKE JASPER N. MANLUNAS

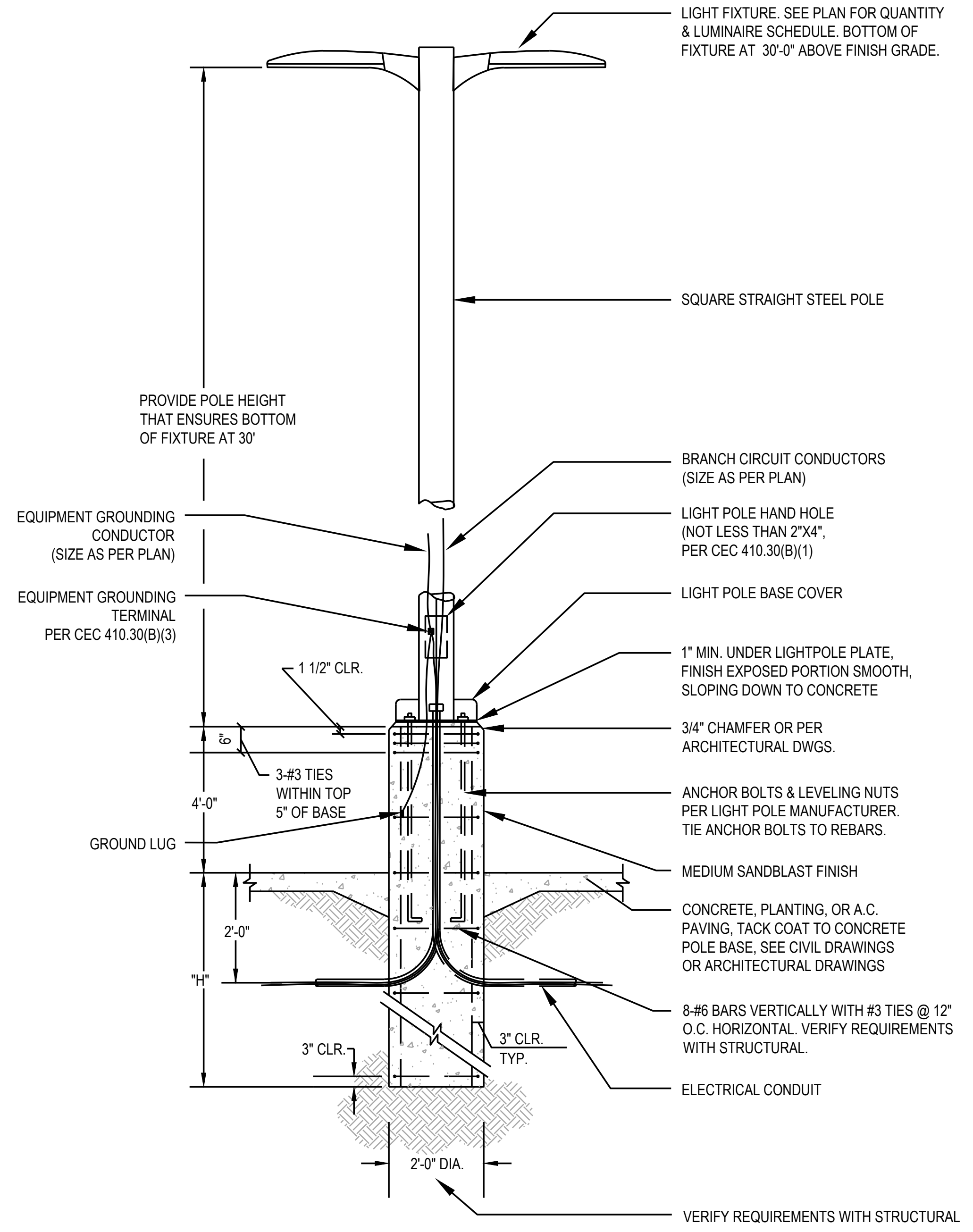
LATHROP REDEVELOPMENT

12030 S. HARLAN ROAD

MARK	DATE	DESCRIPTION
	2/28/24	SCHEMATIC DESIGN

RGA PROJECT NO: 24019.00
CAD FILE NAME: 24019-00-A1-1-P
DRAWN BY: JM
CHK'D BY: JM
COPYRIGHT: RGA, OFFICE OF ARCHITECTURAL DESIGN
SHEET TITLE EXTERIOR LIGHTING CUTSHEETS

EP-1-2

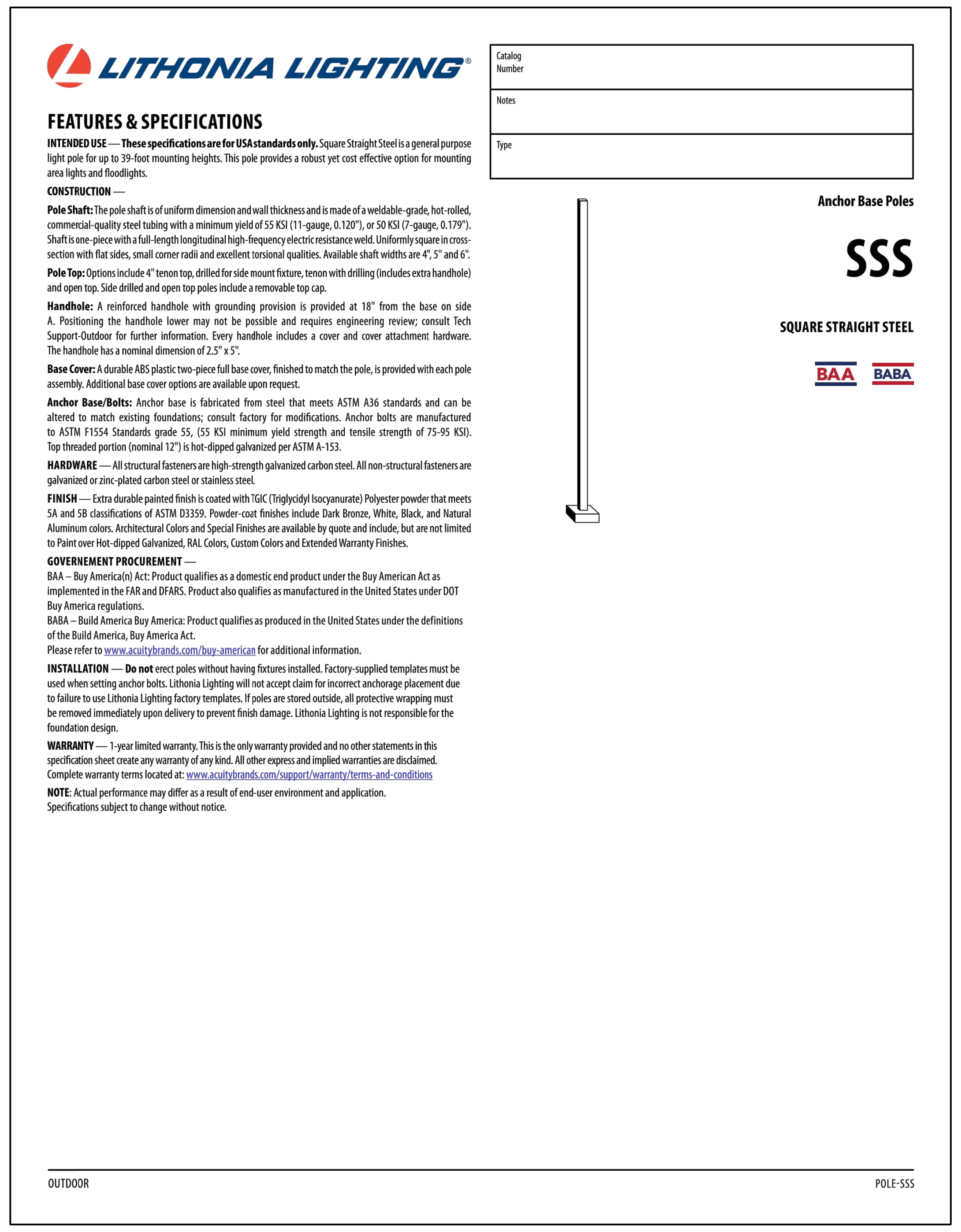


HEIGHT OF POLE ABOVE BASE	"H" WHERE CONCRETE PAVING OCCURS AT BASE	"H" WHERE A.C. PAVING OR PLANTING OCCURS AT BASE
40' - 44'	9'-0"	7'-6"
36' - 40'	6'-0"	7'-0"
31' - 35'	5'-6"	6'-6"
25' - 30'	5'-0"	6'-0"
20' - 24'	4'-6"	5'-6"
16' - 19'	4'-0"	5'-6"
14' - 15'	4'-0"	5'-0"
10' - 13'	4'-0"	4'-6"

LIGHT POLE DETAIL

SCALE
NTS

2



LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

FEATURES & SPECIFICATIONS

INTENDED USE — **These specifications are for USA standards only.** Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION —

Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, 0.120"), or 50 KSI (7-gauge, 0.179"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: Options include 4" tenon top, drilled for side mount fixture, tenon with drilling (includes extra handhole) and open top. Side drilled and open top poles include a removable top cap.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

Anchor Base/Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH — Extra durable painted finish is coated with TGIC (Triglycidyl Isocyanurate) Polyester powder that meets 5A and 5B classifications of ASTM D3359. Powder-coat finishes include Dark Bronze, White, Black, and Natural Aluminum colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes.

GOVERNEMENT PROCUREMENT —
BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

INSTALLATION — **Do not** erect poles without having fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design.

WARRANTY — 1-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

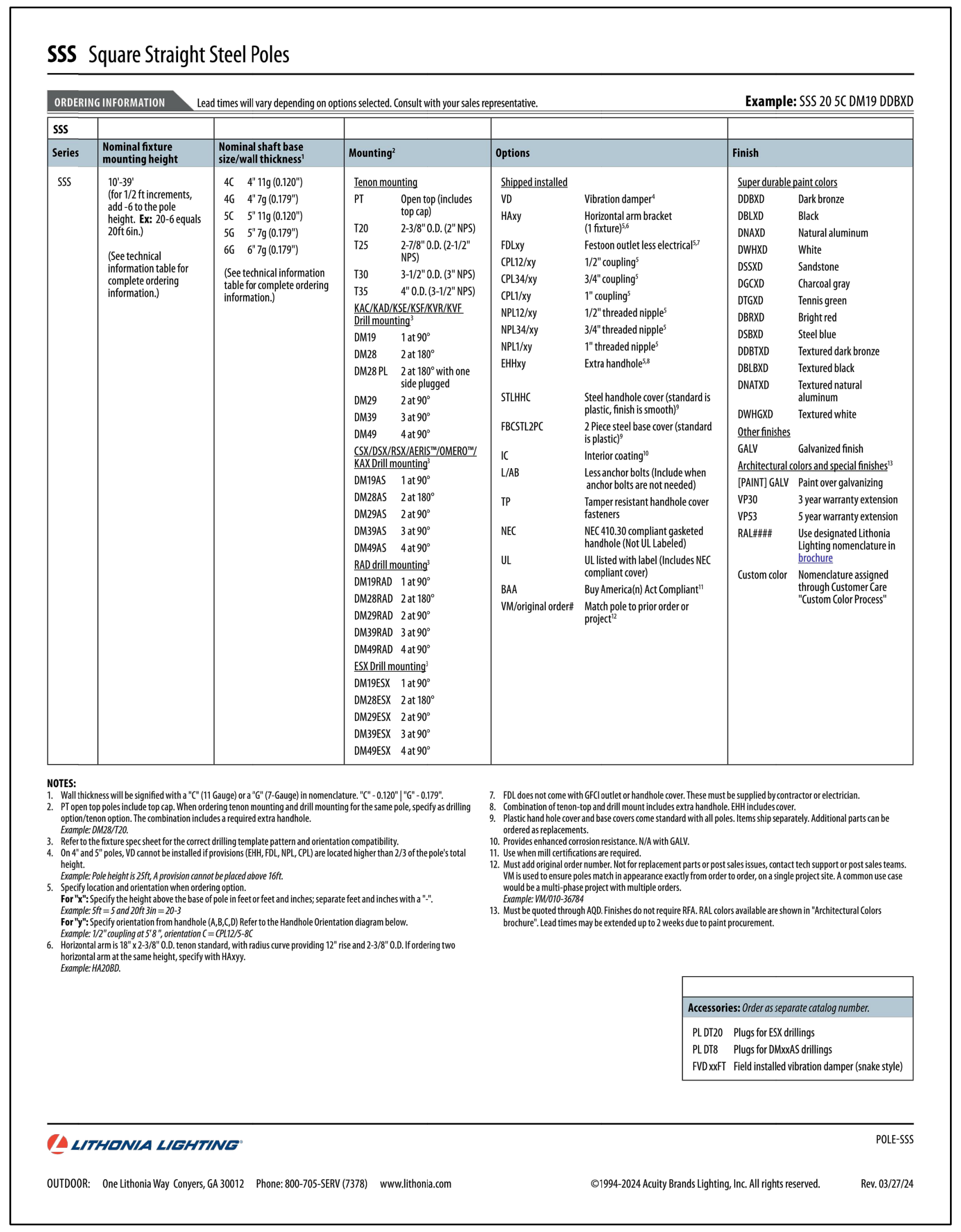
Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

BAA BABA

OUTDOOR POLE-SSS



SSS Square Straight Steel Poles

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

Example: SSS 20 5C DM19 DDBXD

SSS					
Series	**Nominal fixture mounting height**	**Nominal shaft base size/wall thickness**[1]	**Mounting**[2]	**Options**	**Finish**
SSS	10'-39' (for 1/2 ft increments, add -6 to the pole height. **Ex:** 20-6 equals 20ft 6in.) (See technical information table for complete ordering information.)	4C 4" 11g (0.120") 4G 4" 7g (0.179") 5C 5" 11g (0.120") 5G 5" 7g (0.179") 6G 6" 7g (0.179") (See technical information table for complete ordering information.)	Tenon mounting PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) KAC/KAD/KSE/KSF/KVR/KVF Drill mounting[3] DM19 1 at 90° DM28 2 at 180° DM28 PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° CSX/DSX/RSX/AERIS™/OMERO™/KAX Drill mounting[3] DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° RAD drill mounting[3] DM19RAD 1 at 90° DM28RAD 2 at 180° DM29RAD 2 at 90° DM39RAD 3 at 90° DM49RAD 4 at 90° ESX Drill mounting[3] DM19ESX 1 at 90° DM28ESX 2 at 180° DM29ESX 2 at 90° DM39ESX 3 at 90° DM49ESX 4 at 90°	Shipped installed VD Vibration damper[4] HAxy Horizontal arm bracket (1 fixture)[5,6] FDLxy Festoon outlet less electrical[5,7] CPL12/xy 1/2" coupling[5] CPL34/xy 3/4" coupling[5] CPL1/xy 1" coupling[5] NPL12/xy 1/2" threaded nipple[5] NPL34/xy 3/4" threaded nipple[5] NPL1/xy 1" threaded nipple[5] EHHxy Extra handhole[5,8] STLHHC Steel handhole cover (standard is plastic, finish is smooth)[9] FBCSTL2PC 2 Piece steel base cover (standard is plastic)[9] IC Interior coating[10] L/AB Less anchor bolts (Include when anchor bolts are not needed) TP Tamper resistant handhole cover fasteners NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) UL UL listed with label (Includes NEC compliant cover) BAA Buy America(n) Act Compliant[11] VM/original order# Match pole to prior order or project[12]	Super durable paint colors DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DGCXD Charcoal gray DTGXD Tennis green DBRXD Bright red DSBXD Steel blue DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white Other finishes GALV Galvanized finish Architectural colors and special finishes[13] [PAINT] GALV Paint over galvanizing VP30 3 year warranty extension VP53 5 year warranty extension RAL#### Use designated Lithonia Lighting nomenclature in brochure Custom color Nomenclature assigned through Customer Care "Custom Color Process"

NOTES:
1. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.120" | "G" - 0.179".
2. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, specify as drilling option/tenon option. The combination includes a required extra handhole.
   Example: DM28/T20.
3. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
4. On 4" and 5" poles, VD cannot be installed if provisions (EHH, FDL, NPL, CPL) are located higher than 2/3 of the pole's total height.
   Example: Pole height is 25ft, A provision cannot be placed above 16ft.
5. Specify location and orientation when ordering option.
   For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-".
   Example: 5ft = 5 and 20ft 3in = 20-3
   For "y": Specify orientation from handhole (A,B,C,D) Refer to the Handhole Orientation diagram below.
   Example: 1/2" coupling at 5' 8", orientation C = CPL12/5-8C
6. Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. If ordering two horizontal arm at the same height, specify with HAxyy.
   Example: HA20BD.
7. FDL does not come with GFCI outlet or handhole cover. These must be supplied by contractor or electrician.
8. Combination of tenon-top and drill mount includes extra handhole. EHH includes cover.
9. Plastic hand hole cover and base covers come standard with all poles. Items ship separately. Additional parts can be ordered as replacements.
10. Provides enhanced corrosion resistance. N/A with GALV.
11. Use when mill certifications are required.
12. Must add original order number. Not for replacement parts or post sales issues, contact tech support or post sales teams. VM is used to ensure poles match in appearance exactly from order to order, on a single project site. A common use case would be a multi-phase project with multiple orders.
    Example: VM/010-36784
13. Must be quoted through AQD. Finishes do not require RFA. RAL colors available are shown in "Architectural Colors brochure". Lead times may be extended up to 2 weeks due to paint procurement.

Accessories: *Order as separate catalog number.*	
PL DT20	Plugs for ESX drillings
PL DT8	Plugs for DMxxAS drillings
FVD xxFT	Field installed vibration damper (snake style)

LITHONIA LIGHTING® POLE-SSS

OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 800-705-SERV (7378) www.lithonia.com

Rev. 03/27/24

POLE CUTSHEET

SCALE
NTS

1

PREPARED BY:

RGA
Office of Architectural Design
210 Progress, Suite 220
Innovation Park
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

DEVELOPER / OWNER:
HARLAN ROAD OWNER LP
19700 S. VERMONT AVE.
SUITE 101
TORRANCE, CA 90502

CONTACT:
Jennifer Freedman
646-379-1704

ACIES
ENGINEERING
400 N. McCarthy Blvd, ste 250
Milpitas, CA 95035
ph: (408) 522-5255
fx: (408) 522-5260
info@acies.net
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JAKE JASPER N. MANLUNAS
E24606
EXP. 06/30/25

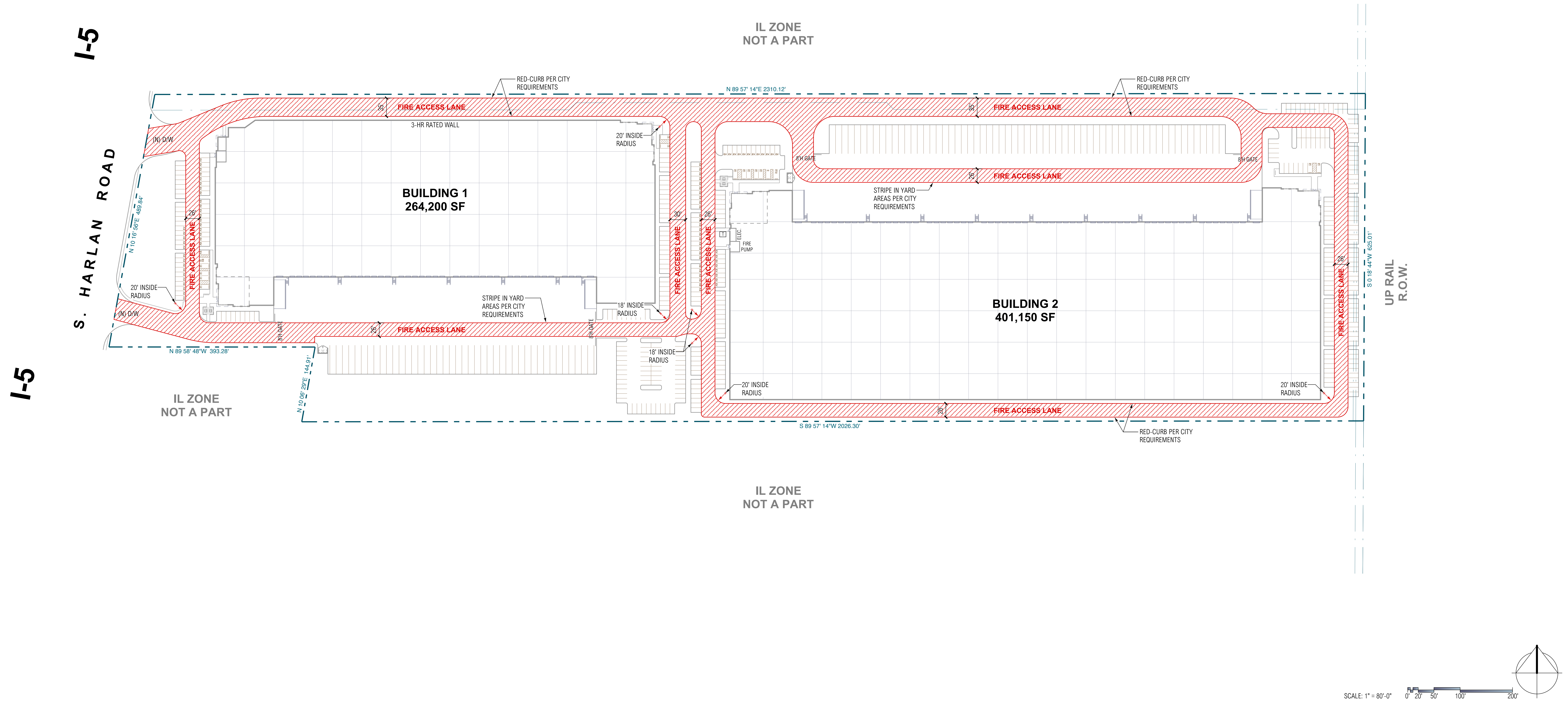
LATHROP REDEVELOPMENT

12030 S. HARLAN ROAD

MARK	DATE	DESCRIPTION
	2/28/24	SCHEMATIC DESIGN

RGA PROJECT NO:	24019.00
CAD FILE NAME:	24019-00-A1-1-P
DRAWN BY:	JM
CHK'D BY:	JM
COPYRIGHT: RGA, OFFICE OF ARCHITECTURAL DESIGN	
SHEET TITLE	ELECTRICAL SITE PHOTOMETRIC DETAILS

EP-1-3



PREPARED BY:

RGA
Office of Architectural Design
210 Progress, Suite 220
Innovation Park
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

DEVELOPER / OWNER:

HARLAN ROAD OWNER LP
19700 S. VERMONT AVE.
SUITE 101
TORRANCE, CA 90502

CONTACT:
Jennifer Freedman
646-379-1704

LATHROP REDEVELOPMENT

12030 S. HARLAN ROAD

FIRE ACCESS PLAN

MARK	DATE	DESCRIPTION
	1/27/25	PLANNING RESUBMITTAL
	12/2/24	PLANNING RESUBMITTAL
	9/25/24	SCHEMATIC DESIGN

RGA PROJECT NO:	24019.00
CAD FILE NAME:	24019-00-A1-3-P
DRAWN BY:	CS
CHK'D BY:	CS

SHEET TITLE

A1-3-P

ABBREVIATIONS

AC	ASPHALT CONCRETE	MB	MAIL BOX
ASR	AUTO SPRINKLER RISER	MW	MONITORING WELL
BEG	BEGIN	N	NORTH
BFP	BACK FLOW PREVENTER	O.R.	OFFICIAL RECORD
BLRD	BOLLARD	P–FC	PAVEMENT AT FACE OF CURB
BSCK	BACK–SIGHT CHECK	PIV	POST INDICATOR VALVE
BSL	BUILDING SETBACK LINE	PM	PARCEL MAP
C	CONCRETE	POB	POINT OF BEGIN
CL	CHAINLINK	POC	POINT OF CONNECTION
C–FC	CONCRETE AT FACE OF CURB	PUE	PUBLIC UTILITY EASEMENT
CTV	CABLE TV LINE	RE	RIM ELEVATION
CTVB	CABLE TV BOX	S	SOUTH
DDCV	DOUBLE DETECTOR CHECK VALVE	SD	STORM DRAIN
E	EAST	SDMH	STORM DRAIN MANHOLE
EB	ELECTRIC BOX	SL	STREET LIGHT
EP	EDGE OF PAVEMENT	SLB	STREET LIGHT BOX
EV	ELECTRICAL VAULT	SSCO	SANITARY SEWER CLEAN OUT
FC	FACE OF CURB	SSMH	SANITARY SEWER MANHOLE
FDC	FIRE DEPARTMENT CONNECTION	TB	TELEPHONE BOX
FH	FIRE HYDRANT	TC	TOP OF CURB
FNC	FENCE	TD	TRENCH DRAIN
FND	FOUND	TOE	GRADE BREAK LINE TOE
FOB	FIBER OPTICS BOX	TOP	GRADE BREAK LINE TOP
FOGL	FOG LINE	TRN	TRANSFORMER
FP	FLAG POLE	TSB	TRAFFIC SIGNAL BOX
GA	GUY ANCHOR	TW	TOP OF WALL
GAS	GAS LINE	VENT	VENT PIPE
GB	GRADE BREAK	W	WEST
GRN	GROUND	W/	WITH
HDWL	HEADWALL	WB	WATER BOX
IE	INVERT ELEVATION	WV	WATER VALVE
IP	IRON PIPE		
JP	JOINT POWER POLE		
LL	LANE LINE		
LP	LOW POINT		

NOTES

1. THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY CHICAGO TITLE INSURANCE, DATED AS OF JUNE 4, 2021, NUMBER FSST–T021002102. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.

2. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

3. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.

4. UTILITY INFORMATION HEREON IS PROGRESS AT THIS TIME. A REQUEST WAS MADE TO TO THE RESPECTIVE AGENCIES FOR INFORMATION REGARDING THE LOCATION OF THEIR FACILITIES ON THIS SITE. AS OF 06–23–2021, THEY HAD NOT RESPONDED WITH THIS INFORMATION. UNTIL WE RECEIVE THIS INFORMATION AND ARE ABLE TO DELINEATE THESE FACILITIES, ALL PARTIES SHOULD CONSIDER THIS SURVEY AS PRELIMINARY WITH REGARDS TO THE LOCATION OF UTILITY FACILITIES. UPON RECEIPT OF THIS INFORMATION KIER & WRIGHT WILL UPDATE THIS SURVEY AND REISSUE IT.

5. THIS SURVEY DOES NOT SHOW THE LOCATIONS OF THE FOLLOWING UNDERGROUND UTILITY LINES DUE TO THE FACT THAT THE CLIENT HAS NOT FURNISHED KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. WITH ANY PLANS THAT DELINEATE THEIR LOCATIONS: WATER LINES, CABLE TELEVISION LINES, NITROGEN LINES, (IF ANY). ALL PARTIES SHOULD CONSIDER THIS SURVEY AS PRELIMINARY WITH REGARDS TO THE LOCATION OF THE UTILITY FACILITIES. UPON RECEIPT OF THIS INFORMATION KIER & WRIGHT WILL UPDATE THIS SURVEY AND REISSUE IT.

6. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SAN JOAQUIN COUNTY, CALIFORNIA, MAP NUMBER 06077C0610F FOR COMMUNITY NUMBER 060738 (CITY OF LATHROP), WITH AN EFFECTIVE DATE OF OCTOBER 16, 2021, AS BEING LOCATED IN FLOOD ZONE "X–UNSHADED". ACCORDING TO FEMA THE DEFINITION OF ZONE "X–UNSHADED" IS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAN

   FEMA BASE FLOOD ELEVATIONS ARE BASED ON NAVD88 DATUM.

7. BENCHMARK: CITY OF LATHROP 2" DISC ON RED POLYROC MONUMENT BLOCK WITH 24" FENO ANCHOR STAMPED "SLATE" LOCATED NEAR THE INTERSECTION OF SLATE STREET AND HARLAN ROAD.

   ELEVATION = 17.46' (NAVD88 DATUM)

8. BASIS OF BEARINGS:
   THE BEARING OF NORTH 00° 18' 44" EAST TAKEN ON THE EAST LINE OF THE REMAINDER PARCEL AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD ON MARCH 7, 2000, IN BOOK 21 OF MAPS AT PAGE 144, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

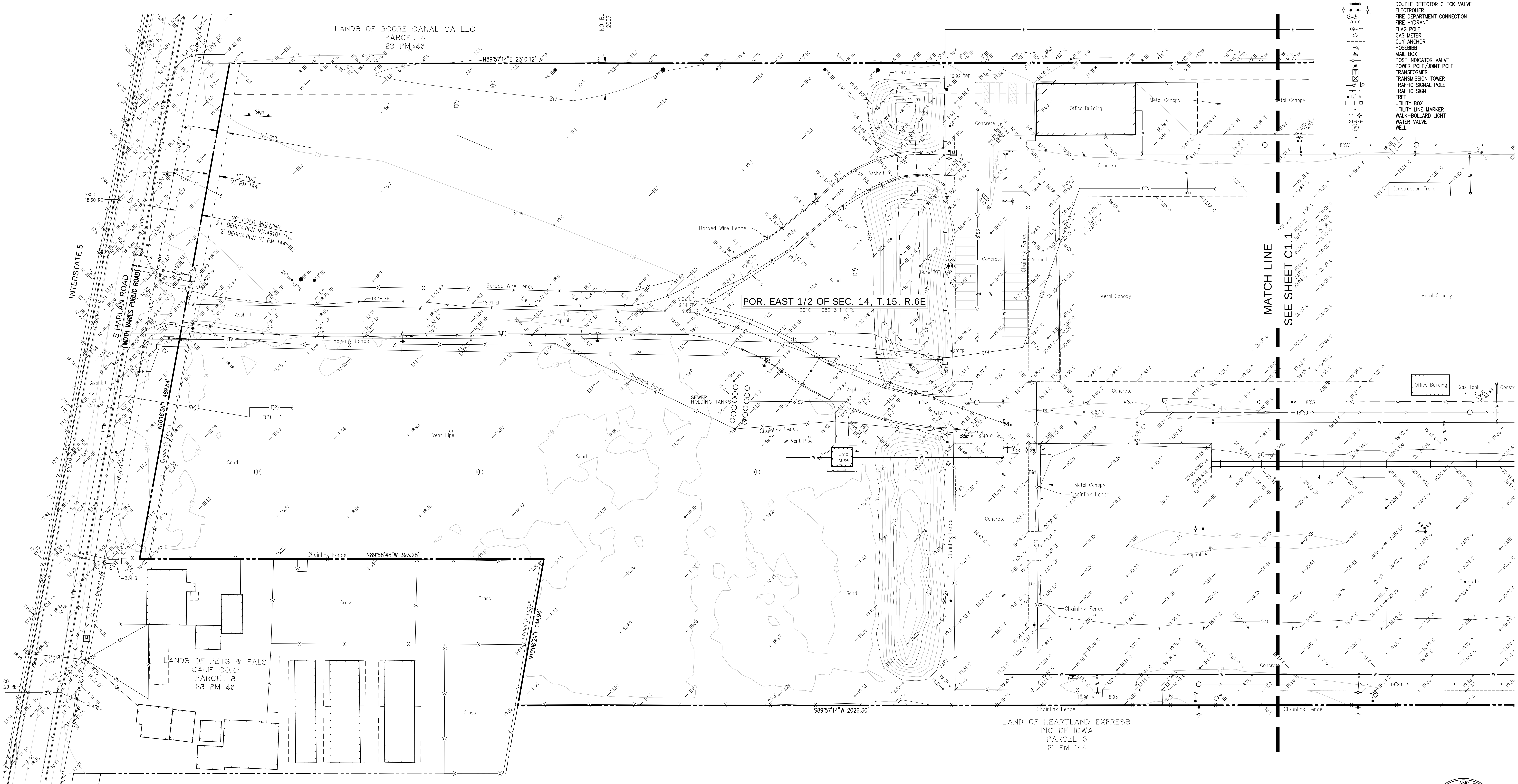
NORTH

0 20 40 80 120

Scale 1" = 40'

LEGEND

- BUILDING LINE
- CONCRETE/BLOCK WALL
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- ELECTRIC LINE
- FENCE LINE
- GAS LINE–VALVE & METER
- JOINT TRENCH LINE
- LOT LINE
- MONUMENT/MONUMENT LINE
- OVERHEAD POWER LINE
- PROPERTY LINE
- RAILROAD TRACKS
- SANITARY SEWER LINE–MANHOLE & CLEANOUT
- SANITARY SEWER LINE OVER 24"DIAMETER
- SIDEWALK
- SPOT ELEVATION
- STORM DRAIN LINE–MANHOLE & CATCH BASIN
- STORM DRAIN LINE–MANHOLE & CATCH BASIN
- STORM DRAIN LINE OVER 24"DIAMETER
- TELEPHONE LINE
- CABLE TELEVISION LINE
- WATER LINE & VALVE
- ACCESSIBLE PARKING SYMBOL
- AUTOMATIC SPRINKLER RISER
- BACKFLOW PREVENTION DEVICE
- DOUBLE DETECTOR CHECK VALVE
- ELECTROLIER
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- FLAG POLE
- GAS METER
- GUY ANCHOR
- HOSEBIBB
- MAIL BOX
- POST INDICATOR VALVE
- POWER POLE/JOINT POLE
- TRANSFORMER
- TRANSMISSION TOWER
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGN
- TREE
- UTILITY BOX
- UTILITY LINE MARKER
- WALK–BOLLARD LIGHT
- WATER VALVE
- WELL



Gary K. Lamb 06/23/21

PREPARED BY OR UNDER THE SUPERVISION OF GARY K. LAMB, L.S. 6627 — DATE
LICENSE EXPIRES: 12–31–19

LICENSED LAND SURVEYOR
GARY K. LAMB
No. 6627
STATE OF CALIFORNIA

NO.	REVISIONS	BY

KIER+WRIGHT

2850 Collier Canyon Road
Livermore, CA 94551

Phone: (925) 245-8788
www.kierwright.com

TOPOGRAPHIC SURVEY

PRELIM IMPROVEMENT PLANS
OF
12030 S. HARLAN ROAD
FOR
HARLAN ROAD OWNER LP
LATHROP, CALIFORNIA

DRAWN BY: CHECKED BY: DEPARTMENT:

ORIGINAL ISSUE
DATE: 9.25.2024

CURRENT SET ISSUE
DATE: 01.27.2025

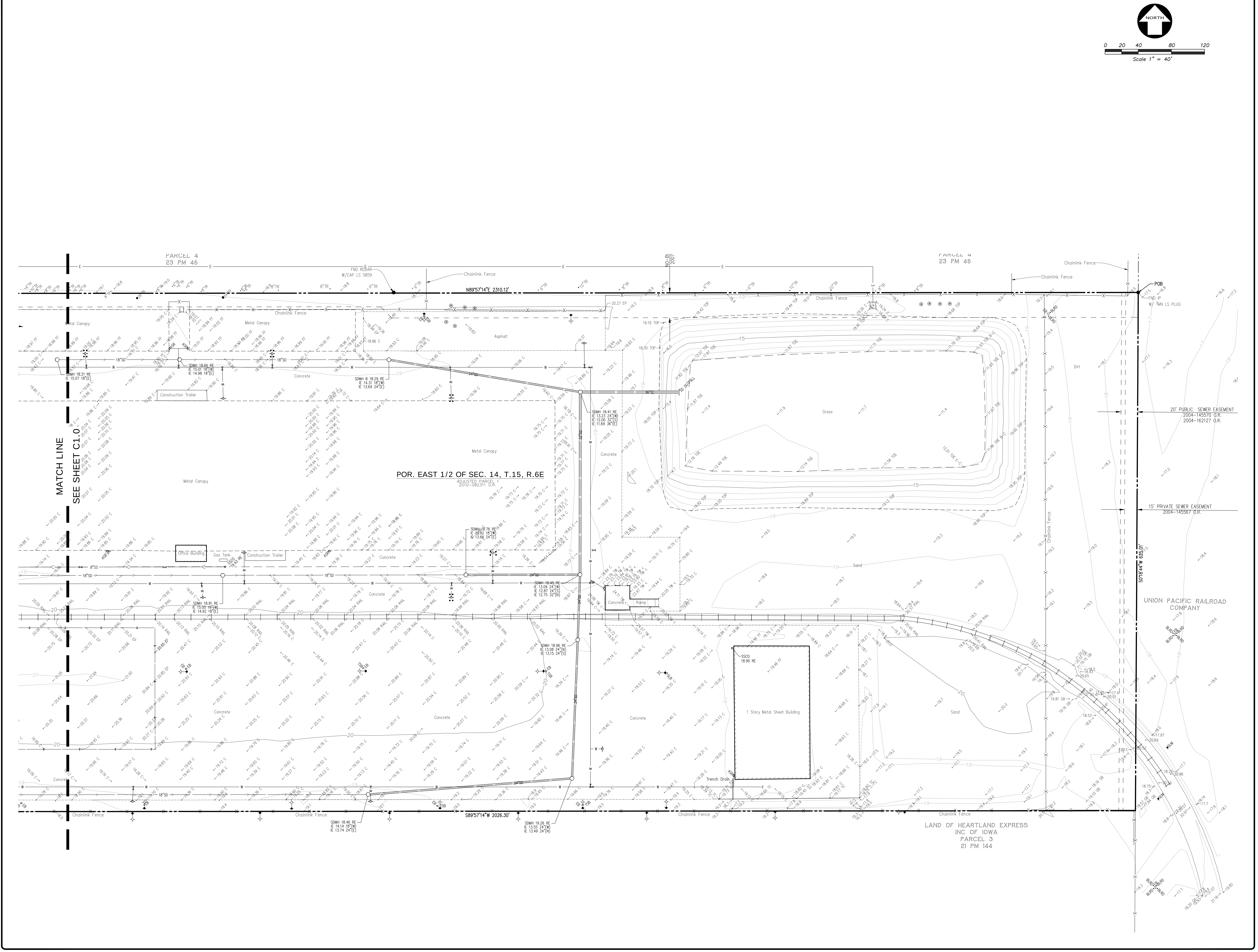
PERMIT SET / CONSTRUCTION ISSUE
DATE: TBD

DRAWING NUMBER:

C1.0

OF 7 SHEETS

KIER + WRIGHT PROJECT NUMBER: A21591



BY
REVISIONS
NO.

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C1.1

OF 7 SHEETS

KIER + WRIGHT PROJECT NUMBER: A21591

Z:\2021\A21591\DWG\ENTITLEMENTS\PD PERMIT\A21591-PG.dwg [C1.1 TOPOGRAPHIC SURVEY] Plot: Thursday, November 21, 2024 BRANDON CLASS

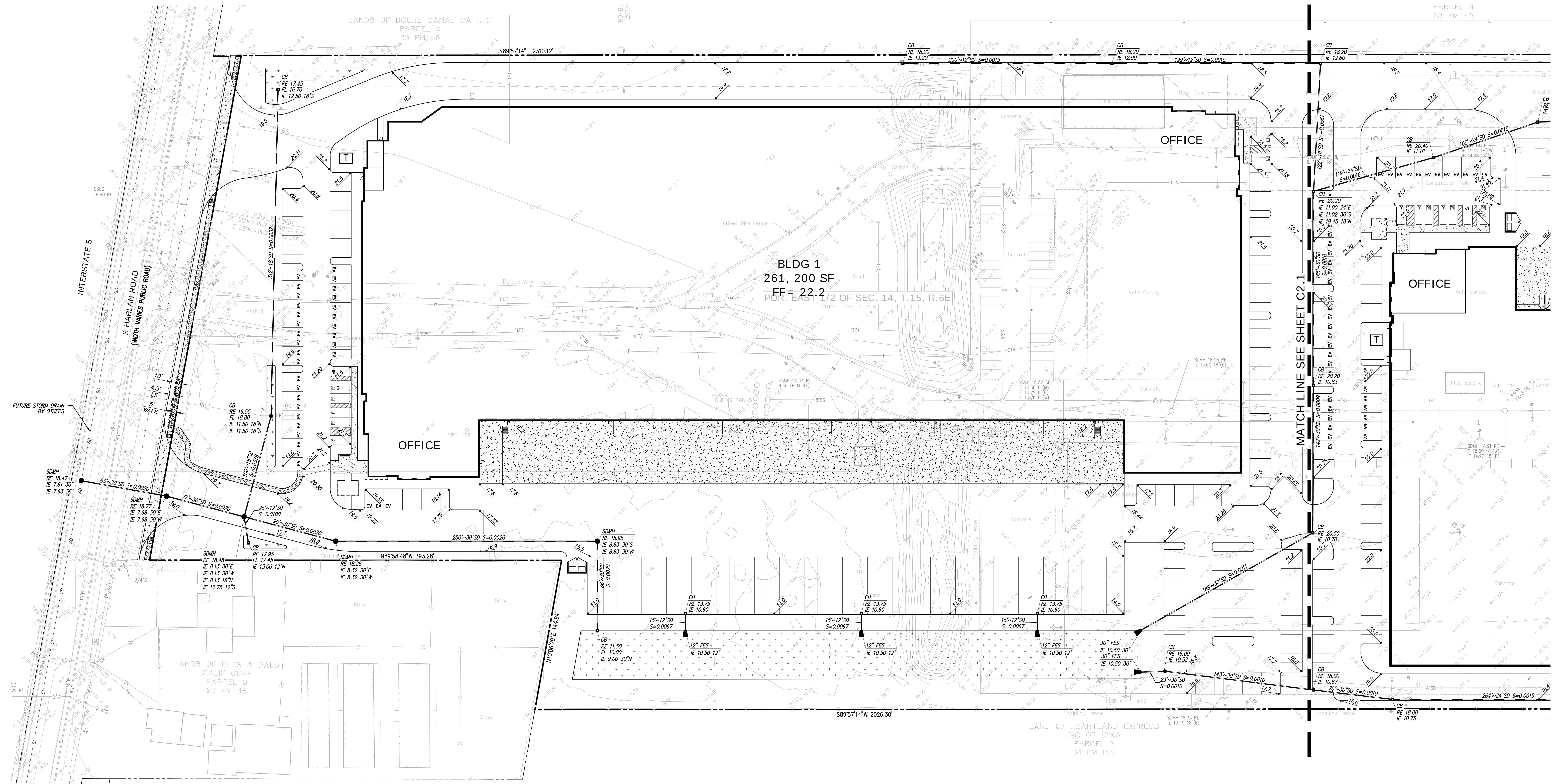
NORTH

0 20 40 80 120

Scale 1" = 40'

LEGEND

ASR	AUTOMATIC SPRINKLER RISER
RE	RIM ELEVATION
TC	TOP OF CURB
WS	WATER SERVICE
—X——X—	EXISTING UTILITY TO BE ABANDONDED BY REMOVAL
FS	FIRE SERVICE
SS	SANITARY SEWER
COTG	CLEANOUT TO GRADE
═ ═ ═	STORM DRAIN LINE
▲	AREA DRAIN
▣	STORM DRAIN CATCH BASIN
■	STORM DRAIN JUNCTION BOX
●	STORM DRAIN MANHOLE
●━●	BACK FLOW PREVENTION DEVICE
✦	FIRE DEPARTMENT CONNECTION
●⋈—	FIRE HYDRANT & VALVE
—●—	POST INDICATOR VALVE
SSMH ●	SANITARY SEWER MANHOLE
◪	SINGLE CHECK VALVE
SDMH ●	STORM DRAIN MANHOLE
▚	WATER METER



PRELIMINARY GRADING PLAN

PRELIM IMPROVEMENT PLANS
OF
12030 S. HARLAN ROAD
FOR
HARLAN ROAD OWNER LP
LATHROP, CALIFORNIA

DRAWN BY: | CHECKED BY: | DEPARTMENT:

NO. | REVISIONS | BY

KIER+WRIGHT
2850 Collier Canyon Road
Livermore, CA 94551
Phone: (925) 245-8788
www.kierwright.com

ORIGINAL ISSUE
DATE: 9.25.2024

CURRENT SET ISSUE
DATE: 01.27.2025

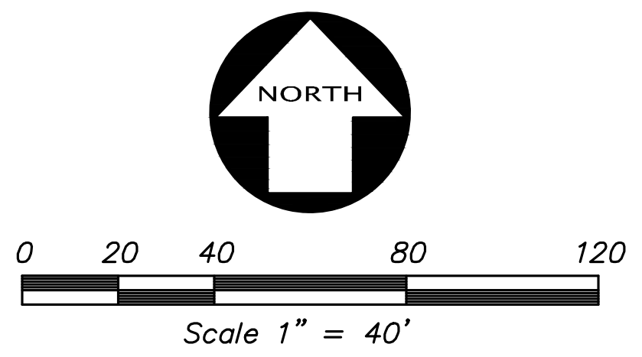
PERMIT SET / CONSTRUCTION ISSUE
DATE: TBD

DRAWING NUMBER:

C2.0

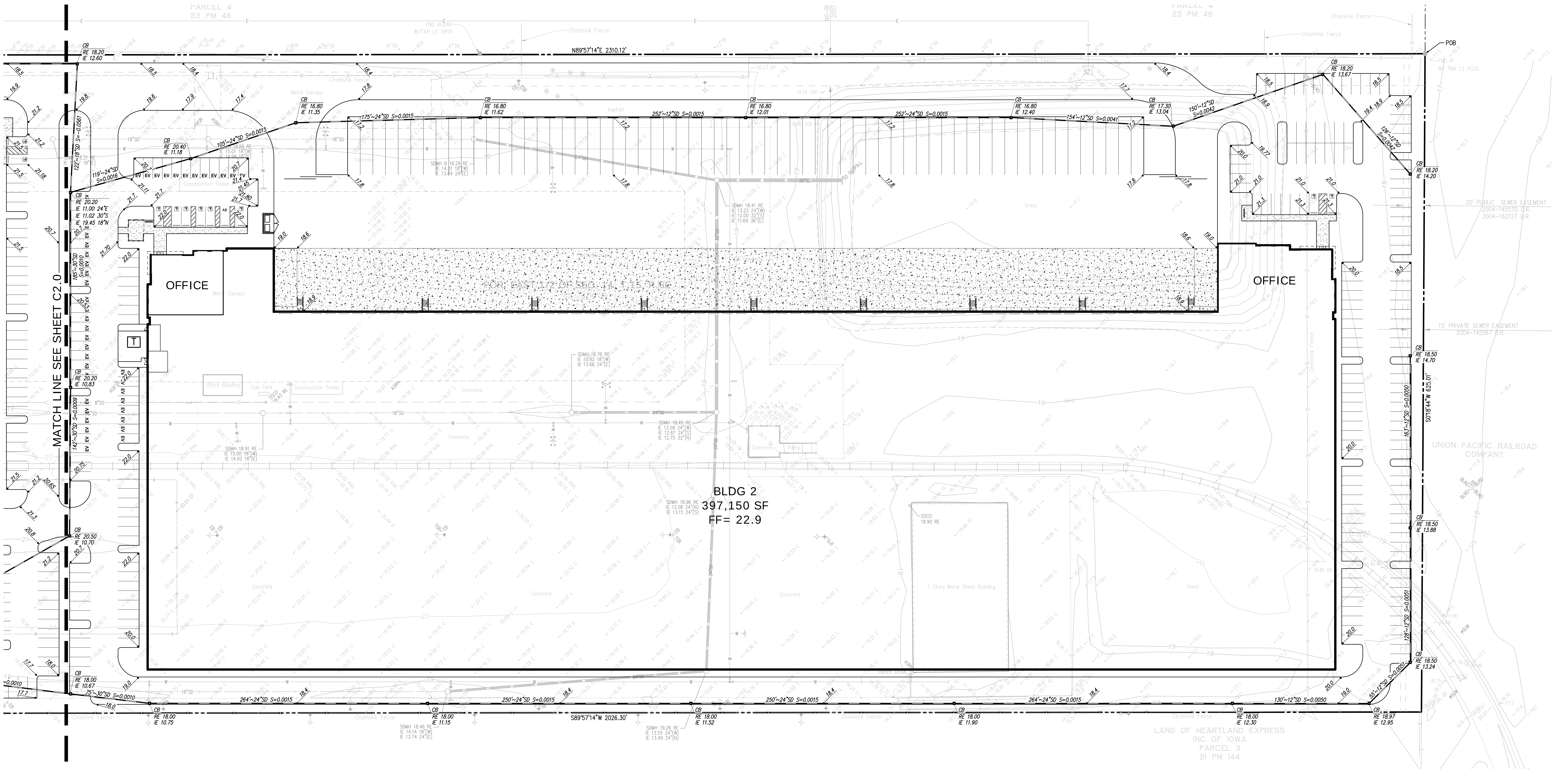
OF 7 SHEETS

KIER + WRIGHT PROJECT NUMBER: A21591



LEGEND

ASR	AUTOMATIC SPRINKLER RISER
RE	RIM ELEVATION
TC	TOP OF CURB
WS	WATER SERVICE
—✕——✕—	EXISTING UTILITY TO BE ABANDONED BY REMOVAL
FS	FIRE SERVICE
SS	SANITARY SEWER
COTG	CLEANOUT TO GRADE
═ ═ ═	STORM DRAIN LINE
▲	AREA DRAIN
▣	STORM DRAIN CATCH BASIN
■	STORM DRAIN JUNCTION BOX
●	STORM DRAIN MANHOLE
●━●	BACK FLOW PREVENTION DEVICE
✦	FIRE DEPARTMENT CONNECTION
●⋈—	FIRE HYDRANT & VALVE
—●—	POST INDICATOR VALVE
SSMH ●	SANITARY SEWER MANHOLE
◪	SINGLE CHECK VALVE
SDMH ●	STORM DRAIN MANHOLE
▚	WATER METER



KIER+WRIGHT

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PRELIMINARY GRADING PLAN

PRELIM IMPROVEMENT PLANS
OF
12030 S. HARLAN ROAD
FOR
HARLAN ROAD OWNER LP
LATHROP, CALIFORNIA

DRAWN BY:
CHECKED BY:
DEPARTMENT:

ORIGINAL ISSUE
DATE: 9.25.2024

CURRENT SET ISSUE
DATE: 01.27.2025

PERMIT SET / CONSTRUCTION ISSUE
DATE: TBD

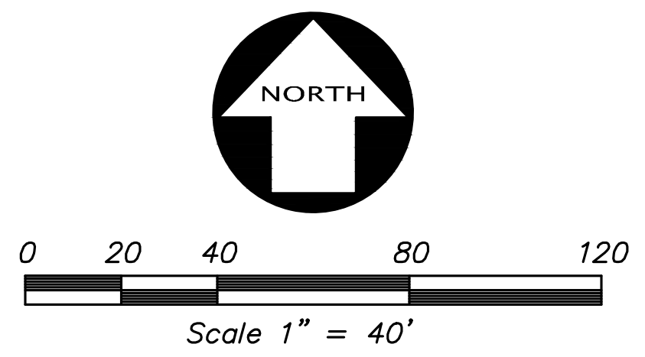
DRAWING NUMBER:

C2.1

OF 7 SHEETS

KIER + WRIGHT PROJECT NUMBER: A21591

Z:\2021\A21591\DWG\ENTITLEMENTS\PD PERMIT\A21591-PG-GP.dwg [C2.1 PRELIMINARY GRADING PLAN] Plot: Thursday, November 21, 2024 BRANDON CLASS



LEGEND

ASR	AUTOMATIC SPRINKLER RISER
RE	RIM ELEVATION
TC	TOP OF CURB
WS	WATER SERVICE
—✕——✕—	EXISTING UTILITY TO BE ABANDONED BY REMOVAL
FS	FIRE SERVICE
SS	SANITARY SEWER
COTG	CLEANOUT TO GRADE
═ ═ ═	STORM DRAIN LINE
▲	AREA DRAIN
▣	STORM DRAIN CATCH BASIN
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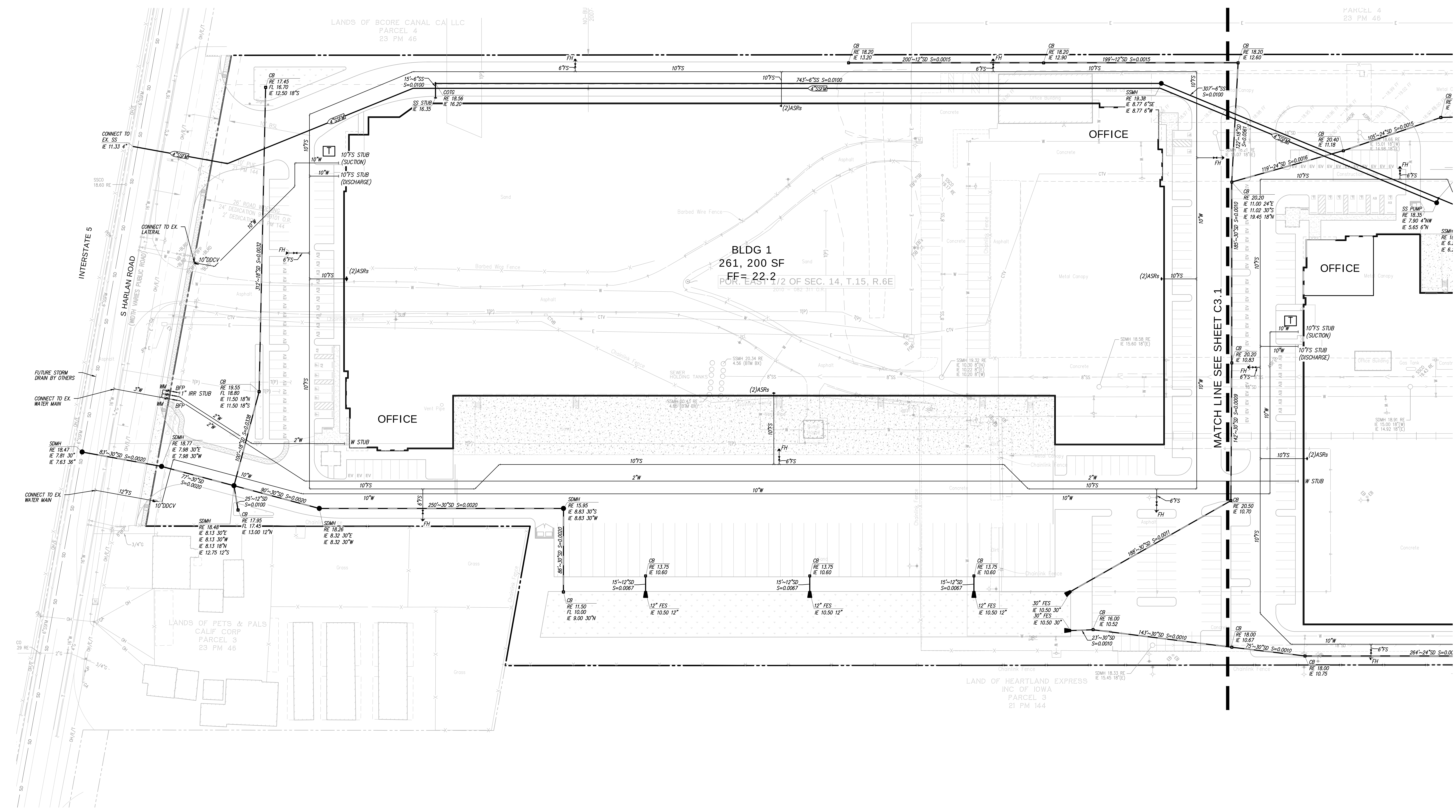
⊕	FIRE DEPARTMENT CONNECTION
⧓	FIRE HYDRANT & VALVE
━●━	POST INDICATOR VALVE
SSMH ●	SANITARY SEWER MANHOLE
◪	SINGLE CHECK VALVE
SDMH ●	STORM DRAIN MANHOLE
▚	WATER METER

BUILDING CONSTRUCTION TYPE III–B
FIRE FLOW IS 8000 GPM AT 20 PSI
75% REDUCTION TAKEN FOR FULLY SPRINKLERED BUILDING
FINAL FIRE FLOW REQUIRED 2000 GPM AT 20 PSI
AVERAGE HYDRANT SPACING REQUIRED 450'



NO.	REVISIONS	BY

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PRELIMINARY UTILITY PLAN

PRELIM IMPROVEMENT PLANS
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FOR
HARLAN ROAD OWNER LP
LATHROP, CALIFORNIA

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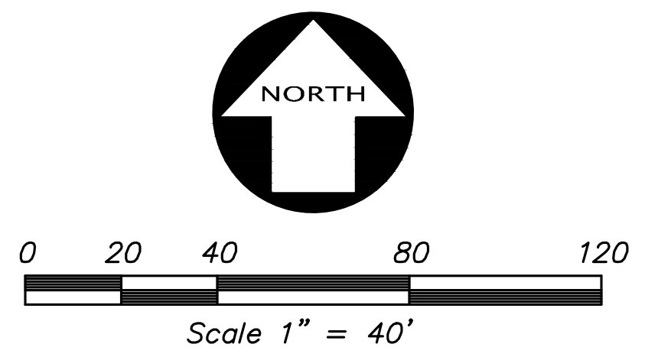
C3.0

OF 7 SHEETS



LEGEND

ASR	AUTOMATIC SPRINKLER RISER
RE	RIM ELEVATION
TC	TOP OF CURB
WS	WATER SERVICE
—✕——✕—	EXISTING UTILITY TO BE ABANDONDED BY REMOVAL
FS	FIRE SERVICE
SS	SANITARY SEWER
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BUILDING CONSTRUCTION TYPE III-B
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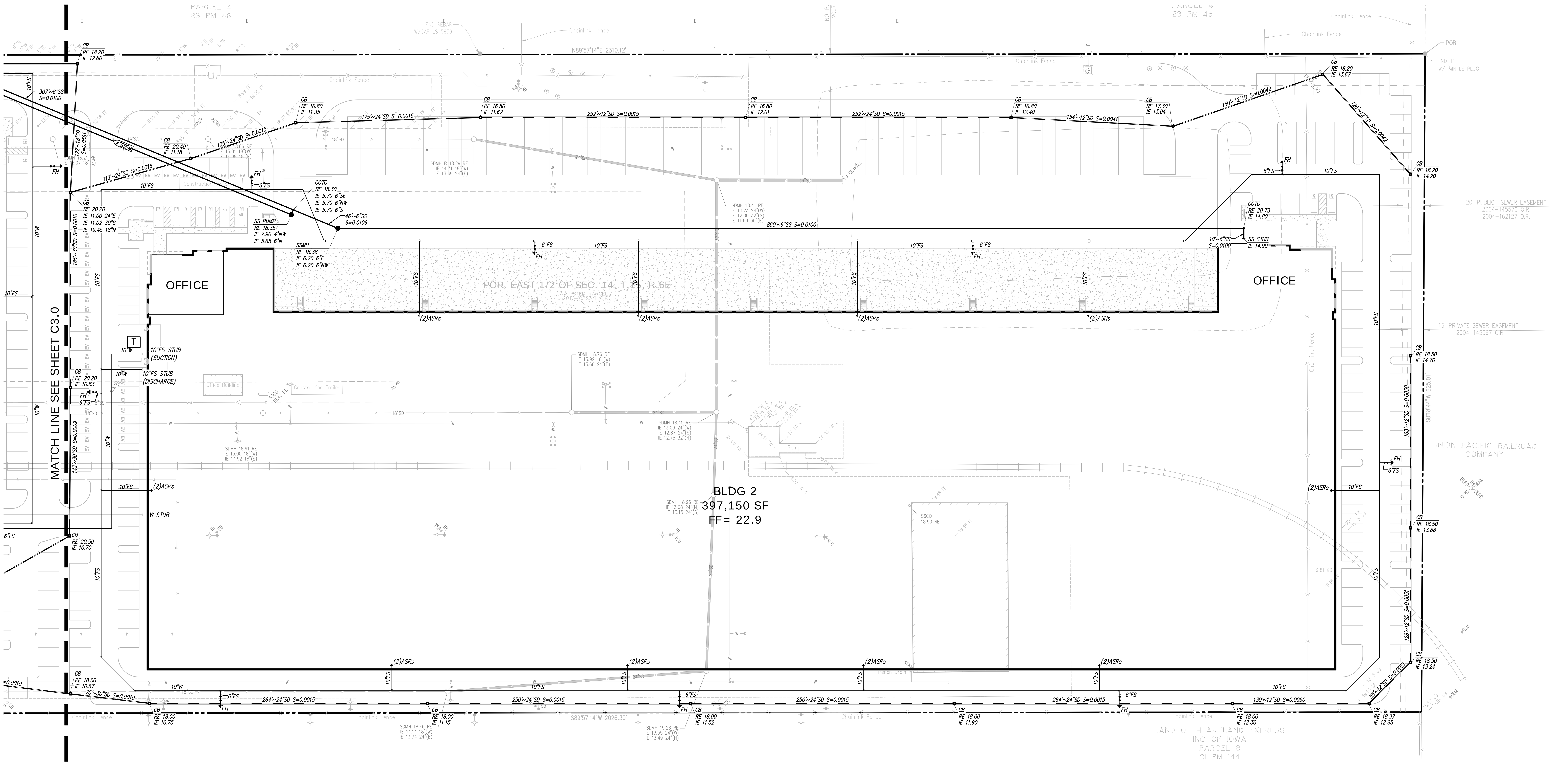

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OF 7 SHEETS

KIER + WRIGHT PROJECT NUMBER: A21591

STORMWATER VOLUME/FLOW CALCULATIONS
FOR
12030 S. HARLAN ROAD

Inputs:

DMAs	DMA 1	DMA 2	DMA 3	DMA 4
Total Area (acre)	1.83	1.05	0.38	29.37
Impervious (ft^2)	71,936	34,172	12,577	1,151,294
Pervious (ft^2)	7,993	11,391	4,192	127,922
P_6 (in)	0.36	0.36	0.36	0.36
Runoff Coefficient	0.88	0.78	0.78	0.88
SDV_{adj} (ft^3)	3,437	1,459	537	55,014
d_{pz} Ponding Depth (ft)	0.75	0.75	0.75	1.50
η_{pm} Planter Porosity	0.3	0.3	0.3	0.3
d_{pm} Planting Depth (ft)	1.5	1.5	1.5	1.5
η_{gl} Gravel Porosity (ft)	0.5	0.5	0.5	0.5
d_{gl} Gravel Depth (ft)	2	2	1	1
f_{design} Design Infiltration Rate (in/hr)	5	5	5	5
t_{max} Drawdown Time (hr)	48	48	48	48

Outputs:

Imperviousness ratio	0.90	0.75	0.75	0.90
C (Equation 1)	0.73	0.54	0.54	0.73
P_0 (Equation 2)	0.52	0.38	0.38	0.52
SDV (Equation 3)	3,437	1,459	537	55,014
SDF (Equation 4)	0.33	0.16	0.06	5.21
A (Equation 5) (SF)	1,562	663	316	22,455
Provided A (SF)	2,000	775	330	25,145
Equation 6, True/False	TRUE	TRUE	TRUE	TRUE

EQ 1:

$$C = 0.858 \times i^3 - 0.78 \times i^2 + 0.774 \times i + 0.04$$

Where:

C = stormwater runoff coefficient [unitless]; and
i = DMA imperviousness ratio [expressed as a decimal].

EQ 2:

$$P_0 = (a \times C) \times P_6$$

Where:

P_0 = unit stormwater volume [in];
a = regression constant (1.963 for 48-hr drawdown); and
P_6 = mean annual runoff-producing rainfall depth [in] (see **Table 5-1**).

EQ 3:

$$SDV = A \times \frac{P_0}{12}$$

Where:

SDV = stormwater design volume [ft^3];
A = total area of DMA [ft^2]; and
P_0 = unit stormwater volume [in].

EQ 4:

$$SDF = 1.008 \times i \times A \times C_r$$

Where:

SDF = stormwater design flow [ft^3/s];
1.008 = unit conversion factor;
i = design rainfall intensity [0.2 in/hr];
A = total area of DMA [acre]; and
C_r = stormwater runoff coefficient for DMA

EQ 5:

$$A = \frac{SDV_{adj}}{d_{pz} + (\eta_{pm} \times d_{pm}) + (\eta_{gl} \times d_{gl})}$$

Where:

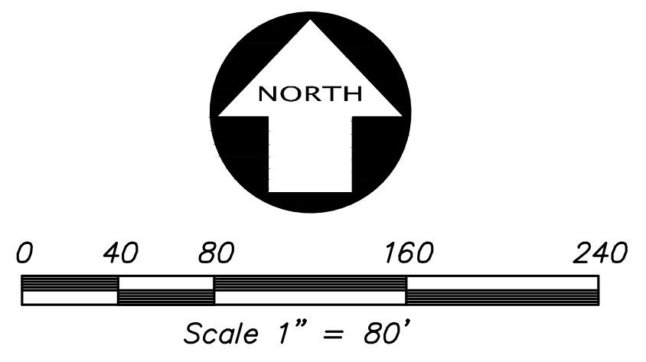
A = bottom surface area of bioretention facility [ft^2];
SDV_{adj} = adjusted stormwater design volume [ft^3];
d_{pz} = depth of ponding zone (0.5-1.5 ft) [ft];
η_{pm} = porosity of planting media [unitless];
d_{pm} = depth of planting media (min 1.5 ft) [ft];
η_{gl} = porosity of gravel layer [unitless]; and
d_{gl} = depth of gravel layer (min 1 ft) [ft].

EQ 6:

$$d_{pz} + (\eta_{pm} \times d_{pm}) + (\eta_{gl} \times d_{gl}) \leq \frac{f_{design}}{12} \times t_{max}$$

Where:

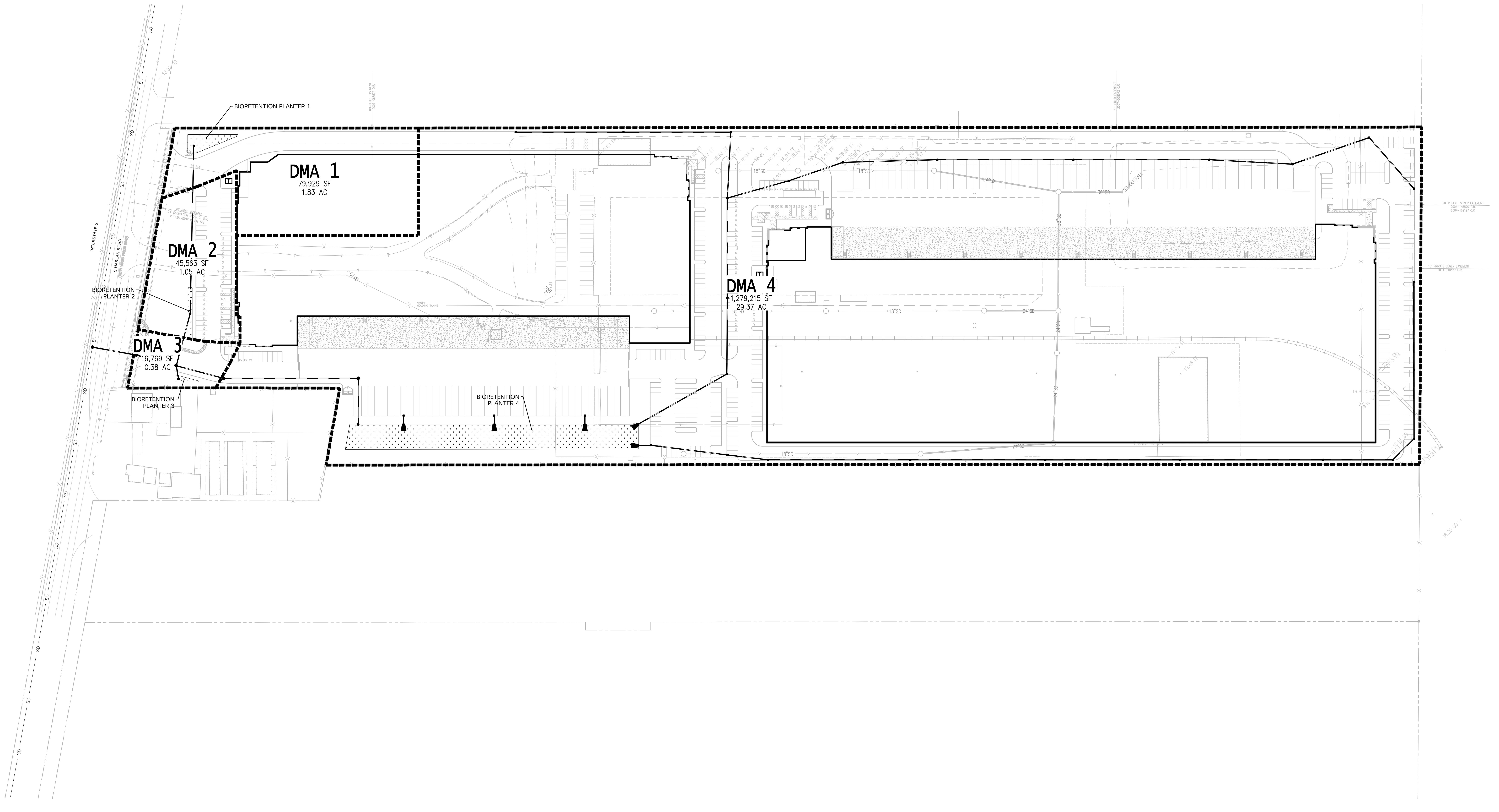
d_{pz} = depth of ponding zone (0.5-1.5 ft) [ft];
η_{pm} = porosity of planting media [unitless];
d_{pm} = depth of planting media (min 1.5 ft) [ft];
η_{gl} = porosity of gravel layer [unitless];
d_{gl} = depth of gravel layer (min 1 ft) [ft]
f_{design} = design infiltration rate [in/hr]; and
t_{max} = drawdown time (max 48 hrs) [hr].



Scale 1" = 80'

LEGEND

■■■■■■■	TRIBUTARY AREA LIMITS
▨	BIO-RETENTION TREATMENT AREA



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PRELIMINARY STOMWATER QUALITY CONTROL PLAN

PRELIM IMPROVEMENT PLANS
OF
12030 S. HARLAN ROAD
FOR
HARLAN ROAD OWNER LP
LATHROP, CALIFORNIA

DRAWN BY:
CHECKED BY:
DEPARTMENT:

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KIER + WRIGHT PROJECT NUMBER: A21591

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Attachment 11

Lathrop Redevelopment Project (Harlan Road Industrial)
Final Environmental Checklist with Appendices,
prepared by J.B. Anderson Land Use Planning, dated December 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.