

**September 13, 2023 – Planning Commission Special Meeting –
7:00pm**



City Council Chamber
390 Towne Centre Drive
Lathrop, California
(209) 941-7200
www.ci.lathrop.ca.us

Planning Commissioners

Tosh Ishihara, Chair
Ash Ralmilay, Vice Chair
Paul Camarena
George Jackson
Gloryanna Rhodes

City Staff

Rick Caguiat, Community Development Director &
Planning Commission Secretary
James Michaels, Senior Planner
Trent DaDalt, Assistant Planner
David Niskanen, Consultant Planner
Salvador Navarrete, City Attorney
Maria Hermosilla, Executive Assistant

IMPORTANT NOTICE REGARDING THIS MEETING & COVID-19

This public meeting will be conducted in person; all members of the Planning Commission will attend in person. Members of the public are welcomed in person. This meeting will also be available for public participation by teleconference via ZoomGov at the following link:

<https://www.zoomgov.com/j/1606358357?pwd=eEhNemtSZThyaFIZYUImc1RyR29hdz09>

- ✚ During the meeting, those joining by ZoomGov, will be allowed to speak prior to the close of public comment on an item. If you are using this method, please "raise the hand" feature to inform the meeting host you wish to speak on the matter. Please ensure your computer speaker and microphone are fully functional.
 - ✚ Meeting ID: 160 635 8357 / Passcode: Lathrop
 - ✚ For audio only, call-in number: +1 (669) 254 5252. To request to speak (same as the "raise hand" feature) press *9 / when the host calls your name, press *6 to unmute.
- If you are not able to attend the meeting in person or virtually - public comment/questions will be accepted by email to Rick Caguiat, Community Development Director and Planning Commission Secretary at planning@ci.lathrop.ca.us.
 - Questions or comments must be submitted by 3:00 p.m., on the day of the meeting.
 - To address Planning Commission in person, please submit an orange card to the Planning Commission Secretary indicating name, address, and number of the item upon which a person wishes to speak.

Planning Commission Meetings are live-streamed (with Closed Captioning) on Comcast Cable Channel 97 and on the City's website at <https://www.ci.lathrop.ca.us/citycouncil/page/live-stream>

Addressing the Planning Commission

Any person may speak once on any item under discussion by the Planning Commission after receiving recognition by the Chair. Orange speaker cards will be available prior to and during the meeting. To address the Planning Commission, a card must be submitted to the Planning Commission Secretary indicating name, address and number of the item upon which a person wishes to speak. When addressing the Planning Commission, please walk to the lectern located in front of the Planning Commission. State your name and address. In order to ensure all persons have the opportunity to speak, a time limit will be set by the Chair for each speaker (see instructions on speaker form). In the interest of time, each speaker may only speak once on each individual agenda item; please limit your comments to new material; do not repeat what a prior speaker has said.

Citizen's Forum

Any person desiring to speak on a matter, which is not scheduled on this agenda, may do so under the Public Comment section. Please submit your orange speaker card to the Planning Commission Secretary prior to the commencement of Public Comment, or submit your request to speak via the "raise hand" feature in ZoomGov. Only those who have submitted speaker cards, or have expressed an interest to speak, prior to the conclusion of Public Comment will be called upon to speak. Please be aware the California Government Code prohibits the Planning Commission from taking any immediate action on an item, which does not appear on the agenda, unless the item meets stringent statutory requirements. The Chair will limit the length of your presentation (see instructions on speaker form) and each speaker may only speak once on this agenda item.

Information

If you wish to appeal a decision of the Planning Commission, you must do so within ten (10) calendar days following the meeting. Please contact the Planning Division at (209) 941-7290 for information regarding the appeal procedure.

NOTE: If you challenge the nature of a proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

This agenda was posted at least 72 hours in advance of the scheduled meeting at the following locations: *City Hall, Community Center, Generations Center, Senior Center, and "J" Street and Somerston Fire Department Offices and the City website.* To obtain a hard copy of this agenda packet, please visit the Community Development Department counter located at 390 Towne Centre Drive, Lathrop, CA 95330, or you may also call (209) 941-7290 to have it sent via mail or e-mail. The agenda packet is available on the "Agendas & Minutes" page of the City of Lathrop website, please follow the link: <https://www.ci.lathrop.ca.us/meetings>



In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting please call (209) 941-7290. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28CFR 35.102.35.104 AD Title II).

CITY OF LATHROP
PLANNING COMMISSION
Agenda

SPECIAL MEETING
WEDNESDAY, SEPTEMBER 13, 2023 AT 7:00 P.M.
CITY COUNCIL CHAMBER
390 TOWNE CENTRE DRIVE, LATHROP, CA 95330

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICT OF INTEREST

5. PUBLIC COMMENT

Persons who wish to speak to the Commission regarding an item that is not on tonight's agenda may do so at this time. Upon recognition by the Chairperson, please step forward to the podium; state your name, city of residence and subject matter.

6. AGENDA MODIFICATIONS

Items on the agenda requested to be added, deleted, or continued will be announced at this time.

7. APPROVAL OF MINUTES

7.1 August 16, 2022 – Regular Meeting

8. PUBLIC HEARING ITEMS

8.1 General Plan and Zoning Consistency Project – Text Amendment No.TA-23-93

Consider Adoption of a Resolution Recommending the City Council Amend the Lathrop Zoning Map, Amend the Mossdale Landing and Mossdale Landing South Urban Design Concepts (UDC's), Modify Title 10 (Vehicles and Traffic), and Adopt Various Amendments to Title 17 (Zoning) of the Lathrop Municipal Code (LMC) for Consistency with the 2022 Lathrop General Plan Update. The purpose of the amendments is to comply with State Law (California Government Code Section 65860) by ensuring that the City updates the City Zoning Map and the Zoning Ordinance to be consistent with the goals, policies, and implementation actions of the City's 2022 update of the General Plan.

Location: Citywide

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

8.2 Central Lathrop Specific Plan Phase 2 Amendment and Code Text Amendment No. TA-23-104

Consider Adoption of a Resolution Recommending the City Council Find the Project Exempt from Further Environmental Review Pursuant to Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Section 15183, and Adopt an Ordinance Approving the Central Lathrop Specific Plan Phase 2 Amendment Project Comprised of approximately 724-acres, and a Municipal Code Text Amendment to Chapter 17.62, Central Lathrop Zoning Districts of the Lathrop Municipal Code.

Location: The Central Lathrop Specific Plan Phase 2 Amendment Area is Located Generally North of Dos Reis Road, West of S. Manthey Road and Interstate 5, East of the San Joaquin River and South of the Existing City Limits. The Central Lathrop Specific Plan Phase 2 Amendment Project involves the following Assessor's Parcel Numbers: 192-020-61;-62;-63;-64;-06;-07;-08;-09;-65;-66;-38;-22;-48;-52;-19;-18;-68;-69;-16;-36;-70;-14;-11;-02; and -03.

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

8.3 Conditional Use Permit No. CUP-23-08 and Site Plan Review No. SPR-23-09

Consider Adoption of a Resolution Recommending that the City Council 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 Conditional Use Permit and Site Plan Review for the Ashley Furniture Project to Allow for the Construction of an Approximately 1.5 Million Square Foot Concrete Tilt-Up Building Located within the Central Lathrop Specific Plan Phase 2 Area.

Location: 14101 S. Manthey Road (APN: 192-020-14)

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

9. SCHEDULED ITEMS

None

10. STAFF COMMENTS

11. PLANNING COMMISSION COMMENTS

12. ADJOURNMENT

**CITY OF LATHROP
PLANNING COMMISSION
REGULAR MEETING
AUGUST 16, 2023**

MINUTES

1. CALL TO ORDER

Meeting was called to order by Chair Ishihara for the August 16, 2023 Regular Planning Commission meeting at 6:00 P.M.

2. ROLL CALL

PRESENT: Ishihara, Ralmilay, Camarena, Rhodes

ABSENT: Jackson

Staff Present: Salvador Navarrete, City Attorney; Rick Caguiat, Community Development Director; Brad Taylor, City Engineer; James Michaels, Senior Planner; Trent DaDalt, Assistant Planner and Maria Hermosilla, Executive Assistant

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICT OF INTEREST

Commissioner Rhodes declared a possible conflict of interest and will step down for Item 9.1. There were no further declarations.

5. PUBLIC COMMENT

None

6. AGENDA MODIFICATIONS

None

7. APPROVAL OF MINUTES

7.1 July 19, 2023 – Regular Meeting

(M) Ralmilay (S) Rhodes to approve the July 19, 2023 minutes

Ayes: Ishihara, Ralmilay, Jackson, Rhodes

Noes: None

Absent: Jackson

Abstain: None

Motion Carries: 4-0-1-0

8. PUBLIC HEARING ITEMS

None

9. SCHEDULED ITEMS

Due to a possible conflict of interest for Items 9.1 Commissioner Rhodes recused herself and left the chamber during the scheduled item discussion.

9.1 River Islands – Lake Harbor West Neighborhood Development Plan (NDP) & Architectural Design Guidelines and Development Standards (DG/DS) NDP-23-77

Mr. Michaels made the staff report presentation.

Commissioner Camarena asked if there is a standard number of homes allowed for construction in Phase 2. Ramon Batista of River Islands explained about balancing the density distribution within communities to meet the total approved number of units within Phase 2.

Commissioner Camarena asked about when sound walls are required and how the aesthetics look of sound walls are determined within River Islands. Mr. Batista explained that the masonry sound walls as well as landscaping are installed for noise mitigation for major streets or railroads. Masonry walls are designed to be consistent with the overall theme of the community.

Commissioner Ralmilay asked if there is a size limitation for the new homes. Mr. Batista replied that the standard size of a new home is 1400-1500 square feet. Since most of the builders were previous builders from previous communities, designs will be very consistent with the existing communities since the builders have brought similar products in the past.

MOTION

Moved by Commissioner Ralmilay, Second by Commissioner Camarena to approve the Neighborhood Development Plan (NDP) and Architectural Design Guidelines and Development Standards (DG/DS) for the Lake Harbor West District of River Islands at Lathrop Phase 2 (NDP-23-77).

Ayes: Ishihara, Ralmilay, Camarena
Noes: None
Absent: Jackson
Abstain: Rhodes
Motion Carries: 3-0-1-1

Commissioner Rhodes rejoined the meeting.

10. STAFF COMMENTS

Mr. Caguiat gave updates on various projects within the City. A discussion ensued and staff fielded questions.

11. PLANNING COMMISSION COMMENTS

Commissioner Rhodes requested staff to check some exposed pipes between Taco Bell and the existing Dispensary on Harlan Road for safety issues.

Commissioners Rhodes voiced her concern on the increase in parking and front yard landscaping violations in East Lathrop. She recommended coming up with an ordinance to resolve over-parking. Mr. Caguiat explained that Code Enforcement actions are currently complaint-based. In regards to front yard landscaping violations, Mr. Caguiat mentioned that Staff has made out-reach efforts encouraging residents to consult the City before doing any improvements on their property.

Commissioner Camarena asked what the basis of code enforcement is and how could one change the current enforcement method. Mr. Navarrete replied that enforcement actions are based on the adopted Municipal Codes. He proceeded to describe the City's code enforcement process. He added that if anybody wants to challenge the current enforcement practice, they could go thru the proper chain of command [the Chief of Police or City Manager] down to Code Enforcement.

Commissioner Ralmilay thanked City Council for his reappointment.

Commissioner Ishihara thanked staff for their hard work.

12. ADJOURNMENT

Vice Chair Ishihara adjourned the meeting at 6:26 PM.



**PLANNING COMMISSION
STAFF REPORT**

DATE: September 13, 2023

APPLICATION NO: General Plan & Zoning Consistency Project No. TA-23-93

LOCATION: Citywide

REQUEST: Public Hearing to Consider the Adoption of a Resolution Recommending the City Council amend the Lathrop Zoning Map, amend the Mossdale Landing and Mossdale Landing South Urban Design Concepts (UDC's), modify Title 10 (Vehicles and Traffic), and adopt various amendments to Title 17 (Zoning) of the Lathrop Municipal Code (LMC) for consistency with the 2022 Lathrop General Plan Update. The purpose of the amendments is to comply with State Law (California Government Code Section 65860) by ensuring that the City updates the City Zoning Map and the Zoning Ordinance to be consistent with the goals, policies, and implementation actions of the City's 2022 update of the General Plan.

APPLICANT: City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

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 proposed amendment is a staff-initiated proposal to amend the Lathrop Zoning Map, amend the Mossdale Landing and Mossdale Landing South Urban Design Concepts (UDC's), modify Title 10 (Vehicles and Traffic), and adopt various sections to Title 17 (Zoning) of the Lathrop Municipal Code (LMC) for consistency with the 2022 General Plan Update that was adopted by the City Council on September 19, 2022 and California Government Code Section 65860.

BACKGROUND:

California law requires every city and county within the State to prepare and maintain a General Plan document. The General Plan is used by the City Council, Planning Commission, and City staff as a policy guide to making land use decisions (whether directly or indirectly) on the physical

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development of the community – it reflects in a general way as to how the community should be developed. Lathrop’s current General Plan was comprehensively updated in 1991 with several amendments occurring over the last 30 years from 1992 through 2022.

California planning and zoning law establishes that zoning maps, zoning ordinances, any applicable specific plans, and master plans with related planning documents (i.e. Urban Design Concepts) are required to be consistent with the general plan. When the City General Plan has been amended, corresponding changes to the City’s zoning map, the zoning ordinance and related master plans with UDC’s may be required to be made within a reasonable time to ensure consistency is being maintained between these documents and the City’s General Plan (California Gov. Code Section 65860, subd. [c]).

As staff has reviewed the City Council’s most recent update of General Plan goals, policies, and implementation actions adopted on September 19, 2022, it has been determined that both the City’s zoning map and various chapters and sections of Title 17-Zoning are outdated. Hence, it is staff’s intention to proceed with amending both the zoning map and those sections applicable to both the Zoning Ordinance and both the Mossdale Landing and Mossdale Landing South UDC’s for consistency with the City’s General Plan.

ANALYSIS:

The Lathrop Municipal Code requires any amendments proposed to the City’s Zoning Map and Zoning Ordinance to be reviewed by the City Planning Commission and the City Council. Once the Planning Commission makes a recommendation on the amendments, the recommendation is then forwarded to the City Council for their consideration for approval. Prior to recommending or granting final approval of the proposed amendments, the Planning Commission and/or the City Council must make findings of consistency reflecting that the proposed amendments meet the intent of the applicable goals, policies, and implementation actions of the General Plan.

The City’s General Plan document that was recently updated in September 2022 had several modifications to the Land Use Element chapter including, the elimination of and/or the renaming/adding specific land use designations; the modification of the General Plan Land Use Map to accommodate the updated land use designations; and updating the goals, policies, and implementation actions for the chapter. Staff has determined the following proposed amendments conform to the City’s recent General Plan update. The proposed amendments will include modifications to the City’s Zoning Map, the Zoning Ordinance, and the Mossdale Landing and Mossdale Landing South UDC’s.

Proposed Modifications

When the City Council updated the City’s General Plan in September 2022, part of the update included amending general plan policies; eliminating, renaming, or adding general plan land use designations; and changing land use designations of the General Plan Map for several properties that fall within the boundaries of the Map. With that said, to be consistent with State law, staff is presenting the Planning Commission with a revised Zoning Map with minor changes to the Zoning Ordinance and the Mossdale Landing and Mossdale Landing South UDC’s to reflect consistency

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with those changes that were made to the General Plan and General Plan Map last September. The proposed amendments to the Zoning Map, Title 10 (Vehicles and Traffic), Title 17 (Zoning Ordinance), and the Mossdale Landing and Mossdale Landing South UDC's are illustrated with Attachments 2 through 35 of this staff report, which include, but are not limited to:

- The elimination of certain zoning districts from the Zoning Map and the Zoning Ordinance that are no longer recognized by the General Plan document (i.e. PO-Professional Office and CW-Waterfront Commercial designations, etc.).
- The addition of certain zoning districts to the Zoning Map and the Zoning Ordinance to be consistent with the updated General Plan document (i.e. P-Parks and P/QP-Public/Quasi-Public designations, etc.).
- The modification of certain zoning districts to the Zoning Map to be consistent with the updated General Plan document (i.e. categorizing High School and K-8 School designations as "P/SP, Public/Semi-Public" zone districts, and consolidating community and neighborhood park designations into "P-CL, Park" zone districts, etc.)
- To the greatest extent possible, replace ambiguous language in various chapters/sections the Zoning Ordinance with more concise and clear language to allow for greater flexibility and clarification to support and promote development.
- Revision of the Mossdale Landing UDC to modify the zoning designation of a 6.89-acre site (located at the southeast corner of Golden Valley Parkway & Brookhurst Boulevard) from "Service Commercial-MV" to "High Density Residential-MV".
- Revision of the Mossdale Landing South UDC to modify the zoning designation of an 8.8-acre site (located at 18800 Queirolo Road) from "Medium Density Residential-MV" to "Service Commercial-MV".

Additionally, staff has received some interest in the possibility of adding an "RV & Boat Storage" use as a conditionally permitted use under the "CS-MV, Service Commercial-MV" zone district of the Mossdale Landing South UDC. When this UDC was originally approved in 2004, the City considered a list of potential conditionally permitted uses for service commercial zoned properties. An "RV & Boat Storage" use was not included on the list of conditionally permitted uses in 2004 and has not been added as a conditional permitted use.

Required Findings

Any proposed amendments to the Zoning Map and the Zoning Ordinance must first be reviewed by the Planning Commission prior to forwarding such requests to the City Council for their consideration for final approval. Prior to any recommendation for approval can be made by the Planning Commission to the City Council, appropriate finding(s) must be made that indicate the proposed amendments will be consistent with applicable goals, policies, and implementation actions of the General Plan. Staff has determined that the Planning Commission can make a favorable recommendation to the City Council to approve the proposed amendments, as the amendments are consistent with the following policies and implementation actions of the General Plan:

Policy LU-1.7: Ensure consistency between the Land Use Map and implementing plans, ordinances, and regulations.

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Policy LU-1.8: Recognize that the General Plan and Land Use Map may be amended in accordance with State law in order to ensure that there is an adequate supply of commercial, industrial, public facility, parks, residential, and other desired land uses to serve the City's needs.

Implementation Action LU-1.a: Update the City's Zoning Code and Map as appropriate to ensure consistency with this land use element and designations shown on Figure LU-1. As part of the update, create a new Public/Quasi-Public zoning district applicable to the City proper.

Implementation Action LU-1.b: Review the Zoning Ordinance and update as appropriate to reflect Land Use goals, policies, and implementation actions included in this Plan.

Implementation Action LU-1.c: Review the City's adopted Specific Plans for consistency with the General Plan, and update as appropriate to ensure consistency with this land use element and designations shown on Figure LU-1.

Implementation Action LU-1.f: Utilize the following Zoning Districts (included on Table LU-1) to implement the General Plan's land use objective.

Implementation Action LU-2.a: Periodically review and update development standards, guidelines, and land uses included within Specific Plan Areas to affirm the unique character and development vision for each area.

Implementation Action LU-5.e: Update the Lathrop Municipal Code to include Good Neighbor Guidelines for Warehouse Distribution Facilities. The new Good Neighbor Guidelines should include:

- a. A definition of the type and size of facility that is subject to the Guidelines;
- b. Standards to minimize exposure to diesel emissions to sensitive receptors that are situated in close proximity to the proposed facility;
- c. Standards and practices that eliminate diesel trucks from unnecessarily traversing through residential neighborhoods;
- d. Standards and practices that eliminate trucks from using residential areas and repairing vehicles on the streets;
- e. Strategies to reduce and/or eliminate diesel idling within the facility's site.

PUBLIC NOTICE:

A Notice of Public Hearing was advertised in the Manteca Bulletin on August 31, 2023 and was also posted at our designated posting locations in the City, as well as the City website. Additionally, a notice of public hearing was also sent to the public hearing subscribers.


CEQA REVIEW:

The proposed amendments are Exempt per Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Article 12 –Special Situations, Section §15183(d)(1)(C)(2) - Projects Consistent with a Community Plan, General Plan, or Zoning. The amendments are consistent with the Environmental Impact Report (SCH #: 2021100139) that was certified by the City Council as part of the recent General Plan update adopted on September 19, 2022.

RECOMMENDATION:

Staff recommends the Planning Commission consider Resolution No. 23-11 recommending the City Council adopt the proposed amendments to the City’s Zoning Map, the Zoning Ordinance, and the Mossdale Landing and Mossdale Landing South UDC’s to be consistent with the goals, policies, and implementation actions of the City’s recent update of the General Plan.

Approvals:



James Michaels, Senior Planner

8/15/2023
Date



Rick Caguiat, Community Development Director

8/29/23
Date



Salvador Navarrete, City Attorney

8.30.2023
Date

Attachments:

1. Planning Commission Resolution No. 23-11
2. Mark-up of Chapter 17.04 General Provisions
3. Mark-up of Chapter 17.08 Zoning Districts Designated
4. Mark-up of Chapter 17.16 General Requirements and Exceptions
5. Mark-up of Chapter 17.20 RCO Reserve Conservation and Open Space District
6. Mark-up of Adding New Chapter 17.22 P Park District
7. Mark-up of Adding New Chapter 17.23 P/QP Public/Quasi Public District
8. Mark-up of Eliminating Chapter 17.28 RA Residential Acreage District
9. Mark-up of Chapter 17.32 R One-Family Residential District
10. Mark-up of Chapter 17.36 RM Multi-Family Residential District
11. Mark-up of Eliminating Chapter 17.40 PO Professional Office District
12. Mark-up of Chapter 17.44 C Commercial District
13. Mark-up of Chapter 17.48 I Industrial District
14. Mark-up of Chapter 17.49 Crossroads Overlay District
15. Mark-up of Chapter 17.52 Combining Districts
16. Mark-up of Chapter 17.56 Planned Unit Developments
17. Mark-up of Chapter 17.57 Mossdale Landing Zoning Districts
18. Mark-up of Chapter 17.58 Lathrop Gateway Business Park Zoning Districts
19. Mark-up of Chapter 17.60 Southeast Stewart Tract Zoning Districts
20. Mark-up of Chapter 17.61 River Islands Zoning Districts
21. Mark-up of Chapter 17.62 Central Lathrop Zoning Districts
22. Mark-up of Chapter 17.72 Mobilehome Parks
23. Mark-up of Chapter 17.74 Emergency Shelters
24. Mark-up of Chapter 17.76 Off-Street Parking and Loading
25. Mark-up of Chapter 17.80 Accessory Dwelling Units
26. Mark-up of Chapter 17.84 Signs
27. Mark-up of Chapter 17.92 Landscaping and Screening Standards
28. Mark-up of Chapter 17.98 Good Neighbor Guidelines for Warehouse Distribution Facilities
29. Mark-up of Chapter 17.100 Site Plan Review
30. Mark-up of Chapter 17.104 Architectural Design Review
31. Mark-up of Chapter 17.116 Nonconforming Uses and Structures
32. Mark Up of Chapter 10.16 Vehicles and Traffic
33. Mark-Up of Revisions to Mossdale Landing Urban Design Concept
34. Mark-Up of Revisions to Mossdale Landing South Urban Design Concept
35. Proposed Revision to the City Zoning Map
36. Table LU-1 General Plan Designations and Implementing Zoning Districts
37. Updated City General Plan Map approved on September 19, 2022

**CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 23-11**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LATHROP
RECOMMENDING THE CITY COUNCIL AMEND THE LATHROP ZONING MAP,
AMEND THE MOSSDALE LANDING AND MOSSDALE LANDING SOUTH URBAN
DESIGN CONCEPTS (UDC’S), MODIFY TITLE 10 (VEHICLES AND TRAFFIC), AND
ADOPT VARIOUS AMENDMENTS TO TITLE 17 (ZONING) OF THE LATHROP
MUNICIPAL CODE (LMC) FOR CONSISTENCY WITH THE 2022 LATHROP
GENERAL PLAN UPDATE AND GOVERNMENT CODE SECTION 65860 (TA-23-93).**

WHEREAS, the City of Lathrop Planning Commission held a duly noticed public hearing to consider amending the Lathrop Zoning Map, amending the Mossdale Landing and Mossdale Landing South Urban Design Concepts (UDC’s), modifying Title 10 (Vehicles and Traffic), and adopting various sections to Title 17 (Zoning) of the Lathrop Municipal Code (LMC) for consistency with the 2022 Lathrop General Plan Update that was adopted by the City Council on September 19, 2022 and Government Code Section 65860; and

WHEREAS, the City of Lathrop adopted a current Comprehensive General Plan on September 19, 2022, which has been updated from time to time and includes specific policies and implementation actions to ensure there is consistency between the General Plan, the General Plan Land Use Map, the Zoning Map and implementing plans, ordinances, and regulations; and

WHEREAS, the California planning and zoning law establishes that zoning maps, zoning ordinances, any applicable specific plans, and master plans with related planning documents (i.e. Urban Design Concepts) are required to be consistent with the general plan pursuant to Government Code Section 65860; and

WHEREAS, the proposed amendments to the Zoning Map, the Mossdale Landing and Mossdale Landing South Urban Design Concepts (UDC’s), and to Title 10 (Vehicles and Traffic) and Title 17 (Zoning) of the Lathrop Municipal Code are Citywide and affect all applicable properties in the City; and

WHEREAS, Chapter 17.124 of the Lathrop Municipal Code mandates the transmittal of a recommendation to the City Council by resolution; and

WHEREAS, the proposed amendments are Exempt per Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Article 12 –Special Situations, Section §15183(d)(1)(C)(2) - Projects Consistent with a Community Plan, General Plan, or Zoning, as the amendments are consistent with the Environmental Impact Report (SCH #: 2021100139) that was certified by the City Council as part of the recent General Plan Update adopted on September 19, 2022; and

WHEREAS, the purpose of the amendments is to ensure that the City updates the City Zoning Map, the Zoning Ordinance, and the Mosssdale Landing and Mosssdale Landing South UDC's to be consistent with the goals, policies, and implementation actions of the City's 2022 update of the General Plan; and

WHEREAS, proper notice of this public hearing was given in all respects as required by law; 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 finds that the proposed amendments to the Lathrop Zoning Map, the Mosssdale Landing and Mosssdale Landing South Urban Design Concepts (UDC's), to Title 10 (Vehicles and Traffic) and to Title 17 (Zoning) of the Lathrop Municipal Code will implement updated zoning districts with minor modifications, and the amendments are consistent with the following applicable policies and implementation actions of the General Plan:

Policy LU-1.7: Ensure consistency between the Land Use Map and implementing plans, ordinances, and regulations.

Policy LU-1.8: Recognize that the General Plan and Land Use Map may be amended in accordance with State law in order to ensure that there is an adequate supply of commercial, industrial, public facility, parks, residential, and other desired land uses to serve the City's needs.

Implementation Action LU-1.a: Update the City's Zoning Code and Map as appropriate to ensure consistency with this land use element and designations shown on Figure LU-1. As part of the update, create a new Public/Quasi-Public zoning district applicable to the City proper.

Implementation Action LU-1.b: Review the Zoning Ordinance and update as appropriate to reflect Land Use goals, policies, and implementation actions included in this Plan.

Implementation Action LU-1.c: Review the City's adopted Specific Plans for consistency with the General Plan, and update as appropriate to ensure consistency with this land use element and designations shown on Figure LU-1.

Implementation Action LU-1.f: Utilize the following Zoning Districts (included on Table LU-1) to implement the General Plan's land use objective.

Implementation Action LU-2.a: Periodically review and update development standards, guidelines, and land uses included within Specific Plan Areas to affirm the unique character and development vision for each area.

Implementation Action LU-5.e: Update the Lathrop Municipal Code to include Good Neighbor Guidelines for Warehouse Distribution Facilities. The new Good Neighbor Guidelines should include:

- a. A definition of the type and size of facility that is subject to the Guidelines;
- b. Standards to minimize exposure to diesel emissions to sensitive receptors that are situated in close proximity to the proposed facility;
- c. Standards and practices that eliminate diesel trucks from unnecessarily traversing through residential neighborhoods;
- d. Standards and practices that eliminate trucks from using residential areas and repairing vehicles on the streets;
- e. Strategies to reduce and/or eliminate diesel idling within the facility's site.

FURTHER, BE IT RESOLVED that the Planning Commission of the City of Lathrop based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby recommend the City Council adopt Municipal Code Text Amendment No. TA-23-93 as shown in Attachments 2 through 35 of the Staff Report, incorporated by reference herein.

PASSED AND ADOPTED by the Planning Commission of the City of Lathrop at a special meeting on the 13th day of September, 2023 by the following vote:

AYES:

NOES:

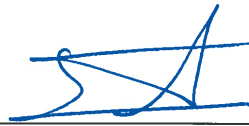
ABSTAIN:

ABSENT:

Tosh Ishihara, Chair

ATTEST:

APPROVED AS TO FORM:



Rick Caguiat, Secretary

Salvador Navarrete, City Attorney

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Chapter 17.04 General Provisions

[...]

17.04.080 Definitions.

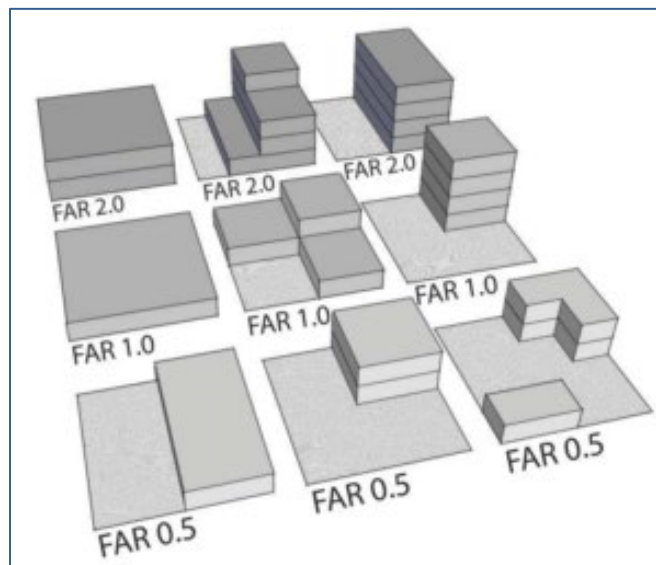
For the purpose of this title, the following definitions shall apply unless the context clearly indicates or requires a different meaning. Words used in the present tense include the future tense. Words used in the singular include the plural, and words used in the plural include the singular. The masculine shall include the feminine and neuter.

[...]

“Boarding or rooming house” means a building where lodging and meals are provided for compensation for five, but not more than fifteen (15) persons, not including rest homes or short term rentals that are rented for less than thirty (30) days.

[...]

Floor Area Ratio, referred to as FAR, is used to express the building intensity for non-residential uses, such as commercial, industrial, community facilities, and the non-residential component of mixed use projects. FAR refers to the ratio of the total floor area of a building or buildings on a site, excluding parking structures and outdoor storage areas, to the lot area of the site.



[...]

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Chapter 17.08 Zoning Districts Designated

[...]

17.08.010 Districts.

A. General. The base districts establish the basic land use and property development regulations applicable to all property within the city as provided under Section 17.04.060. The combining districts provide additional regulations which are to be exercised over certain lands in order to meet special community health, safety, welfare, environmental or development objectives described by the general plan. Combining district regulations apply in addition to the base zone and other regulations of this code. The base and combining districts established by the zoning code are designated in subsections B and C below.

B. Base Districts. The ~~RA~~ R and RM districts are also subject to the density limitations, policies and standards of the land use section of the community development element of the city general plan. The base districts are as follows:

1. RCO: resource~~,~~conservation and open space district.

2. UR: urban reserve district.

~~3. RA: residential acreage district.~~

34. R: one-family residential districts:

a. R-1-6: six thousand (6,000) square feet minimum site area.

~~b. R-1-6X: exclusive detached single family.~~

45. RM: Multifamily residential districts.

~~a. RM-MH8: eight mobile homes per net acre.~~

ab. RM-3: three thousand (3,000) square feet minimum site area per dwelling unit.

be. RM-2: two thousand (2,000) square feet minimum site area per dwelling unit.

~~d. RM-1.5: one thousand five hundred (1,500) square feet minimum site area per dwelling unit.~~

~~6. PO: professional office district.~~

57. C: commercial districts.

- a. CN: neighborhood commercial district.
- b. CC: central commercial district.
- c. CS: service commercial district.
- d. CH: highway commercial district.

~~e. CR: regional commercial.~~

~~f. CW: waterfront commercial.~~

68. I: industrial districts.

- a. IL: limited industrial district.
- b. IG: general industrial district.

~~c. IP: planned industrial district.~~

C. Combining Districts.

1. PUD: Planned unit development district.

~~2. MXU: mixed use district. (Prior code § 171.01)~~

[...]

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Chapter 17.16 General Requirements and Exceptions

[...]

17.16.020 Addition and determination of permitted uses.

[...]

C. When a use is not specifically listed in this title it is not permitted; however, ~~it shall be understood that~~ the use may be permitted if the community development director determines that the use is substantially similar to the other uses listed. It is further recognized that every use cannot be identified in this title and, anticipating that new uses will evolve over time, this section establishes the community development director's authority to compare a proposed use and measure it against those uses listed in this title for determining similarity. In determining similarity, the community development director shall make all of the following findings:

1. The characteristics of, and activities associated with, the proposed use are equivalent to one or more of the listed uses, and will not involve a higher level of activity or population density than the uses listed in the zoning district;
2. The proposed use will be consistent with the purposes of the applicable zoning district; and
3. The proposed use will be consistent with the general plan.

Determinations shall be made in writing and shall contain the facts that support the determination. The community development director shall maintain all such determinations on record. The community development director's decision may be appealed as provided in Chapter 17.125, Appeals. (Ord. 19-405 § 1; Ord. 92-73)

[...]

17.16.110 Garage Sales with Residential Areas.

The sale of personal possessions, whether within or outside of a dwelling within an ~~RA~~, R, ~~or RM or P0~~ zoning district, shall be limited to no more than two such sales per year. Commonly referred to as "garage sales," such sales shall be conducted for periods no longer than three days, and unsold possessions shall be removed from public view and stored within the premises. Materials to be sold shall be personal possessions. No materials shall be offered for sale which have been acquired solely for the purposes of the "garage sale." Possessions offered for sale shall be neatly displayed. The driveway, yard or other space used for purposes of the sale shall be restored to its normal residential character at the conclusion of the sale. (Ord. 92-73)

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Chapter 17.20 RCO ~~RESERVE~~ RESOURCE CONSERVATION AND OPEN SPACE DISTRICT

[...]

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Chapter 17.22 P Park District

17.22.010 Purposes and application.

The Park (P) District is intended to provide for neighborhood, community and regional parks, greenways, and other outdoor recreation facilities to allow for a wide array of local and community recreational activities and entertainment opportunities within urban development. Specific uses intended for this zoning district include: public recreation sites including ball fields, tot lots and play apparatus, adult softball and soccer playing fields, swimming pools, community center buildings, meeting facilities, libraries, art centers, after school care facilities, art in public places, facilities for night-time recreation, trails benches, interpretive markers, picnic areas, barbeque facilities, landscaping, irrigation, city wells, trees and natural habitat areas. Parks also may be designed to accommodate multi-level storm drainage detention basins that will allow recreation use of areas not needed for detention during a given storm.

17.22.020 Reviewing Authority.

All proposed structures, events, and uses shall be subject to the review and approval by the City of Lathrop Parks and Recreation Commission.

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Chapter 17.23 P/QP Public/Quasi Public District

17.23.010 Purposes and application.

The P/QP zoning district provides uses and regulations related to schools, religious institutions, public safety facilities, places of assembly use, hospitals, parks, and other public and semi-public buildings and uses.

17.23.020 Permitted uses.

A. Public, quasi-public, and institutional uses include, but are not limited to:

1. City Hall
2. Civic center
3. Community Center
4. Cultural Centers
5. Drainage, water quality, reclaimed water, and other similar facilities, including swales, basins, and ponds
6. Fire stations
7. Hospitals
8. Levee and other related facility equipment
9. Library
10. Museum/exhibit space
11. Parks
12. Parking lots/structures
13. Plazas and other related gathering areas
14. Police stations
15. Post offices
16. Public elementary schools
17. Public K-8 schools
18. Public high schools

19. Private or public infrastructure
20. Recreational park—Active
21. Recreational park—Passive
22. Religious facility
23. Theater/exhibition hall
24. Trails and maintenance roads
25. Resource management lands
26. Senior center
27. Youth center
28. Other similar uses as determined per Section 17.16.020 C.

B. Incidental and accessory structures and uses on the same site as a permitted use.

C. Other uses added to this list by the Planning Commission according to the procedure in Section 17.16.020 A.

17.23.030 Conditional uses; Planning Commission approval required.

- A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:
 1. Private schools
 2. Day care centers

17.23.040 Property development standards.

Specific development standards for the Public/Quasi-Public (P/QP) zone district shall incorporate the following design principles and standards:

A. By utilizing a creative approach to landscaping and screening, parking areas shall not become the predominant feature of the streetscape, especially as it relates to adjacent open spaces and arterial streets.

B. Landscaping and irrigation standards shall follow those required by Section 17.92.030 A.

C. Building setbacks shall be varied in accordance with corresponding building heights, uses and proposed frontage and street activity. For example, taller structures may require larger front yard setback as determined during architectural design review per Chapter 17.104.

D. Minimum parking requirements, such as type and number of parking stalls, shall generally follow Section 17.76.

E. All proposed signage shall be in accordance with Section 17.84.100.

F. Building Setbacks:

1. Streets: 10 feet
2. Front, Rear, and Side Yards: 0 feet

G. Building Height:

1. Maximum Building Height: 45 feet
2. Special features (i.e. towers, steeples, cupolas, flagpoles) are subject to Section 17.16.100

H. Lot Size and Coverage:

1. Minimum Parcel Area: None
2. Minimum Width: None
3. Minimum Depth: None
4. Maximum Coverage: 70%

17.23.050 Site plan and architectural review required.

No use or structure shall be erected on any lot or site in any P/QP zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104, other than those exempted by State and/or Federal statute. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.23.060 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

Any use or structure proposed for placement on city owned property pursuant to a lease, license, agreement with the city, or city project, shall be exempt from this chapter, but shall comply with such processing and design standards as are set forth in such lease, license, or other agreement.

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~~Chapter 17.28 RA Residential Acreage District~~

~~17.28.010 Purposes and application.~~

~~—The residential-acreage district (RA) is intended to provide living area which combines certain of the advantages of both urban and rural location by limiting development to low density concentrations of one family dwellings as designated by the general plan, and permitting limited numbers of animals and fowl to be kept for pleasure or hobbies, free from activities of a commercial nature. The RA district is intended to encourage the use of the subdivision or parcel map process in the creation of large residential sites to assure the provision of those physical improvements necessary to protect the health, safety and general welfare of the people. (Prior code § 175.01)~~

~~17.28.020 Permitted uses.~~

~~—The following uses shall be permitted in RA districts:~~

~~—A. One family dwellings;~~

~~—B. Raising of field crops, fruit and nut trees, vines, vegetables and horticultural specialties;~~

~~—C. Breeding, hatching, raising and fattening of fowl and/or rabbits on sites of one third or more acre or more in area for family food consumption. The number of such animals shall not exceed twelve (12).~~

~~—D. Raising of livestock, except swine (excepting pot belly pigs), on a site containing not less than one acre; provided, that the number of livestock shall not exceed two adult animals in any combination, inclusive of their immature offspring. Pot belly pigs may only be allowed on lots of not less than ten thousand (10,000) square feet;~~

~~—E. Fenced or enclosed swimming pools for either individual, family or communal use on an exclusive noncommercial basis; provided, that no swimming pool shall be located within a utility easement;~~

~~—F. Incidental and accessory structures and uses located on the same site as a permitted use, as follows:~~

~~—1. Private garages and carports; storehouses, garden structures, greenhouses, recreation rooms and hobby rooms and hobby shops;~~

~~—2. On sites containing not less than one acre: barns, stables, and other farm type outbuildings. Coops used for fowl shall be allowed on site of one third acre or more. Any structure used for the keeping of bees must be located not less than two hundred (200) feet from other~~

~~structure and not less than fifty (50) feet from any property line on the site. Underground storage of petroleum products is prohibited;~~

~~— G. — The keeping of household pets as defined in Section 17.04.080 and in accordance with Title 6 of the Lathrop Municipal Code;~~

~~— H. — Small residential care homes;~~

~~— I. — Other uses which are added to this list according to the procedure in Section 17.16.020. (Ord. 16-365; prior code § 175.02)~~

~~17.28.030 Permitted uses — Administrative approval required.~~

~~— The following uses may be permitted in accordance with provisions of Chapter 17.108:~~

~~— A. — Enclosed temporary construction materials storage yards required in connection with the development of a subdivision, temporary subdivision sales offices and signs, and model home display areas in accordance with the provisions of Section 17.16.010;~~

~~— B. — Gas and electric transmission lines, in accordance with the provisions of Section 17.108.080, electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations, and elevated pressure tanks;~~

~~— C. — Mobilehomes on permanent foundations designed in accordance with the standards of Chapter 17.68;~~

~~— D. — Home occupations in accordance with Chapter 17.64;~~

~~— E. — Incidental and accessory structures and uses located on the same site as a use permitted by administrative approval or conditional use;~~

~~— F. — A second housing unit in accordance with the provisions of Chapter 17.80;~~

~~— G. — Other uses which are added to this list according to the procedure in Section 17.16.020. (Prior code § 175.03)~~

~~17.28.040 Conditional uses — Commission approval required.~~

~~— The following conditional uses may be permitted in accordance with the provisions of Chapter 17.112:~~

~~— A. — Public and quasi-public uses of an educational or religious type, including public and private elementary schools, junior high schools, high schools and colleges, nursery schools, private nonprofit schools and colleges, churches, parsonages and other religious institutions;~~

~~— B. — Public and private charitable institutions, hospitals, sanitariums, nursing homes and rest homes, not including hospitals, sanitariums, nursing homes or rest homes for mental, drug addict, or liquor addict cases except as provided under Section 17.32.040;~~

~~— C. — Public uses of an administrative, recreational, public service or cultural type, including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities, and public playgrounds, parks and community centers;~~

~~— D. — Private or public golf courses;~~

~~— E. — Modest expansion or remodeling of an existing nonconforming use of a structure or land, limited to twenty five percent (25%) or less of the assessed value of the existing structure, or reestablishment of a nonconforming use which has been damaged, except nonconforming signs and outdoor advertising structures, nonconforming uses occupying a structure with an assessed valuation of less than two hundred dollars (\$200.00), and nonconforming fences, walls and hedges;~~

~~— F. — Expansion, remodeling or additions to a conditional use that are not either “incidental” or “accessory” as defined in Section 17.04.080;~~

~~— G. — Incidental and accessory structures and uses located on the same site as a conditional use;~~

~~— H. — Other uses which are added to this list according to the procedure in Section 17.16.020. (Prior code § 175.04)~~

17.28.050 Property development standards.

~~— A. — Fences, walls and hedges shall conform to the provisions of Chapter 17.92.~~

~~— B. — Site Area. The minimum site area shall be twenty thousand (20,000) square feet; provided, that the average size of all lots or sites created by a division of land or subdivision shall be a minimum of forty thousand (40,000) square feet, and further provided that not more than one-half of such lots or sites shall be at the minimum site area.~~

~~— C. — Frontage, Width and Depth of Site. Each site shall have not less than one hundred fifty (150) feet of frontage, or one hundred (100) feet of frontage when measured along the front yard setback line when a site fronts upon a cul-de-sac or loop-out street.~~

~~— 1. — The minimum width of each site shall be one hundred (100) feet.~~

~~— 2. — The minimum depth of each site shall be one hundred fifty (150) feet.~~

~~— D. — Number of Dwelling Units per Site. Not more than one dwelling unit shall be allowed on each site, except as provided under Chapter 17.80.~~

~~— E. Coverage. The maximum site area covered by structures shall be thirty five percent (35%).~~

~~— F. Yard Requirements.~~

~~— 1. Front Yard. The minimum front yard shall be not less than thirty five (35) feet, except along those streets where a greater setback is required by the general plan or an ordinance of the city.~~

~~— 2. Rear Yard. The minimum rear yard shall be five feet, subject to the following conditions:~~

~~— a. Where construction involves more than one story, the rear yard shall be increased by ten (10) feet for each additional story.~~

~~— b. Accessory and garden structures, other than those for the keeping of animals, less than seven feet in height, may be located within any portion of a required rear yard.~~

~~— c. Accessory buildings for the keeping of animals, excluding household pets and the keeping of bees, shall be set back twenty five (25) feet; provided, that fifty (50) feet shall be maintained from any other structure.~~

~~— 3. Side Yards. The minimum side yard shall be five feet, subject to the following conditions:~~

~~— a. Where construction involves more than one story, the side yard shall be increased by ten (10) feet for each additional story.~~

~~— b. Accessory and garden structures, other than those for the keeping of animals, under seven feet in height, may be located in any portion of a required side yard.~~

~~— c. On the street side yard of a corner lot, the side yard shall not be less than ten (10) feet.~~

~~— d. Accessory buildings for the keeping of animals, excluding household pets and the keeping of bees, shall be set back twenty five (25) feet, provided that fifty (50) feet shall be maintained from any other structure.~~

~~— G. Distances Between Structures. The minimum distance between a one family dwelling and another structure shall be ten (10) feet, provided however that no structure housing poultry, or animals other than household pets, shall be closer than fifty (50) feet to any dwelling.~~

~~— H. Building Height. No building or structure shall have a height greater than thirty five (35) feet, except as permitted under Chapter 17.112.~~

~~— I. Signs. No sign or outdoor advertising structure of any character shall be permitted except as prescribed in Chapter 17.84.~~

~~— J. — Off Street Parking and Off Street Loading. Off street parking and off street loading facilities shall be provided as prescribed in Chapter 17.76. (Prior code § 175.05)~~

~~**17.28.060 General provisions and exceptions.**~~

~~— All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16. (Prior code § 175.06)~~

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Chapter 17.32 R One-Family Residential District

17.32.010 Purposes and application.

A. The R districts are intended primarily to provide living areas at locations designated by the general plan for low density, involving single-family dwellings, with regulations designed to accomplish the following:

1. To promote and encourage a suitable environment for family life;

2. To provide space for community facilities needed to complement urban residential areas, and for institutions which require a residential environment, in accordance with policies of the general plan and state law.

B. The R-1-6~~X~~ district is intended for exclusive application to those areas where a mixture of dwelling types under planned unit development is prohibited, and where only single-family detached housing is permitted.

C. The R-1-5 district is intended to provide small lot single-family housing only under PUD procedures of the zoning code as an affordable housing alternative to apartment living. (Prior code § 176.01)

[...]

17.32.050 Property development standards.

A. Fences, walls and hedges shall conform to the provisions of Chapter 17.92.

B. Site Area. The minimum site area for the R-1-6 ~~and R-1-6X~~ districts shall be six thousand (6,000) square feet. The minimum site area for the R-1-5 district shall be five thousand (5,000) square feet.

C. Frontage, Width and Depth of Site.

1. Each site in a R-1-6 ~~or R-1-6X~~ district shall have not less than sixty (60) feet of frontage on a public street, except that those sites which front on a cul-de-sac or loop-out street may have a frontage of not less than forty (40) feet, provided the width of the site, as measured along the front yard setback line, is at least sixty (60) feet; each site in an R-1-5 district shall have not less than fifty (50) feet of frontage on a public street, except as otherwise permitted under PUD regulations of this chapter.

2. The minimum width of each site in a R-1-6 ~~or R-1-6X~~ district shall be sixty (60) feet for an interior lot and sixty-five (65) feet for a corner lot. The minimum width of each site in an R-1-5 district shall be fifty (50) feet for an interior lot and sixty (60) feet for a corner lot, except as otherwise permitted under PUD regulations of this chapter.

3. The minimum depth of each site shall be ninety (90) feet for an interior lot and eighty (80) feet for a corner lot.

[...]

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Chapter 17.36 RM Multi-Family Residential District

17.36.010 Purposes and application.

The RM multifamily residential districts are intended primarily for the development of multifamily residential structures at densities consistent with policies of the general plan, as follows:

~~A.—The RM-MH8 district is intended exclusively for application to areas designated by the general plan or any applicable specific plan for mobilehome park development.~~

A.B. The RM-3 district is intended exclusively for application to areas designated by the general plan for medium density.

B.C. The RM-2 district is intended primarily for application to areas designated by the general plan for high density. (Ord. 22-431 § 1; Ord. 92-73)

[...]

17.36.050 Property development standards.

A. Fences, walls and hedges shall conform to the provisions of Chapter 17.92.

B. Site Area. The minimum site area in the RM-3 and RM-2 districts shall be six thousand (6,000) square feet. ~~The minimum site area in the RM-MH8 district shall be five acres (see Section 17.72.030)~~

C. Site Area Per Dwelling Unit. The minimum site area shall be as follows:

District	Area per Unit
RM-MH8	3,000 sq. ft.
RM-3	3,000 sq. ft.
RM-2	2,000 sq. ft.

D. Density. The allowable density for the RM multifamily residential districts shall be as identified below, per the city’s general plan:

~~1.—RM-MH8: a minimum of one and a maximum of eight units per acre.~~

12. RM-3: a minimum of eight and a maximum of fifteen (15) units per acre.

~~23.~~ RM-2: a minimum of sixteen (16) and a maximum of twenty-five (25) units per acre.

E. Frontage, Width and Depth of Site.

1. Each site, other than for a mobilehome in a mobilehome park, shall not have less than fifty (50) feet of frontage on a public street, except that those sites which front on a cul-de-sac or loop-out street may have a frontage of not less than forty (40) feet, provided the width of the site, as measured along the front yard setback line, is at least sixty (60) feet.

2. The minimum width of each site, other than for a mobilehome park, shall be fifty (50) feet.

3. The minimum depth of each site, other than for a mobilehome in a mobilehome park, shall be eighty (80) feet.

F. Coverage. The maximum site area covered by structures shall be as follows:

District	Coverage
RM-MH8	Not applicable
RM-3	50%
RM-2	60%

17.36.060 Site plan and architectural design review.

Except for mobilehomes, single-family dwellings and accessory structures and uses related thereto, no use may be established on any lot or site in an RM district until a site plan and architectural plans shall have been submitted to and approved by the city pursuant to the provisions of Chapters [17.100](#) and [17.104](#). ~~The development of mobilehome parks within the RM-MH8 district shall be subject to the standards and regulations prescribed under Chapter [17.72](#).~~ (Ord. 92-73)

[...]

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~~Chapter 17.40 PO Professional Office District~~

~~17.40.010 Purposes and application.~~

~~— This district is intended to provide opportunities for the location of professional and commercial offices in close relationship to one another in areas designated for combined professional office use and high density use by the general plan; to provide adequate space to meet the needs of such offices for off-street parking and loading space; and to protect offices from noise, disturbances, traffic hazards and other objectionable influences which would adversely affect professional and business practices being conducted. (Prior code § 178.01)~~

~~17.40.020 Permitted uses.~~

~~— A. Offices which deal in professional and business services in which goods, wares and merchandise are not commercially created, sold or exchanged;~~

~~— B. Medical and dental laboratories and clinics, and prescription pharmacies in conjunction therewith or with a hospital;~~

~~— C. Any use listed as a permitted use within the R or RM districts;~~

~~— D. Accessory structures and uses located on the same site as a permitted use;~~

~~— E. Other uses which are added to this list according to the procedure in Section 17.16.020;~~

~~— F. The keeping of animals in accordance with the standards of Chapter 17.28;~~

~~— G. Emergency shelters, in accordance with the provisions of Chapter 17.74. (Ord. 16-365 § 1; prior code § 178.02)~~

~~17.40.030 Permitted uses—Administrative approval required.~~

~~— The following uses may be permitted in accordance with Chapter 17.108:~~

~~— A. Boarding and rooming houses;~~

~~— B. Guest houses;~~

~~— C. Gas and electric transmission lines, in accordance with Section 17.108.080; electrical transmission and distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and elevated pressure tanks;~~

~~— D. Licensed family day care center for nine to fourteen (14) children as an accessory use in a dwelling;~~

~~— E. Home occupations in accordance with Chapter 17.64;~~

~~— F. Incidental and accessory structures and uses, as defined in Section 17.04.080, located on the same site as a use permitted by administrative approval or conditional use;~~

~~— G. A second housing unit in accordance with the provisions of Chapter 17.80;~~

~~— H. Other uses which are added to this list according to the procedure in Section 17.16.020. (Prior code § 178.03)~~

~~**17.40.040 Conditional uses — Commission approval required.**~~

~~— A. Assembly uses;~~

~~— B. Public and private charitable institutions, hospitals, sanitariums, nursing homes, rehabilitation homes and rest homes, including state authorized homes as prescribed under Section 17.32.040(B);~~

~~— C. Public uses of a cultural type, including libraries, museums, and art galleries;~~

~~— D. Mortuaries;~~

~~— E. Modest expansion or remodeling of an existing nonconforming use of a structure or land, limited to twenty five percent (25%) or less of the assessed value of existing structures, or reestablishment of a nonconforming use which has been damaged, except nonconforming signs and outdoor advertising structures, nonconforming uses occupying a structure with an assessed valuation of less than two hundred dollars (\$200.00), and nonconforming fences, walls and hedges;~~

~~— F. Expansion, remodeling, or additions to a conditional use that are not considered an incidental or accessory use as defined in Section 17.04.080;~~

~~— G. Other uses which are added to this list according to the procedure in Section 17.16.020. (Ord. 16-355 § 1; Ord. 92-73)~~

~~**17.40.050 Property development standards.**~~

~~— A. Fences, walls and hedges shall conform to the provisions of Chapter 17.92.~~

~~— B. Site Area. The minimum office site shall be five thousand (5,000) square feet. The minimum site area per one family dwelling unit shall be six thousand (6,000) square feet. The minimum site area per multifamily dwelling unit shall be two thousand (2,000) square feet.~~

~~— C. — Frontage, Width and Depth of Site.~~

~~— 1. — Each site shall have not less than fifty (50) feet of frontage on a public street, except that those sites which front on a cul-de-sac or loop-out street may have a frontage of not less than forty (40) feet; provided, that the width of the site as measured along the front yard setback line is at least fifty (50) feet.~~

~~— 2. — The minimum width of each site shall be fifty (50) feet at all other locations on the site which lay to the rear of the front yard setback line.~~

~~— 3. — The minimum depth of each site shall be one hundred (100) feet.~~

~~— D. — Coverage. The maximum site area covered by structures shall be seventy percent (70%) of the total area of the site.~~

~~— E. — Yard requirements~~

~~— 1. — Front yard. The minimum front yard shall be fifteen (15) feet; provided, however, the building official may approve, under Chapter 17.108, within any part of the front yard for nonresidential uses, ornamental covers such as a sidewalk or entry awning, trellis or other similar improvement when the improvement is intended solely as an improved passageway or for aesthetic purposes, providing architectural integrity with the building to which it is attached. Supports shall not occupy more than ninety percent (90%) of the horizontal area covered by the improvement, and the space between supports shall not be enclosed.~~

~~— 2. — Rear yard. The minimum rear yard shall be five feet; provided, however, that where construction involves more than one story and the site lays adjacent to a site in an R district, the rear yard shall be increased by five feet for each additional story. Accessory and garden structures under seven feet in height may be located within any portion of a required rear yard. Access to off-street parking areas from an alley shall meet the standards of Section 17.36.050(F).~~

~~— 3. — Side Yards. The minimum side yard shall be five feet, subject to the following conditions and exceptions:~~

~~— a. — On a reversed corner lot, the side yard adjoining the street shall be not less than one-half the required front yard on the adjoining lot.~~

~~— b. — Accessory structures under seven feet in height may be located in any portion of a required side yard, subject to approval under the provisions of Chapter 17.108, except in the street side yard of a reversed corner lot.~~

~~— c. — Where construction involves more than one story, the side yard shall be increased by five feet for each additional story.~~

~~— d. — A side yard providing access to more than one dwelling unit shall not be less than ten (10) feet.~~

~~— e. — Garages or carports on the street side yard of a corner lot shall be subject to the provisions of Section 17.32.040(F)(3).~~

~~— F. — Distances Between Structures. The minimum distance between a permitted or conditional use and another building on the same site shall be ten (10) feet.~~

~~— G. — Building Height. The maximum height of a permitted or conditional use shall be forty (40) feet.~~

~~— H. — Signs. No sign or outdoor advertising structure of any character shall be permitted except as prescribed in Chapter 17.84.~~

~~— I. — Off-Street Parking and Off-Street Loading. Off-street parking and off-street loading facilities shall be provided as prescribed in Chapter 17.76. (Ord. 92-96; Ord. 92-73)~~

~~17.40.060 Site plan and architectural design review.~~

~~— Except for one family dwellings and accessory structures and uses related to one family dwellings, no use shall be erected on any lot or site in this district until a site plan and architectural plans shall have been submitted to and approved pursuant to the provisions of Chapters 17.100 and 17.104. (Ord. 92-73)~~

~~17.40.070 Required conditions.~~

~~— A. — All office site boundaries adjacent to any residential zoning district shall be visually screened with ornamental masonry walls and landscaping, with wall height to be determined by the planning commission.~~

~~— B. — Street trees, frontage landscaping and parking area landscaping, with automatic irrigation, shall be provided for all office sites. (Ord. 92-73)~~

~~17.40.080 General provisions and exceptions.~~

~~— All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16. (Ord. 92-73)~~

New text is shown by underline; deleted text is shown by ~~strikethrough~~

Chapter 17.44 C Commercial District

[...]

Chapter 17.44.030 CC Central Commercial District

A. Application. The central commercial district ~~is intended to be applied within and at the periphery of the central business district (CBD) of the city as described by the general plan. The CBD~~ serves as the primary commercial district of the community where a wide range of retail, financial, governmental, professional, business service and entertainment activities and uses are encouraged to concentrate to serve the entire community. Central commercial areas are intended to be developed only as unified commercial centers, except where the existing development pattern makes it impractical.

[...]

D. Conditional Uses—Commission Approval Required. The following uses may be permitted in accordance with the provisions of Chapter [17.112](#):

1. Bars, cocktail lounges and nightclubs;
2. Assembly uses;
3. City, county, state or federal administrative offices, libraries, police and fire stations;
- ~~4. Dwellings over a permitted use in accordance with density requirements of the RM-1.5 district.~~
- [45.](#) Farmers markets, including indoor and outdoor facilities;
- [56.](#) Service commercial uses designated by an asterisk (*), as listed under Section [17.44.040](#), which include incidental retail and/or office use;
- [67.](#) Expansion or remodeling of an existing nonconforming use of a structure or land, up to fifty percent (50%) or less of the value of the structure, or reestablishment of a nonconforming use which has been damaged, except nonconforming signs and outdoor advertising structures, nonconforming uses occupying a structure with an assessed valuation of less than two hundred dollars (\$200.00), and nonconforming fences, walls and hedges;
- [78.](#) Expansion, remodeling or additions to a conditional use that are not considered an incidental or accessory use as defined in Section [17.04.080](#);
- [89.](#) Incidental and accessory structures and uses located on the same site as a conditional use;

~~910~~. Service stations, as defined by Section [17.04.080](#) of this code;

~~1011~~. Other uses which are added to this list according to the procedure in Section [17.16.020](#). (Ord. 16-355 § 1; Ord. 99-168; Ord. 98-164; Ord. 92-73)

Chapter 17.44.040 CS Commercial Service District

A. Application. The service commercial district is intended primarily for establishments engaged in servicing equipment, materials and products, but which do not require the manufacturing, assembly, packaging or processing of articles or merchandise for distribution and retail sale. Land requirements for most service commercial uses generally dictate their application along arterial and collector streets of the city which generally lie close to central commercial, highway commercial and industrial districts, in accordance with the general plan.

B. Permitted Uses.

1. Off-street parking lots improved in conformity with Chapter [17.76](#) shall be permitted;
2. Service commercial establishments, including the following. (Note: Those uses marked with an asterisk (*) are permitted as conditional uses in CC districts, as indicated in Section [17.44.030](#):

Permitted Uses for CS Districts

Addressograph services *

Automobile body and fender repair

Automobile repairing, overhauling, rebuilding and painting

Automobile sale and service (new) *

Automobile and tractor parts and equipment *

Automobile upholstery and top shops

Automobile washing, either self-service or involving the use of mechanical conveyors, blowers and steam cleaning *

Bakeries, retail and wholesale *

Bars, cocktail lounges and nightclubs

Bicycle shops

Blacksmith shops

Blueprint and photocopy

Boat sales and service

Book binding

Bottling works

Building materials

Bus depots and transit stations, including storage and repair

Business, professional and trade schools and colleges

Carpenters' shops

Carpeting and flooring

Catering

Ceramic and pottery works

Cleaning, pressing and dyeing establishments (using nonflammable and nonexplosive cleaning fluid)*

Cold storage

Columbariums and crematoriums

Communications equipment

Contractors' storage yards

Convenience-oriented food stores limited to a maximum of five thousand (5,000) square feet of floor area

Dairy products plants

Diaper supply

Drapery and interior decorating

Electrical repair shops *

Equipment rental

Exterminators

Farm equipment sales and service

Feed and seed

Food lockers

Freight forwarding terminals

Furniture stores, new and used

Furniture warehouses and van services

Glass Installation *

Gunsmith *

Heating, ventilating and air-conditioning shops, including incidental sheet metal

Home improvement centers

Household and office equipment and machinery repair shops

Household repair shops *

Ice storage and sale

Kennels located not closer than five hundred (500) feet to an ~~RA~~, R, RM, ~~P0~~, CN, or CC, ~~CR~~
~~or CW~~

district

Laboratories *

Laundries *

Linen supply services *

Liquor

Locksmith

Lumber yards, not including planing mills or saw mills *

Machinery sales and rentals

Mattress repair

Mini-storage *

Mortuaries *

Motorcycle sales and service *

Musical instrument repair and incidental sales *

Nurseries and garden supply stores *

Offices incidental to another permitted use

Packing and crating

Paint and wallpaper

Parcel delivery *

Photographic and blueprint processing and printing *

Picture framing

Plumbing and sheet metal *

Pool halls

Pressing of wearing apparel *

Printing, lithographing and engraving *

Public utility service yards

Radio and television broadcasting

Radio, television, VCR, video and related electronic equipment repair shops

Railroad freight and passenger stations *

Recycling center (a state certified recycling center or collection facility may be located within an existing development commercial property if the area is within a “convenience zone” as defined by the California Department of Resources Recycling and Recovery (CalRecycle). The recycling center or collection facility shall conform to the provisions of Chapter [17.100](#) of this title)

Repair garages

Restaurants, including drive-in restaurants

Rug and carpet cleaning and dyeing

Safe and vault repairing

Self-service laundry and dry cleaning

Sheet metal shops

Shoe repair shops

Sign painting shops *

Small animal hospitals or clinics and veterinarians' offices, including short-term boarding of animals and incidental care such as bathing and trimming; provided, that all operations are conducted entirely within a completely enclosed structure which complies with specifications of soundproof construction as prescribed by the building official

Stone and monument yards or mills

Storage garages and buildings *

Storage yards for commercial vehicles

Taxidermists *

Thrift shops and secondhand stores

Tire sales, retreading and recapping *

Tool or cutlery sharpening or grinding *

Trade schools *

Trailer sales and service and rentals

Transit terminals

Truck sales, including sales and installation of parts and accessories and repairs incidental to vehicle dealerships

Trucking terminals

Typewriter repair shops *

Upholstery shops *

Used car sales *

Warehouses, except for the storage of fuel oil or flammable liquids and explosives

Welding and blacksmithing, excepting drop hammer

Wholesale establishments *

Other uses which are added to this list according to the procedure in Section [17.16.020](#);

3. Offices and retail stores incidental to and on the same site with a commercial service establishment;

4. Electrical transmission and distribution substations, gas regulator stations, public service pumping stations and elevated pressure tanks;

5. Incidental and accessory uses and structures located on the same site as a permitted use.

[...]

~~17.44.060 CR: regional commercial district.~~

~~— A. Application. The regional commercial district is intended for application to properties in the immediate vicinity of freeway interchanges where large-scale commercial development can be located which is intended to serve the needs of the regions surrounding the city, including the Sacramento-San Joaquin Delta and other areas of Northern and Central California.~~

~~— B. Permitted Uses.~~

~~— 1. Factory outlet shopping centers;~~

~~— 2. Recreation theme parks;~~

~~— 3. Business parks and regional office centers;~~

~~— 4. Convention centers;~~

~~— 5. Centers for the regional distribution of goods and services;~~

~~— 6. Incidental and accessory structures and uses located on the same site as a permitted use;~~

~~— 7. Other uses which are added to this list according to the procedure in Section [17.16.020](#).~~

~~— C. Permitted Uses—Administrative Approval Required. Any of the uses listed under~~

~~Section 17.44.050(B) are permitted with administrative approval.~~

~~—D. Conditional Uses—Commission Approval Required. Any of the uses listed under Section 17.44.050(D) are conditional uses requiring the approval of the commission. (Ord. 92-73)~~

17.44.070 CW: waterfront commercial district.

~~—A. Application. The waterfront commercial district is intended exclusively for application to properties along the levees of the San Joaquin River or its tributaries which are designated by the general plan for water related residential, commercial or public use.~~

~~—B. Permitted Uses, Permitted Uses With Administrative Approval, and Conditional Uses with Commission Approval. Any uses allowed by the planning commission and city council as prescribed by a planned unit development permit under the procedures of Sections 17.52.010 and 17.52.020 and Chapter 17.56. (Ord. 92-73)~~

[...]

17.44.090 Property development standards for commercial districts.

A. Screening and landscaping, fences, walls and hedges shall conform to the provisions of Chapter [17.92](#).

B. Site Area. There shall be no limitation.

C. Frontage, Width and Depth. There shall be no limitation.

D. Coverage. There shall be no limitation.

E. Yard Requirements.

1. The minimum front yard shall be as follows:

District	Minimum Requirements	Yard	Minimum Yard Requirements Abutting Certain Property ¹
CN	15 feet		15 feet
CC	0 feet ²		10 feet
CS	0 feet		10 feet
CH	10 feet		15 feet
CR	15 feet		15 feet
CW	15 feet		15 feet

Notes:

¹ Minimum on a site abutting on property in a RCO, UR-ST, R, or RM ~~or PO~~ District and fronting on the same street.

~~² The requirement shall be 15 feet for property outside of the central business district.~~

2. Except as specified below, no side yards or rear yards shall be required;

a. In any commercial district, the minimum side yard abutting a RCO, UR-ST, ~~RA~~, R, or RM, ~~PO~~ district shall be ten (10) feet.

b. In any commercial district, the minimum rear yard abutting a RCO, UR-ST, ~~RA~~, R, or RM ~~or PO~~ district shall be ten (10) feet.

F. Distances between structures. The minimum distance between a dwelling unit and another structure shall be ten (10) feet.

G. Building Height. In a CN, or CH ~~or CW~~ District, sixty-five (65) feet maximum; in a CC, or CS ~~or CR~~ district, seventy-five (75) feet maximum, except as may be provided under the provisions of Sections [17.52.010](#), and ~~[17.52.020](#)~~, Chapters [17.56](#) or [17.112](#).

H. Off-Street Parking and Off-Street Loading. Off-street parking and off-street loading facilities shall be provided as prescribed in Chapter [17.76](#).

I. Signs and Outdoor Advertising Structures. No sign or outdoor advertising structure of any character shall be provided, except as prescribed in Chapter [17.84](#). (Ord. 92-73; Ord. 92-96)

[...]

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Chapter 17.48 I Industrial District

[...]

17.48.050 Property development standards.

A. Screening and landscaping—Fences, walls and hedges shall conform to the provisions of Chapter [17.92](#).

B. Site Area. The minimum site area shall be one-half acre in the IG district. No minimum site area shall be required in the IL district.

C. Frontage, Width and Depth of Site. There shall be no limitations.

D. Coverage. There shall be no limitations.

E. Yard Requirements.

1. Front Yard. The minimum front yard for both the IL and IG districts shall be ten (10) feet.

2. Rear and Side Yards. Except as provided below, no rear yard or side yards shall be required.

a. The minimum rear yard abutting a [UR-ST](#), RCO, ~~RA~~, R, RM, ~~PO~~, or C district shall be fifteen (15) feet.

b. On a reversed corner lot adjoining a key lot in a [UR-ST](#), RCO, ~~RA~~, R, RM, ~~PO~~ or C district, the minimum side yard adjoining the street shall not be less than one-half the required front yard on the key lot.

c. The minimum side yard abutting a [UR-ST](#), RCO, ~~RA~~, R, RM, ~~PO~~ or C district shall be fifteen (15) feet.

F. Distances Between Structures. There shall be no limitations.

G. Building Height. The building height shall be no greater than seventy-six (76) feet, unless a building height of no greater than ninety-five (95) feet is determined to be warranted by the planning commission under the provisions of Chapter [17.100](#), and except that a greater height may be approved for tanks, towers, silos and similar facilities under the provisions of Chapter [17.112](#).

H. Off-Street Parking and Off-Street Loading. Off-street parking and off-street loading facilities shall be provided as prescribed in Chapter [17.76](#).

I. Signs and Outdoor Advertising Structures. No signs or outdoor advertising structure of any character shall be permitted, except as provided in Chapter [17.84](#). (Ord. 12-312 § 2; Ord. 92-96; Ord. 92-73)

[...]

~~17.48.080 Planned Industrial Districts.~~

~~— A. Purposes and Application. The IP planned industrial district is intended for application to those industrial areas which are planned for development for the mutual protection of a community of industries in accordance with a development program approved by the city. Such a program involves the combining of certain uses and a set of development regulations which are more restrictive than those otherwise provided in the IL and IG districts.~~

~~— B. Regulations.~~

~~— 1. In order to assure the mutual protection and compatibility of uses to be located within a IP district, the owners of all the land within the area proposed to be classified IP shall submit the following to the city:~~

~~— a. A more restrictive list of those uses set forth in Sections [17.48.020\(B\)](#) and [\(C\)](#) and [17.48.030\(B\)](#) and [\(C\)](#), which uses are desired by the owners to be listed as permitted uses under this section;~~

~~— b. A statement of more restrictive regulations relating to each of the subjects of Sections [17.44.070](#), [17.48.040](#) and [17.48.050](#) and than are now provided by these sections, and which are desired by the owners to become additional regulations under this section.~~

~~— 2. Upon written approval of the planning commission, the list of permitted uses and statements of more restrictive regulations requested for a particular parcel of land shall become the regulations of this section with respect to such parcel of land by reference with the same force and effect as if the regulations were specifically set out and described under this section; provided, however, such statements of more restrictive regulations shall apply in addition to those prescribed within Section [17.48.060](#).~~

~~— 3. All uses listed as requiring conditional use permits in the IL or IG districts shall be considered as conditional uses under this section.~~

~~— 4. The minimum acreage required for the application of the IP district shall be five acres.~~

~~— C. Required Conditions. Before the city council may give written approval pursuant to this section, and classify property as being within the IP district, the owners shall record, in the office of the county recorder, deed restrictions running with the land affected corresponding to the list of permitted uses and statements of more restrictive regulations approved pursuant to the provisions of subsection B above. (Ord. 92-73)~~

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Chapter 17.49 Crossroads Overlay District

[...]

Chapter 17.49.030 Highway Commercial/Highway Service Overlay

A. The specified properties in the Crossroads overlay district shall include all uses permitted by Section [17.44.050](#) of this title and the following permitted uses:

1. Motels, hotels;
2. Eating places (including those dispensing alcoholic beverages);
3. Automobile service stations;
4. Newsstands, gift and souvenir shops, arts and crafts studios, self-service ice dispensers, laundry and dry cleaning agencies, and vending machines;
5. Factory outlet malls on parcels of no less than ten (10) acres;

[...]

B. The specified properties in the Crossroads overlay district shall include all uses conditionally permitted by Section [17.44.050](#) of this title and the following conditional uses:

1. Banks, carwashes, new car and farm equipment sales;
2. Nightclubs, including places providing dancing;
3. Kennels for household pets when accessory to a motel or hotel;
4. Commercial recreation;
- ~~5. Barbershops, beauty shops;~~
56. Nurseries and greenhouses;
67. Public utility and communications equipment buildings and studios. (Ord. 19-405 § 1; Ord. 18-384 § 1)

[...]

New text is shown by underline; deleted text is shown by ~~strikethrough~~

Chapter 17.52 Combining Districts

[...]

~~17.52.020 Mixed use combining district (MXU).~~

~~—A.— Purposes and Application. The mixed use combining district (MXU) is intended for application to those residential, commercial and industrial base zoning districts which lay within the boundaries of the city's redevelopment project area(s), and which are designated as areas characterized by a mixture of uses, blighted structures and sites, and/or inadequate street and alley improvements. The MXU combining district is to be applied to only those redevelopment project areas selected by the city council as meeting the purposes of this section. Use arrangements within these areas are to be made physically, functionally and aesthetically compatible through either site plan review, architectural design review, PUD procedures, or a combination thereof, as determined by the city council.~~

~~—B.— Applicable Regulations and Procedures.~~

~~—1.— The MXU combining district provides the flexibility needed to improve land use conditions within redevelopment project areas under conditions of uncertainty as to the types of uses that may be proposed or that may be economically feasible for specific properties over time. Under mixed use, all categories of land use shown on the general plan diagram are eligible for consideration within redevelopment project areas.~~

~~—2.— Because the best potential use for some properties may be more clear cut than for others, the base land use designations of the general plan provide guidance for the selection of those base zoning districts to be applied throughout the redevelopment project area(s). However, such guidance does not abrogate the potential and flexibility offered for mixed use. An application for a building permit, site plan review or PUD will initiate the process for determining an appropriate development proposal under mixed use regulations. The planning commission shall make a determination as to which procedures shall be followed under the provisions of Chapters 17.56, 17.108 and 17.112. (Ord. 92-73)~~

17.52.030 Mossdale Village combining district (MV).

A. Application. The Mossdale Village combining district (MV) is intended for application to all lands located within the Mossdale Village portion of the West Lathrop Specific Plan. The designation of MV after any zoning district indicates that the zoning district so combined is modified by the regulations included in the West Lathrop Specific Plan then in effect.

B. Applicable Regulations and Procedures. The development of property within the MV combining district shall be subject to the regulations found in the West Lathrop Specific Plan and

the applicable urban design concept. In addition, it is anticipated that agricultural use of the land within the MV combining district will continue for many years. Therefore, the following shall be considered conforming uses in any zoning district which is combined with the MV combining district:

1. Field crops, tree crops, row crops, berry or bush crops, provided no additional land shall be planted in cotton, trees, or vines;

2. Farms for the keeping or raising of animals, excluding poultry farms, rabbit or other small animal farms, fish or frog farms, dairies, hog farms, feedlots, slaughterhouses and kennels unless otherwise specifically permitted in the zoning district which is combined or if they exist on the day the property annexes. Any new poultry farms, rabbit or other small animal farms, fish or frog farms, dairies, hog farms, feedlots, slaughterhouses and kennels proposed subsequent to annexation are specifically prohibited.

~~—C. Conditionally Permitted Uses—Commission Approval Required. The following use may be approved according to the procedures in Chapter 17.112:~~

~~—1. Recycled water storage ponds and sprayfields. (Ord. 22-431 § 1; Ord. 04-237 § 4; Ord. 96-132)~~

[...]

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Chapter 17.56 Planned Unit Developments

[...]

17.56.020 Districts.

A planned unit development may be located in any district ~~other than a R-1-6X district~~ upon the granting of a use permit in accordance with the provisions of this chapter, or by applying the planned unit development combining district in accordance with the provisions of Sections [17.52.010](#) and [17.52.020](#). (Ord. 92-73)

17.56.030 Permitted uses.

A planned unit development shall include only those uses permitted, either as permitted uses or conditional uses, in the zoning district in which the planned unit development is located, subject to the following exceptions:

A. Any combination of uses permitted in any ~~RA~~, R, or RM ~~or PO~~ district as a permitted use, a use permitted by administrative approval, or a conditional use, may be included in a planned unit development located in a ~~RA~~, R or RM District.

B. Any combination of uses permitted within any ~~PO~~, C, or IL district as a permitted use, a use permitted by administrative approval, or a conditional use may be included in a planned unit development located in a ~~PA or~~ C district.

C. Any combination of uses permitted in any CS, CH, IL or ~~IG~~ district as a permitted use, a use permitted by administrative approval, or conditional use may be located in a planned unit development located in an IL or IG district. (Prior code § 188.03)

[...]

New text is shown by underline; deleted text is shown by ~~strikethrough~~

Chapter 17.57 Mosssdale Landing Zoning Districts

~~17.57.010~~ Article 1. Mosssdale Landing Zoning Districts of the Mosssdale Landing Urban Design Concept – Purposes. and application.

~~The Mosssdale Landing zoning districts are subject to the Mosssdale Landing urban design concept, the Mosssdale Landing East urban design concept or Mosssdale Landing South urban design concept. (Ord. 22-431 § 1)~~

The Mosssdale Landing zoning districts in this chapter are designed to provide the opportunity for a wide variety of residential and commercial uses on lands located in the Mosssdale Village area which are encompassed by the approved West Lathrop Specific Plan. These zoning districts are subject to the Mosssdale Landing Urban Design Concept. These zoning districts, ending in “-MV” are limited to the Mosssdale Village.

17.57.100 CS-MV: Service Commercial – Mosssdale Village Zoning District - Application.

The CS-MV uses will be located along the frontage of I-5, between Golden Valley Parkway and Manthey Road. The CS-MV zone district is intended for establishments engaged in local and regional retail, services, and office functions. These businesses require easy arterial access, good visibility, and adequate parking. The service commercial designated parcel of Mosssdale Landing is a small part of a larger commercial district in the Mosssdale Village area of the West Lathrop Specific Plan. As such, the architectural character of the commercial development shall be consistent with the design standards established for the remainder of the Mosssdale Village commercial areas. These commercial areas will be pedestrian oriented in terms of circulation, storefront and “public space” design, and provide connections to other adjacent commercial and residential areas. The proposed uses in the CS-MV zone district shall provide an architecturally consistent theme along Golden Valley Parkway and the surrounding land uses, particularly the Village Center.

17.57.101 Permitted uses.

- A. Retail Sales uses include, but are not limited to:
 - 1. Antique/Collector Shops
 - 2. Art Gallery/Picture Framing
 - 3. Auto Parts Stores
 - 4. Beauty Supply Stores

5. [Beer/Wine stores – Sales only](#)
6. [Bicycle/Skateboard/Surf/Ski Shop](#)
7. [Bookstores/Newsstands](#)
8. [Boutique/Gift Stores](#)
9. [Bridal/Formal Wear](#)
10. [Camera/Photo Stores](#)
11. [Candy/Confectionery](#)
12. [Children’s/Teen’s Stores](#)
13. [Clothing/Apparel/Accessories](#)
14. [Consignment/Thrift Stores](#)
15. [Costume/Wig Shops](#)
16. [Fabric/Craft Stores](#)
17. [Floor Coverings/Carpet Stores](#)
18. [Floral Shops](#)
19. [Furniture/Appliance Stores](#)
20. [Health Food Store/Specialty Food Stores](#)
21. [Home Furnishings & Housewares/Window Coverings/Tableware/Linens](#)
22. [Jewelry Stores](#)
23. [Lighting Stores](#)
24. [Music/Musical Instrument/Audio Recording Stores](#)
25. [Office Supply Stores](#)
26. [Paint/Wallpaper Stores](#)
27. [Party Supply Stores](#)

28. Pets and Pet Supply Stores

29. Stationary/Card Shops

30. Shoe/Hat Stores

31. Specialty Shops

32. Sporting Goods Stores

33. Toy/Hobby Stores

B. Service Retail uses include, but are not limited to:

1. Alterations/Tailor/Fur & Repair & Storage

2. Bank/Credit Unions/Savings & Loan/Financial Institutions

3. Barber/Beauty Salon/Nail Salon/Facial/Massage

4. Copying/Printing/Blueprints

5. Dry Cleaner (no plant on premises)

6. Employment Agencies

7. Formal Wear Rental Shops

8. Health Clubs/Fitness Centers/Physical Therapy

9. Instruction & Training in Gymnastics, Martial Arts, Aerobics, Yoga

10. Laboratories

11. Laundromats

12. Locksmiths

13. Lube Shops

14. Postal/Mail Stores

15. Photographic/Artists Studio

16. Real Estate/Title Offices

17. Shoe Repair Shops
18. Travel/Tour Agencies
19. Veterinarian/Animal Hospital
20. Video/Audio Rental Shops
21. Watch/Clock Repairs Shops

C. Eating, drinking and entertainment establishments include, but are not limited to:

1. Bagel/Donut Shops
2. Banquet Facilities
3. Café/Coffee House Shops
4. Delicatessen/Catering Services
5. Ice Cream/Yogurt Shops
6. Outdoor Seating Areas for Food Establishments
7. Restaurants

D. Office Uses include, but are not limited to:

1. Administrative Headquarters
2. Business, Consulting and Commercial Services
3. Business, Professional and Administrative Offices
4. Medical and Dental Laboratories
5. Radio and Television Broadcasting
6. Stock Brokerage

E. Other Uses include, but are not limited to:

1. Reclaimed Water Storage Ponds
2. Spray Fields
3. Storm Drain Detention and Retention Ponds

F. Retail Sales Uses include, but are not limited to:

1. Department Stores/General Merchandise Stores
2. Drug Stores
3. Electronics/Audio/Video/Computers/Software Stores
4. Furniture/Appliance Stores
5. Grocery Stores
6. Hardware/Home Improvement/Nursery Stores
7. Sale of New Motorsports Vehicles, including, but not limited: motorcycles, snowmobiles, jet skis, all-terrain vehicles, small watercraft, or similar vehicles and including the ancillary sale of used motorsports vehicles, parts, and accessories and maintenance, repair and service of motorsports vehicles.
8. Tire Stores

G. Service Retail Uses include, but are not limited to:

1. Day Care Centers
2. Emergency Medical/Dental, Clinics, and prescribing pharmacy within

H. Eating, drinking and entertainment establishments include, but are not limited to:

1. Amusement/Arcades
2. Fast Food Drive-Through/Drive-In Facility

3. Private Clubs

I. Regionally oriented, high volume, retail uses include, but are not limited to:

1. Auto/Truck Centers
2. Design/Contractors Centers
3. Discount/Off Price Centers
4. Entertainment/Lifestyle Centers
5. Factory Outlet Stores
6. Furniture Outlets
7. Malls
8. Power Centers
9. Promotional Centers

J. Regionally oriented, high volume, retail uses include, but are not limited to:

1. Communications Equipment
2. Electrical transmission and distribution substations, gas regulator stations, public service pumping stations and elevated pressure tanks.

K. Incidental and accessory structures and uses on the same site as a permitted use.

L. Other uses added to this list by the Planning Commission according to the procedure in Section 17.16.020.

17.57.102 Conditional uses.

A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:

1. Administrative Offices – City, County, State, and Federal

2. Auditoriums/Concert Halls
3. Adult Novelty Stores
4. Ambulance Stations
5. Any facility or business serving alcoholic beverages or selling hard alcohol.
6. Any facility or business producing excessive noise, sounds or music.
7. Billiards /Pool Halls
8. Bowling Alleys
9. Business and professional schools and colleges
10. Car Washes
11. Educational/Assembly Uses
12. Cocktail Lounge/Bar
13. Community/Civic Centers
14. Skating rinks and other similar commercial recreation facilities.
15. Fire/Police Station
16. Gaming/Gambling/Bingo Parlor
17. Gas and electrical transmission lines
18. Gas/Service Station/Convenience store
19. Governmental offices
20. Hospital/Medical center
21. Hotel (subject to LMC Chapter 17.78 Hotel Limitations)
22. Library
23. Museums
24. Nightclub/Micro-brewery

25. Recreational facility/Indoor
26. Senior/Youth Centers
27. Temporary Christmas tree lot
28. Temporary pumpkin patch
29. Theater (Dinner, Movie, Live, etc.)
30. Transit Stations

17.57.103 Property development standards.

Specific development and architecture standards for the Service Commercial - Mossdale Village (CS-MV) zone district are established in the Mossdale Landing Urban Design Concept document.

17.57.104 Site plan and architectural review required.

No use shall be erected on any lot or site in any CS-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.105 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

17.57.110 CV-MV: Village Commercial – Mosssdale Village Zoning District - Application.

The CV-MV uses will be located along Towne Centre Drive in Mosssdale Village. This district is intended as a mixed use, pedestrian-oriented development typical of traditional main streets to create a sense of belonging and community to its surrounding residents. The goal of Mosssdale Landing’s village commercial area is to create the vitality and charm associated with these main streets. An integrated mix of retail, office, services, and living are also general ideas behind this type of development. Street level frontage uses should be comprised of small retail and service businesses, integrated with larger anchor tenants. Multi-level buildings can be either office or commercial at ground level with residential or office above. The village commercial area is planned to create a symbiotic relationship among these various live, work, and play opportunities.

17.57.111 Permitted uses.

- A. Retail Sales uses include, but are not limited to:
1. Arts instruction (music, dance, painting)
 2. Appliance and Equipment Repair
 3. Barber/Beauty Shop/Nail Salon
 4. Copying and Printing Services
 5. Drapery and Blind Installation
 6. Dry Cleaner (no plant on premises)
 7. Formal Wear
 8. Laundromats
 9. Locksmiths
 10. Photographic Studios
 11. Shoe Repair
 12. Tailor
 13. Travel Agency
 14. Watch and Clock Repair

B. Local Serving Retail uses include, but are not limited to:

1. Art Gallery/Supply Store
2. Auto Parts Stores
3. Bakery
4. Bicycle Shops
5. Book Stores
6. Clothing Stores
7. Computers/Electronic Equipment
8. Drug Stores
9. Floor Coverings
10. Florist/Plant Shop
11. Gift Shops
12. Hardware Stores
13. Hobby Shops
14. Home Appliances
15. Jewelry Stores
16. Beer/Wine Sales – Tasting Store (no off-site sales of liquor permitted within 1,000 feet of a school.
17. Music Stores
18. Newspapers and Magazines
19. Paint, Glass, and Wallpaper Stores
20. Party Supply Stores
21. Pet Store and Supplies

22. Photographic Supply Stores
23. Picture Framing Shops
24. Shoe Stores
25. Specialty Food Store including: meat, fish, wine, candy, health food, etc. (no off-site sales of liquor permitted within 1,000 feet of a school).
26. Specialty Goods including: cooking supplies, housewares, linen, window coverings, china/glassware, etc.
27. Sporting Goods Stores
28. Stationary/Office Supply Stores
29. Toy Stores
30. Variety Stores

C. Eating, drinking and entertainment establishments include, but are not limited to:

1. Bagel/Donut Shops
2. Café/Coffee House Shops
3. Delicatessens (no off-site sales of liquor permitted within 1,000 feet of a school)
4. Ice Cream/Yogurt Shops
5. Outdoor Seating Areas for Food Establishments
6. Restaurants (no drive-through operations, and no off-site sales of liquor permitted within 1,000 feet of a school).
7. Video Stores

D. Business and Professional Office Uses include, but are not limited to:

1. Employment Agencies

2. Professional Offices including: accounting, architectural, dental, engineering, legal, etc.
3. Real Estate/Title Offices

E. Business and Professional Office Uses include, but are not limited to:

1. Artist’s Studios (live/work units) in mixed-use applications only. These units are not permitted in solely residential projects.
2. Apartments, Flats, and Townhouses
3. Convalescent and Assisted Care Facilities
4. Home Occupations in accordance with the provisions of Chapter 17.64.
5. Rest/Nursing Homes

F. Other Uses include, but are not limited to:

1. Reclaimed Water Storage Ponds
2. Spray Fields
3. Storm Drain Detention and Retention Ponds

G. Business and Professional Offices Uses include, but are not limited to:

1. Bank, Savings and Loan and other Financial Institutions
2. Medical, Optometry, and Dental Offices

H. Other Uses include, but are not limited to:

1. Communications Equipment
2. Electrical Transmission and Distribution Substations, Gas Regulator Stations, Public Service Pumping Stations and Elevated Pressure Tanks

I. Incidental and accessory structures and uses on the same site as a permitted use.

J. Other uses added to this list by the Planning Commission according to the procedure in Section 17.16.020.

17.57.112 Conditional uses.

- A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:
1. Any facility or business serving alcoholic beverages or selling hard alcohol (no off-site sales of liquor permitted within 1,000 feet of a school).
 2. Any facility or business with live entertainment or music.
 3. Bar or cocktail lounge (no off-site sales of liquor permitted within 1,000 feet of a school)
 4. Community Center
 5. Day Care Center
 6. Educational/Assembly Uses
 7. Library
 8. Lodge Hall
 9. Micro-brewery (no off-sales of liquor permitted within 1,000 feet of a school)
 10. Nightclub (no off-site sales of liquor permitted within 1,000 feet of a school)
 11. Post Office
 12. Recreational Facility - Indoor
 13. Social Club (no off-site sales of liquor permitted within 1,000 feet of a school)
 14. Senior Centers
 15. Theater – Indoor (Dinner, Movie, Live Play, etc.)
 16. Video Arcade

17.57.113 Property development standards.

Specific development and architecture standards for the Village Commercial - Mossdale Village (CV-MV) zone district are established in the Mossdale Landing Urban Design Concept document.

17.57.114 Site plan and architectural review required.

No use shall be erected on any lot or site in any CV-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.115 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

17.57.120 RL-MV: Low Density Residential – Mossdale Village Zoning District - Application.

The RL-MV district is intended for Mossdale Village’s single-family development platted in neighborhood planning areas of three different lot sizes of 5,000 square feet, 6,000 square feet, and 7,000 square feet. It is recognized that lots within a designated neighborhood planning area may exceed the minimum square footage area of that neighborhood, however, these lots are still subject to that neighborhood’s development standards.

17.57.121 Permitted uses.**A. Permitted uses include:**

1. One-family detached dwelling.
2. Home occupations in accordance with Chapter 17.64.
3. Raising of fruit and nut trees, vines, vegetables and horticultural specialties on a noncommercial basis.
4. Fenced or enclosed swimming pools for either individual, family or communal use or an exclusive non-commercial basis, provided that no swimming pool shall be located within a utility easement.

5. A State-authorized, certified or licensed facility including: a family day care home providing care of up to fourteen (14) children; a foster home or group home serving up to eight (8) or fewer mentally disordered or otherwise handicapped persons, or dependent and neglected children.
6. Accessory structures and uses located on the same site with a permitted use.
7. Reclaimed water storage ponds
8. Spray fields
9. Storm drain detention and retention ponds
10. Public uses of an administrative, recreational, public service or cultural type including City, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities; public playgrounds, parks and community centers.

17.57.122 Conditional uses.

A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:

1. A State authorized licensed child day care center as defined by the State of California Department of Social Services.
2. Public and private charitable institutions; State authorized hospitals, sanitariums, rest homes, and nursing homes; State authorized, certified or licensed facility including: a foster home or group home serving nine (9) or more mentally disordered or otherwise handicapped persons, such as rehabilitation homes for the alcohol and/or chemically dependent, or dependent and neglected children, where such homes provide care on a 24-hour basis.
3. Public and quasi-public use of an educational or religious type, including: private non-profit schools, public or private colleges; churches; parsonages and other religious institutions.
4. Gas and electric transmission lines in accordance with Section 17.108.080, electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and elevated pressure tanks.

17.57.123 Property development standards.

Specific development and architecture standards for the Low Density Residential - Mossdale Village (RL-MV) zone district are established in the Mossdale Landing Urban Design Concept document.

17.57.124 Site plan and architectural review required.

No use shall be erected on any lot or site in any RL-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104, other than those exempted by Local, State and/or Federal statute. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.125 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

17.57.130 RM-MV: Medium Density Residential – Mossdale Village Zoning District-Application.

The RM-MV district is intended to permit both attached and detached housing units. Attached housing may consist of duets, townhomes or rowhouses, condominiums, and apartments. Detached housing may consist of zero lot line, zipper lots, or courtyard housing. New planning concepts and lot reconfigurations, such as alleys or other features particular to a selected housing type, that do not fall within the development standards listed in the Mossdale Urban Design Concept document may be considered by the Community Development Department.

17.57.131 Permitted uses.

A. Permitted uses include:

1. One-family detached dwelling.
2. Two or more single-family dwellings proposed for the same site.
3. Duplexes.
4. Multi-family dwellings or apartments.
5. Home occupations in accordance with Chapter 17.64.
6. A State-authorized, certified or licensed facility including: a family day care home providing care of up to fourteen (14) children; a foster home or group home serving up to eight (8) or fewer mentally disordered or otherwise handicapped persons, or dependent and neglected children.
7. Public uses of an administrative, public service or cultural type including City, county, state or federal administrative centers and courts, libraries, museums, art galleries, police

and fire stations and other public buildings, structures and facilities; public playgrounds, parks and community centers.

8. Fenced or enclosed swimming pools for either individual, family or communal use or an exclusive non-commercial basis, provided that no swimming pool shall be located within a utility easement or a front yard.
9. Incidental and accessory structures and uses located on the same site with a permitted use.
10. Reclaimed water storage ponds
11. Spray fields
12. Storm drain detention and retention ponds

17.57.132 Conditional uses.

- A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:
 1. A State authorized licensed child day care center as defined by the State of California Department of Social Services.
 2. Public and private charitable institutions; State authorized hospitals, sanitariums, rest homes, and nursing homes; State authorized, certified or licensed facility including: a foster home or group home serving nine (9) or more mentally disordered or otherwise handicapped persons, such as rehabilitation homes for the alcohol and/or chemically dependent, or dependent and neglected children, where such homes provide care on a 24-hour basis.
 3. Boarding or rooming houses as defined in Section 17.04.080 of this Title.
 4. Public and quasi-public use of an educational or religious type, including: private non-profit schools, public or private colleges; churches; parsonages and other religious institutions.
 5. Gas and electric transmission lines in accordance with Section 17.108.080, electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and elevated pressure tanks.

17.57.133 Property development standards.

Specific development and architecture standards for the Medium Density Residential - Mossdale Village (RM-MV) zone district are established in the Mossdale Landing Urban Design Concept document.

17.57.134 Site plan and architectural review required.

No use shall be erected on any lot or site in any RM-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104, other than those exempted by Local, State and/or Federal statute. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.135 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

17.57.140 RH-MV: High Density Residential – Mossdale Village Zoning District - Application.

The RH-MV district is intended for Mossdale Landing South’s multi-family and attached housing development. The theme, design styles, materials and colors shall reflect those of the other residential neighborhoods of Mossdale Landing South.

17.57.141 Permitted uses.

- A. Attached multi-family residential uses including, but not limited to:
 - 1. Condominiums, apartments, flats, townhouses, and independent living facilities.
 - 2. Convalescent and assisted care facility.
 - 3. Home occupations in accordance with the provisions of Chapter 17.64.
 - 4. Rest/Nursing homes.
- B. Other uses, including but not limited to:
 - 1. Reclaimed water storage ponds.
 - 2. Spray fields.
 - 3. Storm drain detention and retention ponds.

17.57.142 Conditional uses.

- A. The following uses may be permitted in accordance with the provisions of

Chapter 17.112:

- 1. Day Care Centers.
- 2. Private non-profit schools and colleges; churches, and other religious institutions.

17.57.143 Property development standards.

Specific development and architecture standards for the High Density Residential - Mossdale Village (RH-MV) zone district are established in the Mossdale Landing South Urban Design Concept document.

17.57.144 Site plan and architectural review required.

No use shall be erected on any lot or site in any RH-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.145 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

17.57.150 P/QP-MV: Public/Quasi Public – Mossdale Village Zoning District - Application.

The P/QP-MV zoning district is intended to permit schools, parks, and other public facilities shall relate to and build upon those styles mandated for residential development in the Mossdale Landing Urban Design Concept document. This will ensure that the architecture of public uses will tie into Mossdale Landing’s traditional character. Materials and colors shall be appropriate to the design style selected, and building placement and massing shall be sensitive to the site and adjacent neighborhoods.

17.57.151 Permitted uses.

- A. Permitted uses include, but are not limited to:
 - 1. Community Centers
 - 2. Farmer’s Market
 - 3. Festival/Street Fairs

4. Open Space
5. Other such uses that meet the intent of this district, as approved by the Director of Community Development.
6. Park- active and passive
7. Reclaimed water storage ponds
8. Recreation facility
9. Spray fields
10. School
11. Storm drain detention and retention ponds
12. Trails, pathways, maintenance roads, and related features

17.57.152 Site plan and architectural review required.

No use or structure shall be erected on any lot or site in any P/QP-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104, other than those exempted by Local, State and/or Federal statute. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.153 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

Any use or structure proposed for placement on city owned property pursuant to a lease, license, agreement with the city, or city project, shall be exempt from this chapter, but shall comply with such processing and design standards as are set forth in such lease, license, or other agreement.

17.57.160 P-MV: Park – Mossdale Village Zoning District – Application.

The P-MV District is intended to provide for neighborhood, community and regional parks, greenways, and other outdoor recreation facilities to allow for a wide array of local and community recreational activities and entertainment opportunities within urban development. Specific uses intended for this zoning district include: public recreation sites including ball fields, tot lots and play apparatus, adult softball and soccer playing fields, swimming pools, community center buildings, meeting facilities, libraries, art centers, after school care facilities, art in public places,

facilities for night-time recreation, trails benches, interpretive markers, picnic areas, barbeque facilities, landscaping, irrigation, city wells, trees and natural habitat areas. Parks also may be designed to accommodate multi-level storm drainage detention basins that will allow recreation use of areas not needed for detention during a given storm.

17.57.161 Reviewing Authority.

All proposed structures, events, and uses shall be subject to the review and approval by the City of Lathrop Parks and Recreation Commission.

17.57.170 OS-MV: Open Space – Mossdale Village Zoning District – Application.

The OS-MV zoning district is intended to provide for permanent open space in areas that exhibit significant vegetation, wildlife, wetlands, bodies of water or water courses, mineral resources, scenic qualities or recreational potential, water quality and storm water detention basins, and that are designated as open space within the Mossdale Village area. This district is further intended to be applied to lands within the city that are subject to an agricultural land conservation contract under the provisions of the Williamson Act.

17.57.171 Permitted uses.

1. Recreational—Active.
2. Recreational—Passive.
3. Trails and maintenance roads.
4. Levees and other related facility equipment.
5. Private or public infrastructure.
6. Resource management lands.
7. River and other water courses.
8. Drainage, water quality, and other similar facilities, including swales and basins.
9. Reclaimed water storage ponds.
10. Spray fields.
11. Storm drain detention and retention ponds.

12. Incidental and accessory structures and uses on the same site as a permitted use.
13. Other uses added to this list by the planning commission according to the procedures in Section 17.16.020 of the Lathrop Zoning Code.

17.57.172 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16 of the Lathrop Municipal Code.

Article 2. Mosssdale Landing East Zoning Districts of the Mosssdale Landing East Urban Design Concept - Purposes.

The Mosssdale Landing East zoning districts in this chapter are designed to provide the opportunity for a wide variety of residential and commercial uses on lands located in the Mosssdale Village area which are encompassed by the approved West Lathrop Specific Plan. These zoning districts are subject to the Mosssdale Landing East Urban Design Concept. These zoning districts, ending in “-MV” are limited to the Mosssdale Village.

17.57.200 CH-MV: Highway Commercial – Mosssdale Village Zoning District - Application.

The CH-MV designated uses are proposed between I-5 and Golden Valley Parkway directly south of the interchange between I-5 and River Islands Parkway. Uses within the highway commercial area will cater to travelers along I-5 in addition to local Lathrop residents. The highway commercial district is intended for establishments engaged in local and regional retail, service, and office functions. These businesses require easy arterial access, good visibility, and adequate parking. The highway commercial designated parcel of Mosssdale Landing East is part of a larger commercial district in the Mosssdale Village area of the West Lathrop Specific Plan. The architectural character of the commercial development shall be consistent with the design standards established for other areas of Mosssdale Village. These commercial areas will provide efficient circulation, utilize storefront and “public space” design, and establish connections to other adjacent commercial and residential areas. The proposed uses in the highway commercial district shall provide an architecturally consistent theme along Golden Valley Parkway and the surrounding land uses, particularly the Village Center.

17.57.201 Permitted uses.

- A. Retail Sales uses include, but are not limited to:
1. Antique/Collector Shops
 2. Art Gallery/Picture Framing
 3. Auto Parts Stores
 4. Beauty Supply Stores
 5. Bicycle/Skateboard/Surf/Ski Shop
 6. Bookstores/Newsstands
 7. Boutique/Gift Stores
 8. Bridal/Formal Wear
 9. Camera/Photo Stores
 10. Candy/Confectionery
 11. Children's/Teen's Stores
 12. Clothing/Apparel/Accessories
 13. Consignment/Thrift Stores
 14. Costume/Wig Shops
 15. Fabric/Craft Stores
 16. Floor Coverings/Carpet Stores
 17. Floral Shops
 18. Furniture/Appliance Stores
 19. Health Food Store/Specialty Food Stores
 20. Home Furnishings & Housewares/Window Coverings/Tableware/Linens

21. [Jewelry Stores](#)
22. [Lighting Stores](#)
23. [Music/Musical Instrument/Audio Recording Stores](#)
24. [Office Supply Stores](#)
25. [Paint/Wallpaper Store](#)
26. [Party Supply Stores](#)
27. [Pets and Pet Supply Stores](#)
28. [Seasonal Outdoor Display/Sales Areas](#)
29. [Stationary/Card Shops](#)
30. [Shoe/Hat Store](#)
31. [Specialty Shops](#)
32. [Sporting Goods Stores](#)
33. [Toy/Hobby Stores](#)

[B. Service Retail uses include, but are not limited to:](#)

1. [Alterations/Tailor/Fur & Repair & Storage](#)
2. [Bank/Credit Unions/Savings & Loan/Financial Institutions](#)
3. [Barber/Beauty Salon/Nail Salon/Facial/Massage](#)
4. [Copying/Printing/Blueprints](#)
5. [Dry Cleaner \(no plant on premises\)](#)
6. [Employment Agencies](#)
7. [Formal Wear Rental Shops](#)
8. [Health Clubs/Fitness Centers/Physical Therapy](#)

9. Instruction & Training in Gymnastics, Martial Arts, Aerobics, Yoga
10. Laboratories
11. Laundromats
12. Locksmiths
13. Lube Shops
14. Postal/Mail Stores
15. Photographic/Artists Studio
16. Real Estate/Title Offices
17. Shoe Repair Shops
18. Travel/Tour Agencies
19. Veterinarian/Animal Hospital
20. Video/Audio Rental Shops
21. Watch/Clock Repairs Shops

C. Eating, drinking and entertainment establishments include, but are not limited to:

1. Bagel/Donut Shops
2. Banquet Facilities
3. Café/Coffee House Shops
4. Delicatessen/Catering Services
5. Ice Cream/Yogurt Shops
6. Micro-brewery
7. Outdoor Seating Areas for Food Establishments
8. Restaurants, including on-site alcohol sales
9. Fast Food Drive-Through/Drive-In Facility

D. Office Uses include, but are not limited to:

1. Administrative Headquarters
2. Business, Consulting and Commercial Services
3. Business, Professional and Administrative Offices
4. Medical and Dental Laboratories
5. Radio and Television Broadcasting
6. Stock Brokerage

E. Other Uses include, but are not limited to:

1. Reclaimed Water Storage Ponds
2. Spray Fields
3. Storm Drain Detention and Retention Ponds

F. Retail Sales Uses include, but are not limited to:

1. Department Stores/General Merchandise Stores
2. Drug Stores
3. Electronics/Audio/Video/Computers/Software Stores
4. Furniture/Appliance Stores
5. Grocery Stores
6. Hardware/Home Improvement/Nursery Stores
7. Tire Stores

G. Service Retail Uses include, but are not limited to:

1. Day Care Centers
2. Emergency Medical/Dental, Clinics, and prescribing pharmacy within

H. Regionally oriented, high volume, retail uses include, but are not limited to

1. Design/Contractors Centers
2. Discount/Off Price Centers
3. Entertainment/Lifestyle Centers
4. Factory Outlet Stores
5. Furniture Outlets
6. Malls
7. Power Centers
8. Promotional Centers

I. Regionally oriented, high volume, retail uses include, but are not limited to:

1. Communications Equipment
2. Electrical transmission and distribution substations, gas regulator stations, public service pumping stations and elevated pressure tanks.

J. Incidental and accessory structures and uses on the same site as a permitted use.

K. Other uses added to this list by the Planning Commission according to the procedure in Section 17.16.020.

17.57.202 Conditional uses.

A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:

1. Administrative Offices – City, County, State, and Federal
2. Amusement/Arcades
3. Auditoriums/Concert Halls
4. Adult Novelty Stores

5. Ambulance Stations
6. Any facility or business producing excessive noise, sounds or music.
7. Beer/Wine Stores
8. Billiards /Pool Halls
9. Bowling Alleys
10. Business and professional schools and colleges
11. Car Washes
12. Educational/Assembly uses
13. Community/Civic Centers
14. Skating rinks and other similar commercial recreation facilities.
15. Fire/Police Station
16. Gaming/Gambling/Bingo Parlor
17. Gas and electrical transmission lines
18. Gas/Service Station/Convenience store
19. Governmental offices
20. Hospital/Medical center
21. Hotel (subject to LMC Chapter 17.78 Hotel Limitations)
22. Library
23. Museums
24. Nightclub/Cocktail Lounge/Bar
25. Private Clubs
26. Recreational facility/Indoor
27. Senior/Youth Centers

28. Temporary Christmas tree lot
29. Temporary pumpkin patch
30. Theater (Dinner, Movie, Live, etc.)
31. Transit Stations

17.57.203 Property development standards.

Specific development and architecture standards for the Highway Commercial - Mossdale Village (CH-MV) zone district are established in the Mossdale Landing East Urban Design Concept document.

17.57.204 Site plan and architectural review required.

No use shall be erected on any lot or site in any CH-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.205 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

17.57.210 CS-MV: Service Commercial – Mossdale Village Zoning District - Application.

The CS-MV uses will be located along the frontage of I-5, between Golden Valley Parkway and Manthey Road. The service commercial district is intended for establishments engaged in local and regional retail, services, and office functions. These businesses require easy arterial access, good visibility, and adequate parking. The service commercial designated parcels of Mossdale Landing East are part of a larger commercial district in the Mossdale Village area of the West Lathrop Specific Plan. As such, the architectural character of the commercial development shall be consistent with the design standards established for other Mossdale Village commercial areas. These commercial areas will provide efficient circulation, utilize storefront and “public space” design, and establish connections to other adjacent commercial and residential areas. The proposed uses in the service commercial district shall provide an architecturally consistent theme along Golden Valley Parkway and the surrounding land uses, particularly the Village Center.

17.57.211 Permitted uses.

- A. Retail Sales uses include, but are not limited to:
1. Antique/Collector Shops
 2. Art Gallery/Picture Framing
 3. Auto Parts Stores
 4. Beauty Supply Stores
 5. Bicycle/Skateboard/Surf/Ski Shops
 6. Bookstores/Newsstands
 7. Boutique/Gift Stores
 8. Bridal/Formal Wear
 9. Camera/Photo Stores
 10. Candy/Confectionery
 11. Children's/Teen's Stores
 12. Clothing/Apparel/Accessories
 13. Consignment/Thrift Stores
 14. Costume/Wig Shops
 15. Fabric/Craft Stores
 16. Floor Coverings/Carpet Stores
 17. Floral Shops
 18. Furniture/Appliance Stores
 19. Health Food Store/Specialty Food Stores
 20. Home Furnishings & Housewares/Window Coverings/Tableware/Linens
 21. Jewelry Stores
 22. Lighting Stores

23. Music/Musical Instrument/Audio Recording Stores
24. Office Supply Stores
25. Paint/Wallpaper Stores
26. Party Supply Stores
27. Pets and Pet Supply Stores
28. Stationary/Card Shops
29. Shoe/Hat Stores
30. Specialty Shops
31. Sporting Goods Stores
32. Toy/Hobby Stores

B. Service Retail uses include, but are not limited to:

1. Alterations/Tailor/Fur & Repair & Storage
2. Bank/Credit Unions/Savings & Loan/Financial Institutions
3. Barber/Beauty Salon/Nail Salon/Facial/Massage
4. Copying/Printing/Blueprints
5. Dry Cleaner (no plant on premises)
6. Employment Agencies
7. Formal Wear Rental Shops
8. Health Clubs/Fitness Centers/Physical Therapy
9. Instruction & Training in Gymnastics, Martial Arts, Aerobics, Yoga
10. Laboratories
11. Laundromats
12. Locksmiths

13. Lube Shops
14. Postal/Mail Stores
15. Photographic/Artists Studio
16. Real Estate/Title Offices
17. Shoe Repair Shops
18. Travel/Tour Agencies
19. Veterinarian/Animal Hospital
20. Video/Audio Rental Shops
21. Watch/Clock Repairs Shops

C. Eating, drinking and entertainment establishments include, but are not limited to:

1. Bagel/Donut Shops
2. Banquet Facilities
3. Café/Coffee House Shops
4. Delicatessen/Catering Services
5. Ice Cream/Yogurt Shops
6. Outdoor Seating Areas for Food Establishments
7. Micro-brewery
8. Restaurants, including on-site alcohol sales
9. Fast Food Drive-Through/Drive-In Facility

D. Office Uses include, but are not limited to:

1. Administrative Headquarters
2. Business, Consulting and Commercial Services

3. Business, Professional and Administrative Offices
4. Medical and Dental Laboratories
5. Radio and Television Broadcasting
6. Stock Brokerage

E. Other Uses include, but are not limited to:

1. Reclaimed Water Storage Ponds
2. Spray Fields
3. Storm Drain Detention and Retention Ponds
4. Water reservoir tank site

F. Retail Sales Uses include, but are not limited to:

1. Department Stores/General Merchandise Stores
2. Drug Stores
3. Electronics/Audio/Video/Computers/Software Stores
4. Furniture/Appliance Stores
5. Grocery Stores
6. Hardware/Home Improvement/Nursery Stores
7. Tire Stores

G. Service Retail Uses include, but are not limited to:

1. Day Care Centers
2. Emergency Medical/Dental, Clinics, and prescribing pharmacy within

H. Regionally oriented, high volume, retail uses include, but are not limited to:

1. Auto/Truck Centers
2. Design/Contractors Centers
3. Discount/Off Price Centers
4. Entertainment/Lifestyle Centers
5. Factory Outlet Stores
6. Furniture Outlets
7. Malls
8. Power Centers
9. Promotional Centers

I. Other Uses include, but are not limited to:

1. Communications Equipment
2. Electrical transmission and distribution substations, gas regulator stations, public service pumping stations and elevated pressure tanks.

J. Incidental and accessory structures and uses on the same site as a permitted use.

K. Other uses added to this list by the Planning Commission according to the procedure in Section 17.16.020.

17.57.212 Conditional uses.

- A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:
 1. Administrative Offices – City, County, State, and Federal
 2. Amusement/Arcade
 3. Auditoriums/Concert Halls
 4. Adult Novelty Stores

5. Ambulance Stations
6. Any facility or business producing excessive noise, sounds or music.
7. Beer/Wine Stores
8. Billiards /Pool Halls
9. Bowling Alleys
10. Business and professional schools and colleges
11. Car Washes
12. Educational and Assembly uses
13. Cocktail Lounge/Bar
14. Community/Civic Centers
15. Skating rinks and other similar commercial recreation facilities.
16. Fire/Police Station
17. Gaming/Gambling/Bingo Parlor
18. Gas and electrical transmission lines
19. Gas/Service Station/Convenience store
20. Governmental offices
21. Hospital/Medical center
22. Hotel (subject to LMC Chapter 17.78 Hotel Limitations)
23. Library
24. Museums
25. Nightclub
26. Private Clubs
27. Recreational facility/Indoor

- 28. Senior/Youth Centers
- 29. Temporary Christmas tree lot
- 30. Temporary pumpkin patch
- 31. Theater (Dinner, Movie, Live, etc.)
- 32. Transit Stations

17.57.213 Property development standards.

Specific development and architecture standards for the Service Commercial - Mossdale Village (CS-MV) zone district are established in the Mossdale Landing East Urban Design Concept document.

17.57.214 Site plan and architectural review required.

No use shall be erected on any lot or site in any CS-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.215 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

17.57.220 CV-MV: Village Commercial – Mossdale Village Zoning District - Application.

The CV-MV uses will be located along Towne Centre Drive in Mossdale Landing East. This district is intended as a mixed use, pedestrian-oriented development typical of traditional main streets to create a sense of belonging and community to its surrounding residents. The goal of Mossdale Landing East’s village commercial area is to create the vitality and charm associated with these main streets. An integrated mix of retail, office, services, and living are also general ideas behind this type of development. Street level frontage uses should be comprised of small retail and service businesses, integrated with larger anchor tenants. Multi-level buildings can be either office or commercial at ground level with residential or office above. The village commercial area is planned to create a symbiotic relationship among these various live, work, and play opportunities.

17.57.221 Permitted uses.

A. Services include, but are not limited to:

1. Arts instruction (music, dance, painting)
2. Appliance and Equipment Repair
3. Barber/Beauty Shop/Nail Salon
4. Copying and Printing Services
5. Drapery and Blind Installation
6. Dry Cleaner (no plant on premises)
7. Formal Wear/Rental
8. Laundromats
9. Locksmiths
10. Photographic Studios
11. Shoe Repair
12. Tailor
13. Travel Agency
14. Watch and Clock Repair

B. Local Serving Retail Convenience Shopping uses include, but are not limited to:

1. Art Gallery/Supply Store
2. Auto Parts Stores
3. Bakery
4. Bicycle Shops
5. Book Stores
6. Clothing Stores

7. [Computers/Electronic Equipment](#)
8. [Drug Stores](#)
9. [Floor Coverings](#)
10. [Florist/Plant Shops](#)
11. [Gift Shops](#)
12. [Hardware Stores](#)
13. [Hobby Shops](#)
14. [Home Appliances](#)
15. [Jewelry Stores](#)
16. [Music Stores](#)
17. [Newspapers and Magazines](#)
18. [Paint, Glass, and Wallpaper Stores](#)
19. [Party Supply Stores](#)
20. [Pet Store and Supplies](#)
21. [Photographic Supply Stores](#)
22. [Picture Framing Shops](#)
23. [Shoe Stores](#)
24. [Specialty Food Stores including: meat, fish, wine, candy, health food, etc.](#)
25. [Specialty Goods including: cooking supplies, housewares, linen, window coverings, china/glassware, etc.](#)
26. [Sporting Goods Stores](#)
27. [Stationary/Office Supply Stores](#)
28. [Toy Stores](#)

29. Variety Stores

C. Eating, drinking and entertainment establishments include, but are not limited to:

1. Bagel/Donut Shops
2. Café/Coffee House Shops
3. Delicatessens
4. Ice Cream/Yogurt Shops
5. Outdoor Seating Areas for Food Establishments
6. Micro-brewery
7. Restaurants, including on-site alcohol sales (no drive-throughs).
8. Video Stores

D. Business and Professional Office Uses include, but are not limited to:

1. Employment Agencies
2. Professional Offices including: accounting, architectural, dental, engineering, legal, etc.
3. Real Estate/Title Offices
4. City Hall

E. Attached Multi-Family Residential, including, but are not limited to:

1. Artist's Studios (live/work units) in mixed-use applications only. These units are not permitted in solely residential projects.
2. Condominiums, Apartments, Flats, Townhouses, and independent living facilities
3. Convalescent and Assisted Care Facilities
4. Rest/Nursing Homes

F. Other Uses include, but are not limited to:

1. Reclaimed Water Storage Ponds
2. Spray Fields
3. Storm Drain Detention and Retention Ponds

G. Business and Professional Offices Uses include, but are not limited to:

1. Bank, Savings and Loan and other Financial Institutions
2. Medical, Optometry, and Dental Offices

H. Other Uses include, but are not limited to:

1. Communications Equipment
2. Electrical Transmission and Distribution Substations, Gas Regulator Stations, Public Service Pumping Stations and Elevated Pressure Tanks

I. Incidental and accessory structures and uses on the same site as a permitted use.

J. Other uses added to this list by the Planning Commission according to the procedure in Section 17.16.020.

17.57.222 Conditional uses.

A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:

1. Any facility or business with live entertainment or music.
2. Bar or cocktail lounge
3. Beer/Wine Sales
4. Community Centers
5. Educational/Assembly Uses
6. Day Care Centers
7. Library

8. [Lodge Hall](#)
9. [Nightclub](#)
10. [Post Office](#)
11. [Recreational Facility - Indoor](#)
12. [Social Club](#)
13. [Senior Centers](#)
14. [Theater – Indoor \(Dinner, Movie, Live Play, etc.\)](#)
15. [Video Arcade](#)

17.57.223 Property development standards.

Specific development and architecture standards for the Village Commercial - Mossdale Village (CV-MV) zone district are established in the Mossdale Landing East Urban Design Concept document.

17.57.224 Site plan and architectural review required.

No use shall be erected on any lot or site in any CV-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.225 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

17.57.230 RL-MV: Low Density Residential – Mossdale Village Zoning District - Application.

The RL-MV district is intended for Mossdale Landing East's single-family development platted in 6,000 square foot lots. As low density housing, these lots account for approximately 30% of Mossdale Landing East's residential product type.

17.57.231 Permitted uses.

A. Permitted uses include:

1. One-family detached dwelling.
2. Home occupations in accordance with Chapter 17.64.
3. Raising of fruit and nut trees, vines, vegetables and horticultural specialties on a noncommercial basis.
4. Fenced or enclosed swimming pools for either individual, family or communal use on an exclusive non-commercial basis, provided that no swimming pool shall be located within a utility easement.
5. A State-authorized, certified or licensed facility including: a family day care home providing care of up to fourteen (14) children; a foster home or group home serving up to eight (8) or fewer mentally disordered or otherwise handicapped persons, or dependent and neglected children.
6. Public uses of an administrative, recreational, public service or cultural type including City, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities; public playgrounds, parks and community centers.
7. Accessory structures and uses located on the same site with a permitted use.
8. Garden structures in accordance with the development standards described in the Mossdale Landing East Urban Design Concept.
9. Reclaimed water storage ponds
10. Spray fields
11. Storm drain detention and retention ponds

17.57.232 Conditional uses.

- A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:

1. A State authorized licensed child day care center as defined by the State of California Department of Social Services.
2. Public and private charitable institutions; State authorized hospitals, sanitariums, rest homes, and nursing homes; State authorized, certified or licensed facility including: a foster home or group home serving nine (9) or more mentally disordered or otherwise handicapped persons, such as rehabilitation homes for the alcohol and/or chemically dependent, or dependent and neglected children, where such homes provide care on a 24-hour basis.
3. Public and quasi-public use of an educational or religious type, including: private non-profit schools, public or private colleges; churches; parsonages and other religious institutions.
4. Gas and electric transmission lines in accordance with Section 17.108.080, electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and elevated pressure tanks.

17.57.233 Property development standards.

Specific development and architecture standards for the Low Density Residential - Mossdale Village (RL-MV) zone district are established in the Mossdale Landing East Urban Design Concept document.

17.57.234 Site plan and architectural review required.

No use shall be erected on any lot or site in any RL-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104, other than those exempted by Local, State, and/or Federal statute. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.235 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

17.57.240 RM-MV: Medium Density Residential – Mossdale Village Zoning District - Application.

The RM-MV district is intended to permit both attached and detached housing units. Attached housing may consist of duets, townhomes or rowhouses, condominiums, and apartments. New planning concepts and lot reconfigurations, such as alleys or other features particular to a selected housing type, that do not fall within the development standards listed in Mossdale Landing East Urban Design Concept document may be considered by the Community Development Department.

17.57.241 Permitted uses.

A. Permitted uses include:

1. One-family dwellings.
2. Two or more single-family dwellings proposed for the same site.
3. Duplexes.
4. Multi-family dwellings or apartments.
5. Home occupations in accordance with Chapter 17.64.
6. A State-authorized, certified or licensed facility including: a family day care home providing care of up to fourteen (14) children; a foster home or group home serving up to eight (8) or fewer mentally disordered or otherwise handicapped persons, or dependent and neglected children.
7. Public uses of an administrative, public service or cultural type including City, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities; public playgrounds, parks and community centers.
8. Fenced or enclosed swimming pools for either individual, family or communal use or an exclusive non-commercial basis, provided that no swimming pool shall be located within a utility easement or a front yard.
9. Incidental and accessory structures and uses located on the same site with a permitted use.
10. Reclaimed water storage ponds
11. Spray fields
12. Storm drain detention and retention ponds

17.57.242 Conditional uses.

- A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:
1. A State authorized licensed child day care center as defined by the State of California Department of Social Services.
 2. Public and private charitable institutions; State authorized hospitals, sanitariums, rest homes, and nursing homes; State authorized, certified or licensed facility including: a foster home or group home serving nine (9) or more mentally disordered or otherwise handicapped persons, such as rehabilitation homes for the alcohol and/or chemically dependent, or dependent and neglected children, where such homes provide care on a 24-hour basis.
 3. Boarding or rooming houses as defined in Section 17.04.080 of this Title.
 4. Public and quasi-public use of an educational or religious type, including: private non-profit schools, public or private colleges; churches; parsonages and other religious institutions.
 5. Gas and electric transmission lines in accordance with Section 17.108.080, electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and elevated pressure tanks.

17.57.243 Property development standards.

Specific development and architecture standards for the Medium Density Residential - Mossdale Village (RM-MV) zone district are established in the Mossdale Landing East Urban Design Concept document.

17.57.244 Site plan and architectural review required.

No use shall be erected on any lot or site in any RM-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104, other than those exempted by Local, State, and/or Federal statute. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.245 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

17.57.250 P/QP-MV: Public/Quasi Public – Mosssdale Village Zoning District - Application.

The P/QP-MV zoning district is intended to permit schools, parks, and other public facilities shall relate to and build upon those styles mandated for residential development in the Mosssdale Landing East Urban Design Concept document. This will ensure that the architecture of public uses will tie into Mosssdale Landing’s traditional character. Materials and colors shall be appropriate to the design style selected, and building placement and massing shall be sensitive to the site and adjacent neighborhoods.

17.57.251 Permitted uses.A. Permitted uses include, but are not limited to:

1. Community Centers.
2. Farmer’s Market
3. Festival/Street Fairs
4. Open Space
5. Other such uses that meet the intent of this district, as approved by the Director of Community Development.
6. Park- active and passive
7. Reclaimed water storage ponds
8. Recreation facility
9. Spray fields
10. Schools
11. Storm drain detention and retention ponds
12. Trails, pathways, maintenance roads, and related features
13. Water quality ponds and related features
14. Water reservoir tank site

17.57.252 Site plan and architectural review required.

No use or structure shall be erected on any lot or site in any P/QP-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104, other than those exempted by Local, State and/or Federal statute. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.253 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

Any use or structure proposed for placement on city owned property pursuant to a lease, license, agreement with the city, or city project, shall be exempt from this chapter, but shall comply with such processing and design standards as are set forth in such lease, license, or other agreement.

17.57.260 P-MV: Park – Mossdale Village Zoning District – Application.

The P-MV District is intended to provide for neighborhood, community and regional parks, greenways, and other outdoor recreation facilities to allow for a wide array of local and community recreational activities and entertainment opportunities within urban development. Specific uses intended for this zoning district include: public recreation sites including ball fields, tot lots and play apparatus, adult softball and soccer playing fields, swimming pools, community center buildings, meeting facilities, libraries, art centers, after school care facilities, art in public places, facilities for night-time recreation, trails benches, interpretive markers, picnic areas, barbeque facilities, landscaping, irrigation, city wells, trees and natural habitat areas. Parks also may be designed to accommodate multi-level storm drainage detention basins that will allow recreation use of areas not needed for detention during a given storm.

17.57.261 Reviewing Authority.

All proposed structures, events, and uses shall be subject to the review and approval by the City of Lathrop Parks and Recreation Commission.

17.57.270 OS-MV: Open Space – Mossdale Village Zoning District – Application.

The OS-MV zoning district is intended to provide for permanent open space in areas that exhibit significant vegetation, wildlife, wetlands, bodies of water or water courses, mineral resources, scenic qualities or recreational potential, water quality and storm water detention basins, and that are designated as open space within the Mossdale Village area. This district is further intended to be applied to lands within the city that are subject to an agricultural land conservation

contract under the provisions of the Williamson Act.

17.57.271 Permitted uses.

1. Recreational – Active.
2. Recreational – Passive.
3. Trails and maintenance roads.
4. Levees and other related facility equipment.
5. Private or public infrastructure.
6. Resource management lands.
7. River and other water courses.
8. Drainage, water quality, and other similar facilities, including swales and basins.
9. Reclaimed water storage ponds.
10. Spray fields.
11. Storm drain detention and retention ponds.
12. Incidental and accessory structures and uses on the same site as a permitted use.
13. Other uses added to this list by the planning commission according to the procedures in Section 17.16.020 of the Lathrop Zoning Code.

17.57.272 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16 of the Lathrop Municipal Code.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

Article 3. Mossdale Landing South Zoning Districts of the Mossdale Landing South Urban Design Concept - Purposes.

The Mossdale Landing South zoning districts in this chapter are designed to provide the opportunity for a wide variety of residential and commercial uses on lands located in the Mossdale

Village area which are encompassed by the approved West Lathrop Specific Plan. These zoning districts are subject to the Mossdale Landing South Urban Design Concept. These zoning districts, ending in “-MV” are limited to the Mossdale Village.

17.57.300 CS-MV: Service Commercial – Mossdale Village Zoning District - Application.

The CS-MV uses will be located along the frontage of I-5, east of Golden Valley Parkway. The service commercial district is intended for establishments engaged in local and regional retail, services, and office functions. These businesses require easy arterial access, good visibility, and adequate parking. The service commercial designated parcels of Mossdale Landing South are part of a larger commercial district in the Mossdale Village area of the West Lathrop Specific Plan. As such, the architectural character of the commercial development shall be consistent with the design standards established for other Mossdale Village commercial areas. These commercial areas will provide efficient circulation, utilize storefront and “public space” design, and establish connections to other adjacent commercial and residential areas. The proposed uses in the service commercial district shall provide an architecturally consistent theme which will blend with the other commercial districts along Golden Valley Parkway, as well as the surrounding land uses.

17.57.301 Permitted uses.

A. Retail Sales uses include, but are not limited to:

1. Antique/Collector Shops
2. Art Gallery/Picture Framing
3. Auto Parts Stores
4. Beauty Supply Stores
5. Bicycle/Skateboard/Surf/Ski Shops
6. Bookstores/Newsstands
7. Boutique/Gift Stores
8. Bridal/Formal Wear
9. Camera/Photo Stores
10. Candy/Confectionery
11. Children’s/Teen’s Stores
12. Clothing/Apparel/Accessories

13. [Consignment/Thrift Stores](#)
14. [Costume/Wig Shops](#)
15. [Fabric/Craft Stores](#)
16. [Floor Coverings/Carpet Stores](#)
17. [Floral Shops](#)
18. [Furniture/Appliance Stores](#)
19. [Health Food Store/Specialty Food Stores](#)
20. [Home Furnishings & Housewares/Window Coverings/Tableware/Linens](#)
21. [Jewelry Stores](#)
22. [Lighting Stores](#)
23. [Music/Musical Instrument/Audio Recording Stores](#)
24. [Office Supply Stores](#)
25. [Paint/Wallpaper Stores](#)
26. [Party Supply Stores](#)
27. [Pets and Pet Supply Stores](#)
28. [Stationary/Card Shops](#)
29. [Shoe/Hat Stores](#)
30. [Specialty Shops](#)
31. [Sporting Goods Stores](#)
32. [Toy/Hobby Stores](#)

[B. Service Retail uses include, but are not limited to:](#)

1. [Alterations/Tailor/Fur & Repair & Storage](#)
2. [Bank/Credit Unions/Savings & Loan/Financial Institutions](#)

3. Barber/Beauty Salon/Nail Salon/Facial/Massage
4. Copying/Printing/Blueprints
5. Dry Cleaner (no plant on premises)
6. Employment Agencies
7. Formal Wear Rental Shops
8. Health Clubs/Fitness Centers/Physical Therapy
9. Instruction & Training in Gymnastics, Martial Arts, Aerobics, Yoga
10. Laboratories
11. Laundromats
12. Locksmiths
13. Lube Shops
14. Postal/Mail Stores
15. Photographic/Artists Studio
16. Real Estate/Title Offices
17. Shoe Repair Shops
18. Travel/Tour Agencies
19. Veterinarian/Animal Hospital
20. Video/Audio Rental Shops
21. Watch/Clock Repairs Shops

C. Eating, drinking and entertainment establishments include, but are not limited to:

1. Bagel/Donut Shops
2. Banquet Facilities
3. Café/Coffee House Shops

4. Delicatessen/Catering Services
5. Ice Cream/Yogurt Shops
6. Outdoor Seating Areas for Food Establishments
7. Micro-brewery
8. Restaurants, including on-site alcohol sales
9. Fast Food Drive-Through/Drive-In Facility

D. Office Uses include, but are not limited to:

1. Administrative Headquarters
2. Business, Consulting and Commercial Services
3. Business, Professional and Administrative Offices
4. Medical and Dental Laboratories
5. Radio and Television Broadcasting
6. Stock Brokerage

E. Other Uses include, but are not limited to:

1. Reclaimed Water Storage Ponds
2. Spray Fields
3. Storm Drain Detention and Retention Ponds

F. Retail Sales Uses include, but are not limited to:

1. Department Stores/General Merchandise Stores
2. Drug Stores
3. Electronics/Audio/Video/Computers/Software Stores
4. Furniture/Appliance Stores

5. Grocery Stores
6. Hardware/Home Improvement/Nursery Stores
7. Sale of new Motorsports Vehicles, including but not limited to: motorcycles, snowmobiles, jet skis, all-terrain vehicles, small watercraft, or similar vehicles, and including the ancillary sale of used motorsports vehicles, parts, and accessories and maintenance, repair, and service of motorsports vehicles.

8. Tire Stores

G. Service Retail Uses include, but are not limited to:

1. Day Care Centers
2. Emergency Medical/Dental, Clinics, and prescribing pharmacy within

H. Regionally oriented, high volume, retail uses include, but are not limited to:

1. Design/Contractors Centers
2. Discount/Off Price Centers
3. Entertainment/Lifestyle Centers
4. Factory Outlet Stores
5. Furniture Outlets
6. Malls
7. Power Centers
8. Promotional Centers

I. Other Uses include, but are not limited to:

1. Communications Equipment

2. Electrical transmission and distribution substations, gas regulator stations, public service pumping stations and elevated pressure tanks.

J. Incidental and accessory structures and uses on the same site as a permitted use.

K. Other uses added to this list by the Planning Commission according to the procedure in Section 17.16.020.

17.57.302 Conditional uses.

A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:

1. Administrative Offices – City, County, State, and Federal

2. Amusement/Arcade

3. Auditoriums/Concert Halls

4. Ambulance Stations

5. Any facility or business producing excessive noise, sounds or music.

6. Beer/Wine Stores

7. Billiards /Pool Halls

8. Bowling Alleys

9. Business and professional schools and colleges

10. Car Washes

11. Cocktail Lounge/Bar

12. Community/Civic Centers

13. Skating rinks and other similar commercial recreation facilities.

14. Fire/Police Station

15. Gaming/Gambling/Bingo Parlor

16. [Gas and electrical transmission lines](#)
17. [Gas/Service Station/Convenience store](#)
18. [Governmental offices](#)
19. [Hospital/Medical center](#)
20. [Hotel \(subject to LMC Chapter 17.78 Hotel Limitations\)](#)
21. [Library](#)
22. [Museums](#)
23. [Nightclub](#)
24. [Private Clubs](#)
25. [Recreational facility/Indoor](#)
26. [Senior/Youth Centers](#)
27. [Temporary Christmas tree lot](#)
28. [Temporary pumpkin patch](#)
29. [Theater \(Dinner, Movie, Live, etc.\)](#)
30. [Transit Stations](#)
31. [Water quality ponds/associated facilities](#)

17.57.303 Property development standards.

[Specific development and architecture standards for the Service Commercial - Mossdale Village \(CS-MV\) zone district are established in the Mossdale Landing South Urban Design Concept document.](#)

17.57.304 Site plan and architectural review required.

[No use shall be erected on any lot or site in any CS-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.](#)

17.57.305 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

17.57.310 RM-MV: Medium Density Residential – Mossdale Village Zoning District - Application.

The RM-MV district is intended to permit both attached and detached housing units. New planning concepts and lot reconfigurations, such as alleys or other features particular to a selected housing type, that do not fall within the development standards listed in Mossdale Landing South Urban Design Concept document may be considered by the Community Development Department.

17.57.311 Permitted uses.

A. Permitted uses include:

1. One-family dwellings.
2. Two or more single-family dwellings proposed for the same site.
3. Duplexes.
4. Multi-family dwellings or apartments.
5. Home occupations in accordance with Chapter 17.64.
6. A State-authorized, certified or licensed facility including: a family day care home providing care of up to fourteen (14) children; a foster home or group home serving up to eight (8) or fewer mentally disordered or otherwise handicapped persons, or dependent and neglected children.
7. Public uses of an administrative, public service or cultural type including City, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities; public playgrounds, parks and community centers.
8. Fenced or enclosed swimming pools for either individual, family or communal use or an exclusive non-commercial basis, provided that no swimming pool shall be located within a utility easement or a front yard.

9. Incidental and accessory structures and uses located on the same site with a permitted use.
10. Reclaimed water storage ponds.
11. Spray fields.
12. Storm drain detention and retention ponds.

17.57.312 Conditional uses.

A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:

1. A State authorized licensed child day care center as defined by the State of California Department of Social Services.
2. Public and private charitable institutions; State authorized hospitals, sanitariums, rest homes, and nursing homes; State authorized, certified or licensed facility including: a foster home or group home serving nine (9) or more mentally disordered or otherwise handicapped persons, such as rehabilitation homes for the alcohol and/or chemically dependent, or dependent and neglected children, where such homes provide care on a 24-hour basis.
3. Boarding or rooming houses as defined in Section 17.04.080 of this Title.
4. Public and quasi-public use of an educational or religious type, including: private non-profit schools, public or private colleges; churches; parsonages and other religious institutions.
5. Gas and electric transmission lines in accordance with Section 17.108.080, electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and elevated pressure tanks.
6. Water quality ponds/associated facilities.

17.57.313 Property development standards.

Specific development and architecture standards for the Medium Density Residential - Mossdale Village (RM-MV) zone district are established in the Mossdale Landing South Urban Design Concept document.

17.57.314 Site plan and architectural review required.

No use shall be erected on any lot or site in any RM-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104, other than those exempted by Local, State, and/or Federal statute. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.315 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

17.57.320 RH-MV: High Density Residential – Mossdale Village Zoning District - Application.

The RH-MV district is intended for Mossdale Landing South’s multi-family and attached housing development. The theme, design styles, materials and colors shall reflect those of the other residential neighborhoods of Mossdale Landing South.

17.57.321 Permitted uses.

- C. Attached multi-family residential uses including, but not limited to:
 - 5. Condominiums, apartments, flats, townhouses, and independent living facilities.
 - 6. Convalescent and assisted care facility.
 - 7. Home occupations in accordance with the provisions of Chapter 17.64.
 - 8. Rest/Nursing homes.
- D. Other uses, including but not limited to:
 - 4. Reclaimed water storage ponds.
 - 5. Spray fields.
 - 6. Storm drain detention and retention ponds.

17.57.322 Conditional uses.

A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:

-
- 3. Day Care Centers.
- 4. Private non-profit schools and colleges; churches, and other religious institutions.

17.57.323 Property development standards.

Specific development and architecture standards for the High Density Residential - Mossdale Village (RH-MV) zone district are established in the Mossdale Landing South Urban Design Concept document.

17.57.324 Site plan and architectural review required.

No use shall be erected on any lot or site in any RH-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.325 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

17.57.330 P/QP-MV: Public/Quasi Public – Mossdale Village Zoning District - Application.

The P/QP-MV zoning district is intended to permit schools, parks, and other public facilities shall relate to and build upon those styles mandated for residential development in the Mossdale Landing South Urban Design Concept document. This will ensure that the architecture of public uses will tie into Mossdale Landing’s traditional character. Materials and colors shall be appropriate to the design style selected, and building placement and massing shall be sensitive to the site and adjacent neighborhoods.

17.57.331 Permitted uses.

- A. Permitted uses include, but are not limited to:
 - 1. Community Centers.

2. Farmer's Market.
3. Festival/Street Fairs.
4. Open Space.
5. Other such uses that meet the intent of this district, as approved by the Director of Community Development.
6. Park- active and passive, including ancillary structures and facilities.
7. Reclaimed water storage ponds.
8. Recreation facility.
9. Spray fields.
10. School.
11. Storm drain detention and retention ponds.
12. Trails, pathways, maintenance roads, and related features.
13. Water quality ponds and related features.
14. Water reservoir tank site.

17.57.332 Site plan and architectural review required.

No use or structure shall be erected on any lot or site in any P/QP-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104, other than those exempted by Local, State and/or Federal statute. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.333 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

Any use or structure proposed for placement on city owned property pursuant to a lease, license, agreement with the city, or city project, shall be exempt from this chapter, but shall comply with such processing and design standards as are set forth in such lease, license, or other agreement.

17.57.340 P-MV: Park – Mossdale Village Zoning District – Application.

The P-MV District is intended to provide for neighborhood, community and regional parks, greenways, and other outdoor recreation facilities to allow for a wide array of local and community recreational activities and entertainment opportunities within urban development. Specific uses intended for this zoning district include: public recreation sites including ball fields, tot lots and play apparatus, adult softball and soccer playing fields, swimming pools, community center buildings, meeting facilities, libraries, art centers, after school care facilities, art in public places, facilities for night-time recreation, trails benches, interpretive markers, picnic areas, barbeque facilities, landscaping, irrigation, city wells, trees and natural habitat areas. Parks also may be designed to accommodate multi-level storm drainage detention basins that will allow recreation use of areas not needed for detention during a given storm.

17.57.341 Reviewing Authority.

All proposed structures, events, and uses shall be subject to the review and approval by the City of Lathrop Parks and Recreation Commission.

17.57.350 OS-MV: Open Space – Mossdale Village Zoning District – Application.

The OS-MV zoning district is intended to provide for permanent open space in areas that exhibit significant vegetation, wildlife, wetlands, bodies of water or water courses, mineral resources, scenic qualities or recreational potential, water quality and storm water detention basins, and that are designated as open space within the Mossdale Village area. This district is further intended to be applied to lands within the city that are subject to an agricultural land conservation contract under the provisions of the Williamson Act.

17.57.351 Permitted uses.

1. Recreational – Active.
2. Recreational – Passive.
3. Trails and maintenance roads.
4. Levees and other related facility equipment.
5. Private or public infrastructure.
6. Resource management lands.
7. River and other water courses.
8. Drainage, water quality, and other similar facilities, including swales and basins.

9. Reclaimed water storage ponds.
10. Spray fields.
11. Storm drain detention and retention ponds.
12. Incidental and accessory structures and uses on the same site as a permitted use.
13. Other uses added to this list by the planning commission according to the procedures in Section 17.16.020 of the Lathrop Zoning Code.

17.57.352 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16 of the Lathrop Municipal Code.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

New text is shown by underline; deleted text is shown by ~~strikethrough~~

Chapter 17.58 Lathrop Gateway Business Park Zoning Districts

Article 1. Purposes and Application

17.58.010 Lathrop Gateway zoning districts, purposes and application.

The zoning districts in this chapter are designed to provide the opportunity for a wide variety of office, commercial, and industrial ~~and open space~~ uses that are compatible with the Lathrop Gateway Business Park Specific Plan. The following regulations are supplemented by the entire text of the LGBPSP and are always combined with the LG (Lathrop Gateway) combining zone. These zoning districts, ending in “-LG,” are limited to the Lathrop Gateway Business Park Specific Plan area. (Ord. 11-307 § 4)

[...]

Article 3. CS-LG: Service Commercial Zoning District

[...]

Chapter 17.58.031 Permitted Uses.

- A. Off-street parking lots improved in conformity with Chapter 17.76 shall be permitted.
- B. Service commercial establishments, including, but not limited to, the following:
 - 1. Addressograph services;
 - 2. Automobile and truck sales, service and repair, new and used;
 - 3. Automobile, truck and trailer rental and service, including incidental sales;

[...]

- 40. Heating, ventilating and air-conditioning shops, including incidental sheet metal;
- 41. Ice sale and storage;
- 42. Interior decorating and window coverings;
- 43. Kennels and small breeding facilities, located not closer than five hundred (500) feet to an ~~RA~~, R, RM, ~~Pe~~, CN, CC, or CR ~~or CW~~ district;

44. Laboratories, research and development services;

[...]

Article 5. P/QP-LG: Public/Quasi-Public Zoning District

~~17.58.050 Purposes and application.~~

~~—The P/QP-LG zoning district is intended to provide for permanent open space areas for well sites, water quality, stormwater detention basins, and other necessary slope embankments as called for in the Lathrop Gateway Business Park Specific Plan. (Ord. 11-307 § 4)~~

~~17.58.051 Permitted uses.~~

~~—A. Public/Quasi-Public uses including, but not limited to:~~

~~—1. Drainage, water quality, and other similar facilities, including swales and basins;~~

~~—2. Incidental and accessory structures and uses on the same site as a permitted use;~~

~~—3. Levees and other related facility equipment;~~

~~—4. Parking;~~

~~—5. Private or public infrastructure;~~

~~—6. Public buildings and grounds;~~

~~—7. Recycled water storage ponds;~~

~~—8. Recreational—Active;~~

~~—9. Recreational—Passive;~~

~~—10. Sprayfields;~~

~~—11. Storm drain detention and retention ponds;~~

~~—12. Trails and maintenance roads;~~

~~—13. Utility services and facilities;~~

~~—14. Well site;~~

~~—15. Other uses added to this list by the planning commission according to the procedures in~~

~~Section 17.16.020 of the Lathrop Zoning Code. (Ord. 11-307 § 4)~~

~~**17.58.052 Conditional uses—Commission approval required.**~~

~~—A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:~~

~~—1. Communication buildings, sites and facilities, including communication towers. (Ord. 11-307 § 4)~~

~~**17.58.053 Property development standards.**~~

~~—All uses shall be consistent with Article 6, Development Standards, in this Zoning Ordinance. Where development standards are not specifically identified in this document, reference the city of Lathrop Zoning Ordinance. (Ord. 11-307 § 4)~~

~~**17.58.054 Site plan and architectural design review.**~~

~~—No use shall be erected on any lot or site in any P/QP district until a site plan and architectural plans shall have been submitted to and approved by the city pursuant to the provisions of Chapter 17.100 and 17.104 of the Lathrop Municipal Code. Design review is required for all proposed structures, whether residential or nonresidential, together with related site plans, landscaping, and public improvements associated with new development within the Lathrop Gateway Business Park Specific Plan area. (Ord. 11-307 § 4)~~

~~**17.58.055 General provisions and exceptions.**~~

~~—All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16 of the Lathrop Municipal Code.~~

~~—The community development director may approve use interpretations and minor deviations related to the zoning herein. (Ord. 11-307 § 4)~~

Article 56. Development Standards

Table 17.58.060 Lathrop Gateway Business Park Specific Plan: Nonresidential Site Development Standards

	CO-LG	CS-LG	IL-LG	<u>P/QP-LG</u>⁽⁷⁾
Minimum Parcel Size (sf)	5,000	5,000	5,000	None
Minimum Lot				
Width	50'	50'	50'	None

	CO-LG	CS-LG	IL-LG	P/QP-LG ⁽⁷⁾
Depth	100'	100'	100'	None
Minimum Setbacks ⁽¹⁾				
Street frontage	50' ⁽²⁾	50' ⁽²⁾	50' ⁽²⁾	0
Front yard	15'	15'	15'	0
Side yard	5'	0' ⁽³⁾	0' ⁽³⁾	0
Rear yard	5'	0' ⁽³⁾	0' ⁽³⁾	0
Distance between structures	10'	10'	10'	10'
Maximum Lot Coverage	70%	70%	70%	70%
Maximum Building/Structural Height	75'	75'	75'	75'
Landscape Requirements ⁽⁴⁾				
Landscape coverage (minimum) ⁽⁵⁾	15% ⁽⁶⁾	10%	10% ⁽⁶⁾	10%⁽⁶⁾
Minimum Parking Requirements	Per Lathrop Zoning Ordinance, Chapter 17.76	Per Lathrop Zoning Ordinance, Chapter 17.76	Per Lathrop Zoning Ordinance, Chapter 17.76	Per Lathrop Zoning Ordinance, Chapter 17.76
Signage	Per Master Signage Program, and/or Chapter 17.84	Per Master Signage Program, and/or Chapter 17.84	Per Master Signage Program, and/or Chapter 17.84	Per Master Signage Program, and/or Chapter 17.84

Footnotes to Table [17.58.060](#):

- (1) Minimum standards may need to be revised based on parcel configuration and proposed land use; community development director to approve minor deviations.
- (2) Those sites with public street frontage on a curve or cul-de-sac may have frontages of not less than 40', provided that the width of the site as measured along the front yard setback line is at least 50'.
- (3) Except where abutting an adjacent structure; see distance between structures standard.
- (4) For landscape standards reference Chapter [17.92](#) of the Lathrop Municipal Code.
- (5) Measured as a percentage of net lot acreage.
- (6) Landscape coverage is encouraged to include recreation and open space amenities for employees and visitors consistent with Section 5.5.1.1.F, Public Spaces and Pedestrian Amenities, of the Lathrop Gateway Business Park Specific Plan; recreation and open space amenities will count toward the landscape requirement.

~~(7) The city of Lathrop may exempt public facilities from the standard, if necessary; community development director to approve deviations.~~

(Ord. 11-307 § 4)

New text is shown by underline; deleted text is shown by ~~strikethrough~~

Chapter 17.60 Southeast Stewart Tract Zoning Districts

[...]

17.60.040 RCO-ST: Resource Conservation and Open Space Zoning District.

Application. The resource conservation and open space zoning district shall be that described in Chapter 17.20, except that uses listed in Section 17.20.040 (Conditional uses) shall be permitted uses herein subject to securing site plan approval. (Ord. 22-431 § 1; Ord. 96-132)

17.60.050 UR-ST: Urban Reserve Zoning district.

Application. The urban reserve zoning district shall be that described in Chapter 17.24. (Ord. 22-431 § 1; Ord. 96-132)

New text is shown by underline; deleted text is shown by ~~strikethrough~~

Chapter 17.61 River Islands Zoning Districts

[...]

17.61.030 MU-RI: Mixed Use Town Center Zoning District.

A. Application. The MU-RI zoning district is intended to provide a mix of retail, services, restaurants, entertainment, offices, higher density residential and civic uses. Such a variety of uses will need special attention as to their design to ensure proper integration and compatibility. The urban design concept review shall establish a precise mix of uses in accordance with the general categories described in this section.

B. Use Types Permitted in the MU-RI Zoning District. Retail, personal services, food and food services, offices, medical services, single-family residential, multifamily residential, civic uses, religious facilities, schools, public and private parks and open space, conditional uses, such as entertainment-related and community oriented uses, medical clinics, and other uses consistent with the scale and character of the district.

C. Permitted and Conditionally Permitted Uses. Permitted and conditionally permitted uses shall be those listed in Section 17.61.210, Table 17.61.1 and in areas covered by an urban design concept.

D. Development Standards. Specific development standards for the mixed use town center (MU-RI) district shall be further detailed in neighborhood development plans as required under Section 17.61.120. The neighborhood development plan shall include, but not be limited to, development standards for density, floor area ratios, lot coverage, building height, setbacks, lot width and depth, sign regulations, off-street parking, and standards for landscaping and irrigation. (Ord. 21-422 § 1; Ord. 03-215 § 1)

[...]

17.61.080 RCO/OS-RI: Resource Conservation and Open Space Zoning District.

A. Application. The resource conservation and open space zoning district is intended to provide for habitat restoration and preservation-related activities within Paradise Cut.

B. Use Types Permitted in the RCO/OS Zoning District. Lake, waterways, conditional uses including recreation parks, wildlife preserves, schools, public and quasi-public, utility and service structures and facilities and other uses consistent with the scale and character of the district.

C. Permitted and Conditionally Permitted Uses. Permitted and conditionally permitted uses shall be those described in Chapter 17.20, as listed in Section 17.61.210, Table 17.61.1, except that uses listed in Section 17.20.040 (Conditional uses) shall be permitted uses herein subject to securing site plan approval. Such permitted and conditionally permitted uses shall be located in

areas covered by an urban design concept.

D. Development Standards. Specific development standards for the resource conservation and open space (RCO/OS) zoning district shall be established as part of the urban design concept review. (Ord. 21-422 § 1; Ord. 03-215 § 1)

17.61.090 OS/P-RI: Open Space ~~and~~ /Public Use District.

[...]

17.61.210 River Islands zoning districts and permitted uses.

TABLE 17.61.1 Stewart Tract—River Islands Zoning Districts and Permitted Uses ¹

Land Use ²	RL-RI	RM-RI	RH-RI	MU	CR	TOD	RCO/ <u>OS</u>	OS/P
AGRICULTURAL USES								
Agricultural Uses may continue pursuant to Chapter 17.52 .								
RESIDENTIAL USES								
SF detached	P	P						
SF attached (duplex, triplex)	P	P						
SF attached (townhome, condominium)	P	P		P		P		
MF attached		P	P	P		P		
Manufactured Housing	P	P		P		P		
Accessory dwelling units	P	P	P	P		P		
Hotels/motels, and other lodging			C	P	P	P		
Small family day care facility (8 or fewer children)	P	P	P	P		P		
Large family day care facility (9 to 14 children)	PA	PA	PA	PA		PA		
Childcare facility	C	C	C	C	C	C		
Emergency shelters in accordance with the provisions of Chapter 17.74			P					
Single room occupancy uses, in accordance with the provisions of Chapter 17.73			C					
Residential care facility, small	P	P	P	P		P		
Residential care facility, large	C	C	C	C		C		
Storehouses; garden structures; greenhouses	PA	PA	PA	PA		PA		
Fenced or enclosed private swimming pools or tennis courts	PA	PA	PA	PA		PA		
Home occupations	PA	PA	PA	PA		PA		
Model home display areas	PA	PA	PA	PA		PA		
COMMERCIAL USES								
Apparel				P	P	P		
Arcades				C	C	C		
Art and antiques				P	P	P		
Arts and crafts schools/colleges				C	C	C		
Art galleries				P	P	P		
Art supply				P	P	P		
Auto and motorcycle dealerships				C	C			
Automobile and tractor repair and maintenance					C			

Land Use ²	RL-RI	RM-RI	RH-RI	MU	CR	TOD	RCO/OS	OS/P
Automobile supply (no repair or installation)				P	P	P		
Bakery goods				P	P	P		
Banks and other lending institutions				P	P	P		
Banquet facility				P	P	P		
Bars, cocktail lounges, nightclubs				C	C	C		
Barbershops and beauty shops				P	P	P		
Bicycle shops				P	P	P		
Billiard and pool halls				P	P			
Blueprint, photocopy, and mailing				P	PC	P		
Boat sales and services				C	C	C		
Books				P	P	P		
Bowling alleys				PA	PA	PA		
Business, professional and trade schools and colleges				C	C	C		
Camera equipment and supplies				P	P	P		
Candy				P	P	P		
Card rooms				C	C	C		
Carpeting and flooring				P	P	P		
Catering				P	P	P		
Clothing cleaning (Pick-up and delivery, dry cleaning; self-serve laundromats)				P	P	P		
Clothing and costume rental				P	P	P		
Convenience stores (max. 5,000 square feet)				P	P	P		
Commercial small business offices (not more than 8,000 square feet)				P	P	P		
Day spas				P	P	P		
Department stores				P	P	P		
Drive-through establishments				P	P	P		
Employment agencies				P	P	P		
Factory outlets				C	C	C		
Farmers' markets				PA	PA	PA		
Florists				P	P	P		
Food market; delicatessen				P	P	P		
Furniture stores				P	P	P		
Garden supplies and nurseries (indoors)				P		P		
Gifts, novelties and souvenirs				P	P	P		
Gun sales and gunsmith				P		P		
Gymnasium and health studios				C	C	C		
Hardware				P	P	P		
Health foods				P	P	P		
Hobby supplies				P	P	P		
Home furnishings				P	P	P		
Home improvement supplies				P	P	P		
Household repair shops				P		P		
Ice dispensers (outdoor)				P	P	P		
Interior decoration				P	P	P		
Jewelry				P	P	P		
Kennels				C	C	C		
Kiosks (sales and marketing)				C	C	C		
Leather goods and luggage				P	P	P		
Liquor (packaged)				C	C	C		
Locksmith				P	P	P		
Massage				C	C	C		
Musical instruments & supplies				P	P	P		

Land Use ²	RL-RI	RM-RI	RH-RI	MU	CR	TOD	RCO/OS	OS/P
Music and dance studios				C	C	C		
News and magazine stands				P	P	P		
Office and business machines stores				P	P	P		
Outdoor cafes				P	P	P		
Paint and wallpaper				P	P	P		
Pet stores and pet grooming (no boarding)				P	P	P		
Pawn shops				C	C	C		
Pharmacy				P	P	P		
Photographic supplies				P	P	P		
Photographic studios				P	P	P		
Picture framing				P	P	P		
Post/delivery offices				P	P	P		
Private clubs and lounges				C	C	C		
Private access lagoons					C	C		
Public and private non-profit charitable institutions				P	P	P		
Radio, television and film broadcasting/studios				P	P	P		
Radio, television and audio-visual equipment sales and repair				P	P	P		
Reading rooms				P	P	P		
Retail stores larger than 75,000 square feet				C	C	C		
Restaurants, including cafes				P	P	P		
Scientific instrument stores				P	P	P		
Seasonal sales				PA	PA	PA		
Secretarial services				P	P	P		
Self-service carwash				C	C	C		
Service station, excluding automotive repair services not included in the definition of "service station," provided that all operations, except the sale of gasoline, shall be conducted in a building enclosed on 3 sides				C	C	C		
Self storage facilities				C	C	C		
Shoes				P	P	P		
Shoe repair				P	P	P		
Skating rinks				C	C	C		
Small animal hospitals and clinics; veterinarian offices				C	C	C		
Small appliance repair				P	P	P		
Sporting goods (excluding incidental boat sales, resales and camper sales)				P	P	P		
Sports arenas within buildings				C	C	C		
Stamps and coins				P	P	P		
Storage buildings incidental to a permitted use				PA	PA	PA		
Supermarkets				C	P	C		
Tailoring and dressmaking				P	P	P		
Taxidermists				P	P	P		
Theaters and auditoriums, including movie theaters and performing arts				C	C	C		
Thrift shops; second hand stores				P	P	P		
Theme parks				C	C	C		
Tobacconists				P	P	P		
Tool or cutlery sharpening or grinding				P	P	P		
Toys				P	P	P		

Land Use ²	RL-RI	RM-RI	RH-RI	MU	CR	TOD	RCO/OS	OS/P
conservation recharge basins; drainage ponds; streets and roads as necessary for access to permitted uses								
Gas/electrical transmission lines subject to provisions of Section 17.108.080 ; electrical substations; gas regulator stations	P	PA	PA	PA	PA	PA	PA	PA
Incidental and accessory structures and uses located on the same site as a conditional use	C	C	C	C	C	C	C	C
Incidental and accessory structures and uses located on the same site as permitted use	P	P	P	P	P	P		
Parking lots and garages improved in conformity with the standards prescribed for off-street parking facilities			C	C	C	C		
Underground storage tanks for petroleum or oils				P	P	P		

1 P = Permitted uses; PA = Permitted but administrative approval required; C = Conditional use permit required; Blank = Prohibited use

2 Other uses may be added to Table 17.61.1 by the planning commission according to the procedure in Section [17.16.020](#).

(Ord. 20-422 § 1; Ord. 20-411 § 1; Ord. 16-365 § 1)

New text is shown by underline; deleted text is shown by ~~strikethrough~~

Chapter 17.62 Central Lathrop Zoning Districts

[...]

Article 6. ~~SPC-CL: Specialty Commercial Zoning District~~

~~17.62.061 Purposes and application.~~

~~—The SPC-CL zoning district provides a mix of retail, services, and restaurants to adjacent residents, which benefit from the recreational opportunities and views accorded by the adjacent San Joaquin River. (Ord. 04-245 § 3)~~

~~17.62.062 Permitted Uses~~

~~—Administrative review required, provided below use is a tenant within an existing or proposed building. Otherwise, the use shall require site plan review.~~

~~—A. Services including, but not limited to:~~

~~—(1) Arts instruction (music, dance, painting)~~

~~—(2) Automatic teller machine~~

~~—(3) Barber/beauty shop/nail salon~~

~~—(4) Copying and printing~~

~~—(5) Dry cleaner/laundry (no plant on premises)~~

~~—(6) Laundromat~~

~~—(7) Photographic studio~~

~~—(8) Travel agency~~

~~—B. Local serving retail including, but not limited to:~~

~~—(1) Apparel/accessories~~

~~—(2) Art gallery/Supply store~~

~~—(3) Bagel/donut shop~~

- ~~—(4) Bakery~~
- ~~—(5) Beauty supply store~~
- ~~—(6) Beer/wine store, sales tasting~~
- ~~—(7) Bicycle shop~~
- ~~—(8) Bookstore/newsstand~~
- ~~—(9) Café~~
- ~~—(10) Camera equipment and supply~~
- ~~—(11) Candy and confectioners~~
- ~~—(12) Card shop~~
- ~~—(13) Coffee house~~
- ~~—(14) Costume/wig shop~~
- ~~—(15) Fabric/craft store~~
- ~~—(16) Delicatessen~~
- ~~—(17) Florist/plant shop (fertilizer to be stored and sold only in packaged form)~~
- ~~—(18) Food stores—Supermarkets, health, specialty, other~~
- ~~—(19) Gift shop/novelty~~
- ~~—(20) Hobby shop~~
- ~~—(21) Ice cream/yogurt~~
- ~~—(22) Jewelry store~~
- ~~—(23) Music store~~
- ~~—(24) Pet store and supplies~~
- ~~—(25) Postal/mail store~~
- ~~—(26) Picture framing shop~~

~~—(27) Restaurant (no drive-through)~~

~~—(28) Shoe store/shoe repair~~

~~—(29) Specialty goods including cooking supplies, housewares, linen, window coverings, china/glassware, etc.~~

~~—(30) Sporting goods~~

~~—(31) Toy store/hobby shop~~

~~—(32) Variety store~~

~~—(33) Video store, subject to limitations of Chapter 5.08 of the Lathrop Municipal Code.~~

~~—C. Other uses including, but not limited to:~~

~~—(1) Open space~~

~~—(2) Outdoor seating for food establishments~~

~~—(3) Parks~~

~~—(4) Parking lot~~

~~—D. Other permitted uses:~~

~~—(1) Recreational boat rental~~

~~—(2) Recreational equipment rental~~

~~—E. Other uses as allowed by the planning commission and city council as prescribed by a PUD under the procedures of Sections 17.52.010 and 17.52.020, and Chapter 17.56 of the Lathrop Municipal Code.~~

~~—F. Incidental and accessory structures and uses on the same site as a permitted use.~~

~~—G. Other uses added to this list by the planning commission according to the procedures in Section 17.16.020 of the Lathrop Municipal Code. (Ord. 04-245 § 3)~~

17.62.063 Permitted uses: administrative approval required.

~~—The following uses may be permitted in accordance with the provisions of Chapter 17.108 of the Lathrop Municipal Code:~~

~~—A. One family dwellings over or to the rear of a permitted use; provided, such dwellings~~

~~shall be subject to the use, site area, coverage and yard requirements of the variable density residential district. Density to be a minimum of eight units per acre.~~

~~— B. — Electrical transmission and distribution sub-stations, gas regulator stations, public service pumping stations and elevated pressure tanks.~~

~~— C. — Liquor, packaged.~~

~~— D. — Microbrewery.~~

~~— E. — Recreational facility — Indoor. (Ord. 04-245 § 3)~~

~~17.62.064 Conditional uses; planning commission approval required.~~

~~— The following uses may be permitted in accordance with the provisions of Chapter 17.112:~~

~~— A. — Bar, cocktail lounge or nightclub.~~

~~— B. — Christmas tree sales.~~

~~— C. — Churches and other religious facilities.~~

~~— D. — Communications equipment.~~

~~— E. — Community center.~~

~~— F. — Day care center.~~

~~— G. — Expansion or remodeling of an existing nonconforming use of a structure or land, up to fifty percent (50%) or less of the value of the structure, or reestablishment of a nonconforming use which has been damaged, except nonconforming signs and outdoor advertising structures, nonconforming uses occupying a structure with an assessed valuation of less than two hundred dollars (\$200.00), and nonconforming fences, walls and hedges.~~

~~— H. — Expansion, remodeling or additions to a conditional use that are not considered an incidental or accessory use as defined in Section 17.04.080 of the Lathrop Zoning Code.~~

~~— I. — Lodge hall.~~

~~— J. — Reclaimed water storage and water quality ponds not previously identified in previous approvals.~~

~~— K. — Senior center.~~

~~— L. — Social club.~~

~~— M. — Spray fields not previously identified in previous approvals.~~

~~— N. — Storm drain detention and retention ponds not previously identified in previous approvals.~~

~~— O. — Street fair or farmer’s market.~~

~~— P. — Theater — Indoor (dinner, movie, live play, etc.).~~

~~— Q. — Video arcade.~~

~~— R. — Youth center.~~

~~— S. — Other uses which are added to this list according to the procedure in Section 17.16.020 of the Lathrop Municipal Code. (Ord. 04-245 § 3)~~

17.62.065 Property development standards.

~~— Specific development standards for the Specialty Commercial (SPC-CL) district shall be established as part of the Central Lathrop design guidelines review by incorporating the design standards identified in Section 17.62.120 and establishing the following design principals:~~

~~— A. — Site design shall establish a cohesive relationship with the community park by integrating building sizes, locations, landscaping, screening and parking.~~

~~— B. — By utilizing a creative approach to landscaping and screening, parking areas shall not become the predominant feature of the streetscape, especially as it relates to adjacent open spaces and arterial streets.~~

~~— C. — Landscaping and irrigation standards shall generally follow those required by Chapter 17.92 and may be modified by the required design guidelines review by city staff, prior to issuance of development or building permits.~~

~~— D. — Building setbacks shall be varied in accordance with corresponding building heights, uses and proposed shop front and street activity. Higher structures may require larger front yard setback, for example.~~

~~— E. — Minimum parking requirements, such as type and number of parking stalls, shall generally follow Sections 17.62.120 and 17.84.010, and may be modified by the required design guidelines review by city staff, prior to issuance of development or building permits.~~

~~— F. — All signage shall be consistent with the Central Lathrop master signage plan adopted generally in accordance with Section 17.84.100, and included as a component of the Central Lathrop Specific Plan design guidelines.~~

~~— G. — All businesses, services and processes shall be conducted entirely within a completely~~

~~enclosed structure except for off-street parking and off-street loading areas, gasoline service stations, outdoor dining areas, florist stands, coffee carts, nurseries, garden shops, signs, Christmas tree sales lots, farmer's markets, bus depots and transit stations, public utility stations, used car sales incidental to new car sales, and other uses found to be acceptable outdoor uses by the planning commission.~~

~~— H. — No use shall be permitted, and no process, equipment or materials shall be used which are found by the planning commission to be objectionable to persons living or working in the vicinity by reasons of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried waste, noise, vibration, illumination, glare or unsightliness or to involve any hazard of fire, explosion or toxic chemicals.~~

~~— I. — Temporary sidewalk sales and use of the public right-of-way for the display and sales of merchandise shall require approval by the city council. Permanent use for such purposes is strictly prohibited.~~

~~— J. — The following elements may project into the right-of-way: entry features up to twelve (12) inches, awnings up to five feet, bay windows up to three feet. Awnings, bay windows, and other similar elements must have a minimum of eight feet clearance above the sidewalk. (Ord. 04-245 § 3)~~

~~17.62.066 Site plan and architectural review required.~~

~~— The Central Lathrop design review process shall take the place of the site plan review for which provision is made in Chapter 17.100 of the Lathrop Municipal Code and the architectural design review for which provision is made in Chapter 17.104 of the Lathrop Municipal Code. Design review is required for all proposed structures, whether residential or non-residential, together with related site plans, landscaping, and public improvements associated with new development within the Central Lathrop Specific Plan area. The Central Lathrop design guidelines will specify the design review application process. (Ord. 04-245 § 3)~~

~~17.62.067 General provisions and exceptions.~~

~~— All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16 of the Lathrop Municipal Code. (Ord. 04-245 § 3) **17.62.061 Purposes and application.**~~

~~— The SPC-CL zoning district provides a mix of retail, services, and restaurants to adjacent residents, which benefit from the recreational opportunities and views accorded by the adjacent San Joaquin River. (Ord. 04-245 § 3)~~

~~17.62.062 Permitted Uses~~

~~— Administrative review required, provided below use is a tenant within an existing or proposed~~

~~building. Otherwise, the use shall require site plan review.~~

~~— A. Services including, but not limited to:~~

~~— (1) Arts instruction (music, dance, painting)~~

~~— (2) Automatic teller machine~~

~~— (3) Barber/beauty shop/nail salon~~

~~— (4) Copying and printing~~

~~— (5) Dry cleaner/laundry (no plant on premises)~~

~~— (6) Laundromat~~

~~— (7) Photographic studio~~

~~— (8) Travel agency~~

~~— B. Local serving retail including, but not limited to:~~

~~— (1) Apparel/accessories~~

~~— (2) Art gallery/Supply store~~

~~— (3) Bagel/donut shop~~

~~— (4) Bakery~~

~~— (5) Beauty supply store~~

~~— (6) Beer/wine store, sales tasting~~

~~— (7) Bicycle shop~~

~~— (8) Bookstore/newsstand~~

~~— (9) Café~~

~~— (10) Camera equipment and supply~~

~~— (11) Candy and confectioners~~

~~— (12) Card shop~~

- ~~—(13) Coffee house~~
- ~~—(14) Costume/wig shop~~
- ~~—(15) Fabric/craft store~~
- ~~—(16) Delicatessen~~
- ~~—(17) Florist/plant shop (fertilizer to be stored and sold only in packaged form)~~
- ~~—(18) Food stores—Supermarkets, health, specialty, other~~
- ~~—(19) Gift shop/novelty~~
- ~~—(20) Hobby shop~~
- ~~—(21) Ice cream/yogurt~~
- ~~—(22) Jewelry store~~
- ~~—(23) Music store~~
- ~~—(24) Pet store and supplies~~
- ~~—(25) Postal/mail store~~
- ~~—(26) Picture framing shop~~
- ~~—(27) Restaurant (no drive-through)~~
- ~~—(28) Shoe store/shoe repair~~
- ~~—(29) Specialty goods including cooking supplies, housewares, linen, window coverings, china/glassware, etc.~~
- ~~—(30) Sporting goods~~
- ~~—(31) Toy store/hobby shop~~
- ~~—(32) Variety store~~
- ~~—(33) Video store, subject to limitations of Chapter 5.08 of the Lathrop Municipal Code.~~
- ~~—C.— Other uses including, but not limited to:~~
- ~~—(1) Open space~~

~~—(2) Outdoor seating for food establishments~~

~~—(3) Parks~~

~~—(4) Parking lot~~

~~—D. Other permitted uses:~~

~~—(1) Recreational boat rental~~

~~—(2) Recreational equipment rental~~

~~—E. Other uses as allowed by the planning commission and city council as prescribed by a PUD under the procedures of Sections 17.52.010 and 17.52.020, and Chapter 17.56 of the Lathrop Municipal Code.~~

~~—F. Incidental and accessory structures and uses on the same site as a permitted use.~~

~~—G. Other uses added to this list by the planning commission according to the procedures in Section 17.16.020 of the Lathrop Municipal Code. (Ord. 04-245 § 3)~~

~~17.62.063 Permitted uses; administrative approval required.~~

~~—The following uses may be permitted in accordance with the provisions of Chapter 17.108 of the Lathrop Municipal Code:~~

~~—A. One family dwellings over or to the rear of a permitted use; provided, such dwellings shall be subject to the use, site area, coverage and yard requirements of the variable density residential district. Density to be a minimum of eight units per acre.~~

~~—B. Electrical transmission and distribution sub-stations, gas regulator stations, public service pumping stations and elevated pressure tanks.~~

~~—C. Liquor, packaged.~~

~~—D. Microbrewery.~~

~~—E. Recreational facility Indoor. (Ord. 04-245 § 3)~~

~~17.62.064 Conditional uses; planning commission approval required.~~

~~—The following uses may be permitted in accordance with the provisions of Chapter 17.112:~~

~~—A. Bar, cocktail lounge or nightclub.~~

- ~~— B. — Christmas tree sales.~~
- ~~— C. — Churches and other religious facilities.~~
- ~~— D. — Communications equipment.~~
- ~~— E. — Community center.~~
- ~~— F. — Day care center.~~
- ~~— G. — Expansion or remodeling of an existing nonconforming use of a structure or land, up to fifty percent (50%) or less of the value of the structure, or reestablishment of a nonconforming use which has been damaged, except nonconforming signs and outdoor advertising structures, nonconforming uses occupying a structure with an assessed valuation of less than two hundred dollars (\$200.00), and nonconforming fences, walls and hedges.~~
- ~~— H. — Expansion, remodeling or additions to a conditional use that are not considered an incidental or accessory use as defined in Section 17.04.080 of the Lathrop Zoning Code.~~
- ~~— I. — Lodge hall.~~
- ~~— J. — Reclaimed water storage and water quality ponds not previously identified in previous approvals.~~
- ~~— K. — Senior center.~~
- ~~— L. — Social club.~~
- ~~— M. — Spray fields not previously identified in previous approvals.~~
- ~~— N. — Storm drain detention and retention ponds not previously identified in previous approvals.~~
- ~~— O. — Street fair or farmer’s market.~~
- ~~— P. — Theater — Indoor (dinner, movie, live play, etc.).~~
- ~~— Q. — Video arcade.~~
- ~~— R. — Youth center.~~
- ~~— S. — Other uses which are added to this list according to the procedure in Section 17.16.020 of the Lathrop Municipal Code. (Ord. 04-245 § 3)~~

17.62.065 Property development standards.

~~— Specific development standards for the Specialty Commercial (SPC-CL) district shall be established as part of the Central Lathrop design guidelines review by incorporating the design standards identified in Section 17.62.120 and establishing the following design principals:~~

~~— A. Site design shall establish a cohesive relationship with the community park by integrating building sizes, locations, landscaping, screening and parking.~~

~~— B. By utilizing a creative approach to landscaping and screening, parking areas shall not become the predominant feature of the streetscape, especially as it relates to adjacent open spaces and arterial streets.~~

~~— C. Landscaping and irrigation standards shall generally follow those required by Chapter 17.92 and may be modified by the required design guidelines review by city staff, prior to issuance of development or building permits.~~

~~— D. Building setbacks shall be varied in accordance with corresponding building heights, uses and proposed shop front and street activity. Higher structures may require larger front yard setback, for example.~~

~~— E. Minimum parking requirements, such as type and number of parking stalls, shall generally follow Sections 17.62.120 and 17.84.010, and may be modified by the required design guidelines review by city staff, prior to issuance of development or building permits.~~

~~— F. All signage shall be consistent with the Central Lathrop master signage plan adopted generally in accordance with Section 17.84.100, and included as a component of the Central Lathrop Specific Plan design guidelines.~~

~~— G. All businesses, services and processes shall be conducted entirely within a completely enclosed structure except for off-street parking and off-street loading areas, gasoline service stations, outdoor dining areas, florist stands, coffee carts, nurseries, garden shops, signs, Christmas tree sales lots, farmer's markets, bus depots and transit stations, public utility stations, used car sales incidental to new car sales, and other uses found to be acceptable outdoor uses by the planning commission.~~

~~— H. No use shall be permitted, and no process, equipment or materials shall be used which are found by the planning commission to be objectionable to persons living or working in the vicinity by reasons of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried waste, noise, vibration, illumination, glare or unsightliness or to involve any hazard of fire, explosion or toxic chemicals.~~

~~— I. Temporary sidewalk sales and use of the public right-of-way for the display and sales of merchandise shall require approval by the city council. Permanent use for such purposes is strictly prohibited.~~

~~— J. — The following elements may project into the right of way: entry features up to twelve (12) inches, awnings up to five feet, bay windows up to three feet. Awnings, bay windows, and other similar elements must have a minimum of eight feet clearance above the sidewalk. (Ord. 04-245 § 3)~~

~~**17.62.066 Site plan and architectural review required.**~~

~~— The Central Lathrop design review process shall take the place of the site plan review for which provision is made in Chapter 17.100 of the Lathrop Municipal Code and the architectural design review for which provision is made in Chapter 17.104 of the Lathrop Municipal Code. Design review is required for all proposed structures, whether residential or non-residential, together with related site plans, landscaping, and public improvements associated with new development within the Central Lathrop Specific Plan area. The Central Lathrop design guidelines will specify the design review application process. (Ord. 04-245 § 3)~~

~~**17.62.067 General provisions and exceptions.**~~

~~— All uses shall be subject to the general provisions and~~

Article 7. CO-CL: Commercial Office Zoning District

[...]

17.62.072 Permitted uses.

[...]

- B. Service retail uses including, but not limited to:
 - 1. Fur repair and storage
 - 2. Automobile repair
 - 3. Automobile upholstery and top shops
 - 4. Banks/credit unions/savings and loans/financial institutions
 - 5. Facial/massage
 - 6. Cafeterias
 - 7. Catering

8. Cleaning, pressing and dyeing establishments (using nonflammable and nonexplosive cleaning fluid)

9. Day care centers

10. Emergency medical/dental clinics, and prescribing pharmacies within

11. Electronics repair

12. Employment agency

13. Equipment rental

14. Rug cleaning and dyeing

15. Hotel (subject to Chapter 17.78 Hotel Limitations)

~~16. Inns providing temporary visitor accommodations and accessory recreational and commercial facilities~~

[...]

Article 8. ~~OC/VR/WWTP-CL: Office-Commercial/Residential/Waste Water Treatment Plant~~ P-CL: Park Zoning District

~~17.62.081 Purposes and application.~~

~~—The OC/VR/WWTP-CL zoning district provides flexibility in future land use choices in the northeast corner of the lands governed by the Central Lathrop Specific Plan. This designation allows any single use or a mix of any combination of Office/Commercial, Residential, and Waste Water Treatment Plant. (Ord. 04-245 § 3)~~

~~17.62.082 Permitted and conditionally permitted uses.~~

~~—Refer to Variable Density Residential-CL, Office-Commercial-CL, and Public/Semi-public-CL for permitted and conditionally permitted uses.~~

~~—Other Permitted Use: waste water treatment plant. (Ord. 04-245 § 3)~~

~~17.62.083 Property development standards.~~

~~—Specific development standards for the Office-Commercial/Residential/Wastewater Treatment Plant (OC/VR/WWTP-CL) district shall be established as part of the Central Lathrop design guidelines review by incorporating the design standards identified in Section 17.62.120 and establishing the following design principles:~~

~~— A. — By utilizing a creative approach to landscaping and screening, parking areas shall not become the predominant feature of the streetscape, especially as it relates to adjacent open spaces and arterial streets.~~

~~— B. — Landscaping and irrigation standards shall generally follow those required by Chapter 17.92 and may be modified by the required design guidelines review by city staff, prior to issuance of development or building permits.~~

~~— C. — Building setbacks shall be varied in accordance with corresponding building heights, uses and proposed shop front and street activity. Higher structures may require larger front yard setback, for example.~~

~~— D. — Minimum parking requirements, such as type and number of parking stalls, shall generally follow Section 17.62.120 and Section 17.84.010, and may be modified by the required design guidelines review by city staff, prior to issuance of development or building permits.~~

~~— E. — All signage shall be consistent with the Central Lathrop master signage plan adopted generally in accordance with Section 17.84.100, and included as a component of the Central Lathrop Specific Plan design guidelines.~~

~~— F. — All businesses, services and processes shall be conducted entirely within a completely enclosed structure, except for off-street parking and off-street loading areas, gasoline service stations, outdoor dining areas, florist stands, coffee carts, nurseries, garden shops, signs, Christmas tree sales lots, farmer's markets, bus depots and transit stations, public utility stations, vehicle sales and storage, and other uses found to be acceptable outdoor uses.~~

~~— G. — Temporary sidewalk sales and use of the public right of way for the display and sales of merchandise shall require approval by the city council. Permanent use for such purposes is strictly prohibited.~~

~~— H. — The following elements may project into the right of way: entry features up to twelve (12) inches, awnings up to five feet, bay windows up to three feet. Awnings, bay windows, and other similar elements must have a minimum of eight feet clearance above the sidewalk. (Ord. 04-245 § 3)~~

~~17.62.084 Site plan and architectural review required.~~

~~— The Central Lathrop design review process shall take the place of the site plan review for which provision is made in Chapter 17.100 of the Lathrop Municipal Code and the architectural design review for which provision is made in Chapter 17.104 of the Lathrop Municipal Code. Design review is required for all proposed structures, whether residential or nonresidential, together with related site plans, landscaping, and public improvements associated with new development within the Central Lathrop Specific Plan area. (Ord. 04-245 § 3)~~

~~17.62.085 General provisions and exceptions.~~

~~—All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16 of the Lathrop Municipal Code. (Ord. 04-245 § 3)~~

17.62.081 Purposes and application.

The P-CL District is intended to provide for neighborhood, community and regional parks, greenways, and other outdoor recreation facilities to allow for a wide array of local and community recreational activities and entertainment opportunities on designated park lands located within the Central Lathrop Specific Plan. Specific uses intended for this zoning district include: public recreation sites including ball fields, tot lots and play apparatus, adult softball and soccer playing fields, swimming pools, community center buildings, meeting facilities, libraries, art centers, after school care facilities, art in public places, facilities for night-time recreation, trails benches, interpretive markers, picnic areas, barbeque facilities, landscaping, irrigation, city wells, trees and natural habitat areas. Parks also may be designed to accommodate multi-level storm drainage detention basins that will allow recreation use of areas not needed for detention during a given storm.

17.62.082 Reviewing Authority.

All proposed structures, events, and uses shall be subject to the review and approval by the City of Lathrop Parks and Recreation Commission.

Article 9. P/SP-CL: Public/Semi-Public Zoning District

[...]

17.62.094 Property development standards.

Specific development standards for the Public/Semi-Public (P/~~SP~~^{QP}-CL) district shall be established as part of the Central Lathrop design guidelines review by incorporating the design standards identified in Section [17.62.120](#) of this chapter and establishing the following design principles:

A. By utilizing a creative approach to landscaping and screening, parking areas shall not become the predominant feature of the streetscape, especially as it relates to adjacent open spaces and arterial streets.

B. Landscaping and irrigation standards shall generally follow those required by Chapter [17.92](#) and may be modified by the required design guidelines review by city staff, prior to issuance of development or building permits.

C. Building setbacks shall be varied in accordance with corresponding building heights, uses and proposed shop front and street activity. Higher structures may require larger front yard setback, for example.

D. Minimum parking requirements, such as type and number of parking stalls, shall

generally follow Section [17.62.120](#) and Section [17.84.010](#), and may be modified by the required design guidelines review by city staff, prior to issuance of development or building permits.

E. All signage shall be consistent with the Central Lathrop master signage plan adopted generally in accordance with Section [17.84,100](#), and included as a component of the Central Lathrop Specific Plan design guidelines. (Ord. 04-245 § 3)

[...]

Article 10. ~~P~~/OS-CL: Open Space Zoning District

[...]

17.62.103 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter [17.16](#) of the Lathrop Municipal Code.

[The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.](#)

[...]

Article 12. Non-Residential Development Standards

Table 17.62.120 Central Lathrop Specific Plan: Non-Residential Site Development Standards

	Office Commercial (CO-CL)	Office-Comm/Var-Res./WWTP-CL (OCA/VA/WWTP-CL)	Neighborhood Commercial (NC-CL)	Specialty-Commercial (SPC-CL) <u>Park (P-CL)</u>	Residential Mixed-Use (R/MU-CL)	Public/Semi-Public/Neighborhood Commercial (P/SP/NC-CL)
Min. Street Frontage Setbacks						
Lathrop Center District	n/a ¹	n/a ²	0	n/a ¹	0	0
Golden Valley Parkway	10	10	10	n/a	n/a ¹	n/a ¹
Other Streets	10	10	n/a ¹	10	n/a	10
Other Setbacks						
Front, Rear and Side Yards	0	0	0	0	0	0
Height Requirements						
Maximum Building Height ³	75	75	45	35 <u>45</u>	65	45
Special Tower Elements	n/a	n/a	70	70	70	70
Minimum Building Height	n/a	n/a	15	15	15	15
Building Separation						
Standard	Per CBC ⁵	Per CBC ⁵	Per CBC ⁵	Per CBC ⁵	Per CBC ⁵	Per CBC ⁵
Pedestrian Access	15	15	15	15	15	15

Width						
Lot Size and Coverage						
Minimum Parcel Area	None	None	None	None	None	None
Minimum Width	None	None	None	None	None	None
Minimum Depth	None	None	None	None	None	None
Maximum FAR	0.60	0.60	0.60	0.40-0.60	4.0	0.60
Maximum Coverage	70%	70%	60%	60%-70%	90%	70%
Off-Street Parking						
Remainder of CLSP	1 stall per 400 net usable sq. ft. for office; other uses per Chapter 17.76 of the Lathrop Municipal Code					

Notes to Table [17.62.120](#)

1. n/a = not applicable.
2. Building or parking area fronting any public street - measured from property line or right-of-way.
3. Exceptions to maximum height may be granted through Design Review for towers, steeples, cupolas, dormers, flagpoles and other architectural elements.
4. Minimum width between structures when pedestrian access way provided.
5. [California Building Code](#).
6. Reductions of parking standards may be granted for shared parking subject to approval of a parking study concurrent with Design Review.

(Ord. 22-431 § 1; Ord. 08-276 § 1)

[...]

Article 14. Central Lathrop Design Review Board

17.62.141 Purposes and application.

[...]

B. Site and architectural design review provisions of this chapter shall apply to any permitted or [conditional](#) ~~con-ditional~~ use, listed within the VR-CL (Variable Density); HR-CL (High Density Residential); R/MU-CL (Residential/Mixed-use Zoning); NC-CL (Neighborhood Commercial Zoning); ~~SPC-CL (Specialty Commercial Zoning)~~; CO-CL (Commercial Office Zoning); ~~OC/VR/WWTP-CL (Office Commercial/Residential/Waste Water Treatment Plant Zoning)~~; P/SP-CL: Public/Semi-Public Zoning); [and](#) P/OS-CL (Open Space Zoning); ~~and DS-CL (Development Standards Overlay Zone)~~, of this Chapter [17.62](#) of the Lathrop Municipal Code. There shall be no exceptions to such application, except as may be granted for historic structures designated by the city of by previously approved specific plans. (Ord. 04-245 § 3)

[...]

New text is shown by underline; deleted text is shown by ~~strikethrough~~

Chapter 17.72 Mobilehome Parks

17.72.010 Occupancy.

No mobilehome shall be occupied or used for living or sleeping purposes, or be parked other than in a mobile home sales yard, or in an approved storage area within a CS, CH or I district, unless it is located within a licensed mobilehome park; provided, that a mobilehome may also be used as follows:

- A. As an office for a construction project, circus or carnival;
- B. As a residence of a watchperson on the site of a construction project or an industrial use;
- C. To provide temporary living quarters for circus or carnival personnel in accordance with the provisions of an approved conditional use permit;
- D. As a single-family dwelling when set on a permanent foundation within any ~~RA~~, R, or RM ~~or PO~~ district. (Ord. 92-73)

[...]

New text is shown by underline; deleted text is shown by ~~strikethrough~~

Chapter 17.74 Emergency Shelters

[...]

17.74.020 Emergency Shelter Standards.

A. **Limitation on Location.** An emergency shelter subject to this chapter may be established within the RM ~~or PO~~ zoning districts.

B. **Permit Requirement.** Construction of a new structure or exterior modification of an existing structure for an emergency shelter in the RM ~~or PO~~ zoning district shall be subject to a ministerial review process. The community development director will review the design, site plan, and management plan to ensure compliance with the standards established for the zoning district and with the development standards established in this section.

C. **Zoning Requirements and Standards.** Except as otherwise set forth in this section, all emergency shelters shall comply with the land use regulations for the RM zoning district in which the emergency shelter will be located.

[...]

New text is shown by underline; deleted text is shown by ~~strikethrough~~

Chapter 17.76 OFF-STREET PARKING AND LOADING

[...]

17.76.020 Off-Street Parking Facilities Required.

[...]

D. Parking Space Schedule.

[...]

2. Uses Within CN and CC Districts.

~~— a. — For commercial and office uses, excluding conditional uses, within the area designated as the central business district by the general plan, there shall be one space for each eight hundred (800) square feet of floor area, except as provided under subsection (D)(2)(b) below.~~

ab. For uses within an integrated shopping center located within a CN or CC district, involving a combination of three or more retail uses permitted within the CN district for which building area, off-street parking, off-street loading, landscaping, lighting and other features are developed, managed and maintained as if a single unit, there shall be three spaces for each one thousand (1,000) square feet of gross leasable area, or four spaces for each one thousand (1,000) square feet of gross leasable area if the center includes a supermarket.

be. For other uses within a CN or CC district, the number of spaces otherwise required for the type of use.

[...]

17.76.060 Location of off-street parking and loading facilities.

Off-street parking and off-street loading facilities shall be located on the same site with the use for which the berths are required or on an adjoining sites, except that ~~within the central business district as located~~ within the CC District, off-street parking facilities may be located within four hundred (400) feet of the use for which the spaces are required, measured by the shortest route of pedestrian access. No off-street loading space shall be required where buildings are served by a public alley which is at least twenty (20) feet in width. (Ord. 92-73)

17.76.070 Screening, fencing and landscaping.

A. Where an off-street parking area in a non-residential district adjoins a residential ~~or PO~~ district, the visual interface between the parking area and such districts shall be designed and developed so as to avoid obtrusive visual impacts of the parking area on such districts.

B. All screening, fencing, and landscaping shall be consistent with Chapter [17.92](#) of this title. (Ord. 19-405 § 1; Ord. 96-136; Ord. 92-73)

[...]

17.76.110 Truck and recreational vehicle parking.

A. The following highway oriented uses located within a CH or CC zoning district shall be subject to the following standards for the provision of parking for trucks and recreational vehicles:

1. All highway oriented uses, as listed in Section [17.44.050](#) (B)(1) of the zoning code, permitted in both the CH-highway commercial and CC-central commercial zoning districts (~~with the exception of the central business district~~) shall provide truck/recreational vehicle parking stall(s) as deemed necessary by the community development director. The amount of truck/recreational vehicle parking stalls required shall be determined on a case-by-case basis.

2. Each truck/recreational vehicle parking stall shall be located as to provide adequate ingress and egress to and from the site.

3. Each truck/recreational vehicle parking stall shall be striped on a dustless, impervious surface, twelve (12) feet wide by seventy-two (72) feet long.

B. Parking for trucks and recreational vehicles may be provided by a group of uses (two or more), so that a common area is utilized. Such areas shall meet the standards provided in subsection A above as to the number, size and type of stall required. (Ord. 16-355 § 1; Ord. 98-164; Ord. 96-136)

17.76.120 Bicycle parking and storage standards.

A. Applicability. Bicycle parking shall be required [for](#) ~~in~~ commercial, professional office, and industrial users with twenty (20) or more parking spaces, and for all public and quasi-public (institutional) uses.

[...]

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Chapter 17.80 Accessory Dwelling Units

17.80.010 Application.

This chapter provides standards by which the city shall evaluate and ministerially approve an application for the siting and construction of an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU) on a lot with an existing or proposed dwelling located in areas zoned to allow single-family or multifamily residential use in compliance with California [Government Code](#) Sections 65852.2 and 65852.22, as may be amended. (Ord. 20-416 § 1; Ord. 19-405 § 1; Ord. 18-384 § 1; Ord. 16-365 § 1; Ord. 16-355 § 1; Ord. 97-151; Ord. 92-73)

17.80.020 Permitted locations and types.

A. ADUs are permitted in all zone districts allowing single-family or multifamily residential uses on lots developed with existing or proposed dwellings.

B. An ADU may be established in the following methods:

1. Attached to, or located within, an existing or proposed primary dwelling.
2. A new detached structure, or located within or attached to an accessory structure, including detached garages or similar structures.
3. Conversion of existing attached or detached accessory structures, including garages, storage areas, or similar structures.
4. Reconstruction of an existing structure or living area that is proposed to be converted to an ADU, or a portion thereof, in the same location and to the same dimensions and setbacks as the existing structure.

C. One JADU may be established within the space of an existing or proposed single-family residence, on a lot that is zoned to allow single-family residential uses.

D. A JADU may be established within the space of the primary dwelling in combination with the construction of one detached, new construction ADU not exceeding one thousand two hundred (1,200) square feet ~~and height of sixteen (16) feet~~ with four-foot side and rear yard setbacks.

E. ADUs shall be permitted on lots developed with existing multifamily dwellings subject to the following provisions:

1. A minimum of one ADU may be constructed, or up to twenty-five percent (25%) of the existing unit count, within non-livable space, including, but not limited to, storage rooms, passageways, attics, basements, or closets.

2. The construction of two detached ADUs, subject to ~~a maximum height of sixteen (16) feet, and~~ four-foot side and rear setbacks. In this case, only two detached ADUs are permitted on lots developed with existing multifamily dwellings. (Ord. 20-416 § 1; Ord. 19-405 § 1; Ord. 18-384 § 1; Ord. 16-365 § 1; Ord. 16-355 § 1; Ord. 97-151; Ord. 92-73)

17.80.030 Development standards.

A. Development Standards. Accessory dwelling units shall comply with the following standards:

1. ADU Type, Location and Size.

a. Attached Unit. An ADU attached to an existing primary dwelling shall not exceed fifty percent (50%) of the total existing or proposed living area of the primary dwelling, except that an attached ADU up to a maximum size of 850 square feet for a one-bedroom unit or up to 1,000 square feet for two- or more bedroom unit may be permitted.

b. Detached Unit. An ADU structurally independent and detached from the existing or proposed primary dwelling shall not exceed one thousand two hundred (1,200) square feet.

c. ADUs shall have independent exterior access from the primary dwelling. No passageway to the primary dwelling shall be required.

d. ADUs shall not be required to provide fire sprinklers if they are not required for the primary residence.

e. Except as otherwise provided in Government Code Section 65852.26, no ADU may be sold or otherwise conveyed separately from the property and the primary residence.

2. JADU Location, Size, and Standards.

a. A JADU shall be constructed entirely within an existing or proposed primary dwelling (and enclosed uses within the dwelling, such as an attached garage are part of the proposed or existing dwelling) and shall not exceed five hundred (500) square feet.

b. JADUs shall have an independent exterior entrance from the primary dwelling but may also include shared access between two units. In instances where the JADU shares a bathroom with the primary dwelling, the JADU shall have an interior entry to the primary dwelling's main living area, independent of the exterior entrances of the JADU and the primary dwelling.

c. A JADU, at a minimum, shall include an efficiency kitchen as defined in Section 17.04.080.

d. The property owner shall reside in either the principal dwelling unit or the junior accessory dwelling unit.

e. JADU's are prohibited from being sold or conveyed separately from the primary dwelling unit. Prior to issuance of a building permit for the JADU, the property owner shall file with the city a deed restriction for recordation with the County Recorder, which shall run with the land and include the provisions listed in Government Code Section 65852.22.

3. Setbacks.

a. Have minimum interior side and rear setbacks of four (4) feet and street side setback of ten (10) feet. Such ADU shall not have a greater front yard setback requirement than that of the primary residence.

b. No setback shall be required for an existing living area or accessory structure in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit, and a setback of no more than four feet from the side and rear lot lines shall be required for an accessory dwelling unit that is not converted from an existing structure or a new structure constructed in the same location and to the same dimensions as an existing structure.

c. Setback from Structures. Be set back from other structures on the parcel consistent with the city-adopted building code.

4. Height. An attached or detached ADU shall comply with the following requirements: ~~Not to exceed one story or sixteen (16) feet in height, except that a detached accessory dwelling unit may be constructed above a detached garage to a maximum height of thirty (30) feet.~~

a. A proposed detached ADU that is located within a half-mile of a major transit stop or high quality transit corridor on a lot with a single-family or multi-family dwelling unit may be constructed to a maximum height of twenty (20) feet or match the roof pitch of the primary dwelling unit, whichever is greater.

b. Where a lot has an existing or a proposed single-family or multi-family dwelling unit, a proposed detached ADU may be constructed to a maximum height of eighteen (18) feet or match the height of the primary dwelling unit, whichever is greater.

c. Where a proposed ADU is being attached to a primary dwelling unit, the height of the ADU shall be limited to thirty-five (35) feet, not to exceed two stories.

d. Where a lot has an existing or a proposed single-family or multi-family dwelling unit, a proposed ADU may be constructed above an existing or proposed detached garage and shall be limited to thirty-five (35) feet in height, not to exceed two stories.

5. Location on Parcel. An accessory dwelling unit can either be attached to, or located within, the proposed or existing primary dwelling, including attached garages, storage areas or similar uses, or an accessory structure or detached from the proposed or existing primary dwelling and located on the same lot as the proposed or existing dwelling.

B. Compatibility. The accessory dwelling unit shall be designed and constructed to be compatible with the existing house as to height, style, materials, and colors.

~~C. Access. Doorway access shall be provided either to the side or rear of the accessory dwelling unit. Doorway access may front the street for detached ADUs as long as the detached ADU is recessed from the main dwelling unit and located behind the front yard fence. The accessory dwelling unit shall utilize the same vehicular access which serves the existing dwelling unit.~~

~~C. D.~~ Off-Street Parking.

1. At least one additional off-street parking space shall be provided for the accessory dwelling unit or bedroom, whichever is less, unless otherwise exempt under Section [17.80.030\(E\)](#).

2. The parking spaces required for the accessory dwelling unit can be in tandem to the required parking of the main residential structure, may be uncovered, and can be located within the front setback as long as all other yard requirements are met.

3. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit, those off-street parking spaces are not required to be replaced.

4. The accessory dwelling unit shall utilize the same vehicular access which serves the existing dwelling unit.

~~D E.~~ Off-Street Parking Exemption. Off-street parking shall not be imposed in any of the following instances:

1. The accessory dwelling unit is located within one-half mile walking distance of public transit;

2. The accessory dwelling unit is located within an architecturally and historically significant historic district;

3. The accessory dwelling unit is part of the existing primary residence or an existing accessory structure;

4. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit;

5. When there is a car share vehicle located within one block of the accessory dwelling unit.

~~E F.~~ Mobilehomes or Manufactured Housing. Mobilehomes or manufactured housing on permanent foundations shall be permitted as an accessory dwelling unit, only if they are installed on permanent foundations, and the mobilehome complies with the 1974 National Manufactured Housing Construction and Safety Act. (Ord. 22-431 § 1; Ord. 20-416 § 1; Ord. 19-405 § 1; Ord.

18-384 § 1; Ord. 16-355 § 1; Ord. 97-151; Ord. 92-73)

F. Addressing. Detached ADU's shall have a separate address from the primary dwelling. An attached ADU or JADU may request a separate address from the primary dwelling.

17.80.040 Utilities and impact fees.

A. Utility Service and Kitchen Facilities. Accessory dwelling units shall be provided with adequate water, sewer and other utilities ~~(sewer allocation for one residential unit will suffice for both). Accessory dwelling units shall not be considered a new residential use for the purposes of calculating utility connection fees or capacity charges for water and sewer service. The city shall not require a new or separate utility connection or impose a related connection fee or capacity charge for ADUs and JADUs that are contained within an existing residence or accessory structure.~~

B. Fees. Fees charged for the construction of ADUs shall be consistent with Government Code Section 65852.2(f). (Ord. 20-416 § 1; Ord. 19-405 § 1; Ord. 18-384 § 1; Ord. 16-355 § 1; Ord. 97-151; Ord. 92-73)

17.80.050 Process and timing.

A. Approval Process. An accessory dwelling unit and junior accessory dwelling unit is considered and approved ministerially, without discretionary review or hearing, if it meets the minimum standards in this chapter.

B. Timing. The city must act on an application to create an accessory dwelling unit or junior accessory dwelling unit within sixty (60) days from the date that the city receives a completed application, unless either:

1. The applicant requests a delay, in which case the sixty (60) day time period is tolled for the period of the requested delay; or

2. In the case of a junior accessory dwelling unit and the application to create a junior accessory dwelling unit is submitted with a permit application to create a new single-family dwelling on a lot, the city may delay acting on the permit application for the junior accessory dwelling unit until the city acts on the permit application to create new single-family dwelling, but the application to create the junior accessory dwelling unit will still be considered ministerially without discretionary review or a hearing. (Ord. 20-416 § 1)

17.80.060 Compliance with other regulations.

Notwithstanding the above standards, all accessory dwelling units established under this chapter shall meet all of the requirements of the zoning district for which the accessory dwelling unit is in as to fences, walls and hedges; frontage; width and depth of site; height of structures; distance between structures; signs; applicable building and fire codes and general provisions and exceptions. (Ord. 20-416 § 1; Ord. 19-405 § 1; Ord. 18-384 § 1; Ord. 16-355 § 1; Ord. 97-151; Ord. 92-73)

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Chapter 17.84 Signs

[...]

17.84.020 General provisions and exceptions.

[...]

C. Projection and Height.

1. No sign shall project more than fourteen (14) inches beyond the property line, except that a freestanding sign shall not extend beyond the property line. The minimum height clearance for any freestanding sign, projecting building sign or sign located on a building marquee shall be not less than eight feet as measured from ground level to the lowest portion of the sign display area.

2. No sign other than a directional sign shall project more than twelve (12) inches into a required rear yard or interior side yard.

3. In an RCO, UR-ST, ~~RA~~, R, or RM ~~or PO~~ zone district, a sign attached to a building shall not project above the parapet or roof line, whichever is higher.

D. Number of Freestanding Signs. Not more than one freestanding on-premises sign, or freestanding outdoor advertising structure, may be located on each parcel of property within a zoning district in which a freestanding sign or freestanding outdoor advertising structure is permitted, with the exception of parcels in the UR-ST district which may have no more than two free-standing on premises signs for special events occurring on the site if permitted by the community development director or the city manager's designee.

[...]

K. Outdoor Advertising Signs. Outdoor advertising signs are signs having part or all of their area devoted to directing attention to a business, profession, commodity, product or service that is not the primary business, profession, commodity, product or service sold, manufactured, conducted or offered on the site on which the sign is located, and shall be subject to the following conditions:

1. Outdoor advertising signs shall not be permitted in the RCO, UR-ST, R, RM, ~~PO, IP~~ or C zone districts.

2. The maximum single surface area per site of an outdoor advertising structure in the I district shall be five hundred (500) square feet; the maximum aggregate area per site of outdoor advertising signs in the I district shall be one thousand (1,000) square feet. No outdoor advertising

signs shall be placed within one thousand (1,000) feet of another such sign on the same side of a street or highway.

3. The maximum height of an outdoor advertising structure shall be no taller than the height limit of the zoning district in which it is located.

[...]

17.84.030 Signs in the RCO, UR-ST, RA, R, or RM and PO zone districts.

No sign of any character shall be permitted in the RCO, UR-ST, RA, R, or RM or PO zone districts, except as follows:

[...]

H. In the UR-ST district up to two on-premises, freestanding signs of variable size as may be approved by the community development director or the city manager's designee, with the number of signs, their maximum size, and other requirements to be as determined by the community development director or the city manager's designee, provided that the maximum sign area for any single sign may not exceed eight hundred sixty-five (865) square feet. No outdoor advertising signs as defined in Section 17.84.020 shall be permitted in the UR-ST district. (Ord. 21-418 § 15; Ord. 18-394 § 1; Ord. 10-298 § 1; Ord. 02-206 § 2; Ord. 97-151; Ord. 93-99; Ord. 92-73)

17.84.040 Regulation of signs within the C districts.

[...]

B. Maximum Total Aggregate Area in the CN, CC, and CR and CW Zone Districts.

[...]

N. Height of Signs. The height of signs within the CN, CC, and CR and CW zone districts shall not exceed the height of the structure which houses the business being advertised, unless otherwise allowed under the provisions of this title or as approved by the planning commission with a conditional use permit or site plan review and in no case shall such sign exceed the height limitations of the district in which it is located.

[...]

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Chapter 17.92 Landscaping and Screening Standards

[...]

17.92.030 Commercial and Industrial Developments.

A. Commercial Developments—Development Standards.

1. Landscaping. All areas not used for structures, parking, driveways, walkways or other hardscape shall be landscaped and maintained as provided by the provisions of this title. At a minimum, fifteen percent (15%) of the net site area shall be landscaped and all areas of the project area abutting other properties or public right-of-ways shall include a continuous landscaped planting strip no smaller than five feet in width, ~~except in the CBD (central business district), in which no requirement shall apply.~~ All landscaping materials used shall be in accordance with Section [17.92.100](#) and in conformance with the tree and shrub schedule and criteria as provided in Section [17.92.090](#). All existing trees on the project site shall be maintained unless removal or relocation has been approved by the planning director and as identified on an approved landscape plan pursuant to Section [17.92.040](#).

2. Landscaping Plan. Each project shall include a landscaping plan as described in Section [17.92.040](#).

3. Irrigation Plan. Each project shall include an irrigation plan as described in Section [17.92.050](#).

4. Water Conservation Requirements. Each project shall meet the requirements set forth in Section [17.92.060](#).

5. Parking, Noise Attenuation, and Screening. Each project shall conform to the requirements set forth in Section [17.92.070](#).

[...]

17.92.100 Planting and maintenance.

A. Planting Standards.

1. Street Trees. Street trees shall be planted twenty (20) feet on center no closer than four feet from the back of curb or planting edge. Trees shall maintain a ten (10) foot vertical clearance over walks, pathways, and the like. Each tree shall be a minimum of fifteen (15) gallons in size and shall be planted with root barriers.

2. Shrubs. Shrubs should be planted as to provide a reasonable amount of ground cover. Shrubs that are used for screening purposes shall meet height requirements as provided by this title. Any shrub that will reach three feet in height at maturity shall not be planted within a required setback. Each shrub shall be a minimum of five gallons in size.

3. Planting Design. The planting design shall be incorporated in the landscape plan as described in Section [17.92.040](#). Choice of planting materials, trees, and shrubs should take into account drought tolerance, ease of maintenance and aesthetic beauty. The design should also take into account future shade conditions in street and parking lot situations. ~~;~~A soil analysis may be required by the planning director under certain conditions; if required it also shall be submitted with the landscape plan.

4. Timing of Installation. All landscaping, screening, and irrigation shall be in place prior to the request for a final inspection by the owner.

5. Acceptance by City. Each landscape [area](#) shall be maintained for three hundred sixty-five (365) days from the time the owner requests from the city a final inspection of the landscape [area](#) prior to transfer of maintenance responsibility to the city. Those landscapes that are to be privately owned, shall be maintained by the property owner.

B. Maintenance Standards. Each landscape [area](#) shall be maintained as follows:

1. Property owners' responsibility. Property owners of developed residential, commercial, and industrial lots shall be responsible for maintaining the landscape areas of their properties to the satisfaction of the City. Property owners of developed residential lots shall be responsible for maintaining their private yard areas (front yards and back yards) within enclosed fenced areas, as well as maintain any unfenced private yards and any parkway strips (landscape strips between sidewalk and roadway) that exist along the frontage area of their properties.

21. Plantings shall be maintained in good growing condition and whenever necessary, replaced with new plant materials.

32. Lawn and ground cover shall be trimmed and mowed regularly and planting areas shall be kept free of weeds and debris.

43. Plantings shall be fertilized, cultivated, and pruned on a regular basis, and good horticultural principles shall be maintained.

54. When necessary, plantings shall be appropriately staked, tied, or otherwise supported. Supports shall be regularly monitored to avoid damage to plants.

65. All landscaping and related equipment, including, but not limited to, plants, planting material, screening devices, walkways, benches, irrigations systems, and the like shall be maintained by the owner.

76. All required screening materials shall be maintained in good condition, and whenever necessary, repaired or replaced.

87. All property shall be maintained in a manner that will not depreciate adjacent property values.

98. Landscaping elements which pose an unusual public health or safety hazard shall not be permitted.

109. The height, spread, and growth habit of all plantings shall not interfere with or obstruct ease of movement of pedestrians or vehicles. (Ord. 92-96)

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Chapter 17.98 Good Neighbor Guidelines for Warehouse Distribution Facilities

17.98.010 Purpose

These “Good Neighbor Guidelines Warehouse Distribution Facilities,” (referred to as “Good Neighbor Guidelines”) assist planning departments, developers, property owners, elected officials, community organizations, and the general public as a tool to potentially help address some of the complicated choices associated with permitting warehouse/distribution facilities and understanding the options available when addressing environmental issues. These Good Neighbor Guidelines are designed to help minimize the impacts of diesel particulate matter (PM) from on-road trucks associated with warehouses and distribution centers on sensitive receptors located within the city of Lathrop.

17.98.020 Applicability

This Chapter is applicable to all warehouse distribution facilities throughout the city regardless of size and as defined in Section 17.98.030. This Chapter shall supersede any existing requirements in the Municipal Code and Specific Plans.

17.98.030 Definitions

For the purposes of this Chapter, the following definitions shall apply:

“Distribution Center” see “Warehouse Distribution Facility.”

“Idling” means the operation of the engine of a vehicle while the vehicle is not in motion.

“Sensitive Receptors” means populations that are at a heightened risk of negative health outcomes due to exposure to air pollution, including children, elderly, asthmatics, and others. The locations where these sensitive receptors congregate are considered sensitive receptor locations and include residential communities, schools, parks (excluding trails), playgrounds, day care centers, nursing homes, and hospitals.

“Warehouse” means a building or portion thereof used for the storage, receiving, shipping, or wholesaling of goods and merchandise, and any incidental or accessory activities.

“Warehouse Distribution Facility” means a building, structure or other facility primarily used for the warehousing, storage, sorting, packing, staging, shipping, receiving, distributing or holding of goods and merchandise of any kind, typically which are not manufactured, processed or otherwise produced in the same facility, for any length of time. Warehouse distribution facilities include but are not limited to wholesale distribution, distribution centers, moving and transfer storage, cross-dock facilities, package handling centers, order fulfillment centers, or logistics

centers and facilities.

17.98.040 Landscape Buffer and Screening Standards

A. The following landscape buffer and screening requirements shall apply to warehouse distribution facilities that share a common property line with a sensitive receptor, except when the distance between the structure of the existing sensitive receptor and proposed structure exceeds 300-feet:

1. For any warehouse distribution facility equal to or less than 50,000 square feet in size, a five (5) foot landscape buffer shall be required.

2. For any warehouse distribution facility larger than 50,000 square feet in size, a ten (10) foot landscape buffer shall be required.

3. For any warehouse distribution facility larger than 400,000 square feet in size, a fifteen (15) foot landscape buffer shall be required.

B. The landscape buffer area(s) shall include:

1. A solid, eight (8) foot masonry wall(s), or alternative material approved by the community development director.

2. Trees with a minimum box size of 24 inches with spacing dependent on the tree species as recommended by a certified Landscape Architect. The buffer may include stormwater bio-filtration, detention or retention areas.

3. Drought tolerant and properly irrigated plants and trees to maintain growth.

C. A berm is encouraged within the landscape buffer area(s) to assist in screening the warehouse distribution facility.

17.98.050 Operational Signage

A. The following signage is required for all warehouse distribution facilities, regardless of size:

1. Anti-idling signs indicating a 5-minute diesel truck engine idling restriction shall be posted along entrances to the site and in the dock areas and shall be strictly enforced by the facility operator.

2. Directional signs consistent with Section 17.84.050 indicating automobile and truck entrances shall be posted along entrances to the site.

3. Signs shall be installed at all truck exit driveways directing truck drivers to the truck route as indicated in the Truck Routing Plan or as specified in a Specific Plan.

4. Signs shall be installed in public view with contact information for a local designated representative who works for the facility operator and who is designated to receive complaints about excessive dust, fumes, or odors, and truck and parking complaints for the site. The sign shall also include information for the San Joaquin Valley Air Pollution Control District's (SJVAPCD) on-line complaint system and its complaint call-line.

B. All signs under this Section shall be legible, durable, and weather-proof.

17.98.060 Construction and Operational Guidelines

A. The following guidelines shall apply to the construction of a warehouse distribution facility:

1. Warehouse distribution facilities shall install solar photovoltaic (PV) array and an energy storage system (ESS) consistent with the California Building Code.

2. A portion of the passenger vehicle parking spaces shall be allocated for electric vehicles (EV), with all necessary conduit and related appurtenances installed consistent with the California Building Code.

B. The following guidelines shall apply to the operation of a warehouse distribution facility:

1. The warehouse distribution facility shall incorporate a recycling program.

2. New or future tenant improvements for warehouse distribution facilities for cold storage shall include electrical hookups for refrigeration units.

3. Warehouse distribution facilities shall not allow a TRU (Transportation Refrigeration Unit) to operate while stationary unless the vehicle is lawfully parked at a location approved for truck parking and not within five hundred (500) feet of a sensitive receptor unless the operator is actively engaged in the process of loading or unloading cargo or is waiting in a queue to load or unload cargo for a period not to exceed two (2) hours.

17.98.070 Supplemental Information

A. In addition to the application submittal requirements prescribed in Chapter 17.100 and 17.112, the application shall include the following information:

1. Operational Signage Plan including but not limited to location, size, height, and type of illumination. The Operational Signage Plan shall demonstrate compliance with Section 17.98.050 of this Chapter.

2. Site Plan illustrating a 1,000-foot distance from the property line in all directions.

3. Truck Turning Template to verify truck turning movements at entrance and exit driveways and maneuverability throughout the site.

4. Cross-Section and Plan View of the landscape buffer area(s).

5. Site Lighting Photometric Plan including information with detail specifications on fixtures, poles, and wall packs. The Site Lighting Photometric Plan shall illustrate candlepower distribution beyond the property line.

6. Outdoor Break Area Exhibit(s) illustrating proposed furniture, shade structure(s), and other proposed equipment.

7. Truck Routing Plan to and from the State Highway System based on the City's latest Truck Route Map.

17.98.080 Enforcement

A. Minimize exposure to diesel emissions to sensitive receptors that are situated in close proximity to the warehouse/distribution center and eliminate diesel trucks from unnecessarily traversing through residential neighborhoods by using the following strategies:

1. To the extent feasible, locate driveways, loading docks and internal circulation routes away from residential uses or any other sensitive receptors.

2. Enforce compliance with Lathrop Municipal Code Section 10.16.010, requiring the use of designated truck routes.

3. Enforce compliance with Lathrop Municipal Code Section 10.24.050, restricting truck parking in residentially zoned districts.

4. Enforce compliance with Lathrop Municipal Code Section 10.24.110 (A), regarding the parking of trailer or semi-trailer upon any street, alley, public way or public place, unless the trailer or semi-trailer is attached to a motor vehicle capable of moving the trailer.

5. Require warehouse/distribution centers to educate drivers by providing a detailed map identifying the specific truck route between the warehouse/distribution center and the freeway and/or primary access.

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Chapter 17.100 Site Plan Review

17.100.010 Purposes and application.

[...]

B. Site plan review provisions of this chapter shall apply to the following uses:

1. Any use within the RCO, UR-ST, ~~RA~~, R, RM, P, P/QP, ~~PO~~, C and I zone districts, excepting single-family residential use, which is to be constructed on a residential site with complete street improvements;

2. Any use subject to an environmental impact assessment under applicable provisions of city policy as adopted by resolution pursuant to the California Environmental Quality Act of 1970, as amended.

[...]

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Chapter 17.104 Architectural Design Review

17.104.010 Purposes and application.

[...]

B. Site plan and architectural design review provisions of this chapter shall apply to any permitted or conditional use, listed within the R, RM, P, P/QP, ~~PQ~~, C or I district inclusive as defined in Chapters 17.44 and 17.48, inclusive of the Lathrop Municipal Code. There shall be no exceptions to such application, except as may be granted for historic structures designated by the city or by previously approved specific plans. (Ord. 16-359 § 1; Ord. 99-181 § 1; Ord. 92-73)

[...]

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Chapter 17.116 Nonconforming Uses and Structures

[...]

17.116.070 Elimination of illegal nonconforming uses and structures.

[...]

C. Uses permitted only within a ~~RA~~, R or RM zone district which are located in a C or I zone district, and uses permitted only within a C or I zone district which are located within a ~~RA~~, R or RM zone district shall be completely removed or altered and converted to a conforming status upon abandonment of the previous use for six months or more. When a nonconforming use is removed, every future use shall be in conformity with the provisions of this chapter. Repairs necessary to maintain a nonconforming use and other maintenance (excluding signs), not exceeding an assessed valuation of two thousand five hundred dollars (\$2,500.00), shall not be construed as lengthening the useful life of the nonconforming use.

[...]

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Chapter 10.16 Truck Routes and Commercial Vehicles

10.16.010 Truck routes—Establishment and purpose.

A. Whenever any ordinance of the city designates and describes any street or portion thereof as a street, the use of which is permitted by any vehicle exceeding a maximum gross weight limit of ten thousand (10,000) pounds, the chief of police is authorized to designate such street or streets by appropriate signs as “truck routes,” for the movement of vehicles exceeding a maximum gross weight limit of five ~~three~~ tons.

B. When any such truck route or routes are established and designated by appropriate signs, the operator of any vehicles exceeding a maximum gross weight limit of five ~~three~~ tons shall drive on such route or routes and none other, except that nothing in this chapter shall prohibit the operator of any vehicle exceeding a maximum gross weight of five ~~three~~ tons coming from a “truck route” having ingress and egress by direct route to and from restricted streets when necessary for the purpose of making pickups or deliveries of goods, wares and merchandise from or to any building or structure located on such restricted streets, or for the purpose of delivering materials to be used in the actual bona fide repair, alterations, remodeling or construction of any building or structure upon such restricted streets for which a building permit has previously been obtained therefor. This section shall not apply to the following street segments:

Lathrop Road east of Golden Valley Parkway to Interstate 5 southbound off-ramp

Golden Valley Parkway south of Dos Reis Road to Lathrop Road

Dos Reis Road, west and east of Golden Valley Parkway

Lathrop Road between Harlan Road and McKinley Avenue (Prior code § 70.15)

C. Notwithstanding Section 10.16.010 B, box trucks (which may exceed the maximum gross weight limit of five tons) are permitted to access restricted streets for the purpose of making pickups or deliveries of goods, wares and merchandise from or to any building or structure located on or adjacent to such restricted streets. As defined, “box trucks” also referred to as “cube trucks” or “box vans”, are medium-sized straight trucks with a cuboid-shaped cargo storage area connected to the cabin by a single chassis or frame. These characteristics differentiate box trucks from semi-trucks, which are not connected through a single frame (they consist of a semi or cab, and a separate trailer). Box trucks do not have the capability to haul container loads and can only transport loose cargo.

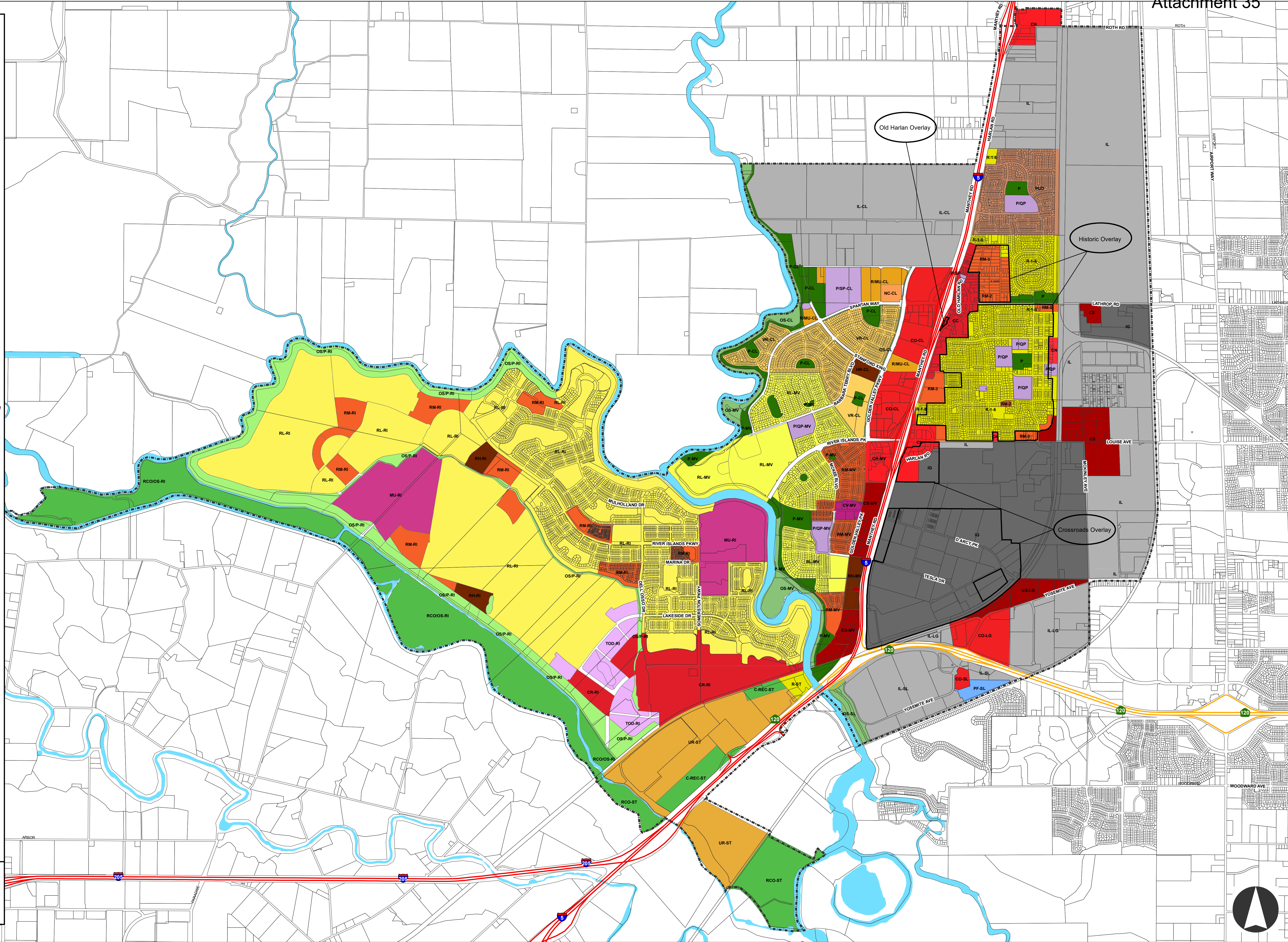
D. Notwithstanding Section 10.16.010 B, service and merchant delivery trucks (e.g. fuel, food and beverage, medical, or similar use) are permitted to access restricted streets for the purpose of providing service to a building or structure located on or adjacent to such restricted streets.

[...]

**Marked-Up Packet of ML-UDC pages: i, ii, 2, 4, 7, 9, 10, 12, 64,
67-73, 85, 97, 104, 114, 117, 150, 156**

**Marked-Up Packet of MLS-UDC pages: 3, 5, 9, 10, 11, 12, 65,
67, 72, 75, 98, 100, 101**

- CITY PROPER**
- PUD, Planned Unit Development
 - R-1-5, R One Family Residential
 - R-1-6, R One Family Residential
 - RM-2, Multi-Family Residential
 - RM-3, Multi-Family Residential
 - CC, Community Commercial
 - CH, Highway Commercial
 - CN, Neighborhood Commercial
 - CS, Commercial Service
 - IL, Limited Industrial
 - IG, General Industrial
 - P, Park
 - P/QP, Public / Quasi-Public
- CENTRAL LATHROP**
- VR-CL, Variable Density Residential
 - R/MU-CL, Residential/Mixed Use
 - HR-CL, High Density Residential
 - CO-CL, Commercial Office
 - NC-CL, Neighborhood Commercial
 - OS-CL, Open Space
 - P-CL, Park
 - IL-CL, Limited Industrial
 - P/SP-CL, Public / Semi-Public
- MOSSDALE VILLAGE**
- RL-MV, Low Density Residential - Mossdale Village
 - RM-MV, Medium Density Residential - Mossdale Village
 - RH-MV, High Density Residential - Mossdale Village
 - CH-MV, Highway Commercial - Mossdale Village
 - CS-MV, Service Commercial - Mossdale Village
 - CV-MV, Village Commercial - Mossdale Village
 - OS-MV, Open Space - Mossdale Village
 - P-MV, Park - Mossdale Village
 - P/QP-MV, Public / Quasi-Public - Mossdale Village
- LATHROP GATEWAY**
- CO-LG, Commercial Office
 - CS-LG, Commercial Service
 - IL-LG, Limited Industrial
- SOUTH LATHROP SPECIFIC PLAN**
- CO-SL, Commercial Office
 - IL-SL, Limited Industrial
 - PF-SL, Public Facilities
 - OS-SL, Open Space
- RIVER ISLANDS**
- RL-RI, Residential Low
 - RM-RI, Residential Medium
 - RH-RI, Residential High
 - CR-RI, Regional Commercial
 - TOD-RI, Transit Oriented Development
 - MU-RI, Mixed Use Town Center
 - RCO/OS-RI, Resource Conservation and Open Space
 - OSP-RI, Open Spaces/Public Uses
- STEWART TRACT**
- R-ST, Residential
 - C-REC-ST, Commercial Recreation
 - RCO-ST, Resource Conservation and Open Space
 - UR-ST, Urban Reserve
- City Limits
Parcels



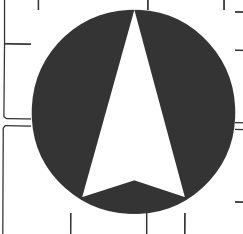
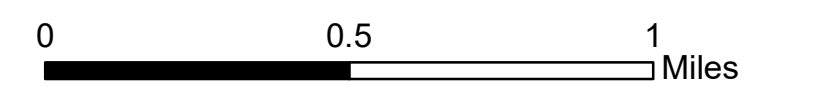
Zoning Map

City of Lathrop

Date: 7/25/2023

Document Path: S:\GIS\Armando\CDD\Zoning\2023_07_17_Zoning.mxd

Disclaimer: Data shown may not be accurate and is for mapping purposes only. Contact the City for more information.



**Table LU-1: General Plan Designations and Implementing Zoning Districts**

General Plan Land Use Designation	Zoning District Name	Zone Map Symbol
City Proper Land Use Designations		
LD- Low Density Residential (1-7 du/A)	R One-Family Residential District, Planned Unit Development, Low Density – Mossdale Village	R-1-5; R-1-6; PUD, RL-MV
MD- Medium Density (8-15 du/A)	RM Multifamily Residential District, Medium Density – Mossdale Village	RM-3, RM-MV
HD- High Density Residential (16-25 du/A)	RM Multifamily Residential District, High Density – Mossdale Village	RM-2, RH-MV
NC- Neighborhood Commercial FAR 0.35	Neighborhood Commercial District	CN
VC- Village Center	Village Commercial – Mossdale Village	CV-MV
CC- Community Commercial	Central Commercial District	CC
SC- Service Commercial	Commercial Service District, Service Commercial – Mossdale Village	CS, CS-MV
FC- Freeway Commercial	Highway Commercial District, Highway Commercial – Mossdale Village	CH, CH-MV
LI- Limited Industrial	Limited Industrial District	IL
GI- General Industrial	General Industrial District	IG
P/QP- Public/Quasi-Public	<i>No public use zoning in city proper</i>	*
P-Park	Park*, and Park – Mossdale Village	P* and P-MV
OS- Open Space	Open Space – Mossdale Village	OS-MV
CENTRAL LATHROP		
VR-CL- Variable Density Residential (3-16 du/A)	Variable Density Residential District	VR-CL
HR-CL- High Density Residential (15-49 du/A)	High Density Residential District	HR-CL
R/MU-CL- Residential/Mixed Use (10-40 du/A)	Residential/Mixed-Use Zoning District	R/MU-CL



General Plan Land Use Designation	Zoning District Name	Zone Map Symbol
OC-CL- Office Commercial	Commercial Office Zoning District	CO-CL
NC-CL- Neighborhood Commercial	Neighborhood Commercial Zoning District	NC-CL
LI-CL- Limited Industrial	<i>No Limited Industrial zoning in Central Lathrop</i>	*IL-CL
P-QP-CL- Public/Quasi-Public	Public/Semi-Public Zoning District	P/SP-CL
P-CL- Park	Park Zoning District	P-CL
OS-CL- Open Space	Open Space Zoning District	OS-CL
Lathrop Gateway Land Use Designations		
CO-LG- Commercial Office	Commercial Office Zoning District	CO-LG
SC-LG- Service Commercial	Commercial Service Zoning District	CS-LG
LI-LG- Limited Industrial	Limited Industrial Zoning District	IL-LG
South Lathrop Land Use Designations		
CO-SL- Commercial Office	Commercial Office Zoning District	CO-SL
LI-SL- Limited Industrial	Limited Industrial Zoning District	IL-SL
P/QP-SL- Public/Quasi-Public	Public Facilities District	PF-SL
OS-SL- Open Space River/Levee Park	Open Space	OS-SL
River Islands Land Use Designations		
RL-RI- Residential Low (3-9 du/A)	Residential-Low Density Zoning District	RL-RI
RM-RI- Residential Medium (6-20 du/A)	Residential-Medium Density Zoning District	RM-RI
RH-RI- Residential High (15-40 du/A)	Residential-High Density Zoning District	RH-RI
MU-RI- Mixed Use Town Center	Mixed Use Town Center Zoning District	MU-RI
TOD-RI Transit Oriented Development	Transit Oriented Development	TOD-RI
RC-RI- Regional Commercial	Regional Commercial Zoning District	CR-RI
OS/P-RI Open Space/Public Use	Open Space/Public Use	OS/P-RI



General Plan Land Use Designation	Zoning District Name	Zone Map Symbol
RCO/OS-RI- Resource Conservation/Open Space	Resource Conservation and Open Space Zoning District	RCO/OS-RI
Stewart Tract Land Use Designations		
R-ST- Residential	Residential Zoning District	R-ST
RC-ST- Recreation Commercial	Commercial Recreation Zoning District	C-REC-ST
RCO-ST- Resource Conservation	Resource Conservation and Open Space Zoning District	RCO-ST
UR-ST- Urban Reserve	Urban Reserve Zoning District	UR-ST

**Future Zoning District to be established*

City Proper

- LD, Low Density Residential (1-7 du/A)
- MD, Medium Density Residential (8-15 du/A)
- HD, High Density Residential (16-25 du/A)
- NC, Neighborhood Commercial
- VC, Village Center
- CC, Community Commercial
- SC, Service Commercial
- FC, Freeway Commercial
- LI, Limited Industrial
- GI, General Industrial
- P/QP, Public/Quasi-Public
- P, Park
- OS, Open Space

Central Lathrop

- VR-CL, Variable Density Residential (3-16 du/A)
- HR-CL, High Density Residential (15-49 du/A)
- R/MU-CL, Residential Mixed Use (10-40 du/A)
- OC-CL, Office Commercial
- NC-CL, Neighborhood Commercial
- LI-CL, Limited Industrial
- P/QP-CL, Public/Quasi-Public
- P-CL, Park
- OS-CL, Open Space

Lathrop Gateway

- CO-LG, Commercial Office
- SC-LG, Service Commercial
- LI-LG, Limited Industrial

South Lathrop Specific Plan

- CO-SL, Commercial Office
- LI-SL, Limited Industrial
- P/QP-SL, Public/Quasi-Public
- OS-SL, Open Space River/Levee Park

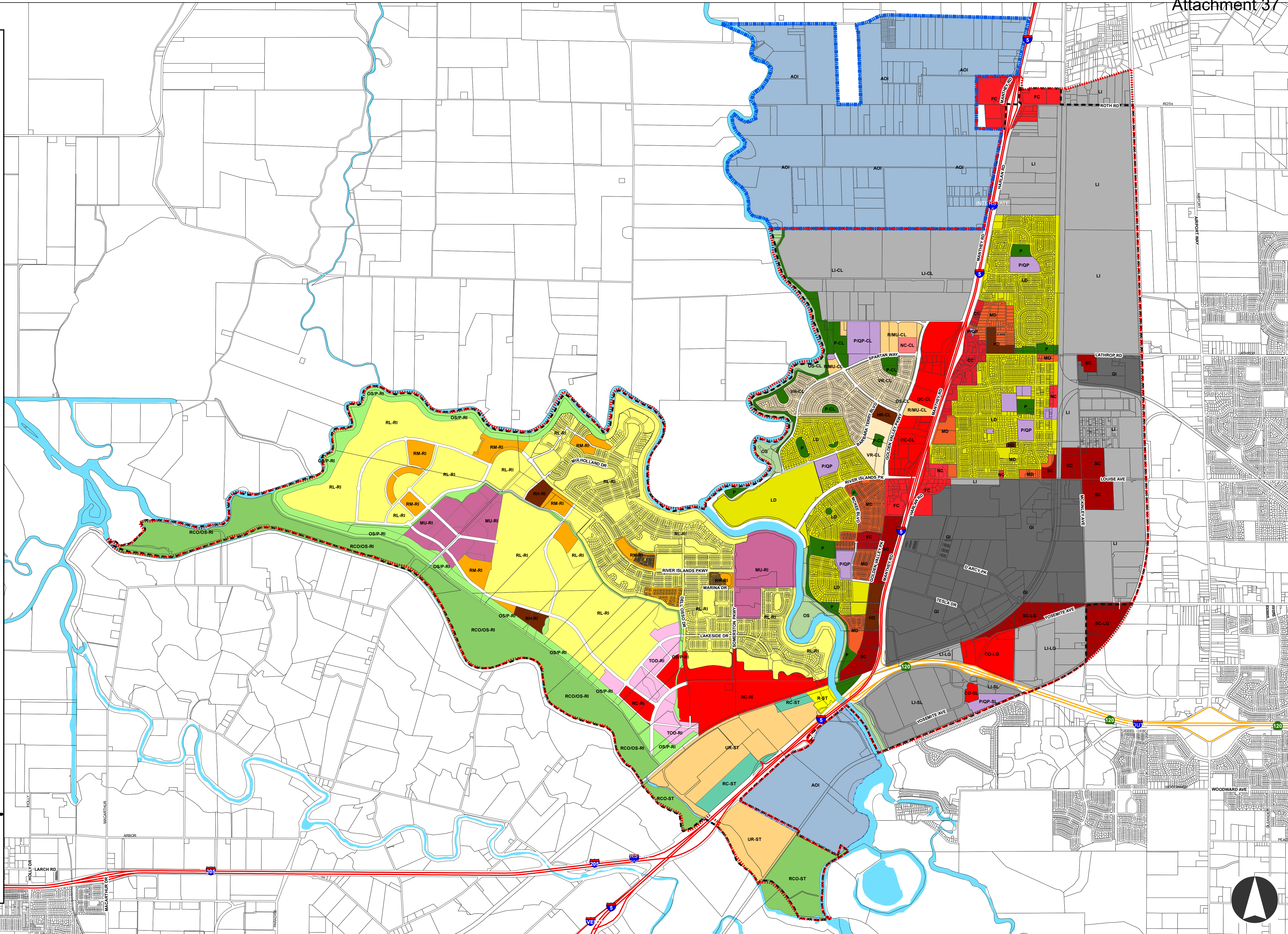
River Islands

- RL-RI, Residential Low (3-9 du/A)
- RM-RI, Residential Medium (6-20 du/A)
- RH-RI, Residential High (15-40 du/A)
- RC-RI, Regional Commercial
- TOD-RI, Transit Oriented Development
- MU-RI, Mixed Use Town Center
- RCO/OS-RI, Resource Conservation/Open Space
- OS/P-RI, Open Space/Public Use

Stewart Tract

- R-ST, Residential (1-7 du/A)
- RC-ST, Recreation Commercial
- RCO-ST, Resource Conservation
- UR-ST, Urban Reserve

Sphere of Influence
 City Limits
 Area of Interest
 Parcels



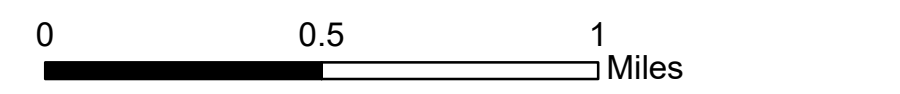
General Plan Map

City of Lathrop



Adopted 9/19/2022
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Disclaimer: Data shown may not be accurate and is for mapping purposes only. Contact the City for more information.





PLANNING COMMISSION
STAFF REPORT

DATE: September 13, 2023

APPLICATION NO: Central Lathrop Specific Plan Phase 2 Amendment and Code Text Amendment No. TA-23-104

LOCATION: The Central Lathrop Specific Plan Phase 2 Amendment Area is Located Generally North of Dos Reis Road, West of S. Manthey Road and Interstate 5, East of the San Joaquin River and South of the Existing City Limits. The Central Lathrop Specific Plan Phase 2 Amendment Project Involves the following Assessor's Parcel Numbers: 192-020-61, -62, -63, -64, -06, -07, -08, -09, -65, -66, -38, -22, -48, -52, -19, -18, -68, 69, -16, -36, -70, -14, -11, -02, and -03.

REQUEST: Planning Commission to Consider Adoption of a Resolution Recommending the City Council Find the Project Exempt from Further Environmental Review Pursuant to Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Section 15183, and Adopt an Ordinance Approving the Central Lathrop Specific Plan Phase 2 Amendment Project Comprised of Approximately 724-acres, and a Municipal Code Text Amendment to Chapter 17.62, Central Lathrop Zoning Districts of the Lathrop Municipal Code.

APPLICANT: City of Lathrop

PROPERTY OWNERS: Various

ZONING: IL-CL, Limited Industrial, Central Lathrop

GENERAL PLAN: LI-CL, Limited Industrial, Central Lathrop

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

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SUMMARY:

The Central Lathrop Specific Plan (CLSP) Phase 2 Amendment is a staff-initiated update to the CLSP to be consistent with the recently adopted Lathrop General Plan Update in accordance with General Plan Implementation Action LU-5.f.

Staff recommends that the Planning Commission review and consider all information provided and submitted, take and consider all public testimony and, if determined to be appropriate, consider adoption Resolution No. 23-12, recommending City Council find the project exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Section 15183, and approve both an Ordinance for the Central Lathrop Specific Plan Phase 2 Amendment, and an amendment to the Lathrop Municipal Code relating to the Central Lathrop Specific Plan Phase 2 Amendment.

BACKGROUND:

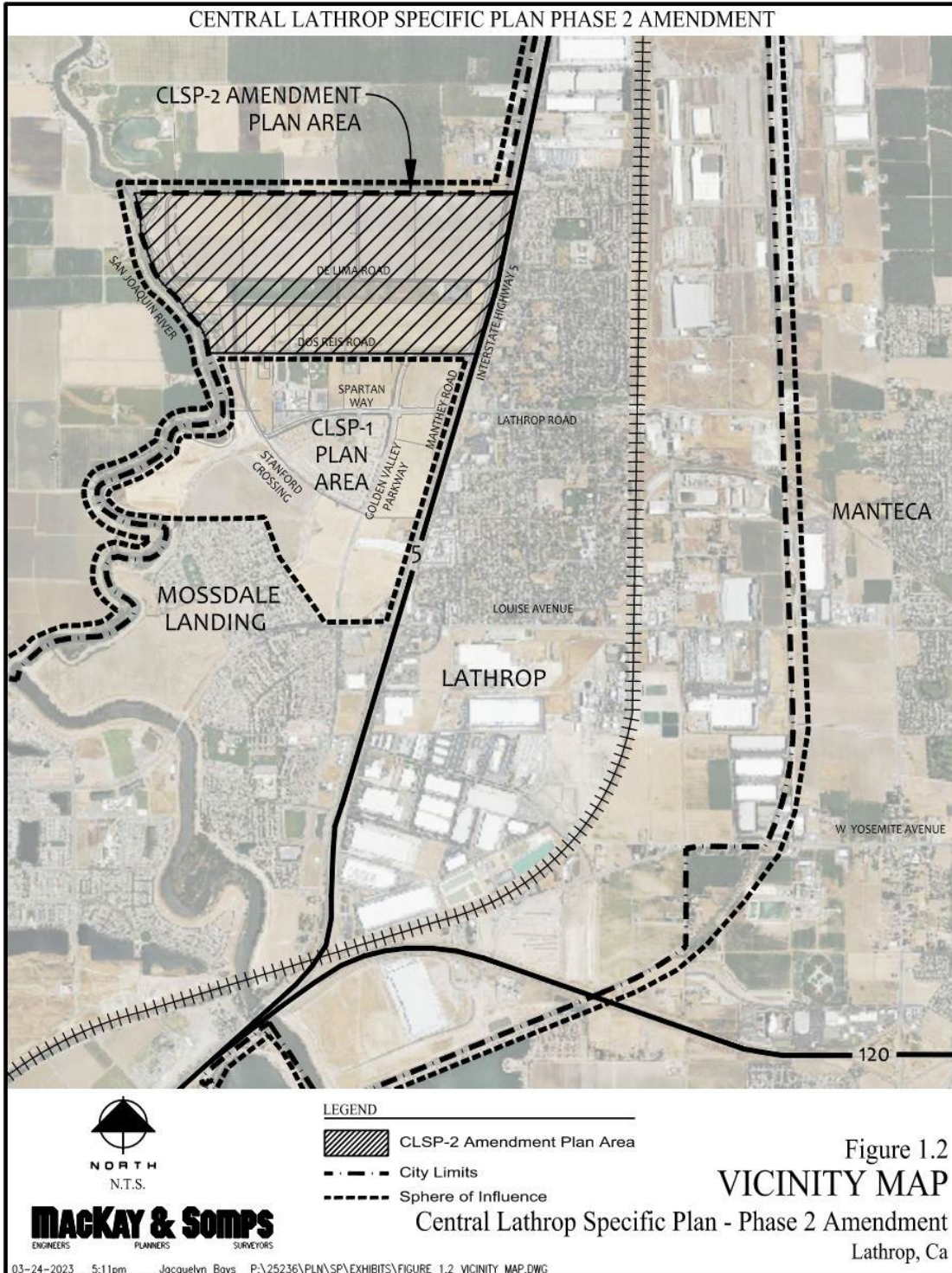
The Central Lathrop Specific Plan was approved by the City Council on November 9, 2004 (Resolution No. 04-1779). The project included certification of an Environmental Impact Report (EIR) (SCH# 2003072132), for the CLSP, adoption of the Specific Plan document, General Plan Land Use Map amendments, Zoning Map, and text amendments to the Lathrop Municipal Code (LMC). The CLSP is separated into two (2) major phases of development. Phase 1 is generally located south of Dos Reis Road and includes Lathrop High School, development of a regional park (adjacent to Lathrop High School), residential and commercial uses. Phase 2 is located north of Dos Reis Road and previously included development of residential and commercial uses, parks, and school sites (K-8).

The City Council recently adopted the comprehensive Lathrop General Plan Update (adopted on September 19, 2022) and the CLSP area north of Dos Reis Road was modified from residential and commercial land use designations to Limited Industrial.

A Rezone (map) to the properties in the CLSP Phase 2 Amendment area is being processed by the City via the Zoning Consistency Update Project. The proposed Amendment to the CLSP for Phase 2 would further bring the Specific Plan into consistency with the Lathrop General Plan and would allow development of Limited Industrial uses pursuant to the LMC and the CLSP Phase 2 Amendment document.

SITE DESCRIPTION:

The Central Lathrop Specific Plan Phase 2 Amendment area is focused north of Dos Reis Road, west of Interstate 5, east of the San Joaquin River and south of the City Limit. The Vicinity Map below illustrates the location of the CLSP Phase 2 Amendment area.



ANALYSIS:

As noted above, the Central Lathrop Specific Plan (CLSP) was originally approved in 2004. The proposed CLSP Phase 2 Amendment includes updates and modifications for Phase 2 of CLSP only. The CLSP Phase 2 Amendment does not change the entitlements for Phase 1 of the CLSP and is a stand-alone document intended to implement the design and development standards and concepts for Phase 2. The primary goals of the CLSP Phase 2 Amendment are designed to achieve the following:

- Establish a comprehensive land use plan that will guide development of the approximately 724-acre CLSP Phase 2 Amendment Area.
- Update the City's long-term vision for the CLSP Phase 2 Amendment Area in accordance with the recently adopted Lathrop General Plan, by incorporating refinements designed to reflect evolving innovation in land use planning concepts.
- Establish a regional industrial development area adjacent to the I-5 freeway that makes use of the visibility and prime freeway access provided by the Roth Road and I-5 Interchange.
- Maximize passive recreational opportunities through the creation of a comprehensive linear park and open space system located adjacent to and providing access to the San Joaquin River.
- Generate positive fiscal benefits for the City resulting from the regional industrial development.
- Increase employment and shopping opportunities for City residents.
- Provide job generating land uses in close proximity to residential uses in order to minimize home-to-work vehicular trip lengths, automobile usage and related air quality impacts.
- Provide an integrated, efficient, and safe circulation system for pedestrians, bicyclists, transit and vehicles.
- Provide roadway improvements and land use planning that will tie together with existing development.
- Establish a logical phasing plan that assures that each phase of development will include all necessary public improvements required to meet City standards.
- Add value to the existing and future City of Lathrop community and contribute to the establishment of a strong local economic base through job creation and the economic stimulus that comes from the multi-million-dollar investment required to develop the CLSP and the disposable income of the people who live and work in the plan area.

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- Implement the development program envisioned for the CLSP on property that the Lathrop General Plan designates for Limited Industrial uses.
- To the extent feasible, incorporate future project designs that minimize environmental impacts.
- Provide a logical and orderly extension of the City of Lathrop that is compatible with and complements existing and planned land uses within other portions of the City.
- Satisfy the City policies, regulations and expectations as defined in the Lathrop General Plan and Municipal Code.
- Provide services and infrastructure that meet or exceed City standards and that do not diminish services to existing residents of the City.
- Enrich the relationship between the City and the San Joaquin River by incorporating the river’s edge as a critical component of the CLSP Parks and open space program.

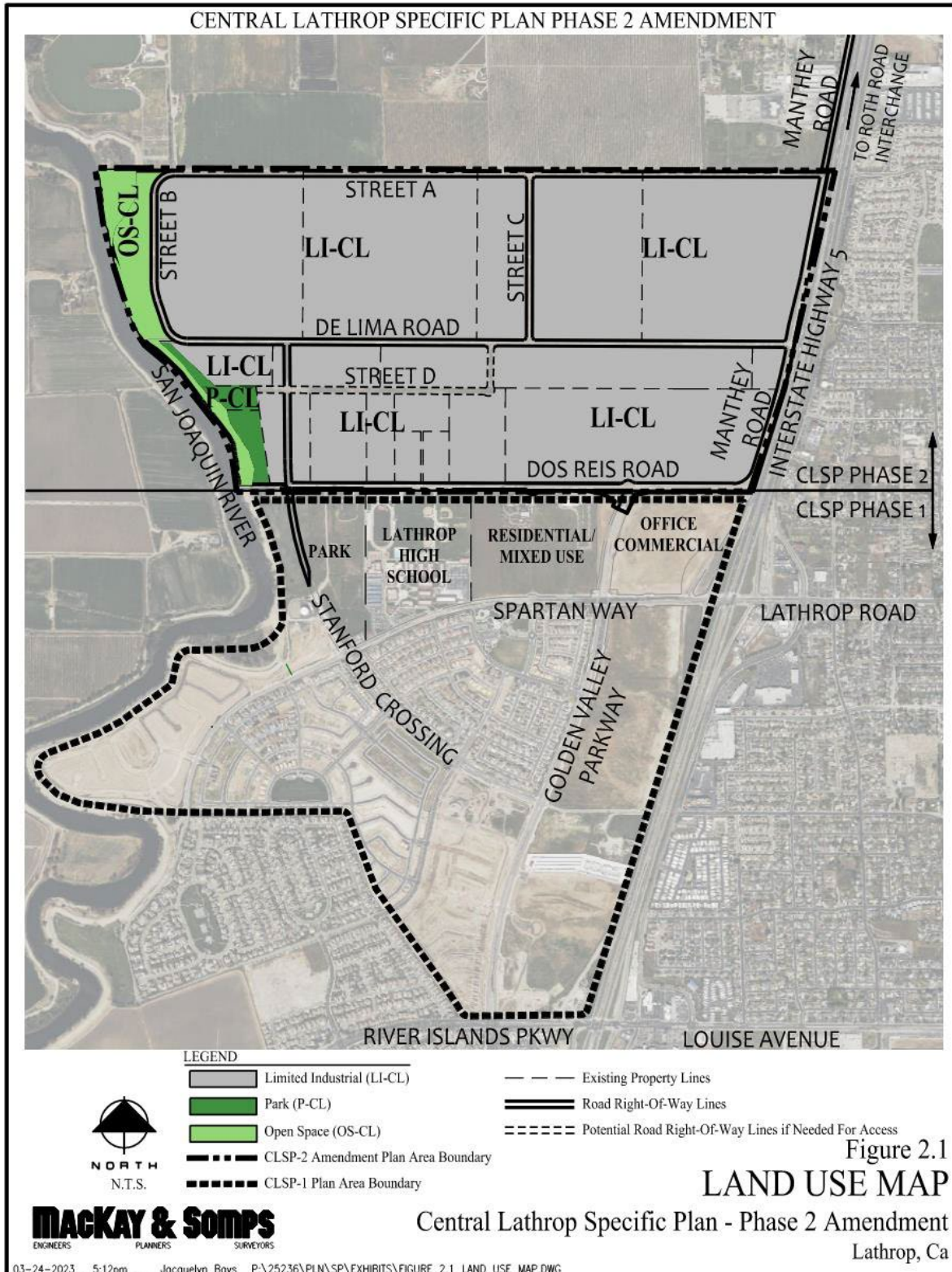
The CLSP Phase 2 Amendment is organized as follows: Introduction, Land Use, Circulation and Transportation, Natural Resources Management, Community Services and Facilities, Utilities and Drainage Infrastructure, Design Guidelines, Implementation, and Financing.

Land Use Summary and Designations

The below table represents the proposed development acreages by land use.

Designation	Land Use	Area (acres)	Maximum Building Square Footage at Max FAR of 1.0 (SF)	Potential Building Square Footage at Target FAR of 0.75 (SF)
LI-CL	Limited Industrial [1]	618.2	26,928,792	20,196,594
OS-CL	Open Space	29.3	1,276,308	957,231
P-CL	Park	11.2	487,872	365,904
	Major Road Right-of-Way	65.3	2,844,468	2,133,351
	Total	724.0	31,537,440	23,653,080

The CLSP Phase 2 Amendment contemplates Limited Industrial development at an average rather than a maximum Floor Area Ratio (FAR) and recognizes that the likely development FAR will be 0.75 or lower depending on off-street parking demand, landscaping, roadways, open space, stormwater management, and other site requirements. The following exhibit illustrates the proposed Land Use Map for the CLSP Phase 2 Amendment.



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Proposed Land Uses within the CLSP Phase 2 Amendment Project

The following are the proposed land uses within the CLSP Phase 2 Amendment Project.

Limited Industrial

The Limited Industrial use applies to most of the plan area. It is anticipated that uses such as warehousing and manufacturing that do not require a high degree of visibility and truck dependence, will be located in areas of the plan area that minimize the potential for air quality and noise impacts to sensitive receptors. The CLSP Phase 2 Amendment Plan Area is envisioned to accommodate a wide range of job generating uses, including business parks, clean light industrial, research and development (R&D); science, technology, engineering, and math (STEM); tech/biotech manufacturing; high-tech services that incorporate some combination of assembly; warehousing, and/or sales; hospitals, labs and other health care-related uses, and distribution centers.

Open Space

The CLSP Phase 2 Amendment designates Open Space uses along the San Joaquin River and this designation spans the length of the western edge of the plan area. The area is designated to provide an open space corridor consistent with the Lathrop General Plan. The open space corridor is intended as a local community wide facility with the possibility of regional linkage via multi-use trail. For example, the open space corridor will connect to developing and existing segments to the south within the CLSP Phase 1 area and the Mossdale Village developments.

Park

The CLSP Phase 2 Amendment retains the Dos Reis County Park designation, a County park within the City limits adjacent to the San Joaquin River.

Landscape Buffer along Dos Reis Road

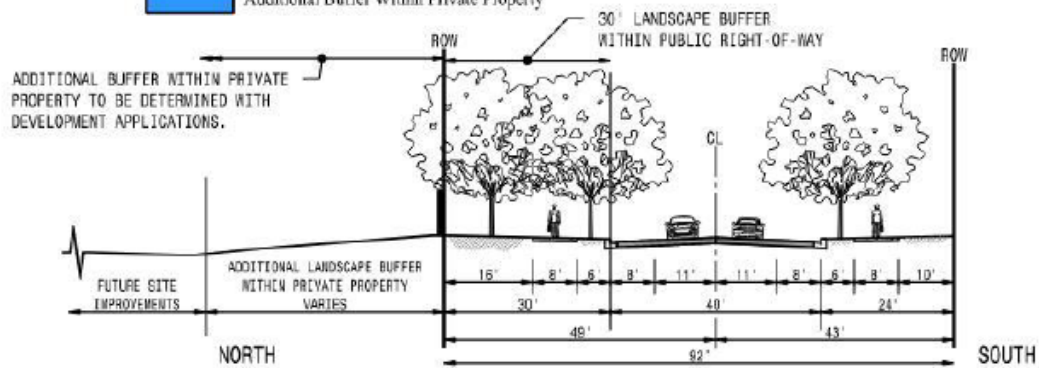
The CLSP Phase 2 Amendment includes provisions for a landscape buffer along the north side of Dos Reis Road with two (2) different design themes. At locations where existing or proposed land uses on the south side of Dos Reis Road include sensitive receptors, the landscape buffer includes a 30-foot-wide landscape corridor within the public right-of-way including 22' of landscaping and an 8' paved sidewalk as well as an additional buffer on the adjacent private development parcels. At locations on Dos Reis Road where Commercial use is proposed to the south, the landscape buffer shall include a 26-foot-wide landscape corridor within the public right-of-way including 18 feet of landscaping and an 8 foot paved sidewalk as well as an additional buffer on the adjacent private development parcels. An 8' high solid wall is also required within the landscape buffer area. Additional buffers on the adjacent private development parcels in both scenarios shall be determined during the Site Plan Review process for each specific development process. The following exhibit illustrates the location of the suggested landscape buffers.

CENTRAL LATHROP SPECIFIC PLAN PHASE 2 AMENDMENT

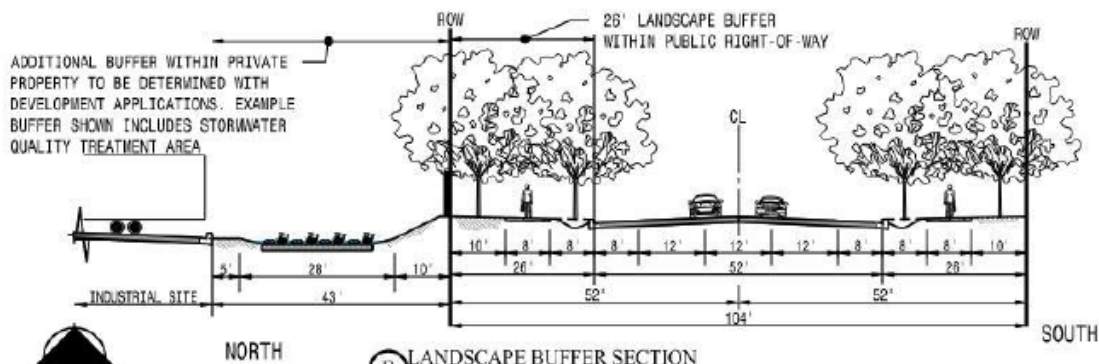


LEGEND

- 26'-30' Landscape Buffer Within Public Right-Of-Way
- Additional Buffer Within Private Property



A LANDSCAPE BUFFER SECTION
STANFORD CROSSING TO
GOLDEN VALLEY PARKWAY



B LANDSCAPE BUFFER SECTION
GOLDEN VALLEY PARKWAY
TO MANTHEY ROAD



Figure 2.2
LANDSCAPE BUFFER

Central Lathrop Specific Plan - Phase 2 Amendment

Lathrop, Ca

Mackay & Somp
ENGINEERS PLANNERS SURVEYORS

ITEM 8.2

Code Text Amendment

The proposed Code Text Amendment includes language and provisions specific to the CLSP Phase 2 Amendment Project and would modify Chapter 17.62, *Central Lathrop Zoning Districts* of the Lathrop Municipal Code (LMC) to establish an “IL-CL”, Limited Industrial Zoning District with development standards. Specifically, the Code Text Amendment would add Article 6, IL-CL: Limited Industrial Zoning Districts to Chapter 17.62. The IL-CL district is intended to provide industrial employment opportunities for residents of the city and region. The IL designation accommodates a wide range of job-generating uses, including business parks; clean light industrial; research and development (R&D); science, technology, engineering, and math (STEM); tech/biotech manufacturing, and/or sales, hospitals and other health care-related uses, warehouses and distribution centers.

GENERAL PLAN CONSISTENCY

The CLSP Phase 2 Amendment would implement General Plan Implementation Measure LU-5.f which requires the City to update the CLSP. Specifically, General Plan Implementation Measure LU-5.f states the following:

Update the Central Lathrop Specific Plan (CLSP) to accomplish the following objectives:

- a. Bring the Specific Plan’s land use map into consistency with the General Plan Land Use Map (Figure LU-1)
- b. Establish a circulation network that keeps future truck trips as far from existing and planned sensitive receptors as feasible; this includes, but not limited to, the following requirements, which shall be incorporated into the Specific Plan:
 - i. Trucks shall be prohibited on Dos Reis Road west and east of Golden Valley Parkway, on Golden Valley Parkway south of Dos Reis Road to Lathrop Road, and on Lathrop Road east of Golden Valley Parkway to Interstate 5 southbound off-ramp.
 - ii. Future truck dependent development projects shall be prohibited from providing driveway access points off Dos Reis Road, west of Golden Valley Parkway, other than emergency vehicle access (EVA).
 - iii. Truck traffic within the Limited Industrial Area of the Central Lathrop Specific Plan shall be limited to De Lima Road, and any future roadways north of Dos Reis Road, to connect to Manthey, Roth Road, and Interstate 5.
- c. Establish site design standards for new industrial projects.
- d. Identify financing and cost-recovery methods to fund roadway and infrastructure improvements.

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- e. Circulation design standards that promote safe transportation routes that limit impacts to developed areas to the south, and connectivity enhancements to provide better connectivity to I-5.
- f. Infrastructure improvements to improve roadway operations.
- g. Opportunities to provide employee-serving amenities onsite, such as parks and plazas, outdoor seating areas, fitness facilities, and daycare centers as a means to reduce vehicle trips, while supporting air quality, public health, and sustainability goals.
- h. Include provisions that all development projects proposed north of Dos Reis Road and south of De Lima Road be required to obtain a Conditional Use Permit (CUP), which shall be subject to discretionary review by the City Council.

Based on Staff's review, the CLSP Phase 2 Amendment is consistent with the requirements of Implementation Action LU-5.f. Chapter Three of the CLSP Phase 2 Amendment document describes the proposed circulation system and transportation included in the plan area, including a Truck Route Plan that prohibits trucks on Dos Reis Road west and east of Golden Valley Parkway, on Golden Valley Parkway south of Dos Reis Road to Lathrop Road, and on Lathrop Road east of Golden Valley Parkway to Interstate 5 southbound off-ramp. Chapter Three also describes the Circulation Design standards and connectivity enhancements. Chapter Seven of the CLSP Phase 2 Amendment document describes the Design Guidelines and Principles for new industrial projects as well as opportunities for employee-serving amenities.

In addition to fulfilling Implementation Measure LU.5f above, the CLSP Phase 2 Amendment is consistent with the Goals, Policies and Implementation Measures listed in Table 1.3 in the CLSP Phase 2 Amendment document (starting on Page 1-8). The CLSP Phase 2 Amendment document is attached to this Staff Report as Attachment 2.

ZONING CONSISTENCY

The proposed Code Text Amendment would add language and provisions specific to the CLSP Phase 2 Amendment Project and would modify Chapter 17.62, *Central Lathrop Zoning Districts* to establish an IL-CL, Limited Industrial Zoning District including development standards. The proposed CLSP Phase 2 Amendment document and amendments to the Lathrop Municipal Code (LMC) will provide the necessary regulations and provisions to implement the Specific Plan and review proposed projects within the CLSP Phase 2 Amendment area.

FINDINGS:

Chapter Eight, *Implementation*, of the Central Lathrop Specific Plan (CLSP) provides guidance on interpretation and amendment of the Specific Plan. Specifically, the CLSP states the following:

Amendments to the Specific Plan, including the Design Guidelines, may be proposed by a developer or property owner or initiated by the City, and shall be processed in accordance with City ordinances and subject to the requirements and limitations of any applicable development agreement. All amendments shall be presented in a public hearing before City Council action on that proposal. Generally, the process for amending the Specific Plan is similar to that for amending the City's General Plan, with the difference that there is no limitation on the number of Specific Plan amendments that may be approved in any one year.

In this regard, the CLSP Phase 2 Amendment is a Staff-initiated amendment to the CLSP that would implement the Lathrop General Plan. As noted above, Implementation Measure LU-5.f requires the City to amend the CLSP to be consistent with the General Plan. The amendment is being processed similar to that of a General Plan Amendment in that the proposed CLSP Phase 2 Amendment will be presented to the Planning Commission and City Council via Public Hearings.

Public Notice

A Notice of Public Hearing was advertised in the Manteca Bulletin on August 31, 2023. Staff also mailed the public hearing notice on August 31, 2023 to notify property owners located within a 300-foot radius from the project site boundary. In addition, the Public Notice was emailed to the City's Public Hearing subscribers and interested parties on August 31, 2023 and posted at three (3) locations accessible to the public.

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;

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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.

The City Council adopted the comprehensive Lathrop General Plan Update and Certified an EIR (SCH# 2021100139) 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.

A detailed Environmental Checklist, dated July 2023, prepared by De Novo Planning Group was prepared to analyze the proposed Central Lathrop Specific Plan (CLSP) Phase 2 Amendment and associated Code Text Amendment. Additionally, the Environmental Checklist analyzed two (2) other distinct, yet closely related actions being contemplated by the City: the City's Zoning Consistency Project which includes amendments to the Lathrop Municipal Code (LMC) and the City's Zoning Map and the Ashley Furniture Project (Site Plan Review No. SPR-23-09 and Conditional Use Permit No. CUP-23-08). As a result of the newly adopted General Plan, the City is initiating an update to the Municipal Code to bring the code and Zoning Map into consistency with the General Plan, and updating the Phase 2 portion of the CLSP into consistency with the General Plan. The City also received development applications for the Ashley Furniture Project within the boundaries of the CLSP Phase 2 area.

As explained in the Environmental Checklist in detail, the proposed projects are consistent with the City's General Plan, for which an EIR was prepared and certified, and there are no site-specific or cumulative impacts associated with the proposed projects that have not been fully addressed in a previous environmental document, or that cannot be reduced to a less than significant level through the application of uniformly applied development policies and/or standards. The findings in the Environmental Checklist demonstrate that no additional environmental analysis/review is required CEQA prior to approval of the proposed projects.

RECOMMENDATION:

Staff recommends the Planning Commission adopt Resolution No. 23-12, recommending the City Council find the project exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Section 15183 and approve the Central Lathrop Specific Plan Phase 2 Amendment comprised of approximately 724-acres and a Municipal Code Text Amendment to Chapter 17.62, *Central Lathrop Zoning Districts* of the Lathrop Municipal Code.

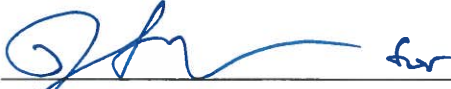
Approvals:



David Niskanen, Contract Planner

8/30/2023

Date



John B. Anderson, Contract Planner

8/30/2023

Date



James Michaels, Senior Planner

8/30/2023

Date



Rick Caguiat, Community Development Director

8/30/2023

Date



Salvador Navarrete, City Attorney

8.30.2023

Date

Attachments:

1. Planning Commission Resolution No. 23-12, CLSP Phase 2 Amendment and Code Text Amendment
2. CLSP Phase 2 Amendment Document
3. Mark-up of Chapter 17.62 Central Lathrop Zoning Districts
4. Environmental Checklist, prepared by De Novo Planning Group, dated August, 2023 with Appendices.

**CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 23-12**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LATHROP
RECOMMENDING THE CITY COUNCIL FIND THE PROJECT EXEMPT FROM
FURTHER ENVIRONMENTAL REVIEW PURSUANT TO PUBLIC RESOURCES
CODE SECTION 21083.3 AND CEQA GUIDELINES SECTION 15183 AND ADOPT AN
ORDINANCE APPROVING THE CENTRAL LATHROP SPECIFIC PLAN PHASE 2
AMENDMENT AND A MUNICIPAL CODE TEXT AMENDMENT TO CHAPTER
17.62, CENTRAL LATHROP ZONING DISTRICTS OF THE LATHROP MUNICIPAL
CODE (TA-23-104)**

WHEREAS, Section 65450 *et. seq.* of the California Government Code provides for the preparation and adoption of Specific Plans by general law cities for implementation of all or part of an adopted General Plan; and

WHEREAS, Section 65453 of the California Government Code provides that a Specific Plan may be adopted or amended by either Resolution or Ordinance as provided by the local jurisdiction; and

WHEREAS, the Central Lathrop Specific Plan Phase 2 Amendment and Zoning Code Text Amendment applies only to Phase 2 (the project) and does not in any way apply to the Central Lathrop Specific Plan Phase 1 Project; and

WHEREAS, the Amendment to the Central Lathrop Specific Plan as it affects Central Lathrop Specific Plan Phase 2 Amendment is a stand-alone document for the Phase 2 portion of Central Lathrop; and

WHEREAS, pursuant to Government Code Section 65090, notice of the Planning Commission hearing was published in accordance with State law in at least one newspaper of general circulation within the City of Lathrop at least ten calendar days before the Planning Commission's public hearing; 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 Lathrop City Council certified the General Plan Update 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, the proposed Amendment to the Central Lathrop Specific Plan, as it affects the Phase 2 Project, is an amendment to the adopted 2004 Central Lathrop Specific Plan, which was adopted by Resolution No. 04-1779 on November 9, 2004; and

WHEREAS, the City intends to retain the 2004 Central Lathrop Specific Plan as the governing land use regulations for certain specified portions of the Specific Plan area including properties within the Phase 1 Specific Plan area; and

WHEREAS, the proposed Zoning Code Text Amendment amends Chapter 17.62, *Central Lathrop Zoning Districts* to implement the Central Lathrop Specific Plan Phase 2 Amendment; and

WHEREAS, Chapter 17.124 of the Lathrop Municipal Code mandates that the Planning Commission transmit its recommendation to the City Council by resolution; and

WHEREAS, proper notice of this public hearing was given in all respects as required by law including the publishing of a legal notice of the hearing in the Manteca Bulletin on or about August 31, 2023 and mailed out to property owners located within a 300-foot radius from the Central Lathrop Specific Plan Phase 2 Amendment Project area on August 31, 2023, emailed to the City's Public Hearing subscribers and interested parties and posted at three (3) locations accessible to the public; and

WHEREAS, the Planning Commission has utilized its own independent judgement in adopting this Resolution.

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

Section 1. This Resolution incorporates, and by this reference makes a part hereof, that certain Amendment to the Central Lathrop Specific Plan as it affects the Central Lathrop Specific Plan Phase 2 Amendment Project, as shown in Attachment 2 of the Planning Commission Staff Report, relative to the proposed development of the Central Lathrop Specific Plan Phase 2 Amendment Project area on certain real property consisting of approximately 724-acres located in the City of Lathrop.

Section 2. California Environmental Quality Act (CEQA) Findings. Pursuant to Public Resources Code section 21083.3 and CEQA Guidelines section 15183, the Planning Commission finds as follows:

1. 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;

2. Pursuant to the Planning Commission Staff Report and the attachments and exhibits thereto, including but not limited to, the Environmental Checklist, prepared by De Novo Planning Group, dated August, 2023, 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 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 EIR was certified, are determined to have a more severe adverse impact than discussed in the General Plan 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.
3. All applicable General Plan 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 in accordance with the Amendment to the Central Lathrop Specific Plan. To the extent the City has not previously made findings regarding any/all of those referenced General Plan Update 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).

Section 3. Specific Plan Findings. Pursuant to State of California Planning and Zoning Law, the Planning Commission finds and determines as follows:

1. The 2004 Central Lathrop Specific Plan adopted pursuant to Resolution No. 04-1779 shall be in full force and effect as to that portion of the Specific Plan that covers Phase 1.
2. The 2004 Central Lathrop Specific Plan, as modified by the proposed related Amendments for Phase 2 is consistent with the goals, policies, implementation measures, and general land uses specified in the 2022 General Plan Update because it promotes job-generating land uses within the Phase 2 Amendment area and specifically implements Implementation Measure LU-5.f of the General Plan, which requires the City to update the Central Lathrop Specific Plan to be consistent with the adopted General Plan Update.

3. The 2004 Central Lathrop Specific Plan, as modified by the proposed related Amendments is consistent with the goals, policies, implementation measures specified in the General Plan Update related to promoting the development of job-generating land uses to support existing and future businesses. The Central Lathrop Specific Plan Phase 2 Amendment ensures that the City's economic base will be strengthened by promoting development which will create a variety of high quality long-term jobs and shorter term construction jobs and encourages future developers to finance public facilities for long-term infrastructure solutions and public services. Additionally, the 2004 Central Lathrop Specific Plan, as amended by the proposed Phase 2 Amendment is consistent with the General Plan Update goals related to achieving visual and functional quality of new development because it requires the provision of open space within the planning area and the provision of landscape buffers between the Phase 2 area and sensitive receptors.
4. The 2004 Central Lathrop Specific Plan, as modified by the proposed related Amendment, is consistent with the goals, policies, general land uses and implementation measures specified in the General Plan Update because it ensures that proposed land uses will receive an adequate level of public services, facilities and protection by implementing the goals and policies of the Public Facilities and Services and Public Safety Elements of the General Plan.
5. The 2004 Central Lathrop Specific Plan, as modified by the proposed related Amendment, is consistent with the goals, policies, general land uses, and implementation measures specified in the General Plan Circulation Element because it ensures that streets and highways will be constructed in accordance with the Traffic Monitoring Program to serve the new development.
6. The 2004 Central Lathrop Specific Plan, as modified by the proposed related Amendments, is consistent with the goals, policies, general land uses, and implementation measures specified in the Environmental Justice Element because it ensures that measures are in place to promote land use and development patterns that reduce greenhouse gas emissions, enhance air quality, and reduce climate change impacts.
7. The 2004 Central Lathrop Specific Plan, as modified by the proposed related Amendments, is consistent with the goals, policies, general land uses and implementation measures of the General Plan because it will promote orderly development of the plan through flexible phasing which is tied to the provisions of supporting infrastructure capacity in the construction of off-site infrastructure improvements. The 2004 Central Lathrop Specific Plan, as modified by the proposed related Phase 2 Amendment, provides for the construction of roadways to provide improved access to the project and adjacent properties, and the extension of utilities such as water, sanitary sewer, and storm drainage facilities necessary to accommodate the project.

8. The 2004 Central Lathrop Specific Plan, as modified by the proposed related Phase 2 Amendment, is consistent with the goals, policies and implementation measures of the General Plan Public Safety Element because it ensures that all new buildings construction shall conform to the latest California Building Code and seismic standards, gives priority to support police protection, and to fire suppression, and implements practices and regulations which avoid hazardous land use relationships.

Section 4. Code Text Amendment Findings. Pursuant to State of California Planning and Zoning Law, the Planning Commission finds and determines as follows:

1. The proposed Zoning Code Text Amendment is consistent with the City's General Plan Update, as enumerated in the Consistency Findings in the Staff Report.
2. The proposed Zoning Code Text Amendment furthers the public interest, convenience, and general welfare of the City by implementing the Central Lathrop Specific Phase 2 Amendment. The amendments would ensure consistency with the CLSP Phase 2 Amendment, General Plan, and Lathrop Municipal Code and update the zoning standards that are relevant to the CLSP Phase 2 Amendment.

Section 5. Upon adoption by the City Council, the Central Lathrop Specific Plan Phase 2 Amendment applies only to the Central Lathrop Specific Plan Phase 2 Project and does not change the adopted Central Lathrop Specific Plan as it applies to the balance of the CLSP area (Phase 1); and

Section 6. Upon adoption by the City Council, the Community Development Director is hereby directed to retain said 2004 Central Lathrop Specific Plan, as modified by the proposed related Amendments, on permanent public display in the Community Development Department, Planning Division in the City of Lathrop.

Section 7. Based on the findings set forth in this Resolution, and the evidence in the Staff Report, the Planning Commission hereby recommends to the City Council that the Central Lathrop Specific Plan Phase 2 Amendment be added to the 2004 Specific Plan as a stand-alone document for Phase 2. These documents shall be substantially in the form on file with the City Clerk.

BE IT FURTHER RESOLVED, based on substantial evidence in the administrative record of proceedings, its above findings, including the staff report and associated attachments, pursuant to its independent review and consideration, the Planning Commission does hereby recommend the City Council approve both the Central Lathrop Specific Plan Phase 2 Amendment, as illustrated and incorporated by reference as Attachment 2 of the Planning Commission Staff Report and Municipal Code Text Amendment No. TA-23-104 as illustrated and incorporated by reference as Attachment 3 of the Planning Commission Staff Report.

PASSED AND ADOPTED by the Planning Commission of the City of Lathrop at a Special meeting on the 13th day of September, 2023 by the following vote:

AYES:

NOES:

ABSTAIN:


ABSENT:

Tosh Ishihara, Chair

ATTEST:

APPROVED AS TO FORM:

Rick Caguiat, Secretary



Salvador Navarrete, City Attorney

Central Lathrop Specific Plan
Phase 2 Amendment
Lathrop, California

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Chapter One: Introduction

Overview and Applicability of the CLSP Phase 2 Amendment

The City of Lathrop adopted the Central Lathrop Specific Plan (CLSP) on November 9, 2004. The 2004 CLSP provided for the development of approximately 1,521 acres located south of the northern city limit line, west of Interstate-5, north of the Mossdale Village planning area, and east of the San Joaquin River as illustrated in Figure 1.1 and 1.2 (CLSP Plan Area).

The CLSP Plan Area consist of two primary development phases. Phase 1 of the CLSP covers approximately 797 acres in the southern portion (Phase 1 Plan Area), and Phase 2 applies to the 724-acre northern portion (Phase 2 Plan Area). Dos Reis Road serves as the dividing line between the two phases.

The City of Lathrop General Plan, in effect when the 2004 CLSP was adopted, provided for the development of a residential mixed use community in both Phases 1 and 2. The City of Lathrop recently adopted an update to the Lathrop General Plan on September 19, 2022. The 2022 Lathrop General Plan changed the prior General Plan residential, parks, schools, and commercial land use designations in the CLSP Phase 2 Plan Area to Limited Industrial, while maintaining the Open Space and Linear Park designation along the Mossdale Tract levee. The 2022 General Plan Update did not change the adopted land use designations in Phase 1 Area which allowed the development of residential neighborhoods, commercial areas, and public facilities including a high school, a community center and parks.

Development has occurred in the Phase 1 area, but no development has occurred within the Phase 2 area.

The Central Lathrop Specific Plan Phase 2 Amendment (“CLSP-2 Amendment”) includes updates and modifications only for the Phase 2 Plan Area portion of the Central Lathrop Specific Plan comprising the 724-acre area north of Dos Reis Road. **The CLSP-2 Amendment does not, in any way, alter, amend, or otherwise change the vested entitlements for the CLSP Phase 1 area, which is the 797-acre area south of Dos Reis Road. The original 2004 CLSP and the associated entitlements continue to govern the residential mixed use development in the CLSP Phase 1 Plan Area.**

The CLSP-2 Amendment revises all policies, regulations, land use concepts, and development standards with respect to Phase 2 and supersedes the 2004 CLSP for the area north of Dos Reis Road.

Table 1.1 identifies the chapters of the CLSP-2 Amendment and the corresponding chapters they supersede in the original 2004 CLSP.

The City of Lathrop is the sponsor of the CLSP-2 Amendment in order to amend the 2004 CLSP for the Phase 2 Plan Area so that the CLSP-2 Amendment is consistent with the recently adopted 2022 Lathrop General Plan. The 2004 CLSP designated residential, parks, schools, and commercial uses within the CLSP Phase 2 Plan Area. The CLSP-2 Amendment changes the residential, parks, schools, and commercial land uses within the Phase 2 Plan Area to Limited Industrial and retains the Open Space designation consistent with the 2022 Lathrop General Plan. The CLSP-2 amendment will implement the 2022 General Plan policies and establish clear direction for the development of the Plan Area. This land use change is consistent with the City’s efforts to support the Mossdale Tract’s provision of 200-year urban level of flood protection.

Table 1.1: Relationship between the 2004 CLSP and CLSP-2 Amendment

Chapter in 2004 CLSP (Superseded for the Phase 2 area)	Chapters in CLSP-2 Amendment for Phase 2 area
Chapter One: Introduction	Chapter One, Introduction
Chapter Two: Land Use	Chapter Two, Land Use
Chapter Three: Circulation and Transportation	Chapter Three, Circulation and Transportation
Chapter Four: Management of Natural Resources	Chapter Four, Natural Resources Management
Chapter Five: Community Services and Facilities	Chapter Five, Community Services and Facilities
Chapter Six: Utilities and Drainage Infrastructure	Chapter Six, Utilities and Drainage Infrastructure
Chapter Seven: Community Design	Chapter Seven, Design Guidelines
Chapter Eight: Implementation	Chapter Eight: Implementation
Chapter Nine: Financing	Chapter Nine: Financing

Purpose

The purpose of the CLSP-2 Amendment is to create a comprehensive planning framework that guides the development of the 724 acres within the Phase 2 Plan Area in a manner consistent with the 2022 Lathrop General Plan. The CLSP-2 Amendment is consistent with and based upon the 2022 Lathrop General Plan long-term vision for the Central Lathrop Specific Plan area.

The CLSP-2 Amendment contains policies, action items and exhibits regarding Phase 2 land use, circulation and transportation, management of natural resources, infrastructure, design guidelines, implementation, and financing.

Planning Vision

The Stockton-Tracy-Lathrop-Manteca region has experienced record growth that is anticipated

to continue. Of the cities located in San Joaquin County, Lathrop has become one of the fastest growing cities of its size, and financially stable cities in the State of California. This status is due to its location, availability of housing and jobs, and strategic planning that has provided a vast amount of land designated to create an ideal balance of housing, retail, services, leisure, and jobs creating industries for decades of sustainable growth.

The CLSP-2 Amendment designates land uses for a variety of business opportunities to support the skilled and educated workforce of Lathrop and the local area. Creating a relationship between jobs for the community and housing is paramount. Attracting businesses is essential in reducing the need for residents to commute out of the area, generating revenue for the city, as well as decreasing carbon emissions by reducing

vehicle miles travelled (VMT) of lengthy commutes throughout the County and beyond.

The 2022 Lathrop General Plan supports environmentally sensitive and sustainable employment growth by establishing land for industrial development within the Plan Area. The CLSP-2 Amendment is consistent with the 2022 General Plan in fulfilling the goals listed in Table 1.2 below. In addition the CLSP-2 Amendment complies with the LU-5 Implementation Actions outlined in the 2022 General Plan and listed in Table 1.3 below.

Table 1.2: Goals from the 2022 Lathrop General Plan

Land Uses
LU-1: Accommodate a mix of land uses that meet the needs of residents, businesses, and visitors with places to live, work, shop, be entertained and culturally engaged.
LU-2: Promote objectives and development in special planning areas consistent with adopted specific plans, overlay districts, master plans and density bonus provisions.
LU-3: Participate in coordinated local and regional land use planning activities.
LU-4: Coordinate and integrate land use planning and transportation objectives.
LU-5: Ensure that new development is compatible with existing development. <i>Refer to Table 1.3 for LU-5 Implementation Actions</i>
LU-6: Promote the development of job-generating land uses to support existing and future businesses.
LU-7: Preserve Lathrop’s agricultural heritage by protecting and maintaining significant areas of agricultural lands around the city, and by reducing land use conflicts with agricultural operations.
Circulation
CIR-1: Develop and maintain a roadway system that accommodates all users.
CIR-2: Create a system of pedestrian, bicycle, and transit facilities that enables non-automotive accessibility and increases the health and livability of the community.
CIR-3: Support the movement of goods through trucking, rail, and other forms of freight service while maintaining quality of life for city residents.
CIR-4: Plan for the future of transportation to ensure accessibility for all, reduce the environmental impacts of transportation, and improve the quality of life.
Economic Development
ED-1: Retain and expand existing businesses.
ED-2: Broaden the local economic base.
ED-3: Provide diverse workforce housing options.
ED-4: Enhance community quality of life.

Public Facilities and Services
PFS-1: Provide effective, adequate, cost-efficient, and high-quality community services and facilities for residents, businesses, institutions, and visitors in Lathrop.
PFS-2: Provide existing and projected development with reliable, adequate access to clean, safe and potable water.
PFS-3: Provide the community with a wastewater system that is efficient, safe, cost-effective, and able to meet the needs of existing and future development.
PFS-4: Provide the community with an efficient, attractive, and environmentally sound stormwater system to accommodate runoff from existing and new development and prevent property damage due to flooding.
PFS-5: Ensure the community has access to adequate energy services, provided through economically and environmentally sustainable means.
PFS-6: Ensure state-of-the-art technology and telecommunications services for households, businesses, and the community is available throughout the city.
PFS-7: Provide the community with high-quality public safety services, facilities, and technology that protects against illicit activities and crime.
PFS-8: Coordinate with school districts to provide the community with educational facilities and opportunities that support the continued lifelong learning of all residents.
PFS-9: Provide the community with environmentally responsible waste disposal and recycling services that minimize the generation of disposal of waste.
PFS-10: Support the use of recycled water to meet water demands.
Public Safety
PS-1: Prepare the community for natural hazards related to landslides, geologic instability, and seismic activity to minimize loss of life, injury and property damage, and disruption of vital services.
PS-2: Protect the safety of life and property and prepare for urban and wildfire emergencies.
PS-3: Protect the community from potential flood hazards to minimize loss of life, injury, and property damage, and disruption of vital services.
PS-4: Protect the community from the potential for hazardous waste and materials contamination.
PS-5: Prepare and equip the community to handle emergency situations, in order to minimize loss of life, injury, property damage, and disruption of vital services.

PS-6: Prepare the community to adapt to climate change, including extreme weather events, in order to minimize risks to life, property, the economy, and the environment.
Recreation and Resources
RR-1: Provide the community with high-quality parks and recreational amenities.
RR-2: Protect and manage natural open space areas to provide scenic beauty and community enjoyment.
RR-3: Preserve and protect prehistoric, historic, archaeological, and paleontological resources, to bolster community identity and protect sensitive resources.
RR-4: Protect and maintain animal and plant species, city trees, waterways, and other supporting biological habitats within Lathrop.
RR-5: Balance the extraction of mineral resources with future development and conservation opportunities.
RR-6: Provide the community with optimal air quality.
RR-7: Protect the health of the bay delta.
RR-8: Promote water conservation throughout the region.
Noise
N-1: Protect residents from the harmful effects of exposure to excessive noise.
N-2: Protect the economic base of the city by preventing the encroachment of incompatible land uses near noise-producing roadways, industries, the railroad, commercial and mixed-use districts, and other sources.
Environmental Justice
EJ-1: Promote land use and development patterns that reduce greenhouse gas emissions, enhance air quality, and reduce climate change impacts in environmental justice communities.
EJ-2: Take measures to reduce pollution exposure and improve air quality in environmental justice communities.
EJ-3: Ensure that public facilities and services are equitably distributed throughout the city of Lathrop and are available to residents of environmental justice communities.
EJ-4: Expand access to healthy food and nutritional choices for all residents in the community.

EJ-5: Promote and ensure healthy living conditions for all residents, particularly those in environmental justice communities.
EJ-6: Promote land use and development patterns that encourage physical activity and improve multimodal access and connectivity to employment, shopping, services, schools, parks and other destinations.
EJ-7: Improve the physical fitness of the City’s residents, particularly those who live in environmental justice communities.
EJ-8: Create accessible and culturally appropriate opportunities for all people regardless of race, color, national origin, or income to engage in the decision-making process.
EJ-9: Prioritize improvements and programs that address the needs of environmental justice communities.

Table 1.3: LU-5 Land Use Compatibility Implementation Actions from the 2022 Lathrop General Plan

LU-5.a: Through the development review process, screen development proposals for land use and transportation network compatibility with existing surrounding or abutting development or neighborhoods.
LU-5.b: Through the development review process, analyze land use compatibility and require adequate buffers and/or architectural enhancements to protect sensitive receptors from intrusion of development activities that may cause unwanted nuisances and health risks.
LU-5.c: When industrial projects, including warehouse projects, fulfillment centers, and other projects that may generate high volumes of truck trips and/or air quality emissions are proposed within 1,000 feet of existing or planned residential uses or other sensitive receptors, the City shall require the preparation of a Health Risk Assessment (HRA) that meets the standards established by the Office of Environmental Health Hazard Assessment (OEHHA), and the San Joaquin Valley Air Pollution Control District (SJVAPCD). Projects shall not be approved until it can be demonstrated that the project would not result in an exceedance of the established thresholds of significance for public health risks at nearby sensitive receptors.
LU-5.d: When industrial projects, including warehouse projects, fulfillment centers, and other projects that may generate high volumes of truck trips and/or air quality emissions are proposed within 1,000 feet of existing or planned residential uses or other sensitive receptors, the City shall require the implementation of best management practices (BMPs) to reduce pollution exposure to sensitive receptors, particularly diesel particulate matter (DPM). The appropriate BMPs shall be established on a case-by-case basis, and should consider the following tools, methods, and approaches:

- Creating physical, structural, and/or vegetative buffers that adequately prevent or substantially reduce pollutant dispersal between warehouses and any areas where sensitive receptors are likely to be present, such as homes, schools, daycare centers, hospitals, community centers, and parks.
- Providing adequate areas for on-site parking, on-site queuing, and truck check-in that prevent trucks and other vehicles from parking or idling on public streets.
- Placing facility entry and exit points from the public street away from sensitive receptors, e.g., placing these points on the north side of the facility if sensitive receptors are adjacent to the south side of the facility. Exceptions can be made for emergency vehicle access (EVA) points.
- Locating warehouse dock doors and other onsite areas with significant truck traffic and noise away from sensitive receptors.
- Screening dock doors and onsite areas with significant truck traffic and noise with physical, structural, and/or vegetative barriers that adequately prevent or substantially reduce pollutant dispersal from the facility towards sensitive receptors.
- Posting signs clearly showing the designated entry and exit points from the public street for trucks and service vehicles.
- Posting signs indicating that all parking and maintenance of trucks must be conducted within designated on-site areas and not within the surrounding community or public streets.

LU-5.e: Update the Lathrop Municipal Code to include Good Neighbor Guidelines for Warehouse Distribution Facilities. The new Good Neighbor Guidelines should include:

- a. A definition of the type and size of facility that is subject to the Guidelines;
- b. Standards to minimize exposure to diesel emissions to sensitive receptors that are situated in close proximity to the proposed facility;
- c. Standards and practices that eliminate diesel trucks from unnecessarily traversing through residential neighborhoods;
- d. Standards and practices that eliminate trucks from using residential areas and repairing vehicles on the streets;
- e. Strategies to reduce and/or eliminate diesel idling within the facility's site;

LU-5.f: Update the Central Lathrop Specific Plan (CLSP) to accomplish the following objectives:

- a. Bring the Specific Plan's land use map into consistency with the General Plan Land Use Map (Figure LU-1)
- b. Establish a circulation network that keeps future truck trips as far from existing and planned sensitive receptors as feasible; this includes, but is not limited to, the following requirements, which shall be incorporated into the Specific Plan:

- i. Trucks shall be prohibited on Dos Reis Road west and east of Golden Valley Parkway, on Golden Valley Parkway south of Dos Reis Road to Lathrop Road, and on Lathrop Road east of Golden Valley Parkway to Interstate 5 southbound off-ramp.
 - ii. Future truck dependent development projects shall be prohibited from providing driveway access points off of Dos Reis Road, west of Golden Valley Parkway, other than emergency vehicle access (EVA).
 - iii. Truck traffic within the Limited Industrial Area of the Central Lathrop Specific Plan shall be limited to De Lima Road, and any future roadways north of Dos Reis Road, to connect to Manthey Road, Roth Road, and Interstate 5.
- c. Establish site design standards for new industrial projects;
 - d. Identify financing and cost-recovery methods to fund roadway and infrastructure improvements.
 - e. Circulation design standards that promote safe transportation routes that limit impacts to developed areas to the south, and connectivity enhancements to provide better connectivity to I-5.
 - f. Infrastructure improvements to improve roadway operations
 - g. Opportunities to provide employee-serving amenities onsite, such as parks and plazas, outdoor seating areas, fitness facilities, and daycare centers as a means to reduce vehicle trips, while supporting air quality, public health, and sustainability goals.
 - h. Include provisions that all development projects proposed north of Dos Reis Road and south of De Lima Road be required to obtain a Conditional Use Permit (CUP), which shall be subject to discretionary review by the City Council.

LU-5.g: During the interim period following adoption of this General Plan, and the adoption of the updates to the Central Lathrop Specific Plan, identified in Action LU-5f, the City shall enforce the following requirements for all Limited Industrial development projects, including warehouse, distribution, and logistics projects, within the Central Lathrop Specific Plan Area:

- a. Trucks shall be prohibited on Dos Reis Road west and east of Golden Valley Parkway, on Golden Valley Parkway south of Dos Reis Road to Lathrop Road, and on Lathrop Road east of Golden Valley Parkway to Interstate 5 southbound off-ramp.
- b. Future truck dependent development projects shall be prohibited from providing driveway access points off of Dos Reis Road, west of Golden Valley Parkway, other than emergency vehicle access (EVA).
- c. Truck traffic within the Limited Industrial Area of the Central Lathrop Specific Plan shall be limited to De Lima Road, and any future roadways north of Dos Reis Road, to connect to Manthey Road, Roth Road, and Interstate 5.

Figure 1.1- Regional Map

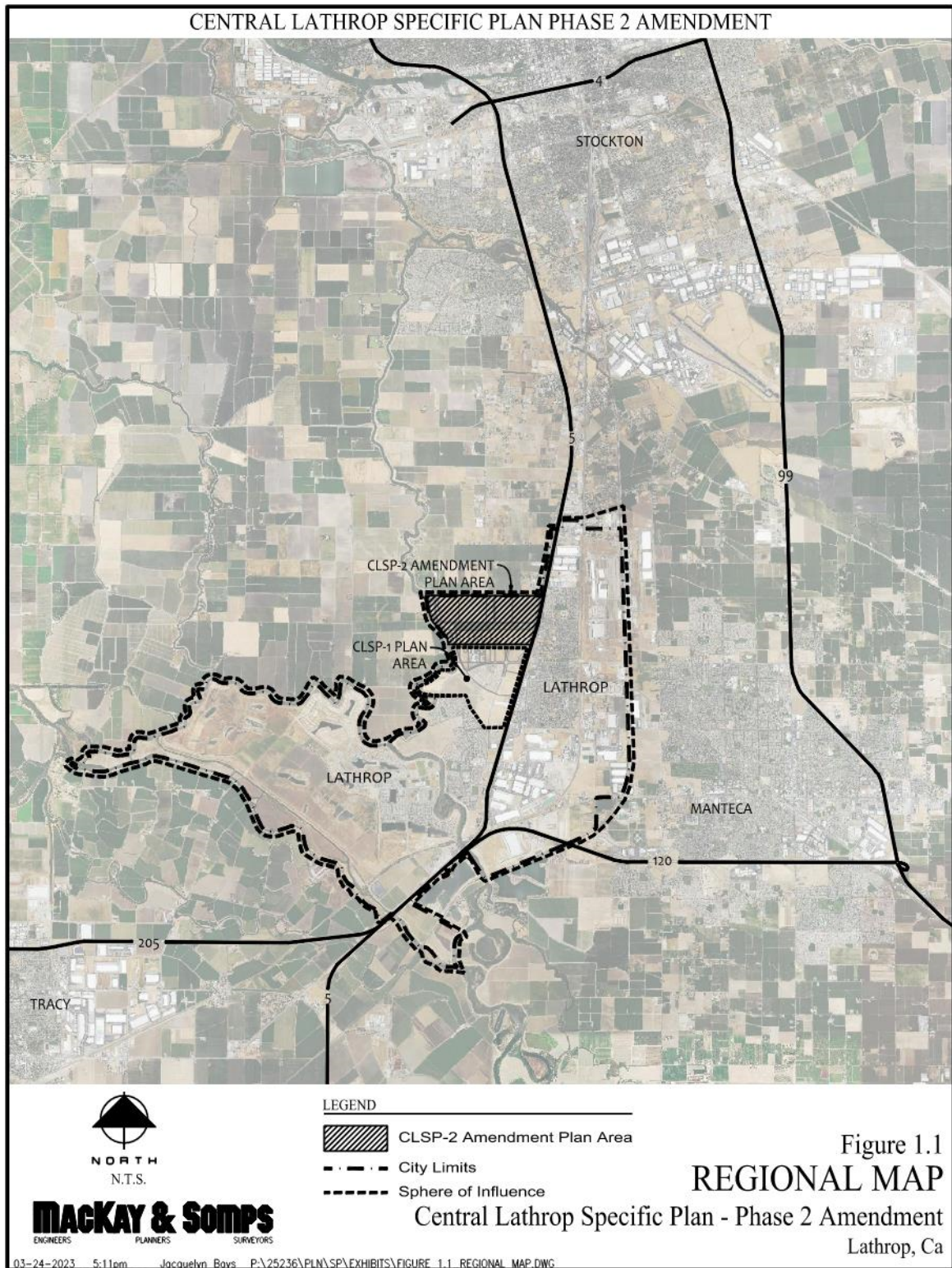
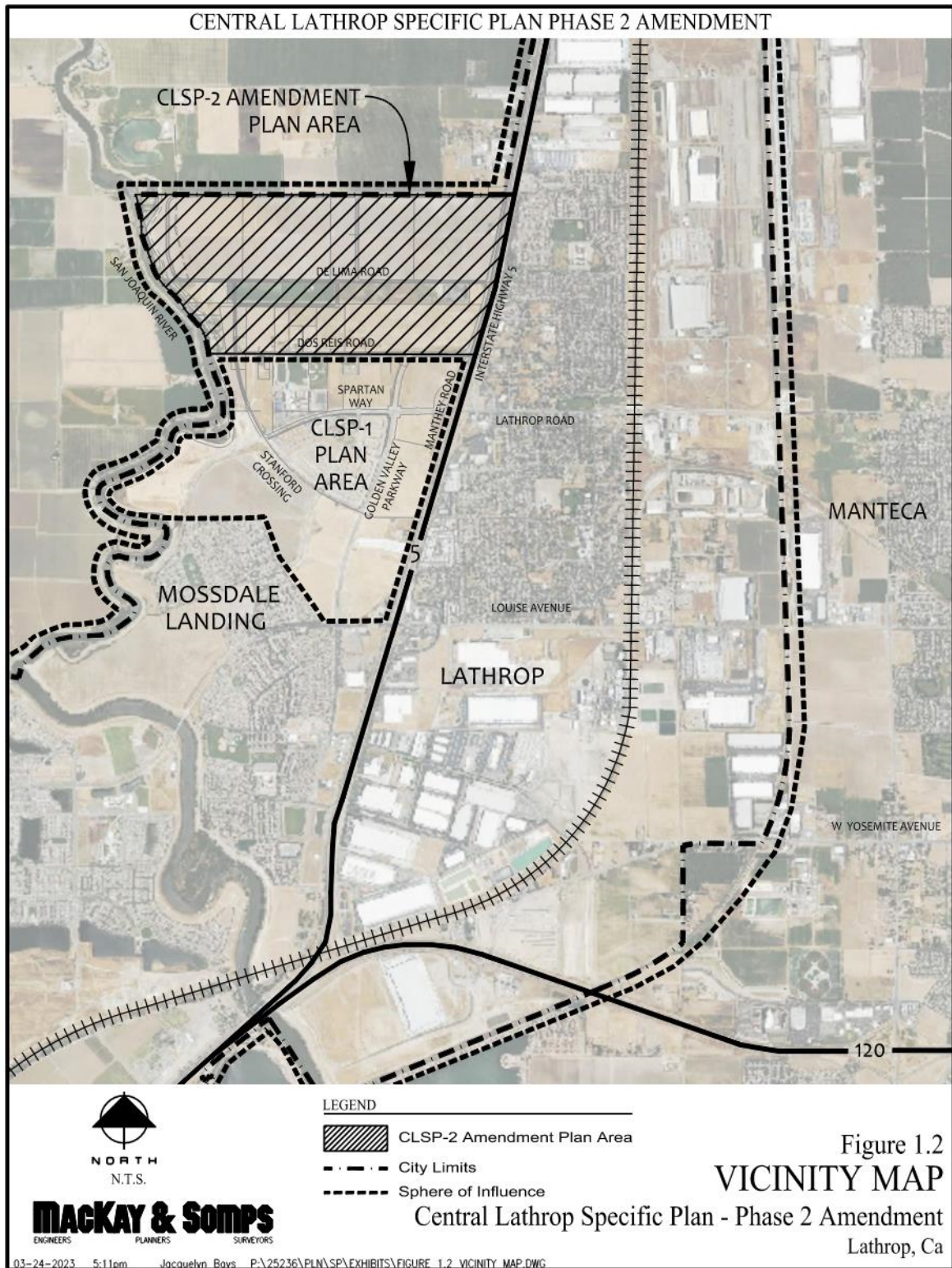


Figure 1.1
REGIONAL MAP
Central Lathrop Specific Plan - Phase 2 Amendment
Lathrop, Ca

Figure 1.2- Vicinity Map



Goals of the Specific Plan

The CLSP is intended to provide for the orderly and systematic development of an integrated full-service community in a manner consistent with goals and policies of the City and compatible with site characteristics. The primary goals of the CLSP-2 Amendment are designed to achieve the following:

- Establish a comprehensive land use plan that will guide development of the approximately 724-acre CLSP-2 Amendment Plan Area.

Update the City’s long-term vision for the CLSP-2 Amendment Plan Area in accordance with the 2022 Lathrop General Plan, by incorporating refinements designed to reflect evolving innovation in land use planning concepts.

Establish a regional industrial development area adjacent to the I-5 freeway that makes use of the visibility and prime freeway access provided by the Roth Road Interchange.

Maximize passive recreational opportunities through the creation of a comprehensive linear park and open space system located adjacent to and providing access to the San Joaquin River.

Generate positive fiscal benefits for the City resulting from the regional industrial development.

Increase employment and shopping opportunities for City residents.

Provide job-generating land uses in close proximity to residential uses in order to minimize home-to-work vehicular trip lengths, automobile usage and related air quality impacts.

Provide an integrated, efficient, and safe circulation system for pedestrians, bicyclists, transit and vehicles.

Provide roadway improvements and land use planning that will tie together with existing development.

Establish a logical phasing plan that assures that each phase of development will include all necessary public improvements required to meet City standards.

Add value to the existing and future City of Lathrop community and contribute to the establishment of a strong local economic base through (a) job creation and (b) the economic stimulus that comes from the multi-million-dollar investment required to develop the Central Lathrop Specific Plan and the disposable income of the people who live and work in the Plan Area.

Implement the development program envisioned for the Central Lathrop Specific Plan on property that the Lathrop 2022 General Plan designates for Limited Industrial uses.

To the extent feasible, provide a self-mitigating project, where mitigation measures are incorporated into the CLSP-2 Amendment and future project designs, so as to minimize environmental impacts.

Provide a logical and orderly extension of the City of Lathrop that is compatible with and complements existing and planned land uses within other portions of the City.

Satisfy the City policies, regulations and expectations as defined in the Lathrop General Plan and Municipal Code.

Provide services and infrastructure that meet or exceed City standards and that do not diminish services to existing residents of the City.

Enrich the relationship between the City and the San Joaquin River by incorporating the river’s edge as a critical component of the

Central Lathrop Specific Plan parks and open space program.

These Central Lathrop Specific Plan goals are consistent with the goals of the Lathrop General Plan.

Context

Location

Lathrop is located within the southwest quadrant of San Joaquin County. The Central Lathrop Specific Plan area is located within the northwest area of the City. See Figure 1.1: Regional Map.

The CLSP-2 Amendment Plan Area encompasses approximately 724 acres located south of the city limit line, north of Dos Reis Rd, west of Interstate 5, and east of the San Joaquin River. See Figure 1.2 for the Vicinity Map.

Property Ownership

The CLSP-2 Amendment encompasses 724 acres divided among 25 existing parcels. Figure 1.3 lists the property owners.

Existing Site Conditions and Uses

The CLSP-2 Amendment Plan Area consists primarily of undeveloped land and agriculture uses, along with the existing Dos Reis Regional Park and boat launch, and various existing rural residences. The existing Dos Reis Regional Park is located adjacent to the San Joaquin River along the west side of the CLSP-2 Amendment Plan Area. The undeveloped land and existing agriculture uses comprise the majority of the remaining land acreage extending from the San Joaquin River, east to Manthey Road and Interstate-5. See Figure 1.4 for Existing Conditions Map.

Dos Reis Park, a county/state facility located along the San Joaquin River at the end of Dos Reis Road, while a part of the CLSP-2 Amendment Plan Area, is intended to remain under county/state ownership and maintenance.

Few trees, aside from the orchard trees, exist beyond those along the riverbed and on rural residential sites. A few rural roads (Manthey Road, De Lima Road, and Dos Reis Road) cross or border the Plan Area to provide access to the river, farmlands, and rural residences. No known major utility easements or facilities are present, except for water lines in Dos Reis Road, De Lima Road, and a portion of Manthey Roads; and a storm drain force main in Dos Reis Road that serves existing develop east of Interstate-5.

Plant habitats are isolated within narrow corridors located along portions of the San Joaquin River. All lands have been modified by human activities. The area is generally flat, with a slight fall from east to west towards the San Joaquin River. The area is protected from flood hazards by the levee paralleling the river. Groundwater is relatively shallow. No parcels are under Williamson Act contracts.

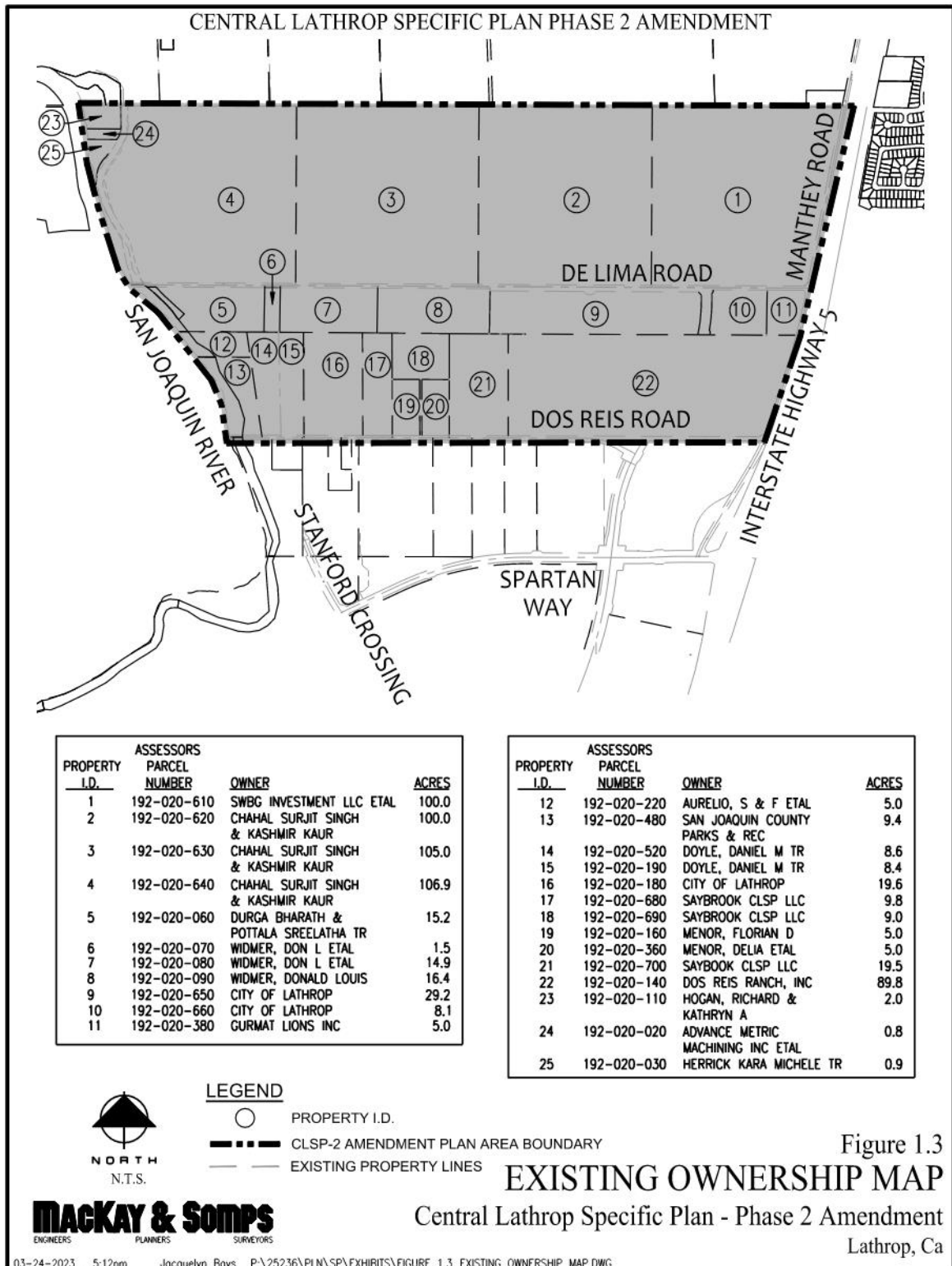
Adjacent Uses

A variety of existing land uses surrounds the CLSP-2 Amendment Plan Area. To the south of Dos Reis Road from west to east is a planned community park and open space trail along the levee; the existing Lathrop High School sports fields and auxiliary parking area, undeveloped land designated as Residential Mixed Use, and undeveloped land designated as Office Commercial. To the west is the San Joaquin River and to the north is San Joaquin County land with existing agriculture and industrial uses. Interstate 5 is east of the Plan Area.

Jurisdictional Context

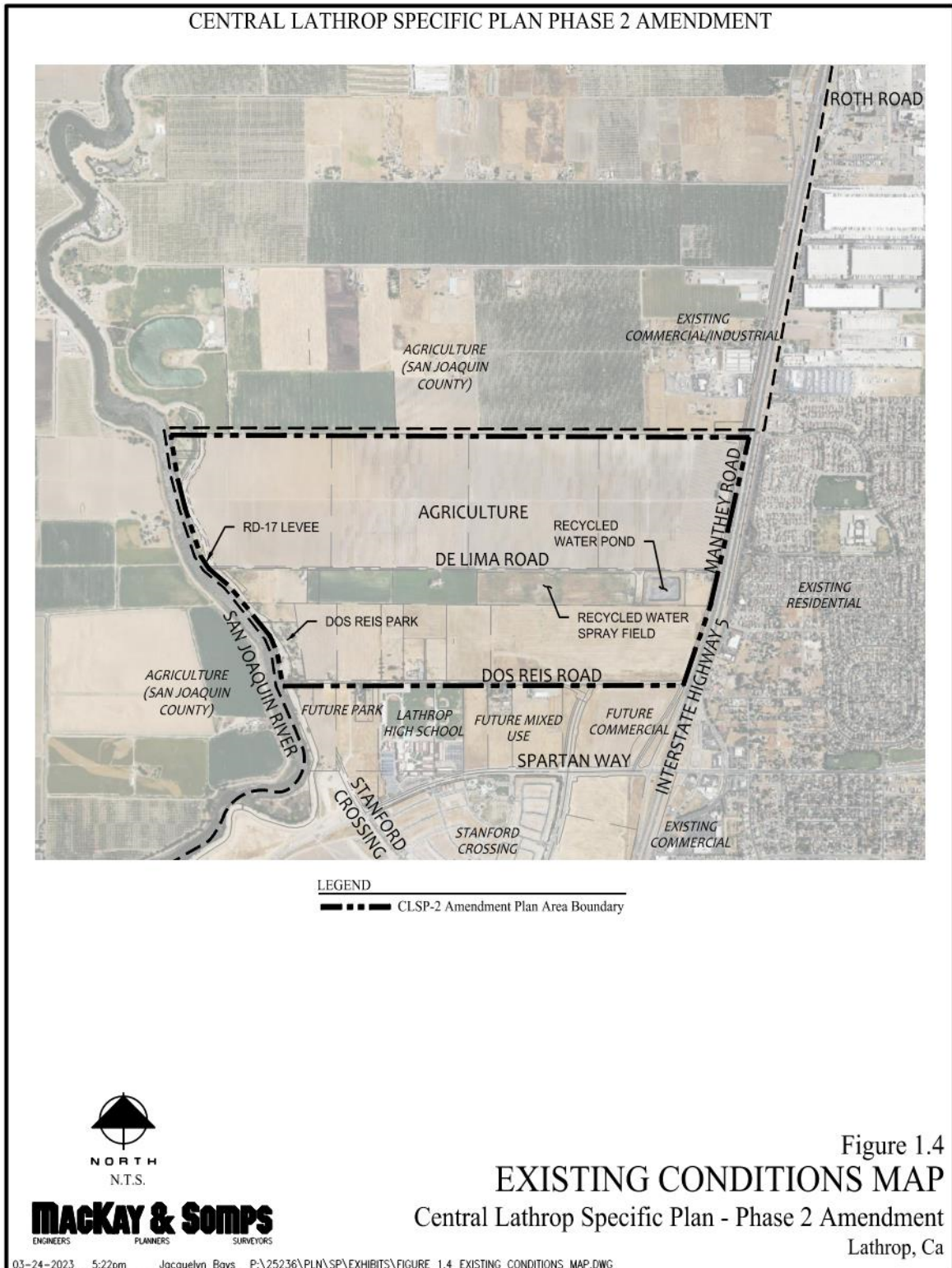
Since the City approved the 2004 CLSP, the CLSP Plan Area has been annexed into the City of Lathrop. The area or portions thereof, are within the jurisdiction of the Manteca Unified School District, Reclamation District 17 (RD-17), and the Lathrop Manteca Fire District (LMFD). No changes to the boundaries of these districts are proposed.

Figure 1.3- Existing Ownership Map



03-24-2023 5:12pm Jacquelyn_Bays P:\25236\PLN\SP\EXHIBITS\FIGURE 1.3 EXISTING OWNERSHIP MAP.DWG
REFERENCES: Border; BaseMap
IMAGES:

Figure 1.4- Existing Conditions Map



Legal Authority

The City of Lathrop, as a general law city, will adopt this Specific Plan Amendment, and other project related documents by resolution in accordance with the provisions of Article 8, Sections 65450 through 65457 of the California Government Code. These provisions require that a specific plan be consistent with the City’s adopted general plan. All other subsequent entitlements and approvals must also be consistent with the Lathrop General Plan.

State law also requires that all subsequent subdivisions and developments (including public works projects) within the Phase 2 Plan Area, as well as all zoning regulations applicable to the Phase 2 Plan Area, must be consistent with this CLSP-2 Amendment.

Relationship to the Lathrop General Plan

The General Plan establishes the goals, policies, land uses, and standards for development within the City. The following related plans, incorporated by reference, provide additional detailed direction for future development of the CLSP-2 Amendment Plan Area.

Wastewater, Water and Recycled Water Master Plans

Wastewater (collection and treatment), water (supply and distribution), and recycled water (wastewater disposal) master plans were adopted by the City. These plans identify improvements needed to serve current and future land uses at build out and provide a basis for the orderly expansion of potable, waste, and recycled water facilities. In conjunction with other plans, these documents establish phasing and costs.

Bicycle Transportation Master Plan

The City of Lathrop’s Bicycle Transportation Master Plan establishes goals, policies, routes and standards for bicycle transportation and facilities within the City.

Relationship to Other City Policies, Programs, and Documents

The supporting documents described below establish the foundation and/or provide direction for the implementation of this CLSP-2 Amendment. These documents will be utilized in conjunction with the CLSP-2 Amendment to ensure the implementation of the General Plan’s goals and policies.

Capital Facilities Fee Program

The City’s Capital Facilities Fee program identifies the capital improvements needed for development. This document establishes a variety of financing vehicles and fees to pay for public infrastructure and community facilities to serve the new development areas.

Municipal Code

Special zoning districts have been created for the CLSP Plan Area. These special zoning districts end in “CL” to designate these land use categories as unique to the Central Lathrop Specific Plan area. The amended zoning categories for the Phase 2 Plan Area are described in detail later in this CLSP-2 Amendment and are incorporated into the Lathrop Municipal Code.

Development Agreement

Development Agreements to be potentially entered into between the City and landowners within the Plan Area can vest, or “lock in” development rights. Development agreements can establish the responsibilities of landowners with respect to the construction and financing of public infrastructure, the dedication of land, and other development-related obligations.

Environmental Impact Report

Refer to the Implementation chapter for details regarding the relationship between the CLSP-2 Amendment and the EIRs prepared with the original 2004 CLSP and the 2022 General Plan.

Organization of the Specific Plan

The CLSP-2 Amendment is organized as follows:

Chapter One: Introduction - discusses the purpose, planning context, primary goals, and scope of the Specific Plan Amendment.

Chapter Two: Land Use - describes the way in which the land uses that comprise the CLSP-2 Amendment Plan Area are organized and includes a discussion of the general character of such uses, their location within the Plan Area, the intensities of use, and the goals associated with each of the designated land uses.

Chapter Three: Circulation and Transportation - explains the CLSP-2 Amendment roadway network in the context of the local, city, and regional transportation and circulation patterns, and the system of pedestrian and bicycle paths.

Chapter Four: Natural Resources Management - describes the ways in which the environmental features of the plan area are integrated into the CLSP-2 Amendment and the program to protect these features, as well as to allow them to be enjoyed by residents and non-residents alike.

Chapter Five: Community Services and Facilities - describes the needs for community services and facilities that will result from the development of the CLSP-2 Amendment and the way in which these needs will be addressed.

Chapter Six: Utilities and Drainage Infrastructure - discusses the various utility and drainage improvements required to serve the Phase 2 Plan Area.

Chapter Seven: Design Guidelines - provides the site planning, including landscape and open space, and architectural standards for each land use, further ensuring a high-quality and unique development.

Chapter Eight: Implementation - describes the way in which the CLSP-2 Amendment will be

executed, including development phasing strategies and the permitting process for individual development proposals.

Chapter Nine: Financing - describes anticipated project construction and maintenance needs and financing mechanisms, and the key financing options that are available to fund these costs.

Chapter Two: Land Use

Introduction

The Land Use and Development Plan is the primary implementing component of the CLSP-2 Amendment. This chapter summarizes the different land uses proposed, refines land use types that are identified in the 2022 General Plan and lists the development standards. This chapter, including the Land Use Plan, describes the land use designations and zoning. The 2022 General Plan Land Use Map and the CLSP-2 Amendment Land Use Plan govern the land uses in the CLSP Phase 2 Plan Area.

Existing and Interim Land Uses

Existing agricultural uses, recycled water storage ponds, agricultural irrigated with recycled water and several rural residences are located within the CLSP-2 Amendment Plan Area. These existing uses will remain until the property is developed and therefore referred to in this document as Interim Uses.

The existing uses within the CLSP Phase 1 Plan Area include various residential neighborhoods commonly referred to as Stanford Crossing, a high school, a community center, teen center/library, several public neighborhood parks, and some commercial development. Some agricultural uses and rural residences remain will remain until developed in the future in accordance with the Lathrop General Plan.

The CLSP-2 Amendment development standards for the Phase 2 Plan Area are consistent with the development standards in the City of Lathrop's Zoning Ordinance. Separate Design Guidelines apply as set forth in Chapter Seven.

The Land Use Plan was influenced by a variety of factors including physical site constraints and adjacent land uses as discussed in Chapter One.

This CLSP-2 Amendment may evolve over time, taking into consideration market change and community desires and needs. As property owners and builders develop their properties, they will be required to follow the Site Plan Review process and, if applicable, obtain a Conditional Use Permit. The development plans for each property will be designed based on the policies and standards contained in this Specific Plan Amendment.

Overall, the CLSP-2 Amendment designates 618.2 acres of Limited Industrial uses, 11.2 acres of Parks, and 29.3 acres of Open Space in Phase 2.

Land Use Plan

The CLSP-2 Amendment is designed to create a range of employment uses along with some recreational uses along the San Joaquin River levee system for City residents and employees. The CLSP-2 Amendment Plan Area encompasses approximately 724 acres. Refer to Figure 2.1. The overall Phase 2 Plan Area land uses, acreages, and intensities of use are summarized in Table 2.1; this summary represents the build-out of the CLSP-2 Amendment Plan Area.

The Land Use Map (Figure 2.1) illustrates the land uses within the CLSP-2 Amendment Plan Area. Table 2.1 provides a summary of these land uses. The acreage and allowable square footages for each land use category may vary slightly from these acreages shown depending on more accurate survey data and the final alignment

of roadways and required open space; however, the total acreages and building square footage establish an approximate carrying capacity for the Plan Area.

Landscape Buffer

A landscape buffer shall be provided along the north side of Dos Reis Road as illustrated in Figure 2.2 with two (2) different design themes. At locations where existing or proposed Land Use on the south side of Dos Reis Road includes sensitive receptors, the landscape buffer shall include a 30-foot-wide landscape corridor within the public right-of-way including 22' of landscaping and a 8' paved sidewalk as well as an additional buffer on the adjacent private development parcels. At other locations on Dos Reis Road where Commercial or Industrial use is proposed to the south, the landscape buffer shall include a 26-foot-wide landscape corridor within the public right-of-way including 18 feet of landscaping and an 8 foot paved sidewalk as well as an additional buffer on the adjacent private development parcels. The additional buffer on the adjacent private development parcels in both scenarios shall be determined during the Site Plan Review process for each specific development project.

Figure 2.1- Land Use Map

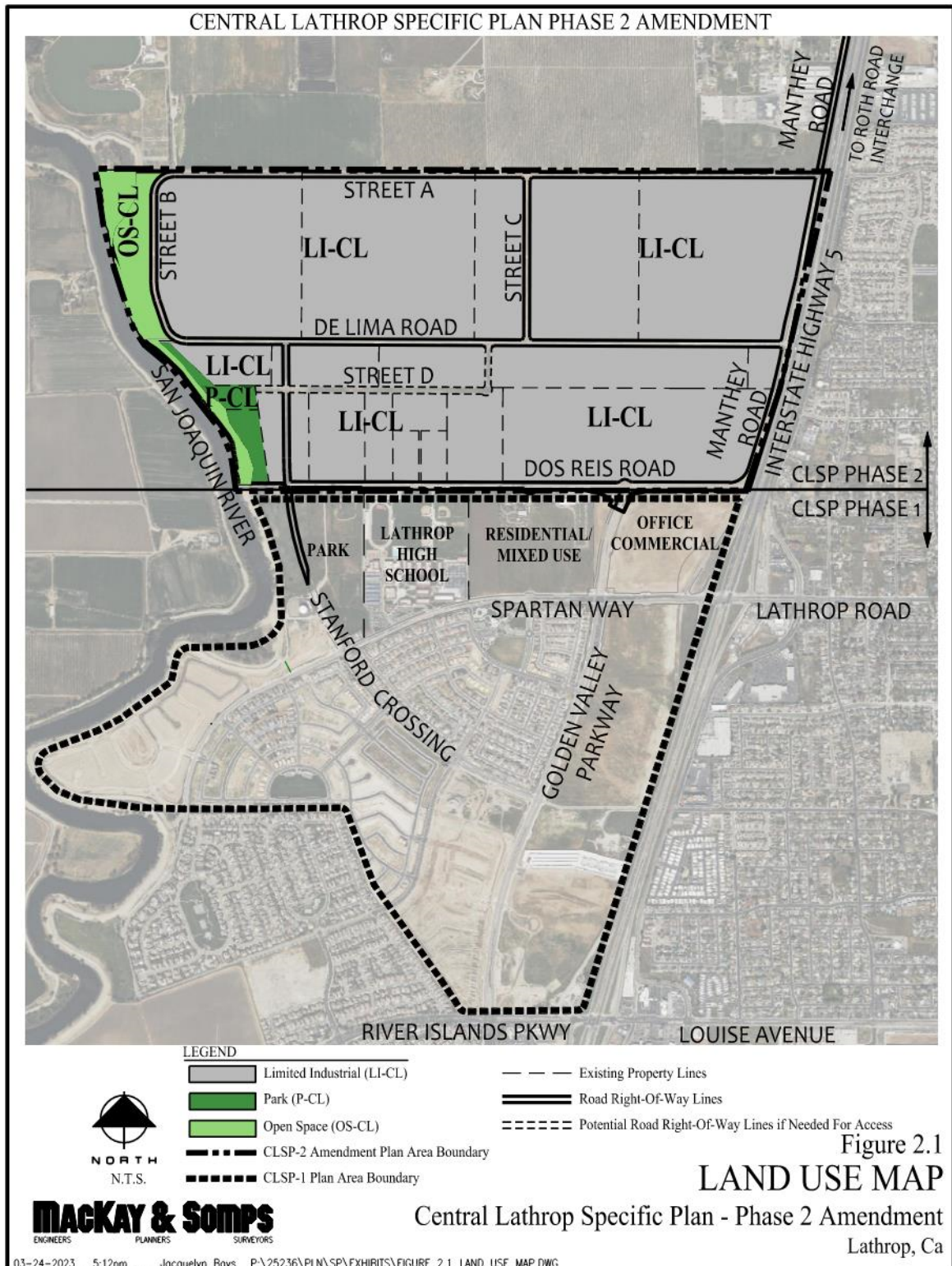


Figure 2.2- Landscape Buffer

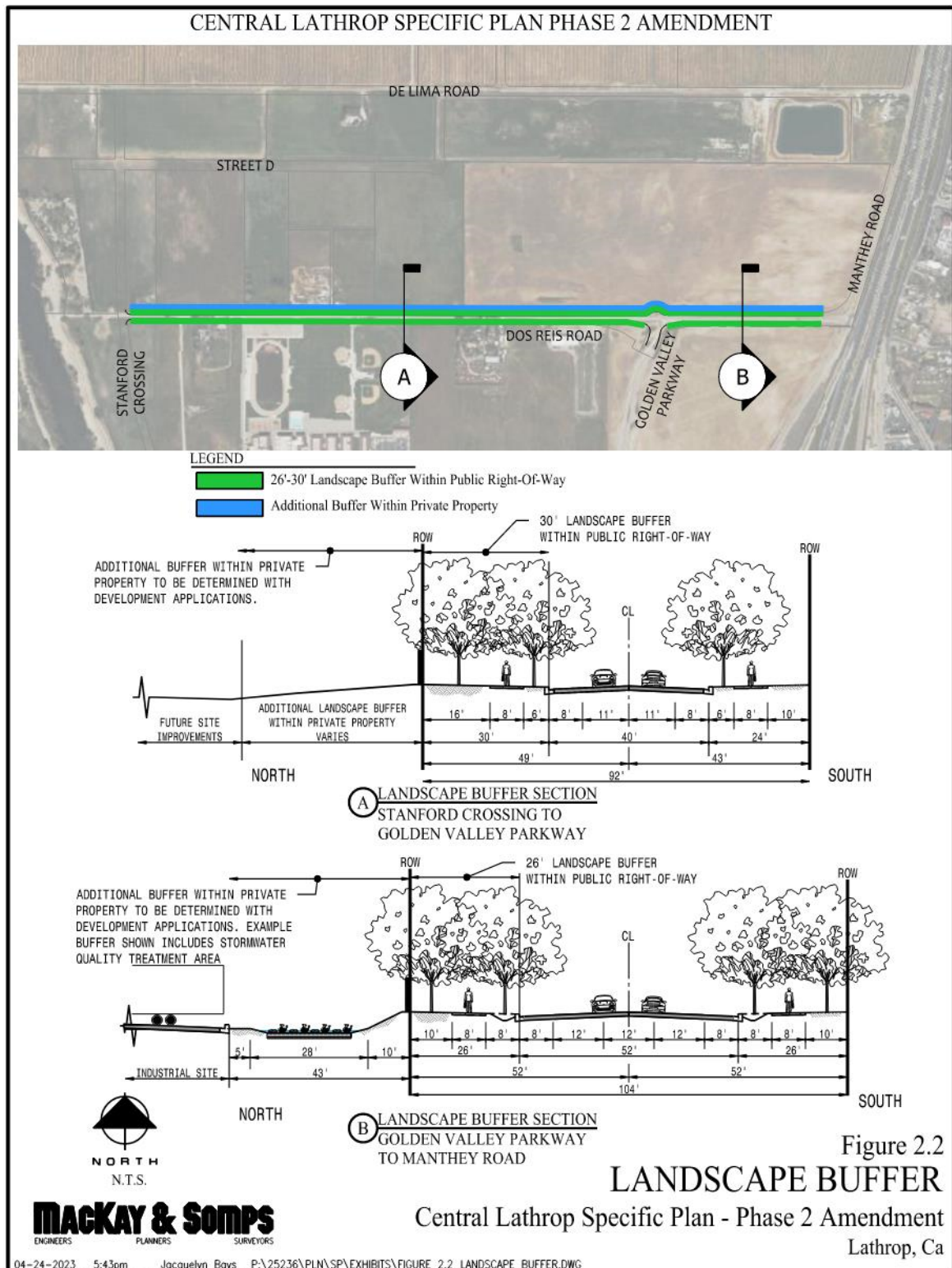


Table 2.1: CLSP-2 Amendment Land Use Summary

Designation	Land Use	Area (acres)	Maximum Building Square Footage at Max FAR of 1.0 (SF)	Potential Building Square Footage at Target FAR of 0.75 (SF)
LI-CL	Limited Industrial [1]	618.2	26,928,792	20,196,594
OS-CL	Open Space	29.3	1,276,308	957,231
P-CL	Park	11.2	487,872	365,904
	Major Road Right-of-Way	65.3	2,844,468	2,133,351
	Total	724.0	31,537,440	23,653,080

[1] Allowable FAR. of 1.0 per the 2022 General Plan

[2] Target FAR of 0.75

The above table represents the proposed development acreages by land use. Calculated acres are based upon the overlay of the land uses onto a property boundary map compiled from record dimensions only (not a field survey). Actual acres may vary slightly, but will be confirmed with each development application.

Land Use Designations

The following sections define and discuss the land use designations that occur within the Plan Area. The Central Lathrop combining district (CL) is applied to all properties located within the CLSP-2 Amendment Plan Area. The designation of CL after any zoning district indicates that the zoning district so combined is modified by the regulations included in the CLSP-2 Amendment and those districts included in Chapter 17.62 of the Lathrop Municipal Code.

Permitted uses, conditionally permitted uses, and development criteria can be found in the same chapter of the Code. Of particular note is that the 2022 General Plan requires a Conditional Use Permit (CUP) for all development between Dos Reis Road and De Lima Road.

The Plan Area consists of three land use designations including Limited Industrial, Park, and Open Space. A well thought out circulation pattern allows for vehicular, bicycle and pedestrian connections between the uses.

Limited Industrial

The Limited Industrial (LI) use applies to most of the Plan Area. The Limited Industrial use spans from the northern project boundary along Lathrop’s city limits, southern boundary along Dos Reis Road, and eastern boundary along Interstate Highway 5 as shown in Figure 2.1. It is anticipated that uses such as warehousing and manufacturing that do not require a high degree of visibility and are truck dependent, will be located in areas of the Plan Area that minimize the potential for air quality and noise impacts to sensitive receptors outside the Plan Area. The CLSP-2 Amendment Plan Area is envisioned to accommodate a wide range of jobs generating uses, including business parks; clean light industrial; research and development (R&D); science, technology, engineering, and math (STEM); tech/biotech manufacturing; high-tech services that incorporate some combination of assembly; warehousing, and/or sales; hospitals, labs and other health care-related uses, and distribution centers. Refer to the City of Lathrop’s Zoning Ordinance for the full range of

permitted and conditionally permitted uses under this land use category. A maximum allowable Floor Area Ratio (FAR) of 1.0 is permitted consistent with the 2022 General Plan.

Open Space

The CLSP-2 Amendment designates Open Space (OS) uses along the San Joaquin River and this designation spans the length of the Plan Area. This area is designed to provide an open space corridor consistent with the Lathrop General Plan. The open space corridor along the San Joaquin River is intended as a local community wide facility with the possibility of regional linkage. This Open Space Corridor would also connect the CLSP-2 Amendment Plan Area with developing and existing segments of this open space corridor to the south within CLSP Phase 1 and the Mossdale Village developments. Though not required or mandated, this CLSP-2 Amendment accommodates the construction and use of outdoor recreation facilities such as recreation fields, fitness equipment and courses, or other such uses intended for the physical recreation and well-being of the community and/or the employee users. Refer to the CLSP-2 Amendment Zoning Ordinance for the full range of permitted uses in this land use category.

Park

The CLSP-2 Amendment retains the Dos Reis County Park designation, a County park within City limits. An additional Park area is proposed to connect the park to the future open space corridor described above.

Because the build-out of the CLSP-2 Amendment Plan Area is anticipated to occur over an extended period of years, these Interim Uses may remain present for many years.

Interim Agricultural uses are subject to Agricultural Development Standards and Use Regulations set forth in the Lathrop Zoning Ordinance. Refer to Chapter 17.116 of the Lathrop Zoning Ordinance for specific

information regarding Nonconforming Uses and Structures.

Right-to-Farm provisions are discussed in Chapter Four of this document.

Calculation of Land Use Intensities and Allowable Square Footages

Future project-specific development applications will be based on the maximum allowable net square footage for a particular parcel or parcels. The maximum allowable square footage for a particular parcel will be calculated by multiplying the surveyed net developable area (in acres) comprising the subject parcel by the allowable Floor Area Ratio (FAR) for the associated land use designation. The acreage used in this calculation may vary slightly from the acreage shown in the Land Use Map and Table 2.1 and will be determined by more accurate survey and boundary data and the final street alignments and right of way width.

The CLSP-2 Amendment contemplates Limited Industrial development at an average rather than a maximum Floor Area Ratio (FAR) as specified in Table 2.1. Specific development sites will likely develop at a target FAR of 0.75 or lower depending on parking demand, landscaping and open space, stormwater management, and other site requirements.

Land Use and Site Layout Flexibility

The Land Use Map (Figure 2.1) illustrates the general locations and distribution of land uses in the Plan Area as described earlier in this chapter. This Land Use Plan is diagrammatic and does not necessarily represent final road alignments, land use configurations or acreages.

The CLSP-2 Amendment land uses may be further refined in conjunction with the processing of future parcel maps and site plan applications, without requiring a Specific Plan Amendment as further discussed below. Given that the Land Use Map is conceptual in nature,

the CLSP-2 Amendment provides flexibility with respect to the location, design, and detailed implementation of the Land Use Plan during the City’s reviews of future detailed applications. Land Use and Site Design flexibility may include, but is not limited to, the following:

- Relocating collector roads and/or intersections to correspond to existing property lines,
- Relocating collector roads and/or intersections to accommodate a specific development program, building product types, or parcel layout arrangement,
- Relocating collector roads to allow for more efficient use of parcelization for building and parking areas on-site,
- Minor deviations in land use intensity (Floor Area Ratio) and development standards for particular projects, with the concurrence of reviewing agencies, as determined by CDD and if compatible and consistent with the purpose and intent of the Specific Plan
- Allowance for use types not specified in Lathrop’s Zoning Ordinance, which are compatible and consistent with the purpose and intent of the land use designation and zoning classification (to be approved by the Community Development Director)
- Adjustments to travel lanes as supported by traffic studies.
- Acceptability of final land use and site layouts will be evaluated based upon the following criteria/findings:
 - Consistency with the prescribed land use development and design standards, in accord with the CLSP-2 Amendment to the Specific Plan,
 - Building, parking, and site design consistency for each land use parcel as

described in the Design Guidelines (Chapter Seven),

- Consistent application of the stated principles set forth in the CLSP-2 Amendment and the City General Plan,
- Potential economic benefits of a particular land use, building type, site feature, configuration of buildings, road alignment, or other deviation from the Specific Plan that would outweigh the benefits of strict adherence to the CLSP-2 Amendment development standards and Zoning Code, and/or
- The employment benefit of a land use, configuration, or other factor within the CLSP-2 Plan Area which deviates from the CLSP-2 Amendment.

Refer to Chapter 8: Implementation for more information regarding site plan and land use flexibility at the site plan review stage including project review procedures, development agreements, specific plan amendment procedures, enforcement, mitigation monitoring, and other review and approvals required during the implementation of the CLSP-2 Amendment.

Land Use Regulations and Development Standards

The CLSP-2 Amendment is consistent with the 2022 General Plan land use designations as listed below and consistent with the development standards in the Lathrop Zoning Ordinance and the Warehouse Good Neighbor Guidelines.

Limited Industrial (LI) Development Standards

The Lathrop Zoning Ordinance specifies the minimum lot area, lot width, setbacks, and other development standards for the Limited Industrial (LI) designation. Limited Industrial developments shall be further subject to the design guidelines in Chapter Seven.

Open Space (OS) Development Standards

The Lathrop Zoning Ordinance includes development standards for the Open Space (OS) designation. Open Space uses may also be subject to design guidelines contained within Chapter Seven.

Park Development Standards

The Zoning Ordinance defines the development standards for the Park designation. Park uses may also be subject to design guidelines contained in Chapter Seven.

Chapter Three: Circulation and Transportation

Introduction

This chapter describes the proposed circulation system and transportation improvements included in the CLSP-2 Amendment Plan Area.

The Circulation Plan is designed to allow for efficient circulation to and from the CLSP-2 Amendment Plan Area. The plan provides for multiple modes of transportation including automobile, truck, bus transit, bicycle, and pedestrian. This chapter provides the requirements of Plan Area roadways, bikeways, and walkways as well as public transit. The implementation of the CLSP-2 Amendment will provide additional roadway, bus transit, bicycle, and pedestrian linkages between the Plan Area and the surrounding communities, improving connectivity within this portion of the City.

The Circulation Plan provides connections to existing and future roadways as identified in the City of Lathrop's General Plan Circulation Diagram. These connections provide both regional and local mobility between land uses within and adjacent to the Plan Area. It is the intent of the Circulation Plan to comply with the requirements of the Surface Transportation Assistance Act (STAA). The phasing and financing of the proposed roadway improvements is summarized in Chapter Nine Financing Plan.

Circulation and Transportation Goals

The transportation system for the CLSP-2 Amendment Plan Area provides a multi-modal network that serves the needs of all the proposed land uses in the Plan Area by establishing an integrated, efficient, and safe circulation system for transit and vehicles; linking roadways and transit routes in the Plan Area to the City's existing transportation network, and providing

an interconnected system of trails, which are pedestrian and bicycle friendly.

Existing Conditions

On-Site Roadway Network

Land uses at the time of the CLSP-2 Amendment approval are agricultural and large lot/rural residential parcels. Because of this land use pattern, the existing roadway network is sparse with one north-south roadway (Manthey Road) and two east west- roadways (De Lima Road and Dos Reis Road).

Manthey Road is a paved two-lane roadway that parallels I-5 from the CLSP-2 Amendment Plan Area and continues North towards the Roth Road interchange and beyond. This roadway has no curb and gutter with minimal shoulders. De Lima Road and Dos Reis Road are two-lane roadways that extend west from Manthey Road to the San Joaquin River levee. The roadways have shoulders but no curb and gutter.

See Figure 3.1 for Existing Circulation Plan.

Off-Site Roadway Network (Regional Area)

There are a number of major regional roadways that are located in close proximity to the CLSP-2 Amendment Plan Area. These roadways include Interstate 5, Interstate 205, State Route 120, and State Route 99. These roadways are outside of the Plan Area but will be utilized by vehicles entering and exiting the CLSP-2 Plan Area.

Interstate 5, one of the major freeways in the state of California, forms the eastern boundary of the CLSP Plan Area. In San Joaquin County, I-5 connects Stockton to Tracy and passes through Lathrop. Given its location, I-5 will serve as one

of the primary routes for traffic entering and exiting the Plan Area.

There are three freeway interchanges adjacent to the Plan Area. The first interchange, Louise Avenue/River Islands Parkway, is located to the south and provides access to the CLSP Plan Area, Mossdale Village and River Islands. The second interchange, Lathrop Road/Spartan Way, is located in the middle of the overall CLSP and provides direct access to the Plan Area. The third interchange, Roth Road, is located north of the CLSP-2 Amendment Plan Area, and will be the primary point of access for trucks to the Plan Area. A study of the Roth Road corridor from Manthey Road to State Route 99 is being conducted by San Joaquin County, through the San Joaquin Council of Governments (SJCOG) at the time this CLSP-2 Amendment is being written. It is anticipated that the ramps will be widened, and traffic signals will be installed in the future.

Interstate 205 lies to the south of the City of Lathrop and provides a connection to the City of Tracy and the San Francisco Bay Area.

State Route 120 is another major regional roadway in San Joaquin County and provides a connection from I-5 and I-205 to State Route 99, south and east of the Plan Area. SR 120 will serve as a likely access route for trips accessing the Plan Area from Manteca. The I-5/SR 120 interchange located South of the Plan Area provides a connection between these two roadways through a system of ramps.

State Route 99 is a regional roadway in the regional area. This roadway serves as one of the major north-south routes in San Joaquin County and provides a connection between the City of Stockton in the north and Manteca in the south. SR 99 continues south through Stanislaus County and parallels I-5 throughout much of California.

Existing Bicycle and Pedestrian Network

There are essentially no existing bicycle or pedestrian facilities in the CLSP-2 Amendment Plan Area. However, there are pedestrian and bicycle facilities in the CLSP Phase 1 area and in the adjacent specific plan areas including Mossdale Village and River Islands that will be connected to the planned facilities within the CLSP-2 Amendment Plan Area at Golden Valley Parkway and Stanford Crossing as displayed on Figure 3.10 Pedestrian and Bicycle Circulation Plan.

Existing Transit Network

The City of Lathrop does not operate any local serving transit routes. However, there are transit routes that operate in the regional area. These routes include fixed-route regional bus service and flexible fixed route bus service. The San Joaquin Regional Transit District (SJRTD) operates the bus routes while Altamont Commuter Express operates the commuter rail service. These transit services are described in detail below.

SJRTD Fixed-Route Service

The SJRTD operates two fixed-route bus lines (Route 290 and 97) that serve the City of Lathrop. Route 97 connects Manteca Transit Center to Tracy Transit Center through Lathrop via Louise Avenue and Interstate 5. Route 97.Route 90 connects Lathrop to Stockton and Tracy via Interstate 5. The route map for Route 90 and 97 are shown on Figure 3.2. These routes include several existing bus stops within Lathrop's City limits. An additional proposed bus stop is suggested at Manthey Road just south of De Lima Road to serve commuters to the CLSP-2 area. This suggested stops are shown on Figure 3.4.

SJRTD Flexible Fixed-Route Service

SJRTD also operates Route 90, which is a flexible fixed-route line. A flexible fixed-route bus operation follows a general route but can deviate within limited areas to pick-up or drop-off passengers. This line links the City of Lathrop

with Stockton and Tracy via a route that provides access into the City of Lathrop by Lathrop Road and Louise Avenue.

SJRTD Commuter Bus Service

The SJRTD operates a number of commuter bus lines which connect cities in San Joaquin County with major employment locations in the San Francisco Bay Area including Pleasanton, Dublin, Livermore, Mountain View, Palo Alto, and Sunnyvale. The existing Commuter Bus service in Lathrop connects Lathrop to the Dublin/Pleasanton BART station and also Sunnyvale. Commuters access the bus service at the Lathrop Park and Ride Lot south of the Plan Area, which is located between Lathrop Road and Louise Avenue on 5th Street.

Altamont Commuter Express Rail Service (ACE) & Valley Link

Altamont Commuter Express Rail Service
Altamont Commuter Express (ACE) is a passenger rail service connecting Stockton to San Jose. The closest ACE station to the Plan Area is located on the border of the City of Lathrop and the City of Manteca to the north of SR 120.

Valley Link is a new 42 -mile, 7-station passenger rail project connecting BART's rapid transit system in the Bay Area's Tri-Valley and the ACE Commuter Express (ACE). Future Valley Link/ACE Stations are anticipated at two locations within City limits. One proposed location near the River Islands development North of Highway 5 along the Union Pacific Railroad. A second location is proposed in North Lathrop at Lathrop Road along the Union Pacific Railroad and McKinley Avenue.

Existing Truck Routes

Existing truck routes within the vicinity of the Plan Area, including STAA truck routes and non-STAA truck routes are shown on Figure 3.3.

Figure 3.1- Existing Circulation Plan

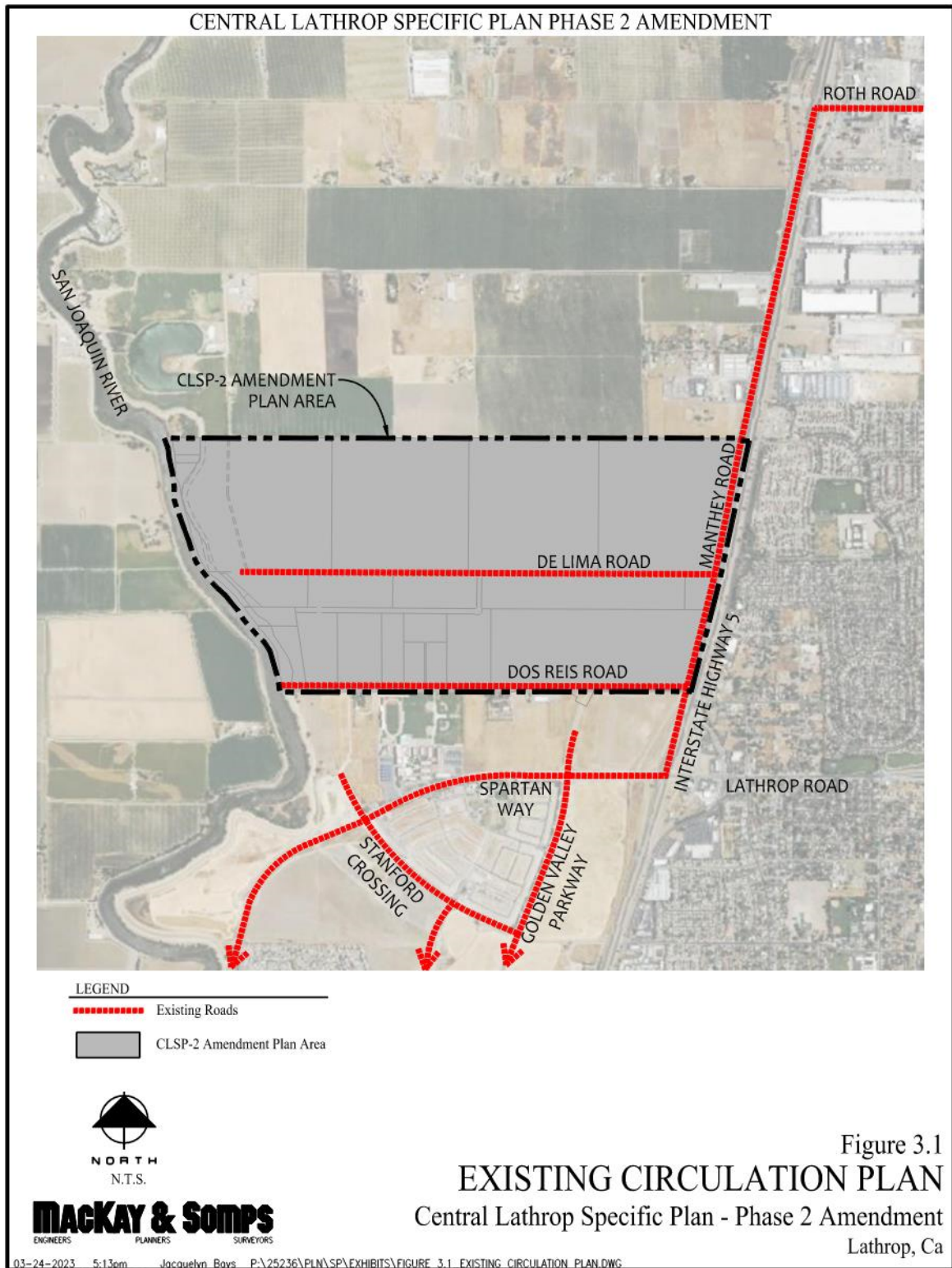


Figure 3.1
EXISTING CIRCULATION PLAN
Central Lathrop Specific Plan - Phase 2 Amendment
Lathrop, Ca

Figure 3.2- Existing Bus Service Plan

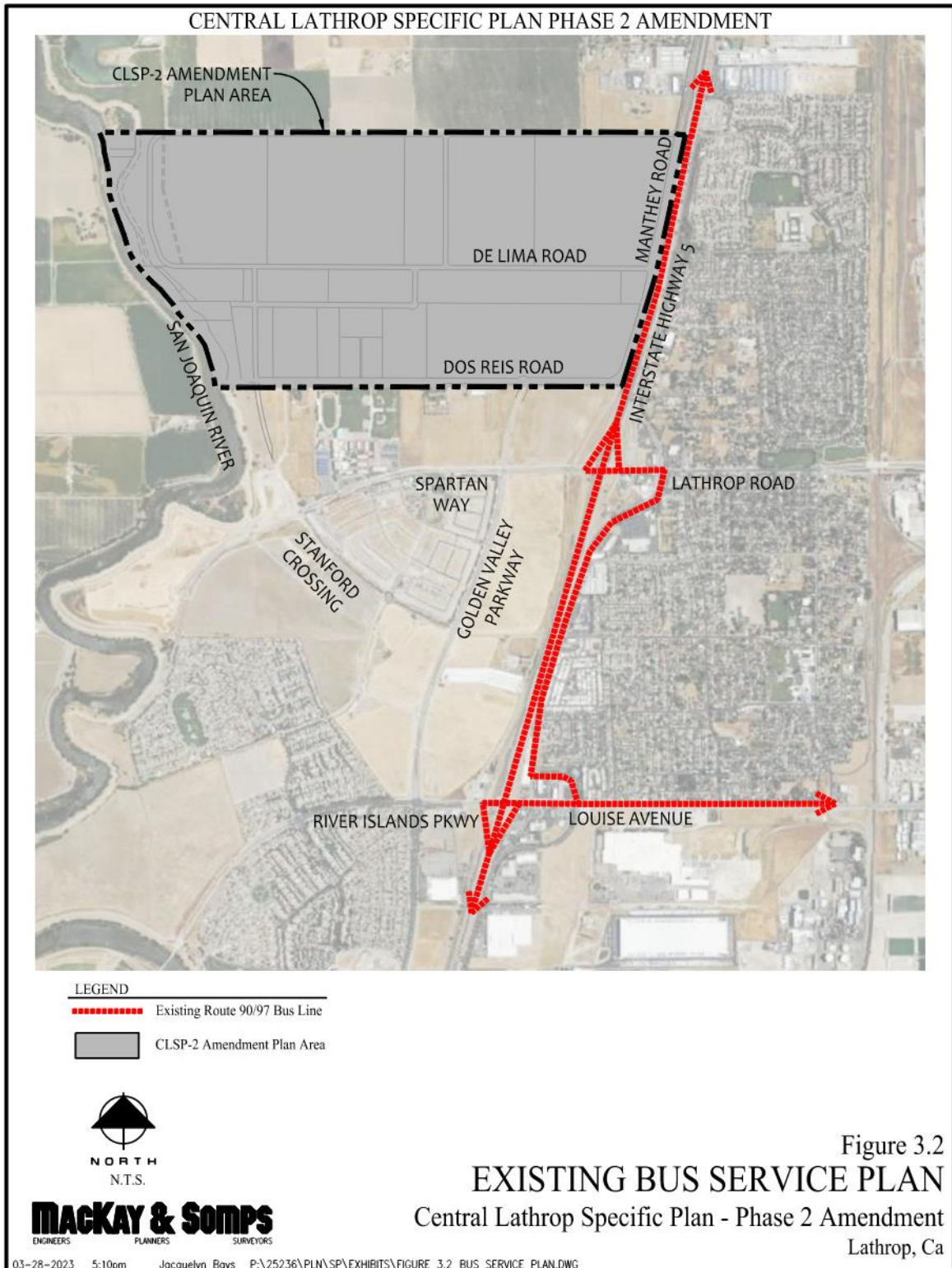
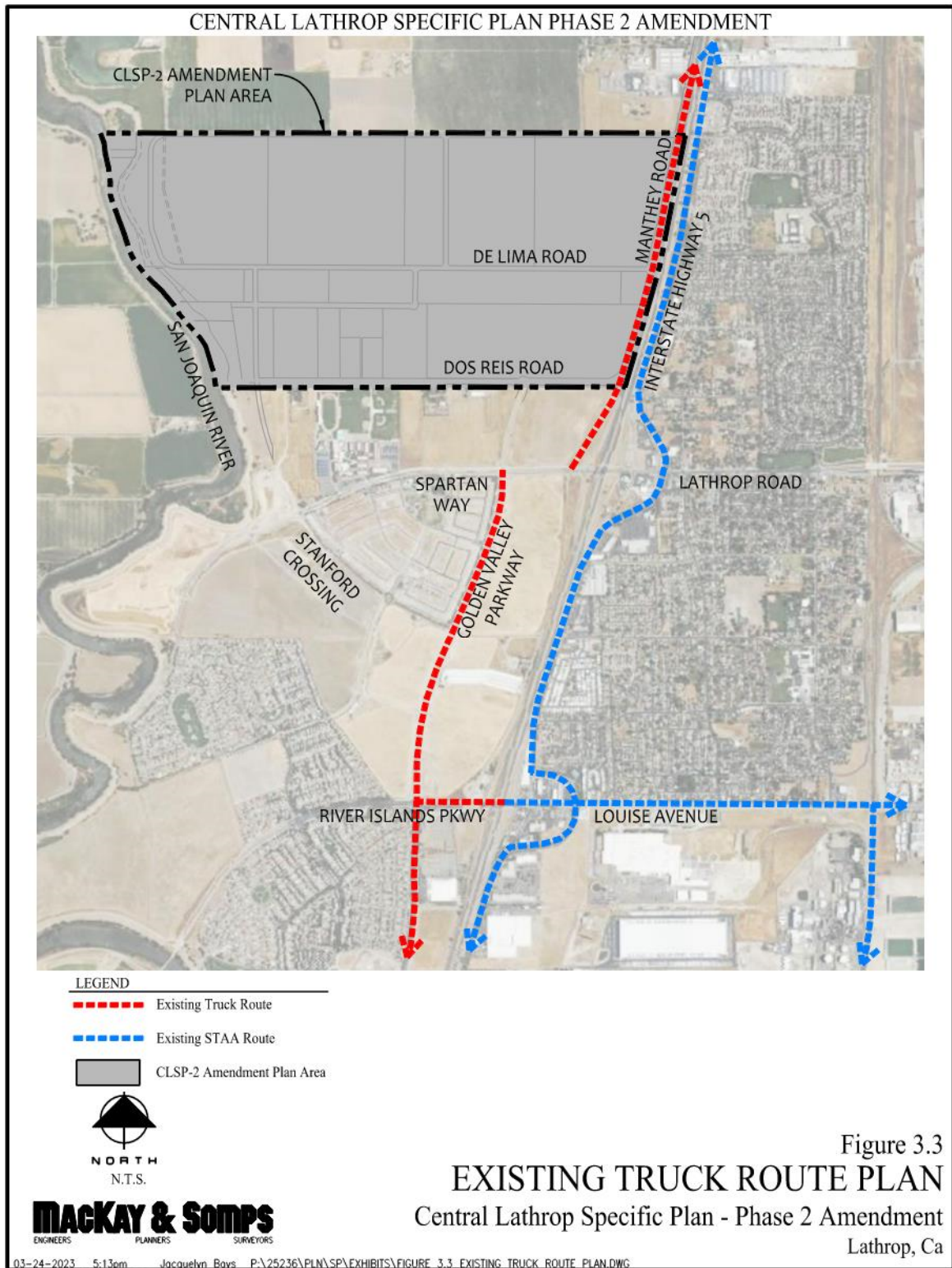


Figure 3.3- Existing Truck Route Plan



Proposed Transportation Improvements

With the anticipated growth in the City of Lathrop and San Joaquin County, both jurisdictions have identified transportation improvement projects in the CLSP-2 Amendment Plan Area and the regional area along with various funding sources.

City of Lathrop

The 2022 General Plan and the various Lathrop specific plans identify near-term and long-term transportation improvements. The City of Lathrop Traffic Monitoring Program (TMP) helps to identify when the near-term projects are required to be constructed based on a level of services analysis. Local funding sources for select transportation improvements include the City of Lathrop Capital Facilities Fee (CFF) Program. Fees collected through the CFF Program can be used to fund or reimburse the construction of new and improved roadways such as:

- Golden Valley Parkway
- Lathrop Road/I-5 interchange
- Louise Avenue/I-5 interchange
- Roth Road/I-5 interchange

Regional Transportation Plan (RTP)

San Joaquin County, through the San Joaquin Council of Governments (SJCOG), periodically updates the Regional Transportation Plan, which outlines countywide transportation expenditures based on funding from sources such as the Federal Government, the State of California, and locally collected funds. These funds typically are allocated to mainline freeway improvements in the region.

Measure K

Measure K sales tax funds additional roadway improvements. The Measure K Strategic Plan provides for the expenditure of these funds.

CLSP-2 Amendment Plan Area Transportation Network

The CLSP-2 Amendment outlines a well-structured network of roadways, bikeways and walkways to serve the CLSP-2 Amendment Plan Area. The circulation system will provide convenient and safe access to all areas within the Plan Area, as illustrated in Figure 3.4, Vehicular Circulation Plan. A well-connected hierarchy of travel modes will provide for the efficient flow of vehicular traffic, but also encourage and facilitate walking, biking, public transit, and other alternatives to single-occupancy vehicles.

The CLSP-2 Amendment includes connections to the off-street bicycle and pedestrian paths within the CLSP Phase 1 Plan Area. Class I (off-street) bike routes along Golden Valley Parkway are proposed to be extended into the CLSP-2 Amendment Plan Area and transition into Class II bike lanes throughout the local industrial streets. Class I (off-street) and Class II (on-street) bike routes along Stanford Crossing are proposed to be extended into the CLSP-2 Amendment Plan Area. To encourage pedestrian trips within the CLSP-2 Amendment Plan Area and to surrounding areas, all arterial and local streets include sidewalks.

The Traffic Impact Analysis prepared with the 2022 General Plan provides the basis for the number of lanes required based on a level of services analysis.

Roadways

The CLSP-2 Amendment Plan Area includes several new roadways within an interconnected roadway system. These new roadways, along with improvements to existing roadways, provide the necessary access for the Plan Area. The roadway network is shown on the Vehicular Circulation Plan (Figure 3.4), while the locations of each individual street section are identified on the Street Sections Key Map (Figure 3.5).

The proposed CLSP-2 Amendment roadway system is based on a pattern of streets that provides safe and efficient access for vehicles, bicycles and pedestrians. The roadway system includes an extension of Golden Valley Parkway and Stanford Crossing, widening of Dos Reis Road, De Lima Road, and Manthey Road, and the construction of several new local industrial roads consistent with the 2022 Lathrop General Plan. The addition of traffic signals may be required at various intersections as determined for future specific project developments in the CLSP-2 Amendment Plan Area.

Generally, the proposed Phasing and Capital Improvement Program will fund and construct full roadway improvements curb-to-curb and required street lighting for roadways from intersection to intersection as specific development proposals in the CLSP-2 Amendment Plan Area trigger the need for these roadway segment improvements. The approach to and the timing of roadway improvements should be logical and comprehensive as to accommodate development phases and demands, while avoiding piecemeal improvements within the CLSP-2 Amendment Plan Area.

Functional classification systems divide roadways into a hierarchy based on their ability to serve traffic and provide access to development.

Arterials – These roadways are intended to serve as the major routes of travel. Arterials are designed to link facilities such as freeways and expressways (which prioritize the movement of through vehicles) with lower hierarchy roadways, which provide direct access to parcels. Arterials can provide some level of direct access with limitations. These limitations can include restrictions on spacing and turn movements into and out of driveway locations. Arterials can also serve as bicycle and pedestrian routes.

Collectors – These roadways serve as intermediate links between arterials and local roads. Traffic is collected from local roads and distributed onto

the arterial system. Collector roadways also provide direct access to parcels. Collector roadways can be classified as both major collectors and minor collectors. Collectors in the Plan Area generally have two lanes with a center turn lane/median, though additional lanes may be provided at intersections to provide sufficient intersection capacity.

Local Roads – Local roads provide direct access to parcels and connect to collectors. Traffic volumes on these roads are low and through traffic is discouraged.

CLSP-2 Amendment Plan Area Truck Routes

The 2022 General Plan prohibits Golden Valley Parkway and Dos Reis Road within the CLSP-2 Amendment Plan Area from being designated as truck routes. Manthey Road is the designated truck route connecting the CLSP-2 Amendment Plan Area to the Roth Road interchange north of the CLSP-2 Amendment Plan Area. In addition, the local industrial streets within the CLSP-2 Amendment Plan Area are proposed to be designated as truck routes as illustrated in Figure 3.11. Truck access is prohibited on Dos Reis Road and Manthey Road south of Dos Reis. Refer to the Lathrop Municipal Code Chapter 10.16 Truck Routes and Commercial Vehicles for details regarding designated truck routes.

Figure 3.4- Vehicular Circulation Plan

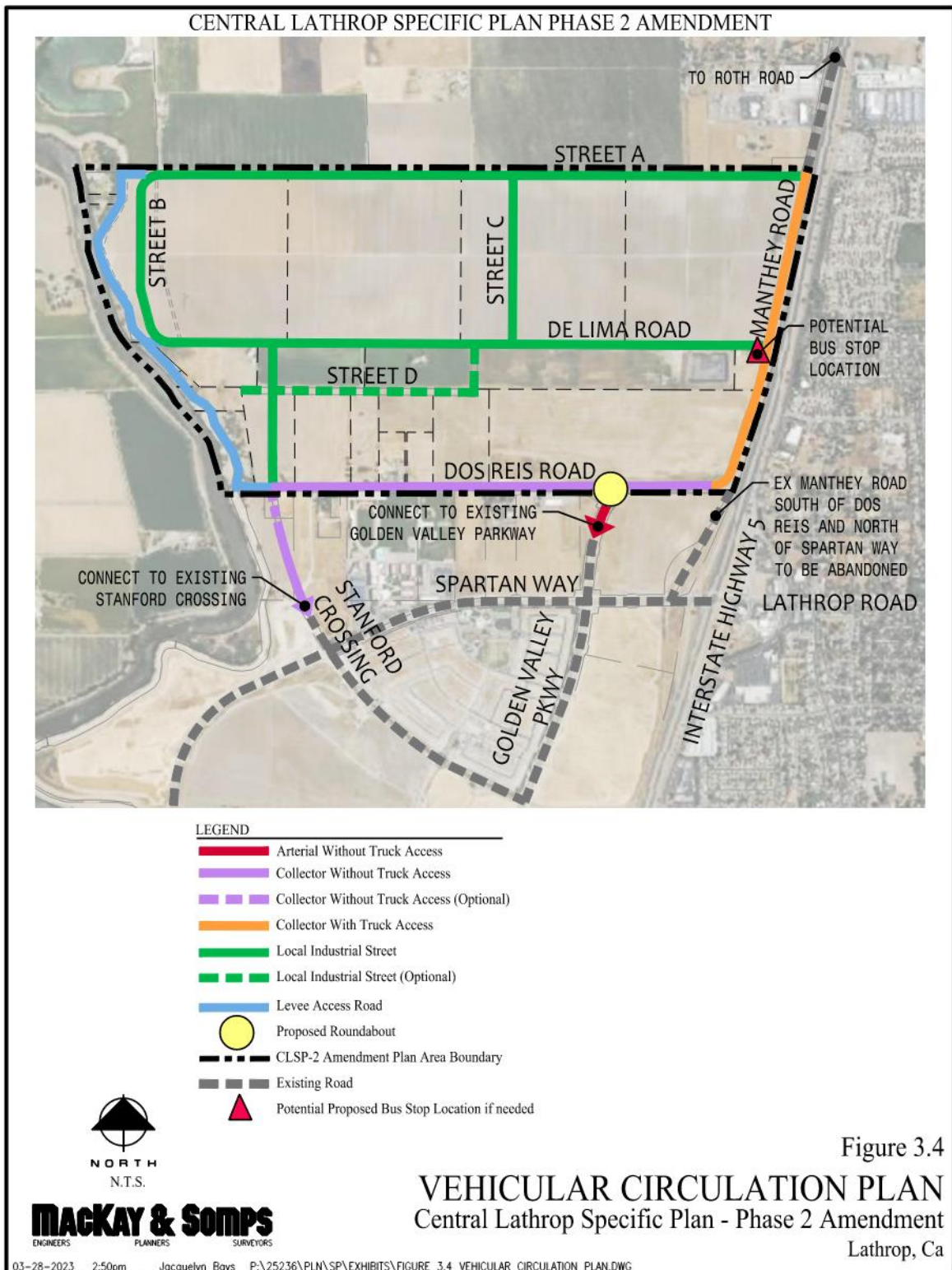


Figure 3.5- Street Sections Key Map

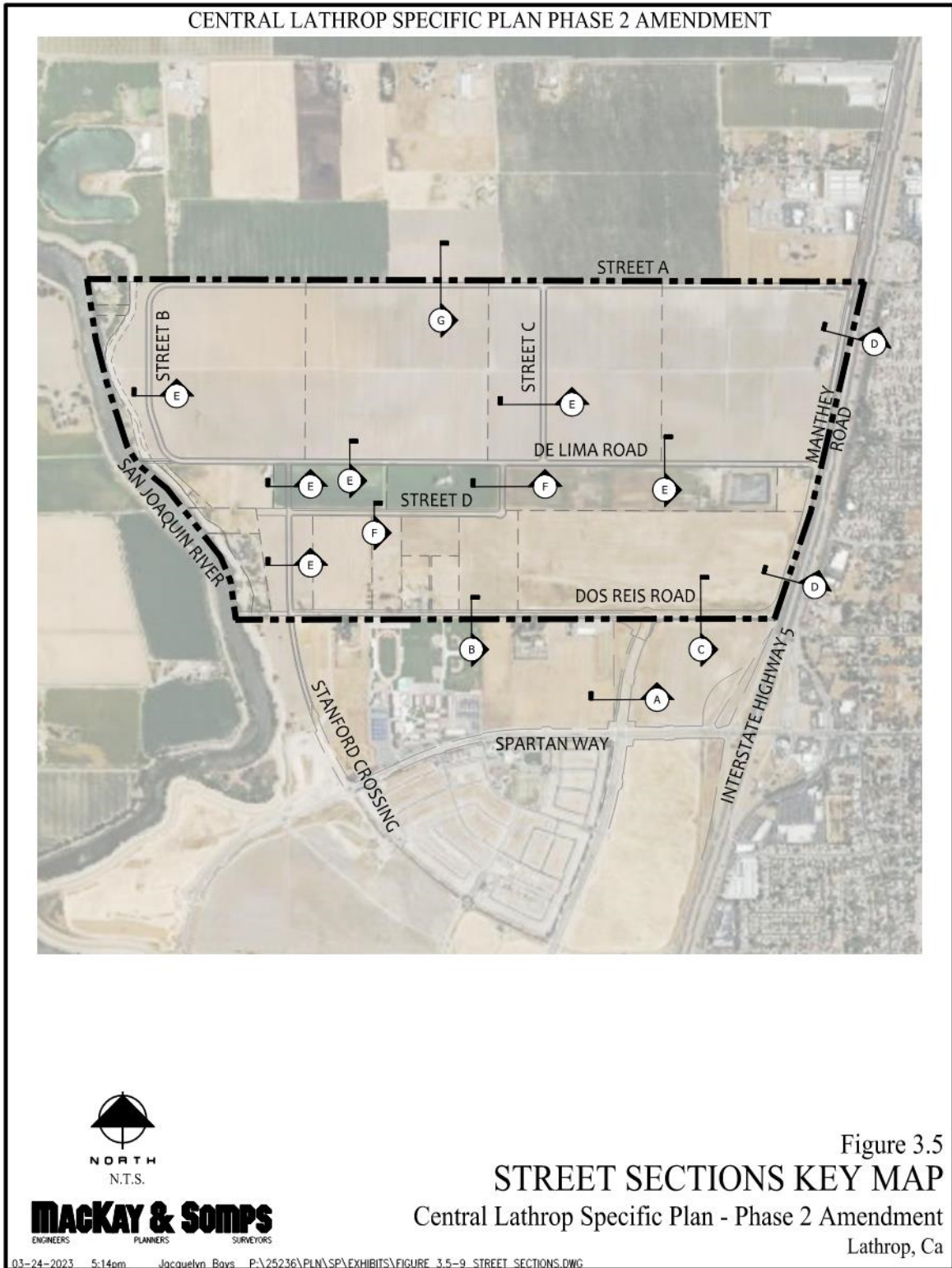


Figure 3.6- Street Sections

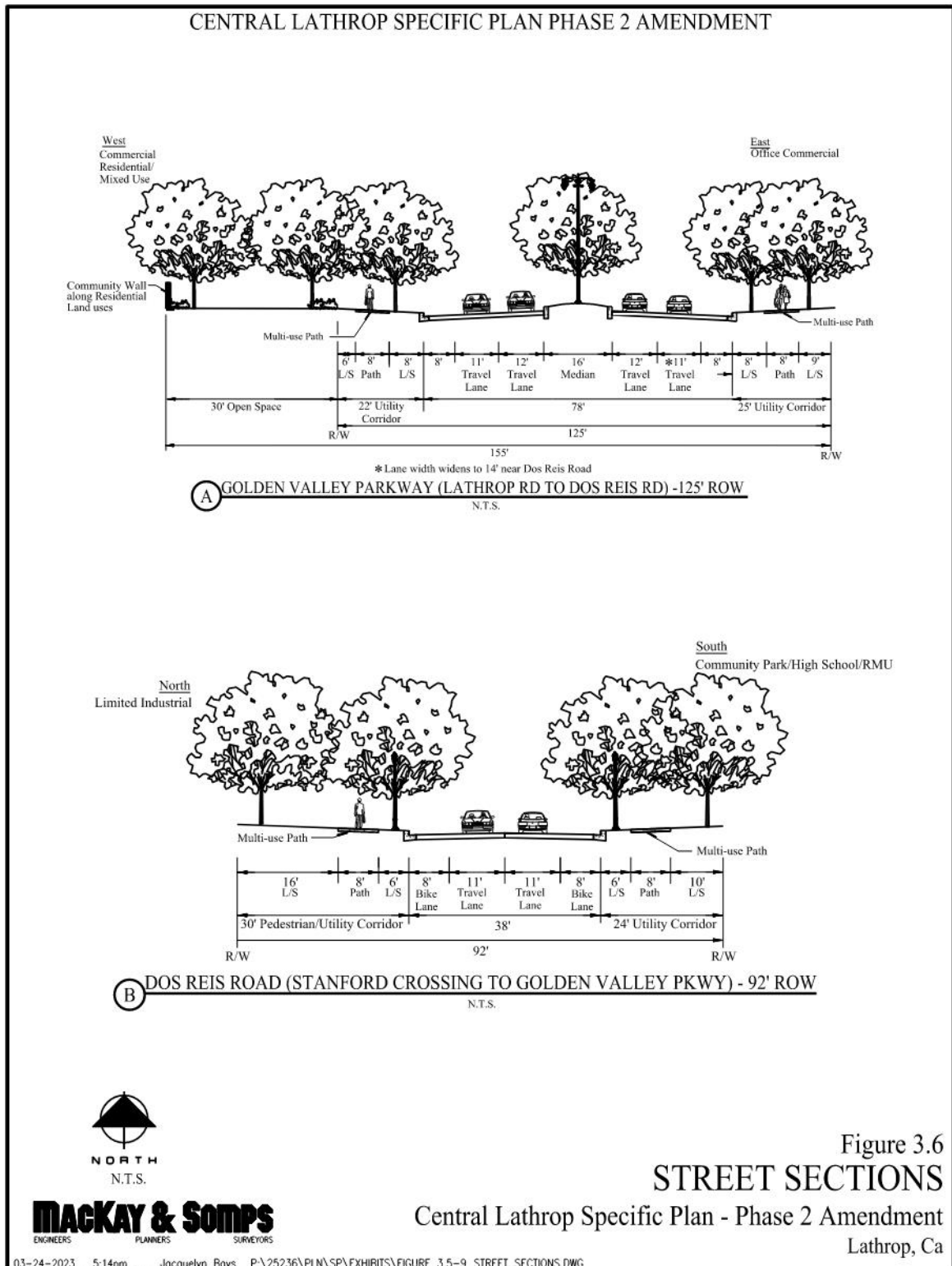


Figure 3.7- Street Sections

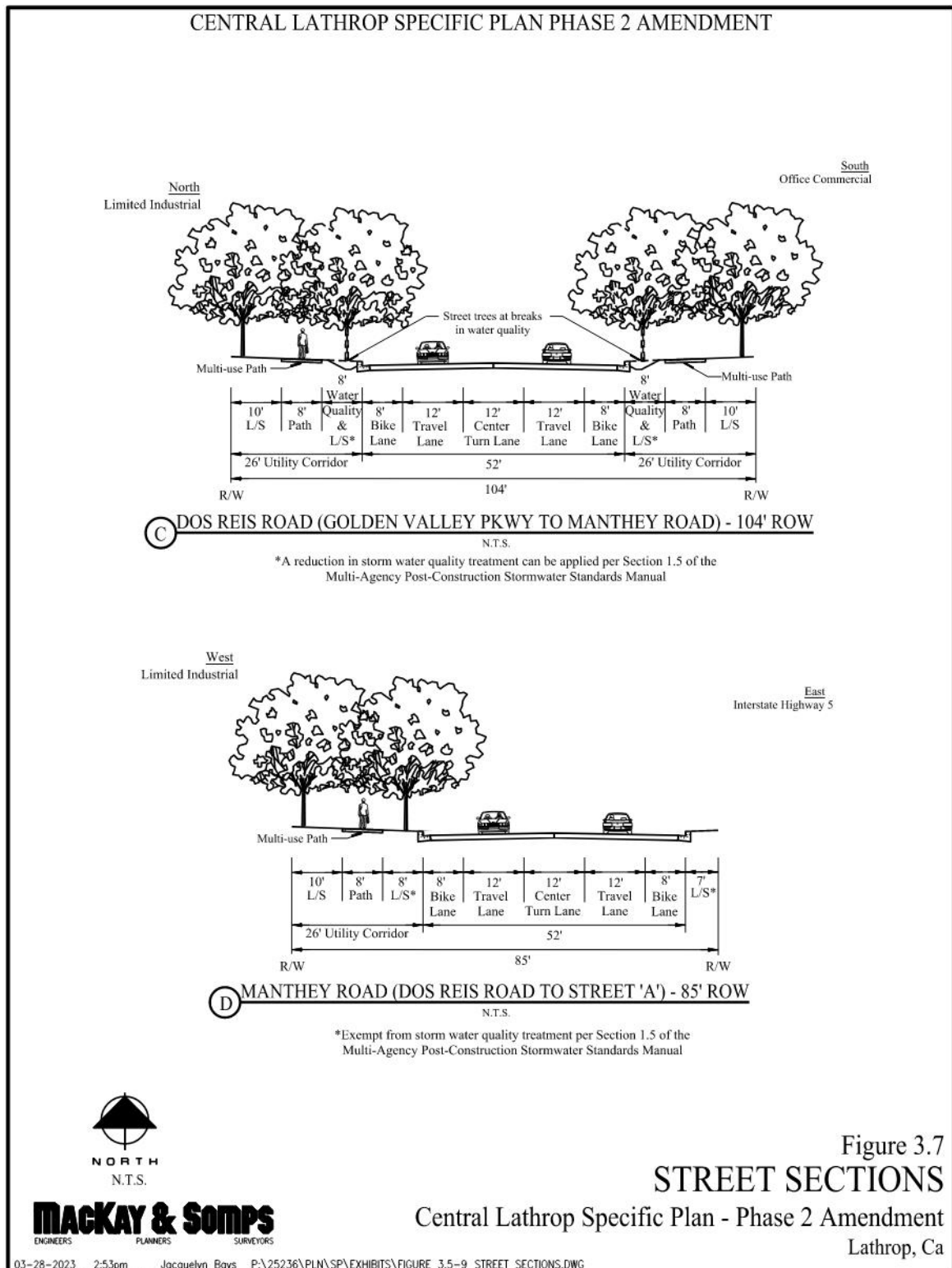


Figure 3.8- Street Sections

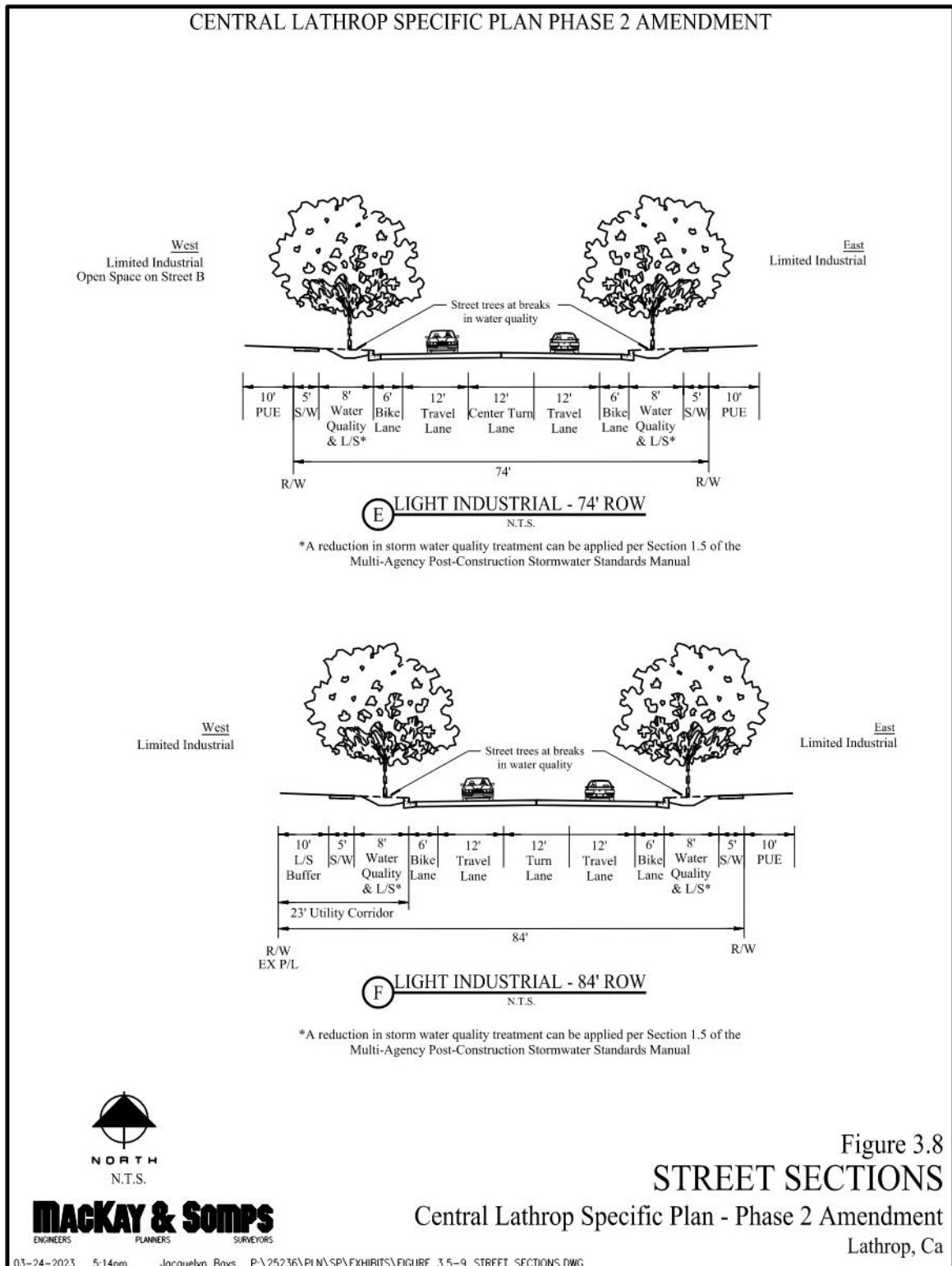
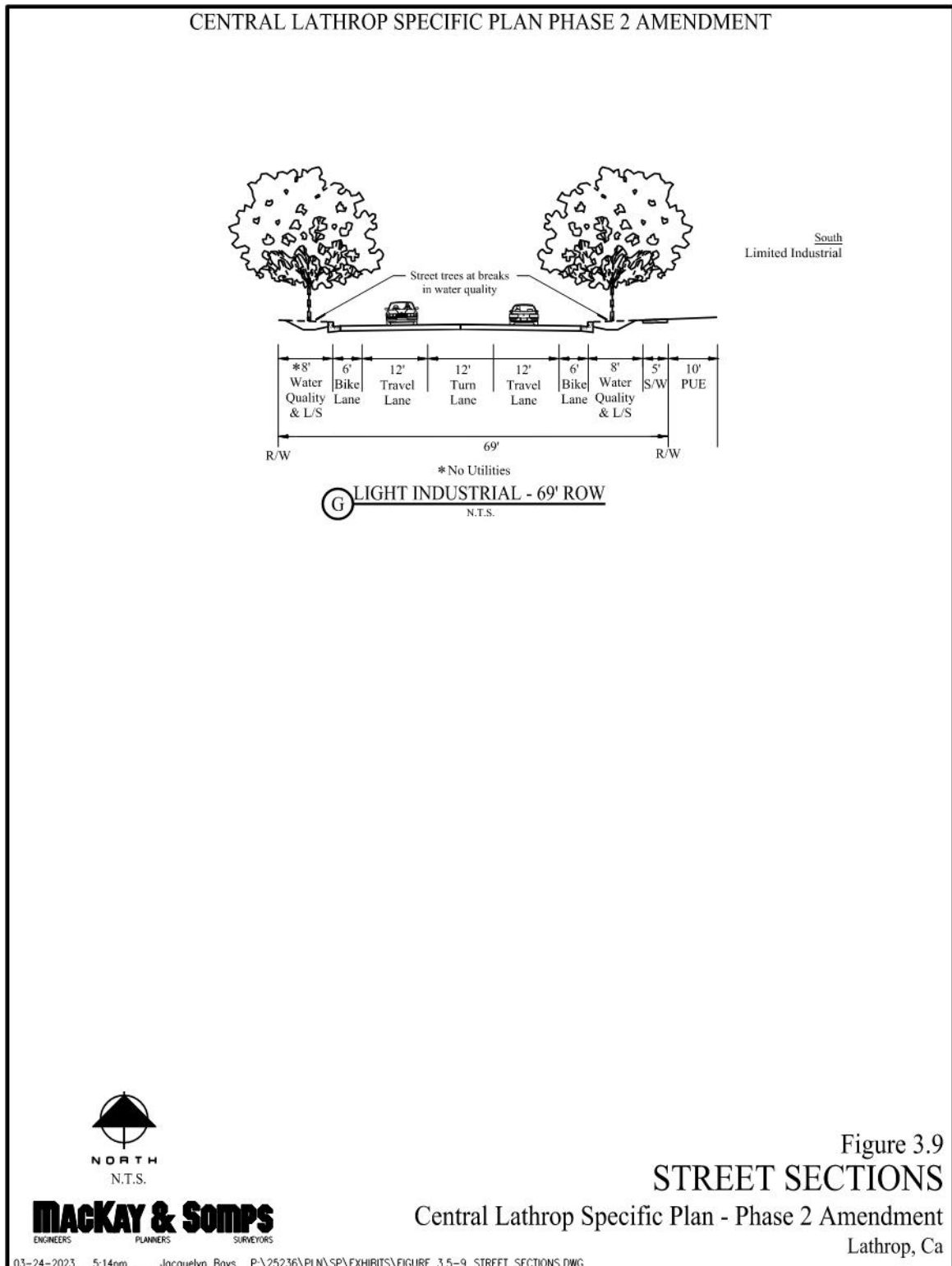


Figure 3.9- Street Sections



Utility Corridors

As shown on the CLSP-2 Amendment Roadway Vehicular Circulation Network and street sections, many of the streets within the CLSP-2 Amendment Plan Area include utility corridors within the public right-of-way. The purpose of utility corridors is to provide a location for the installation of joint trench utilities (power, gas, telephone, cable T.V. and other similar dry utilities).

The mainline joint trench will be installed beneath the multi-use path or sidewalk. The area between the curb and the multi-use path/sidewalk is envisioned to be used for the placement of underground vaults and structures such as splice boxes, transformers and other similar equipment. In instances where these structures cannot be constructed underground, the portion of the utility corridor located behind the multi-use path/sidewalk to the right of way line is envisioned to be used for above ground cabinets, where they can be placed away from the travel way and where landscaping can be used for visual screening. If there is not adequate space for above ground cabinets in the utility corridor behind the multi-use trail/sidewalk, then a public utility easement may be added for this purpose.

Utilities that are typically owned and maintained by the City (such as sewer, water, recycled water and drainage systems) are intended to be placed under the paved roadway sections. However, in some instances, the City Engineer may approve the use of utility corridors for the placement of these utilities. This situation might occur if there is not adequate room to meet separation requirements between the utilities within the paved section. It may also occur if phasing of construction requires early placement of pipelines (before roadway improvements) and the risk of subsequent damage to the pipeline during road construction justifies.

Bicycle and Pedestrian Network

The CLSP-2 Amendment Plan Area provides a comprehensive and extensive system of integrated bicycle and pedestrian paths and sidewalks. This system connects residential neighborhoods, public facilities, open spaces, and commercial areas with the limited industrial use. Major elements of this network include both off-street and on-street facilities. Refer to Figure 3.10 for the Pedestrian and Bicycle Circulation Plan. Improvements such as driveways shall be designed to maintain a safe environment for pedestrians and bicycles and to avoid conflicts with truck traffic.

The off-street facilities include eight-foot-wide paved multi-use paths located adjacent to arterials and some of the collector roadways. A multi-use trail adjacent to the San Joaquin River levee if approved by the City of Lathrop and Reclamation District- 17. Other off-street facilities include dedicated sidewalks.

Figure 3.10- Pedestrian and Bicycle Circulation Plan

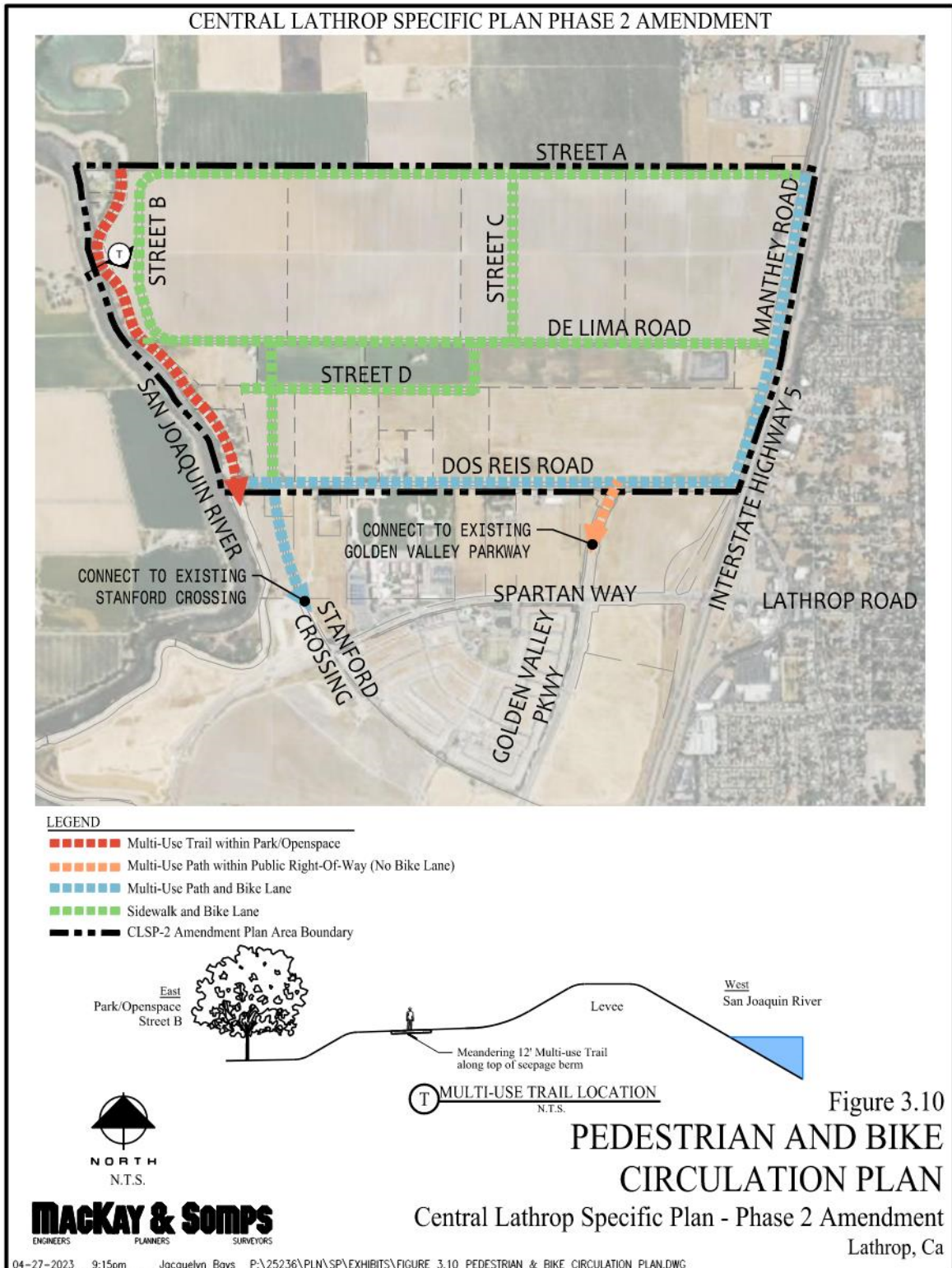
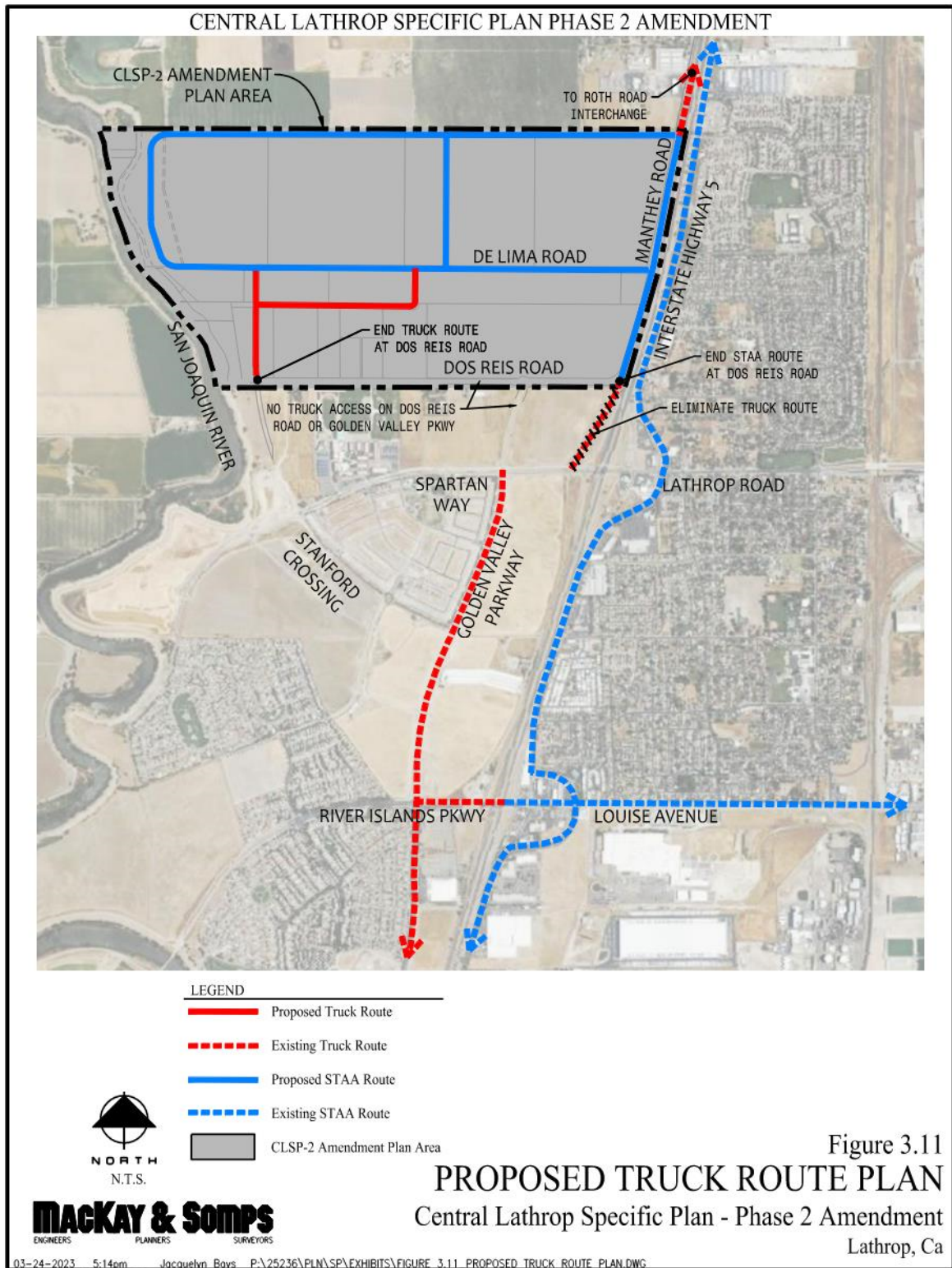


Figure 3.11- Proposed Truck Route Plan



Chapter Four: Natural Resources Management

Introduction

This chapter addresses the natural resource opportunities of the CLSP-2 Amendment Plan Area and how they are integrated and managed for their preservation and benefit of the community. Additionally, this chapter identifies and discusses how other facilities may be integrated into the CLSP-2 to provide for the provision of new natural resource systems.

Open Space and Parks

The CLSP-2 Amendment makes extensive use of dedicated open space to create an integrated and interconnected resource management system. The preservation and management of existing natural resources within and adjacent to the CLSP Plan Area and the establishment of new natural resource systems are a principal feature of the CLSP-2. Open space can be both privately owned and maintained or publicly owned and maintained. The Open Space and Parks proposed as a part of this specific plan are continuation of the efforts begun with the original CLSP to expand open space and park systems within City limits.

Open Space features include the San Joaquin River and those areas associated with the levee—its side slopes, its top, and the area within close proximity of the outer (land side) levee toe; open space corridors that may contain linear detention basins; and other areas where either natural resources or community design warrants an open space use. Open space areas are typically characterized by the inclusion of internal trail systems.

With the establishment of the linear open space corridor along the river, sensitive riparian

vegetation and habitat will be preserved and protected, except as determined by RD-17 for levee safety or maintenance reasons. Public access to and along the top of the levee may be provided if approved by the City of Lathrop and RD-17, affording the community views of the river and its environs, as well as greater views of the valley.

A linear park also provides open space area within the CLSP-2 Amendment Plan Area. The linear park offers opportunities for passive activities and contributes towards community identity. The park expands upon Dos Reis Park.

Refer to Chapter Five: Community Services and Facilities for more information on parks.

Williamson Act Lands

No parcels within CLSP-2 are under Williamson Act contracts. Parcels that were previously under contract at the time the 2004 CLSP was prepared filed Notices of Non-Renewal and are no longer under the contracts.

Right to Farm

The City of Lathrop has adopted an Agricultural Land Preservation Ordinance, also known as a “right to farm” ordinance, to protect the activities, operations, and facilities associated with agricultural production from encroaching urban uses and conflict. The CLSP EIR identifies mitigation to alleviate potential impacts of development within the CLSP-2 Amendment Plan Area upon functioning agricultural activities. Mitigation is comprised of setback buffers between development and farming activities.

To reduce potential public pressure to restrict agricultural operations that future residents may consider a nuisance, the City requires that a disclosure statement be provided to new homebuyers notifying them of preexisting agricultural land uses within the surrounding area.

Biological Resources

The CLSP-2 Amendment Plan Area is comprised mostly of intensively managed and irrigated agricultural fields with a few large lot homesteads. As a result, natural habitats within the CLSP-2 Amendment Plan Area are restricted to narrow patches of riparian vegetation along the San Joaquin River, marshy vegetation in some agricultural ditches, and scattered individual or small clumps of valley oak trees.

The CLSP-2 Amendment Plan Area vegetation is dominated by cropland and other developed or previously disturbed habitats. A relatively small amount of native vegetation occurs along the San Joaquin River, which borders the western edge of the CLSP-2 area, and within several of the drainage ditches that traverse the area. Vegetation types present in the CLSP-2 Amendment Plan Area are classified according to the categories designated in the SJMSCP. The CLSP EIR describes these categories. Present vegetation categories are cropland, freshwater emergent wetland, Great Valley cottonwood riparian forest, Great Valley oak riparian forest, Great Valley riparian scrub, ruderal, and park/residential.

Some habitat types in the CLSP-2 area could be considered sensitive by regulatory agencies. These include freshwater emergent wetland, Great Valley cottonwood riparian forest, and Great Valley riparian scrub.

Valley elderberry longhorn beetles require blue elderberry shrubs for reproduction and survival.

Although focused surveys for elderberry shrubs have not been conducted, isolated shrubs and

clumps of shrubs have been observed. Based on the presence of blue elderberry shrubs, valley elderberry longhorn beetle could occur in the CLSP-2 Amendment Plan Area.

Several special status raptor species are expected to occur in the CLSP-2 area, including Swainson's hawk, white-tailed kite, and northern harrier. Agricultural fields provide suitable foraging habitats for all of these special-status raptors and the oak and riparian forest communities provide nesting opportunities for tree nesting species.

Riparian brush rabbits have been located in the CLSP-2 Amendment Plan Area. Although riparian brush rabbits occur in the CLSP-2 Amendment Plan Area, the small patches of suitable habitat are unlikely to support a long-term viable population of the species.

The predominance of agricultural lands limits the overall wildlife habitat value of the CLSP-2 Amendment Plan Area and supports a relatively low diversity of wildlife species. However, some species heavily utilize agricultural fields. Alfalfa fields in the CLSP-2 Amendment Plan Area are expected to support small mammals, such as Botta's pocket gopher, western harvest mouse, and California meadow vole. These small mammals are prey for a variety of raptor species known to occur in the CLSP-2 area, including American kestrel, northern harrier, red-tailed hawk, and Swainson's hawk. A variety of other birds were observed or are expected to forage in CLSP-2 Amendment Plan Area agricultural fields, including western kingbird, barn swallow, western meadowlark, and Brewer's blackbird.

Ornamental vegetation and landscaping associated with developed areas, such as rural residences and the County park, also support a relatively low wildlife diversity. These areas are typically utilized by species adapted to highly disturbed and altered environments, such as house sparrow, house finch, raccoon, and opossum.

Wildlife diversity in agricultural ditches is limited due to the regular disturbance of the ditches for clearing and maintenance and the absence of natural vegetation in uplands adjacent to the ditches (e.g., agricultural lands). However, the marsh vegetation in the ditches may support species typical of this plant community such as marsh wren, song sparrow, and Pacific tree frog. Riparian vegetation and oak trees provide nesting habitat for a much wider variety of bird species and also provide potential nest sites for raptors.

The CLSP EIR contains a detailed description of sensitive habitats and wildlife, potential impacts and mitigation measures to alleviate development effects upon these resources.

CLSP-2 Plan Amendment designates some natural habitats as Open Space within the CLSP-2 Amendment Plan Area to assure their preservation. These habitats are located primarily along the San Joaquin River and will be integrated into the CLSP levee open space areas, river areas, and adjacent linear community park. The preservation of the levee open space corridor and parallel linear community park forms and continues a strong framework of continuous open space within and beyond the CLSP-2 area, maintains an interconnected habitat system that allows for the connectivity of plant and wildlife communities, and support daily wildlife needs, while permitting limited public access to these areas. Public access along the potential levee top trail will permit scenic views from and access along the levee and to certain open space areas; this will protect sensitive habitats and wildlife from effects associated with human interaction.

Habitat Conservation Plan

The City of Lathrop adopted the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) on January 16, 2001, and signed the implementation agreement. The SJMSCP provides a process for plan participants to offset impacts to biological resources, conserve open space, maintain the agricultural

economy, and allow development within the County. With the adoption of the SJMSCP, U.S. Fish and Wildlife Service and the California Department of Fish and Game (now known as the Department of Fish & Wildlife) issued incidental take permits (ITPs). The ITPs authorized the incidental take of federally listed and state-listed threatened and endangered species and their habitats for a period of 50 years in exchange for participating project applicants paying mitigation fees. Fees are based on the amount and type of land converted from agricultural or open space uses to urban uses.

Ninety-seven species are covered by the SJMSCP, which is intended to provide comprehensive mitigation pursuant to local, state, and federal regulations for impacts on these species from SJMSCP-permitted activities.

Focused surveys for special-status species were not conducted for this project. Reconnaissance level surveys were conducted that included a habitat evaluation for all potentially occurring special-status species. Development of the CLSP-2 Amendment Plan Area is covered under the SJMSCP, with comprehensive habitat evaluations and focused surveys, when necessary, to be conducted for covered special-status species in accordance with the SJMSCP prior to ground disturbance.

Impacts to fishery and wetland resources that might occur in the CLSP-2 Amendment Plan Area that are not covered under the SJMSCP program must be permitted separately. Such permits may include authorization of dredge or fill of wetlands under Section 404 of the Clean Water Act and Incidental Take Authorization under Section 7 or Section 10 of the federal Endangered Species Act.

Historic and Cultural Resources

Based on a series of archaeological and historical resource surveys and records searches performed for the project, no archaeological sites have been identified within the CLSP-2 Amendment Plan

Area, nor would construction of the project affect any known prehistoric archaeological site.

The CLSP EIR provides mitigation and direction for further analysis of project related impacts on historical and cultural resources, as needed, and on how to proceed if any previously undiscovered or sub-surface archaeological artifacts or historical sites are discovered in the Plan Area. Refer to the CLSP EIR for additional information.

Chapter Five: Community Services and Facilities

Introduction

A wide array of public services and facilities are required to address the recreational, governmental, and emergency response needs of the CLSP-2 Amendment Plan Area. These services and facilities include parks; police, fire, and animal control services; civic facilities; and solid waste services. As the CLSP-2 Amendment Plan area develops, the City and other responsible agencies will review the plans to ensure that adequate public facilities and improvements are provided in a timely manner.

Parks and Recreation

Recreation is a key component in the lifestyle of people residing in any community environment. Recreation facilities and parks, in their active and passive forms, are an important asset contributing to the stability, attractiveness, and quality of life of a community. The City of Lathrop does not have adopted park/open space dedication or fee requirements for non-residential development. Such requirements are associated with residential uses which create the primary demand for, and benefit from proximity to, recreational facilities. The CLSP-2 Amendment designates an open space corridor along the San Joaquin River levee frontage. The open space provides opportunities to create an interconnected trail system from the CLSP-2 area to the Phase 1 Central Lathrop Specific Plan area, the West Lathrop Specific Plan area, and the South Lathrop Specific Plan area.

The general location of CLSP-2 Amendment parks, open space, and trails are included on Figure 5.1.

CLSP-2 Open Space

Open Space, Levee and River areas provide significant recreational, visual and aesthetic amenity to the CLSP-2. These areas offer a variety of functions and elements including passive recreation, scenic corridors, resource preservation, interpretive signage and informal recreation activities (i.e. picnic tables). In addition, the open space and levee corridor will improve the interface between urban and natural areas and define the City's edge.

The CLSP-2 Amendment open space and recreational areas consist of the levee and San Joaquin River that border the entire west side of the CLSP-2 Amendment Plan Area. The river provides several different recreational opportunities for the community, including fishing, bird watching, scenic views, camping and boating launch facilities at Dos Reis Regional Park. A regional gravel multi-use trail may be located within the open space adjacent to the levee if approved by the City of Lathrop and RD-17. The accessibility to the regional trail system, if approved, and the San Joaquin River will be direct and easy, with walking paths and bicycle trails extending to the north and south project boundaries.

CLSP-2 Open Space Interface

Linear Community Park, Open Space, Levee and Neighborhood Interface

The interface between the linear community park, open space and levee areas and adjacent development presents opportunities within the CLSP-2 Amendment Plan Area. Multiple edge treatments are required to maximize the opportunities therein. Access along the open space/levee frontage shall be provided as required by RD-17 and the City of Lathrop.

Where appropriate, the interface should be designed to allow residents to enjoy and appreciate the adjacent trails, park facilities, and open space areas, while providing a safe environment.

Dos Reis Regional Park Interface

The County operates and maintains Dos Reis Park, an existing park within the CLSP-2 Area. Dos Reis Regional Park provides for boat access to the San Joaquin River as well as camping and recreational opportunities for those from out of town. The Central Lathrop Park Master Plan design integrates with and thereby enhances the existing Dos Reis Regional Park. The interface of the Dos Reis Park with the community park will benefit both park systems and their users. Dos Reis Park will continue to be accessed via Dos Reis Road. No additional boat parking facilities will be provided as part of this Project. The interface between Dos Reis Park and the future adjacent limited industrial parcel shall include a masonry wall. See Chapter 7 Design Guidelines for more information.

Police and Animal Control Services

The City of Lathrop operates its own police department for police protection services. The City of Lathrop Police Department is located at 940 River Islands Parkway within Lathrop, approximately two and a half miles south of the Plan Area. The Lathrop Police Department provides services such as emergency law enforcement, routine patrol, traffic enforcement, a Crime Stoppers program, and a Crime Prevention program. The Police Department has 35 sworn officers and 12 non-sworn professional personnel.

New development in the CLSP-2 Amendment Plan Area will be required to pay the City's Capital Facility Development Fee to offset capital facility costs associated with police protection. In addition, development will be required to pay its pro rata share of start-up and ongoing costs.

The City of Lathrop will provide animal services to the CLSP-2 Plan Area. Animal Services Officers protect the health and safety of humans and animals and are responsible for enforcing local and state laws regarding animals and their humane treatment. Services include, but are not limited to, patrol, stray/abandoned animal pick-up, aggressive animal impounds, injured animal pick-up, humane investigations, nuisance investigations, wild animal complaints/impounds, licensing, dead animal impounds, adoption, and education.

New CLSP-2 Amendment development will be required to pay the City's Capital Facility Development Fee to offset capital facility costs associated with animal services. In addition, development will be required to pay its pro rata share of start-up and ongoing costs.

Fire and Emergency Services

The CLSP-2 Amendment Plan Area is within the service area of the Lathrop-Manteca Fire Protection District (LMFD). The District has multiple fire stations, three of which are located within the City of Lathrop. Station 34, located near the intersection of River Islands Parkways and Golden Valley Parkway, will initially be the first responder to serve the CLSP-2 area. In addition, Station 31, located on East J Street in Lathrop, and Station 35, on Somerston near River Islands, will both also provide service to the CLSP-2 area.

The LMFD maintains delivery standards for the provision of emergency services that adhere to the National Fire Protection Associations national standards and outlined in the LMFD Annual Report.

Development in the CLSP-2 Amendment Plan Area will pay applicable fire service fees and assessments required to fund its fair share of LMFD facilities and services. In addition, all development is required to conform to the California Fire Code, the City's Fire Sprinkler

Ordinance, fire flow standards, and other applicable requirements.

Solid Waste

Republic Services is the franchise waste hauler for residential and non-residential uses. The County of San Joaquin provides solid waste disposal facilities, including transfer stations and landfills. The City utilizes designated carts for the storage and collection of garbage, green (yard) waste, and paper, plastic, can, and bottle recycling. To reduce solid waste collection, builders, as mandated by AB 939, are required to implement and utilize construction debris recycling programs.

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Chapter Six: Utilities and Drainage Infrastructure

Introduction

There is a very limited amount of infrastructure currently serving existing development within the CLSP-2 Amendment Plan Area. In order to accommodate the proposed development, numerous onsite and offsite infrastructure improvements will be needed. This chapter describes the major infrastructure improvements needed to serve the CLSP-2 Amendment Plan Area. Other infrastructure elements are discussed in other chapters of this Specific Plan as follows:

- Circulation and Transportation (roads, bike paths, and trails) - Chapter Three
- Emergency Services (fire and police) - Chapter Five

Potable Water

Supply

The City will supply potable water to the CLSP-2 Amendment Plan Area. The CLSP-2 Amendment Developers will fund the provision of water service. The City will provide potable groundwater from the City's existing well field and potable surface water from Phase 1 and/or the Phase 2 expansion of the South County Surface Water Supply Program (SCSWSP) by the South San Joaquin Irrigation District (SSJID).

The City has prepared a citywide 2020 Urban Water Management Plan (UWMP). The Plan reflects the City's existing and future water

demands (including those of the Plan Area) compared to available water supplies to ensure that adequate water is, or will be, available to accommodate the CLSP-2 Amendment. The studies conclude that with the combined groundwater and SCSWSP surface water sources adequate water supplies would be available to serve the CLSP-2 Amendment Plan Area.

Table 6.1 identifies Plan Area water demand for the CLSP-2 Amendment. The availability of potable water is a primary factor regulating the level of development in the CLSP-2 Amendment Plan Area.

In addition to the potable supply, the CLSP-2 Amendment makes maximum use of recycled water (treated wastewater) for the irrigation of public rights of way and open space. Further, the potential exists for the irrigation of private open space areas and other landscaping with the use of recycled water to the extent allowed by the City of Lathrop's Waste Discharge Permit issued by the RWQCB.

Treatment

Treatment of water supply occurs, as necessary, to meet federal, state, and local standards. The SCSWSP surface water supply is treated at a centralized facility located outside the City of Lathrop, with Lathrop's groundwater treated at the wellhead. As a result, there is not a need for potable water treatment facilities within the Plan Area.

Table 6.1: Estimated Water Demand

Designation	Land Use	Area (acres)	Demand Factor (gpd/ac)	Demand (gpd)
LI-CL	Limited Industrial	618.2	926	572,453
OS-CL	Open Space	29.3	0	
P-CL	Park	11.2	0	
	Major Road Right-of-Way	65.3	0	
	Total	724.0		572,453

Storage and Pressure

Potable water storage and distribution will be provided to the CLSP-2 Amendment Plan Area by extending the City’s existing pipe network into the CLSP-2 Amendment Plan Area generally consistent with the City Master Utility Plan. Project proponents in the CLSP-2 Amendment will construct and/or contribute fees toward its proportional share of water storage as specified in the City Master Utility Plan.

The City’s 2020 Urban Water Management Plan identifies three components of water storage including emergency, fire and equalization. Emergency storage is intended to provide water supply in the event there is a problem with the typical daily supply. Emergency supply can consist of “emergency only” wells and/or tank storage. Fire storage is intended to provide water supply to fight fires and must be accommodated by tank storage. Equalization storage is intended to help dampen out the impact of daily fluctuations in demand and must be accommodated by tank storage. The timing and size of the water storage tank and booster pump will be determined with future planning efforts such as during tentative map and/or site plan review processing. The water tank could potentially be located anywhere within the CLSP-1 or CLSP-2 Amendment Plan Area. A 1.6-million-gallon water tank and booster pump station was constructed within the CLSP Phase 1

area, and this site can accommodate a second tank to serve development of the CLSP-2 Amendment. Booster pump modifications may be required. The exact location of the water tank will be determined when more detailed development proposals are submitted. The first project to develop within the CLSP-2 Amendment Plan Area will be responsible for preparing the water study to determine the size, location, and construction timing of the water tank.

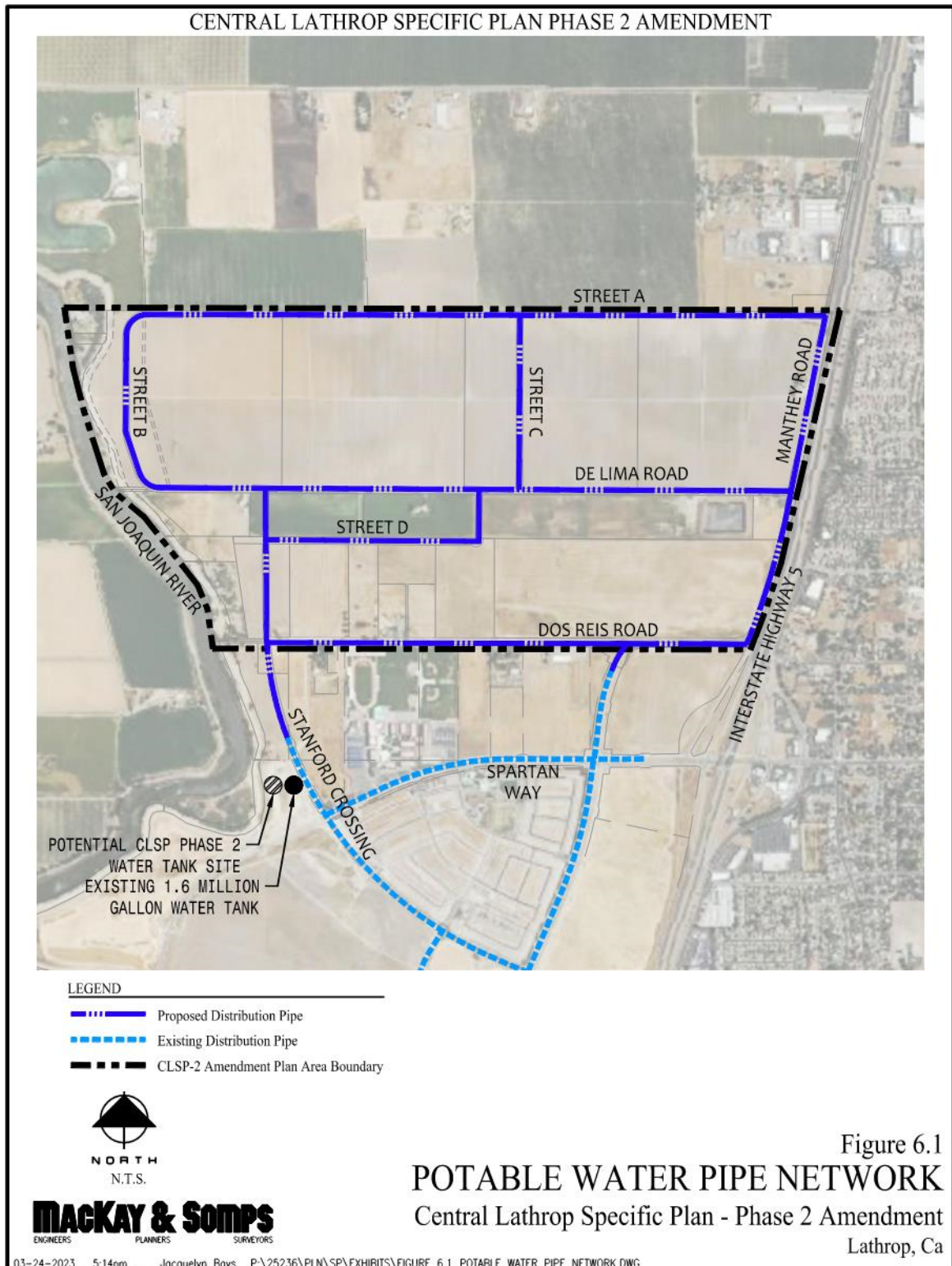
Potable Water Pipe Network

The City currently serves properties along Dos Reis, De Lima and a portion of Manthey Roads with potable water via old pipes. It is possible that some, if not all, of these existing pipes may need to be replaced to accommodate pipe and street improvements associated with development of the CLSP-2 Amendment.

Each of the major roadways in the Plan Area includes a water main as shown on Figure 6.1. These proposed mains form a looped infrastructure water system into which individual industrial and commercial parcels in the CLSP-2 Amendment Plan Area and will subsequently be connected. It is estimated that the water mains will be 12” diameter pipes. The exact size of the mains will be determined through a water model analysis that considers the rest of the City’s water system and pressures necessary to meet fire flow

requirements. The water model will be prepared with future planning efforts such as during tentative map and/or site plan review processing.

Figure 6.1- Potable Water Pipe Network



Wastewater

When the City adopted the CLSP in 2004, a public sewer system did not exist in the CLSP Plan Area. Existing rural residences and other developments disposed of their wastewater through private septic systems and/or leech fields. However, a public sewer system was installed with the CLSP Phase 1 development that was oversized for the CLSP Phase 2 Plan Area. New pipes and a new pump station will be required within the CLSP-2 Amendment Plan Area that will connect to the existing infrastructure within Phase 1. CLSP-2 Amendment Developers will fund or construct the new infrastructure through the payment of development impact fees.

Estimated Wastewater Generation

The estimated wastewater generation from the CLSP-2 Amendment Plan Area is approximately 219,461 gallons per day average dry weather flow (ADWF). The City of Lathrop utilizes two different demand factors for wastewater generation. Dry uses can assume a demand factor of 172 gpd/ac and other uses can assume a demand factor of 355 gpd/ac. If the dry use demand is used for a particular development a deed restriction would need to be recorded. The more conservative 355 gpd/ac was used to generate wastewater demands in order to size the infrastructure Table 6.2 summarizing the estimated wastewater generation.

Collection System

The CLSP-2 Amendment would rely on a gravity wastewater collection infrastructure system as shown on Figure 6.2. Due to the flat topography of the area, a lift or pump station will be needed to convey wastewater to the existing Central Lathrop Specific Plan Phase 1 pump station. From that pump station, force main systems convey wastewater to the treatment plant.

Once cumulative wastewater generation from Central Lathrop Specific Plan Phases 1 & 2 exceeds 400,000 gpd, offsite force main improvements are required to increase the overall capacity of the system. To achieve the increased capacity for the wastewater system within the CLSP Plan Area the following improvements are needed:

- Adjust the pump flow control restrictions as required at the existing Central Lathrop Specific Plan Phase 1 pump station.
- Disconnect the Central Lathrop Specific Plan to Mossdale intertie and construct a manifold connecting the Central Lathrop Specific Plan 14" and 18" force mains to the River Islands 12" and 18" force mains near the end of Harlan Road at the I-5 crossing. Construct a new 20" force main from the Central Lathrop Specific Plan/River Islands manifold to the Consolidated Treatment Facility (CTF) manifold.

The offsite wastewater improvements are shown in Figure 6.3.

Treatment

Wastewater generated by development in the CLSP-2 Amendment Plan Area will be treated to meet Federal, State, and City standards before it is disposed of. As shown on Figure 6.2, wastewater will be treated by existing capacity and future expansions to the Consolidated Treatment Facility (CTF).

The City has a river discharge permit that will allow for the disposal of recycled water to the San Joaquin River. The City constructed the outfall in the Fall of 2022.

Table 6.2: Estimated Sewer Demand

Designation	Land Use	Area (acres)	Demand Factor (gpd/ac)	Demand (gpd)
LI-CL	Limited Industrial	618.2	355	219,461
OS-CL	Open Space	29.3	0	
P-CL	Park	11.2	0	
	Major Road Right-of-Way	65.3	0	
	Total	724.0		219,461

Figure 6.2- Wastewater Network

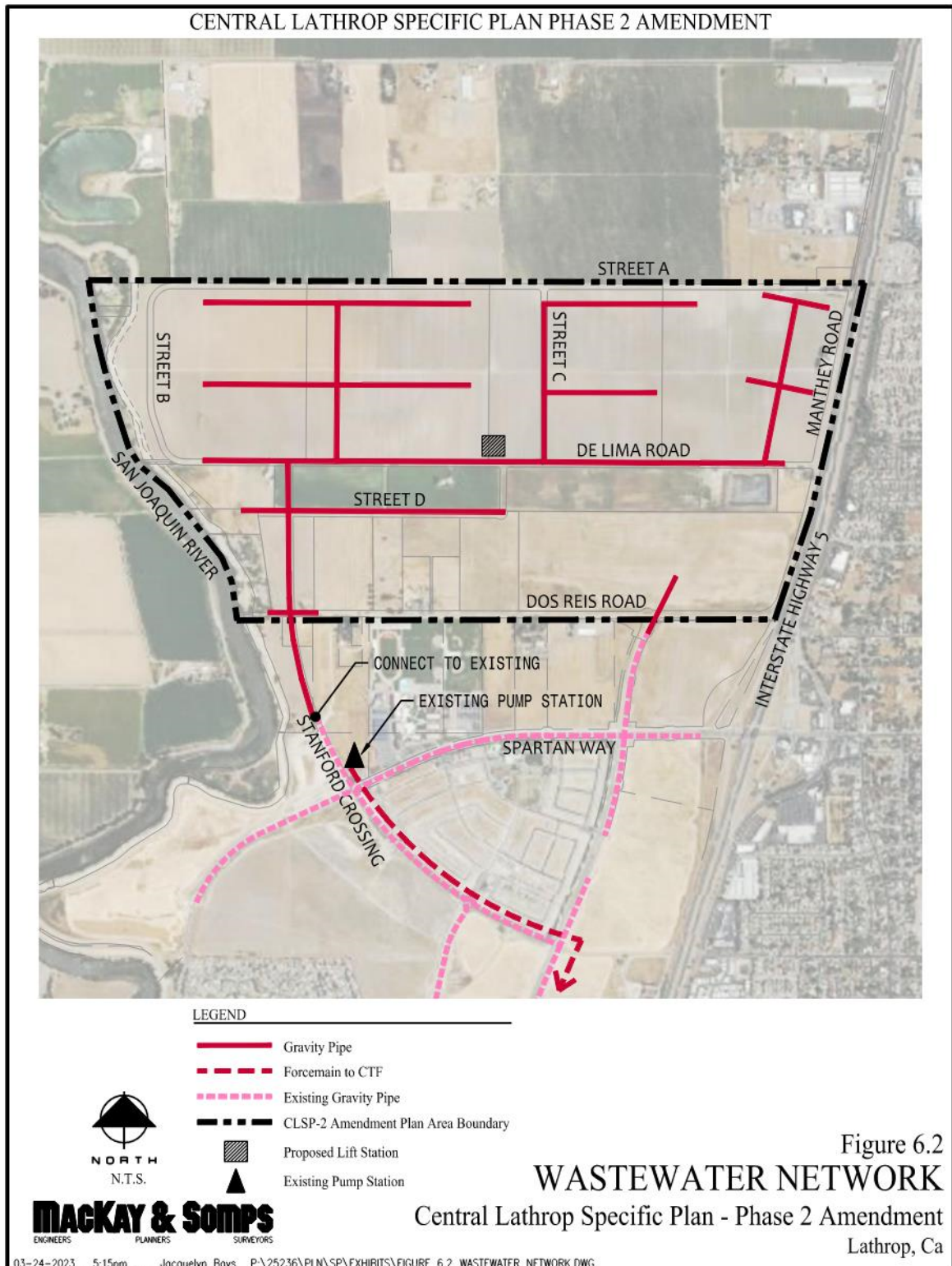
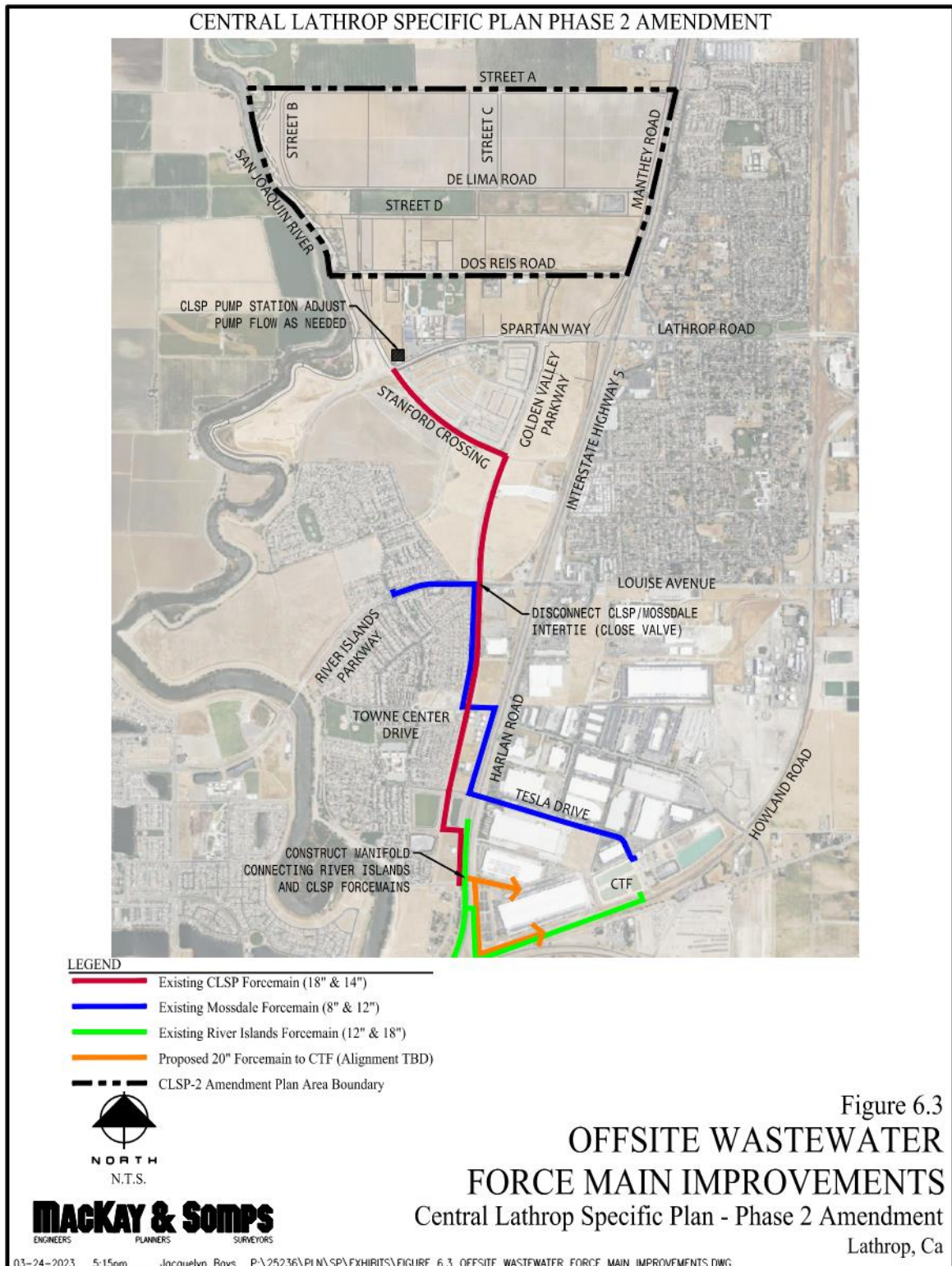


Figure 6.3- Offsite Wastewater Force Main Improvements



Recycled Water

The CLSP-2 Amendment will maximize reuse opportunities for recycled water. The term “recycled water” refers to wastewater that has been treated and disinfected to tertiary levels. Water treated to this level has been determined by governmental regulations to be acceptable for human contact without cause for concern and is commonly used for irrigation. The use of recycled water is regulated by the Regional Water Quality Control Board (RWQCB) and the Department of Health Services, which apply stringent water quality, treatment and disinfection standards.

The use of recycled water for irrigation serves to conserve potable water for other uses. In addition, in the event the potable water supply is limited at any time, such as a “dry year” situation, the use of recycled water ensures a supply for landscaped areas and reduces the likelihood that potable water would be needed for this purpose.

The CLSP-2 Amendment proposes to make recycled water available for public irrigation uses. This includes irrigation of landscaped areas within street rights-of-way and open space. In addition, there may be potential for the use of recycled water for private irrigation uses as well,

such as common open space areas and landscaping around buildings.

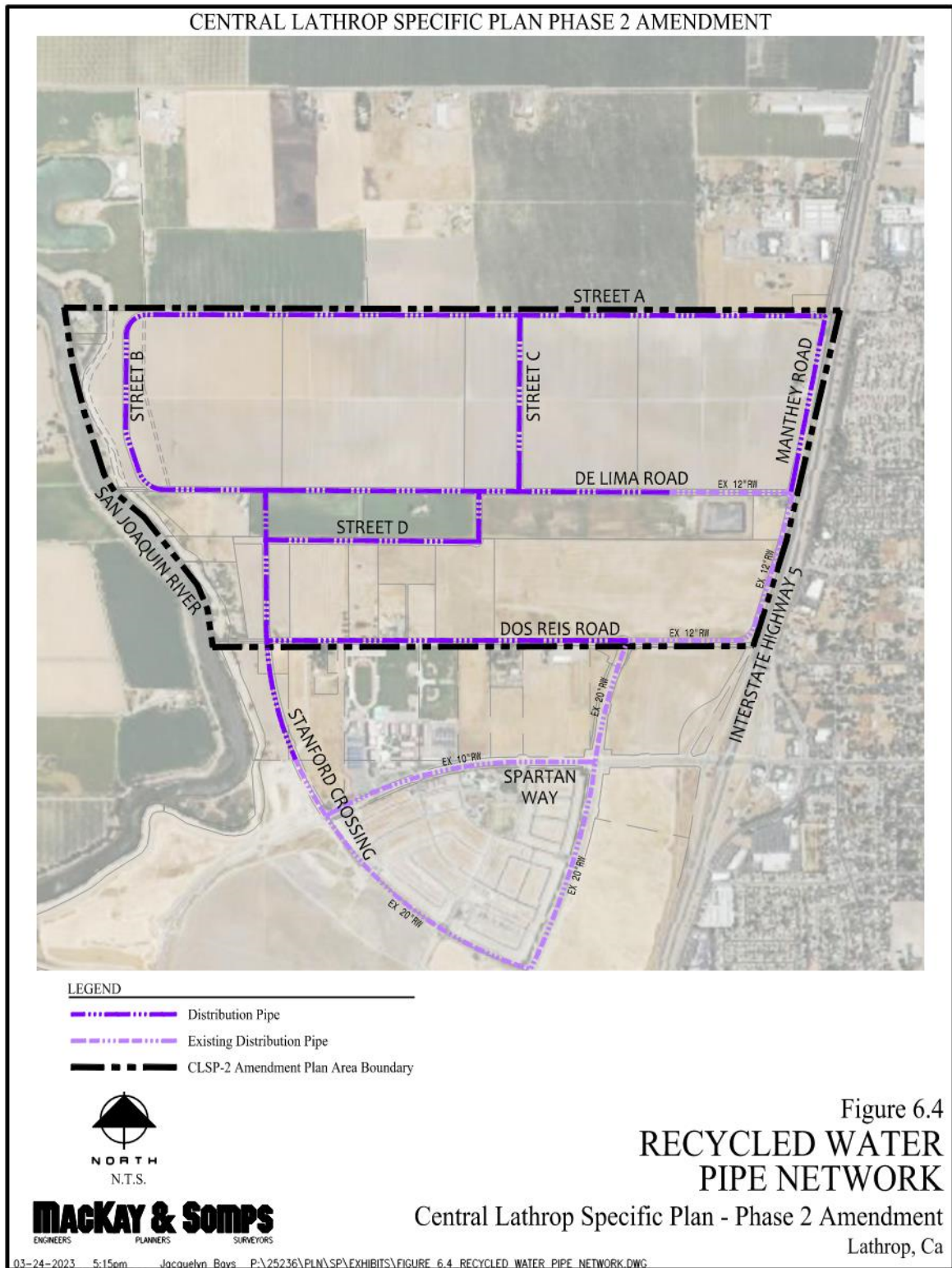
Criteria for management of the recycled water system and public education about it will be established in future reports (or other documents) and will be subject to City approval.

Recycled Water Pipe Network

An existing recycled water pipeline is located in Golden Valley Parkway and Stanford Crossing and will be the connection point for the Plan Area. Each of the major roadways in the Plan Area includes a recycled water main as shown in Figure 6.4. These proposed mains form a looped infrastructure recycled water system into which public and potentially private landscaped areas can be connected.

Due to the limited demand for recycled water within the Plan Area, the City Engineer can determine the need for recycled water improvements with future development applications. The pipe network illustrated on Figure 6.4 is conceptual and subject to final review by the City Engineer when public improvement plan are prepared.

Figure 6.4- Recycled Water Pipe Network



Flood Protection and Storm Water Quality

Background

An existing levee along the San Joaquin River protects the Plan Area from flooding RD-17 operates and maintains the levee. The Federal Emergency Management Agency (FEMA) has categorized the Plan Area as being in Zone X as shown on Flood Insurance Rate Map (FIRM) panel numbers 06077C0605F and 06077C0610F. The Zone X definition relevant to the Plan Area is “areas protected by levees from 1% annual chance flood”.

The RD-17 levee system has been undergoing seepage berm and/or other improvement repair/upgrade projects to increase the resistance to under-seepage and through-seepage in order maintain compliance with applicable Federal, State, and local standards. A minimum 120 foot “no-build” buffer along the levee as measured from the levee toe is provided within the CLSP-2 Amendment Plan Area to allow adequate space for future improvements if/when needed.

RD-17 has been working with the Department of Water Resources (DWR) and the Central Valley Flood Protection Board (CVFPB) to evaluate options for providing 200-year protection for the Mossdale Tract including the CLSP-2 Amendment Plan Area. The 120’ “no-build” buffer within the CLSP-2 Amendment Plan Area provides sufficient area to accommodate any 100-year improvements and any additional incremental improvements to provide 200-year protection in the future in conjunction with the Mossdale Tract 200-year flood protection improvements to meet the urban level of flood protection criteria.

Using design standards developed in cooperation with the City, the CLSP drainage improvement program will provide for efficient discharge of runoff from a 10-year storm event while also protecting the site from flooding during a 100-year storm event. It is also desirable that a high

degree of design flexibility be incorporated into the drainage program. This flexibility will allow sufficient latitude for each new development within the CLSP-2 Amendment Plan Area to design an internal system that meets its site-specific needs, so long as the design is consistent with the overall CLSP-2 Amendment Plan Area Drainage Plan.

Existing Conditions and Constraints

The CLSP area is part of a larger watershed known as “the Northern Area” that includes areas both east and west of Interstate 5.

The CLSP-2 Amendment Plan Area is about 20 feet lower than the top of the adjacent San Joaquin River levee. Therefore, runoff must be pumped over/through the levee. To avoid adverse impact to the levees near the CLSP Plan Area, peak discharge is limited to 30% of the 100-year flow rate from the watershed as stated in the 2004 CLSP and CLSP EIR. Therefore, the CLSP-2 Amendment incorporates on-site detention to store excess runoff during periods of peak storm activity.

Two storm drain outfalls to the San Joaquin River exist within the CLSP Plan Area. One outfall is located within the Phase 1 area and the other is located within the Phase 2 area. The outfalls are sized to accommodate the development of the CLSP-2 Amendment Plan Area.

An existing storm drain force main is located within Dos Reis Road and connects existing development east of Interstate-5 to the existing outfall located at the end of Dos Reis Road.

When the City approved the 2004 CLSP, runoff from the CLSP Plan Area was collected in a system of shallow agricultural ditches, roadside ditches, and percolation basins with some small private agricultural pumps that discharged water to the San Joaquin River. However, public storm drain infrastructure is now available that was built with Phase 1 of the CLSP. Existing pipes

are located at the northern end of Golden Valley Parkway just south of Dos Reis Road and at the northern end of Stanford Crossing.

Shallow groundwater exists throughout the CLSP-2 Amendment Plan Area and is influenced by both the water level in the river and sub-surface flow from areas of higher elevation to the east, as well as local irrigation practices. Even though the groundwater level may decline with a reduction in farming activities, it is expected that this high ground water condition will generally persist after development, impacting both construction and the future operation of the storm drain system. Infiltration into the storm pipes through joints and underground structures can result in excessive pumping demands throughout the life of the project. This impact will be reduced by proper installation of pipes having rubber gasket sealed joints.

High groundwater levels can also impact the effectiveness of detention basins. To the extent that groundwater enters the basins, the storage available for the runoff is diminished. There are no detention basins proposed, however if a detention basin is proposed in-lieu of underground storage, the bottom of the basin will be designed to maintain a minimum of two feet of separation from groundwater or other design measures will be implemented such as impervious liners with sub drain systems.

The Storm Collection System

Runoff from the CLSP-2 Amendment Plan Area is designed to discharge to the river through an existing outfall located near the southwest corner of the CLSP-2 Amendment Plan Area at the end of Dos Reis Road and the existing outfall within the Phase 1 area. The existing outfalls are regional facilities. As shown on Figure 6.7, the CLSP-2 Amendment Plan Area will consist of a system having the following three integrated components.

- Gravity lines that collect and deliver surface runoff;

- “Watershed” detention facilities that hold the runoff; and
- A pump station and force main that conveys water to an existing San Joaquin River outfall structure.

The CLSP-2 Amendment Plan Area consists of two major drainage sheds with underground storage pipes to reduce the peak discharge from the Plan Area to the San Joaquin River. Watershed 4 is a part of both the Central Lathrop Specific Plan Phase 1 and this Phase 2 Specific Plan Amendment. The CLSP-2 Amendment proposes to modify the boundary of the existing Watershed 4 to better align with existing property boundaries. See Figure 6.5 for the existing watersheds and Figure 6.6 for the proposed watersheds.

The modification to the watershed 4 boundary will require additional storage which can be accomplished with large diameter storm drain pipes.

In addition to the added storage, a new 39cfs pump will need to be added to the existing Phase 1 storm drain pump station. The pump station is already set up to accept the additional pump so physical pump station modifications are not expected.

The remainder of the CLSP-2 Amendment Plan Area falls within Watershed 3. Large diameter storm drain pipes will be utilized to provide the required underground storage. The underground pipe storage system location will be dispersed throughout the CLSP-2 Amendment Plan Area, with individual developments responsible for a per acre proportional share of the overall storage requirement. A new pump station and force main will be constructed that will connect to an existing outfall structure. The existing outfall structure will need to be retrofit to meet current design standards. The existing headwall is expected to remain in-place, but the existing pipes connecting to the headwall will need to

removed and replaced near to the top of the levees to increase the elevation of the pipes. New valves will also need to be added to the pipes as required by the current design standards. The Storm drain-system illustrated in Figure 6.7 is conceptual and subject to change based on future planning and engineering efforts.

The proposed stormwater collection system functions by discharging all runoff directly into the river up to the point where the runoff rate exceeds the capacity of the pump station. When the rate of runoff exceeds the pump station capacity, water “backs up” into the detention pipes until the runoff rate declines and once again equals the capacity of the pump station. The water level in the storage pipes then decreases, emptying completely.

Based on a preliminary design analysis the approximate volume of the underground storage and maximum allowable discharge rates are summarized in Table 6.3. Storage is based on the maximum discharge rate shown.

Table 6.3: Watershed Detention Facilities and Pump Station Sizes

Watershed	Maximum Pumping Rate	Total Storage
	CFS	Acre-feet
3	176.7	1.53
4	78.6	17.36
Total	255.3	18.89

Flood Protection

A key element of the CLSP-2 Amendment Plan Area storm drain system is its ability to handle the runoff that occurs during a high intensity storm. The drainage system provides multiple layers of protection based on the severity of storm events:

- 10-year Event - The underground system is designed with capacity to accommodate the drainage flows anticipated to occur as a result of a 10-year storm event.

- 10 to 100-year Event - When the capacity of the underground system is exceeded during an intense storm event (in excess of a ten-year event), water flows will be detained in underground storage pipes, designed for the 100-year storm event and distributed throughout the CLSP-2 Amendment Plan Area. This design method keeps the flow depth underground, within acceptable limits (i.e., one foot below floor elevations) and the threat of flooding posed to private property is minimized. An alternative design could be to allow the streets to flood and provide overland release by means of a descending gradient directing surface flow towards a proposed detention basin. This type of design would require flow in the streets.
- 10 to 100-year Event with Pump Discharge limited – The CLSP-2 Amendment Plan Area storm drain system is also designed to provide flood protection in circumstances requiring a reduction in flow rates of the system pumps that discharge into the San Joaquin River. The Central Valley Flood Protection Board and the City may limit river discharge to pre-development levels whenever the river stage exceeds certain flood elevations. When pump discharge is limited, the CLSP-2 Amendment Plan Area must be able to accommodate the volume of a 100-year, 24-hour storm without flooding buildings. Under these extreme circumstances, the volume of water that must be stored in the Plan Area may exceed the capacity of the detention facilities and will be held in the streets, parking lots and/or other areas.

The CLSP-2 Amendment Plan Area grading concept preserves the elevation of the streets within the watershed at approximately the same elevation as existing conditions. During a rare condition, when the San Joaquin River is high and the stormwater pumps must be reduced, the underground storage allows runoff to be spread

throughout the shed avoiding excessive depth of inundation in any one area.

The 2022 Lathrop General Plan amendment changing residential uses to Limited Industrial uses in the CLSP-2 Amendment Plan Area is consistent with the floodplain management strategy included in the San Joaquin Area Flood Control Agency (SJAFC) 200-year Fix-in-Place levee improvement project for the Mossdale Tract.

Stormwater Quality

The CLSP- 2 Amendment Plan Area drainage system will include features designed to ensure that the stormwater quality meets current water quality standards in conformance with Phase II MS4 National Pollutant Discharge Elimination System (NPDES) regulations. Because the site discharges into the San Joaquin River, runoff quality must also meet standards of the regulatory agencies.

Runoff will be treated to the “maximum extent practicable” by implementing appropriate source and treatment control Best Management Practices (BMPs). These practices may include, but are not limited to:

- Bioretention
- Infiltration basin
- Underground water quality vaults (i.e., CDS vaults)
- Disconnected roof leaders (i.e., roof leaders connect to “bubble-up” inlets in landscaped areas away from building foundations rather than to the storm drain system)
- Swales
- Downspout and/or inlet filters
- Porous Pavements

- Inlet stenciling
- Street sweeping

Stormwater treatment must meet the criteria of the Multi-Agency Post Construction Stormwater Standards Manual. Additional requirements may be imposed on some industrial and commercial uses.

It is anticipated that new public roads within the CLSP-2 Amendment Plan Area will be treated with roadside bioretention areas and stormwater quality for the individual developments will be treated onsite in bioretention areas, prior to discharging into the public storm drain system. Per Section 1.5 of the Multi-Agency Post Construction Stormwater Standards Manual public roadway replacements and widenings allow for reductions and/or exceptions in storm water quality treatment requirements.

The storm water runoff on Dos Reis Road between Stanford Crossing and Golden Valley Parkway is exempt from storm water quality requirements per Section 1.5 of the Multi-Agency Post Construction Stormwater Standards Manual because the addition of traffic lanes results in an alteration of 50% or less of the existing Dos Reis Road impervious area in this section of roadway and the proposed 8’ trail and bicycle lane are graded to runoff to adjacent vegetated areas.

Similarly, the storm water runoff from Manthey Road is exempt from storm water quality requirements per Section 1.5 of the Multi-Agency Post Construction Stormwater Standards Manual because the addition of traffic lanes results in an alteration of 50% or less of the existing Manthey Road impervious area in this section of improvement and the proposed 8’ trail and bicycle lane are graded to runoff to adjacent vegetated areas.

Section 1.5 of the Multi-Agency Post Construction Stormwater Standards Manual also allows for the reduction of storm water treatment area required to treat runoff from Dos Reis Road

between Golden Valley Parkway and Manthey Road because the addition of traffic lanes results in an alteration of 50% or less of the existing Dos Reis Road impervious area in this section of roadway and the proposed 8' trail and bicycle lane are graded to runoff to adjacent vegetated areas.

It is likely other street replacements/widenings in the CLSP-2 Amendment Area will fall into these reductions/exceptions categories in the future reducing the required treatment areas for public roadways as directed by the City.

Figure 6.5- Existing Watersheds

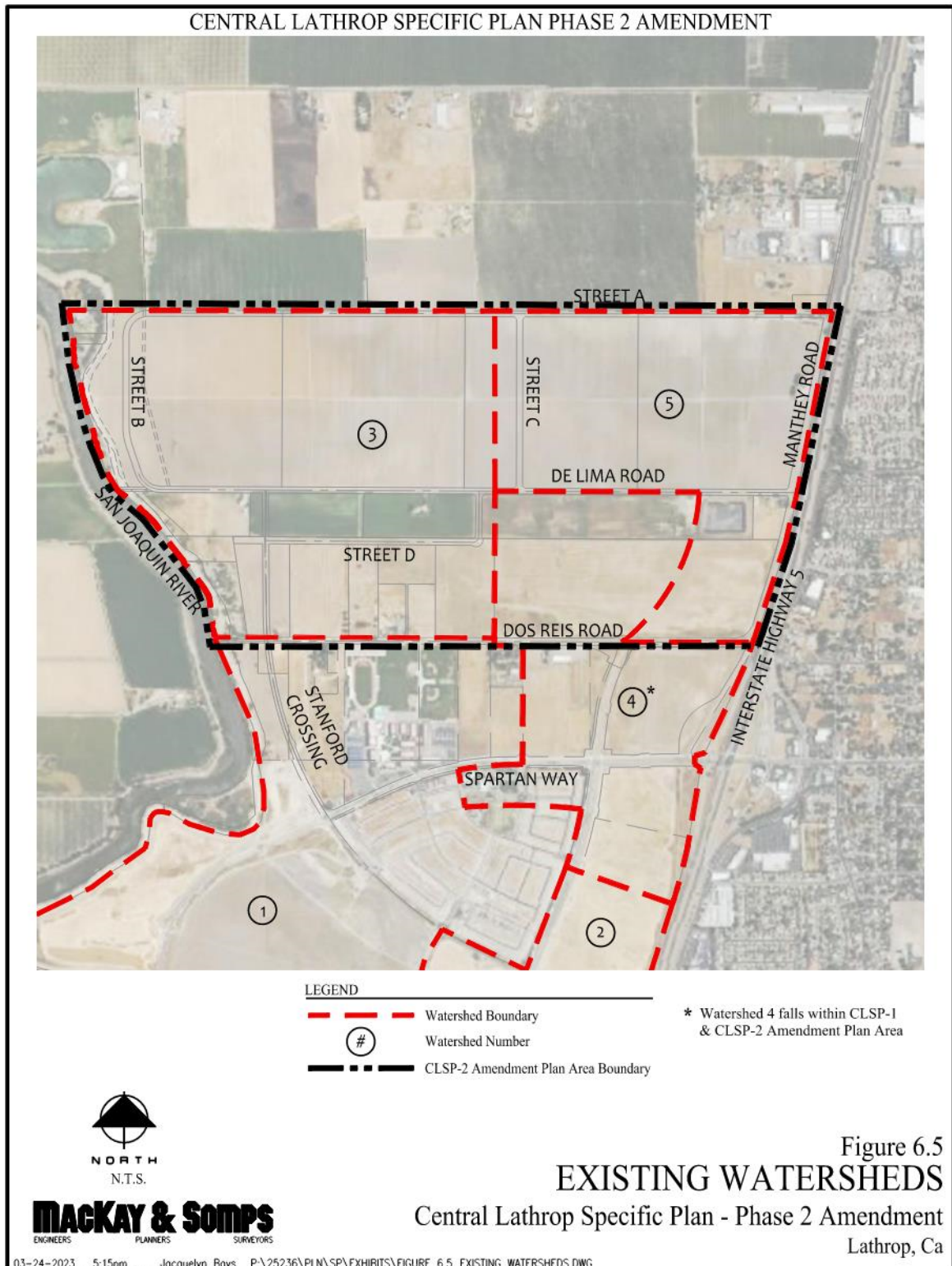


Figure 6.6- Proposed Watersheds

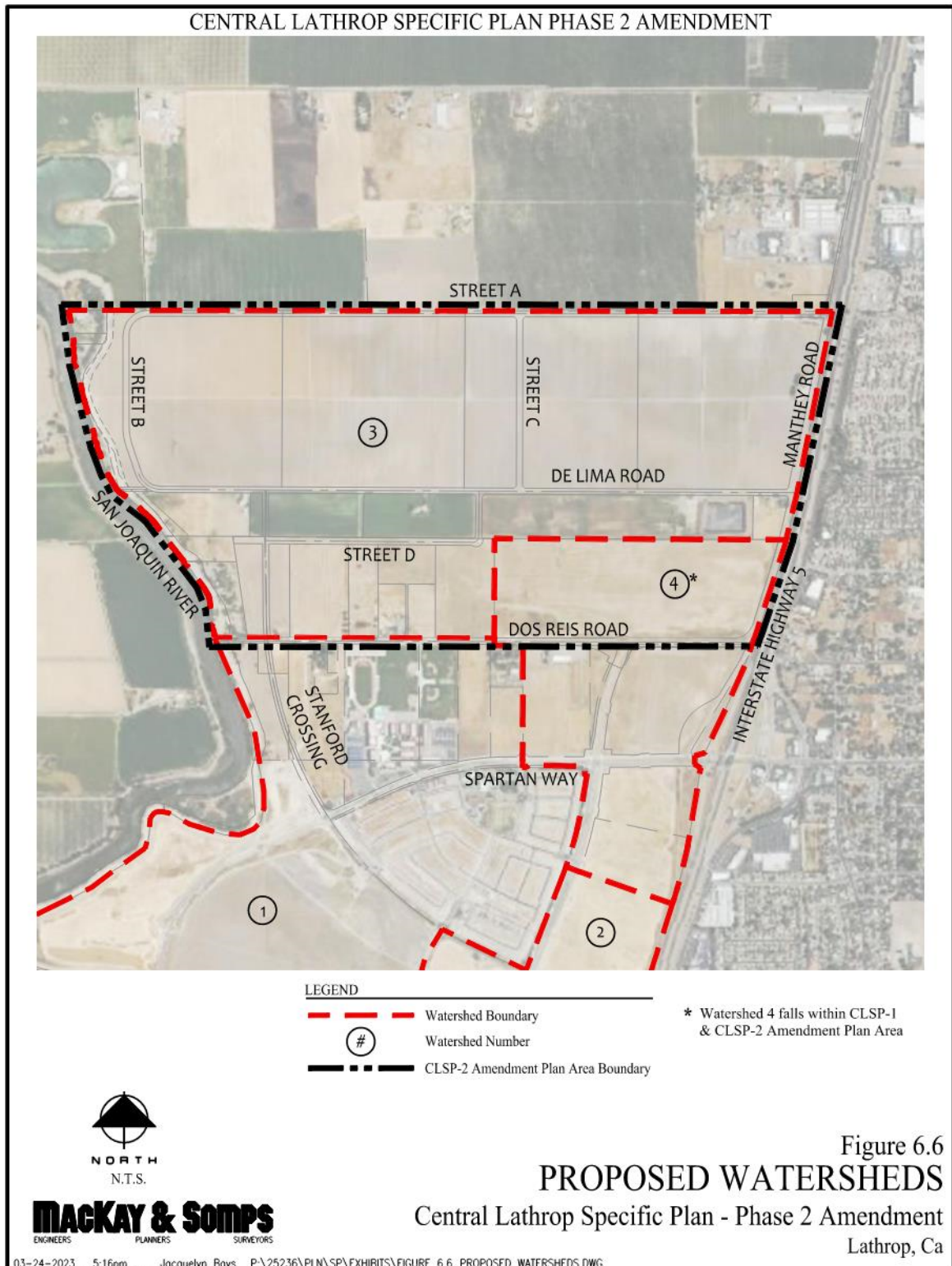
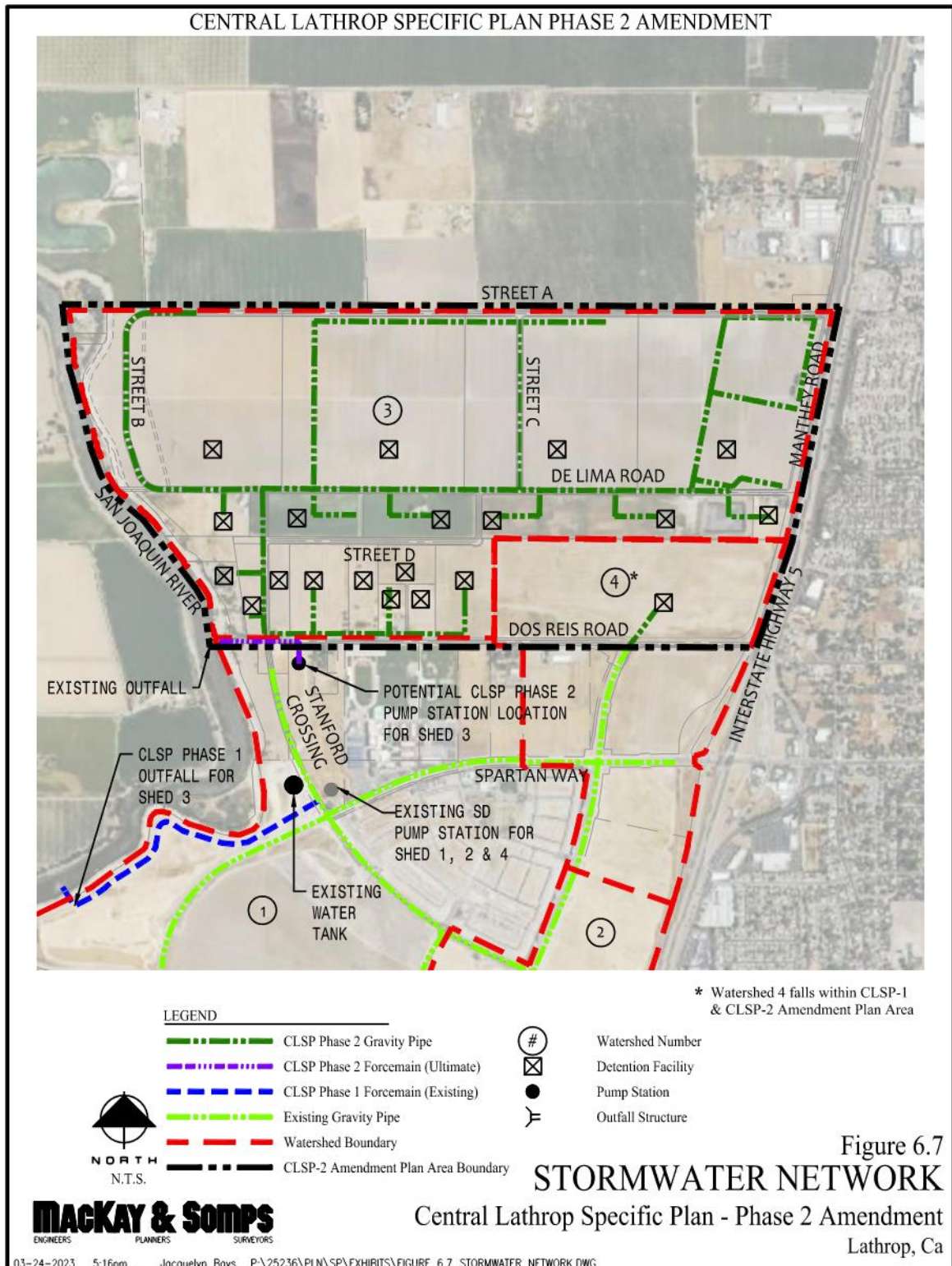


Figure 6.7- Stormwater Network



Public Utility Easements and Utility Corridors

For a discussion regarding the location and use of public utility easements and utility corridors, please refer to Chapter Three: Circulation and Transportation.

Energy and Telecommunications

Power

Electrical service will be provided to the CLSP-2 Amendment Plan Area by Pacific Gas and Electric (PG&E). Existing high voltage power lines, within PG&E power line easements, traverse through a portion of the CLSP-2 Amendment Plan Area. Existing power lines within the CLSP-2 Amendment Plan Area 1 are shown on Figure 6.8.

It is anticipated that all existing overhead power lines 34.5Kv and under will be relocated and/or be placed underground as the CLSP-2 Amendment Plan Area develops. New power lines constructed to serve the Plan Area, as well as all other utilities, will be installed underground in a typical joint trench.

PG&E will extend electricity service in a timely manner to serve each development as needed during the phased implementation of the CLSP-2 Amendment.

Gas

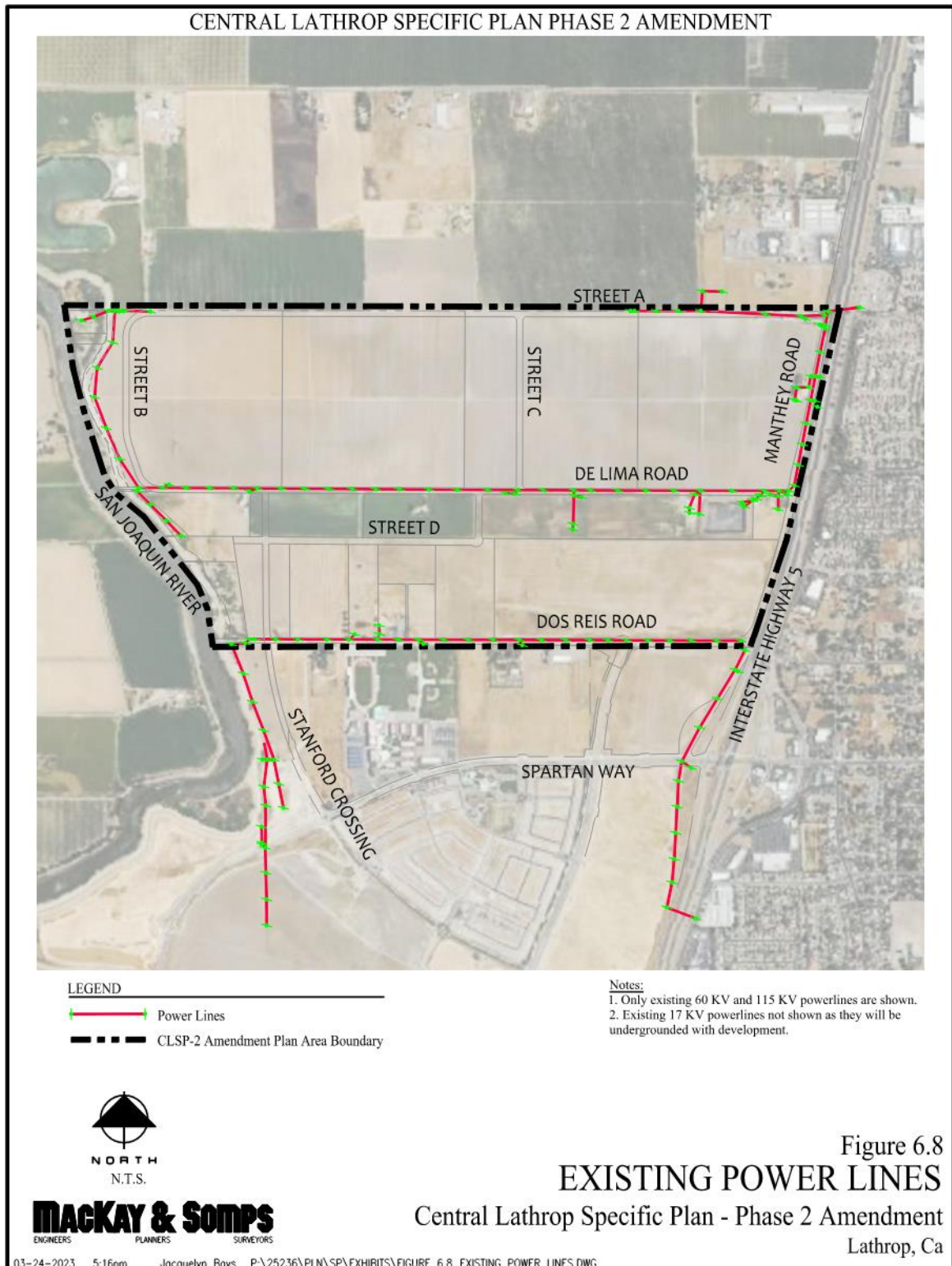
PG&E will provide natural gas service to the CLSP-2 Amendment Plan Area. The CLSP-2 Amendment Plan Area ties into existing natural gas lines located within the CLSP Phase 1 area.

Telecommunications

Telephone service, cable television service, and possibly high-speed data lines to the CLSP-2 Amendment Plan Area are to be provided by the appropriate utility companies. Telecommunication systems will be located

underground in a joint trench with gas and electric facilities.

Figure 6.8- Existing Power Lines



Chapter Seven: Design Guidelines

Introduction

The Design Guidelines provide the vision for the CLSP-2 Amendment Plan Area by establishing minimum standards for character, building design and landscape elements. The 2022 General Plan, the CLSP-2 Amendment and the City's Zoning Code, ensure a coherent well thought out design for the CLSP-2 Amendment Plan Area.

The following guidelines provide site design and architectural standards, including provisions for landscaping and sustainability efforts applicable to development within the CLSP-2 Amendment Plan Area. All development proposals in the CLSP-2 Amendment Plan Area must adhere to the standards and guidelines set forth in this amended specific plan.

These guidelines and standards are consistent with and provide a companion document to the City's Zoning Ordinance. Standards not addressed in the CLSP-2 Amendment shall be those set forth in the Lathrop Municipal Code.

Purpose

The purpose of the guidelines and standards for industrial development, park, and open space is to ensure consistency of design between the various uses within the CLSP Plan Area.

These guidelines provide for the development of a well-designed project, that is compatible with adjacent land uses of the overall CLSP Plan Area, and is designed to promote accessibility and provides the ability for pedestrians and alternative modes of transportation to, from and within the CLSP-2 Amendment Plan Area.

Land Use

A brief description and the vision of each land use designation within the CLSP-2 Amendment Plan Area are provided below:

Limited Industrial

Envisioned as a prominent employment-generating land use, this designation shall provide a high degree of functionality, including convenient access to major roadways. Buildings within this area may likely be warehouse, manufacturing, assembly and repair-type buildings. Careful consideration shall be placed in the material, color, and scale of buildings as well as the articulation of each façade. Although multiple industries would likely be located in the CLSP-2 Amendment Plan Area, the architecture styles of buildings should create cohesion and compatibility across the CLSP-2 Amendment Plan Area.

Open Space & Parks

The Open Space and Park uses are located along San Joaquin River and span the length of the CLSP-2 Amendment Plan Area Project Area. The existing Dos Reis Country Park will remain, with additional park areas proposed to connect to the open space corridor. The open space corridor along the San Joaquin River is intended as a local community wide facility with the possibility of regional linkage. This Open Space Corridor would also provide the ability to connect the CLSP-2 Amendment Plan Area to CLSP Phase 1 and other developments to the south. Though not required or mandated, provision is made within this CLSP-2 Amendment for the construction and use of outdoor recreation facilities such as recreation fields, fitness equipment and courses, or other such uses intended for the physical recreation

and well-being of the community and/or the employee users.

General principles guide the overall Central Lathrop Specific Plan - Phase 2 and lay the foundation for standards and guidelines. Standards and guidelines apply to the entire Phase 2 Amendment Plan Area, and standards and guidelines apply to each land use designation. All site design standards and guidelines are organized into two sections: 1) site design and 2) architecture. Within each section, subcategories further define and illustrate design objectives through written descriptions and photographic examples that convey desired design elements. The applicable standards and guidelines support the design objectives, defining how desired development should be achieved.

CLSP-2 Amendment Principles, Standards and Guidelines

The CLSP-2 Amendment strives for a realistic and attractive development. The CLSP-2 Amendment, within the existing and surrounding landscape, will continue to advance the economic vitality and job growth in Lathrop by creating a development of quality site design and architecture. To achieve these goals, the following planning and design principles have been developed to assist designers and developers in meeting the CLSP-2 Amendment design objectives.

All industrial projects in the CLSP-2 Amendment Plan Area should be designed to meet, or exceed the following planning and design principles:

1. Site Design.
 - a. Design pedestrian accessible buildings.
 - b. Encourage design elements that consider environmental conditions, like sun, shade, wind, etc., to improve the pedestrian experience and provide natural environmental control.

- c. Encourage streetscape with landscaping.
- d. Provide outdoor lighting for safety and security; minimize outdoor lighting from spilling over to adjacent properties.

2. Architecture.

- a. Use design styles, elements, and materials that complement or do not visually compete with surrounding context and scale of neighboring land uses within the CLSP-2 Amendment Plan Area.
- b. Incorporate distinctive design elements into buildings including colors and building relief.

Site Design

The CLSP-2 allows for a mix of industrial uses. Due to the wide variety of allowed uses for Industrial developments, circulation, site planning, landscaping, and architecture should be the key elements that unify development in the CLSP-2 Amendment Plan Area. Development projects are encouraged to provide a safe and functional environment for all users and patrons, including pedestrians, bicycles, and automobiles. Development should reflect quality and visual appeal as it relates to adjacent streets and surrounding development. This specific plan amendment guides future design for the CLSP-2 Amendment Plan Area 2 but is flexible in terms of building design, type, size and locations.

Site Planning

A. Circulation

The objective of the Central Lathrop Specific Plan - Phase 2 circulation is to promote efficient and safe movement of goods and people throughout the CLSP-2 Amendment Plan Area. The circulation design should consider all types of users: vehicle, pedestrian and bicycle.

Refer to Chapter 3 Circulation and Transportation for details on vehicle, pedestrian and bicycle route locations.

The design of access for large development areas and individual project sites should tie land uses and existing roadways into the overall circulation network in the CLSP-2 Amendment Plan Area. In some cases, the internal circulation may be part of the larger CLSP Plan Area circulation and street network.

Pedestrians should have continuous sidewalks, free of obstructions, and with convenient access to buildings and other adjacent land uses. Additionally, pedestrian connections are encouraged between site buildings, parking and other adjoining uses.

Additional modes of travel, including bicycle and public transit should be incorporated into each development project. Bicyclists should have consistent safe access from major roadways into and around each development area to minimize potential conflicts with vehicles.



*Photo Example 1
Pedestrian facilities along public roads*

The following circulation design guidelines apply to all development areas of the Central Lathrop Specific Plan - Phase 2:

1. Land uses that are automobile dependent should be designed to minimize the conflict between pedestrians, bicycles, and automobiles, by the following means:
 - Create pedestrian-only connections between public sidewalks and buildings, avoiding crossing drive-thru lanes wherever possible; or
 - Place vehicle entrances and drive-thru areas away from main pedestrian entries.



*Photo Example 2
Minimizing conflicts between pedestrians, bicycles and automobiles.*

2. Each development should provide pedestrian and bicycle connection to adjacent uses within the Central Lathrop Specific Plan - Phase 2. This would include public sidewalk connections to internal project circulation for pedestrians and public right-of-way bicycle paths to internal on and off-street routes for bicycles. These connections should be well lit and marked for the safety of its users.



*Photo Example 3
Pedestrian/bicycle safe crossing*

B. Building Placement & Parking

Building placement and orientation is key in creating a safe and efficient site design. Buildings with uses that rely on visibility should be placed close to adjacent streets and specifically on high-volume corners. Optimal building placement on individual development sites can create opportunities for public or employee spaces, encourage pedestrian connections, establish streetscapes, and provide drive-by advertising for the companies. Building placement and parking orientation considerations can greatly increase the efficiency of a building.

The following building placement and parking design guidelines apply to all individual

development sites of the Central Lathrop Specific Plan - Phase 2:

1. Where feasible and desirable, buildings should maintain close proximity to streets;
2. Buildings should be sited to be conveniently located and attract users:
 - Entrances should be designed to accommodate safe pedestrian travel;
 - Parking should have close proximity to buildings;



*Photo Example 4
Parking near buildings*

- Create spaces with gathering areas, plantings, bicycle parking, or other amenities between or adjacent to buildings;



*Photo Example 5
Encouraging gathering areas in open spaces*

- Minimize excessive building setbacks that detract from the streetscape, or optimize excessive setback areas by providing distinctive landscaping within the setback;
 - Building elevations should consider the human-scale design elements on ground floor facades and specifically at building entrances.
3. Parking areas should be designed for circulation efficiency and safety of all users:
- Large parking areas should be screened from view and placed away from major rights-of-way, behind buildings, or obscured with landscape treatments, such as berms, tall shrubs, and trees;
 - Landscaping should be provided in parking areas as specified by the landscaping section in this chapter;
 - Pedestrian pathways and walkways, clearly marked with enhanced paving material, should be provided through parking areas as direct routes to building entries.

4. Loading and delivery areas should be located appropriately to minimize their visibility, avoid pedestrian/loading zone activity conflicts, and minimize potential circulation, noise, and lighting conflicts. Screening these areas with landscaping, buildings, fences or walls is encouraged.
5. Corner and mid-block buildings should be oriented towards the public right-of-way and should be designed to achieve the following:
- Where feasible and desirable, driveway entrances and stacking lanes should be separated from public pedestrian spaces and crossings.

C. Refuse, Storage & Equipment Areas

The design and placement of refuse containers, service areas, loading docks, and similar facilities shall be considered as part of the overall site design of a project. In general, these uses should be located as to not interfere or detract from circulation, parking, and adjacent uses, and in most cases should be screened from view.

The following design guidelines apply to all development areas of the Central Lathrop Specific Plan - Phase 2 Amendment Plan Area as it relates to refuse, storage and equipment areas:

1. Trash/recycling enclosures and service and loading docks areas should be sufficiently sized to accommodate the site’s needs, but located in areas as to not interfere with on-site circulation and parking;



*Photo Example 6
Sufficiently sized loading docks*

2. Trash and outdoor storage facilities should be placed away from public streets and/or screened from view with materials consistent to adjacent building exteriors or other mature plantings; and



*Photo Example 7
Screened outdoor storage area placed away from public streets.*

3. Trash and outdoor storage that is visible from upper stories, arterial roads or freeways should be screened with trellis or other horizontal cover and should be consistent with the architectural style of adjacent buildings. Furthermore, trash enclosures should be designed—through colors, materials, details, and/or forms, that serve to compliment associated building design for the particular building complex it serves.
4. Trash and outdoor storage facilities are required to include a covered roof and sewer drain as described in the Public Works Stormwater Standards.



*Photo Example 8
Enclosed refuse areas*

D. Landscaping

The intent of the landscape design is to provide continuity throughout the CLSP-2 Amendment Plan Area. Landscaping guidelines will specify standards for streetscape, public space, and parking lot design within the development area. Through the use of deciduous and evergreen plant material, year-round interest will be given to the site with an evenly layered plant design. This layered plant design will screen or diminish adverse views and utilities. Plant materials should be easy to maintain while attractive and diverse. Designers shall emphasize the use of low-water use plants with a lush character and vibrant colors.

The streetscape within the CLSP-2 Amendment Plan Area will be unified through a consistent palette of ground cover, shrubs, and street trees. The street tree will create a canopy along all public streets to increase aesthetics of the project while providing shade and creating a walkable development. Street trees size required at time of planting will be determined during the Site Plan Review process for each development. Street trees shall be centered in the parkway strip or planted at least 4' behind the sidewalk. A mix of evergreen and deciduous trees is encouraged as primary and accent tree options. Where it is determined by City staff that more screening is required, an increase in evergreen tree locations may be required.

The landscaping of public spaces should be carefully considered to attract visitors. Trees with a consistent canopy should be used in areas where shade is desirable. In general, the landscaping of public spaces should complement the other features and amenities of the area, becoming a backdrop to pedestrian activities.

Parking lots will have drive aisles and parking aisles delineated through parking lot medians and planter strips. Ground cover, shrubs, and trees will be planted within the medians and planter strips, where feasible and practical. When a median or planter strip is adjacent to a parking

stall, all plant material and irrigation shall be kept eighteen inches from the curb, or confined to low groundcover or lawn, to allow for car overhang and door swing. Trees should provide a shade canopy, reducing heat island effect: a sustainable site planning measure. It is recommended that 50% shade be provided within vehicular parking lots. (Estimated shade diameter is projected at 15 years from time of planting.) Vehicular parking lot shade trees shall conform, at a minimum, to standards and requirements shown in Chapter 17.9 Landscape and Screening Standards of the Lathrop Municipal Code.

Irrigation and water efficiency/conservation is mandatory in accordance with the "Model Water Efficient Landscape Ordinance." Irrigation systems should be designed to ensure the efficient use of water and avoidance of overspray and overwatering. To help ensure an efficient irrigation system, plants should be grouped in hydro-zones, which is a combination of plants with similar water needs. The use of low-water native and adaptive plants is highly encouraged. All landscape areas must be irrigated with an automatic irrigation system controlled by a timer. Use of drip irrigation is encouraged where practical and most effective, especially in shrub and tree areas.

Where feasible and desirable, drainage and water quality measures should be used in on-site landscape areas. Using landscape strips and medians for percolation, drainage swales, and rain gardens is highly encouraged. Use of many sustainable landscape techniques is highly recommended and can result in substantial maintenance cost savings.

The following design guidelines apply to all development areas of the Central Lathrop Specific Plan - Phase 2 as it relates to landscaping:

1. Landscaping should be used to define outdoor spaces, softening and complementing structures, and should also be used for utilitarian qualities:

- Become a backdrop to pedestrian outdoor gathering places;
- Screening parking, loading, storage, and equipment areas;
- Provide shade and enhancement to the streetscape, parking lots, and pedestrian outdoor gathering places; and
- Directional, defining entries and pedestrian ways.

2. Landscaping and trees should be employed in parking areas to break up expanses of hardscape and to minimize heat island effect;



*Photo Example 9
Landscaping in parking areas*

3. Where feasible and desirable, mature trees and plantings should be maintained and incorporated into the landscape design;
4. Natural and existing vegetation should be preserved where possible and incorporated into the new landscaping. Retention and detention areas should be planted to create the appearance of natural vegetation. Careful selection of plant types is necessary to ensure survival and be compatible with the proper functioning of the drainage system;



*Photo Example 10
Preserved Natural Vegetation*

5. Conservation and efficient use of water is at the forefront of the Central Lathrop Specific Plan - Phase 2 landscaping objectives. Landscaping and irrigation shall comply with the City Municipal Code Section 17.92.060 “Water Efficient Landscape Ordinance” and the following guidelines:

- Plants should be selected and grouped according to their maintenance and water use profile. In all cases, low-maintenance and drought tolerant plantings are highly encouraged;
- Planting of turf areas should be kept at a minimum. A maximum of 10% of the total landscaped site area may be irrigated turf. Drought-tolerant ground covers and shrubs are lower maintenance and seen as more desirable;
- All landscaped areas should be designed for maximum water efficiency and irrigated through an automatic irrigation system controlled by a timer. Non-potable or recycled water should be used to the extent feasible;

- Use alternative and porous paving options for pedestrian pathways and non-vehicular and bicycle circulation to maximize infiltration of water runoff;
 - Curb, header boards, pavers, and other materials should be used to minimize water run-off and define landscaped areas; and
 - Water features should be designed for maximum maintenance and water efficiency.
6. Where feasible and desirable, landscape strips and medians should be programmed for the treatment and conveyance of water run-off. Landscaping used for percolation, drainage swales, and rain gardens are highly encouraged.
7. A landscape buffer shall be provided along Dos Reis Road, across from existing and proposed sensitive receptors. The landscape buffer is intended to soften the transition from non-industrial uses to the future industrial uses of the site. A 30 minimum foot wide landscape buffer including 22 feet of landscaping with an 8 foot wide paved trail will be provided in the public right-of-way behind the curb. An additional buffer will be provided on private property to be designed with individual development applications. Refer to the Land Use chapter of this specific plan amendment for additional information.



*Photo Example 11
Landscape buffer at entry monumentation*

E. Walls & Fences

Walls and fences in the Plan Area are intended to provide screening between projects and adjacent uses where necessary, helping to define edges of arterial and collector streetscapes and providing security to property. It is anticipated that there will be limited use of walls, except where needed for sound attenuation or where desired for entry features or for screening unsightly elements, such as trash areas. The material and design for the walls and fencing may vary throughout the development area, depending on location and specific project needs. However, the color and materials of the walls through the CLSP-2 Plan Area should be complimentary. Both masonry and wood fences are permitted in the Plan Area.

The following design guidelines apply Central Lathrop Specific Plan - Phase 2 as it relates to walls and fences:

1. Walls and fences will not be permitted if they aren't necessary for noise attenuation, specific screening, gateway, aesthetic, or security purposes;



*Photo Example 12
Site walls and fences*



*Photo Example 13
Landscape screening at wall*

2. Tall walls and fences are discouraged along arterial and collector roadways, as they diminish the street scene. Fences and walls should not exceed a maximum height of seven feet, unless special screening and/or security issues are demonstrated which necessitates a higher fence. Low decorative or auto-screening walls, 2 to 4-feet in height, may serve to enhance a building area or streetscape, if tastefully designed. Maximum wall heights should be inclusive of fill from existing ground (ie berms). At locations where industrial land use is proposed adjacent to sensitive receptor land use (like along Dos Reis Road), an 8 ft. masonry wall for special screening shall be installed;
3. Walls and fences, used at property frontages or for screening, should be designed as an extension of a building’s architecture; top caps on masonry walls and tubular steel fences are encouraged. Self-clinging or supported vines shall be planted at regular intervals along walls to ensure coverage within 5 years in order to discourage graffiti and soften the overall appearance of the wall;
4. Where long expanses of wall or fence are unavoidable, articulation in the form of wall offsets or landscaping should be implemented; and

5. Where security fencing is required, a combination of solid and open grill work is encouraged. Barbed, razor, wire or similar fences shall comply with LMC Section 17.92.070.
6. At the interface between Dos Reis Regional Park and the adjacent industrial site a shall include a masonry wall for screening.

F. Public Spaces and Pedestrian Amenities

It is the intent of the public spaces and pedestrian amenities section to promote usable public gathering spaces oriented toward pedestrian users that function as an amenity to the development. These outdoor spaces should be visually pleasing, appropriately scaled, and should encourage greater activity within each development area. As well as providing pedestrian-oriented features and amenities, these spaces should connect pedestrians with the site and surrounding uses.

An employee or public gathering place should be provided for appropriate projects in each development area. The scale and program of the

space should be appropriate to the adjacent building and type of users. It is encouraged to site these spaces in well-lit, shaded, secure, and interactive areas where they can become an integrated feature.



*Photo Example 14
Shaded employee break area*



*Photo Example 15
Employee well-being area*

2. Within the Limited Industrial designation, gathering places should be placed between or adjacent to buildings to encourage employee health and well-being.



*Photo Example 16
Employee break area*

The following design guidelines apply to all of the Central Lathrop Specific Plan - Phase 2 as it relates to public spaces and pedestrian amenities:

1. An employee or public gathering and break area spaces should be encouraged in appropriate projects within each development area. These amenities can include, but are not limited to, small recreation areas or other open space facilities. These areas will count toward the landscape requirement designated for each land use district.

3. Pedestrian connections should be established within projects and development areas, where logical and practical. Areas for respite for users should be encouraged.

G. Lighting & Furniture

Lighting is an important element in the landscape and should be used to contribute to a safe and attractive environment. Natural areas will need little light while street intersections will require illumination levels safe for pedestrian crossings. Lighting is also used to reinforce the development's overall design theme and create a consistent sense of place by adding a common,

thematic element that is repeated along all major roadways. Streetlighting within public right of way shall comply with the City of Lathrop design & construction standard details. The height of lights will vary depending on application. Light standards will typically be higher along roadways and will be lower in pedestrian areas. High Efficiency lighting is required within all buildings as well as on the exterior. Outdoor lighting shall be provided for safety and security but shall be minimized from spilling over to adjacent properties.

Site furniture is encouraged in outdoor areas and public spaces. The driving goal for the use of landscape elements is to create enjoyable outdoor spaces and furnish comfortable amenities for relaxation and leisure. Site furniture visible from public streets, plazas, and pedestrian linkages should be of a compatible style and design. Fixtures and furniture may vary in style, color, and materials from this standard design if they are used in enclosed courtyards or other locations where land uses require unique appeal. Designers shall give emphasis to vandalism-resistant criteria when selecting all site fixtures and furniture.

The following design guidelines apply to all of the Central Lathrop Specific Plan - Phase 2 as it relates to lighting and furniture:

1. Outdoor lighting should be specified and designed consistent with the zoning code for this Plan Area;
2. Exterior lighting, including parking areas, should be architecturally integrated with the style of the building and colors and materials used;
3. Parking lighting should be arranged to provide uniform illumination throughout parking areas and should achieve a minimum average of one foot-candle and a maximum of three;
4. Low energy LED lighting should be used for streetscapes and parking lots.

5. Architectural lighting may be used to highlight special features on or around the building, or to illuminate key entrances or other areas of access;
6. All lighting should utilize cut-off type fixture to minimize visibility from adjacent areas and should be the appropriate size and height given the activities for which they are designed. Lighting used for pedestrian connectors and gathering spaces should be lower, bollard-type or footlight fixtures and should not exceed 3-4 feet in height;
7. Where feasible and desirable, the use of pedestrian amenities, such as benches, drinking fountains, lighting, and trash receptacles, is encouraged. These elements may be sited in public gathering places and as respite along pedestrian connectors; and
8. The design of site lighting and furniture should be compatible throughout the CLSP-2 Amendment Plan Area.

Architecture

Architecture should establish project identity and enhance the character of the development in the CLSP-2 Amendment Plan Area and the City of Lathrop. As a high-quality development, a complementary design language should be established throughout the CLSP-2 Amendment Plan Area.

The architecture section is divided into two sub-sections:

- Massing, Scale, and Form
- Style and Design Details

A. Massing, Scale and Form

The design objective of this section is to encourage buildings that consider the human scale, include active areas, and are compatible with adjacent development. Buildings should be clustered to create compact, multi-story

structures that concentrate activities and related programmatic uses. Building height and massing should consider the surrounding context. Projects should consider the human scale at the ground floor and at entries to buildings. Buildings should take on varying form to increase visual interest and break up the monotony of large structures. In addition, horizontal and vertical wall articulation should be encouraged through the use of wall and second floor offsets, recessed entries and windows, human-scale awnings, overhangs and arcades.



*Photo Example 17
Visual interest in articulation*

B. Style and Design Details

The objective of the style and design detail section is to establish clear direction in terms of architectural styles and themes for future development in the CLSP-2 Amendment Plan Area. The style and design of the buildings will enhance the character of the Central Lathrop Specific Plan - Phase 2 and set it apart as a distinct and high-quality development. While these guidelines do not prescribe a specific style of architecture for the CLSP-2 Amendment Plan Area, the objective is to allow a diversity of styles while considering the context of surrounding development.

C. Roofline

1. Rooflines should be clearly articulated by using the following feature:

- Parapets are encouraged to conceal flat roofs and to screen any rooftop equipment, such as HVAC units, from public view. Parapets should not exceed 15% or 1/3 of the supporting wall height. All parapets should feature three-dimensional cornice treatments.

D. Entries

1. Building entrances should be designed for access both by patrons arriving via automobile and by foot or bicycle;
2. Each entry should be protected from the elements;



*Photo Example 18
Entry protected from the elements.*

3. Entries should create an architectural point of interest using one or more of the following methods:
 - Wall recesses;
 - Roof overhangs;
 - Canopies;
 - Arches or arcades;
 - Columns; and/or
 - Signage.



*Photo Example 19
Architectural points of interest at entryways*



*Photo Example 20
Architectural color, texture and material changes with
offset/projections*

4. Entries should incorporate windows to provide natural light and air; and
5. Where feasible and desired, pedestrian amenities, such as seating, lighting, fountains, sculptures, boulders, etc., should be incorporated into entry designs

E. Materials & Colors

1. All building elevations must include architectural patterns that include at least (2) of the following elements:
 - Color change;
 - Texture change;
 - Material change; and/or
 - A wall offset, reveal, or projection of at least 12 inches in depth.

2. Exterior materials should be durable and high quality to prevent degradation and for the ease of maintenance:

- Large expanses of smooth material such as concrete should be broken up with expansion joints, reveals, recesses, or changes in texture and color;
- Large expanses of highly reflective surface and mirror glass exterior walls should be avoided to prevent heat and glare impacts on the adjacent public streets and properties;
- Colors should be compatible throughout the CLSP-2 Amendment Plan Area, while allowing for individuality to each development area. A varied and rich color palette is encouraged, although color should not be used as an attention-seeking device. Colors should be used to enhance a building's presence and integrate other materials throughout the project;

3. Building trim and other accent elements may feature brighter colors, if desired, but should always complement the base color.



*Photo Example 21
Contrast in reflective surfaces – pop of color trim accents*

F. Windows & Doors

1. Ground floor, storefront-type glazing for display purposes along public façade frontages should be used as appropriate to enhance the exterior wall area;
2. Windows and/or other appropriate building features should be used on upper levels to break up large wall areas and create visual interest;



*Photo Example 22
Window placement at upper levels - creating visual interest with architectural elements*

3. Window and door openings should be framed with trim, or recessed a minimum of 4 inches from the building face;
4. Where feasible and useful, use operable windows for maximum environment control and passive heating/cooling options

G. Facades

1. Facades of 100-feet or more in length are encouraged to break-up the elevation using one of the following techniques:
 - Wall and/or second floor offsets; or
 - Recessed entries or windows.
2. Facades that face public streets should create visual interest by using one or more of the following techniques:
 - Human-scale elements, like awnings or overhangs;
 - Arcades or recesses; or
 - Entry areas.



*Photo Example 23
Human-scale awning element*

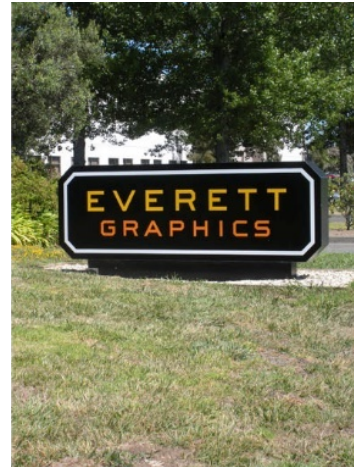
H. Signage

1. Signage shall comply with Lathrop Municipal Code Chapter 17.84 Signs;

2. Color and material options for signs should always complement the architectural style of the building;
3. Signage should be scaled appropriately for its given location;
4. Building signage should be located near the related business entry, or as identity feature as seen from major travel ways;



*Photo Example 24
Monument signage*

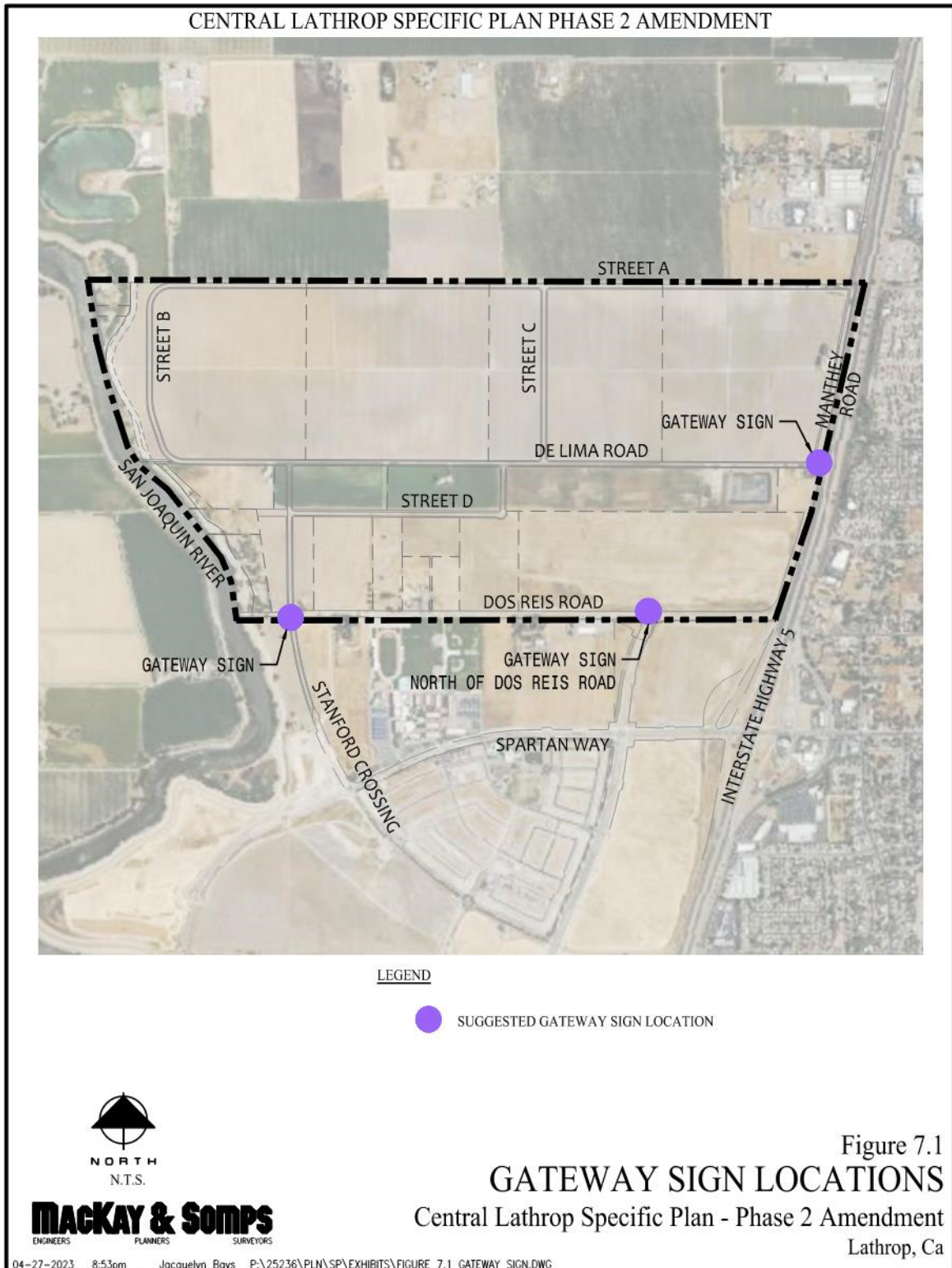


*Photo Example 25
Low profile monument sign*

5. Signage should maintain a visual consistency throughout CLSP-2 Amendment Plan Area. When more than one sign is required for a given business or area, both signs should maintain visual compatibility with one another;
6. Signage text should be kept to a minimum and scaled appropriately for placement and legibility purposes;
7. Wall signs, monument signs, and low-profile freestanding signs are encouraged;

8. Signage for pedestrian and bicycle way-finding is encouraged; and
9. Lighting is allowed to illuminate signage at night. Lighting should be designed appropriately as to not create hazardous glare for pedestrians, bicyclists, and vehicles. Both externally and internally illuminated signage is allowed.
10. At key entry areas along De Lima Road, Manthey Road, and future Street A, project-wide decorative entry features and monument signs shall be located to identify and enhance the image of the Central Lathrop Specific Plan - Phase 2 Area. Developers and builders of the project shall work with City Staff to establish appropriate locations and criteria for this project-wide monumentation and signage.
11. On-site directional signs at gateways and entries are encouraged to be provided for both pedestrian and vehicular visitors to the site.
12. Suggested Gateway Sign locations are shown on Figure 7.1.

Figure 7.1- Gateway Sign Locations



Chapter Eight: Implementation

Introduction

This chapter describes the CLSP-2 Amendment implementation, including project review procedures, development agreements, specific plan amendment procedures, enforcement, mitigation monitoring and other review and approvals required during the implementation of the CLSP-2 Amendment.

Specific Plan Implementation

The City would implement the CLSP-2 Amendment in accordance with the terms and conditions of several related planning and program documents, including, in particular, the landowner development agreements, the project CEQA analysis, the CLSP-2 Amendment Design Guidelines (this document), the City of Lathrop General Plan, related Master Plans, and the Zoning Ordinance. These documents provide guidance and direction and otherwise inform City discretion in the review and approval of future development within the CLSP-2 Amendment Plan Area.

Central Lathrop Design Guidelines

As described in Chapter Seven, the CLSP-2 Design Guidelines contain architectural, site planning, and landscaping design principles and guidelines.

City of Lathrop General Plan

Development within the CLSP-2 Amendment Plan Area must be consistent with the City of Lathrop General Plan.

The Lathrop General Plan requires Conditional Use Permits for industrial

development located between Dos Reis Road and De Lima Road.

Municipal Code

The City of Lathrop Municipal Code has been amended to include special zoning districts for the purpose of defining for each parcel the permitted, conditionally permitted, and administratively permitted land uses that may be developed within the CLSP-2 area, the process pursuant to which such land uses are approved and the development standards applicable to each land use.

Drainage Plan Implementation

A detailed drainage report, including hydrologic and hydraulic calculations and focused geotechnical investigations relating to soil and groundwater conditions, will be a critical part of the individual application for each project proposed for development.

There are two distinct watersheds within the CLSP-2 Amendment Plan Area. The parcels within each watershed are linked by the drainage system and therefore, the detailed planning of any portion of a watershed must take into consideration the rest of the proposed development within that watershed.

If an individual development does not encompass the entire watershed, the individual project must show that it will implement the requirements of the CLSP-2 Amendment Drainage Plan as described in the Utilities and Drainage chapter.

Right to Farm Provisions

The Plan Area has existing agricultural uses of various kinds and intensities. As the Plan Area builds out, several existing parcels on-site could remain in their existing agricultural state for some foreseeable period of time. In order to ensure the viability of the on-going agricultural uses, this specific plan amendment shall require that a “right-to-farm” provision be included as a part of any subsequent stage in the land entitlement process. Along these same lines, an entitlement application or document shall mandate full right-to-farm disclosures at point-of-sale of lots within the Plan Area. This provision shall include all properties on site which may be impacted or affected by on-going farming operations.

Development Agreements

Subject to the Specific Plan, the property owners and the City may execute Development Agreements in accordance with Government Code and local ordinance. The Development Agreements will set forth the infrastructure improvements, public dedication requirements, landscaping amenities, and other contributions to be made by a property owner in return for guarantees by the City that certain land uses and densities in effect at the time of execution of the agreement will not be modified.

Both the City and the project sponsors would commit themselves to proceed with the terms of the agreement. The City can agree to process future development applications in accordance with the Plan and laws that were in existence when the agreements were made. The City then commits to maintaining its planning or zoning statutes related to the developments for an agreed-upon period of time. In return, the developer/applicant agrees to develop according to an agreed-upon time schedule or commit to other measures which the City might otherwise have no authority to require the developer/applicant to perform.

Generally, Development Agreements include the following provisions, or similar variations:

- Specify how the Specific Plan and General Plan will be implemented in connection with the Development Agreement,
- Provide the terms for reimbursement in the event that a developer provides advance funding for facilities which have community benefit,
- Provide for adequate public facilities for each project phase in a timely manner,
- Shorten the approval process by consolidating and coordinating various discretionary approvals, and
- Specify the monetary responsibilities of the developers.

City Review Process

Community Development Department Review

Subsequent to adoption of the CLSP-2 Amendment, individual project applications will be reviewed to determine consistency with the specific plan amendment and other regulatory documents. Applications such as site plan review applications, use permits, conditional use permits, variances and the like, will be reviewed using established Community Development Department and Planning Division procedures.

Development applications will be submitted to the City of Lathrop’s Planning Division. The Planning Division will conduct an initial review of the application for completeness and consistency with the adopted Specific Plan, as well as other ordinances and standards. The applicant will be notified within 30 days of the initial submittal date of any deficiencies that must be rectified to deem the application complete. If the applicant or the City believes that an Amendment to the Specific Plan is warranted, an Amendment to the Specific Plan may be requested in accordance with the Amendment Procedures. The request must provide adequate

justification. The application may also be subject to environmental review as discussed in the following section.

Conditional Use Permits (CUP)

Per the City of Lathrop General Plan, conditional use permits will be required for any development within the CLSP-2 Amendment Plan Area located between Dos Reis Road to the south and De Lima Road to the north. A CUP may also be required within the CLSP-2 area if the proposed use requires a CUP per the Lathrop Municipal Code.

Site Plan/Architectural Design Review

Generally, all industrial projects within the CLSP-2 Amendment Plan Area will be subject to Site Plan/Architectural Design Review by the City; design review shall be implemented before issuance of building permits. Also, all public improvements (such as landscape plantings, street and entry signs, lighting, or special paving) are subject to Site Plan/Architectural Design Review. All Site Plan/Architectural Design Review procedures will be conducted in compliance with Chapters 17.100 and 17.104 of the Lathrop Municipal Code.

Public Improvement Plans

The on-site and off-site public improvements necessary to serve the CLSP-2 area need to be specifically designed. The applicants shall prepare for City review and approval Public Improvement Plans, consisting of detailed engineering designs and documents for all utilities necessary to develop the land uses identified in the Specific Plan. These plans shall include an infrastructure sequencing program that will allow orderly development throughout the Specific Plan area. The sequencing program shall prioritize roads, water, sewer, storm drainage and other utilities that must be in place prior to specific levels of development. Refer to Section 6.3.3 for additional details regarding infrastructure phasing.

Environmental Review

The EIR certified for the 2022 General Plan established a program level environmental review for development within the City including the CLSP-2 Amendment Plan Area and supports the Amendment. Individual project applications will be reviewed for consistency with the 2022 GP EIR. If consistency is determined and the project meets the criteria established in Section 15162 of the CEQA guidelines no subsequent environmental review is necessary. The intent of the EIR associated with the specific plan is to cover all development consistent with this document, stream-lining the permitting and review process.

The City of Lathrop Community Development Department is the lead agency in processing the review of development projects within the Plan Area. Upon receipt of an application the City shall initiate an initial study and environmental review of the project which may require the preparation of additional environmental or engineering studies to address site-specific concerns.

The foregoing discussion details the initial project review and environmental review submittal procedures. Projects submitted for consideration will be reviewed for consistency with established development standards and design guidelines of the Specific Plan.

Habitat Conservation Plan

All individual project applications must comply with the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). The SJMSCP, prepared by San Joaquin County and other participating agencies, protects special-status plants and wildlife and their habitats, while allowing for planned growth in the County. This protection is accomplished by, 1) identifying important habitats and habitat features to aid in the development of protection areas, and 2) establishing a funding mechanism through which project proponents can provide

replacement habitat while enabling them to meet their no net loss of habitat value goals. Project proponents as part of this Specific Plan will be required to participate in the SJMSCP by contributing appropriate impact fees and implementing mitigation as identified by the SJMSCP.

Amendments to CLSP-2

An applicant for a specific development proposal may request amendments to the CLSP-2 to respond to changing circumstances and conditions. Amendments to the CLSP-2 should be categorized as minor or major. This determination is to be made by the Community Development Director or his/her designee. The Community Development Director or his/her designee shall administratively make a written determination as to whether or not a requested amendment is major or minor. The Community Development Director's decision may be appealed to the Planning Commission.

Major Amendments

The following are examples of what could be considered major amendments:

- Introduction of a new land use category not specifically discussed in this CLSP-2.
- Significant changes to the distribution of land uses, major acreage changes of land uses, or other changes affecting land use which may substantially affect the key planning concepts set for this in this CLSP-2.
- Significant changes to the collector street system that would substantially alter the land use or circulation concepts set forth in this CLSP-2.
- Changes to design guidelines and/or development standards which, if adopted would substantially change the

physical character of the plan area as envisioned by this CLSP-2.

- Any change that could significantly increase environmental impacts.

All Amendments to CLSP-2 shall be consistent with the City's General Plan. Major amendments may therefore require an accompanying General Plan Amendment and Zoning Ordinance revision. Generally, the process for amending the CLSP-2 Amendment is similar to that for amending the City's General Plan, with the main difference that there is no limitation of the number of amendments that may be approved in any one year. The materials and documents necessary to process a major amendment application should be consistent with those outlined in the City's Discretionary Permit Form for Rezones/Amendments. A detailed justification statement shall be submitted which explains in detail why an amendment to the CLSP-2 Amendment is warranted. All requirements of CEQA will be applicable. Application fees associated with the major amendment shall be submitted to cover all processing costs. Major amendments shall require City Council approval, with a recommendation forwarded by the Planning Commission.

Minor Amendments

An amendment shall be considered a minor amendment when it is determined that it does not have a significant impact on the character of the plan or the environment. The following are examples of what could be considered minor amendments:

- Change in the configuration of a particular CLSP-2 Amendment land use which does not significantly alter its relationship to other land uses or compromise the concept and principles of the CLSP-2 Amendment.

- Minor changes to land uses which result in minor acreage changes of land uses, or other changes altering land uses, which do not significantly affect the key planning concepts or principles set forth in this CLSP-2 Amendment.
- Changes to the collector street system and alignments that do not significantly alter the intended land uses or circulation functioning as set forth in this CLSP-2 Amendment.
- The relocation or reconfiguration of open space that is not less in acreage size than specified minimums in the CLSP-2 Amendment.
- Changes to design guidelines (architectural types and materials, landscape materials, etc.) and/or development standards that do not substantially change the physical character of the CLSP-2 Amendment development as envisioned.
- Clarification and interpretation of land uses.
- Any change to the CLSP-2 Amendment that would not significantly increase environmental impacts.

Applications for minor amendments shall be submitted to the Planning Division and shall include a description of the requested amendment, a justification statement, and the application processing fee (determined by the City Council). Minor amendments shall require Community Development Director approval.

An amendment or amendments to this CLSP-2 Amendment shall not require a concurrent general plan amendment unless City Staff determines that the proposed specific plan amendment would not be consistent with the General Plan goals, objectives, or policies.

Overview of Development Approval Process

The approval of any development project within CLSP-2 Amendment Plan Area shall be based on its consistency with the Lathrop General Plan, the CLSP-2 Amendment, the CLSP-2 Amendment Design Guidelines, and the Lathrop Zoning Code. In addition, each application for a development project within the CLSP-2 Amendment Plan Area will be evaluated to assess the applicability of environmental mitigation measures included in the 2022 Lathrop General Plan EIR to determine whether future environmental review is required under CEQA (Public Resources Code Sections 21166; 21083.3. See also CEQA Guidelines Sections 15162-15164, 15182, and 15183).

Development projects within the CLSP-2 Amendment Plan Area are subject to the standard permit and approval requirements of the City of Lathrop's Zoning and Subdivision Ordinances, except as modified by this Specific Plan Amendment and related approvals.

Site Plan Review Conditional Use Permits, Variances, and other permits for individual development projects

Site Plan/Architectural Design Review

Generally, all industrial projects within the CLSP-2 Amendment Plan Area will be subject to Site Plan/Architectural Design Review by the City; design review shall be implemented before issuance of building permits. Also, all public improvements (such as landscape plantings, street and entry signs, lighting, or special paving) are subject to Site Plan/Architectural Design Review. All Site Plan/Architectural Design Review procedures will be conducted in compliance with Chapters 17.100 and 17.104 of the Lathrop Municipal Code.

Conditional Use Permits

The development of certain land uses within the CLSP-2 Amendment Plan Area or within certain locations may require a conditional use permit (CUP) based on the Lathrop Zoning Ordinance. Issuance of conditional use permits are governed by Lathrop Municipal Code, which specifies the application process, including the submittal of plans, processing fees and related information as may be needed. CUPs are subject to a public hearing held by the Planning Commission that must make findings prior to approval.

The 2022 Lathrop General Plan, Land Use Element, Implementation Action, LU-5.f, b., iii., h., requires that all development projects proposed north of Dos Reis Road and south of De Lima Road be required to obtain a Conditional Use Permit (CUP), which shall be subject to discretionary review by the City Council.

Variations

In some instances due to special circumstances applicable to a property, Chapter 17.120 of the Lathrop Municipal Code authorizes the Planning Commission to consider and grant “major” variances to specific development standards as set forth in the zoning code. The Community Development Director may consider and grant “minor” variances. Chapter 17.120 of the Municipal Code includes a discussion of major and minor variances, submittal requirements and requirements for a public hearing.

Building, Grading and Demolition Permits

A building permit is required prior to the construction, alteration, or renovation of buildings, including interior improvements. Grading permits are required for the excavation, fill or moving of dirt in excess of 50 cubic yards on any building site within the CLSP-2 area. Issuance of a demolition permit by the Lathrop Building Department is required prior to removal of existing buildings.

Phasing

The implementation program for the CLSP-2 Amendment is designed to allow development of the CLSP-2 Amendment Plan Area and construction of supporting public improvements to be phased. Phasing is a critical component of the CLSP-2 Amendment for the following reasons:

- It allows the backbone infrastructure necessary to support development to be constructed and financed in manageable increments on an as-needed basis.
- It assures the construction of backbone infrastructure will stay ahead of the development it serves while, at the same time, providing the flexibility to respond to changes in market conditions.
- It is more efficient because it minimizes the extent to which costly public improvements requiring on-going maintenance will be constructed only to sit unused until development occurs.
- It provides an opportunity to coordinate land secured infrastructure financing more closely with market absorption resulting in higher lien to value ratios.

The CLSP Phasing Program

The CLSP-2 Amendment land uses, and the backbone infrastructure (refer to Chapter Six for details), are designed to be developed in two primary phases, with the possibility of multiple sub phases. The two primary phases of development are shown in Figure 8-1. Both development phases within the CLSP-2 Amendment Plan Area rely on infrastructure that was constructed to the south within the original CLSP Phase 1 Plan Area such as the underground utilities and pump stations. Reimbursements for the oversized utilities within the original CLSP Phase 1 Plan Area will be paid through the City of Lathrop’s Capital Facility Fee (CFF) Program.

The first phase of the CLSP-2 Amendment Plan Area is a single parcel adjacent to Dos Reis Road near the intersection of Golden Valley Parkway that is approximately 90 acres. The second phase is the remaining area within the CLSP-2 Amendment Plan Area. Development phasing may be further divided into sub-phases as market conditions and infrastructure financing options warrant. The timing of the ultimate buildout will depend upon market conditions.

Infrastructure Administration

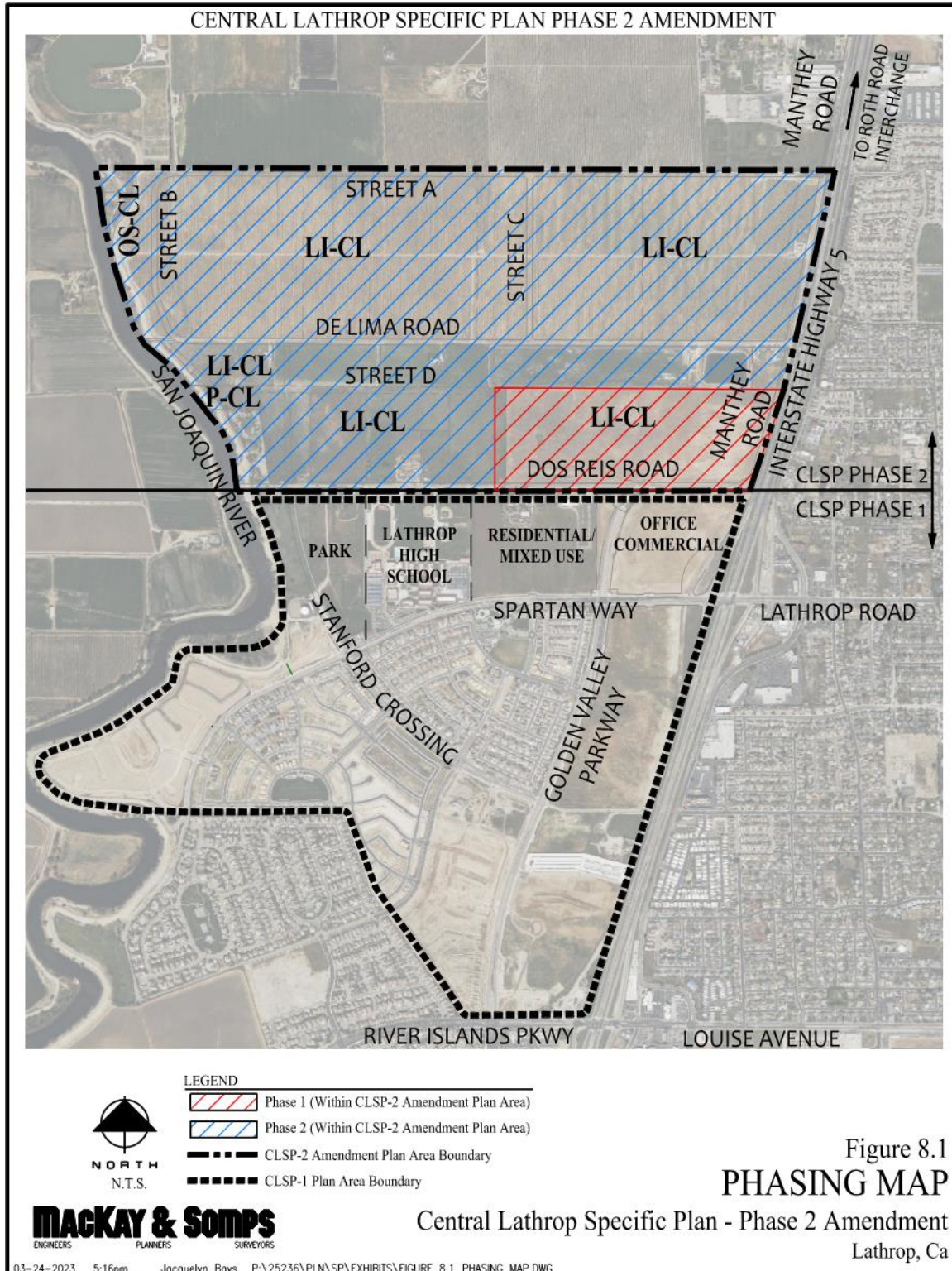
A developer may request either changes to the initial infrastructure phasing plan shown in Figure 8.1 or the establishment of sub phases. Changes to the initial infrastructure phasing plan or the establishment of sub phases are explicitly allowed without amendment to the CLSP-2 provided a developer demonstrates, to the satisfaction of the Public Works Director and Community Development Director, that infrastructure improvements necessary to adequately serve the phased development will be provided in a timely manner and will be sufficient if no further development occurs. For example:

- Roadways may be constructed at less than full width, or full length so long as the interim roadways are functional and safe and meet City improvement standards as determined by the Public Works Director or City Engineer;
- Certain segments of the water and/or recycled water systems may be deferred until needed to serve a particular phase or sub phase so long as adequate looping and pressure are provided as determined by the Public Works Director or City Engineer.;
- As it relates to stormwater runoff from individual developments, interim drainage solutions, such as temporary retention basins may be employed until off-site facilities (i.e., permanent detention pipes, pump stations, force mains and/or outfall structures) are

complete so long as a demonstration is made, to the satisfaction of the Public Works Director or City Engineer, showing that an interim alternate solution can be constructed, and that flooding will not occur. Projects shall comply with NPDES standards.

A developer may also request that changes be made to the backbone infrastructure required to serve the CLSP-2 (as such infrastructure requirements are set forth in Chapter Six) in order to respond to changing conditions of development or the availability of new technologies to address the infrastructure needs created by development. Such changes in the backbone infrastructure plan are explicitly allowed without amendment to the CLSP-2 provided a developer demonstrates, to the satisfaction of the Public Works Director and Community Development Director, that the proposed changes meet certain performance or level of service standards prescribed in the project development agreements or, where applicable performance or level of service standards are not prescribed, results in a level of service that is at least comparable to the level of service that would have been provided had the changes not been proposed.

Figure 8.1- Phasing Map



**Capital Improvement and Operation/
Maintenance Responsibilities**

The responsibilities for capital improvement provisions and ongoing operation and maintenance of public facilities and services are another important element of the overall CLSP-2 implementation program. The City is to

operate and maintain all public facilities in the CLSP-2 with the exception of those operated and maintained by special service providers, such as the reclamation district maintaining the levees. Refer to Table 8.3 for a matrix identifying the types of capital improvements and who is responsible for the associated operation/maintenance.

Table 8.1: Capital Improvement and Operation/Maintenance Responsibilities

Capital Improvement	Capital Improvement Responsibility	Operation and Maintenance Responsibility
On-site streets, alleys, and shared driveways (within CLSP-2 boundary)	Developer Individual Property Owner	City for public streets Owners Association for private streets
Off-site streets (outside of the CLSP-2 boundary)	Developer (fair share as identified in Capital Facility Fee program)	City or other public agency
Potable Water Distribution Facilities	Developer Individual Property Owner	City
Potable Surface Water Supply	South San Joaquin Irrigation District City	City
Potable Surface Water Treatment and Transmission Facilities	South San Joaquin Irrigation District City	City
Potable Groundwater Supply	Developer City	City
Potable Groundwater Treatment Facilities	Developer City	City
Wastewater Collection Facilities, including pump station(s)	Developer Individual Property Owner	City
Wastewater Treatment Facilities	City	City
Recycled Water Distribution Facilities	Developer City	City
Storm Drainage (includes all facilities including pipes, pumps, and basins)	Developer Individual Property Owner	City
Dry Utilities (electric, gas, communications)	Utility Companies Developer Individual Property Owner	Utility Companies
Public Parks and Open Space, including trails and public rights-of-way landscaping.	City[1] Developer Individual Property Owner	City or other Public entity
Fire Station and Equipment	Lathrop-Manteca Fire District	Lathrop-Manteca Fire District
Police Station and Equipment	City	City
Levee and related easements	Reclamation District 17	Reclamation District 17

[1] The potential trail along the levee adjacent open space shown on Figure 3.10 will be funded by a capital improvement fee program and constructed by the City.

Interpretation of Specific Plan

Amendments to the Specific Plan, including the Design Guidelines, may be proposed by a developer or property owner or initiated by the City, and shall be processed in accordance with the provisions described in this chapter.

Two of the primary objectives of the Central Lathrop Specific Plan-2 Amendment are:

- to maintain flexibility and the ability of the City and property owners to react quickly to changes in the marketplace, and

- to ensure, to the extent reasonably possible, the ultimate development of the CLSP-2 Amendment at the overall level of intensity of land use assumed in the CLSP-2 Amendment as approved.

The latter objective is intended to ensure the recovery of infrastructure investments made in reliance on such assumed intensities and densities. To achieve these two objectives, the City intends that the CLSP-2 Amendment be interpreted and applied with as much flexibility and creativity as is permissible within the reasonable scope of the language of the CLSP-2 Amendment. Where these two objectives can be achieved through the reasonable interpretation of the CLSP-2 Amendment, rather than through formal amendment, such interpretations is desirable and favorable over amendment. Accordingly, formal amendments shall not be necessary where a specific development proposal is in “substantial conformity” with the CLSP-2 Amendment.

The Community Development Director may determine that a specific development proposal is in substantial conformity with the CLSP-2 Amendment, where, considering all aspects of the proposal, the he/she determines that the proposal will further the objectives and policies of the CLSP-2 Amendment and not obstruct their attainment. Such as proposal need not be in perfect conformity with each and very provision of the CLSP-2 Amendment policy, provided it is consistent with the intent and basic objectives, policies, general land uses, and programs specified in the CLSP-2 Amendment. Where the Community Development Director determines that a particular development proposal is not in substantial conformity with the CLSP-2 Amendment, the land owner making the proposal has the right to appeal that determination to the Planning Commission and, if necessary, to the City Council.

The following general categories of proposals shall necessarily be determined to be in substantial conformity with the CLSP-2 Amendment, being:

- those proposals by which a developer or land owner, in response to changing conditions of development or the availability of new technologies, proposes to modify the initially-approved phasing plan provided by a developer demonstrates, to the satisfaction of the Public Works Director and the Community Development Director, that the infrastructure improvements necessary to adequately serve the developing portion of the site will be provided in a timely manner. Such proposals shall be deemed to be in substantial conformity with the CLSP-2 Amendment.
- those by which a developer or land owner seeks to modify trail alignments, fence locations or types, or similar CLSP-2 Amendment features in common areas such as parks, trails, and other public amenities. Such proposal shall be deemed to be in substantial conformity with the CLSP-2 Amendment unless the proposal is fundamentally inconsistent with the development patterns envisioned in the CLSP-2 Amendment in terms of the general locations of public amenities, trail locations and alignments, and other private land uses.
- those by which a developer or land owner seeks to add new architectural styles or planning concepts to the Design Guidelines. Such proposal might include, but not necessarily be limited to, changes in permitted building materials or detailing, additional design styles, changes to plant palettes, and different entry concepts. Proposal for such new architectural styles or planning concepts shall be accompanied by a written description of the style, a schematic drawing, and an illustration of architectural or planning elements that

typify the proposed style or concept. Such proposal shall be deemed to be in substantial conformity with the CLSP-2 Amendment unless the new architectural style or planning concept is fundamentally inconsistent with the aesthetic vision embodied in the original Design Guidelines.

Specific Plan Consistency and Enforcement

Any violation of the requirements of the CLSP-2 Amendment as adopted by the City Council shall be enforced in the same manner as a violation of the Municipal Code.

Chapter Nine: Financing

Introduction

Development in the CLSP-2 Amendment Plan Area is to be constructed and maintained through a combination of financing mechanisms. This chapter describes a preliminary Financing Plan and identifies various financing options that may be utilized to implement the CLSP-2 Amendment.

Financing Plan

The funding mechanisms for improvements within CLSP-2 Amendment Plan Area may include development impact fees and fee credits, private financing and reimbursements, Mello-Roos community facilities and assessment districts, and other public and private strategies.

Once City staff, the Developer(s), and other public entities agree upon specific improvements and facilities that need to be constructed in the CLSP-2 Amendment Plan Area, appropriate funding mechanisms will be identified for each individual improvement and facility.

The following principles shall govern the implementation of the Financing Plan unless otherwise stated in an applicable Development Agreement:

Principle 1 — New development in the CLSP-2 Plan Area shall be required to pay its own way. There shall be no cost to the City’s existing residents for facilities or services necessary to serve the CLSP-2 Amendment Plan Area. All costs of municipal services related to the CLSP-2, be they on-site or off-site, shall be borne by the individual development.

Principle 2 — The City will consider the establishment of appropriate public financing mechanisms to help finance the initial development and ongoing maintenance of

backbone infrastructure, community facilities, and public services in the CLSP-2 Amendment Plan Area. These mechanisms include but are not limited to:

- Community Facilities Districts, Assessment Districts, Benefit Districts, Infrastructure Financing Districts, and Joint Powers Arrangements for capital construction.
- Lighting and Landscape Districts, Community Facilities Districts, other maintenance assessment districts, and/or user charges for ongoing operation and maintenance purposes.

Principle 3 — The City may enter into a Joint Powers Agreement with the County, State, or any other appropriate governmental agencies that facilitates the financing of infrastructure improvements.

Principle 4 — The City shall establish appropriate reimbursement mechanisms in the event that the CLSP-2 Amendment Plan Area is required to pay for oversizing of backbone infrastructure or public facilities beyond its fair share to the benefit of existing or other new development in the City.

Principle 5 — The City shall consider implementing funding and reimbursement mechanisms to help facilitate the fair allocation of backbone infrastructure and public facilities construction costs among the various landowners in the CLSP-2 Amendment Plan Area.

Principle 6 — The City will reasonably assist developers in the CLSP-2 Amendment Plan Area in obtaining public financing for construction of both on- and off- site public improvements.

Principle 7 — The City may help fund public improvements such as the levee adjacent open

space benefiting the entire population of the City. These improvements may be supplemented by including them in the Capital Improvement Fee Program.

Updates of Financing Plan

Updates of the Financing Plan shall occur as significant new information becomes available regarding backbone infrastructure and public facilities cost estimates, land uses, and funding strategies. An administration-and-monitoring process shall be established to provide for implementation and updating of the Financing Plan.

Financing/Fiscal Measures

Various financing measures could be utilized to implement both the development and the operation and maintenance of backbone infrastructure, public facilities, and community services.

Before the recordation of any tentative tract map within the boundaries of the CLSP-2, appropriate financing mechanisms will be established to ensure adequate funding of capital improvements is available at the time when the improvements need to be constructed. Payment schedules and sources of funds for the repayment of any proposed debt will be identified for each such mechanism.

Ongoing special tax and/or assessment revenues are to be earmarked to fund operations and services in the CLSP-2 Amendment Plan Area. The level of public facilities and services in the CLSP-2 Amendment Plan Area are to be of the same or higher quality as presently being provided elsewhere in the City. Such ongoing operational concerns would include police and fire services, park and road maintenance, and other municipal services generally provided in a city.

The various mechanisms that may be used to implement the development and the operation and maintenance of backbone infrastructure, public

facilities, and community services include, but are not limited to:

Infrastructure Financing Districts

An Infrastructure Financing District (IFD) allocates a portion of new property taxes to pay for capital improvements. Essentially, when tax increment financing is utilized, subsequent increases in tax revenues are set aside for the use of the financing district. A requirement of an IFD is that it is used only in areas that are substantially underdeveloped. Formation of an IFD and issuance of bonds is contingent upon the two-thirds approval of the registered voters or property owners in the area.

Facilities eligible per Government Code section 53395.3 for financing through an IFD include the following facilities:

- Highway interchanges, bridges, arterial streets, parking facilities and transit facilities
- Sewage treatment and water reclamation plants and interceptor lines
- Water collection and treatment facilities for urban use
- Flood control structures
- Child care facilities
- Libraries
- Parks, recreational facilities and open space
- Solid waste transfer and disposal facilities.

Capital Facilities Fees

A range of Capital Facilities Fees (CFF) has been established in the City of Lathrop. for funding of sewer, drainage, environmental mitigation, transportation, culture and leisure, and municipal service facilities. Some of the backbone infrastructure and public facility improvements that need to be constructed in the CLSP-2 area fall into the CFF category.

Special Taxes

Special taxes typically are generated through formation of Mello Roos Community Facilities Districts or other similar mechanisms. Formation of Mello Roos Districts require approval by two-thirds of the property owners or the electorate within the proposed district boundary if there are twelve or more registered resident voters. The special taxes generated from Mello Roos Districts may be used to pay for purchase, construction, expansion, improvement, operations and maintenance, or rehabilitation of real property with a useful life of five years or more. Alternatively, the special taxes can be used to fund the debt service for bonds that have been issued for financing of such improvements.

Special Assessments

Most of the special assessment acts provide for the issuance of bonds. These bonds generally are secured by the property in the district, and the bonded indebtedness is repaid with the money generated through the assessments. Some of the most common types of special assessments are outlined in the Improvement Act of 1911, the Municipal Improvement Act of 1913, and the Improvement Bond Act of 1915.

Landscape and Lighting Districts

The most commonly known and widely used special assessment is a Landscape and Lighting District, enabled by the Landscape and Lighting Act of 1972 (Streets and Highways Code Section 22500 *et seq.*). A Landscape and Lighting District may be formed to assist in funding of the ongoing

operation and maintenance of street rights of ways and other public improvements.

General Obligation Bonds

In 1986, with the passage of Proposition 46, cities and counties were empowered with the right to issue general obligation bonds. General obligation bonds, which are repaid with revenues from increased property taxes, may be used to finance land acquisition and construction of capital improvements. A general obligation bond requires a two-thirds voter approval.

Revenue Bonds

Cities, counties, and some special districts can issue bonds to finance facilities for revenue-producing enterprises such as water and sewer improvements, golf courses, harbors, etc. The bonds are repaid solely from the revenues generated by the financed facility. Revenue bond issuance may require voter authorization.

Plan Area Development Impact Fees

Generally paid at the time of building permit, development impact fees may be charged for construction of facilities benefiting the affected area. A nexus study is required to justify the imposition of the plan area development impact fees. The City can adopt the fees through approval of an ordinance and/or resolution.

Third Party Assistance

Some costs may be eligible for outside financing assistance. For example, schools and libraries may be partially financed by state contributions.

Private Developer Financing

In addition to the use of public financing mechanisms, private developers in the CLSP will be required to pay for a significant portion of the backbone infrastructure and public facilities development costs.

Financing of Ongoing Operation and Maintenance

Financing of ongoing operation and maintenance of the public facilities and services is another important element of the overall financing program for the CLSP. The City is to operate and maintain all public facilities in the CLSP with the exception of those operated and maintained by special service providers. For example, the reclamation district maintains levees.

A Landscape and Lighting District or a Mello Roos CFD Services District may be formed to assist in funding of the ongoing operation and maintenance of street rights of ways and other components.

A detailed operation and maintenance budget is to be developed for each public facility and service prior to the recordation of the first tentative tract map in the CLSP-2. The budget will identify the appropriate sources of funds and the agencies responsible for maintenance and operation of the facilities and services.

The City intends to utilize a variety of financing measures for operation and maintenance. These measures include but are not limited to:

Property Taxes

The City receives a portion of the 1-percent property tax paid by all residential and commercial property owners within the City limits. As the CLSP develops, the incremental property tax is to be used to pay for the services required by new residents. In addition, existing special districts, like the Lathrop-Manteca Fire District, that also receive a direct allocation of the 1-percent property tax, will use the incremental taxes to provide required services. Property taxes are likely to be the primary funding source for operation and maintenance of the special districts.

Sales Taxes

Retail establishments in the CLSP-2 Amendment Plan Area generate sales tax revenues for the City. These taxes, of which the City receives a large portion, are to be used by the City to pay for services provided to its new and existing residents.

User Fees

Primarily charged by utility providers, user fees may be charged to pay for the cost of services. For example, the City, through its Public Works Department, will determine and assess a user fee for water and sewer services in the CLSP-2 Amendment Plan Area.

Regional Transportation Fees

In 1990, San Joaquin voters passed the Measure K Ordinance and Expenditure Plan (Measure K), which establishes and implements a 1/2- cent sales tax for transportation purposes up to year 2011. Measure K provides for the implementation of the San Joaquin Expenditure Plan, resulting in countywide transportation facility and service improvements including highway, public transit, railroad grade crossing, and passenger rail improvements.

In addition, the San Joaquin Council Governments, the regional planning agency for San Joaquin County, established a countywide regional transportation impact fee (RTIF). Mitigation Fees

Payment of fees may be required to mitigate the impact(s) that the development of the CLSP-2 has on the environment and existing development.

Special Assessments

Special assessments may be charged to the CLSP-2 Amendment users to pay for operation and maintenance of public infrastructure. Special assessments cannot exceed the cost of providing services and are limited to special benefit properties subject to the assessment received. The most commonly known and widely used special assessment is a Landscape and Lighting District, enabled by the Landscape and Lighting Act of 1972 (Streets and Highways Code Section 22500 et seq.).

Special Taxes

Mello Roos Community Facilities Districts (CFD) also allow for collection of special taxes to fund

operations and maintenance of facilities built or financed with CFD bond proceeds. The operations and maintenance costs funded by the special taxes have to be new costs associated with the new development. The special taxes cannot be used to replace general fund revenues.

Dedications and Exactions

Under the Subdivision Map Act, developers may be required to dedicate land or make cash payments for public facilities required or affected by their project (e.g., road right-of-way fronting individual properties). Dedications are typically made for road and utility rights-of-way, park sites, and land for other public facilities. Cash contributions are made for other public facilities that are directly required by their projects (e.g., payments for a traffic signal).

Development Agreements

The City and developers in the CLSP-2 may enter into development agreements. These agreements outline responsibilities for financing and construction of backbone infrastructure and public facilities, as well as for funding of ongoing operations and maintenance of the facilities and services in the CLSP-2 Amendment Plan Area. The City may design and build the required infrastructure and public facilities and fund the construction through collection of development impact fees, issuance of bonds, or any other appropriate financing mechanism. If a developer is required to design and build the improvements, fee credits and acquisition agreements with the City or other public agencies may be utilized along with issuance of bonds, private financing, and other funding mechanisms.

Federal and State Grants

The City has in the past received funding for public facilities from other levels of government, including the State and federal government. Historically, these funding sources were more available; however, several sources of grant funding still remain and several new programs have

recently been established. Further investigation of potential funding sources is appropriate. However, since the availability of funding from these sources is unknown, it has not been assumed that these sources would be available for development financing.

An example would be the EIFD for funding 200-year flood control improvements for the Fix in Place Project.

Reimbursement Agreements

Each benefiting property in the CLSP-2 Amendment Plan Area is required to pay its fair share of the backbone infrastructure and public facilities construction, maintenance, and land acquisition costs. To the extent a developer or landowner may be required to dedicate land for public purpose; fund the acquisition, construction, or operation and maintenance, or otherwise contribute to the provision of public facilities and/or services (including the oversizing of such facilities); finance the preparation of this Specific Plan amendment and the processing of the related entitlements including annexation; or incur costs related to the legal defense of such entitlements in excess of his or her fair share to the benefit of other properties, a reimbursement mechanism shall be executed to ensure a fair-share cost allocation among all properties. The reimbursement mechanism can be in the form of a benefit or another type of a financing district, a private or public reimbursement agreement, and/or any other appropriate arrangement that can guarantee a fair allocation of costs.

A fair share cost allocation shall be implemented through the Financing Plan for on- and off-site improvements, based on net costs after accounting for any Federal, State, regional, or other public funding that may have been obtained.

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Chapter 17.62 Central Lathrop Zoning Districts

[...]

Article 6. IL-CL: Limited Industrial Zoning District

17.62.061 Purposes and application.

The IL-CL district is intended to provide opportunities for certain types of limited industrial uses to provide adequate space to meet the needs of modern industrial development, including off-street parking and truck loading areas; and to provide industrial employment opportunities for residents of the city and region. The IL designation accommodates a wide range of job-generating uses, including business parks; clean light industrial; research and development (R&D); science, technology, engineering, and math (STEM); tech/biotech manufacturing; high-tech services that incorporate some combination of assembly, warehousing, and/or sales, hospitals and other health care-related uses, warehouses and distribution centers.

Special provisions apply to properties located between Dos Reis Road and De Lima Road. See Section 17.62.068.

17.62.062 Permitted uses.

- A. Light industrial and related uses, including:
 - 1. Off-street parking lots improved in conformity with Chapter 17.76;
 - 2. Assembly of small electric appliances, such as lighting fixtures, irons, fans, toasters and electric toys, refrigerators, washing machines, dryers, dishwashers and similar home appliances;
 - 3. Assembly of small electrical equipment, such as home motion picture equipment, stereos, video cameras and radio and television receivers, but not including electrical machinery;
 - 4. Manufacture of scientific, medical, dental and drafting instruments, orthopedic and medical appliances, cameras and photographic equipment, except film, electronic equipment, musical instruments, precision instruments, optical goods, watches and clocks;
 - 5. Manufacture of ceramic products, such as pottery, figurines and small glazed tile;
 - 6. Manufacturing, assembling, compounding, packaging and processing of cosmetics, drugs, pharmaceuticals, (not including refining or rendering of fats or oils) and toiletries;

7. Manufacture and assembly of electrical supplies, such as coils, condensers, crystal holders, insulation, lamps, switches and wire and cable assembly, provided no noxious or offensive fumes or odors are produced;
8. Manufacture of cutlery, hardware, hand tools and furniture, dye and pattern making, metal stamping and extrusion of small products, such as costume jewelry, pins and needles, razor blades, bottle caps, buttons and kitchen utensils;
9. Manufacturing, assembling, compounding, packaging, crating and processing of articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cellulose, cloth, cork, feathers, felt, fiber and synthetic fiber, fur, glass, hair, horn, leather, paint (not employing a boiling process), paper, plastics, precious or semi-precious metals or stones, rubber and synthetic rubber, shell, straw, textiles, tobacco and wood;
10. Manufacturing, assembling, compounding, processing, packaging or treatment of such products as bakery goods, candy, dairy products, food products, including fruits and vegetables, but not including fish and meat products, pickles, sauerkraut, vinegar or yeast, or refining or rendering of fats and oils;
11. Blacksmith shops, boat building, electric motor rebuilding, machine shops and paint shops;
12. Gasoline service stations, including dispensing of diesel, natural gas, and liquid petroleum gas fuels and complete truck service;
13. Lumber yards, including planning mills and saw mills; mattress manufacture; storage yards for commercial vehicles or feed; flour, feed and grain mills; grain elevators;
14. Manufacture and maintenance of electric and neon signs, billboards and commercial advertising structures;
15. Public utility and public service structures and facilities, such as communications equipment buildings, electric distribution substations, electric transmission substations, gas regulator stations, pumping stations, public utility service yards, corporation yards, railroad rights-of-way and stations, reservoirs and storage tanks;
16. Public buildings and grounds.
17. Incidental and accessory structures and uses such as retail, office, etc., located on the same site as a permitted use;
18. Wineries and wine cellars, small, medium and large;
19. Business parks and incubator spaces;
20. Research development industry and business support services;

21. Warehouse and distribution facilities;
22. Other uses which are added to this list according to the procedure in Section 17.16.020.

17.62.063 Permitted uses—Administrative approval required.

- A. The following uses may be permitted in accordance with the provisions of Chapter 17.108:
 1. Gas and electric transmission lines in accordance with Section 17.108.080;
 2. Watchpersons' living-quarters incidental to and on the same site with a permitted limited industrial use;
 3. Mobile or modular offices in accordance with the requirements of mobile or modular offices;
 4. Other uses which have been added to this list according to the procedure in Section 17.16.020;
 5. Temporary uses pursuant to Section 17.108.090.

17.62.064 Conditional uses

- A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:
 1. Hospitals;
 2. Bulk storage and delivery of liquefied petroleum gas;
 3. Excavations according to the requirements of Chapter 17.88;
 4. Expansion, remodeling, or additions to a conditional use that are not considered an incidental or accessory use as defined in Section 17.04.080;
 5. Outdoor vending stalls for the sale or trade of new and used articles at specified times of the day and week as either a temporary or permanent use of land;
 6. Other uses which are added to this list according to the procedure in Section 17.16.020;

17.62.065 Property development standards.

All uses shall be consistent with Article 12, Development Standards, of this chapter. Where development standards are not specifically identified in this document, reference the city of

Lathrop Zoning Ordinance.

17.62.066 Site plan and architectural design review.

No use shall be erected on any lot or site in any IL district until a site plan and architectural plans shall have been submitted to and approved by the city pursuant to the provisions of Chapters 17.100 and 17.104. Design review is required for all proposed structures, whether residential or nonresidential, together with related site plans, landscaping, and public improvements associated with new development within the Central Lathrop Specific Plan Phase 2 area.

17.62.067 City Council Review.

All development projects proposed north of Dos Reis Road and South of De Lima Road shall obtain a Conditional Use Permit. Property located in this area is subject to discretionary review by the City Council with recommendation from the Planning Commission. Proposed development and uses may be permitted in accordance with the provisions of Chapter 17.112, except that the City Council serves as the final reviewing authority.

17.62.068 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions in Chapter 17.16, except if a development project is proposed north of Dos Reis Road and South of De Lima Road, the Planning Commission serves as a recommending body to the City Council. The City Council reserves the right to provide discretionary review.

The community development director may approve use interpretations and minor deviations related to the zoning herein.

Article 12. Non-Residential Development Standards

Table 17.62.120 [A](#) Central Lathrop Specific Plan: Non-Residential Site Development Standards

	Office Commercial (CO-CL)	Neighborhood Commercial (NC-CL)	Park (P-CL)	Residential Mixed-Use (R/MU-CL)	Public/Semi-Public/Neighborhood Commercial (P/SP/NC-CL)
Lathrop Center District	n/a ¹	0	n/a ¹	0	0
Golden Valley Parkway	10	10	n/a	n/a ¹	n/a ¹
Other Streets	10	n/a ¹	10	n/a	10
Other Setbacks					
Front, Rear and Side Yards	0	0	0	0	0
Height Requirements					
Maximum Building Height ³	75	45	45	65	45
Special Tower Elements	n/a	70	70	70	70
Minimum Building Height	n/a	15	15	15	15
Building Separation					
Standard	Per CBC ⁵	Per CBC ⁵	Per CBC ⁵	Per CBC ⁵	Per CBC ⁵
Pedestrian Access Width	15	15	15	15	15
Lot Size and Coverage					
Minimum Parcel Area	None	None	None	None	None
Minimum Width	None	None	None	None	None
Minimum Depth	None	None	None	None	None
Maximum FAR	0.60	0.60	0.60	4.0	0.60
Maximum Coverage	70%	60%	70%	90%	70%
Off-Street Parking					
Remainder of CLSP	1 stall per 400 net usable sq. ft. for office; other uses per Chapter 17.76 of the Lathrop Municipal Code				

Notes to Table [17.62.120](#)

- 1 n/a = not applicable.
- 2 Building or parking area fronting any public street - measured from property line or right-of-way.

- 3 Exceptions to maximum height may be granted through Design Review for towers, steeples, cupolas, dormers, flagpoles and other architectural elements.
- 4 Minimum width between structures when pedestrian access way provided.
- 5 [California Building Code](#).
- 6 Reductions of parking standards may be granted for shared parking subject to approval of a parking study concurrent with Design Review.

[Table 17.62.120 B Central Lathrop Specific Plan: Industrial Development Standards](#)

	IL-CL
Minimum Parcel Size (sf)	5,000
Minimum Lot	
Width	50'
Depth	100'
Street Frontage	50' ⁽¹⁾
Minimum setbacks	
Front Yard	15'
Side Yard	0' ⁽²⁾
Rear Yard	0' ⁽²⁾
Distance Between Structures	Per CBC
Maximum Lot Coverage	70%
Maximum Building Height	76' ⁽³⁾
Landscape Requirements⁽⁴⁾	
Landscape Coverage (Minimum) ⁽⁵⁾	10%
Parking Requirements	Per Lathrop Zoning Ordinance, Chapter 17.76
Signage	Per Master Signage Program, and/or Chapter 17.84

[Footnotes to Table 17.62.120 B:](#)

[Minimum standards may need to be revised based on parcel configuration and proposed land use; Community Development Director to approve minor deviations.](#)

[\(1\) Those sites with public street frontage on a curve or cul-de-sac may have frontages of not less than 40', provided that the width of the site as measured along the front yard setback line is at least 50'.](#)

(2) Except where abutting an existing adjacent residential use, the minimum setback shall be 15'.

(3) The building height shall be no greater than seventy-six (76) feet, unless a taller building height is determined to be warranted by the approving authority.

(4) For landscape standards reference Chapter 17.92 of the Lathrop Municipal Code.

(5) Measured as a percentage of net lot acreage.

(Ord. 22-431 § 1; Ord. 08-276 § 1)

[...]

Attachment 4

Central Lathrop Specific Plan (CLSP) Phase 2 Amendment and Code Text
Amendment No. TA-23-104

Environmental Checklist, prepared by De Novo Planning Group, dated
August, 2023

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/bc-pc/page/planning-commission-special-
meeting-13](https://www.ci.lathrop.ca.us/bc-pc/page/planning-commission-special-meeting-13)

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.



PLANNING COMMISSION
STAFF REPORT

DATE: September 13, 2023

APPLICATION NO: Conditional Use Permit No. CUP-23-08
Site Plan Review No. SPR-23-09

LOCATION: 14101 S. Manthey Road
APN: 192-020-14

REQUEST: Planning Commission to Consider Adoption of a Resolution Recommending that the City Council 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 Conditional Use Permit and Site Plan Review for the Ashley Furniture Project to Allow for the Construction of an Approximately 1.5 Million Square Foot Concrete Tilt-Up Building Located within the Central Lathrop Specific Plan Phase 2 Area.

APPLICANT: Hodgdon Group Realty, Inc.
1461 E. Cooley Drive, Suite 230
Colton, CA 92324
Attn: Mr. Sean Asmus

PROPERTY OWNERS: Dos Reis Ranch, Inc.
7000 S. Inland Drive
Stockton, CA 95206

ZONING: IL-CL, Limited Industrial, Central Lathrop

GENERAL PLAN: LI-CL, Limited Industrial, Central Lathrop

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, Hodgdon Group Realty, Inc., is requesting a Conditional Use Permit and Site Plan Review to allow for the development of a 1,486,607 sq. ft. concrete tilt-up building on an 89.82-acre property located at the northwest corner of Dos Reis Road and Manthey Road and within the Central Lathrop Specific Plan Phase 2 area. The proposed building will include a 24,000 sq. ft. office, a 110,260 sq. ft. retail outlet and showroom and a 1,352,347 sq. ft. warehouse distribution center.

The project includes related on- and off-site improvements, including but not limited to off-street parking, lighting, landscaping, solid wall and wrought iron fencing, outdoor employee break area, paving, and street improvements (landscaping, curb, gutter, and sidewalk).

Staff recommends that the Planning Commission review all information submitted and provided, and if determined to be appropriate, consider adoption of Resolution No. 23-13 recommending the City Council 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 the Conditional Use Permit and Site Plan Review applications filed for the Ashley Furniture development, subject to the attached Conditions of Approval (Attachment 2).

BACKGROUND:

The existing Ashley Furniture Outlet and Distribution Warehouse facility is located within the Crossroads Industrial area at 18290 S. Harlan Road (APN: 198-130-39), just north of the Home Depot Distribution Center. The 525,000 sq. ft. sq. ft. concrete tilt-up building was constructed in 2018 and includes a 50,000 sq. ft. retail outlet and distribution warehouse.

The Ashley Furniture Outlet and Warehouse serves as an Ashley Homestore and Outlet and distribution center. The facility will serve Northern California and adjacent States with regional offices and a call center. The applicant informed staff that Ashley Furniture's business operation has outgrown its existing facility on S. Harlan Road, and it is expected that the facility will be unable to accommodate the future operations anticipated for the company. As such, the proposed project will support the expansion needs of the company. Upon completion of the proposed project and relocation of the company to the new site, it is anticipated that subject to market conditions, the S. Harlan Road site will be completely vacated and listed for lease or sale.

The proposed project is located within the Central Lathrop Specific Plan (CLSP) Phase 2 area. The CLSP was approved by the City Council on November 9, 2004. The project included certification of the Environmental Impact Report (EIR) (SCH# 2003072132), for the CLSP, adoption of the Specific Plan document, General Plan Land Use Map amendments, Zoning Map, and text amendments to the Lathrop Municipal Code (LMC). The CLSP is separated into two (2) major phases of development. Phase 1 is generally located south of Dos Reis Road and includes a High School, development of a regional park (adjacent to the High School), residential and commercial uses. Phase 2 is located north of Dos Reis Road and previously included development of residential and commercial uses, parks, and school sites (K-8).

ITEM 8.3

The Lathrop General Plan Update in 2022 (adopted by City Council on September 19, 2022) modified the Phase 2 area (north of Dos Reis Road to the City limit boundary) of the CLSP from Residential and Commercial Land Use Designations to Limited Industrial. As a result of the newly adopted General Plan, the City is also initiating an update to the Lathrop Municipal Code and Zoning Map to bring both into consistency with the General Plan.

An Amendment to the CLSP for Phase 2 is being processed by the City concurrently with the proposed Ashley Furniture Project. The Amendment would update the Specific Plan to provide development standards and design guidelines for the development of limited industrial uses to be consistent with the intent of the recently assigned Limited Industrial General Plan Land Use Designation. As such, all aspects of the proposed project have been reviewed in relationship to the Central Lathrop Specific Plan Phase 2 design criteria illustrated in Chapter 7, “Design Guidelines” of the Specific Plan Amendment.

SITE DESCRIPTION:

The project site is located at the northwest corner of Dos Reis Road and Manthey Road, north of terminus of Golden Valley Parkway at Dos Reis Road. The project site is 89.82-acres in size and is generally flat and historically been used for agricultural purposes. The site has been planned for urban development and is within the CLSP Phase 2 area. Planned infrastructure extensions will be constructed to the site for public water, sewer and stormwater. The City’s General Plan designates the project site for Light Industrial (LI) land uses, and will be zoned IL-CL, Limited Industrial. The project site is bounded by agricultural properties to the north, Manthey Road and Interstate 5 (I-5) to the east, Dos Reis Road and ranchette properties to the south and agricultural properties to the west. The table below depicts the surrounding land uses of the project site:

	Land Use	Zoning District	General Plan (GP) Designation
North	Agricultural Properties, City of Lathrop pond	IL-CL, Limited Industrial	LI-CL, Limited Industrial
South	Vacant Properties and Ranchette Properties Dos Reis Road	CO/DS-CL, Commercial Office R/MU/DS-CL, Residential/Mixed Use	OC-CL, Office Commercial, and R/MU-CL, Residential Mixed Use
East	Manthey Road and Interstate 5	CC, Central Commercial, R-1-5 One Family Residential R-1-5, R One Family Residential (across I-5 Highway)	CC, Central commercial and LD, Low Density Residential (across I-5 Highway)
West	Agricultural Properties	IL-CL, Limited Industrial	LI-CL, Limited Industrial

Location Map:



ANALYSIS:

Site Plan Review

As stated above, the proposed project includes the construction of a new 1,486,607 sq. ft. concrete tilt-up building on an 89.82-acre site located at the northwest corner of Dos Reis Road and Manthey Road. The building will include the following uses:

Use	Square Footage (sq. ft.)
Office	24,000
Retail Outlet	110,260
Warehouse Distribution Facility	1,352,347
Total	1,486,607

The building is generally located in the center of the subject parcel with a drive aisle providing access to all sides of the building. Off-street parking is provided both for passenger vehicles (employee parking and customer/public parking) and for commercial trucks and trailers. Additionally, a customer pick-up area is located at the southeastern portion of the building, north of the Dos Reis automobile driveway. Customers will be guided to the customer pick up area office and directed to the specific pick-up bay.

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Specifically, off-street parking is provided as follows:

Use	Square Footage (sq. ft.)	Automobile Parking Spaces Required	Automobile Parking Spaces Provided	Commercial Truck and Trailer Spaces
Office	24,000	1 per 400 sq. ft. 60 spaces	942 total (Employee stalls = 462) (Public stalls = 480)	1,104 (12' x 30' = 46) (12' x 40' = 261) (12' x 53' = 797)
Retail Outlet	110,260	1 per 600 sq. ft. 184 spaces		
Warehouse	1,352,347	1 per 2,000 sq. ft. 676 spaces		
Total		920 spaces	942	1,104

Automobile parking spaces are nine (9) by eighteen (18) feet in size, meeting the dimension requirements pursuant to Section 17.76.030, *Standards for off-street and on-street parking facilities*. Of the 942 automobile parking spaces provided, twenty (20) are handicap accessible (including four (4) van accessible), 188 are Electric Vehicle (EV) capable parking spaces, and twelve (12) are EV parking spaces pursuant to California building Code (CBC) requirements.

As noted in the table above, the commercial truck and trailer spaces include a variety of sizes to accommodate single trailers and the commercial truck cab and trailer. Commercial truck and trailer parking is located primarily on the eastern portion of the Site Plan and along the northern and southern property line.

Architecture

The proposed building is designed as a concrete tilt-up structure with colored wall accents and glass treatments near the outlet/showroom entrance and employee entrances. The elevation facing S. Manthey Road and Interstate 5 (I-5) will convey a high-quality office/retail appearance while maintaining key functions, including customer pick-up area along the southeast elevation. The appearance is achieved with glazing to indicate an office appearance and clerestory windows along the upper portions of the façade. The building also includes accent shading features, variations in parapet height and colors. Collectively, these provide for enhanced visual interest and varied building massing, to create distinctive points of entry for users. The following is a portion of the east elevation and a rendering looking at the building from S. Manthey Road.



Looking West from S. Manthey Road



Looking West from S. Manthey Road

The building varies in height from 46 feet to 60 feet. The tallest height of the building is located at the entrance, facing S. Manthey Road (illustrated above). The distribution warehouse portion of the building is 46 feet to the parapet. The height fluctuates between 43 feet to 46 feet for the majority of the building. The maximum height allowed under the Limited Industrial Zoning District in the CLSP Phase 2 Amendment is 76 feet.

Floor Plan

As noted above, the proposed building will include a three-story, 24,000 sq. ft. office, two-story 110,260 sq. ft. retail outlet and showroom, and a 1,352,347 sq. ft. warehouse distribution center. The office is located within the northeastern portion of the building and will include a variety of offices, conference rooms, restrooms, and breakroom for each floor.

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The retail outlet and showroom will have an open floor plan, similar to the existing Ashley Furniture Outlet on S. Harlan Road. An escalator will provide access to the second floor retail outlet and showroom.

Lighting

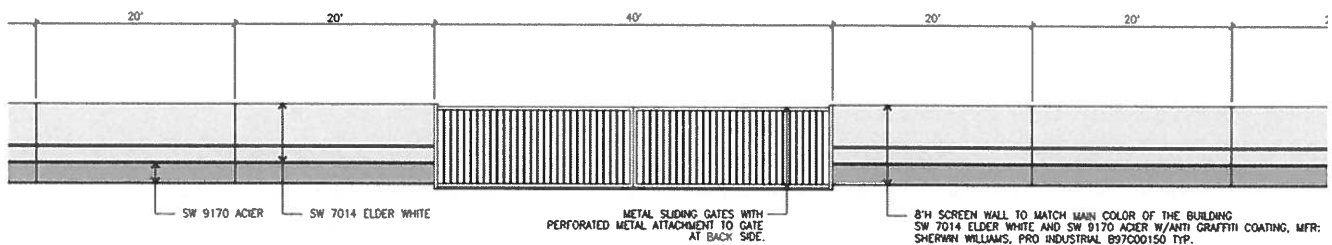
Lighting is proposed to be shielded and directed towards the parking and access areas only. As illustrated on the Photometric Plan (Attachment 5), lighting levels beyond the property line are at 0 candle power. Specific lighting detail, beyond the photometric plan will be refined as part of the Building Permit process.

Landscaping

Landscaping is provided throughout the project area and represents 10.4% (388,479 sq. ft.) of the entire project area (excluding stormwater detention basins). Landscape treatment along Dos Reis Road and S. Manthey Road include a variety of large trees, screening trees (discussed further below), medium trees, shrubs and ground cover. Shade trees are proposed throughout the parking lot (public and employee parking areas) and at maturity, 73% of the parking area will be shaded, exceeding the City's requirement of 50%. The Preliminary Landscape Plan is attached to this Staff Report as Attachment 7.

Fencing and Walls

Proposed fencing and walls for the project are illustrated in the Screen Wall and Fencing Plan (Attachment 5). The proposed project will include three (3) fence types: wrought iron fencing, steel gate and solid tilt-up screen all. The wrought iron fencing will be utilized within the interior of the project, particularly to secure the employee parking area and along the northern and western property line. A steel sliding gate will be utilized at the access points to the employee parking area and the off-street parking area for trucks/trailers. A solid tilt-up screen wall will be utilized along a portion of the northern property line (along the commercial truck driveway) and the southern property line to screen the project from uses to the south. The following is a detail of the screen wall and metal gate:



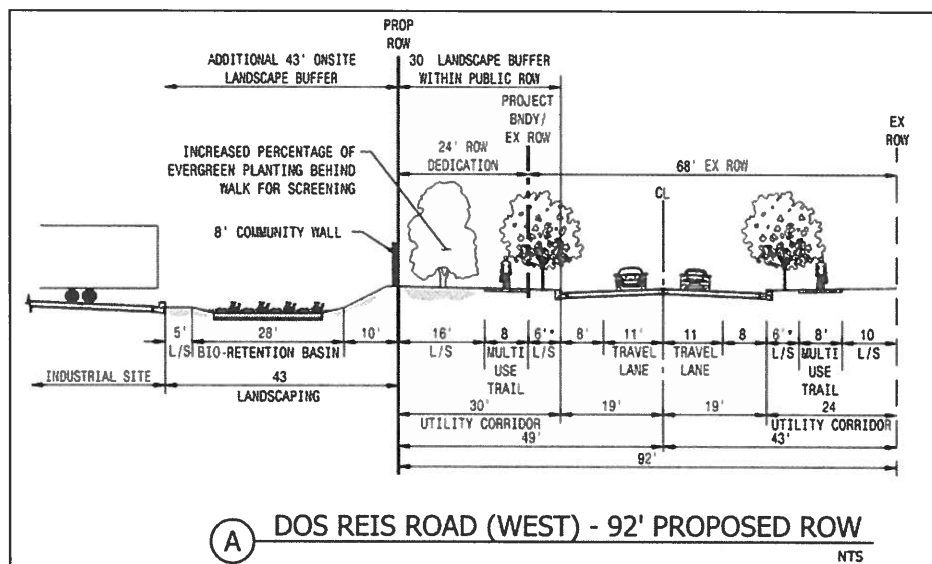
Screening along Dos Reis Road

The proposed project includes a variety of strategies to screen the building and off-street parking of commercial vehicles and trailers from Dos Reis Road and adjacent properties to the south. These strategies include the following:

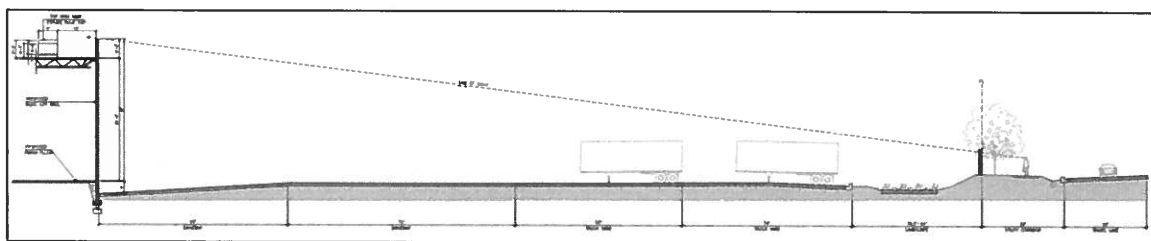
1. Installation of an 8-foot tall solid screen wall at the southern property line.

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- Planting of a mixture of deciduous shade trees and large evergreen trees for purposes of screening. As illustrated in the Preliminary Landscape Plan (Attachment 7), Deodar Cedar trees will be planted along Dos Reis Road at a maximum spacing of 40 feet. Deodar Cedar trees are a type of evergreen tree that keep its foliage year-round. Chinese Flame Trees will also be planted along Dos Reis Road to assist in screening. The trees and landscaping will be installed between the 8 foot sidewalk and the 8' wall along Dos Reis Road.
- Providing an additional landscape buffer along Dos Reis Road. As illustrated in the cross-section of Dos Reis Road below, the project includes an additional 43 foot on-site landscape buffer adjacent to the public right-of-way. In addition to the landscape buffer north of Dos Reis Road within the public right-of-way, there is a total of 73 feet between the roadway and the off-street parking of commercial trucks/trailers.



- The building is setback 279 feet from the property line, which assists in limiting the sight line from Dos Reis Road. As illustrated in the Sight Line Exhibit below, the building is screened from view from the northern sidewalk along Dos Reis Road.



The applicant has prepared renderings of the proposed screening along Dos Reis Road, with mature trees and associated landscaping. The images below illustrate the proposed landscaping and screening strategies along Dos Reis Road. The full set of renderings are attached to this Staff Report as Attachment 8.



Looking North from Golden Valley Parkway



Looking Northeast from Dos Reis Road

Traffic and Circulation

Passenger vehicle access to the project is provided via Dos Reis Road and S. Manthey Road. As noted above, the proposed project includes two (2) driveways from passenger vehicles, one (1) along Dos Reis Road, east of Golden Valley Parkway and the other along S. Manthey Road. An Emergency Vehicle Access (EVA) driveway is located on Dos Reis Road, west of Golden Valley Parkway.

A Traffic Impact Analysis (TIA) was prepared for the proposed project by TJKM Transportation Consultants. The Traffic Impact Analysis analyzed the following scenarios:

- Existing Conditions – Intersection Level of Service
- Existing Conditions – Freeway Mainline Level of Service
- Baseline Conditions – Intersection Level of Service
- Baseline Conditions – Freeway Mainline Level of Service

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- Baseline plus Project Conditions – Intersection Level of Service
- Baseline plus Project Conditions – Freeway Mainline Level of Service
- Cumulative Conditions – Intersection level of Service
- Cumulative plus Project Conditions – Intersection Level of Service

In addition to the Level of Service scenarios analyzed above, the Traffic Impact Analysis included a Vehicle Miles Traveled (VMT) Analysis, consistent with California Environmental Quality Act (CEQA) Guidelines and Senate Bill 743.

Trip Generation

To determine the amount of peak hour and daily trips generated by the project, TJKM conducted a 24-hour count at the existing Ashley Furniture facility located on S. Harlan Road. The approximate square footage of the existing Ashley Furniture facility is 525,000 sq. ft. and with this information and data collected from the 24-hour count, TJKM developed trip rates for the proposed project for passenger vehicles and heavy trucks. The following tables illustrate the trip generation for the proposed project.

Table 13: Project Trip Generation for Passenger Vehicles

	Size	Daily		A.M. Peak				P.M. Peak					
		Rate	Trips	Rate	In:Out	In	Out	Total	Rate	In:Out	In	Out	Total
Proposed Uses													
Ashley Furniture	1,500 ksf	1.87	2,798	0.135	61:39	124	79	203	0.170	43:57	110	145	255
Net Trips			2,798			124	79	203			110	145	255

Table 14: Project Trip Generation for Heavy Trucks

Land Use	Size	Daily		A.M. Peak				P.M. Peak					
		Rate	Trips	Rate	In:Out	In	Out	Total	Rate	In:Out	In	Out	Total
Proposed Uses													
Ashley Furniture	1,500 ksf	0.453	680	0.063	15:85	14	81	95	0.030	69:31	31	14	45
Net Trips			680			14	81	95			31	14	45

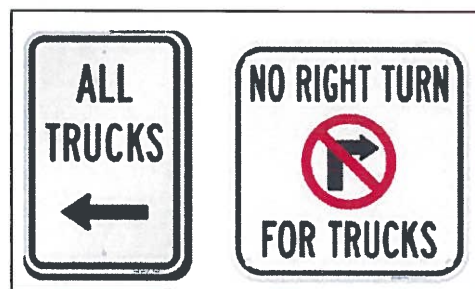
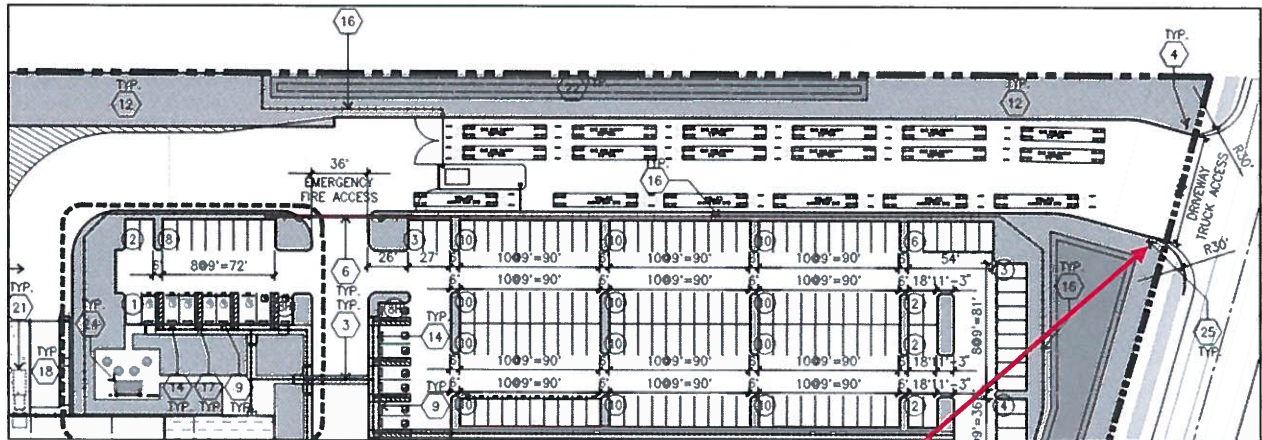
As shown in the table above, the proposed project is projected to generate 2,798 daily passenger vehicles, 203 a.m. peak hour passenger vehicles, and 255 p.m. peak hour passenger vehicles. For heavy trucks, the proposed project is projected to generate 680 daily heavy trucks, 95 a.m. peak hour trucks, and 45 p.m. peak hour trucks.

Trip Distribution

Pursuant to General Plan Implementation Action Lu-5.f and the Central Lathrop Specific Plan Amendment for Phase 2, truck traffic within the Limited Industrial area of the Specific Plan shall be limited to De Lima Road, and any future roadways north of Dos Reis Road, to connect to Manthey Road, Roth Road, and Interstate 5. Additionally, truck dependent development projects shall be prohibited from providing driveway access points off of Dos Reis Road, west of Golden Valley Parkway, other than Emergency Vehicle Access (EVA) (Implementation Action LU-5.f (b)(iii)).

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The proposed project includes one (1) driveway dedicated to commercial trucks and is located on S. Manthey Road, within the northeastern portion of the project. Signage is proposed that will direct traffic north on S. Manthey Road and prohibit trucks from turning right on to S. Manthey Road toward Dos Reis Road and Golden Valley Parkway.



Traffic Impact Analysis Results

The intersection level of service analysis for Baseline plus Project Conditions results in three (3) intersections operating at unacceptable service levels during the a.m. and p.m. peak hour. It is important to note that the following intersection already operates at unacceptable level of service without the addition of project traffic:

- Lathrop Road/I-5 Northbound Ramps degrades to LOS F in the p.m. peak hour, with an increase in average delay of 19.1 seconds.

The following two (2) intersections would degrade from acceptable to unacceptable level of service with the addition of project traffic:

- Lathrop Road-Spartan Way/I-5 Southbound Ramps would degrade from LOS D to LOS E in the a.m. and p.m. peak hour, a substantial degradation.
- Spartan Way/Golden Valley Parkway intersection would degrade from LOS C to LOS E in the a.m. peak hour and LOS D to LOS F in the p.m. peak hour, a substantial degradation.

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To improve the traffic flow for the three (3) above noted intersections, the Traffic Impact Analysis recommends the following improvements:

- A separate right-turn lane added to the Lathrop Road/I-5 Northbound off-ramp as well as signal timing to improve the intersection operation to LOS C in the a.m. and p.m. peak hours. The new lane should provide at least 400 ft. of vehicle storage.
- For the Lathrop Road/I-5 Southbound off-ramp, adjusting the signal timing of the existing traffic lights will improve the intersection operate to LOS D in the a.m. and p.m. peak hour. Widening is not necessary for the Baseline plus Project Conditions at the southbound off-ramp.
- For Spartan Way/Golden Valley parkway, the TIA recommends making adjustments to the lane geometry (number of turn lanes, through lanes, and right-turn lanes) to improve the efficiency of the intersection.

These improvements have been incorporated into the proposed project's Conditions of Approval. The TIA is attached to this Staff Report as Attachment 9.

Utilities

Potable water will be supplied to the proposed project by the City of Lathrop via connection to an existing 12" water line in Golden Valley Parkway, south of Dos Reis Road. The CLSP Phase 2 Amendment states that water supply to the plan area will be provided from the City's existing groundwater wells and potable surface water from the South County Surface Water Supply Program (SCSWSP) by the South San Joaquin Irrigation District (SSJID).

Wastewater generated by the project will be treated by the City's Consolidated Treatment Facility (CTF) along Christopher Way, southeast of the project site. The project will connect to an existing 24" sanitary sewer line in Golden Valley parkway, south of Dos Reis Road. As part of the project's Conditions of Approval, the applicant is required to secure sufficient sewer treatment capacity, including treatment at the City's CTF.

Per the CLSP Phase 2 Amendment, stormwater runoff from the plan area is designed to discharge into the San Joaquin River through an existing outfall located near the southwest corner of the CLSP Phase 2 Amendment Plan Area at the end of Dos Reis Road and the existing outfall within the Phase 1 area. The CLSP Phase 2 Amendment Plan Area consists of two (2) major drainage sheds with underground storage pipes to reduce the peak discharge from the plan area to the San Joaquin River. The project site is located within Watershed 4, which includes both CLSP Phase 1 and the CLSP Phase 2 Amendment areas. The proposed project will connect to the existing 54" Stormdrain line in Golden Valley Parkway, south of Dos Reis Road. Stormwater will be treated on-site with Best Management Practices (BMPs) through a series of bio-detention basins prior to entering the City system. The Civil Plans are attached to this Staff Report as Attachment 6.

ZONING CONSISTENCY

The project site will be located within the IL-CL, Limited Industrial Zoning District in which a Zoning Map and Municipal Code Amendment is also being processed by the City for consistency with the recently adopted General Plan. Chapter 17.62, Article 6, and Article 12 will provide guidance and development requirements for projects located within this District. Section 17.62.061 of the Zoning Ordinance will be amended as part of the General Plan consistency effort to state the following: “the IL-CL district is intended to provide opportunities for certain types of limited industrial uses; provide adequate space to meet the needs of modern industrial development, including off-street parking and truck loading areas; and to provide industrial employment opportunities for residents of the city and region.” Principal uses include but are not limited to assembly of small electrical equipment and appliances, various manufacturing uses, lumber yards, public utility and public service structures, public buildings and grounds, business parks and incubator spaces, research development industry and business support services and warehouse and distribution facilities. The proposed project is considered a principal use. Table 17.62.120(B), *Central Lathrop Specific Plan: Industrial Development Standards* provides the development standards required of the IL-CL District, and the table below depicts the conformance determination between the Zoning Ordinance and the proposed project.

Development Standard	IL-CL Zone District	Proposed Project
<i>Lot Dimensions</i>		
Lot Size (Minimum)	No Minimum or Maximum Requirement	89.82-acres
<i>Setbacks (Minimum)</i>		
Front/Rear/Side	15 feet / 0 feet / 0 feet	Front: Approximately 418-feet from S. Manthey Road Side: Approximately 279-feet from Dos Reis Road and 220-feet from then northern property line. Rear: Approximately 704-feet from the rear property line.
Maximum Building Height	Seventy-six (76) feet	60-feet
Off-Street Parking	Office – 1 per 400 square feet = 60 spaces Retail – 1 per 600 square feet = 184 spaces Warehouse – 1 per 2,000 square feet = 676 spaces Total required: 920	942 total (Employee stalls = 462) (Public stalls = 480) 1,104 truck and trailer spaces (12’ x 30’, 40’, and 53’)
Landscaping	10% of Site shall be landscaped	10.4% (388,618 square feet of landscaping)
Hours of Operation	No Specific Limit	Retail – 9:00 am to 9:00pm Office – TBD Distribution – TBD

ITEM 8.3

Based on Staff's review, the proposed project is consistent with the requirements of the IL-CL Zoning District.

DESIGN GUIDELINES

The Central Lathrop Specific Plan (CLSP) Phase 2 Amendment includes a variety of principles and standards related to land use, site design, and architecture. Staff has reviewed the proposed project Site Plan, Building Elevations, Landscape Plans, and Architecture (Attachments 5 through 7) and has determined that overall compliance with the Design Guidelines listed in the CLSP Phase 2 Amendment has been achieved. Where applicable, Conditions of Approval have been incorporated to the proposed project to address the following improvements: perimeter wall treatment, on-site lighting, screening of exterior building equipment (e.g., mechanical equipment, A/C, etc.), screening of commercial truck and trailer storage, and landscape buffer requirements and treatment.

GENERAL PLAN

The project site has a General Plan Land Use Designation of LI, Limited Industrial. The intent of the IL land use designation is to, "accommodate a wide range of jobs-generating uses, including business parks; clean light industrial; research and development (R&D); science, technology, engineering, and math (STEM); tech/biotech manufacturing; high-tech services that incorporate some combination of assembly, warehousing, and/or sales, hospitals and other health care-related uses, warehouses and distribution centers."

The Ashley Furniture Project has been reviewed by Staff for consistency with the General Plan and finds that the proposed project is consistent with the following General Plan Policies and Implementation Actions (consistency statements are in italics):

- LU-5.1** Require new development to be compatible and complementary to existing development. Where appropriate and feasible, promote connections between neighborhoods and services and facilities.

As noted above, the subject property has a General Plan Land Use Designation of LI, Limited Industrial and will be located within the Central Lathrop Specific Plan (CLSP) Phase 2 Amendment area IL, Limited Industrial Zoning District. The proposed project would improve and extend Golden Valley Parkway and construct a roundabout at the intersection of Dos Reis Road and Golden Valley Parkway which would provide connection to the CLSP Phase 1 area for passenger vehicles. The proposed use is compatible with the IL, Limited Industrial Zoning District and the CLSP Phase 2 Amendment.

LU-5.4 In industrial areas located within 1,000 feet of existing or planned sensitive receptors, promote industrial uses that are environmentally sustainable with limited potential to create nuisances such as noise and odors.

An Environmental Noise Assessment, prepared by Saxelby Acoustics and a Health Risk Assessment (HRA), prepared by De Novo Planning Group were prepared to analyze the noise and health risks impacts associated with the proposed project, respectively.

As noted in the Environmental Noise Assessment, the City's General Plan limits stationary noise increases to 3 dBA, or the City's noise standards (daytime (7:00 am to 10:00 pm) maximum of 55 dBA and nighttime (10:00 pm to 7:00 am) maximum of 45 dBA). The average ambient noise level during nighttime hours at the closest sensitive receptors to the southwest is 54 dBA L_{eq} . At the sensitive receptors to the southwest, a project-generated noise level of 51 dBA L_{eq} would result in a total noise level of 54 dBA L_{eq} , resulting in a 3dBA increase. Therefore, the nighttime noise level standard applicable to the proposed project is 51 dBA L_{eq} .

The primary noise source associated with operation of the proposed project is truck and automobile circulation and loading docks. Single family residential land uses are located to the north, west, and south of the project, Lathrop High School is located to the west of the project, and Interstate 5 is located directly east of the project. Saxelby Acoustics conducted noise measurements at the existing Ashley Facility located on S. Harlan Road. Measurements were conducted in the loading dock area during a weekday peak hour of use. Activities during the peak hour include truck arrival/departures, truck idling, truck backing, air brake release, passenger vehicle trips to and from docks, and operation of forklifts. Loading dock activity was found to generate continuous average noise levels of approximately 57 dBA L_{eq} at the edge of the truck maneuvering lanes, approximately 120 feet from the façade of the building at the center of the loading area. Saxelby Acoustics took these measurements and utilized SoundPLAN to predict noise levels for the proposed project.

The proposed project is predicted to generate noise levels up to 45 dBA L_{eq} at the nearest residences to the southwest and 39 dBA L_{eq} at the residences to the northeast, resulting in a maximum increase of 0.9 dBA at nearby residences. This complies with the adjusted nighttime noise level standard of 51 dBA L_{eq} and limit of 3 dBA increase. Therefore, the Environmental Noise Assessment did not recommend any additional noise control measures to achieve compliance with the City's noise level standards.

Although not specifically required to achieve noise level standards, the proposed project includes an 8-foot tall solid wall along the southern property line and a portion of the northern property as required by the Lathrop Municipal Code when an industrial use is adjacent to a residential use and for screening purposes along Dos Reis Road. This will assist in reducing noise exposure from the operation of the Ashley Furniture project. Additionally, the project is required to adhere to California Air Resources Board (CARB) rules and regulations for use of diesel fueled fleets, including limiting the idling time for heavy trucks to five (5) minutes.

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The HRA was prepared to evaluate whether or not the estimated construction and operational toxic air contaminant (TAC) emissions generated from the proposed project will cause significant impacts to the local air resources in the project area, in particular, sensitive receptors such as residences located in proximity to the project. The results of the risk analysis indicate that cancer risks vary depending on the exposure scenario (residential or worker) and on location. Locations nearest the project site have the greatest exposure and the associated risks are considerably lower as distance from the project site increases. None of the exposure levels at any of the nearby sensitive receptors exceed any of the thresholds of significance established by the San Joaquin Valley Air Pollution Control District (SJVAPCD) for residents or workers. This finding applies to both cancer risks and non-cancer chronic long term exposure to diesel particulate matter (DPM).

LU-5.5 Ensure that industrial development projects, including warehouse, distribution, logistics, and fulfillment projects, mitigate adverse impacts (including health risks and nuisances) to nearby residential land uses and other existing and planned sensitive receptors.

As noted above, a Health Risk Assessment, prepared by De Novo Planning Group has been prepared as part of the Environmental Checklist. The HRA findings are described above. The HRA concluded that the project would not exceed any of the applicable thresholds of significance related to toxic air contaminants and health risks.

LU-5a Through the development review process, screen development proposals for land use and transportation network compatibility with existing surrounding or abutting development or neighborhoods.

As noted above, a Traffic Impact Analysis (TIA) was prepared for the proposed project by TJKM Transportation Consultants to evaluate the impacts of the transportation infrastructure due to the addition of traffic from the proposed project. The report also evaluates project site access and on-site circulation for vehicles, bicycles, and pedestrians. The proposed project includes a dedicated truck driveway located at the northeastern portion of the project site with full access to S. Manthey Road. This driveway is approximately 488-feet in length and provides double-stacking for trucks entering the site and a single lane exiting the site. As required by the City's General Plan, trucks are prohibited from utilizing Golden Valley Parkway, Dos Reis Road west of Golden Valley Parkway, Spartan Way, and Lathrop Road. As such, trucks entering and exiting the site will utilize Roth Road and S. Manthey Road.

LU-5.b Through the development review process, analyze land use compatibility and require adequate buffers and/or architectural enhancements to protect sensitive receptors from intrusion of development activities that may cause unwanted nuisances and health risks.

The proposed project includes a landscape buffer and screening along Dos Reis Road. The buffer includes a 43 feet of on-site landscaping in addition to the 30 feet of landscaping within the public right-of-way adjacent to Dos Reis Road. Landscaping will include a mixture of deciduous shade trees and large evergreen trees for the purpose of screening.

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Specifically, Deodar Cedar trees will be planted along Dos Reis Road at a maximum spacing of 40-feet and Chinese Flame Trees for accent to assist in screening. The proposed project also includes the installation of an 8-foot tall solid screen wall along the majority of the southern property line, approximately 2,400 feet.

LU-5.c When industrial projects, including warehouse projects, fulfillment centers, and other projects that may generate high volumes of truck trips and/or air quality emissions are proposed within 1,000 feet of existing or planned residential uses or other sensitive receptors, the City shall require the preparation of a Health Risk Assessment (HRA) that meets the standards established by the Office of Environmental Hazard Assessment (OEHHA), and the San Joaquin Valley Air Pollution Control District (SJVAPCD).
Projects shall not be approved until it can be demonstrated that the project would not result in an exceedance of the established threshold of significance for public health risks at nearby sensitive receptors.

As noted above, an HRA, prepared by De Novo Planning Group, has been prepared as part of the Initial Study Checklist. The HRA was prepared in accordance with the standards established by OEHHA and SJVAPCD. The HRA findings are presented above.

LU-5.d When industrial projects, including warehouse projects, fulfillment centers, and other projects that may generate high volumes of truck trips and/or air quality emissions are proposed within 1,000 feet of existing or planned residential uses or other sensitive receptors, the City shall require the implementation of best management practices (BMPs) to reduce pollution exposure to sensitive receptors, particularly diesel particulate matter (DPM). The appropriate BMPs shall be established on a case-by-case basis, and should consider the following tools, methods, and approaches:

- Creating physical, structural, and/or vegetative buffers that adequately prevent or substantially reduce pollutant dispersal between warehouses and any areas where sensitive receptors are likely to be present, such as homes, schools, daycare centers, hospitals, community centers, and parks.
- Providing adequate areas for on-site parking, on-site queueing and truck check-in that prevent trucks and other vehicles from parking or idling on public streets.
- Placing facility entry and exit points from the public street away from sensitive receptors, e.g., placing these points on the north side of the facility if sensitive receptors are adjacent to the south side of the facility. Exceptions can be made for emergency vehicle access (EVA) points.
- Locating warehouse dock doors and other onsite areas with significant truck traffic and noise away from sensitive receptors.

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- Screening dock doors and onsite areas with significant truck traffic and noise with physical, structural, and/or vegetative barriers that adequately prevent or substantially reduce pollutant dispersal from the facility towards sensitive receptors.
- Posting signs clearly showing the designated entry and exit points from the public street for trucks and service vehicles.
- Posting signs indicating that all parking and maintenance of trucks must be conducted within designated on-site areas and not within the surrounding community or public streets.

The proposed project is consistent with Implementation Action LU-5.d as follows:

- *As noted above, the proposed project includes the construction of an 8 foot tall solid wall along the majority of the southern property line and a portion of the northern property line. Additionally, the proposed project includes a on-site landscape buffer along Dos Reis Road approximately 43-feet in width and 30 feet of landscaping within the public right-of-way.*
- *Off-street parking is provided for passenger vehicles (employee parking and customer/public parking) and for commercial trucks and trailers. As noted above, the amount of off-street parking provided exceeds the minimum required pursuant to the Lathrop Municipal Code.*
- *The proposed project includes one (1) dedicated driveway for trucks, located along S. Manthey Road at the northeastern portion of the project site. The driveway allows stacking of approximately 488-feet with two (2) entry lanes and one (1) exit lane. Automobile driveways are located along S. Manthey Road (primary entry/exit) and Dos Reis Road. An additional Emergency Vehicle Access (EVA) driveway is located on Dos Reis Road, west of Golden Valley Parkway.*
- *As noted above, the warehouse dock doors are located on the north and south sides of the proposed building.*
- *As noted above, the proposed project includes screening via an 8 foot solid wall and landscaping along the majority of the southern property line. Additionally, an 8 foot solid wall will be constructed along a portion of the northern property line, screening the truck entrance/exit drive aisle.*
- *The proposed project will be required to place on-site and off-site signage indicating that trucks must adhere to the City's Truck Route Ordinance.*

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LU-5.f Update the Central Lathrop Specific Plan (CLSP) to accomplish the following objectives:

- a. Bring the Specific Plan's land use map into consistency with the General Plan Land Use Map (Figure LU-1)
- b. Establish a circulation network that keeps future truck trips as far from existing and planned sensitive receptors as feasible; this includes, but not limited to, the following requirements, which shall be incorporated into the Specific Plan:
 - i. Trucks shall be prohibited on Dos Reis Road west and east of Golden Valley Parkway, on Golden Valley Parkway south of Dos Reis Road to Lathrop Road, and on Lathrop Road east of Golden Valley Parkway to Interstate 5 southbound off-ramp.
 - ii. Future truck dependent development projects shall be prohibited from providing driveway access points off of Dos Reis Road, west of Golden Valley Parkway, other than emergency vehicle access (EVA).
 - iii. Truck traffic within the Limited Industrial Area of the Central Lathrop Specific Plan shall be limited to De Lima Road, and any future roadways north of Dos Reis Road, to connect to Manthey Road, Roth Road, and Interstate 5.
- c. Establish site design standards for new industrial projects;
- d. Identify financing and cost-recovery methods to fund roadway and infrastructure improvements.
- e. Circulation design standards that promote safe transportation routes that limit impacts to developed areas to the south, and connectivity enhancements to provide better connectivity to I-5.
- f. Infrastructure improvements to improve roadway operations.
- g. Opportunities to provide employee-serving amenities onsite, such as parks and plazas, outdoor seating areas, fitness facilities, and daycare centers as a means to reduce vehicle trips, while supporting air quality, public health, and sustainability goals.
- h. Include provisions that all development projects proposed north of Dos Reis Road and south of De Lima Road be required to obtain a Conditional Use Permit (CUP), which shall be subject to discretionary review by the City Council.

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The proposed project is consistent with the CLSP Phase 2 Amendment design guidelines, policies, and land uses. The City is processing the CLSP Phase 2 Amendment concurrently with the Zoning Consistency Update and the Ashley Furniture Project. The CLSP Phase 2 Amendment has been prepared consistent with the requirements established by this General Plan Action.

FINDINGS:

Conditional Use Permit

The General Plan and Central Lathrop Specific Plan (CLSP) Phase 2 Amendment requires all development projects proposed between Dos Reis Road and De Lima Road to obtain a Conditional Use Permit (CUP) subject to discretionary review by the Planning Commission and the City Council. The Planning Commission and City Council must make certain findings when approving a Conditional Use Permit:

1. That there are circumstances or conditions applicable to the land, structure, or use which makes the granting of a use permit necessary for the preservation and enjoyment of a substantial property right;
2. That the proposed location of the conditional use is in accordance with the objectives of the zoning code and the purposes of the district in which the site is located;
3. That the proposed use will comply with each of the applicable provisions of this the LMC.

Staff has reviewed each of the findings presented above and suggests that the proposed project location is consistent with the City's zoning code and is a permitted use within the zoning district in which the site is located.

Site Plan Review

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 property;
3. Proposed lighting is so arranged as to deflect the light away from adjoining properties;
4. Proposed signs will comply with all of the applicable provisions of Section 17.16.010 and Chapters 17.64 through 17.72, 17.80 and 17.84;
5. That adequate provision is made to reduce adverse or potentially adverse environmental impacts to acceptable levels.

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Staff has reviewed each of the findings presented above and suggests that the proposed project has been designed so that the use is compatible with the surrounding land uses and will not be detrimental to the health, safety, or general welfare of the City.

Conditions of Approval

Planning staff routed the project plans on February 14, 2023 and May 17, 2023 to the Building Division, Public Works Department, Lathrop-Manteca Fire District, Lathrop Police Department for review and to ensure compliance with applicable codes and requirements. Planning staff also routed the project plans on June 1, 2023 to various non-City agencies. The City received comments from the following agencies:

- Caltrans
- San Joaquin Council of Governments
- San Joaquin County Environmental Health Department
- San Joaquin Valley Air Pollution Control District
- South San Joaquin Irrigation District
- Pacific Gas & Electric

The Caltrans letter stated that the project has the potential to significantly impact the interchange and requested that a Traffic Impact Study be submitted to Caltrans for review and comment prior to project approval.

As noted above, City staff routed the Traffic Impact Analysis, prepared by TJKM to Caltrans on July 12, 2023. The City received a letter from Caltrans on August 9, 2023 with comments on the Traffic Impact Study. The majority of the comments were associated with the technical aspects of the Traffic Impact Study, such as utilizing Caltrans's Three County Travel Demand Model, trip count year, and request for an explanation why Lathrop Interchange is not being utilized by trucks. TJKM will continue to work with Caltrans to refine the Traffic Impact Study. As noted above, the applicant will be required to construct a separate right-turn lane to the Lathrop Road/I-5 Northbound off-ramp (400 ft. of vehicle storage) which will require an Encroachment Permit from Caltrans. The applicant is working with Caltrans to address their concerns.

SJCOG provided information regarding the project's participation in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) and that the project is located within the Airport Influence Zone pursuant to the Airport Land Use Compatibility Plan (ALUC). Additional review has been completed by SJCOG and the project was found to be compatible with the ALUC.

The San Joaquin County Environmental Health Department provided requirements for geotechnical drilling and process for abandonment and destruction of any wells or septic systems on the property.

San Joaquin Valley Air Pollution Control District (SJVAPCD) provided comments on measures to reduce air quality impacts associated with diesel vehicles and industrial projects, instructions for preparation of a Health Risk Screening/Assessment and the District's Rules and Regulations.

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The Pacific Gas & Electric (PGE) letter provided requirements for planting trees and shrubs along S. Manthey Road and underneath existing PG&E overhead pole line and that any planting in this area must comply with PG&E's guide to *Trees and Shrubs for Power Line-Friendly Landscaping*. 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

A Notice of Public Hearing was advertised in the Manteca Bulletin on September 1, 2023. Staff also mailed the public hearing notice to notify property owners located within a 300-foot radius from the project site boundary. In addition, the Public Notice was 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.

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 analysis, prepared in the form of an Environmental Checklist with supporting technical analysis, has been prepared by De Novo Planning Group, to provide analysis of three distinct, yet closely related actions being contemplated by the City. These include an update to the Lathrop Municipal Code (LMC) and Zoning Map (Zoning Consistency Update), and update to the Phase 2 (CLSP Phase 2 Amendment) and the proposed Ashley Furniture Project.

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The three (3) projects are 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. All three of the actions analyzed in the Environmental Checklist are consistent with the General Plan, and were analyzed and accounted for in the General Plan EIR.

The Environmental Checklist includes references to several reports that were prepared for the proposed Ashley Furniture Project, including:

- Biological Resources Analysis Report;
- Preliminary Geotechnical Engineering Report;
- Phase 1 Environmental Site Assessment Report;
- Shallow Soil Investigation Report;
- The CLSP Phase 2 Document;
- Acoustical Assessment;
- Air Quality-Health Risk Assessment Technical Report;
- Traffic Impact Analysis; and
- Ashley Furniture Project CalEEMod output file.

The Environmental Analysis includes a discussion and analysis of any peculiar or site-specific environmental impacts associated with adoption of the Municipal Code and Zoning Map Update, adoption of the CLSP Phase 2 Amendment, and construction and operation of the proposed Ashley Furniture Project.

The Environmental Analysis 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 Environmental Analysis identifies the applicable City of Lathrop development standards and policies that would apply to the proposed project during both the construction and operational phases, identifies applicable minimization measures from the General Plan EIR that must be implemented, identifies applicable state-level standards and policies that would ensure that no peculiar or site-specific environmental impacts would occur.

The Environmental Analysis concluded that the proposed project is consistent with the land uses and development intensities assigned to the project site by the General Plan. Impacts from buildout of the General Plan including cumulative impacts associated with development and buildout of the CLSP Phase 2 plan area and the Ashley Furniture Project, as proposed, were fully addressed in the General Plan EIR (State Clearinghouse No. 2021100139), and implementation of the proposed project would not result in any new or altered impacts beyond those addressed in the General Plan EIR.

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All project requirements identified in the Environmental Checklist are incorporated in project Consolidated Conditions of Approval (Attachment 2). The Environmental Checklist is attached to this Staff Report as Attachment 9.

RECOMMENDATION:

Staff recommends the Planning Commission adopt Resolution No. 23-13, recommending the City Council 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 to approve the Conditional Use Permit and Site Plan Review proposed for the Ashley Furniture Project.

Approvals:



David Niskanen, Contract Planner

8/30/2023
Date



John B. Anderson, Contract Planner

8/30/2023
Date



James Michaels, Senior Planner

8/30/2023
Date



Rick Caguiat, Community Development Director

8/30/2023
Date



Salvador Navarrete, City Attorney

8.31.2023
Date

Attachments:

1. Planning Commission Resolution No. 23-13, Conditional Use Permit and Site Plan Review
2. Consolidated Conditions of Approval, dated September 13, 2023
3. Vicinity Map
4. Project Description
5. Architectural Plans
6. Preliminary Civil Plans
7. Preliminary Landscape Plan
8. Perspective Views/Renderings
9. Environmental Checklist, prepared by De Novo Planning Group, dated August, 2023 with Appendices.

**CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 23-13**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LATHROP
RECOMMENDING THE CITY COUNCIL FIND THE PROJECT EXEMPT FROM
FURTHER ENVIRONMENTAL REVIEW PURSUANT TO PUBLIC RESOURCES
CODE SECTION 21083.3 AND CEQA GUIDELINES SECTION 15183 AND APPROVE
THE CONDITIONAL USE PERMIT AND THE SITE PLAN REVIEW FOR THE
PROPOSED ASHLEY FURNITURE PROJECT (CUP-23-08 AND SPR-23-09)**

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

WHEREAS, the request is for approval of a Conditional Use Permit and Site Plan Review to allow the construction of an approximately 1.5 million square foot concrete tilt-up building and all necessary supporting infrastructure on property located within the Central Lathrop Specific Plan Phase 2 Amendment area as further defined below in the third recital (the proposed Project); and

WHEREAS, the property is located at 14101 S. Manthey Road (APN: 192-020-14) (the property); and

WHEREAS, prior to the City's approval of the 2022 General Plan Update, the City prepared an Environmental Impact Report (EIR) which analyzed the environmental impacts of buildout under the General Plan Update pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000, et seq.), and the City of Lathrop City Council certified the Final EIR on September 19, 2022 (State Clearinghouse # 2021100139); and

WHEREAS, the analysis in the General Plan Update EIR allows the use of CEQA exemption/streamlining provisions for projects developed under the General Plan Update, including the proposed Project; and

WHEREAS, an Environmental Checklist has been prepared for the proposed Project, which is attached to the Planning Commission Staff Report as Attachment 9 and can also be found in the Planning Division project files located at 390 Towne Centre Drive, Lathrop, CA 95330; and

WHEREAS, the Planning Commission finds that 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-CL, Limited Industrial Zoning District and the Central Lathrop Specific Plan Phase 2 Amendment as further implemented through the Zoning Code Text Amendment; and

WHEREAS, proper notice of this public meeting was given in all respects as required by law including the publishing of a legal notice of the hearing in the Manteca Bulletin on or about September 1, 2023, mailed the public notice to notify property owners located within a 300-foot radius from the project site boundary, emailed to the City’s Public Hearing subscribers and interested parties and posted at three (3) locations accessible to the public and the City website; and

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

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

1. California Environmental Quality Act (CEQA) Findings. Pursuant to Public Resources Code section 21083.3 and CEQA Guidelines section 15183, the Planning Commission finds as follows:
 - a. The 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. Conditional Use Permit Findings. Pursuant to Section 17.112.060 of the Lathrop Municipal Code (LMC), the Planning Commission finds as follows:

- a. That there are circumstances or conditions applicable to the land, structure or use which makes the granting of a use permit necessary for the preservation and enjoyment of a substantial property right.

The proposed Project represents a major expansion of the existing Ashley Furniture Distribution Center and Retail Outlet located on S. Harlan Road. The proposed Project is consistent with the City's development standards for Limited Industrial.

- b. That the proposed location of the conditional use is in accordance with the objectives of the zoning code and the purposes of the district in which the site is located. *The proposed project is located in the IL-CL, Limited Industrial Zoning District and the Central Lathrop Specific Plan Phase 2 Amendment area and is a permitted use within the zoning district for which it is located as further established in the Zoning Code Text Amendment.*

- c. That the proposed use will comply with each of the applicable provisions of the LMC, as amended. *As noted above and as described in the Staff Report, the proposed project is a permitted use in the IL-CL, Limited Industrial Zoning District and is consistent with the applicable provisions in the LMC, including screening requirements pursuant to the Central Lathrop Specific Plan Phase 2 Amendment. Additionally, the General Plan required updates to the LMC and Central Lathrop Specific Plan Phase 2 in order to ensure that new development is compatible with existing development (Goal LU-5). The proposed project is consistent with the LMC, Policies and Implementation Actions of the General Plan as it relates to truck traffic impacts and land use compatibility.*

3. Site Plan Review Findings. Pursuant to Section 17.100.050 of the Lathrop Municipal Code (LMC), the Planning Commission finds as follows:

- a. The proposed Site Plan Review complies with all applicable provisions of Chapter 17.100;
- 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 recommend that the Lathrop City Council approve Conditional Use Permit No. CUP-23-08 and Site Plan Review No. SPR-23-09, subject to the Conditions of Approval listed in Attachment 2 of the September 13, 2023 Staff Report and incorporated by reference herein.

PASSED AND ADOPTED by the Planning Commission of the City of Lathrop at a Special meeting on the 13th day of September, 2023 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Tosh Ishihara, Chair

ATTEST:

APPROVED AS TO FORM:



Rick Caguiat, Secretary

Salvador Navarrete, City Attorney

Community Development Department – Planning Division

Consolidated Conditions of Approval

September 13, 2023

Project Name: Ashley Furniture Project
File Number: Conditional Use Permit No. CUP-23-08 and Site Plan Review No. SPR-23-09
Project Address: 14101 S. Manthey Road (APN: 192-020-14)
Prepared: July 20, 2023
Approved by:
Amended by:

The following list of conditions shall be incorporated into the final construction plans and development phases of the project. The list of conditions are not intended to be all-inclusive or a comprehensive listing of all City or district regulations. Please note that additional comments and/or conditions may be added pending the response to the comments noted below and/or changes to the proposed project. The following comments and conditions of approval are based on the application and diagrams dated May, 2023.

PROJECT DESCRIPTION

Approval of this project authorizes the construction of a 1,486,607 sq. ft. concrete tilt-up building on a 89.82-acre property located at the northwest corner of Dos Reis Road and Manthey Road and within the Central Lathrop Specific Plan Phase 2 Amendment area. The proposed building will include an up to three-story, 24,000 sq. ft. office, an up to two-story 110,260 sq. ft. retail outlet and showroom and a 1,352,347 sq. ft. warehouse distribution center. The project includes related on- and off-site improvements, including but not limited to off-street parking, lighting, landscaping, solid wall and wrought iron fencing, outdoor employee break area, paving, and street improvements (landscaping, curb, gutter, and sidewalk

CEQA DETERMINATION

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

PLANNING

1. The project is subject to and shall comply with the Project Requirements resulting from the Environmental Checklist prepared by De Novo Planning Group. The Project Requirements are incorporated by reference into this list of conditions (attached).
2. The Conditional Use Permit and Site Plan Review shall not be in effect until the Rezone that is part of the City’s Zoning Consistency Project and Central Lathrop Specific Plan (CLSP) Phase 2 Amendment are approved and in effect.

3. Signs (Directional Signs) shall be placed on-site directing trucks north on S. Manthey Road towards Roth Road from the site. Signage shall be maintained by the applicant/property owner and replaced if damaged, destroyed or otherwise unreadable. Signage shall be reviewed and approved by the Planning Division.
4. Sign(s) shall be placed in the drivers' lounge and/or breakroom associated with the project building directing trucks north on S. Manthey Road toward Roth Road from the site. The sign shall illustrate the Truck Route to and from the site, the City's Truck Route Map and a reference to Chapter 10.16, *Truck Routes and Commercial Vehicles* of the Lathrop Municipal Code (LMC).
5. Evergreen trees planted along Dos Reis Road for the purposes of screening shall be in compliance with the CLSP Phase 2 Amendment.
6. Outdoor employee break area(s) shall include trash receptacles, shade structure(s), and seating areas. The final design and location of employee break area(s) shall be subject to review and approval by the Planning Division.
7. Passenger vehicle entryways shall include enhanced paving materials, such as herringbone design or stamped concrete. The extent of the enhanced paving materials shall be subject to review and approval by the Planning Division.
8. Interior truck operator lounge(s) and/or employee break area(s) shall include on-site amenities, such as restrooms, vending machines, air conditioning, seating areas, etc. The truck operator lounge(s) and/or employee break area(s) shall be subject to review and approval by the Planning Division.
9. With the exception of parking and storage of truck cabs and truck trailers, storage containers, and temporary load transfers, outdoor storage is prohibited, unless otherwise reviewed and approved by the Planning Division.
10. Installation of driveway entry/security gates or interior site fencing shall subject to review and approval by the Planning Division, Building Department and Lathrop Manteca Fire District prior to installation. All driveway entry/security gates shall provide truck queuing in front of the gate of at least seventy-five (75) feet in order to allow trucks with trailers to pull onto the site without blocking adjacent street rights-of-ways.
11. The security gate building (guard shack) shall be architecturally compatible with the primary building as it relates to color, aesthetic, and material.
12. On-site fencing shall be maintained and in good working order for the life of the project. Damage and/or wear-and-tear shall be repaired by the applicant/property owner in a timely manner.
13. 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).
14. The applicant shall coordinate with the San Joaquin Valley Air Pollution Control District to comply with District rules and regulation including but not limited to Rule 9510, Indirect Source Review. The applicant shall provide proof of compliance prior to building permit issuance.
15. The project shall comply with applicable site development provisions contained in the Central Lathrop Specific Plan Phase 2 Amendment Design Guidelines and Lathrop Municipal Code including but not limited to parking, lighting, landscaping, etc.

16. All areas not used for structures, parking, driveways, walkways, or other hardscape shall be landscaped and maintained by the property owner per Section 17.92.030(A)(1) of the Lathrop Municipal Code to the satisfaction of the City.
17. The applicant shall submit appropriate plans to the Community Development 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 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.
18. 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). The applicant shall include with the landscape and irrigation plan a water efficient landscape worksheet with water budget calculations identifying the water allowance and estimated water use.
19. The applicant/property owner shall ensure the entire site including landscaping areas shall be maintained in a healthy, weed free condition to the satisfaction of the City.
20. Trash enclosure(s) shall include but not be limited to a covered roof, metal gate and have three solid walls. Details and/or alternative designs or location 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.
21. It shall be the responsibility of the applicant/property owner to ensure that any building or parking area lighting including security lighting associated with the project, be arranged so as to not cast light onto adjoining properties.
22. A final site lighting photometric plan with detailed specifications of all lighting fixtures, poles, and wall packs as well as a manufacture's catalog sheet containing photometric data, shall be submitted with Building Permits 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.
23. No signs are approved for this project. A Master Sign Program for the project shall be prepared and submitted for review and approval by the Planning Division per Chapter 17.84 of the Zoning Code. All signs shall require a Planning Division Sign Design application and a separate Building Permit application, subject to review and approval of the Planning and Building Divisions.
24. Bicycle parking shall be installed consistent with Chapter 17.76.120 of the LMC. In accordance with LMC Section 17.76.120(D), the proposed project shall provide changing facilities for employees/workers utilizing bicycle to get to and from the use and bicycle lockers in a secure room equal to the minimum number of bicycle parking stalls required by Chapter 17.76. Bicycle lockers should be in close proximity to the employee entrance. The final location(s) shall be subject to review and approval by the Planning Division. The secure room shall include electrical outlets for the purpose of charging electric bicycles (e-bikes).
25. 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 or designee.

26. Ground-mounted equipment that is not required to be visible, shall be screened not visible from the public right-of-way using the most practical means of screening, such as landscaping, a freestanding wall/fence, matching paint, subject to approval of the Community Development Director or designee.
27. Unless otherwise specified, all conditions of approval shall be complied with prior to the issuance of any Building Permits.
28. The Site Plan 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 of August 30, 2026 a building permit must be issued and construction commenced and diligently pursued toward completion of the site or structures.
29. In the event clarification is required for an interpretation of these Conditions of Approval, the Community Development Director and City Engineer shall have the authority either to administratively clarify the intent and wording of these Conditions of Approval without the requirement of a public hearing or to refer questions regarding the interpretation of these Conditions of Approval to the Planning Commission. If the applicant take issue with the clarification provided administratively, the applicant shall have the right to appeal the administrative clarification to the Planning Commission. The Community Development Director and City Engineer shall also have the authority to make minor modifications to these conditions provided a request is made in writing by the applicant and it is determined such modifications are consistent with and in furtherance of the underlying intent of the condition being modified.
30. The City of Lathrop may conduct annual and or spot inspections to ensure that compliance with the required site improvements and conditions are being maintained.

BUILDING

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

Occupancy Group	Type of Construction
Occupant Load	Height of Building
Description of Use	Floor area of building(s) by occupancy group
Area Analysis	Code Used
4. The property owner/developer shall be responsible for payment of school impact fees prior to the issuance of a building permit.
5. Dimensioned building setbacks and property lines, street centerlines and distances between buildings and structures shall be provided on the project site plan.

6. The project shall be designed to conform with energy conservation measures articulated in Title 24 of the California Code of Regulations and address measures to reduce energy consumption such as flow restrictors for toilets, low consumption light fixtures, and insulation and shall use to the extent feasible draught landscaping.
7. All property lines and easements shall be shown on the site plan. A statement shall be provided that indicates such lines and easements are shown is required.
8. Public and private site improvements shall be designed in accordance with the Americans with Disabilities Act and Chapter 11 of the California Building Code. The site plan shall include a site accessibility plan identifying exterior routes of travel and detailing running slope, cross slope, width, pedestrian ramp, curb ramps, handrails, signage and truncated domes. The path of travel shall be provided from the public right of way and accessible parking to building. The design professional shall ensure that the site accessibility plan is in compliance with the latest Federal and State regulations. 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
9. At the time of building permit application submittal a design professional shall be required to prepare the formal construction plans for proposed improvements per the Business and Professions' Code.
10. Grading and Site Improvement permits from Public Works may be required separately from the accessibility plan in compliance with item 8.

PUBLIC WORKS

Land

1. The applicant shall dedicate all right-of-way (ROW) necessary for the ultimate ROW width as represented in the approved Improvement Plans. A 10-foot public utility easement (PUE) shall also be dedicated along all ROW frontages.

Public/Frontage Improvements

1. The applicant shall submit an encroachment permit for all work within the public right-of-way and City owned or controlled property.
2. The applicant shall be required to install full street frontage improvements along all frontages of the parcel being developed or improved. Frontage improvements shall include but are not limited to curb, gutter, sidewalk, street lights, hydrants, asphalt concrete paving, striping, driveways, and landscaping. The extent of paving shall include one-half ultimate street width or as otherwise stated in the City of Lathrop Municipal Code. The applicant shall submit the off-site plans for approval along with the applicable plan check and inspection fees.
3. 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.

4. As recommended in the TJKM Traffic Impact Analysis Report, the applicant shall complete the following improvements prior to issuance of a certificate of occupancy, including a temporary certificate of occupancy:
 - a. Lathrop Road/I-5 SB Ramps: Optimize signal timing to achieve an acceptable level of service. Align signal timing with coordination plan for the Lathrop Road corridor.
 - b. Golden Valley Parkway & Spartan Way/Lathrop Road Intersection: Grind existing striping, slurry seal extents of striping and restripe the following configuration to City Standards:
 - i. NB Approach: One left-turn lane, one through lane, two right-turn lanes
 - ii. SB Approach: Two left-turn lanes, two through lanes, one right-turn lane
 - iii. EB Approach: One left turn-lane, two through lanes, one right-turn lane
 - iv. WB Approach: Two left-turn lanes, two through lanes, one right-turn lane
5. The TJKM Traffic Impact Analysis Report found that the Lathrop Road/I-5 NB Ramp will degrade from LOS E to LOS F with the Project in the Baseline plus Project condition, which will require the construction of a 400 foot separate right turn lane on the NB Ramp. The applicant shall conduct current traffic counts for the NB Ramp to confirm the baseline condition and complete a technical memorandum to document the findings of the traffic counts. If the results of the technical memorandum indicate that the impact is negligible or that the level of service does not degrade below LOS D in the Current Baseline plus Project condition, the project shall not be required to construct the 400 foot separate right turn lane on the NB Ramp. If the results of the traffic counts indicate that the project operations would cause the LOS to degrade below a LOS D with the Project, the applicant shall be required to construct the 400 foot separate right turn lane on the NB Ramp. If the improvements are required, applicant shall design, estimate construction cost and provide performance and labor & materials guarantee to the City for the improvements and enter into a deferred frontage improvement agreement with the City prior to issuance of a building permit for the Project. If required, the applicant shall work towards construction of the improvements in a timely manner for completion as close to the occupancy of the Project as possible.
6. The applicant shall be required to improve Golden Valley Parkway from Spartan Way to Dos Reis Road. Golden Valley Parkway is currently improved from Spartan Way to about 240 feet south of Does Reis Road and includes utilities, curb & gutter, and bottom lift pavement and subgrade. The applicant shall be required to complete the improvements on Golden Valley Parkway to include but not limited to sidewalk, top lift pavement, striping, signing, landscaping and lighting. The improvements are eligible in part for City Transportation Capital Facility Fee (CFF) credit or reimbursement as portions are included in the existing City CFF program and this roadway provides a regional benefit.
7. The applicant shall be required to construct a roundabout at the intersection of Golden Valley Parkway and Dos Reis Road. The roundabout shall be an enhanced gateway to the CLSP Phase 2 area and shall include components such as monumentation, art, enhanced landscaping, lighting, etc. The final design shall be approved by the City Engineer. The applicant shall submit the roundabout plans for approval as part of the offsite improvement plans.
8. The applicant shall be required to abandon and barricade Manthey Road between Lathrop Road and Dos Reis Road upon completion of the improvement of Golden Valley Parkway. This abandonment is necessary to facility the proper traffic circulation for the project.

9. The applicant shall be required to install signage on Lathrop Road, Spartan Way, Golden Valley Parkway, Dos Reis Road and Manthey Road south of Dos Reis Road prohibiting trucks from utilizing these roadways. Location and size of the signage shall be reviewed and approved by the City Engineer prior to issuance of an occupancy permit.
10. Applicant shall comply with Chapter 10.16, *Truck Routes and Commercial Vehicles* of the LMC.

Wastewater

1. The applicant shall be required to connect to the City sewer system prior to certificate of occupancy for the first building within the project.
2. The applicant shall secure sufficient sewer capacity for the project and pay all connection fees and reimbursements.
3. The project will connect to the existing Central Lathrop Phase 1 gravity sewer main system and the wastewater will be conveyed to the City's Treatment Plan by use of the existing Central Lathrop Phase 1 wastewater pump station and force mains. The applicant shall provide calculations to the City Engineer proving that these existing facilities can support the additional wastewater discharge from the project and shall install any improvements needed to accommodate the project if the existing facilities are deficient.

Potable Water

1. The applicant shall be required to connect to the water utility for domestic supply prior to certificate of occupancy and pay all applicable connection fees. All existing groundwater wells on site shall be abandoned under a permit from San Joaquin County prior to connecting potable water to the site.
2. The applicant shall secure sufficient water capacity for the project and pay all connection fees and reimbursements.
3. The project will connect to the existing Central Lathrop Phase 1 potable water system. The applicant shall provide calculations to the City Engineer proving that these existing facilities can support the projects needs and shall install any improvements needed to accommodate the project if the existing facilities are deficient.

Recycled Water

1. Applicant shall install recycled water mains along all frontages if not existing. All public landscaping shall be irrigated with recycled water and a recycled water hydrant shall be placed in an accessible location along the frontage to provide a filling station for street sweeping activities and construction.
2. All recycled water points of connection for irrigation require the installation of a recycled water meter.

Storm Drain

1. The applicant shall be required to connect to storm drain utility and pay all applicable connection fees.
2. Hydrology and hydraulic calculations and plans for on-site and off-site storm drainage systems shall be submitted to the City for review and approval.

3. As part of their onsite improvements, the applicant shall install all necessary Best Management Practices (BMP's) for post construction in accordance with City guidelines and standards. The BMP's must be in place prior to final occupancy for the project.
4. The applicant shall execute a maintenance agreement for all onsite storm water quality treatment devices, swales, and/or ponds.
5. The project will connect to the existing Central Lathrop Phase 1 storm water system for Watershed 4. The applicant shall provide calculations to the City Engineer proving that these existing facilities can support the projects needs and shall install any improvements needed to accommodate the project if the existing facilities are deficient.

General

1. The applicant shall retain the services of a California licensed civil engineer to design the project utility plans for sewer, water, storm drain lines and systems.
2. The applicant shall ensure that all off-site and on-site improvements comply with City Standards as illustrated on the approved Improvement Plans.
3. All on-site water, sewer, and storm drain systems that are privately owned shall be maintained by the property owner.
4. The parking areas and drive aisles on site shall be paved with asphalt concrete.
5. The project shall comply with the Multi-Agency Post Construction Storm Water Manual.
6. 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 on site 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.
7. The applicant shall pay all appropriate fees including, but not limited to, North Lathrop Transportation Fee, Levee Impact Fee, Capital Facilities Fees, and Plan Check and Inspection Fees.
8. 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 and concrete. Building PAD certification is required from Geotechnical Engineer and/or Special Inspector.
9. All water meters shall be installed within the public right of way or public utility easement. The City shall not be the responsible party for maintaining water and sewer lines beyond existing main line stub outs or on private property, unless otherwise agreed to by the City.
10. The applicant has the option to enter into a reimbursement agreement with the City for construction cost reimbursement of any infrastructure that provides regional benefit.
11. All improvements shall be designed and constructed per the most current City Standards.
12. The applicant shall create or participate in a Community Facilities District (CFD) to fund the maintenance of all public infrastructure prior to issuance of the first building permit associated with the project.
13. If the project is greater than one acre; the applicant shall complete a SWPPP, obtain a WDID number and list the number on the improvement plans, and submit the SWPPP to the City for review and approval.

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. Depending on the proposed Occupancy Type & fire area occupant load, Automatic Fire Sprinklers may be required. In the case where automatic fire sprinkler systems are required, such systems shall comply with California Fire Code Section 903.2 and the Tenant/Occupant/Owner shall have the responsibility to ensure that the correct fire suppressions system is added/modified/tested and accepted by the (AHJ) Fire District for review and approval prior to modification. Deferred submittal accepted.
4. All residential structures shall be Fire Sprinkler protected, as per the City of Lathrop's Fire Sprinkler Ordinance, California Fire Code, California Residential Code, and the California Building Standards Codes. Fire suppression system plans shall be modified under separate fire permit and shall be submitted by a licensed fire contractor, to the (AHJ) Fire District for review and approval prior installation. Deferred plan submittals are accepted.
5. Fire Sprinkler System alterations and plans shall be submitted directly to LMFD.
6. Fire Alarm System upgrades and plans shall be submitted directly to LMFD.
7. A means of Ingress and Egress Plan shall be submitted with the project Tenant Improvement Plans.
8. An approved fire alarm system shall be installed in accordance with CFC §907.2 and NFPA 72.
9. Fire Department Development Impact Fees for all new buildings shall be paid in accordance with the City of Lathrop Municipal Code and Resolutions of the adopted fee schedule.
10. An approved Fire Flow test shall be conducted prior to ground breaking to determine allowable Fire Fighting capabilities for the site.
11. 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.
12. Deferred Plan Submittals for Fire Alarm, Fire Sprinklers and Fire Underground shall be submitted directly to LMFD.
13. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with California Fire Code (CFC) Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). Adequate turnaround shall be provided per City of Lathrop Standards and Appendix D of the 2022 CFC.

14. Where access to the development is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, a key “knox” box is required to be installed in an approved location. The key “knox” box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official. In addition to key “knox” box(es), any automatic gates shall have Opticom access ability to provide necessary access for emergency apparatus.
15. Where a portion of the added street is constructed more than 200 feet (61 meters) from a hydrant on a fire apparatus access road, as measured by an approved route, the developer shall provide an additional fire hydrant and main shall be provided. NOTE: The developer shall provide exact locations and distances of existing hydrants in the area. (CFC Appendix C, and City of Lathrop Water System Standards).
16. The developer shall be responsible for providing approved vehicle access for firefighting to all construction and 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.
17. The Fire Department Fire Access Roads shall meet the requirements established by the San Joaquin County Fire Chief’s Association.
18. The turning radius for his project shall be a minimum of 41 feet for all Emergency Fire Apparatus.
19. Buildings exceed 30 feet in height shall have a minimum unobstructed fire apparatus access width of 26 feet.
20. Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I Hood, in accordance with the California Mechanical Code, and automatic fire extinguishing system that is listed and labeled for its intended use as follows:
 - a. Wet chemical extinguishing system, complying with UL 300
 - b. Carbon dioxide extinguishing systems
 - c. Automatic fire sprinkler systems
21. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 meters) 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.
22. At LMFD’s discretion the proposed project may be subject to other fire & life safety requirements at the time of building plan review.
23. Final approval is subject to field inspections. A minimum 48 to 72-hour notice is required prior to any life-safety fire inspections. Other conditions may apply at time of inspections and are subject to correction.

LATHROP POLICE DEPARTMENT (LPD)

1. The applicant shall paint the address on the roof top for each individual building. 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 shall install dedicated lights in the parking lot that are properly maintained including the drive access.
3. The applicant shall install an indoor and outdoor recording security camera system that shall be maintained by the property owner and accessible to LPD with camera views covering all ingress and egress to all building(s) and parking areas. The quantity and location shall be reviewed and approved by LPD prior to issuance of an occupancy permit.
4. Where access to the development is restricted because of secured openings or where immediate access is necessary for life-saving or emergency purposes, a key “knox” box is required to be installed in an approved location. The key “knox” box shall be of an approved type and shall contain keys to gain necessary access as required by the police chief. In addition to key “knox” box(es), any automatic gates shall have Opticom access ability to provide necessary access for emergency vehicles.
5. The proposed landscaping for this project shall conform to the following CPTED measurements:
 - a. Maintain natural visible surveillance to building from parking lot and street.
 - b. Plants taller than 8 feet shall be trimmed up to 4 feet from ground.
 - c. Plans 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 Conditional Use Permit to the fullest extent permitted by law.

SAN JOAQUIN COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

See attached memorandum dated June 21, 2023.



SAN JOAQUIN
 COUNTY
Greatness grows here.

Environmental Health Department

Jasjit Kang, REHS, Director
 Muniappa Naidu, REHS, Assistant Director
PROGRAM COORDINATORS
 Jeff Carnesco, REHS, RDI
 Willy Ng, REHS
 Steven Shih, REHS
 Elena Manzo, REHS
 Natalia Subbotnikova, REHS

June 21, 2023

To: City of Lathrop Community Development Department Planning Division
 Attention: David Niskanen

From: Cesar Ruvalcaba (209) 953-6213
 Lead Senior Registered Environmental Health Specialist

RE: CUP-23-08, SPR-23-09, Referral, SU0015642, SU0015641
 14101 S. Manthey Road (APN: 192-020-14)

OK

The San Joaquin County Environmental Health Department (EHD) recommends the following conditions as a part of developing this project:

1. Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-601.010(b) and 9-601.020(i)).
2. Any abandoned wells or septic systems shall be destroyed under permit and inspection by the EHD (San Joaquin County Development Title, Section 9-605.010 & 9-601.020)

**ENVIRONMENTAL CHECKLIST
SUMMARY OF PROJECT REQUIREMENTS**

Summary of CEQA Project Requirements for the Ashley Warehouse Project

Requirement AG-1: Implement Lathrop Municipal Code Chapter 3.40 AGRICULTURAL MITIGATION FEE Section 3.40.030 Collection of Agricultural Mitigation Fee.

The Agricultural Mitigation Fee enacted pursuant to this chapter is to be collected by the city before the issuance of building permits, or at approval of any discretionary permit if no building permit is required. (Ord. 05-248 § 1)

Requirement AG-2: Require all development to coordinate with and participate with SJCOG in the SJMSCP Agricultural Mitigation Fee program as required.

Requirement AQ-1: Comply with SJVAPCD Rule 9510 Indirect Source Review

Requirement AQ-2: Comply with SSJVAPCD Regulation VIII for all sites and implementation control measures indicated in Tables 6-2 and 6-3 of the SJVAPCD's Guide for Assessing and Mitigating Air Quality Impacts.

Requirement BIO-1: Compliance with the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP)

Requirement BIO-2: Compliance with the mitigation recommendations included within Biological Resources Analysis Report (Attachment A).

- VELB Buffer and/or Survey – VELB is a species covered by the SJMSCP (SJCOG 2000), and the incidental take minimization and mitigation measures outlined in the document are as follows:
“In areas with elderberry bushes, as indicated by the SJMSCP Vegetation Maps or per a preconstruction survey identification or other sources indicated in Section 5.2.2.3, the following shall occur:
 - A. If elderberry shrubs are present on the project site, a setback of 20 feet from the dripline of each elderberry bush shall be established.
 - B. Brightly colored flags or fencing shall be placed surrounding elderberry shrubs throughout the construction process.
 - C. For all shrubs without evidence of VELB exit holes which cannot be retained on the project site as described in A and B, above, the JPA shall, during preconstruction surveys, count all stems of 1" or greater in diameter at ground level. Compensation for removal of these stems shall be provided by the JPA within SJMSCP Preserves as provided in SJMSCP Section 5.5.4(B).
 - D. For all shrubs with evidence of VELB exit holes, the JPA shall undertake transplanting of elderberry shrubs displaying evidence of VELB occupation to VELB mitigation sites during the dormant period for elderberry shrubs (November 1 - February 15). For elderberry shrubs displaying evidence of VELB occupation which cannot be transplanted, compensation for removal of shrubs shall be as provided in SJMSCP Section 5.5.4 (C).”

If the elderberry shrub can be maintained on the project site, then a 20 ft. setback will need to be established around the shrub (See Figure 11). If the shrub cannot be maintained on the project site, then VELB exit hole surveys consistent with the USFWS protocol (USFWS 2017) will be performed prior to any ground disturbance. Depending on the results of this survey, either mitigation measure C or D above will be used.

- Pre-construction Reptile Survey – Both California glossy snake and San Joaquin coachwhip have a low potential to occur on the Property and therefore a pre-construction survey should be performed no more than 48 hours prior to ground disturbance or vegetation removal. Surveys would be required to determine presence/absence of this species. If the species are found to occur on the project site, then passive relocation methods should be attempted before ground disturbance.
- Pre-Construction Avian Survey – If project construction-related activities would take place during the nesting season (February through August), preconstruction surveys for nesting passerine birds and raptors (birds of prey) in large trees adjacent to the project site should be conducted by a competent biologist 14 days prior to the commencement of the tree removal or site grading activities. Specific attention should be paid to the active Swainson’s hawk nest that was identified across Dos Reis Road from the project site. As per the Incidental Take Minimization Measures for Swainson’s hawk that are outlined in Section 5.2.4.11 of the SJMSCP (SJCOG 2000):

“If a nest tree becomes occupied during construction activities, then all construction activities shall remain a distance of two times the dripline of the tree, measured from the nest.”

The dripline for the tree where the Swainson’s hawk nest was observed is estimated to be 25 feet, making the required buffer for this nest 50 feet. The nest location and buffer are shown in Figure 11.

If any other birds listed under the Migratory Bird Treaty Act are found to be nesting within the project site or within the area of influence, an adequate protective buffer zone should be established by a qualified biologist to protect the nesting site. This buffer shall be a minimum of 50 feet from the project activities for passerine birds, and a minimum of 250 feet for other raptors. The distance shall be determined by a competent biologist based on the site conditions (topography, if the nest is in a line of sight of the construction and the sensitivity of the birds nesting). The nest site(s) shall be monitored by a competent biologist periodically to see if the birds are stressed by the construction activities and if the protective buffer needs to be increased. Once the young have fledged and are flying well enough to avoid project construction zones (typically by August), the project can proceed without further regard to the nest site(s).

- Burrowing Owl Surveys – Burrowing owls were not identified on the project site during May 2021 survey. However, a burrowing owl pre-construction survey should take place before any construction activities commence. It is recommended that they be conducted whenever burrowing owl habitat or sign is encountered on or adjacent to (within 150 meters) a project site. Occupancy of burrowing owl habitat is confirmed at a site when at least one burrowing owl or its sign at or near a burrow entrance is observed within the last three years. If a burrowing owl or sign is present on the project site three additional protocol level surveys will be initiated. As per the incidental take minimization and mitigation measures outlined in the SJMSCO (SJCOG 2000): If burrowing owls are identified and work is to commence during the non-breeding season (September 1 through January 31), then the owls should be evicted from the project site by passive relocation as described in the CDFW’s report on burrowing owls (1995). If work occurs during the breeding season (February 1 through August 31) then the burrows shall not be disturbed and will be provided with a 75-meter protective buffer. However, if it is determined that the birds have not begun laying eggs, or the juveniles from the occupied burrows are foraging independently and are capable of independent survival, then the burrows can be destroyed.

- Erosion Control – Grading and excavation activities could expose soil to increased rates of erosion during construction periods. During construction, runoff from the warehouse site could adversely surrounding habitats and cause increased particulate matter to enter the storm drain system. Implementation of appropriate mitigation measures would ensure that impacts to aquatic systems would be avoided or minimized. Mitigation measures may include best management practices (BMP's) such as hay bales, silt fencing, placement of straw mulch and hydro seeding of exposed soils after construction as identified in the Storm Water Pollution Prevention Plan (SWPPP).

Requirement CUL-1: Implement General Plan Action: RR 3b

- RR-3b: Require all new development, infrastructure, and other ground-disturbing projects to comply with the following conditions in the event of an inadvertent discovery of cultural resources or human remains:
- A. If construction or grading activities result in the discovery of significant historic or prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, the Community Development Director shall be notified, the resources shall be examined by a qualified archaeologist, paleontologist, or historian for appropriate protection and preservation measures; and work may only resume when appropriate protections are in place and have been approved by the Community Development Director; and
 - B. If human remains are discovered during any ground disturbing activity, work shall stop until the Community Development Director and the San Joaquin County Coroner have been contacted. If the human remains are determined to be of Native American origin, the Native American Heritage Commission and the most likely descendants shall be consulted; and work may only resume when appropriate measures have been taken and approved by the Community Development Director.

Requirement GEO-1: *Implement recommendations presented in the Preliminary Geotechnical Engineering Report. Prepared by: Terracon Consultants, Inc. during the project design and construction.*

Requirement HAZ-1: *If the project will store, transport or handle hazardous materials the project shall be required to prepare and file a Hazardous Materials Business Plan (HMBP) with the City prior to issuance of Certificate of Occupancy.*

Project Requirement Hydro-1: *The project applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) that includes specific types and sources of stormwater pollutants, determine the location and nature of potential impacts, and specify appropriate control measures to eliminate impacts on receiving water quality from stormwater runoff. The SWPPP shall require treatment BMPs that incorporate, at a minimum, the required hydraulic sizing design criteria for volume and flow to treat projected stormwater runoff. The SWPPP shall comply with the most current standards established by the RWQCB, and the Lathrop Storm Water Program. Best Management Practices shall be subject to approval by the City Engineer and RWQCB.*

Project Requirement Hydro 2: *Prior to approval of the building permit, the project applicant shall submit a detailed Stormwater Control Plan constant with General Plan Action PFS-4.5, and the criteria set forth in the Lathrop Stormwater Program.*

Requirement N-1: *Implement General Plan Policy N-1.15, and Lathrop Municipal Code Section 8.20.110 (Construction of buildings and projects).*

N-1.15 Construction Noise. Require construction activities to reduce noise impacts on adjacent uses to the criteria identified in Table N-3, or, if the criteria cannot be met, to the maximum extent feasible complying with Title 15 of the LMC (Building and Construction) and use best practices. Construction activities outside of the permitted construction hours identified in the LMC may be approved on a case-by-case basis by the Building Official.

Lathrop Municipal Code Section 8.20.110 (Construction of buildings and projects) "It shall be unlawful for any person within a residential zone or within a radius of five hundred (500) feet therefrom, to operate equipment or perform any outside construction or repair work on buildings, structures or projects or to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or any other construction type device between the hours of ten p.m. of one day and seven a.m. of the next day, or eleven p.m. and nine a.m. Fridays, Saturdays and legal holidays, in such a manner that a reasonable person of normal sensitiveness residing in the area is caused discomfort or annoyance unless beforehand a permit therefore has been duly obtained from the office or body of the city having the function to issue permits of this kind. No permit shall be required to perform emergency work as defined in Sections 8.20.010 through 8.20.040. (Prior code § 99.40)"

ACKNOWLEDGEMENT OF TERMS AND CONDITIONS

I have read, understand and acknowledge the Conditions of Approval dated 9/13/2023 for the Ashley Furniture Project.



Signature of Applicant(s)

Aaron Hodgdon

Print Applicant(s) Name

9/6/2023

Date



**PLANNING DIVISION
Vicinity Map**



**CUP-23-08, and SPR-23-09
Conditional Use Permit and Site Plan
Review
Ashley Furniture Project
14101 S. Manthey Road
APN: 192-020-14**



Ashley Furniture

PROJECT SPECIFIC SITE PLAN REVIEW APPROVAL

Case No. SPR-23-09

Development Team

Applicant	Hodgdon Management and Construction, Inc. 1461 E Cooley Dr, Ste 230 Colton, CA 92324
Developer	Hodgdon Management and Construction, Inc. 1461 E Cooley Dr, Ste 230 Colton, CA 92324
Architect	HPA Architects 18831 Bardeen Ave Irvine, CA 92612
Civil Engineer/Landscape	MacKay & Soms 5142 Franklin Dr, STE B Pleasanton, CA 94588
Traffic Engineer	TJKM 4305 Hacienda Dr, STE 550 Pleasanton, CA 94588
Acoustical Consultant – Noise Assessment	Saxelby Acoustics 915 Highland Pointe Drive, STE 250 Roseville, CA 95678
CEQA Consultant and Air Toxics Health Risk Assessment	De Novo Planning 1020 Suncoast Ln, #106 El Dorado Hills, CA 95762

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ASHLEY FURNITURE

Project Specific Site Plan Review Approval Narrative

A. Request and Property Description

The applicant is requesting a conditional use permit for the development of a new integrated, high-quality warehouse/light industrial/retail office development on approximately 89.5-acre property located at the northwest corner of Dos Reis Rd and Manthey Road (the "Property"). The proposed development will support the expansion needs of an international company specializing in uses that include light-industrial, warehouse and distribution, office, and retail sales of targeted bulk consumer goods.

The 2022 Lathrop General Plan Update designates the Property within an industrial area in the Central Lathrop Phase II area. The City of Lathrop is currently processing the Central Lathrop Specific Plan Phase II amendment and rezoning to implement the new General Plan Update designation for this area. The Property was formerly agricultural but now currently fallow. The Property is bound by fallow agricultural land directly to the north and De Lima Rd & Manthey Rd and Interstate 5 freeway to the east. The Property's western boundary is vacant, fallow agricultural land and the south boundary is Dos Reis Rd adjacent to vacant commercially zoned land and mixed vacant land and commercial/residential.

B. Project Description

The proposed development includes an approximately 1,486,607 square foot single or multi-tenant building with a mix of retail, office/call center, and warehouse and distribution uses (the "Project").

The Project is anticipated to be an attractive, high-quality development that will provide substantial employment opportunities within the City of Lathrop, including up to 500 diverse jobs at full operation.

The Project consists of a single building, with a mix of tenant-related uses. The primary mix of uses within the Project building include an up to 100,000 square foot retail showroom, a 24,000 square foot, 2-3 story office space consisting of call center and a regional office for up to 50 people. Warehouse and distribution uses will comprise the balance of the 1,352,347 square feet. The proposed building's height is approximately 50 feet, with architectural features that may extend to approximately 60 feet.

Vehicular & Truck access to the Property is proposed via four (4) access drives; one (1) access drive on Manthey Rd at the far northeast corner is dedicated for truck ingress/egress onto and from the Project. One (1) public and employee vehicular access mid-block on Manthey Rd is proposed for ingress/egress of the public and employees' access to the retail and office. Two (2) additional access points are

proposed along Dos Reis Rd with the most eastern access proposed for public vehicular access to the retail and customer pick-up areas located at the southeast corner of the building. A fourth and final access is closed to the public and trucks and is reserved only for emergency vehicle access. Per the Traffic Impact Analysis completed by TJKM as a part of the Site Design Review package approval the project is expected to generate 680 daily truck trips including 95 a.m. peak hour trips and 45 p.m. peak hour trips.

The developer will widen Dos Reis Road and Manthey Road to their ultimate condition and compliant with the Central Lathrop Specific Plan Phase 2 Amendment (CLSP 2). Landscape and sidewalk improvements beyond the back of curb along the southern portion of Dos Reis Road will be constructed by future developers of the adjacent properties.

Per the Traffic Impact Analysis completed by TJKM as a part of the Site Design Review package approval the project is expected to generate 680 daily truck trips including 95 a.m. peak hour trips and 45 p.m. peak hour trips.

Once customers are on site, internal circulation roads will route them to the retail entrance in the center of the building. For furniture pick up, customers are directed to a separate waiting area labeled on the plan as "Customer Pick-up", ("CPU") located on the southeast corner of the building where customers will be guided to the CPU office and their pickup location.

Hours of operation will vary among the distribution, call center, and retail portions of the development. Retail hours are anticipated to align with the typical store hours of other Ashley Furniture locations in the Bay Area, running from 9:00 am to 9:00 pm 7 days a week. However, these hours are subject to change with final design.

The call and distribution centers are expected to have a broader range of operating hours, accommodating several shift changes throughout the day to ensure efficient operations. The specific number of shifts and their timeframes will be determined during the final design phase, considering operational requirements and workforce needs.

During final design, more detailed information regarding the hours of operations, the number of shifts, days of operation and the specific timeframes of shifts will be provided.

C. Permitted Uses

I. Permitted land uses for the Project include:

1. Call center
2. General retail sales
3. Office
4. Outdoor trailer parking
5. Outdoor storage associated with an on-site primary use, excluding vehicles

6. Sale of products including those assembled on-site as well as imported product
7. Retail showroom
8. Warehousing and Distribution

D. Site Details

I. Lighting

Light levels are not to exceed 1-foot candle at the property line. All proposed site lighting will comply with city zoning requirements.

II. Screening

The project proposes a 30-foot landscape buffer along the Dos Reis Road project frontage, in accordance with the Central Lathrop Specific Plan Phase 2 Amendment (CLSP 2). To further enhance screening for trailer parking areas, an 8-foot-tall community wall is proposed along the right-of-way of Dos Reis Road at the project frontage. Additionally, the project proposes an increased number of deciduous trees between the 8-foot paved sidewalk and the 8-foot-tall community wall. This condition will extend along the south boundary of the property until the first driveway east of the proposed Dos Reis Road and Golden Valley Parkway roundabout. Proceeding north along Manthey Road, the tree spacing, and landscape design will transition to a less dense arrangement typically found in retail areas.

III. Air Quality Best Management Practices

The project demonstrates compliance with the City of Lathrop General Plan Best Management Practices, as outlined in Implementation Action LU-5. d. The following measures have been implemented to align with these practices:

- The 30-foot landscape buffer described in section D.II provides a physical and structural buffer between possible sensitive receptors and the warehouse/trailer parking area.
- Sufficient onsite parking and queuing locations have been included in the project site plan, accommodating multiple truck lengths. This design ensures that trucks do not idle within public right-of-way.
- The project site plan is designed so that truck ingress/egress is largely isolated to the most Northeastern corner of the development along Manthey Road.
- Generous setbacks have been incorporated between loading docks and property lines.
- In areas where trailer parking is present, a community wall has been strategically placed along visible sections of right-of-way and property lines to screen views.

- Wayfinding signs have been specifically designed and positioned at truck ingress/egress locations, clearly indicating that truck traffic is restricted to Roth Road only.

IV. Walls & Fences

See Screen Wall & Fencing Plan; Sheet DAB-A4.2

V. Parking Standards

On-site parking for the Project shall be provided in accordance with Table 1 below:

Table 1

SITE AREA		
In s.f.	3,767,620	s.f.
In acres	86.50	ac
BUILDING AREA		
Office - 1st floor	8,000	s.f.
Office - 2nd floor	8,000	s.f.
Office - 3rd floor	8,000	s.f.
Retail - 1st floor	55,130	s.f.
Retail - 2nd floor	55,130	s.f.
Warehouse	1,352,347	s.f.
TOTAL	1,486,607	s.f.
AUTO PARKING REQUIRED		
Office: 1/400 s.f.	60	stalls
Retail: 1/600 s.f.	184	stalls
Whole: 1/2,000 s.f.	876	stalls
TOTAL	920	stalls
AUTO PARKING PROVIDED		
Standard (9' x 20')	942	stalls
TOTAL	942	stalls
Required Accessible Parking for Disabled		
Standard Accessible (9' x 20')	16	stalls
Van Accessible (12' x 20')	4	stalls
Total	20	stalls
Required EV parking		
EV Capable Space (9' x 20')	144	stalls
EVCS Standard (9' x 20')	49	stalls
Total EV Capable Space	188	stalls
ADA EV Parking (CBC Table 11B-228 3.2.1)		
EVCS Van Accessible (12' x 20')	1	stalls
EVCS Standard Accessible (9' x 20')	5	stalls
EVCS Ambulatory (10' x 20')	5	stalls
Total ADA EV	11	stalls
Total - EV Capable Space	144	stalls
Total - EVCS Standard (+) ADA EVCS	38	stalls
Total - ADA EVSC	11	stalls
Total	193	stalls
Provided Parking Breakdown		
Standard (9' x 20')	722	stalls
Standard Accessible (9' x 20')	19	stalls
Van Accessible (12' x 20')	6	stalls
EV Capable Space (9' x 20')	145	stalls
EVCS Standard (9' x 20')	38	stalls
EVCS Van Accessible (12' x 20')	2	stalls
EVCS Standard Accessible (9' x 20')	5	stalls
EVCS Ambulatory (10' x 20')	5	stalls
Total	942	stalls
TRAILER PARKING PROVIDED		
Trailer (12' x 30')	46	stalls
Trailer (12' x 40')	261	stalls
Trailer (12' x 53')	797	stalls
TOTAL	1,104	stalls

E. Architectural Design

The architectural character of the development will have a high-tech contemporary appearance. This will be established using clean edges and forms, and colors. The development's east elevation, facing Manthey Rd & Interstate 5, will convey a high-quality office/retail appearance while maintaining key functions, including customer pick-up areas along the southeast elevation. This is achieved with glazing to indicate an office appearance and clerestory windows along the upper portions of the façade. Please refer to the conceptual building elevations on Sheet DAB-A3.3.

The conceptual building elevations include strong architectural forms and distinct design elements, such as accent shading features, variations in parapet height and colors. Collectively these provide for enhanced visual interest and varied building massing, to create distinctive points of entry for users. A combination of concrete tilt up wall panels with a series of reveals and patterns in the tilts will accent the building elevations. Curtain wall glazing systems at each entry location will highlight the material variation, with portions that reach a high elevation to accommodate two to three-story office/retail within the building. These various treatments will be incorporated into the project design to provide variation and texture to the building façade.

F. Site Design Criteria

The conceptual site plan orients the Project to Manthey Rd. Public access to the Property will be provided via Manthey and Dos Reis Roads in the locations shown on the site plan. These points of access and internal circulation provide good access to users, employees, and customers. Generous landscaping along Dos Reis effectively screens the south elevation from Dos Reis Rd, while dense and tasteful landscape accents the east elevation and the retail portion of the project.

Dedicated truck access located at the very northeast corner of the property is the only access point for ingress and egress of truck traffic. Trucks are restricted from going south of this access point and will come from and to the north towards Roth Rd interchange only.

The conceptual site plan identifies approximately 2,046 parking spaces provided throughout the development. Parking for trucks and employees is provided behind secured, gated access points as depicted on the conceptual site plan. Approximately 1,104 trailer parking spaces are provided behind secured, gated access points.

G. Landscaping

Project landscaping will be consistent with the Site Plan Review package's landscape plan and area renderings included for conceptual design. The landscape design along rights-of-way and parking areas will be consistent with the Central Lathrop Specific Plan 2 Amendment (CLSP 2) and city zoning requirements for retail. The landscape design in stormwater quality areas will be compliant with the Multi-Agency Post-Construction Stormwater Standards Manual.

Vehicular entries and street frontages will provide a formal entry design sequence, including the use of “offset” of trees along with formal masses of shrubs and groundcovers. The project will match the City of Lathrop’s retail design criteria for retail along Manthey Rd. The city’s criteria identify London Plane Tree and Chinese Flame trees as primary and secondary trees. A more diverse plant palette will be used. Additional street trees along the Dos Reis Rd frontage include Deodar Cedar, and Chinese Flame trees. Massed shrubs will further screen perimeter screen walls around the Project perimeter and colorful accent shrubs and groundcover plantings will be used around all signage.

The landscape design in proximity to the building will complement the building’s high-tech contemporary appearance, as well as the size. Trees and shrubs will provide pedestrian shade and visual interest and will contrast the architectural pop-outs to provide human scale at the entries. Pedestrian walks that connect the Project and parking lots to storefront entries will be appropriately shaded.

H. Employee Amenities

Employee outdoor break areas with shading and benches/seating have been incorporated into the site plan to allow employees an outdoor space to enjoy break periods. Employee break areas are compliant with the Design Guidelines (Chapter 7) section of the Central Lathrop Specific Plan 2 Amendment (CLSP 2).

I. Grading and Drainage

The grading and drainage plan for the Property will comply with the City of Lathrop’s drainage design standards and the Multi-Agency Post-Construction Stormwater Standards Manual. Storm drainage will be conveyed via internalized roof drains and downspouts, as well as overland flow across the parking lots and truck dock areas. This flow will be directed to curb openings at stormwater quality treatment areas distributed throughout the site. These treatment areas will effectively treat stormwater before it is discharged into the site’s storm drain system. Ultimately the onsite storm drain system connects to the existing Watershed 4 storm drain line in Dos Reis Road where that storm water continues west to the existing storm drain pump station at Stanford Crossing and Spartan Way. The stormwater quality treatment areas and the underground storm drainpipe system have been sized to together accommodate a 100-year storm event.

J. Utilities and Infrastructure

The City of Lathrop will provide water to the Property via a 12-inch public waterline within Golden Valley Parkway. The project proposes new 12-inch public water lines in Manthey Road and Dos Reis Road.

The City of Lathrop will provide storm sewer and wastewater treatment service. There is an existing sewer main within Golden Valley Parkway. It is anticipated that existing sewer main is to provide a gravity sewer connection to the Property.

K. Project Schedule

The design phase of the project is expected to begin immediately after the public approval of the Central Lathrop Specific Plan 2 Amendment, Site Plan Review Package, and Conditional Use Permit. Assuming an Improvement/Grading Plan approval in the first half of 2024 construction is expected to commence in the second half of 2024.

L. Summary

The proposed development will provide benefits to the City of Lathrop by adding a diversity of up to 500 new jobs at full operation involving a significant capital investment more than \$100 million, and anticipated retail sales exceeding \$30 million annually and will activate an undeveloped, long-term vacant parcel of land with a quality use that will provide considerable sales tax revenues and other economic benefits to the City of Lathrop.

This Project implements the General Plan, Central Lathrop Specific Plan Phase 2 Amendment (CLSP 2), zoning, and Design Guidelines that encourage site development and architectural design that will be integrated with the surrounding mixed use residential development. The project's frontage improvement of Dos Reis Road and Manthey Road into their ultimate condition including the landscape buffer previously mentioned along Dos Reis Road will positively influence the area. In summary, this proposal is consistent with the City's long-term vision for this area, it is compatible with the surrounding area.



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INDUSTRIES, INC

hodgdon
group
OWNERS REPRESENTATIVE

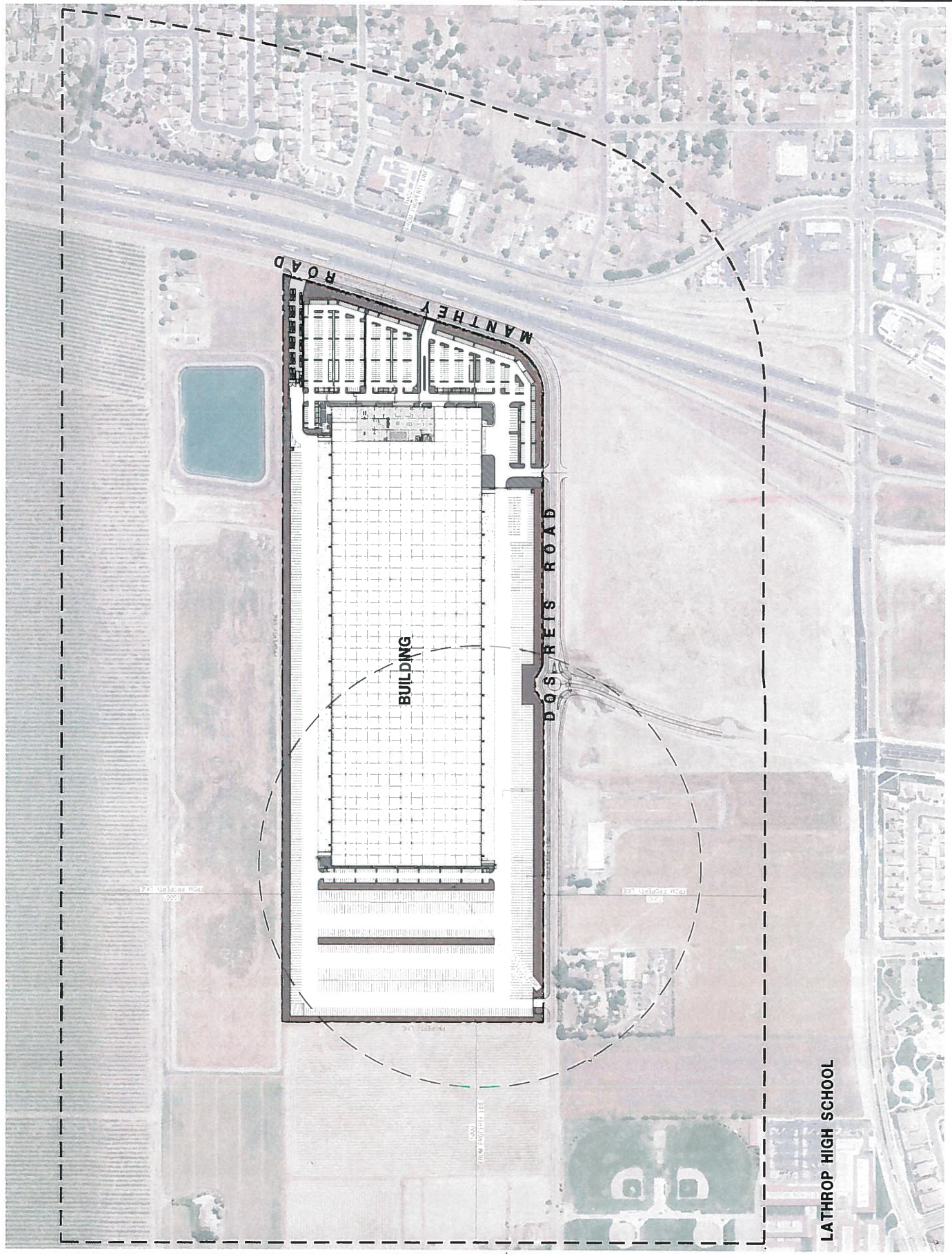
Project:
ASHLEY
LATHROP

101 DOS REIS RD., 4
MANTHEE RD.
LATHROP, CA 95026

Consultants:
MCKAY & SOMPS
Civil
Structural
Mechanical
Electrical
Plumbing
Fire Protection
Site Engineer

Title: 1,000' RADIUS SITE MAP
Project Number: 21000
Drawn By: CR
Date: 5/2/23
Revised:

Sheet:
DAB-A1.0



1,000' RADIUS SITE MAP
Sheet A

LATHROP HIGH SCHOOL

SITE PLAN KEYNOTES

1. REINFORCED CONCRETE FLOORING
2. REINFORCED CONCRETE FOOTING
3. REINFORCED CONCRETE WALL
4. REINFORCED CONCRETE COLUMN
5. REINFORCED CONCRETE BEAM
6. REINFORCED CONCRETE SLAB
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SITE PLAN GENERAL NOTES

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SITE LEGEND

- 1. UNFINISHED FLOOR
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TABULATION

NO.	DESCRIPTION	DATE	BY	CHECKED BY
1	PRELIMINARY	10/15/11	J. L. ...	J. L. ...
2	REVISED	11/15/11	J. L. ...	J. L. ...
3	REVISED	12/15/11	J. L. ...	J. L. ...
4	REVISED	01/15/12	J. L. ...	J. L. ...
5	REVISED	02/15/12	J. L. ...	J. L. ...
6	REVISED	03/15/12	J. L. ...	J. L. ...
7	REVISED	04/15/12	J. L. ...	J. L. ...
8	REVISED	05/15/12	J. L. ...	J. L. ...
9	REVISED	06/15/12	J. L. ...	J. L. ...
10	REVISED	07/15/12	J. L. ...	J. L. ...
11	REVISED	08/15/12	J. L. ...	J. L. ...
12	REVISED	09/15/12	J. L. ...	J. L. ...
13	REVISED	10/15/12	J. L. ...	J. L. ...
14	REVISED	11/15/12	J. L. ...	J. L. ...
15	REVISED	12/15/12	J. L. ...	J. L. ...
16	REVISED	01/15/13	J. L. ...	J. L. ...
17	REVISED	02/15/13	J. L. ...	J. L. ...
18	REVISED	03/15/13	J. L. ...	J. L. ...
19	REVISED	04/15/13	J. L. ...	J. L. ...
20	REVISED	05/15/13	J. L. ...	J. L. ...

OVERALL SITE PLAN A

DOS REIS ROAD

MAP



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OWNER
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MCKINNY & SODMS
 ARCHITECT
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Overall Site Plan
 Project Number: 21800
 Drawn by: CR
 Date: 6/20/13
 Revision:





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Email: hpa@hpa.com



OWNER
ASHLEY
FURNITURE
INDUSTRIES, INC

**hodgdon
group**
OWNERS REPRESENTATIVE

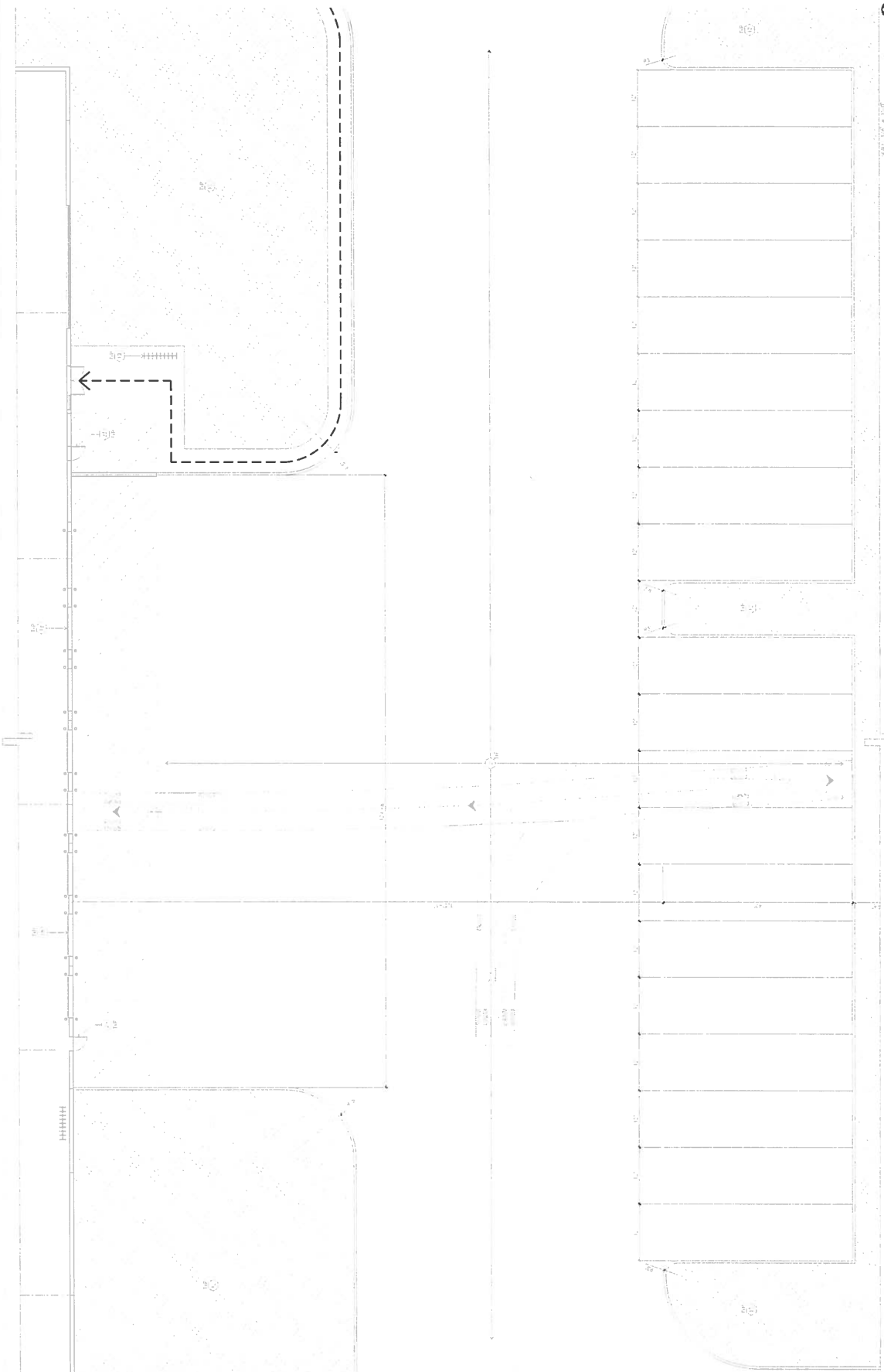
Project
ASHLEY
LATHROP

Consultants:
Civil: MICKEY & SOMES
Mechanical: MICKEY & SOMES
Electrical: MICKEY & SOMES
Landscape: GREEN DESIGN
Fire Protection: GREEN DESIGN
Subcontractor: MICKEY & SOMES

Title ENLARGED SITE PLAN

Project Number: 21290
CR
Drawn by: CR
Date: 5/2/23
Revision:

Sheet: DAB-A1.2



SITE PLAN KEYNOTES

1. THIS DRAWING IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
2. THE CLIENT HAS BEEN ADVISED THAT THE DESIGN IS PRELIMINARY AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
3. THE CLIENT HAS BEEN ADVISED THAT THE DESIGN IS PRELIMINARY AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
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SITE PLAN GENERAL NOTES

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SITE LEGEND

- 1. ASPHALT DRIVE
- 2. ASPHALT DRIVE
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- 20. ASPHALT DRIVE

ENLARGED SITE PLAN A



hpa, inc.
19851 Hamilton Avenue - Ste.
6100 Irvine, CA
92618
tel: 949-462-1770
email: hpa@hpa.com



OWNER
ASHLEY FURNITURE INDUSTRIES, INC

hodgeion group
OWNERS REPRESENTATIVE

Project:
ASHLEY LATHROP
197, DOS REIS RD.,
LAHORE, CA 95030

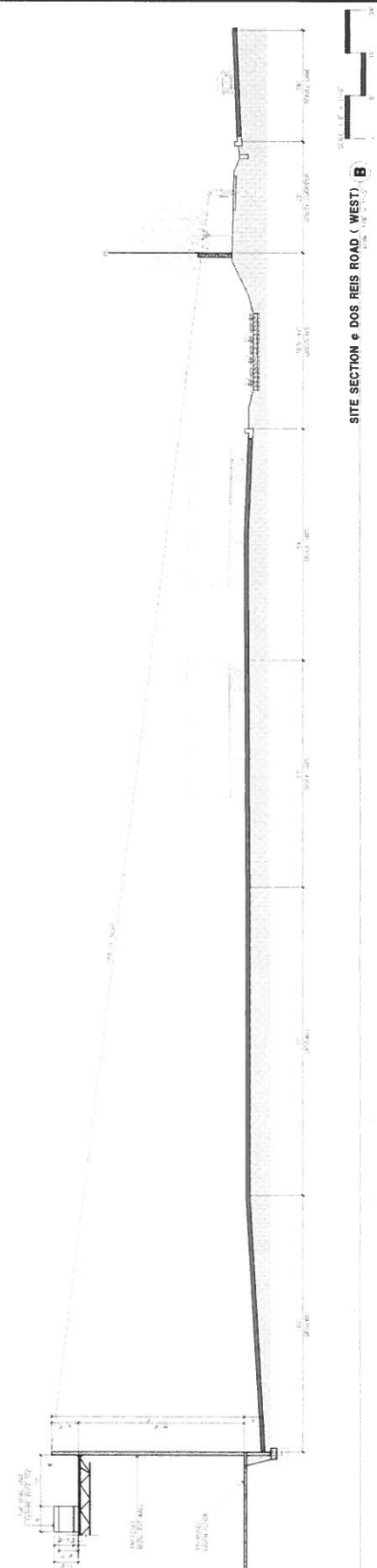
Consultants:

Call: MCKAY & DOWNS
Structure
Mechanical
Plumbing
Electrical
Landscape
Fire Protection
Soil Engineer
GREEN DESIGN

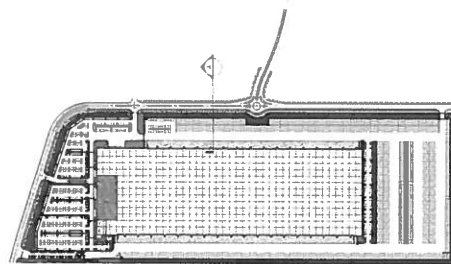
TM: ENLARGED SITE PLAN

Project Number: 21590
Drawn By: CR
Date: 09/29
Revised:

Sheet:
DAB-A1.4



KEYMAP



HPA
1883 Jackson Avenue - 4th
1102 Irvine, CA
Tel: 949-453-1770
www.hpainc.com

OWNER:
ASHLEY FURNITURE INDUSTRIES, INC

PROJECT REPRESENTATIVE:
hodgepodge group

Project:
ASHLEY LATHROP

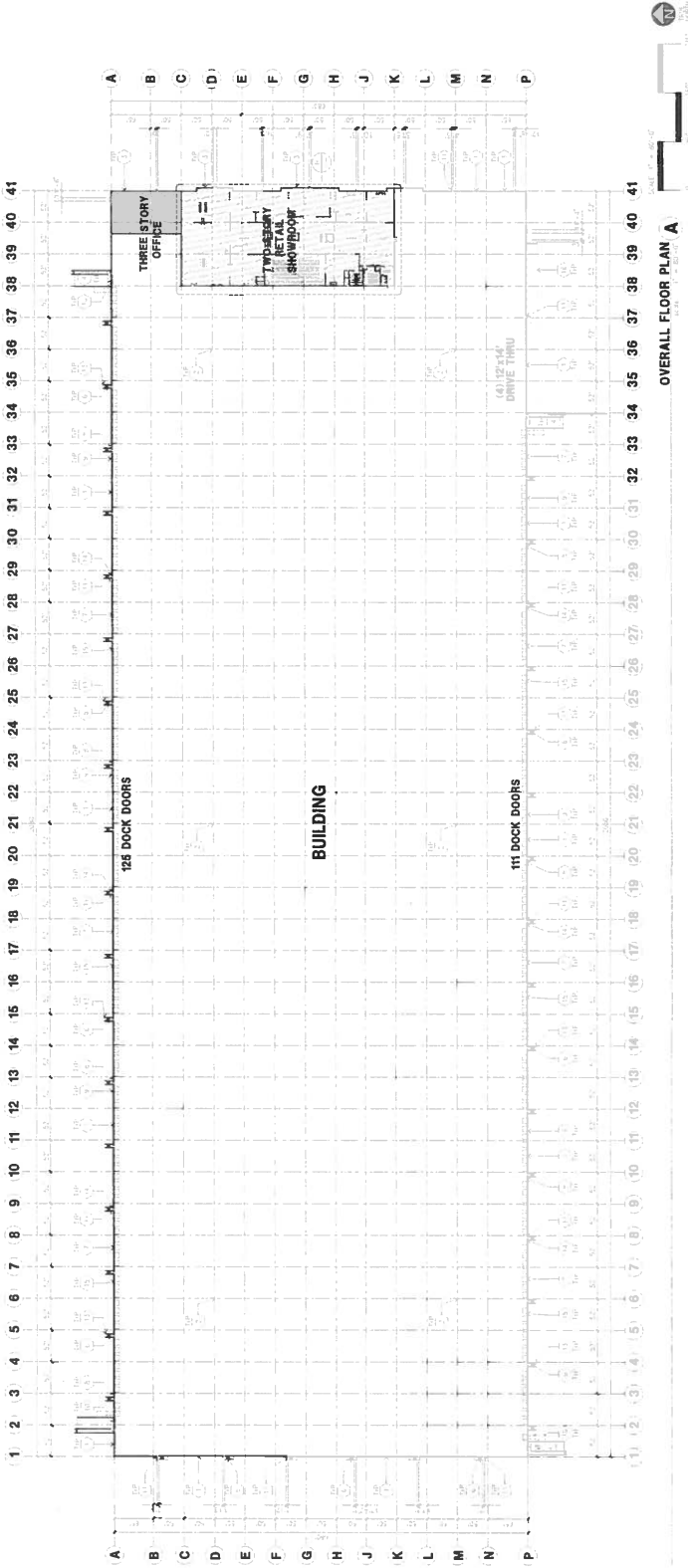
INT. DESIGNER & ARCHITECT:
LATHROP, CA 92501

Consultants:
MCKAY & SODMS
MECHANICAL
ELECTRICAL
GREENESON
PLUMBING
SOILS ENGINEER

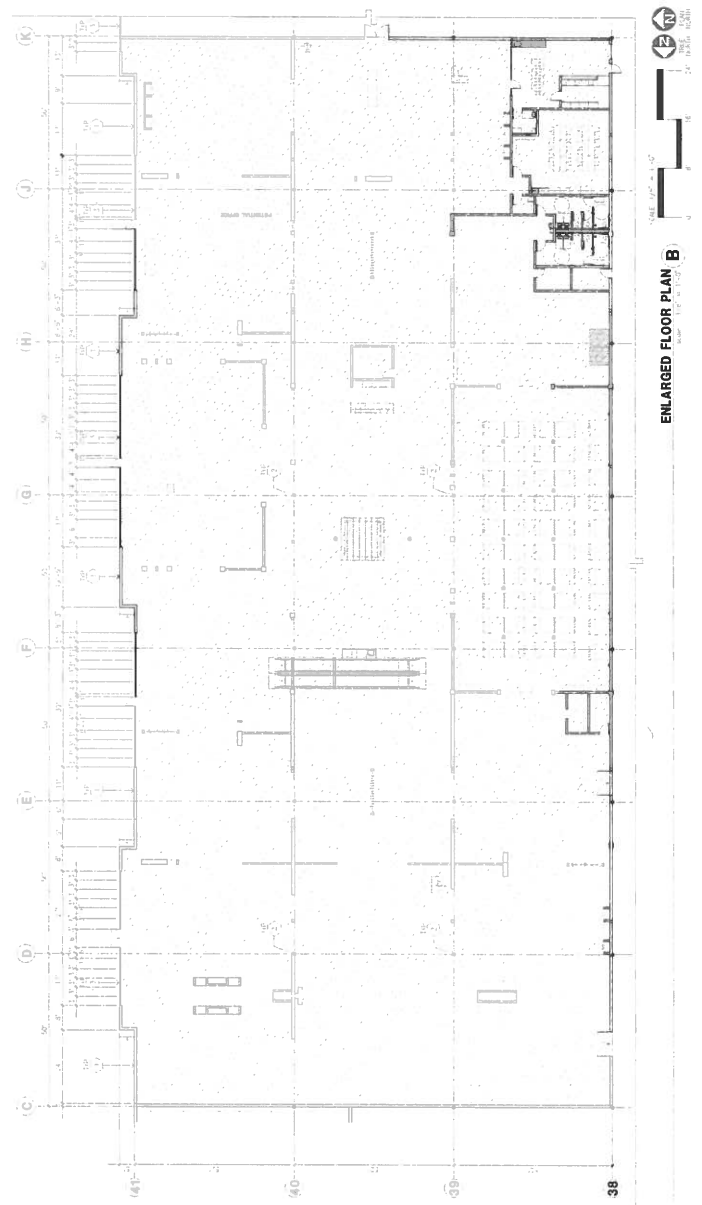
Title: OVERALL FLOOR PLAN

Project Number: 21080
CR
Drawn by: CR
Date: 5/2/02
Revised:

Sheet:
DAB-A2.1



OVERALL FLOOR PLAN A



ENLARGED FLOOR PLAN B

- FLOOR PLAN KEYNOTES**
1. OPERATIONAL FIELD NOTES.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
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 40. FLOOR SLAB & POUR STRIPS REQ.
 41. FLOOR SLAB & POUR STRIPS REQ.



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18371 Broadway Avenue, Ste 600
Irvine, CA 92614
Tel: 949-452-1770
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OWNER
ASHLEY FURNITURE INDUSTRIES, INC

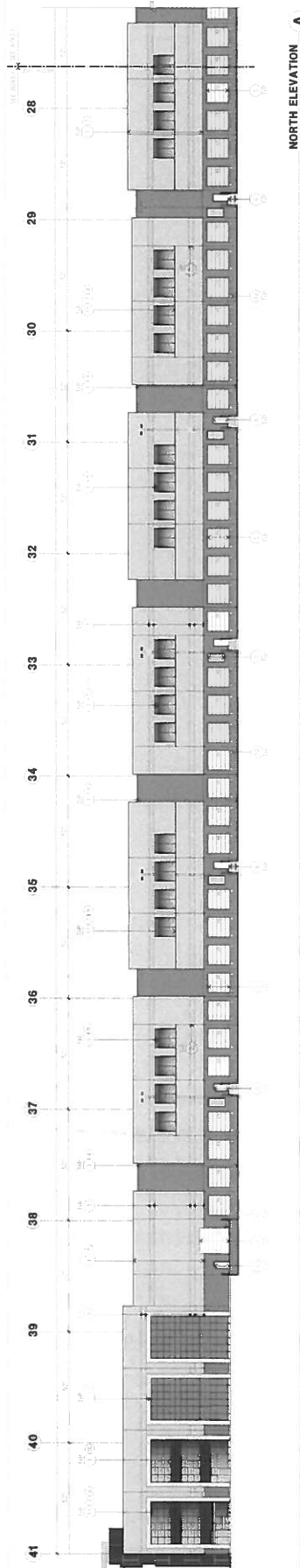
Project
ASHLEY LATHROP

CONSULTANTS:
MCKAY & SLOOPS
ARCHITECTS
PLANNING
ENGINEERS
LANDSCAPE ARCHITECTS
INTERIORS

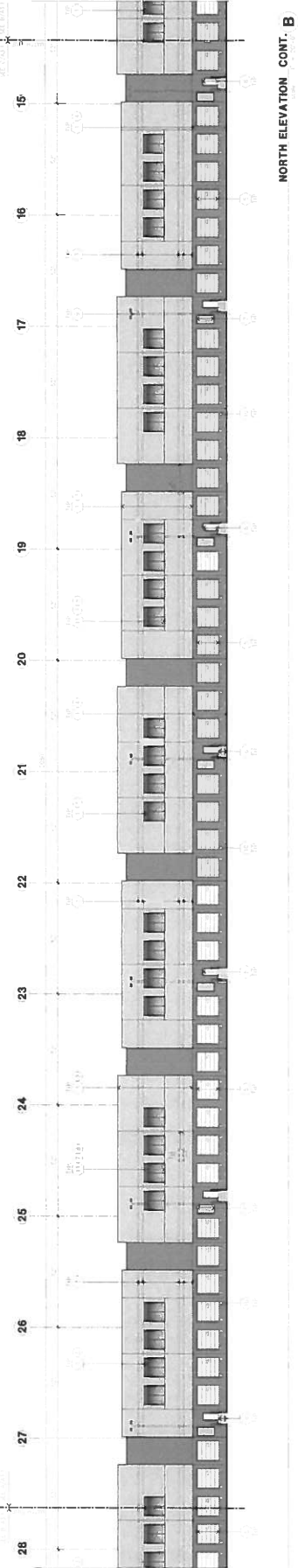
PROJECT
18371 BROADWAY AVE., STE 600
IRVINE, CA 92614
DATE: 08/14/14

Project Number: 2190
Drawn by: CR
Date: 5/2/13
Revision:

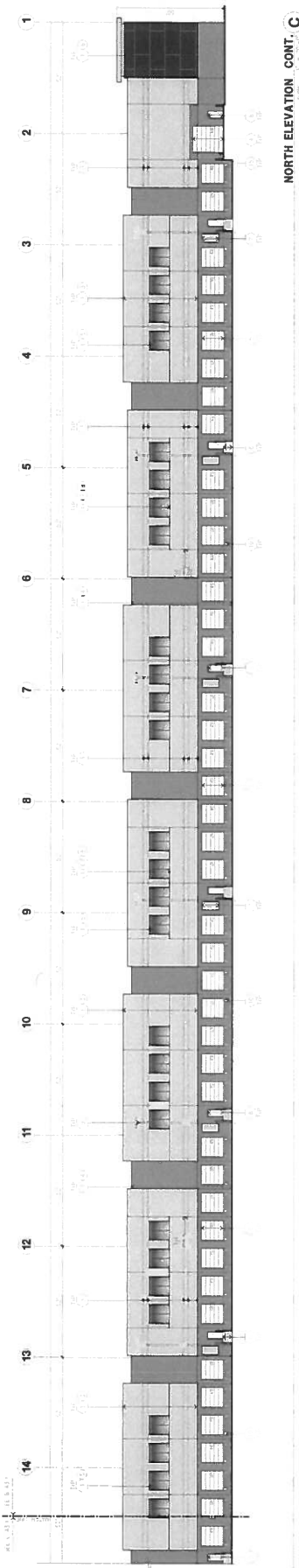
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DAB-A3.1



NORTH ELEVATION A



NORTH ELEVATION CONT. B



NORTH ELEVATION CONT. C

ELEVATION KEYNOTES

1. ALL GLAZING TO BE PERFORMED BY THE CONTRACTOR.
2. ALL GLAZING TO BE PERFORMED BY THE CONTRACTOR.
3. ALL GLAZING TO BE PERFORMED BY THE CONTRACTOR.
4. ALL GLAZING TO BE PERFORMED BY THE CONTRACTOR.
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14. ALL GLAZING TO BE PERFORMED BY THE CONTRACTOR.

ELEVATION GENERAL NOTES

1. ALL GLAZING TO BE PERFORMED BY THE CONTRACTOR.
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13. ALL GLAZING TO BE PERFORMED BY THE CONTRACTOR.
14. ALL GLAZING TO BE PERFORMED BY THE CONTRACTOR.

ELEVATION COLOR LEGEND/SCHED.

NO.	DESCRIPTION	COLOR
1	PAINT - EXTERIOR WALLS	WHITE
2	PAINT - EXTERIOR WALLS	WHITE
3	PAINT - EXTERIOR WALLS	WHITE
4	PAINT - EXTERIOR WALLS	WHITE
5	PAINT - EXTERIOR WALLS	WHITE
6	PAINT - EXTERIOR WALLS	WHITE
7	PAINT - EXTERIOR WALLS	WHITE
8	PAINT - EXTERIOR WALLS	WHITE
9	PAINT - EXTERIOR WALLS	WHITE
10	PAINT - EXTERIOR WALLS	WHITE
11	PAINT - EXTERIOR WALLS	WHITE
12	PAINT - EXTERIOR WALLS	WHITE
13	PAINT - EXTERIOR WALLS	WHITE
14	PAINT - EXTERIOR WALLS	WHITE

GLAZING LEGEND

NO.	DESCRIPTION	GLAZING TYPE
1	GLAZING - WINDOW	GLASS
2	GLAZING - WINDOW	GLASS
3	GLAZING - WINDOW	GLASS
4	GLAZING - WINDOW	GLASS
5	GLAZING - WINDOW	GLASS
6	GLAZING - WINDOW	GLASS
7	GLAZING - WINDOW	GLASS
8	GLAZING - WINDOW	GLASS
9	GLAZING - WINDOW	GLASS
10	GLAZING - WINDOW	GLASS
11	GLAZING - WINDOW	GLASS
12	GLAZING - WINDOW	GLASS
13	GLAZING - WINDOW	GLASS
14	GLAZING - WINDOW	GLASS



HPA, Inc.
18251 Canyon Avenue, Ste. 100
Folsom, CA 95630
Tel: 916-963-1770
Fax: 916-963-1770
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OWNER
ASHLEY FURNITURE INDUSTRIES, INC.

OWNER'S REPRESENTATIVE
hodgdon group

Project:
ASHLEY LATHROP

187, DORRIS BLVD.,
MANTHREN, CA 95630

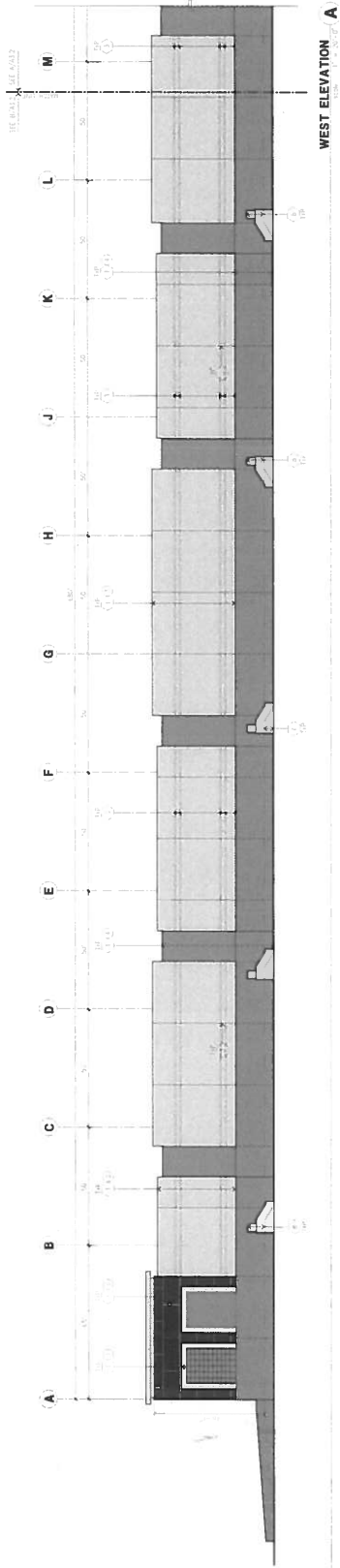
Consultants:
MCCAY & SOMPS

OPEN/DESIGN
Fire Protection
Sub-System

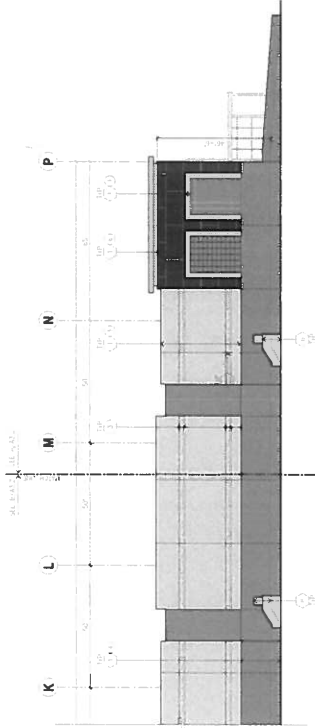
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Drawn by: CR
Date: 5/02
Revision:

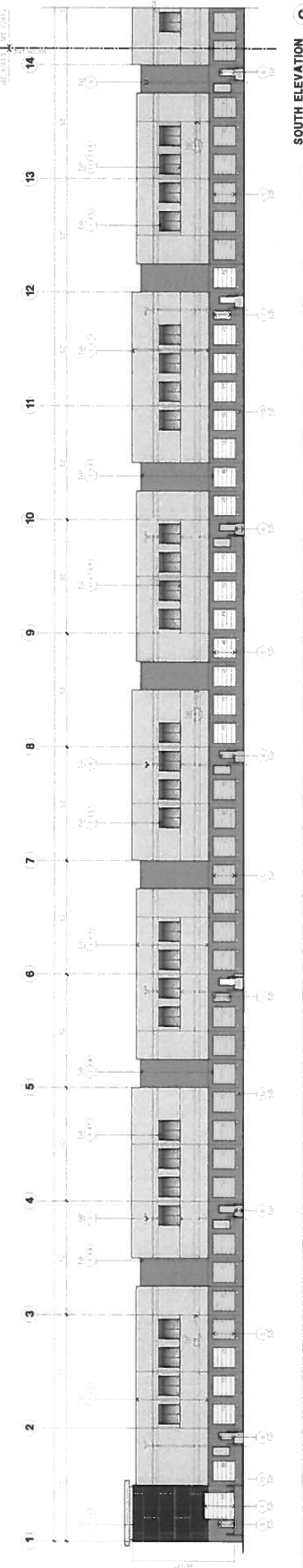
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DAB-A3.2



WEST ELEVATION



WEST ELEVATION CONT. B



SOUTH ELEVATION

ELEVATION KEYNOTES

1. PANEL ANNOT.
2. FINISH: 1/2" x 1/2" x 1/2" TYP. (SEE SPEC.)
3. FINISH: 1/2" x 1/2" x 1/2" TYP. (SEE SPEC.)
4. FINISH: 1/2" x 1/2" x 1/2" TYP. (SEE SPEC.)
5. FINISH: 1/2" x 1/2" x 1/2" TYP. (SEE SPEC.)
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14. FINISH: 1/2" x 1/2" x 1/2" TYP. (SEE SPEC.)

ELEVATION GENERAL NOTES

1. FINISH: 1/2" x 1/2" x 1/2" TYP. (SEE SPEC.)
2. FINISH: 1/2" x 1/2" x 1/2" TYP. (SEE SPEC.)
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14. FINISH: 1/2" x 1/2" x 1/2" TYP. (SEE SPEC.)

ELEVATION COLOR LEGEND/SCHEDULED

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|----|-------------------------------------|
| 1 | 1/2" x 1/2" x 1/2" TYP. (SEE SPEC.) |
| 2 | 1/2" x 1/2" x 1/2" TYP. (SEE SPEC.) |
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| 13 | 1/2" x 1/2" x 1/2" TYP. (SEE SPEC.) |
| 14 | 1/2" x 1/2" x 1/2" TYP. (SEE SPEC.) |

GLAZING LEGEND

1. FINISH: 1/2" x 1/2" x 1/2" TYP. (SEE SPEC.)
2. FINISH: 1/2" x 1/2" x 1/2" TYP. (SEE SPEC.)
3. FINISH: 1/2" x 1/2" x 1/2" TYP. (SEE SPEC.)
4. FINISH: 1/2" x 1/2" x 1/2" TYP. (SEE SPEC.)
5. FINISH: 1/2" x 1/2" x 1/2" TYP. (SEE SPEC.)
6. FINISH: 1/2" x 1/2" x 1/2" TYP. (SEE SPEC.)
7. FINISH: 1/2" x 1/2" x 1/2" TYP. (SEE SPEC.)
8. FINISH: 1/2" x 1/2" x 1/2" TYP. (SEE SPEC.)
9. FINISH: 1/2" x 1/2" x 1/2" TYP. (SEE SPEC.)
10. FINISH: 1/2" x 1/2" x 1/2" TYP. (SEE SPEC.)
11. FINISH: 1/2" x 1/2" x 1/2" TYP. (SEE SPEC.)
12. FINISH: 1/2" x 1/2" x 1/2" TYP. (SEE SPEC.)
13. FINISH: 1/2" x 1/2" x 1/2" TYP. (SEE SPEC.)
14. FINISH: 1/2" x 1/2" x 1/2" TYP. (SEE SPEC.)



HPA
1831 Madison Avenue, Ste
#100, Irvine, CA
Tel: 949-451-1770
email: hpa@hpa.com



OWNER
**ASHLEY
FURNITURE
INDUSTRIES, INC**

haddon
group
OWNER REPRESENTATIVE

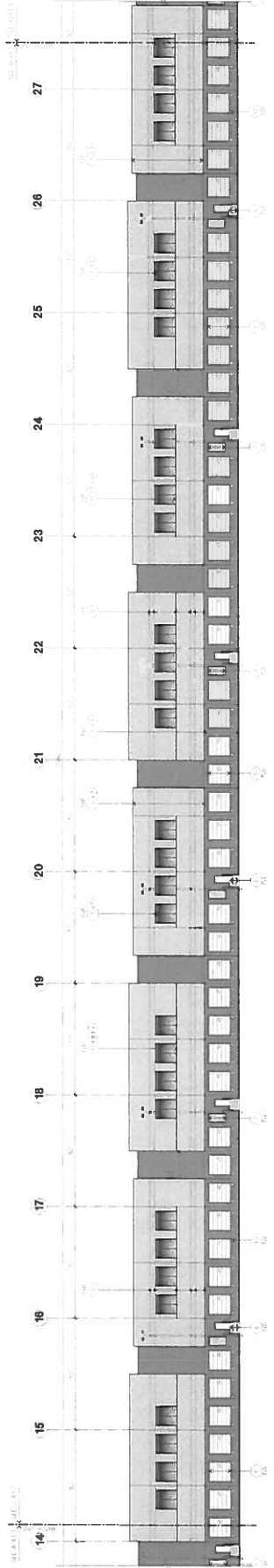
Project
**ASHLEY
LATHROP**
INT. DOS ROS RD. &
WANTHROP RD.
LATHROP, OR 97130

Consultants:
MCKAY & SOMES
ARCHITECTS
GREENDESIGN
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MECHANICAL ENGINEERING
ELECTRICAL ENGINEERING
CIVIL ENGINEERING

ELEVATIONS

Project Number 21290
Drawn by CR
Date 6/20/13

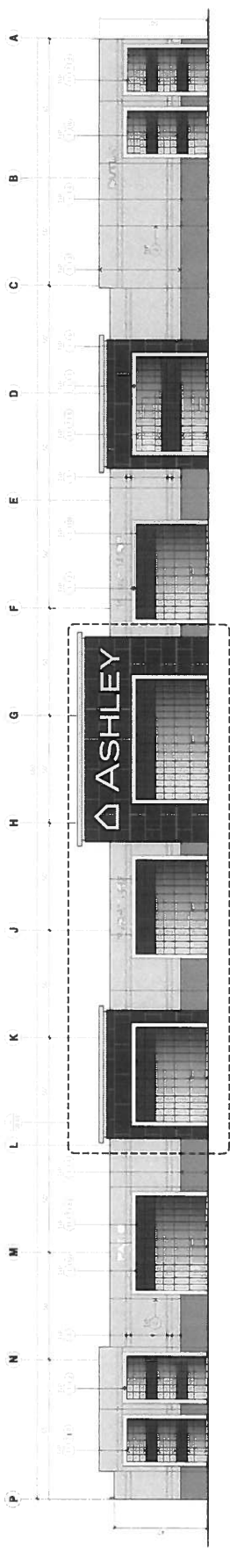
Sheet
DAB-A3.3



SOUTH ELEVATION CONT. A



SOUTH ELEVATION CONT. B



EAST ELEVATION CONT. C

ELEVATION GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2. FINISHES AND MATERIALS TO BE SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
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10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.

ELEVATION COLOR LEGEND SCHED.

1	PAINT COLOR	SW 7009 FISH TAIL
2	PAINT COLOR	SW 7009 FISH TAIL
3	PAINT COLOR	SW 7009 FISH TAIL
4	PAINT COLOR	SW 7009 FISH TAIL
5	PAINT COLOR	SW 7009 FISH TAIL
6	PAINT COLOR	SW 7009 FISH TAIL
7	PAINT COLOR	SW 7009 FISH TAIL
8	PAINT COLOR	SW 7009 FISH TAIL
9	PAINT COLOR	SW 7009 FISH TAIL
10	PAINT COLOR	SW 7009 FISH TAIL

GLAZING LEGEND

1	GLAZING TYPE	1/2" CLEAR GLASS
2	GLAZING TYPE	1/2" CLEAR GLASS
3	GLAZING TYPE	1/2" CLEAR GLASS
4	GLAZING TYPE	1/2" CLEAR GLASS
5	GLAZING TYPE	1/2" CLEAR GLASS
6	GLAZING TYPE	1/2" CLEAR GLASS
7	GLAZING TYPE	1/2" CLEAR GLASS
8	GLAZING TYPE	1/2" CLEAR GLASS
9	GLAZING TYPE	1/2" CLEAR GLASS
10	GLAZING TYPE	1/2" CLEAR GLASS

ELEVATION KEYNOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2. FINISHES AND MATERIALS TO BE SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
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ELEVATION GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
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10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.

ELEVATION COLOR LEGEND SCHED.

1	PAINT COLOR	SW 7009 FISH TAIL
2	PAINT COLOR	SW 7009 FISH TAIL
3	PAINT COLOR	SW 7009 FISH TAIL
4	PAINT COLOR	SW 7009 FISH TAIL
5	PAINT COLOR	SW 7009 FISH TAIL
6	PAINT COLOR	SW 7009 FISH TAIL
7	PAINT COLOR	SW 7009 FISH TAIL
8	PAINT COLOR	SW 7009 FISH TAIL
9	PAINT COLOR	SW 7009 FISH TAIL
10	PAINT COLOR	SW 7009 FISH TAIL

GLAZING LEGEND

1	GLAZING TYPE	1/2" CLEAR GLASS
2	GLAZING TYPE	1/2" CLEAR GLASS
3	GLAZING TYPE	1/2" CLEAR GLASS
4	GLAZING TYPE	1/2" CLEAR GLASS
5	GLAZING TYPE	1/2" CLEAR GLASS
6	GLAZING TYPE	1/2" CLEAR GLASS
7	GLAZING TYPE	1/2" CLEAR GLASS
8	GLAZING TYPE	1/2" CLEAR GLASS
9	GLAZING TYPE	1/2" CLEAR GLASS
10	GLAZING TYPE	1/2" CLEAR GLASS



HPA, Inc.
18821 Buckhorn Avenue, Ste
9100 Irvine, CA
Tel: 949-453-1770
email: hpa@hpa.com



OWNER
**ASHLEY
FURNITURE
INDUSTRIES, INC.**

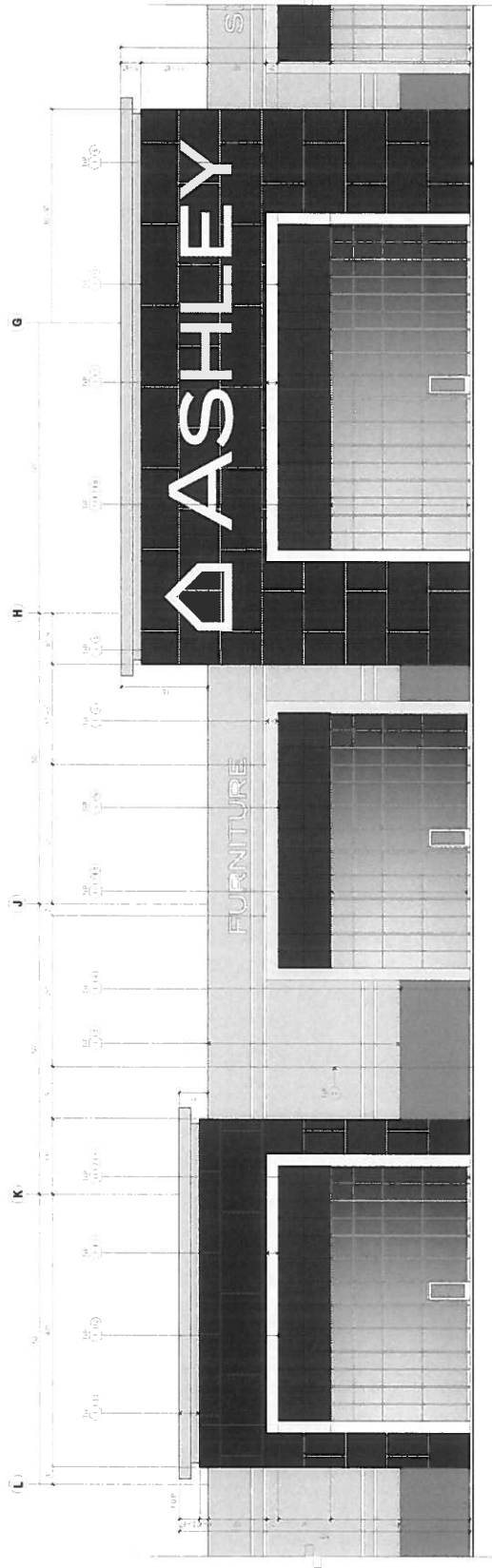
hodgdon
group
OWNER'S REPRESENTATIVE

Project:
**ASHLEY
LATHROP**
INT. DOSSBORO &
LAUREY RD.
LATHROP, CA 95220

Consultants:
CRA
MCCRAY & SOUPS
ARCHITECT
PLANNING
ENGINEERING
Landscape
GREEN DESIGN
S&B ENGINEER

Title
ELEVATIONS
Project Number: 2100
CR
Drawn by: JCR
Date: 5/2/21
Revision

Sheet:
DAB-A3.4



ENLARGED EAST ELEVATION A

ELEVATION COLOR LEGENDS/NOTES

- 1. ALL PAINTS TO BE APPLIED TO THE EXTERIOR SURFACE OF THE BUILDING.
- 2. ALL PAINTS TO BE APPLIED TO THE EXTERIOR SURFACE OF THE BUILDING.
- 3. ALL PAINTS TO BE APPLIED TO THE EXTERIOR SURFACE OF THE BUILDING.
- 4. ALL PAINTS TO BE APPLIED TO THE EXTERIOR SURFACE OF THE BUILDING.
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- 9. ALL PAINTS TO BE APPLIED TO THE EXTERIOR SURFACE OF THE BUILDING.
- 10. ALL PAINTS TO BE APPLIED TO THE EXTERIOR SURFACE OF THE BUILDING.

ELEVATION GENERAL NOTES

- 1. ALL PAINTS TO BE APPLIED TO THE EXTERIOR SURFACE OF THE BUILDING.
- 2. ALL PAINTS TO BE APPLIED TO THE EXTERIOR SURFACE OF THE BUILDING.
- 3. ALL PAINTS TO BE APPLIED TO THE EXTERIOR SURFACE OF THE BUILDING.
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- 6. ALL PAINTS TO BE APPLIED TO THE EXTERIOR SURFACE OF THE BUILDING.
- 7. ALL PAINTS TO BE APPLIED TO THE EXTERIOR SURFACE OF THE BUILDING.
- 8. ALL PAINTS TO BE APPLIED TO THE EXTERIOR SURFACE OF THE BUILDING.
- 9. ALL PAINTS TO BE APPLIED TO THE EXTERIOR SURFACE OF THE BUILDING.
- 10. ALL PAINTS TO BE APPLIED TO THE EXTERIOR SURFACE OF THE BUILDING.

ELEVATION KEYNOTES

- 1. ALL PAINTS TO BE APPLIED TO THE EXTERIOR SURFACE OF THE BUILDING.
- 2. ALL PAINTS TO BE APPLIED TO THE EXTERIOR SURFACE OF THE BUILDING.
- 3. ALL PAINTS TO BE APPLIED TO THE EXTERIOR SURFACE OF THE BUILDING.
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- 5. ALL PAINTS TO BE APPLIED TO THE EXTERIOR SURFACE OF THE BUILDING.
- 6. ALL PAINTS TO BE APPLIED TO THE EXTERIOR SURFACE OF THE BUILDING.
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- 8. ALL PAINTS TO BE APPLIED TO THE EXTERIOR SURFACE OF THE BUILDING.
- 9. ALL PAINTS TO BE APPLIED TO THE EXTERIOR SURFACE OF THE BUILDING.
- 10. ALL PAINTS TO BE APPLIED TO THE EXTERIOR SURFACE OF THE BUILDING.

GLAZING LEGEND

- 1. ALL GLAZING TO BE APPLIED TO THE EXTERIOR SURFACE OF THE BUILDING.
- 2. ALL GLAZING TO BE APPLIED TO THE EXTERIOR SURFACE OF THE BUILDING.
- 3. ALL GLAZING TO BE APPLIED TO THE EXTERIOR SURFACE OF THE BUILDING.
- 4. ALL GLAZING TO BE APPLIED TO THE EXTERIOR SURFACE OF THE BUILDING.
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- 8. ALL GLAZING TO BE APPLIED TO THE EXTERIOR SURFACE OF THE BUILDING.
- 9. ALL GLAZING TO BE APPLIED TO THE EXTERIOR SURFACE OF THE BUILDING.
- 10. ALL GLAZING TO BE APPLIED TO THE EXTERIOR SURFACE OF THE BUILDING.



HPA, Inc.
15631 Madison Avenue - Ste.
100
Van Nuys, CA
91412
Tel: 818-705-1770
www.hpaengineers.com



OWNER
**ASHLEY
FURNITURE
INDUSTRIES, INC**

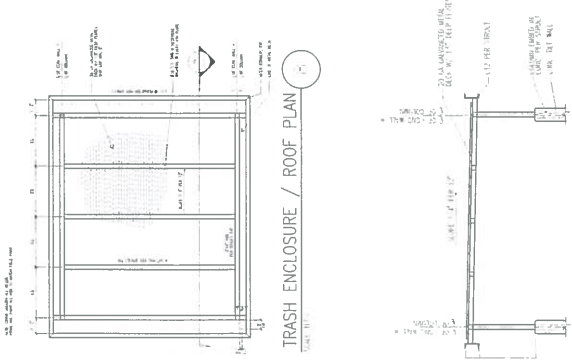
hodgeon
group
OWNER'S REPRESENTATIVE

Project:
**ASHLEY
LATHROP**
101, LOS ROBLES &
MADISON RD.
LATHROP, CA 95030

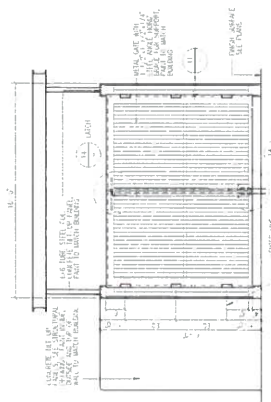
Consultants:
MCKAY & SOUFS
Civil
Mechanical
Plumbing
Electrical
Fire Protection
GREEN DESIGN
Soils Engineer

Title: **TRASH ENCLOSURE**
Project Number: 21990
CR
Drawn by: CH
Date: 5/2/23
Revised:

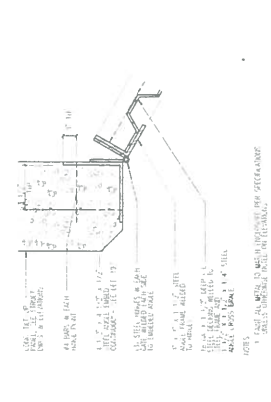
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DAB-A4.1



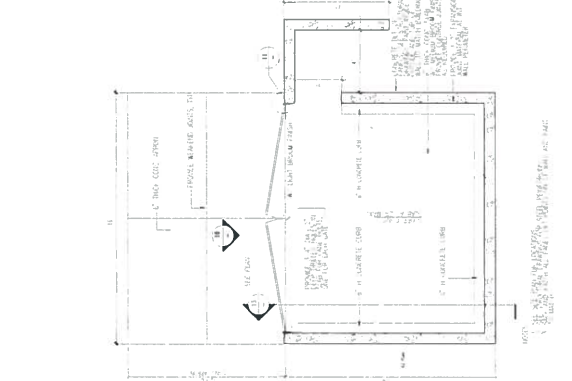
TRASH ENCLOSURE / CANOPY DETAIL



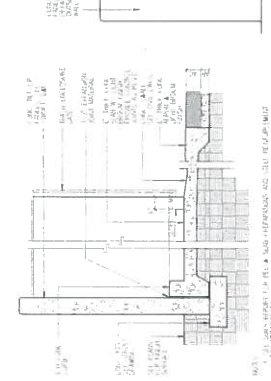
TRASH ENCLOSURE GATE ELEVATION



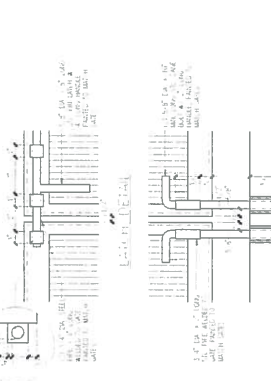
TRASH ENCLOSURE GATE & HINGE



TRASH ENCLOSURE SECTION



TRASH ENCLOSURE GATE LATCHES



TRASH ENCLOSURE GATE LATCHES



TRUCK ENTRY SIGN



TRUCK EXIT SIGN



HPA, Inc.
18831 Jackson Avenue - Ste.
#100 Irvine, CA
949-453-1770
email: hpa@hpa.com



OWNER
ASHLEY
FURNITURE
INDUSTRIES, INC

**hoddgdon
group**
OWNERS REPRESENTATIVE

Project:
ASHLEY
LATHROP

CONSULTANTS:
MCKAY & EDWARDS
ARCHITECTURE
ELECTRICAL
MECHANICAL
PLUMBING
GREEN DESIGN
Fire Protection
Soils Engineer

Title: SCREEN WALL & FENCING PLAN
Project Number: 21290
Drawn By: CR
Date: 5/2/23
Revision:

Sheet: **DAB-A4.2**

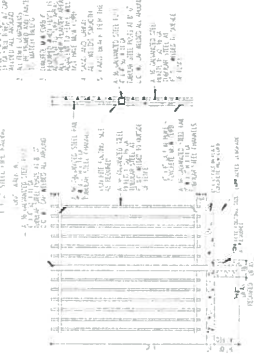
SITE WALL LEGEND

- 1. 1" HIGH TYP. SITE WALL
- 2. 4" HIGH TYP. SITE WALL
- 3. 6" HIGH WOODSHED BODY FENCE
- 4. 6" HIGH WOOD SHED GATE

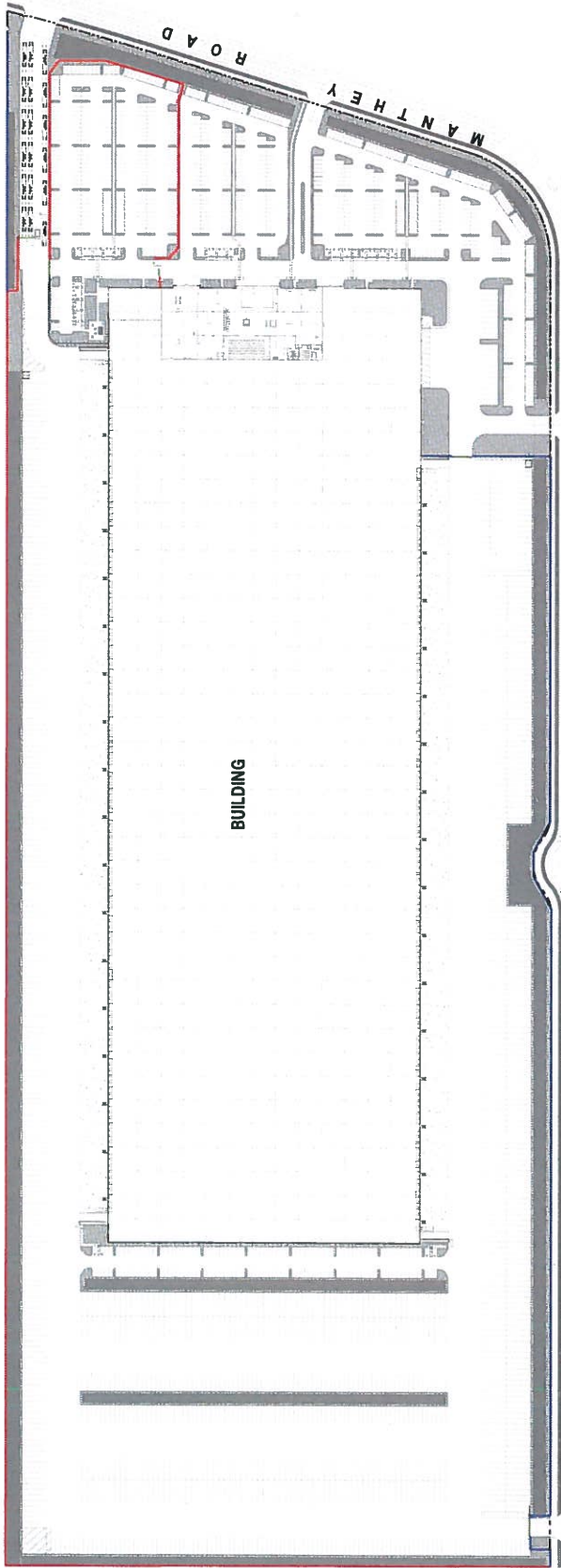


6H SCREEN WALL - TYP. ELEVATION A

WROUGHT IRON FENCE - TYP. ELEVATION D



WROUGHT IRON FENCE - TYP. ELEVATION D



OVERALL SITE PLAN A

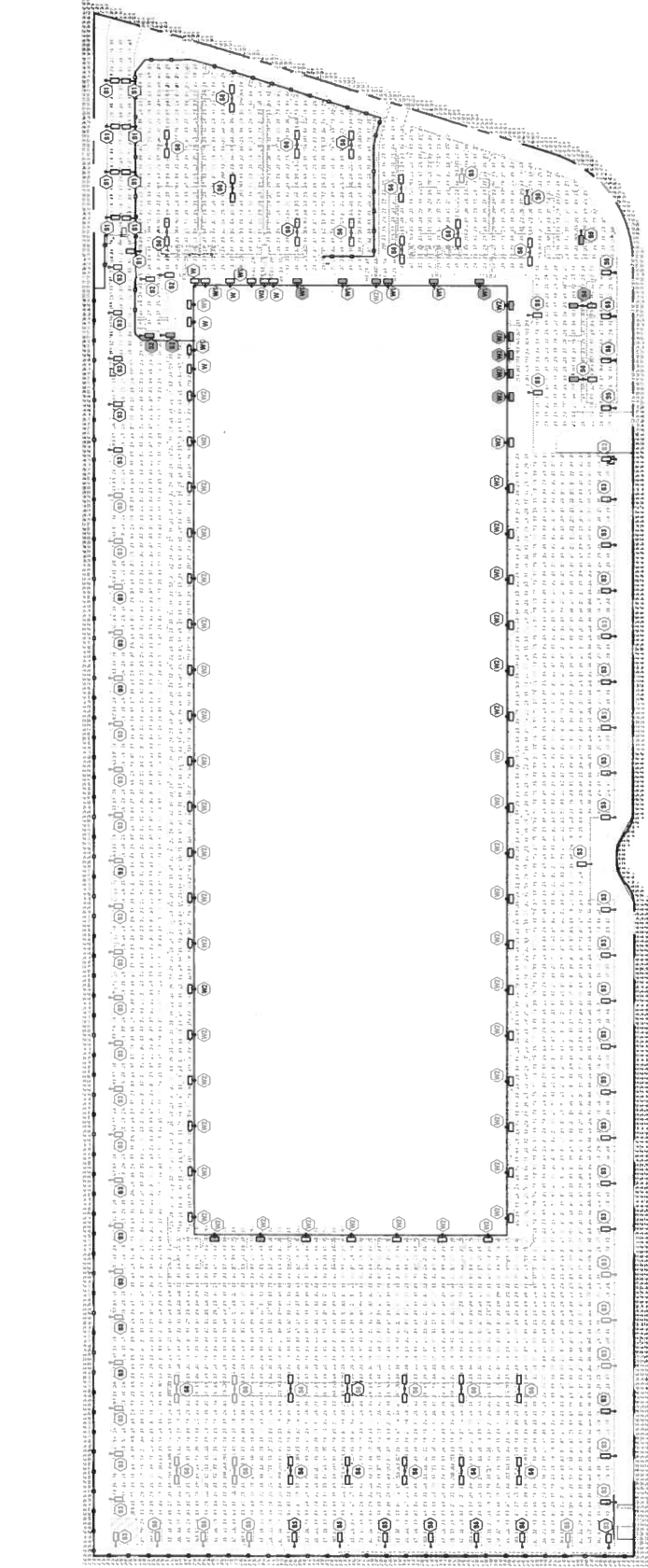
CAUTION: IF THIS SHEET IS NOT SPACED IT IS A REDUCED PRINT.

HPA architecture logo and contact information for HPA INC., 18331 BUSINESS PARKWAY, STE #300, FOLSOM, CA 95630.

OWNER: ASHLEY FURNITURE INDUSTRIES, INC. logo and contact information for Ashley Furniture Industries, Inc., 18331 BUSINESS PARKWAY, STE #300, FOLSOM, CA 95630.

Project: ASHLEY LATHROP PHOTOMETRIC logo and contact information for Hodgdon Group, 2001 W. CLAY ST., SUITE 100, FOLSOM, CA 95630.

CONSULTANTS: CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, LANDSCAPE, FIRE PROTECTION, PLS ENGINEER logo and contact information for LORISA, 301 EAST...



SITE PHOTOMETRIC PLAN 1" = 8' 0"

Table with 5 columns: Description, Symbol, Avg, Min, Max, Avg/Min, Avg/Max, Avg/Median, Avg/Min, Avg/Max. Rows include: BEYOND-TRAFFIC-LINE, CONTROLLER, CONTROLLER, CONTROLLER, CONTROLLER, CONTROLLER, CONTROLLER, CONTROLLER.

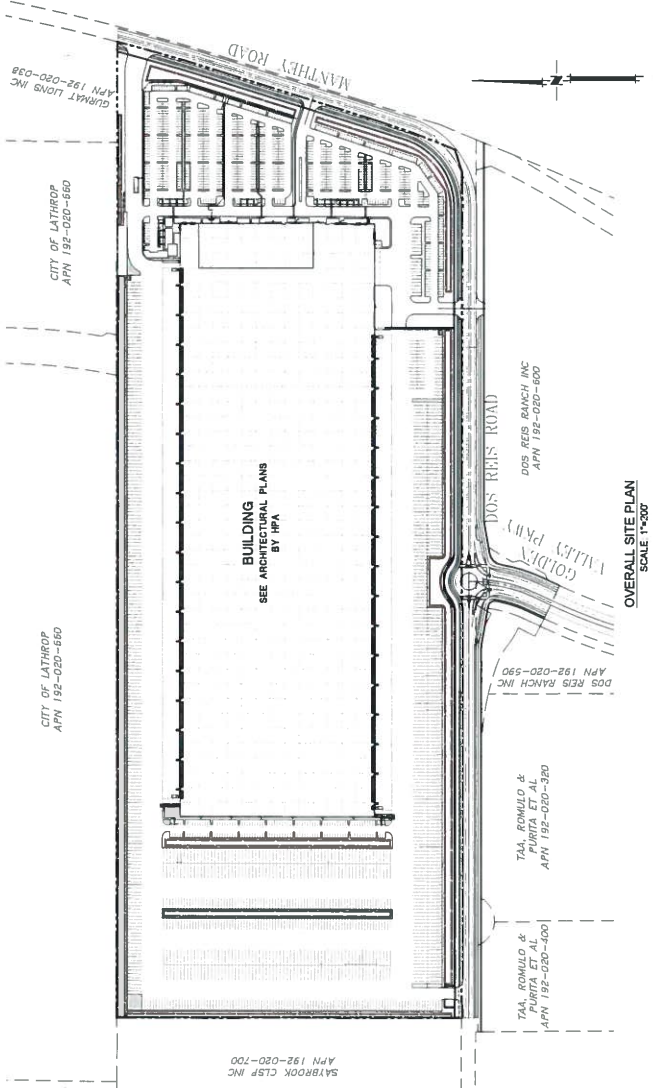
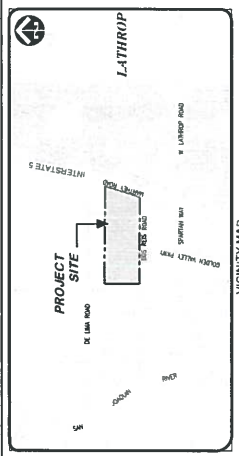
Table with 5 columns: Symbol, Type, Type V, Type IV, Type V, Type IV. Rows include: B1, C1, C2, C3, C4, C5, C6, C7, C8, C9, C10.

GENERAL NOTES section containing 8 numbered notes detailing fixture installation, electrical requirements, and safety instructions.

PROPOSED LUMINAIRE SCHEDULE table with columns: TYPE, FIG, LAMP CODE, CITY, LUMINAIRE DESCRIPTION, MANUFACTURER & CATALOG NUMBER, WATTAGE, and REFERENCE NOTES. Lists various luminaire models like 'SINGLE HEAD LED POLE LIGHT, BATTEN TYPE'.

ASHLEY FURNITURE DISTRIBUTION SITE PLAN REVIEW

CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
MAY 2023



SHEET INDEX

SHEET	DESCRIPTION
C-1	COVER SHEET
C-2	EXISTING CONDITIONS
C-3	HORIZONTAL CONTROL PLAN
C-4	RIGHT-OF-WAY DEDICATION AND PUBLIC UTILITY LOCATIONS
C-5	PRELIMINARY GRADING AND DRAINAGE PLAN
C-6	PRELIMINARY UTILITY PLAN
C-7	PRELIMINARY TRUCK ACCESS PLAN
C-8	FIRE TRUCK ACCESS PLAN
C-9	REFUSE TRUCK ACCESS PLAN
C-10	

LEGEND

DESCRIPTION	PROPOSED
PROJECT BOUNDARY	---
RIGHT-OF-WAY	---
PROPERTY LINE	---
CENTRELINE	---
EASEMENT	---
WATER PIPE	---
FIRE WATER PIPE	---
RECYCLED WATER PIPE	---
SEWER PIPE (GRAVITY)	---
SEWER PIPE (FORCEMAIN)	---
STORM DRAIN PIPE (GRAVITY)	---
STORM DRAIN PIPE (GRAVITY)	---

DATE 1/2/2023
SCALE 1" = 200'
DESIGNED BY JRM
CHECKED BY JRM
DATE 1/2/2023



Mackay & Sompas
Professional Engineers
1000 S. LATHROP ROAD
LATHROP, CA 95250
TEL: (916) 338-1111
WWW.MACKAYANDSOMPAS.COM

PLANS PREPARED UNDER THE DIRECTION OF
CHRISTINA T. MACKAY, P.E. # 60473
CALIFORNIA
SAN JOAQUIN COUNTY
CITY OF LATHROP
COVER SHEET
SITE PLAN REVIEW
ASHLEY FURNITURE - DOS REIS & MANTHEY ROAD
PROJECT NO. 25344.0001P
SHEET C-1 OF 10

THIS SITE PLAN WAS APPROVED
WITH CONDITIONS ON _____

SAFRONK CTRP INC
APN 192-020-700

TAA, ROMILDO & FLORITA ET AL
APN 192-020-400

TAA, ROMILDO & FLORITA ET AL
APN 192-020-350

DOS REIS RANCH INC
APN 192-020-590

DOS REIS RANCH INC
APN 192-020-600

CITY OF LATHROP
APN 192-020-550

CITY OF LATHROP
APN 192-020-550

CITY OF LATHROP
APN 192-020-550

CITY OF LATHROP
APN 192-020-550

CITY OF LATHROP
APN 192-020-550

CITY OF LATHROP
APN 192-020-550

CITY OF LATHROP
APN 192-020-550

CITY OF LATHROP
APN 192-020-550

GENERAL NOTES:

- OWNERS: DOS REIS RANCH INC, 7000 SOUTH ISLAND DRIVE, STOCKTON, CA 95206, (209) 471-0833
- APPLICANT: HODGSON GROUP REALTY, INC, 1481 E COOLEY DRIVE, SUITE 230, SEASIDE, CA 94138, CONTACT: SEAN ASMUS, SEAN@HODGSONGROUP.COM
- CIVIL ENGINEER: MACKAY & SOMPAS CIVIL ENGINEERS INC, 5142 FRANKLIN DRIVE, STE B, JRM@SMGPCE.COM, CONTACT: JACQUELIN BAYS, (925) 225-9880
- GEOTECHNICAL: TERRACON CONSULTANTS INC, 1000 W. WY, LOCK CA 95240, (209) 387-2101
- ASSESSOR'S PARCEL NUMBERS: 192-020-140
- TOTAL AREA: 89,827 ACRES
- TOTAL NUMBER OF LOTS: 1 EXISTING LOT
- SUBJECT PROPERTY SHOWN TO BE IN ZONE "K" ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 980720B(0)F (AREAS SUBJECT TO FLOODING) AND IS NOT IN A FLOOD HAZARD ZONE (EFFECTIVE DATE OCTOBER 18, 2009 (LOWE DATE SEPTEMBER 2, 2011)
- UTILITIES:
 - PORTABLE WATER DISTRIBUTION CONNECTION TO CITY OF LATHROP WATER SYSTEM
 - SANITARY SEWER CONVEYANCE CONNECTION TO CITY OF LATHROP SEWER SYSTEM
 - STORM DRAIN CONNECTION TO CITY OF LATHROP STORM DRAIN SYSTEM
 - CONNECTION TO CITY OF LATHROP WATER AND SANITARY SEWER SYSTEMS AS SHOWN ON THE AMENDMENT AND THE CITY OF LATHROP DESIGN AND CONSTRUCTION STANDARDS
 - STORMWATER QUALITY, STORMWATER QUALITY REQUIREMENTS TO BE MET THROUGH BIORETENTION AREAS AND/OR INFILTRATION BASINS. BASINS TO BE SIZED IN ACCORDANCE WITH THE MULTISCALE MANUAL
 - STORMWATER QUALITY REQUIREMENTS TO BE MET THROUGH BIORETENTION AREAS AND/OR INFILTRATION BASINS. BASINS TO BE SIZED IN ACCORDANCE WITH THE MULTISCALE MANUAL
- INSTALLATION SHALL BE UNDERGROUND IN ACCORDANCE WITH CITY REQUIREMENTS
- EXISTING DISTRIBUTION POWER POLES AND OVERHEAD POWER LINES SHALL BE UNDER LATHROP OR CONDUCT WITH IMPROVEMENTS SHALL BE RELOCATED, REMOVED OR UNDERGROUND IN ACCORDANCE WITH CITY REQUIREMENTS
- TELEPHONE SERVICE TO BE PROVIDED BY VERIZON. INSTALLATION SHALL BE UNDERGROUND IN ACCORDANCE WITH CITY REQUIREMENTS
- EXISTING GENERAL PLAN LAND USE DESIGNATION: U-CL LIMITED INDUSTRIAL (NO CHANGES PROPOSED)
- UTILITY LOCATIONS, UTILITY SIZES AND GRADING ARE PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN
- BOUNDARY INFORMATION AS SHOWN BASED ON A SURVEY COMPLETED BY MACKAY & SOMPAS DATED NOVEMBER 2013. SURVEY IS BASED ON RECORD INFORMATION
- CONTOUR INTERVAL IS AS SHOWN. THE ELEVATION DATUM IS PER THE CITY OF LATHROP BENCHMARKS (MVD 25) AERIAL, TOPO DATED MAY 22, 2013
- PRELIMINARY GEOTECHNICAL REPORT BY TERRACON DATED AUGUST 16, 2021

SEE ARCHITECTURAL PLANS
BY IFA

SEE ARCHITECTURAL PLANS
BY IFA

SEE ARCHITECTURAL PLANS
BY IFA

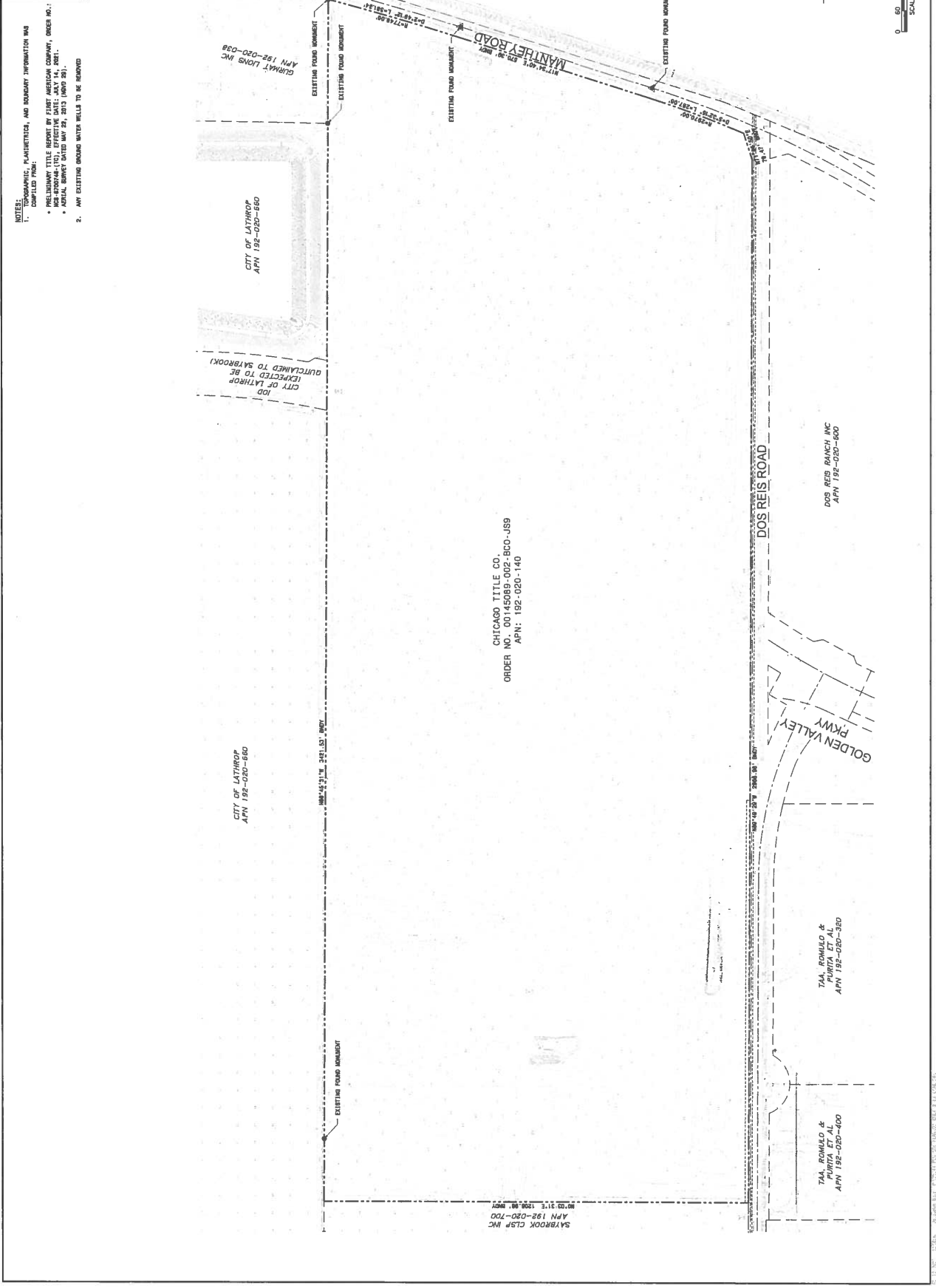
SEE ARCHITECTURAL PLANS
BY IFA

SEE ARCHITECTURAL PLANS
BY IFA

SEE ARCHITECTURAL PLANS
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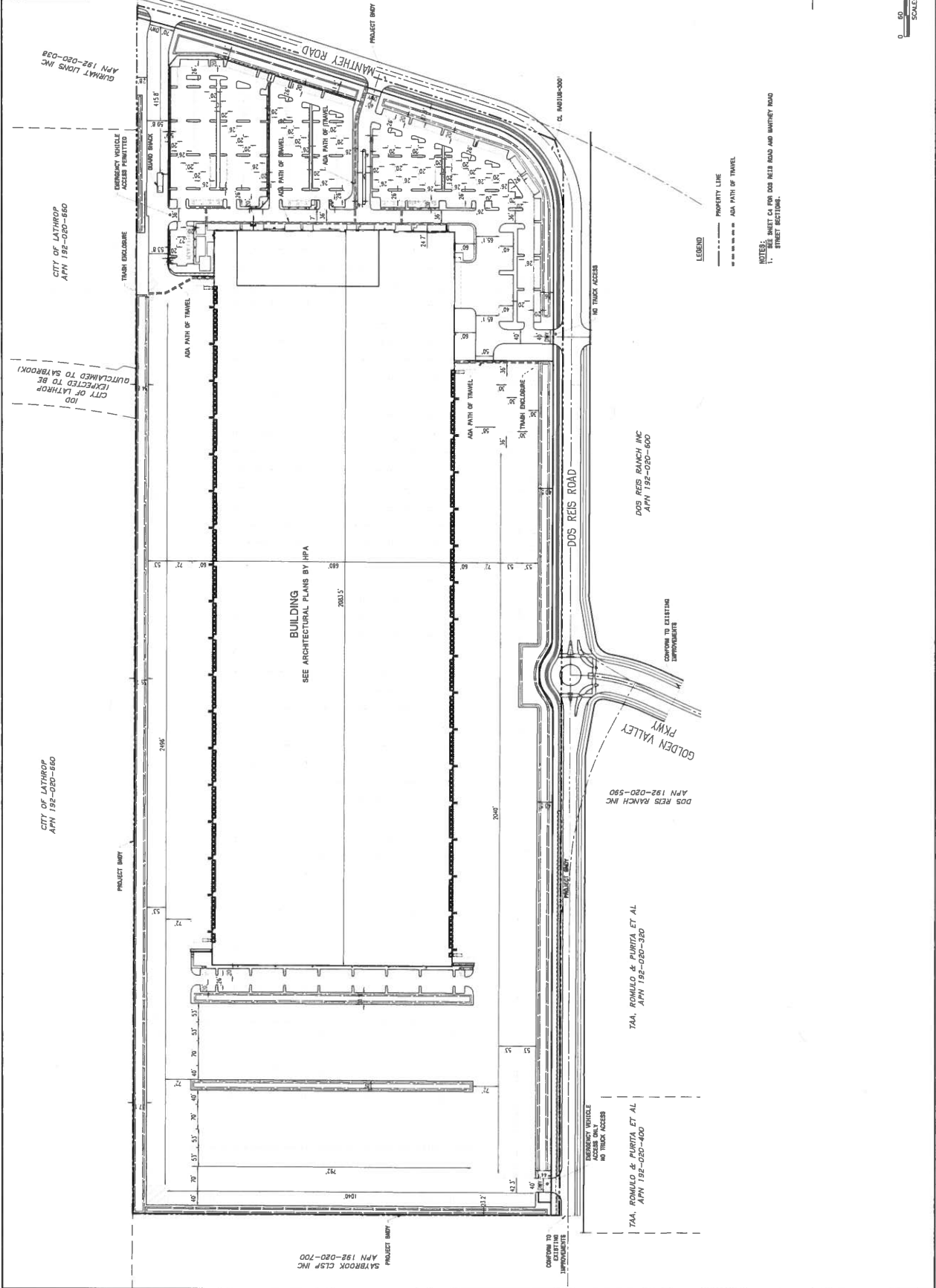
SEE ARCHITECTURAL PLANS
BY IFA

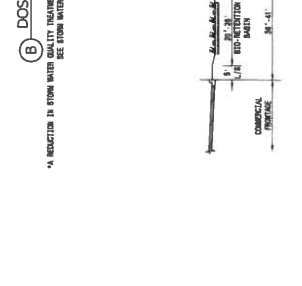
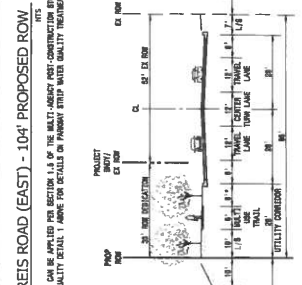
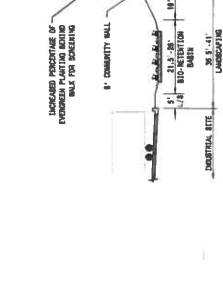
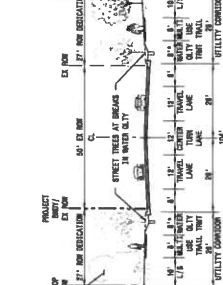
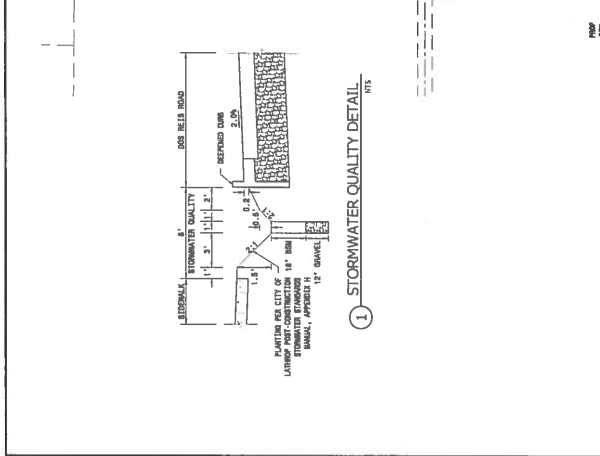
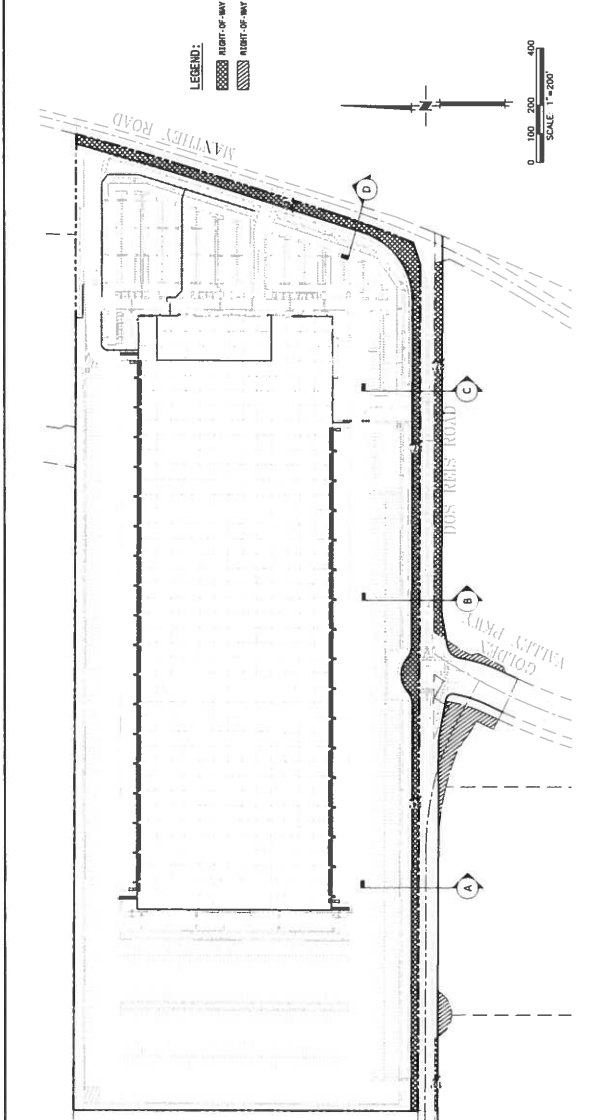
Mackay & Samps
 4800 BROADWAY, SUITE 200, SACRAMENTO, CA 95834
 TEL: 916.484.1100
 FAX: 916.484.1101
 www.mackaysamps.com
 PROJECT NO. 26304.000
 SHEET C-2
 DATE: MAY 2023
 DRAWN BY: [redacted]
 CHECKED BY: [redacted]



NOTES:
 1. TOPOGRAPHIC, PLANTING, AND BOUNDARY INFORMATION WAS OBTAINED FROM THE CITY OF LATHROP.
 2. PRELIMINARY TITLE REPORT NO. 26304.000-001, ORDER NO. 192-020-039, DATED MAY 23, 2023 (MAY 2023).
 3. ACTUAL SURVEY DATED MAY 23, 2023 (MAY 2023).
 4. ANY EXISTING GROUND WATER WELLS TO BE RECORDED.

Mackay & Sons DATE: MAY 2022 DRAWN BY: [REDACTED] CHECKED BY: [REDACTED] DESIGNED BY: [REDACTED] SCALE: 1" = 120' SHEET NO: [REDACTED]	PLANS PREPARED UNDER THE DIRECTION OF CHRISTIAN T. RAGAN RCE # 660473 CALIFORNIA
---	--





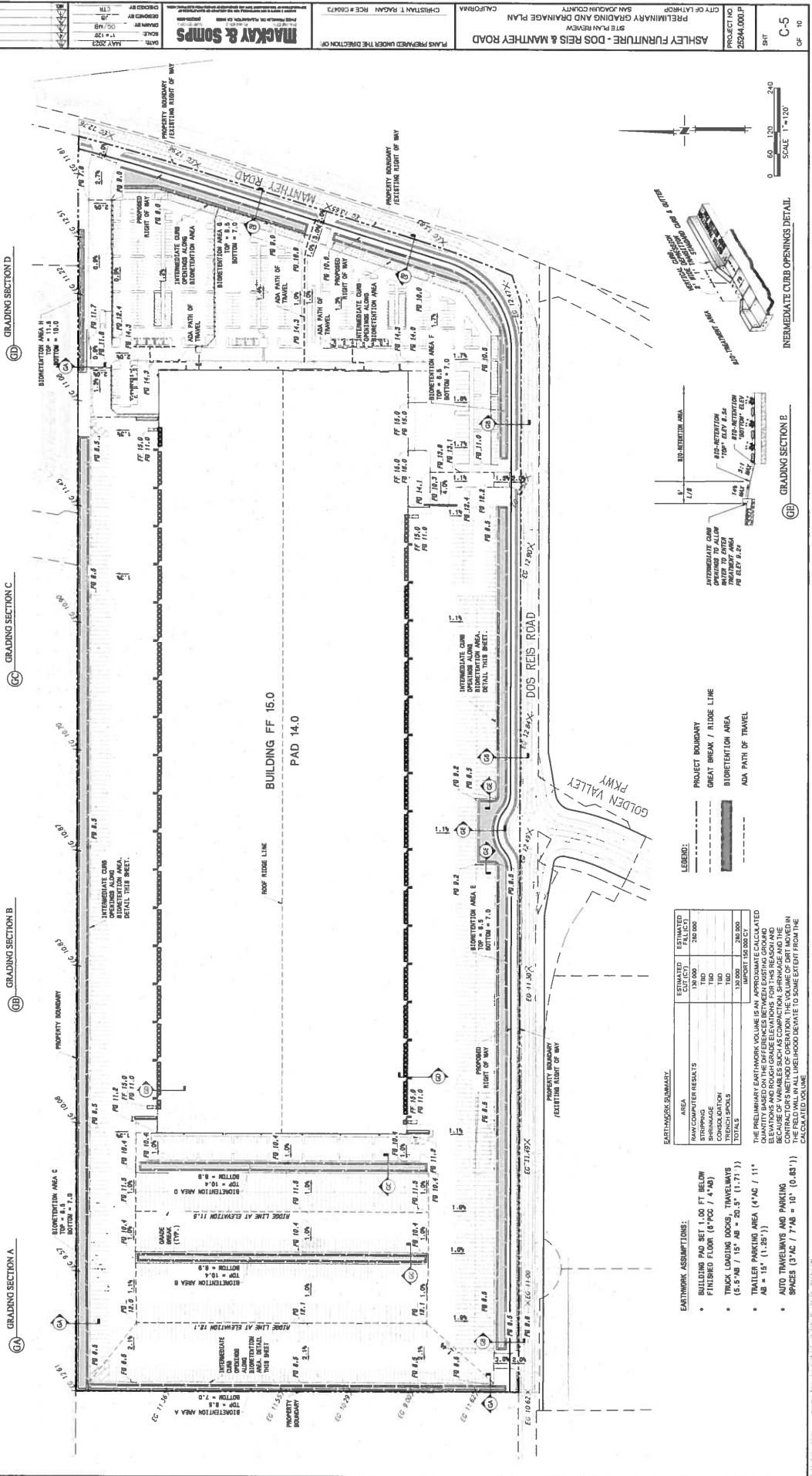
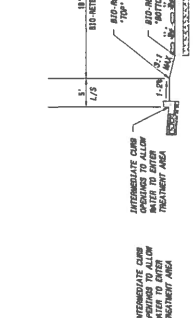
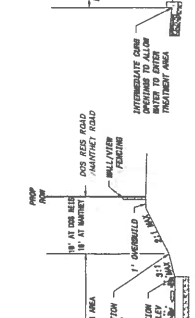
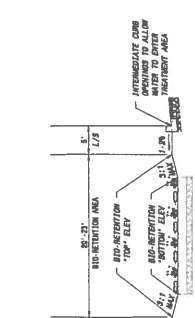
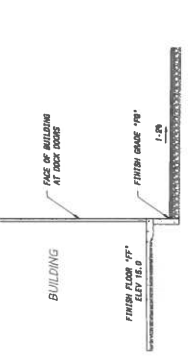
1 STORMWATER QUALITY DETAIL
 N.T.S.

A DOS REIS ROAD (WEST) - 92' PROPOSED ROW
 N.T.S.

B DOS REIS ROAD (EAST) - 104' PROPOSED ROW
 N.T.S.

C MANTHEY ROAD (EAST) - 85' PROPOSED ROW
 N.T.S.

*A REDUCTION IN STORM WATER QUALITY TREATMENT CAN BE APPLIED PER SECTION 1.6 OF THE MULTI-AGENCY POST-CONSTRUCTION STORMWATER STANDARDS MANUAL. SEE STORM WATER QUALITY DETAIL 1 ABOVE FOR DETAILS ON PAVEMENT STIP WATER QUALITY TREATMENT.

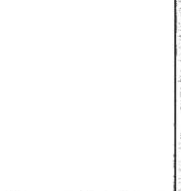


EARTHWORK SUMMARY

AREA	ESTIMATED VOLUME	ESTIMATED VOLUME
PAVING/COMPUTER RESURFS	150,000	200,000
STRIPPING	150,000	200,000
CONDO GRADATION	150,000	200,000
TRENCH SPOLS	150,000	200,000
TOTALS	450,000	600,000

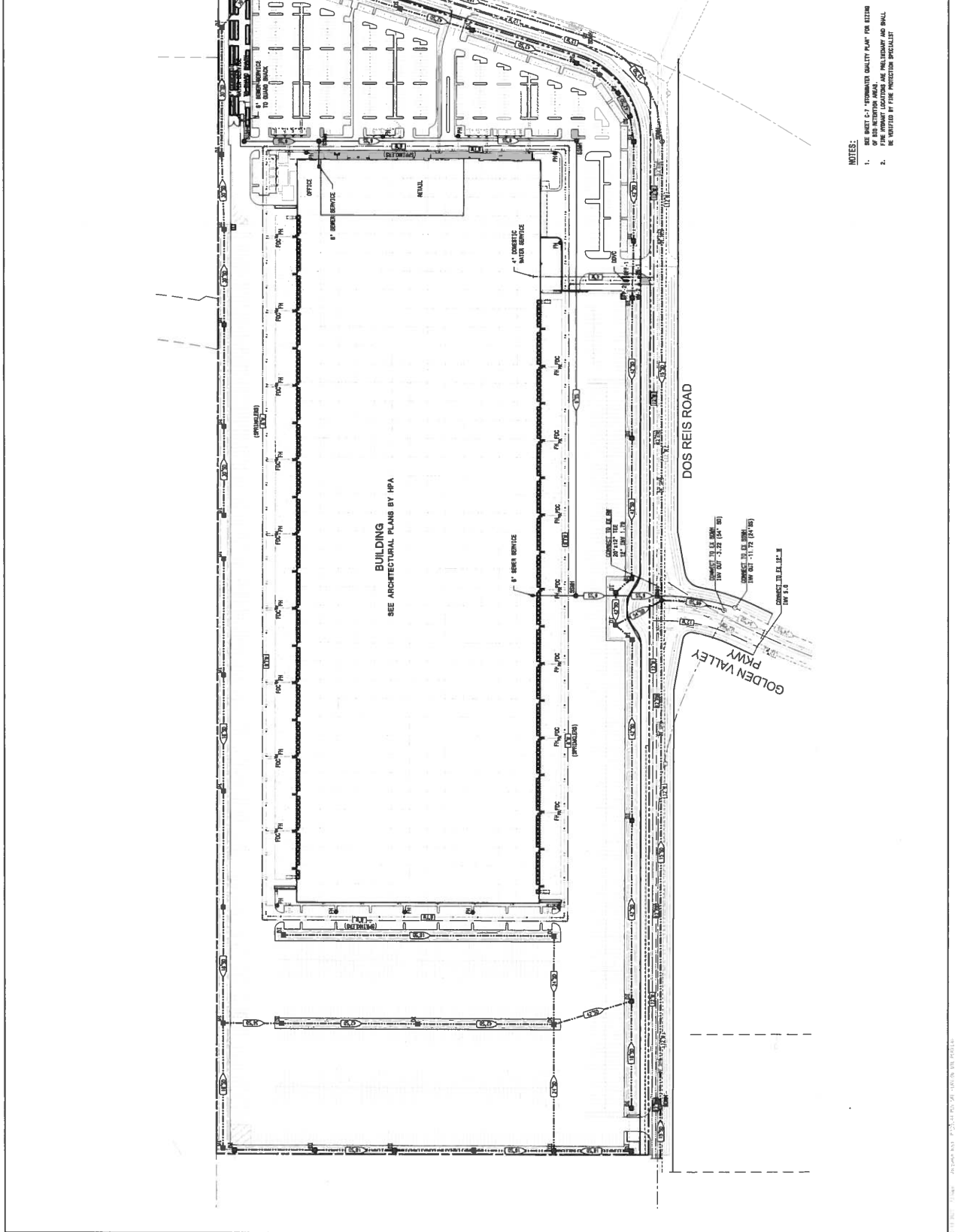
THE PRELIMINARY EARTHWORK VOLUME IS AN APPROXIMATE CALCULATED QUANTITY BASED ON THE DIFFERENCES BETWEEN EXISTING GROUND AND PROPOSED FINISHED GRADE. THE VOLUME OF DIRT MOVED IN CONTRACTOR'S METHOD OF OPERATION, THE VOLUME OF DIRT MOVED IN FIELDWORK DUE TO SOME EXHIBIT FROM THE CALCULATED VOLUME.

- EARTHWORK ASSUMPTIONS:**
- BUILDING PAD SET 1.00 FT BELOW FINISHED FLOOR (0 PCC / 4" AS)
 - TRUCK LOADING DOCKS, TRAVELWAYS (5.5' AB / 15' AB = 20.3' (1.71'))
 - TRAILER PARKING AREA (4' AB / 11' AB = 15' (1.25'))
 - AUTO TRAVELWAYS AND PARKING SPACES (3' AC / 7' AB = 10' (0.83'))

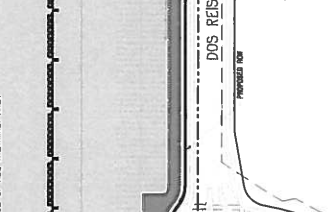
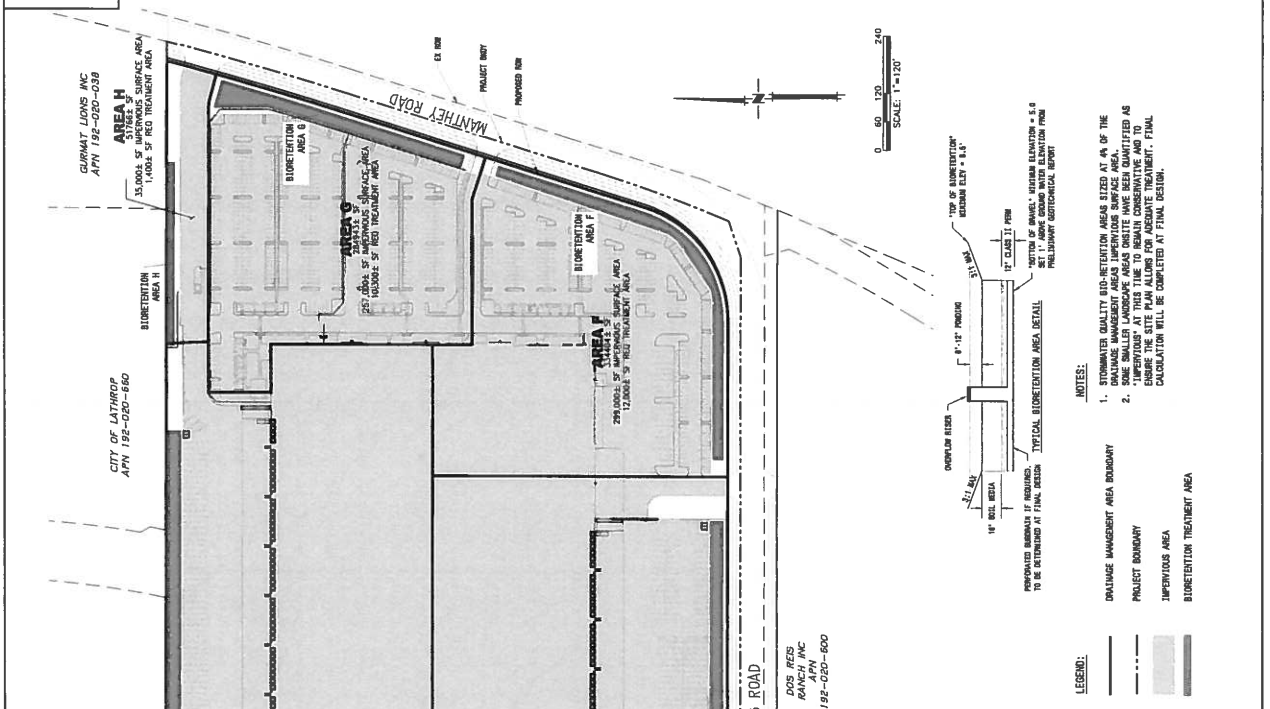


SCALE: 1" = 20'
 0 50 100 200

NOTES:
 1. SEE SHEET C-1 FOR IMPROVED QUALITY PLAN FOR SITING OF THIS INTERSECTION AREA.
 2. THE EXACT LOCATIONS ARE INDICATED AND SHALL BE VERIFIED BY THE PROTECTOR PRODUCT.



PLANS PREPARED UNDER THE DIRECTION OF:
 CHRISTIAN T. RIVKAY, P.E. & CADD'S
 C.A. ROYAL
Mackay & Somp
 4380 BROADWAY, SUITE 200
 LATHROP, WA 98646
 DATE: MAY 2023
 DRAWN BY: JLR
 CHECKED BY: JLR
 REVISION: _____
 DATE: _____



NOTES:

- STORMWATER QUALITY MGMT. AREAS SIZED AT 4% OF THE QUALIFIED MANAGEMENT AREA IMPERVIOUS SURFACE AREA.
- FOR SMALLER LANDSCAPE AREAS DRAINAGE HAS BEEN QUANTIFIED AS PER THE QUALIFIED MANAGEMENT AREA IMPERVIOUS SURFACE AREA. ENSURE THE SITE PLAN ALLOWS FOR ADEQUATE TREATMENT. FINAL CALCULATION WILL BE COMPLETED AT FINAL DESIGN.

LEGEND:

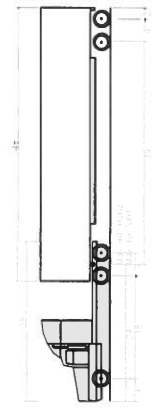
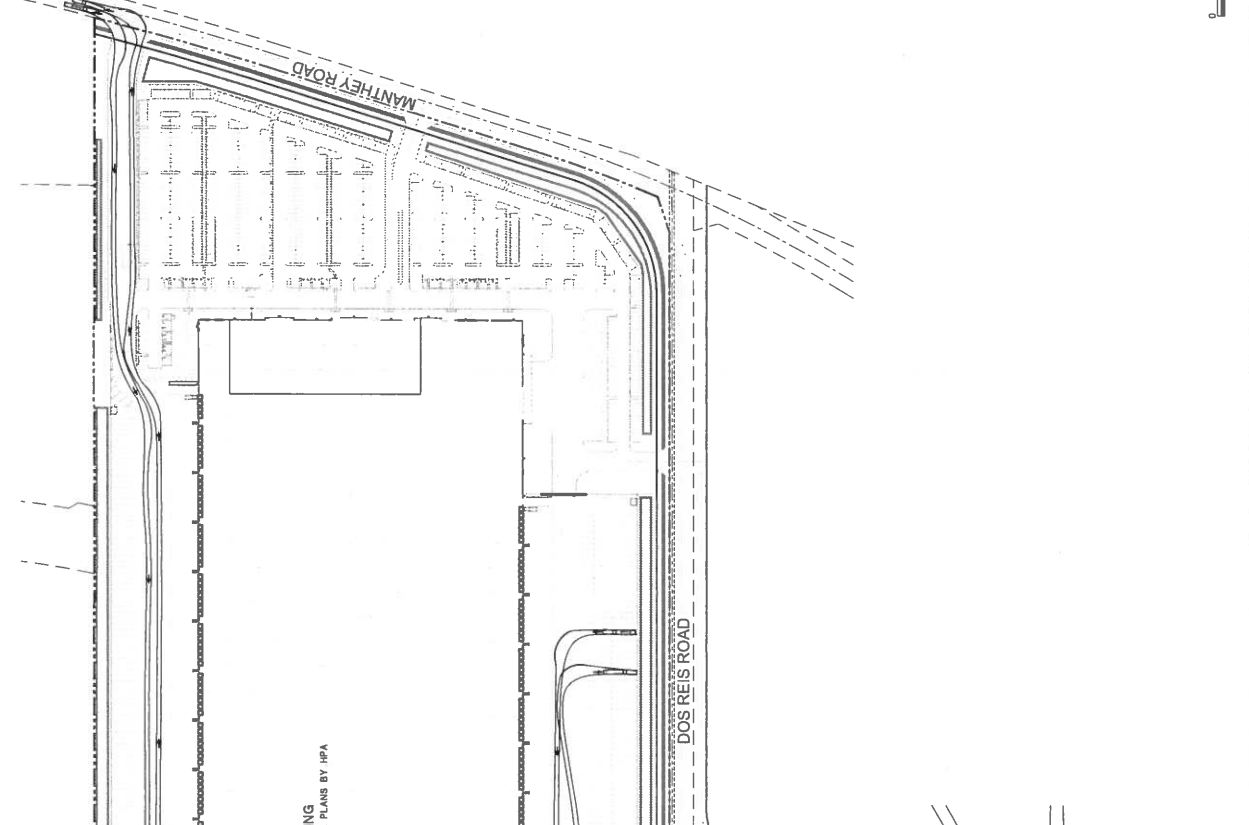
- DRAINAGE MANAGEMENT AREA BOUNDARY
- PROJECT BOUNDARY
- IMPERVIOUS AREA
- DETENTION TREATMENT AREA

STORM WATER QUALITY CALCULATIONS

AREA DESIGNATION	TOTAL AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	REQUIRED TREATMENT AREA (SF)	PROVIDED TREATMENT AREA (SF)
AREA A	156,000	156,000	6,240	12,000
AREA B	218,000	218,000	8,720	17,000
AREA C	1,156,000	1,156,000	46,240	42,000
AREA D	136,000	136,000	5,440	17,000
AREA E	1,130,000	1,130,000	45,200	45,000
AREA F	290,000	290,000	11,600	22,000
AREA G	350,000	350,000	14,000	10,000
AREA H	35,000	35,000	1,400	1,000
TOTAL	3,350,000	3,350,000	183,800	183,800

Mackay & Sons
 1114 1/2 S. Main St.
 Ste 100
 Lathrop, OR 97130
 Phone: 503-686-0000
 Fax: 503-686-0001
 Website: www.mackayandsons.com

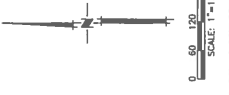
PLANS PREPARED UNDER THE DIRECTION OF:
 CHRISTIAN T. KAZAN, RCE # CA0723
 CALIFORNIA

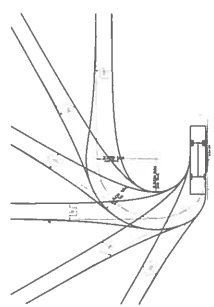
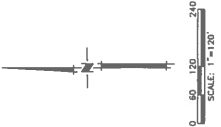
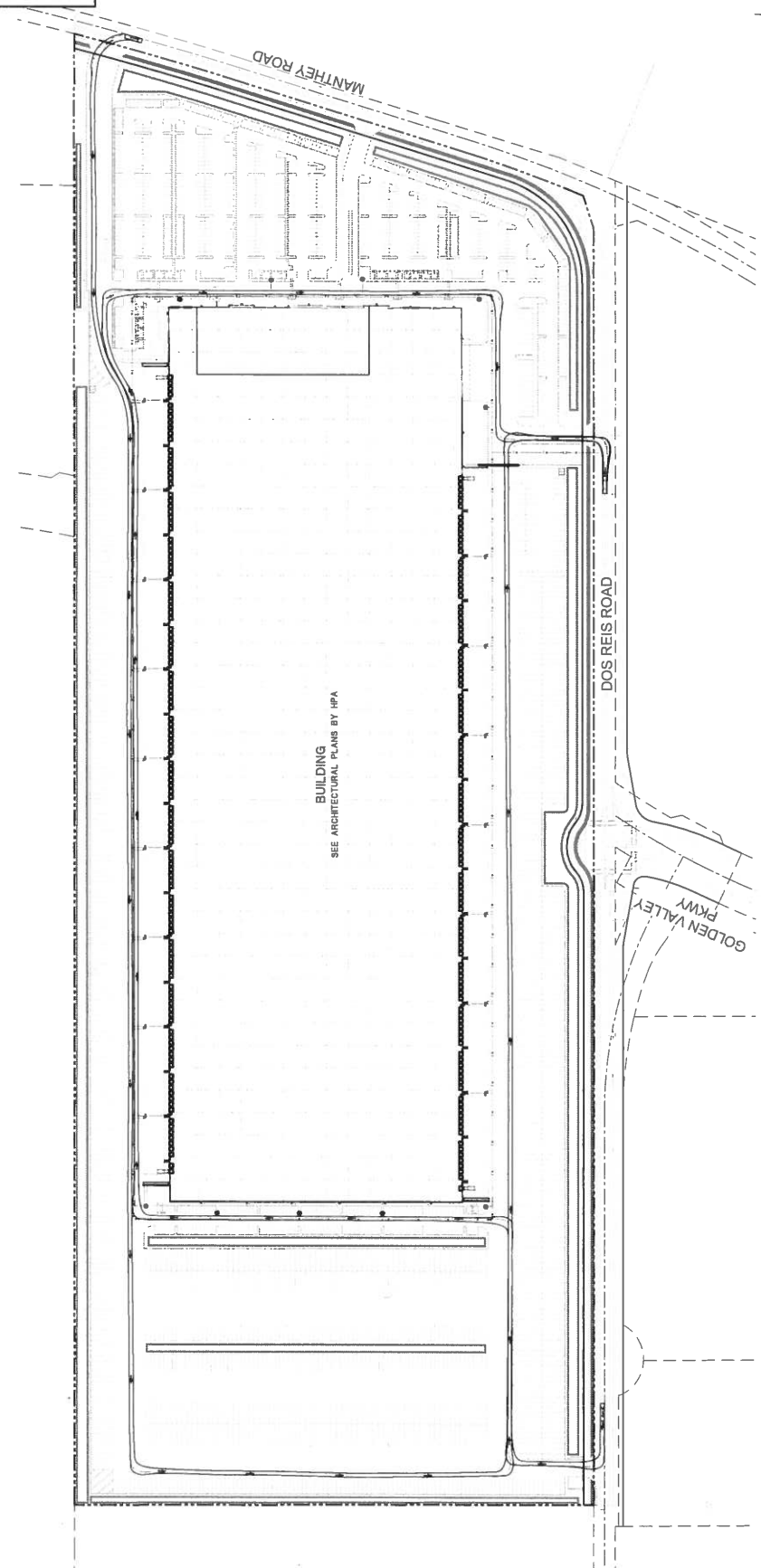


STAA SEMI-TRUCK PROFILE
 Truck Standard Design Vehicle
 Overall Width: 8' 6" (2603 mm)
 Overall Height: 13' 6" (4115 mm)
 Overall Length: 70' 0" (21306 mm)
 Front Overhang: 10' 0" (3048 mm)
 Rear Overhang: 10' 0" (3048 mm)
 Max. Clearing: 4' 0" (1219 mm) (at hood)

STAA SEMI-TRUCK TEMPLATE

STAA SEMI-TRUCK PROFILE



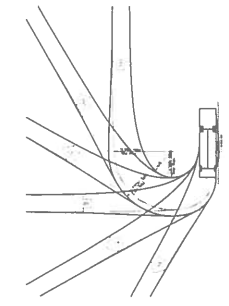
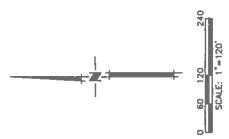
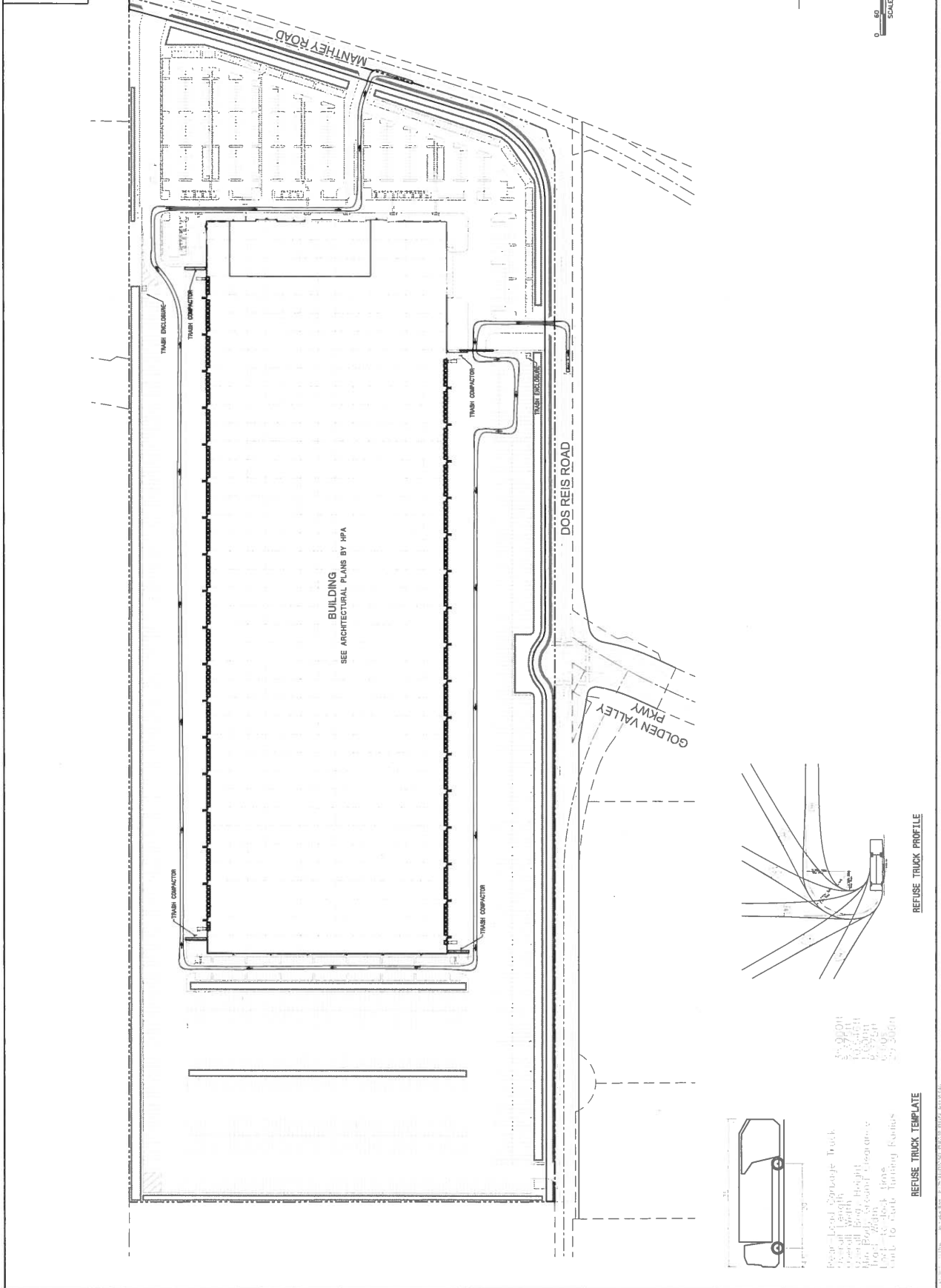


PUMPER FIRE TRUCK TEMPLATE

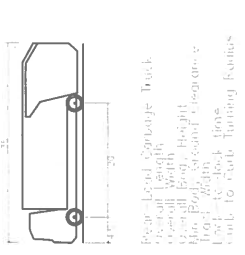


PUMPER FIRE TRUCK PROFILE
 Overall Length
 Overall Width
 Overall Height
 Front Overlap
 Rear Overlap
 Wheelbase
 Wheel Angle

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- 5'-0" OH
- 5'-9" H
- 10'-0" W
- 10'-0" W
- 10'-0" W
- 10'-0" W
- 10'-0" W
- 10'-0" W



- 10'-0" OH
- 5'-9" H
- 10'-0" W
- 10'-0" W
- 10'-0" W
- 10'-0" W
- 10'-0" W
- 10'-0" W



1881 ...
 4100 ...
 4100 ...
 4100 ...

OWNER
ASHLEY FURNITURE INDUSTRIES, INC

Project:
ASHLEY LATHROP

Consultants:
 K+W
 Civil
 Mechanical
 Electrical
 Landscape
 GREEN DESIGN
 Site Engineer

Title:
CONCEPTUAL LANDSCAPE PLAN

Project Number: 21200
 Drawn by: BH
 Date: 09/20/21
 Revision:
 REVISION 12-20-22
 REVISION 03-31-23
 REVISION 04-17-23

Sheet
LC1.2

COMMON NAME	SIZE	WATER REQUIREMENTS	PLANT LIST
REDWOOD CEDAR	14" DIA	LOW	REDWOOD CEDAR
COLUMBIAN RED OAK	14" DIA	LOW	COLUMBIAN RED OAK
PINE	14" DIA	LOW	PINE
...

COMMON NAME	SIZE	WATER REQUIREMENTS	PLANT LIST
...

COMMON NAME	SIZE	WATER REQUIREMENTS	PLANT LIST
...

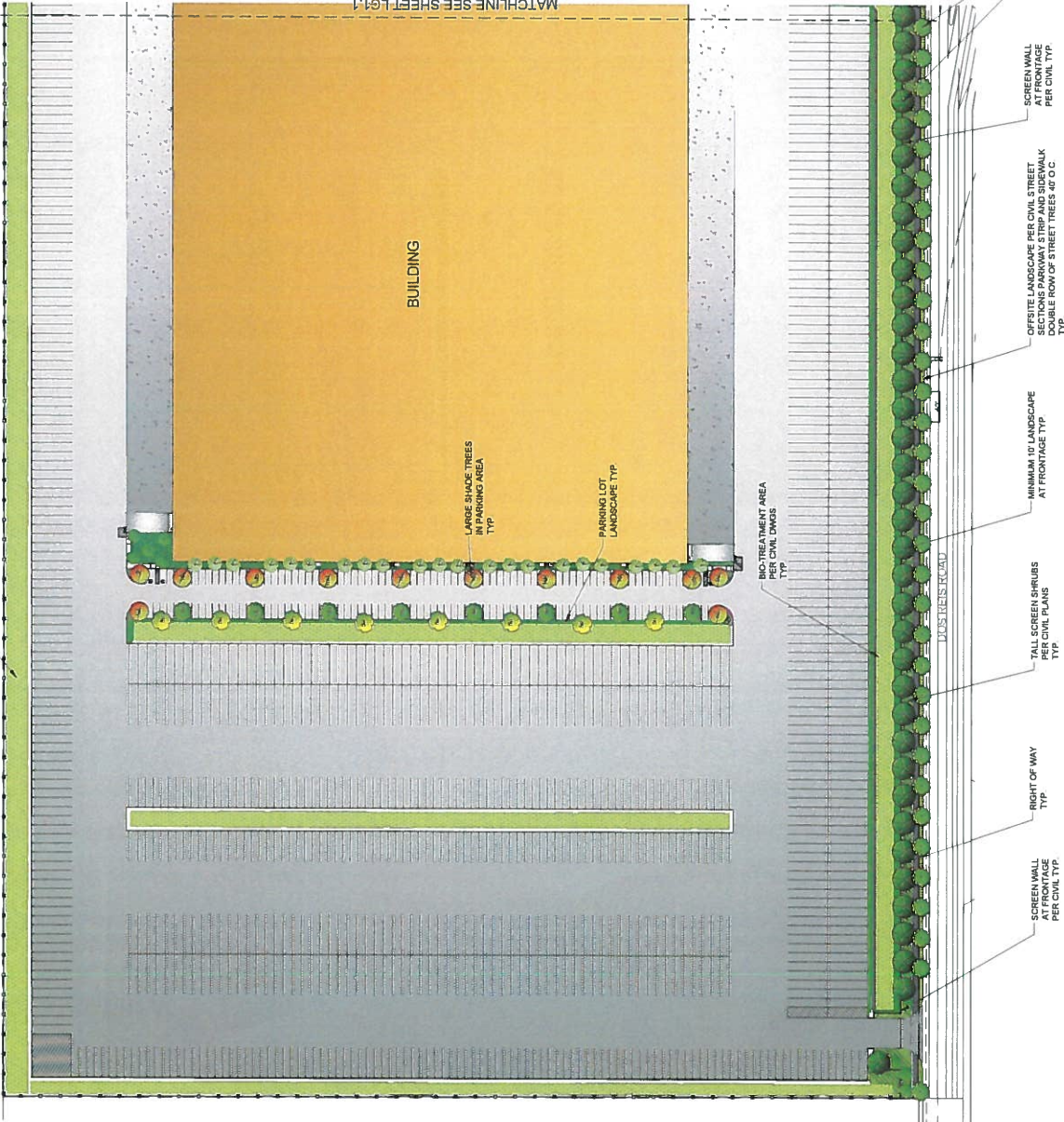
COMMON NAME	SIZE	WATER REQUIREMENTS	PLANT LIST
...

PERENNIALS
 ...

PROPOSED TREES (NOT SHOWN)
 ...

PERENNIALS
 ...

PROPOSED TREES (NOT SHOWN)
 ...



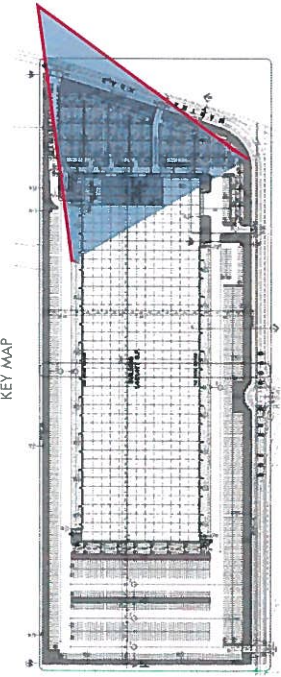
CONCEPTUAL LANDSCAPE PLAN
 SCALE 1" = 60' 0"



LATHROP, CA
ASHLEY LATHROP
 Perspective View at Mantney Rd. 1

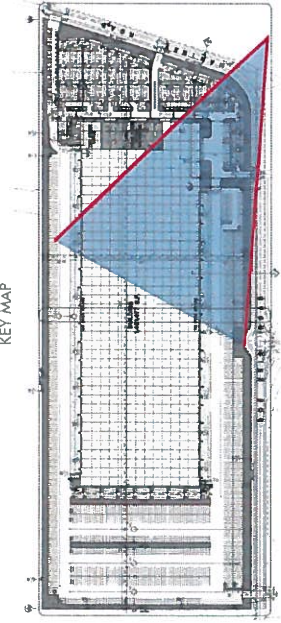


KEY MAP





KEY MAP



LATHROP, CA

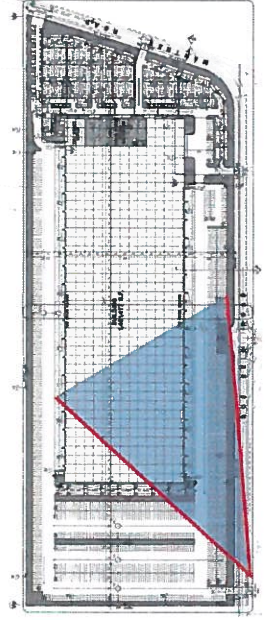
ASHLEY LATHROP

Perspective View at Mantney Rd. & Dos Reis Rd.



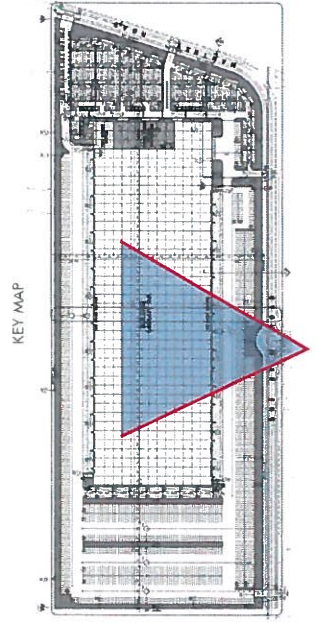


KEY MAP



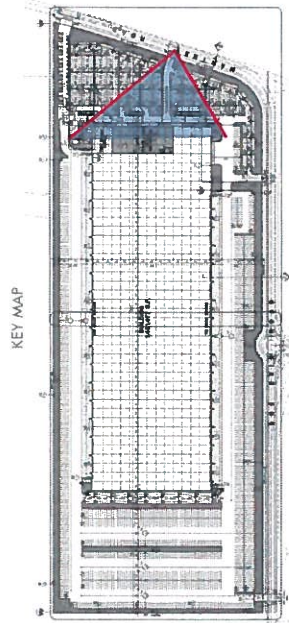
LATHROP, CA
ASHLEY LATHROP
Perspective View Dos Reis Rd. 1





LATHROP, CA
ASHLEY LATHROP
Perspective View at Dos Reis Rd. 2



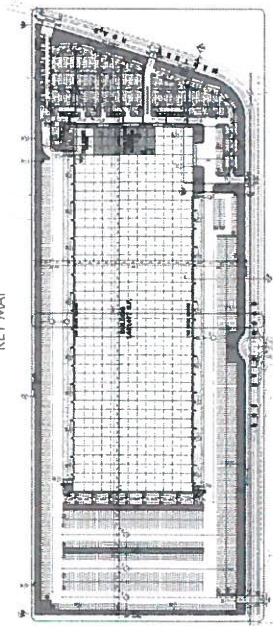


LATHROP, CA
ASHLEY LATHROP
 Perspective View at Mantney Rd. 2





KEY MAP



LATHROP, CA
ASHLEY LATHROP
Aerial View - South Perspective



Attachment 9

Ashley Furniture Project CUP-23-08 and SPR-23-09

Environmental Checklist, prepared by De Novo Planning Group, dated
August, 2023

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/bc-pc/page/planning-commission-special-meeting-13>.

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.