

**March 20, 2024 – Planning Commission Regular Meeting –
6:00pm**



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, Associate 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

REGULAR MEETING
WEDNESDAY, MARCH 20, 2023 AT 6:00 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 December 20, 2023 – Regular Meeting

8. PUBLIC HEARING ITEMS

None

9. SCHEDULED ITEMS

9.1 River Islands Town Center Neighborhood Design Plan No. NDP-23-38

Consider Adoption of a Resolution Approving the Town Center Neighborhood Development Plan for River Islands at Lathrop (Phase 1)

Location: Town Center District (Phase 1 of River Islands at Lathrop)

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

9.2 Amendment to the Old River District Neighborhood Development Plan No. NDP-24-30

Consider Adoption of a Resolution to Approve the Amendment to the River Islands Old River District Architectural Design Guidelines and Development Standards (DG/DS).

Location: Old River District (Stage 2B), River Islands Phase 2

ENVIRONMENTAL STATUS: The Proposed Project Falls Within the Scope of the Previously Certified River Islands Subsequent Environmental Impact Report (SEIR) (SCH No. 1993112027) for the River Islands at Lathrop Phase 2 Project; Therefore, No Further Environmental Review is required in Accordance with the California Environmental Quality Act.

9.3 General Plan Housing Element Annual Progress Report for Calendar Year 2023

Consider Adoption of a Resolution Recommending the City Council Receive and Accept the Report and to Authorize Staff to Submit the Housing Element Annual Progress Report for Calendar Year 2023 to the Governor's Office of Planning and Research (OPR) and State Department of Housing and Community Development (HCD).

Location: Citywide

ENVIRONMENTAL STATUS: The proposed Housing Element Annual Progress Report for Calendar Year 2023 is not considered a project as prescribed by the California Environmental Quality Act (CEQA).

10. STAFF COMMENTS

11. PLANNING COMMISSION COMMENTS

12. ADJOURNMENT

**CITY OF LATHROP
PLANNING COMMISSION
REGULAR MEETING
DECEMBER 20, 2023**

MINUTES

1. CALL TO ORDER

Meeting was called to order by Chair Ishihara for the December 20, 2023 Regular Planning Commission meeting at 6:01 P.M.

2. ROLL CALL

PRESENT: Ishihara, Camarena, Jackson, Rhodes

ABSENT: Ralmilay

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

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICT OF INTEREST

None

5. PUBLIC COMMENT

None

6. AGENDA MODIFICATIONS

None

7. APPROVAL OF MINUTES

7.1 November 15, 2023 – Regular Meeting

(M) Rhodes (S) Jackson to approve the November 15, 2023 minutes

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

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 Scheduled Item discussions.

9.1 River Islands West Village Neighborhood Design Plan No. NDP-23-144

Mr. DaDalt made the staff report presentation. He informed the commission of the minor revision to Reso 23-15 that changed the term “Active Adult” to “Age-Restricted” and “Non-Active Adult” to “Non-Age Restricted”.

Commissioner Jackson asked why the total lot count changed. Ramon Batista of River Islands Development came forward and explained that the builder has decided to go with the original densities instead. He added that the Del Webb Community would only have single-story homes that would need wider lots to accommodate.

Commissioner Camarena asked for a residential construction vs occupancy update. Mr. Batista proceeded to give a builder construction update and timeline.

Commissioner Camarena asked for a Town Center update. Mr. Batista replied that the Town Center NDP would go before the Planning Commission around the first quarter of 2024. He added that the infrastructures would start once the NDP is approved.

Commissioner Camarena asked when Paradise Road would open. Mr. Batista replied that Paradise Road would open once River Islands Parkway has extended to the Phase 2 development area.

MOTION

Moved by Commissioner Camarena, Second by Commissioner Jackson to Resolution 23-15 Approving an Amendment to the West Village District Neighborhood Design Plan and Architectural Design Guidelines and Development Standards for Age and Non-Age Restricted Neighborhood (NDP-23-144), with minor revision:

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

Commissioner Rhodes rejoined the meeting.

10. STAFF COMMENTS

Staff gave updates on various projects within the City.

11. PLANNING COMMISSION COMMENTS

Chair Ishihara thanked staff for their hard work.

12. ADJOURNMENT

Chair Ishihara adjourned the meeting at 6:20 PM.



PLANNING COMMISSION
STAFF REPORT

DATE: March 20, 2024

APPLICATION NO: River Islands – Town Center Neighborhood Development Plan No. NDP-23-38

LOCATION: Town Center District (Phase 1 of River Islands at Lathrop)

REQUEST: Planning Commission to Consider Adoption of a Resolution Approving the Town Center Neighborhood Development Plan for River Islands at Lathrop (Phase 1)

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

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

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

SUMMARY:

The applicant is requesting approval of the Neighborhood Development Plan (NDP) for the Town Center District of River Islands Phase 1. In compliance with the West Lathrop Specific Plan (WLSP), River Islands Development LLC (RID) has prepared the NDP for Planning Commission review and approval.

Staff recommends the Planning Commission adopt Resolution No. 24-1 approving the Neighborhood Development Plan for the Town Center District of River Islands Phase 1.

SITE DESCRIPTION

The Town Center District is located within Stage 2A, Phase 1 of the Vesting Tentative Map (VTM) 3694. The Town Center is roughly located in the northeast corner of Phase 1, with River Islands Parkway traversing the District, Somerston Parkway marking its westerly boundary, Old River its northern boundary, the San Joaquin River its eastern boundary, and the Community at South River Bend neighborhood at its southern boundary.

The District contains two (2) schools (RITECHA and STEAM Academy), the River Islands Welcome Center, temporary soccer fields and the Islanders Baseball Field. The STEAM Academy site was constructed in 2013 for the Banta School District under approval required by the State of California. This traditional “brick and mortar” school facility was the initial home of River Islands Technology Academy (RITECHA), which is now located nearby as an interim use along Marina Drive. RITECHA will remain the Town Center until such time the school is moved to a permanent location in the River Islands community.

The entirety of the Town Center District encompasses approximately 108-acres without the STEAM Academy site, which is just under 30-acres. While the precise uses will vary with eventual market conditions, the Neighborhood Development Plan will guide the development of public infrastructure by the master developer such as the roadway network, landscaping within the public right-of-way, signage, street furniture, etc. consistent with the River Islands Urban Design Concept (UDC). A separate Town Center Design Guidelines and Development Standards (DG/DS) will be prepared detail at a future date to establish architectural design guidelines and development standards for the Town Center District.

BACKGROUND

In 2003, the River Islands project received various major entitlements including Certification of a Subsequent Environmental Impact Report (SEIR), revised West Lathrop Specific Plan (WLSP), Urban Design Concept (UDC), and Phase 1 Preliminary Development Plan (PDP). The new project contemplated significant changes to the original concept known as Gold Rush City. The new project was to develop an Employment Center, Town Center, residential development equaling 11,000 new dwelling units, commercial development, open space, schools and public facilities.

In 2007, the River Islands project received approval for a Vesting Tentative Map (Tract 3694) in Phase 1 which provides for the development of 4,284 residential units (single and multifamily), commercial development, and associated public amenities including parks, schools, roadways, open space, and public rights-of-way.

In 2015, the River Islands project received approval for various major entitlements including approval of a Fifth Addendum to the SEIR, major amendments to the WLSP and River Islands UDC, and amendment to the Vesting Tentative Map Tract 3694 to accommodate various changes to boundaries, roadways, single-family and multi-family unit mix, replacement of the canal system with a lake system, open space and parkland modifications, and to allow for decentralized lakes.

This action also approved the revised River Islands Parks Master Plan, which was approved in 2007 and updated in 2013 to reflect the Community at South River Bend (CSRB) final maps.

In 2021, the River Islands project received approval for various major entitlements in Phase 2. The approvals included Certification of a Subsequent Environmental Impact Report (SEIR), Phase 2 West Lathrop Specific Plan (WLSP), Phase 2 UDC, and the Phase 2 Vesting Tentative Map 6716, which provides for the development of 10,726 residential units (single and multifamily), commercial development, mixed use development, transit oriented development, and associated public amenities including parks, schools, roadways, open space, and public rights-of-way. The overall unit count for the River Islands community will be 15,010.

The original Town Center Plan (TCP-18-57) was approved by Planning Commission in May 2018 and included a conceptual layout of the project area that would include a variety of uses, including residential, mixed use, two (2) Community Parks and various amenities. The approval of the original Town Center Plan allowed for the development of Islander's Field, the relocation of the Welcome Center and associated overflow parking area, and the temporary soccer fields. The intent is that the Town Center NDP and future DG/DS will replace the Town Center Plan.

The NDP for the Town Center District was presented to the Stewart Tract Design Review Committee (STDRC) on March 7, 2024. The STDRC voted unanimously to recommend the NDP for Planning Commission approval.

ANALYSIS

The proposed Town Center NDP addresses the requirements for implementation of projects in River Islands as required by the WLSP and Lathrop Municipal Code (LMC) Section 17.61.120, *Neighborhood Development Plan*. The NDP provides requirements for the use, development, improvement and maintenance of master developer-constructed portions of the River Islands project.

The NDP is limited to public improvements that will be designed and constructed by RID and its public partners (Reclamation District (RD) 2062, Lathrop Irrigation District (LID), and the River Islands Public Financing Authority (RIPFA)) and subsequently maintained by either the City, RD 2062 or RIPFA. The NDP describes the purpose, intent and general appearance and location of these improvements. For example, gateway signage for entrance into the "downtown" area of Town Center, community gateway and roundabout landscape design, street furniture, etc.

The NDP serves as a resource document for the STDRC, Planning Commission, City Council (as applicable) and City staff in their review of subsequent projects. The Planning Commission is the final authority for approval of the NDP. Approval of the NDP does not require a formal public hearing.

As noted above, submittal of a Town Center Design Guidelines and Development Standards (DGDS) document will be submitted to the City at a future date. The Town Center DG/DS is unique in comparison to the previously approved DG/DS's for River Islands in that the Town Center DG/DS will include design guidelines and development standards for a variety of different uses. For example, the other DG/DS's included development standards for multiple lot sizes, but the majority of which are for the development of single-family dwelling units. The Town Center DG/DS will need to include development standards for multifamily residential, attached single-family residential (town homes), mixed use developments (vertical or horizontal mixed use), and commercial uses.

CEQA REVIEW

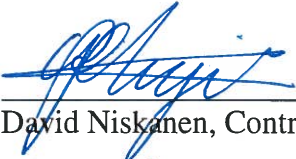
Environmental review for the River Islands project as a whole was completed in the certified Subsequent Environmental Impact Report (SEIR) for the River Islands at Lathrop Project (State Clearinghouse No. 1993112027). The SEIR considered the full range of potential environmental effects of urban development of the entire River Islands Project, including planned urban development of the Project Site.

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

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 24-1 approving the Town Center Neighborhood Development Plan for River Islands Phase 1.

Approvals:

for 

David Niskanen, Contract Planner

3/8/24
Date



Rick Caguat, Community Development Director

3/8/24
Date



Salvador Navarrete, City Attorney

3-11-2024
Date

Attachments:

1. PC Resolution No. 24-1 for Town Center NDP
2. Vicinity Map
3. STDRC NDP Recommendation Letter dated March 7, 2024
4. Town Center NDP

**CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 24-1**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LATHROP
APPROVING THE TOWN CENTER NEIGHBORHOOD DEVELOPMENT PLAN
(NDP) FOR STAGE 2A, PHASE 1 OF THE RIVER ISLANDS AT LATHROP PROJECT
(NDP-23-38)**

WHEREAS, the City of Lathrop has adopted the West Lathrop Specific Plan (WLSP), which governs land use and development within Stewart Tract; and

WHEREAS, the WLSP provides that an Urban Design Concept (UDC) be prepared, reviewed by the Planning Commission and approved by the City Council; and

WHEREAS, the WLSP requires that a Neighborhood Design Plan (NDP) and Architectural Design Guidelines be prepared, reviewed by the Stewart Tract Design Review Committee (STDRC), and approved by the Planning Commission for each community within the larger River Islands project; and

WHEREAS, an NDP for the Town Center District has been prepared, reviewed and recommended to the Planning Commission for approval by the STDRC at their March 7, 2024 meeting; and

WHEREAS, environmental review for the Town Center District NDP has been adequately provided in the certified River Islands SEIR as amended, and the Plan does not require further review under the California Environmental Quality Act (CEQA).

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

1. The Planning Commission finds that the Town Center District NDP is compatible and consistent with the 2003 West Lathrop Specific Plan, the River Islands UDC, and the Lathrop General Plan, as amended, and with existing and planned land uses in the project vicinity.
2. The Planning Commission finds that environmental review for the Town Center District NDP has been adequately provided in the certified River Islands SEIR as amended, and the Plan does not require further review under the California Environmental Quality Act (CEQA), for the following reasons:
 - a) The City Council certified the Final Subsequent Environmental Impact Report for the RI Project in February 2003 (State Clearinghouse No. 1993112027). The certified River Islands SEIR comprehensively addresses the potential environmental effects of urban development of the entire RI Project, including the intensive urban development of the Phase 1 development area.

The Town Center District NDP merely provides guidance to permitted public uses so that they are consistent with the West Lathrop Specific Plan, Urban Design Concept, Vesting Tentative Map Tract 3694 and Certified SEIR.

- b) The Town Center District NDP is statutorily exempt from CEQA under Section 15262 of the CEQA Guidelines and relevant sections of the Public Resources Code, since it only involves guidance for already approved development that has project level CEQA review and can be considered a planning study for possible future actions (such as the issuance of a building permit, which is ministerial) for which the City has not yet approved and does not require the preparation of an EIR or Negative Declaration. The River Islands SEIR has already considered environmental factors for proposed development in Phase 1 and the Town Center District NDP does not include any new information regarding these factors.

BE IT FURTHER RESOLVED that based on the findings set forth in this Resolution, evidence in the Staff Report, and evidence presented during the public meeting, the Planning Commission hereby approves the Town Center Neighborhood Development Plan (NDP) for Stage 2A, Phase 1 of the River Islands at Lathrop Project as included in Attachment 4 as recommended by Staff and the STDRC.

PASSED AND ADOPTED by the Planning Commission of the City of Lathrop at a Regular Meeting on the 20th day of March 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Tosh Ishihara, Chair

ATTEST:

APPROVED AS TO FORM:

Rick Caguiat, Secretary

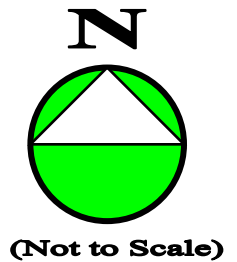
Salvador Navarrete, City Attorney



**PLANNING DIVISION
Vicinity Map**



**NDP-23-38
Neighborhood Development Plan
Town Center District
River Islands Phase 1**





April 5, 2023

Mark Meissner
City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330
Email: mmeissner@ci.lathrop.ca.us

Subject: Recommendation for Approval of River Islands Town Center Architectural Guidelines and Design Standards (AG/DS)

Dear Mark:

At its meeting of March 30, 2023, the Stewart Tract Design Review Committee voted unanimously to recommend approval of the Town Center Architectural Guidelines and Design Standards (AG/DS) to the Lathrop Planning Commission, with the following recommended changes:

1. Correct and Update Table of Contents and for errors
2. Correct typographical and grammatical errors on Pages 4, 7 and 40

An electronic copy of the document will be transmitted to you. Please let us know if you require hard copies.

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

Sincerely,


Susan Dell'Osso, President
River Islands Development, LLC

cc: Rick Caguiat, City of Lathrop Assistant Community Development Director
Brad Taylor, City Engineer
Ed Short, City of Lathrop Chief Building Official
David Niskanen, City of Lathrop Contract Planner
James Michaels, City of Lathrop Senior Planner
Ken Reed, Senior Construction Manager



ATTACHMENT 4

PHASE

RIVER ISLANDS TOWN CENTER NEIGHBORHOOD DEVELOPMENT PLAN

Lathrop, California



RIVER ISLANDS

Town Center Neighborhood Development Plan DRAFT

3.6.2024

Prepared for:
River Islands at Lathrop
73 W. Stewart Road
Lathrop, California 95330
(209) 879 - 7900

Prepared by:
O'Dell Engineering
1165 Scenic Drive, Suite A
Modesto, CA 95350
(209) 571-1765



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CHAPTER 1
INTRODUCTION



INTRODUCTION

This Town Center Neighborhood Development Plan (NDP) lays out a network of parks, open spaces, trails, multiple facilities, and paseos for the Town Center Neighborhood within the River Islands Phase 1 development. The Town Center is unique from other River Islands NDP's due to the development of a formal urban community made up of different village neighborhood usergroups (multi-family, commercial, office) along with lakes, parks, and schools within the Town Center. In addition, this NDP aims to provide a variety of recreational amenities and opportunities for the community to experience and interact with the surrounding river system. Locations of parks and open spaces ensure that recreational amenities are accessible to all community members. Pedestrian and bicycle connections are laid out to facilitate safe non-vehicular circulation between the community and park sites.

1.1 PURPOSE OF DOCUMENT

The intent of this document is to create a consistent neighborhood concept for the villages within Town Center that blends the unique spirit of the San Joaquin Valley and its agricultural and riverways history. The development of Town Center strives to provide residents an idyllic and independent lifestyle, while also providing ways to connect with and celebrate the San Joaquin River. Opportunities to foster community and sense of place may be created through recreational programming, ease of access to open space and incorporating historical themes throughout the design.





River Islands Town Center NDP serves to direct the course of the design and the intended character for the Town Center District. The neighborhood is broken down into several separate and distinct design aspects: Neighborhood Concept, Circulation, Streetscapes and Entries, Parks and Open Space, Landscape and Planting, Fencing and Walls, and Site Furnishings. These design aspects are typical and required for NDP documents in River Islands. This NDP also includes an additional design aspect of Parking, since the mixed-use nature of the Town Center District will require special parking requirements and the introduction of shared, time based parking opportunities that are not in other areas of River Islands Phase 1 development.

The River Islands Town Center NDP addresses the City of Lathrop's requirements for implementation of projects at the River Islands at Lathrop Master Planned Community as required by the West Lathrop Specific (Specific Plans or WLSP) and as specified in the Lathrop Municipal Code, Section 17.61.120. This NDP provides specific direction for the use, development, implementation and maintenance of developer-constructed portions of the River Islands project. The term "village(s)" refer to specific areas shown on page 19, Figure 2.1: Land Use Map. In addition to meeting the City's municipal code and the WLSP, this document is meant to replace the previously approved Town Center Plan, approved by the Lathrop Planning Commission on May 30, 2018. The Town Center Plan was meant to provide preliminary direction for initial recreational uses planned for the Town Center District (e.g. Islander's Field Baseball Stadium), as well as interim uses, such as the River Islands soccer complex that will be replaced by permanent land uses in the future. The addition of Parking design aspect for this NDP will cover minimum parking space counts for certain uses, the introduction of on-street parking, and the concept of shared parking areas between different, adjacent uses within the Town Center District. Any development related standards that were included as a placeholder in the previously approved 2018 Town Center Plan will be more appropriately included in the architectural guidelines/design standards (AG/DS) document for the Town Center. The new AG/DS document, along with this Town Center NDP will supersede the 2018 Town Center Plan.

This document is specific to "public or other public agencies" improvements that will be designed and built by the River Islands developer, River Islands Public Financing Authority (RIPFA) and/or RD2062. Public improvements constructed in the Town Center District may be reserved or dedicated to RIPFA, RD 2062, or the City of Lathrop. Individual builders will conform to the AG/DS document that will be approved under separate Planning Commission action. The AG/DS are referenced as needed and aspects that will be required by both Developer and Builder will be identified within this NDP and the AG/DS document.

1.2 CONSISTENCY

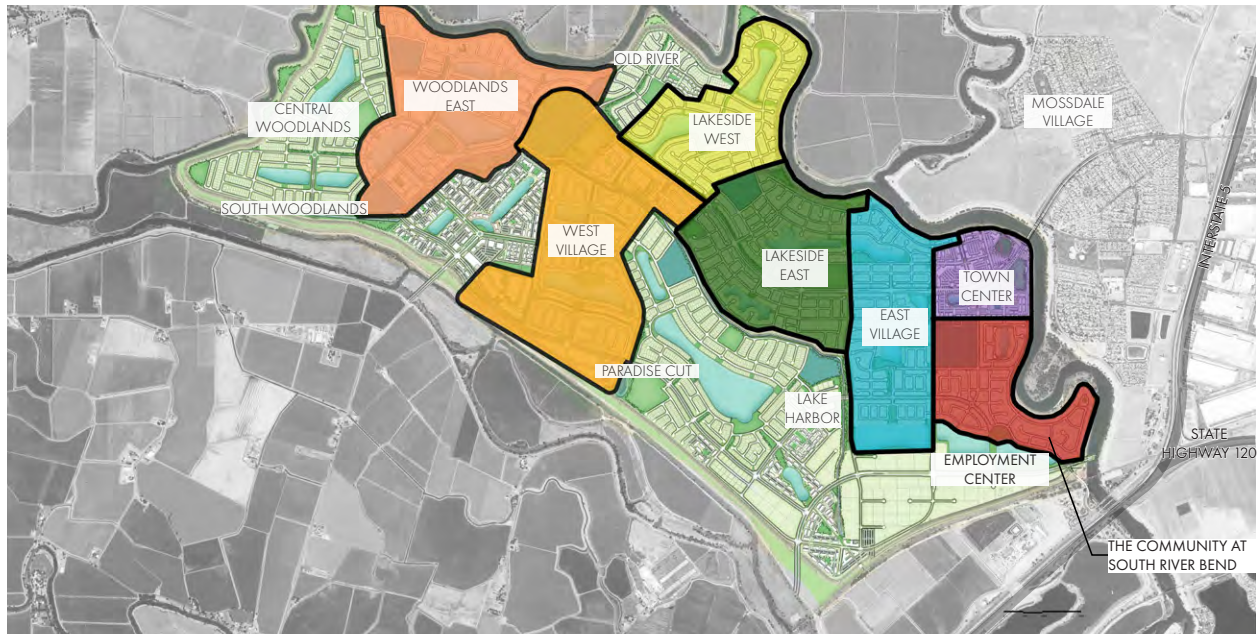
This NDP is intended to be consistent with the themes and concepts of the River Islands Development as previously defined and shall conform with the City of Lathrop's General Plan, Subdivision Code and Zoning Code. Images may differ, however, concepts shall be consistent with themes and intent. For purposes of this document, the term NDP shall mean Neighborhood Development Plan and/or Neighborhood Design Plan, which can be used interchangeably and share the same meaning under the adopted WLSP and UDC.





1.3 MASTER PLAN EVOLUTION

History, land use and plans evolve. Through careful land planning, study and vision, the River Islands Master Plan also evolved to best serve land use and circulation patterns. The Town Center concept continues to interact with the built environment and the natural context and character of the unique landscape of the California Delta.



1.4 CHARACTER & CONTEXT

River Islands attempts to intertwine the historical setting of the Delta Valley by paying homage to the riparian environment and the agricultural setting of the San Joaquin Valley. This concept blends modern homes into historical land uses of the Central Valley farm lands and surrounding waterways that give such life to the environment. The Town Center works to create its own unique identity while tying each of them together through familiar paseos, trails, open spaces and parks which reflect the region's agricultural and open feel.



1.5 VISION OF THE NDP/GUIDING PRINCIPLES

The vision for River Islands Town Center is to create a formal urban, mixed-use Town Center Neighborhood that has emerged within the context of a natural riparian and agricultural corridor of the delta. River Islands will celebrate the valley's historic riparian ties to its communities. The Town Center Neighborhood will promote development of strong pedestrian pathways that connect usable spaces and encourage pedestrian interaction.

Guiding principles include:

- A mixed-use neighborhood connected to the land and to unique housing, employment, recreation, and cultural opportunities of the Central Valley.
- A thriving urban district that blends various higher density housing types with retail, office, recreational, governmental and other uses that still focus on principles of water management, native environments, and proximity to the San Joaquin Delta.
- A thriving neighborhood community tied to the river and its waterways through walking opportunities and bike trails connecting quality parks and open spaces to other areas of River Islands and the greater Lathrop community.
- A walkable community that makes vehicles secondary in access to various uses within and outside the District.



1.6 TOWN CENTER NEIGHBORHOOD DEVELOPMENT PLAN OVERVIEW

Chapter 1: Introduction (p.10)

This chapter introduces the purpose of the Town Center NDP, and reviews the process of preparation of the Neighborhood Development Plan.

Chapter 2: Neighborhood Concept (p.18)

This chapter provides proposed land use, concepts of neighborhood elements, and entry designs for the Town Center Neighborhood.

Chapter 3: Circulation (p.28)

This chapter provides circulation concepts of vehicular paths of travel and pedestrian trails within the framework of residential neighborhoods and open spaces.

Chapter 4: Streetscapes (p.34)

This chapter provides concepts of streetscapes including; street character, street trees, street sections, and key street connections to neighborhood gateways and entries.

Chapter 5: Parks and Open Space (p.50)

This chapter includes an overview of the proposed parks and open space, and preliminary park design concepts within the Town Center Neighborhood.

Chapter 6: Landscape and Planting (p.60)

This chapter provides proposed planting palette and irrigation concepts.

Chapter 7: Fencing and Walls (p.70)

This chapter includes hierarchy of fencing and walls to delineate spaces and uses within the Town Center Neighborhood.

Chapter 8: Site Furnishings (p.76)

This chapter provides the design and appearance of the Town Center Neighborhood, including site furniture, colors and paving, street lights, and street furniture.

Appendices (p.83)



Chapter 2

NEIGHBORHOOD CONCEPT

NEIGHBORHOOD CONCEPT

2.1 LAND USE

The River Islands Town Center will be developed with 10 development areas, including various commercial and office uses, with up to 668 residential dwelling units, related street improvements, commercial facilities, parks, trails and open spaces. The land use designation and zoning district for the Town Center is Mixed Use (MU-RI) as included in the Lathrop General Plan and the West Lathrop Specific Plan.

The Town Center District is intended to provide a mix of retail, services, restaurants, entertainment, offices, higher density residential and civic uses. Permitted uses in the MU-RI Zoning District include 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 include entertainment-related and community oriented uses, hospitals, medical clinics, and other uses consistent with the scale and character of the Town Center.

Development standards and architectural guidelines for the Town Center will be included in a separate document for private development and be used in conjunction with this NDP for new development proposals.



FIGURE 2.1 LAND USE MAP






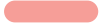







NOTE:

Development Area descriptions are general in nature and are subject to change as individual development proposals are received. The MU-RI Zoning District allows the placement of commercial, office, residential and other permitted and conditionally permitted uses together in the same area and with shared parking arrangements in accordance with the Lathrop Municipal Code and this NDP.

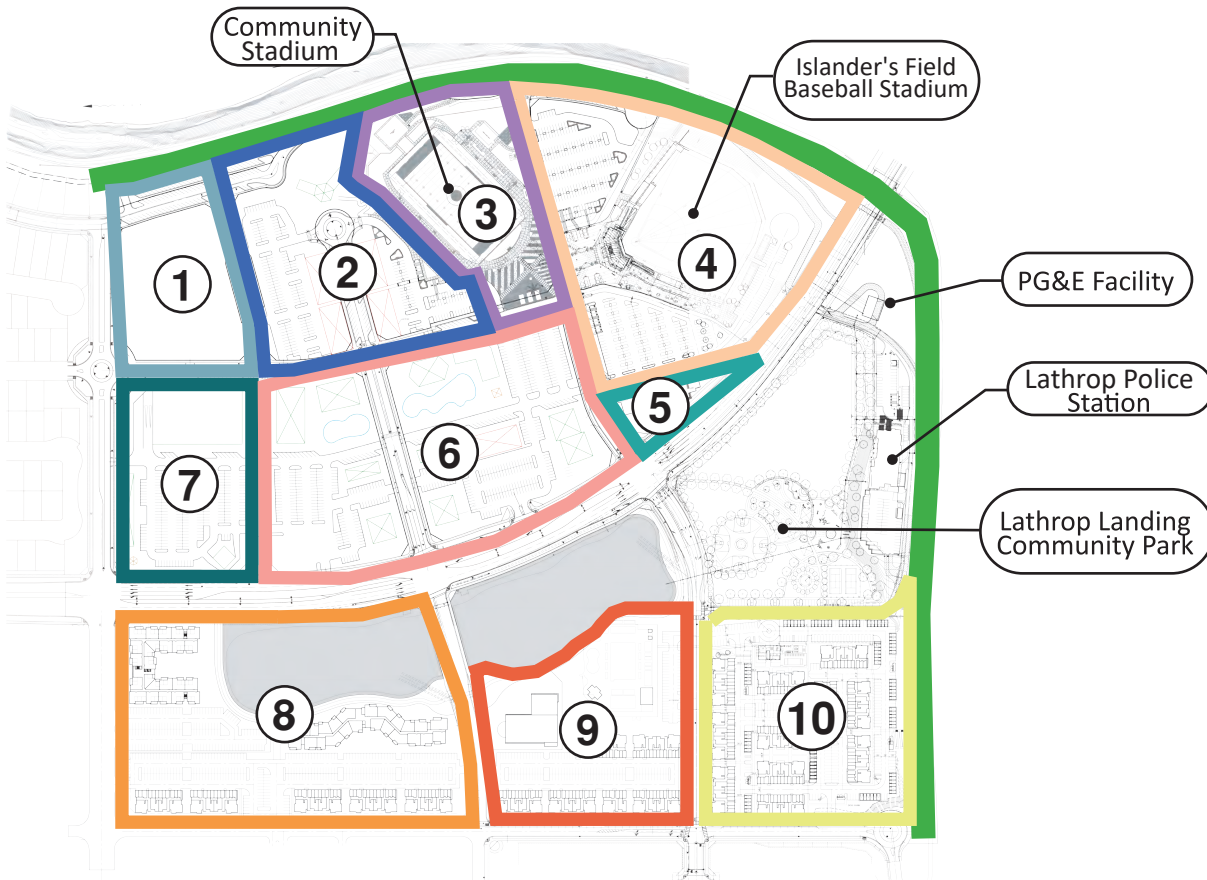
Existing uses in the Town Center include Islanders Field Baseball Stadium, Lathrop Police Station and PG&E Natural Gas Pressure Reducing Facility. Interim uses include the River Islands Welcome Center, River Islands Technology Academy, and Lathrop Soccer Facility, which are not identified on the map below. Please see the following chart for representative development anticipated in the Town Center. The total number of multi-family units are required by the City of Lathrop Housing Element.

Total Town Center Net Acreage	82
Anticipated Commercial Square Feet	339,886
Mixed Use Apartments	80
Townhomes ("Walkup")	210
Apartment Units	378
Total Multi-Family Dwellings	668

Lotting Summary

AREA	ID	PRODUCT TYPES	Units*
	AREA 1	Commercial/Mixed	0-448
	AREA 2	MFD/Mixed	0-448
	AREA 3	Private Recreation	N/A
	AREA 4	Private Recreation	N/A
	AREA 5	Office/Mixed	0-448
	AREA 6	MFD/Mixed	0-448
	AREA 7	Commercial/Mixed	0-448
	AREA 8	Commercial/MFD	0-448
	AREA 9	Private Rec./MFD	0-448
	AREA 10	MFD	220
	COMMUNITY PARK	N/A	N/A
	LAKE	N/A	N/A
	TRAIL	N/A	N/A

* - Multi-family dwelling units may vary in each development area based on individual development proposals.





2.2 NEIGHBORHOOD ELEMENTS

The Town Center allows residents to enjoy a relaxed, low-maintenance lifestyle, where the region’s history, the proximity to the San Joaquin River, and the natural environment have been woven into the design of both this neighborhood and River Islands. A strong sense of neighborhood character continues throughout the Town Center that blends River Island’s consistent theme of colors, plantings, site furnishings, and signage with the community’s own unique identity. The Town Center establishes its unique character through urban elements that create community spaces at pedestrian scale and programming dedicated to promote community inclusion. The combination of parks, trails, and recreational amenities will contribute to the distinctive quality of the Town Center.

The Town Center encourages pedestrian access throughout the entire community and aims to revitalize residents’ connection with nature. A network of trails and pathways throughout River Islands makes this a walkable community and encourages interaction with natural and rural opportunities surrounding River Islands. Recreational amenities will be easily accessible and convenient within Town Center. They include fitness centers, sports facilities, sports courts, community gardens, and walking and biking trails, providing opportunities for both passive and active recreation.



FIGURE 2.2 NEIGHBORHOOD ELEMENTS MAP

Neighborhood Elements Legend

FEATURE AREA	PARK NAME
	Private Recreation Facilities
	Community Park/Trail

SYMBOL	FEATURE TYPE
	Neighborhood Entry
	Neighborhood Gateway
	Community Gateway
	Water View Node
	Open Space Railing
	Open View Fence



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Chapter 3

CIRCULATION



CIRCULATION

3.1 CIRCULATION CONCEPT

Streets create a necessary and important framework for the River Islands Town Center. This framework connects and separates neighborhoods, creates key vehicular paths of travel, and creates identifiable community spaces and pedestrian-friendly routes throughout the community. As depicted in the circulation exhibit on the following page, the street network has a hierarchy of major roads, collector streets and neighborhood streets.

3.2 CIRCULATION BIKE AND PEDESTRIAN CONCEPT

In order to support a healthy, active community, the River Islands Master Plan has developed recreational infrastructure intent on encouraging bicycle and pedestrian pathways. Safe pedestrian and bicyclist connections linking parks and open spaces throughout the Town Center is a priority. An intricate, non-motorized circulation system has been developed for the Town Center, as part of larger circulation framework for Phase 1 River Islands. The circulation typology (as reflected in Figure 3.2 - Circulation Bike and Pedestrian Concept Map) consists of 3 different classes: Class 1 (Bike Path), Class 2 (Bike Lane) and Class 3 (Bike Route). The bicycle paths, lanes, and routes, along with the pedestrian trails, and pedestrian connections, pair well with the different street types within the community as shown on Figure 3.1 (next page). The road classifications within the Town Center District include regional arterials (River Islands Parkway and Somerston Parkway), Neighborhood Collectors (Islanders Way) and Neighborhood Local Streets (Garden Farms Avenue, Hospitality Way, and Riverfront Drive). These streets are also identified on Figure 3.1.



FIGURE 3.1 CIRCULATION CONCEPT

NOTE:

The Circulation Concept shown is preliminary and is dependent on individual development proposals. Public streets shall include River Islands Parkway, Garden Farms Avenue, Riverfront Drive, Somerston Parkway, Islanders Way and Commercial Street. An additional public street, tentatively named "Hospitality Way" may be constructed between Areas 1 and 2. A mix of private driveways/streets and public streets are likely. Parking will include both private parking lots and on-street parking that can be shared between varying uses in the Town Center. Individual development proposals shall determine the areas to be shared with time of use utilized in shared parking proposals. See Chapter 9 for more information.

Circulation Legend

ROUTE	ROUTE TYPE
	Regional Arterial
	Neighborhood Collector
	Neighborhood Local Street
	Pedestrian Access Route
	Area Designation
	Streetscape Cross-Section (See Pages 24-29)



FIGURE 3.2 STREET SECTIONS

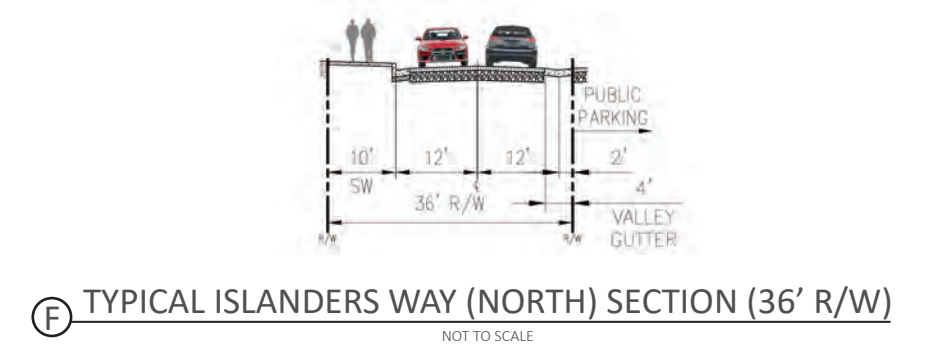
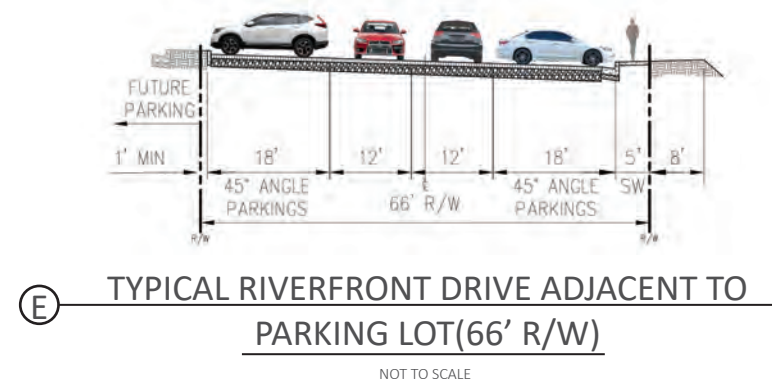
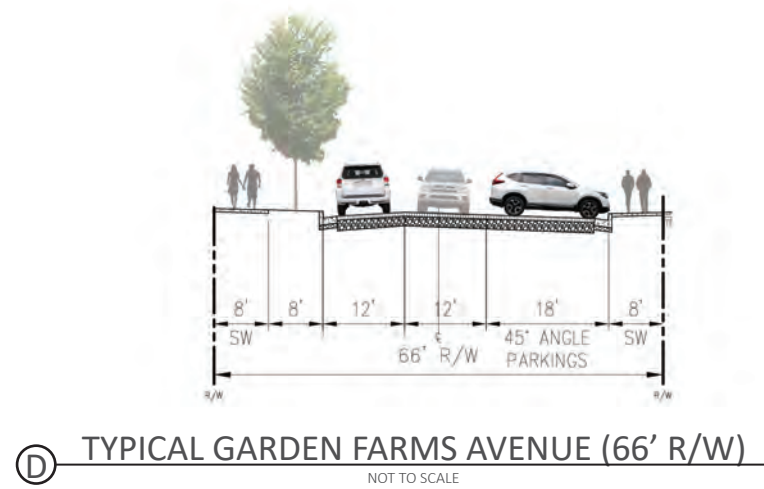
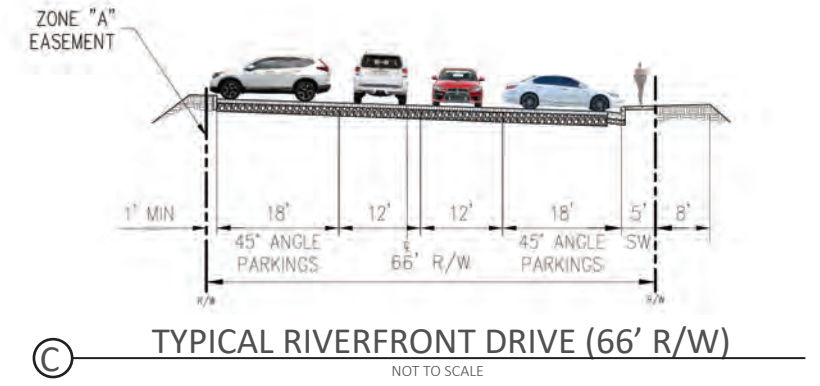
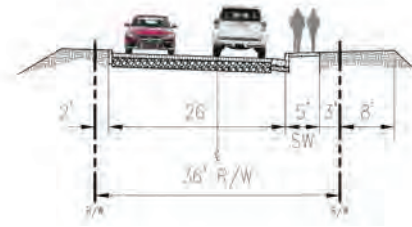


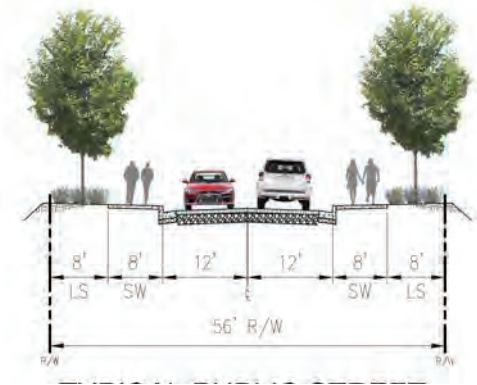
FIGURE 3.3 STREET SECTIONS



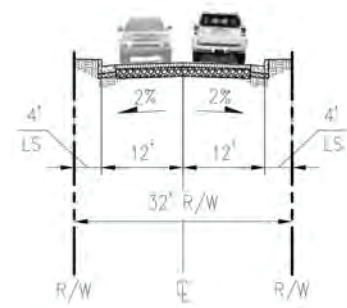
G TYPICAL RIVERFRONT DRIVE (36' R/W)
NOT TO SCALE



H TYPICAL HOSPITALITY WAY (60' R/W)
NOT TO SCALE



I TYPICAL HOSPITALITY WAY (56' R/W)
NOT TO SCALE



J TYPICAL SALVATORE WAY SECTION (32' R/W)
NOT TO SCALE

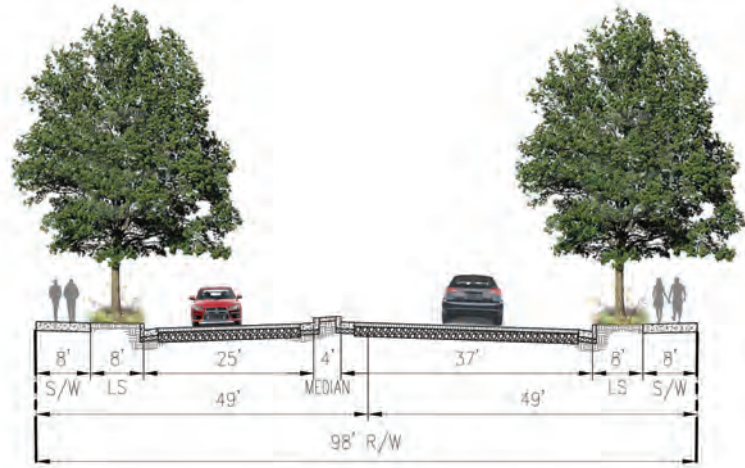


K TYPICAL SALVATORE WAY SECTION
NOT TO SCALE

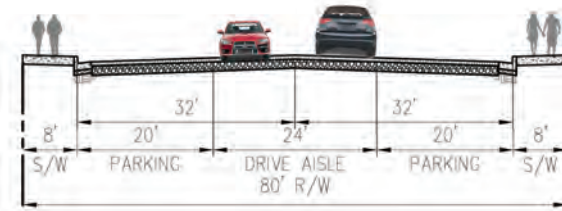


L TYPICAL SALVATORE WAY SECTION
NOT TO SCALE

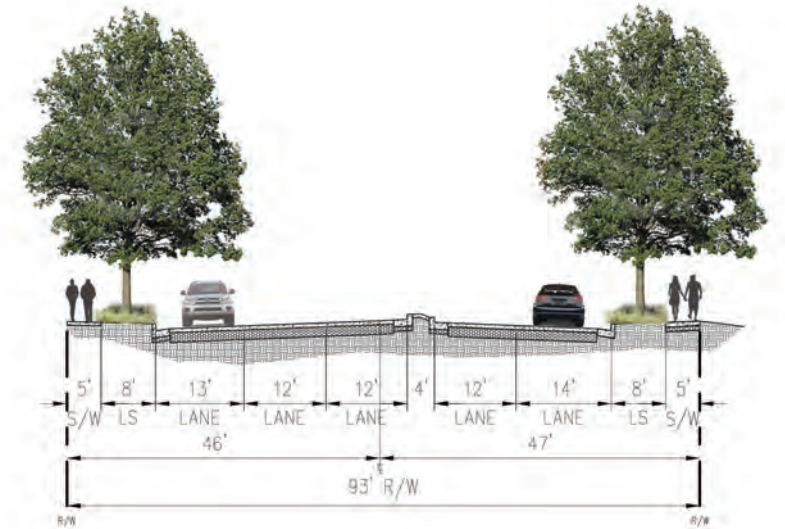
FIGURE 3.4 STREET SECTIONS



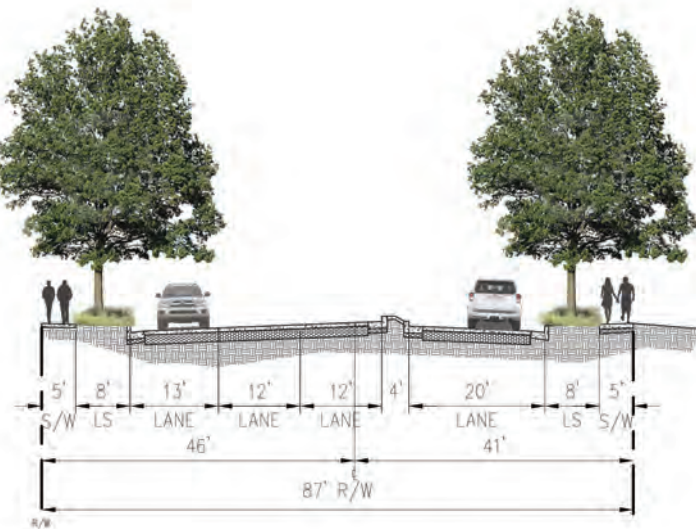
M TYPICAL ISLANDERS WAY (SOUTH) SECTION (98' R/W)
NOT TO SCALE



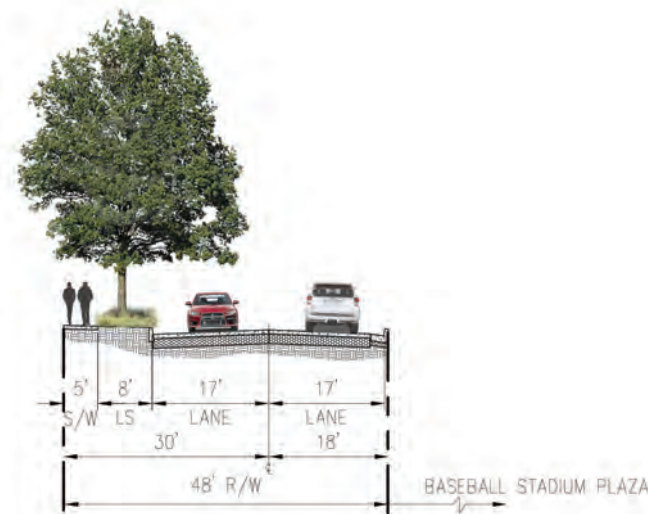
N TYPICAL ISLANDERS WAY (SOUTH) SECTION (80' R/W)
NOT TO SCALE



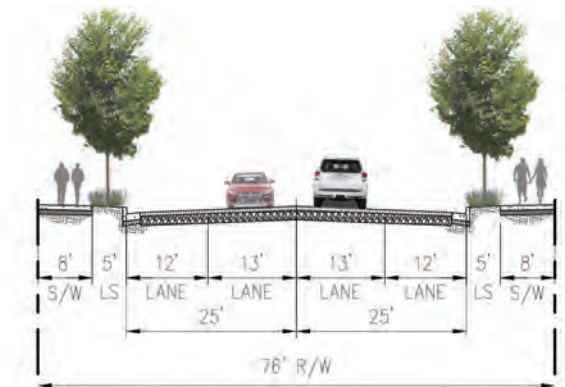
O TYPICAL ISLANDERS WAY (93' R/W)
NOT TO SCALE



P TYPICAL ISLANDERS WAY (87' R/W)
NOT TO SCALE

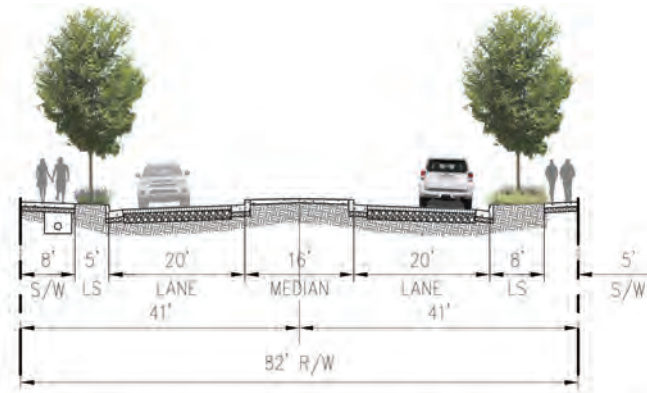


Q TYPICAL ISLANDERS WAY (47.5' R/W)
NOT TO SCALE

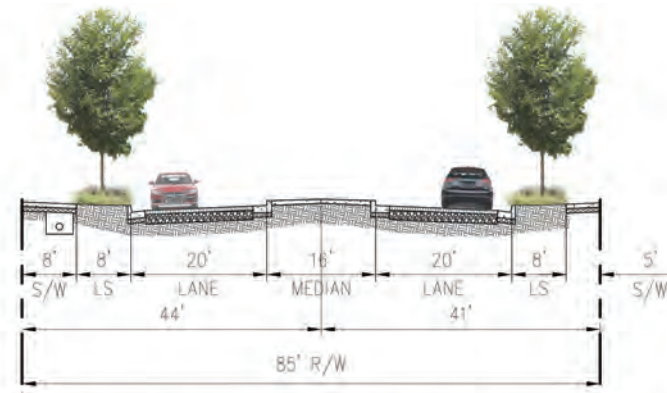


R TYPICAL COMMERCIAL STREET SECTION (SOUTH)
NOT TO SCALE

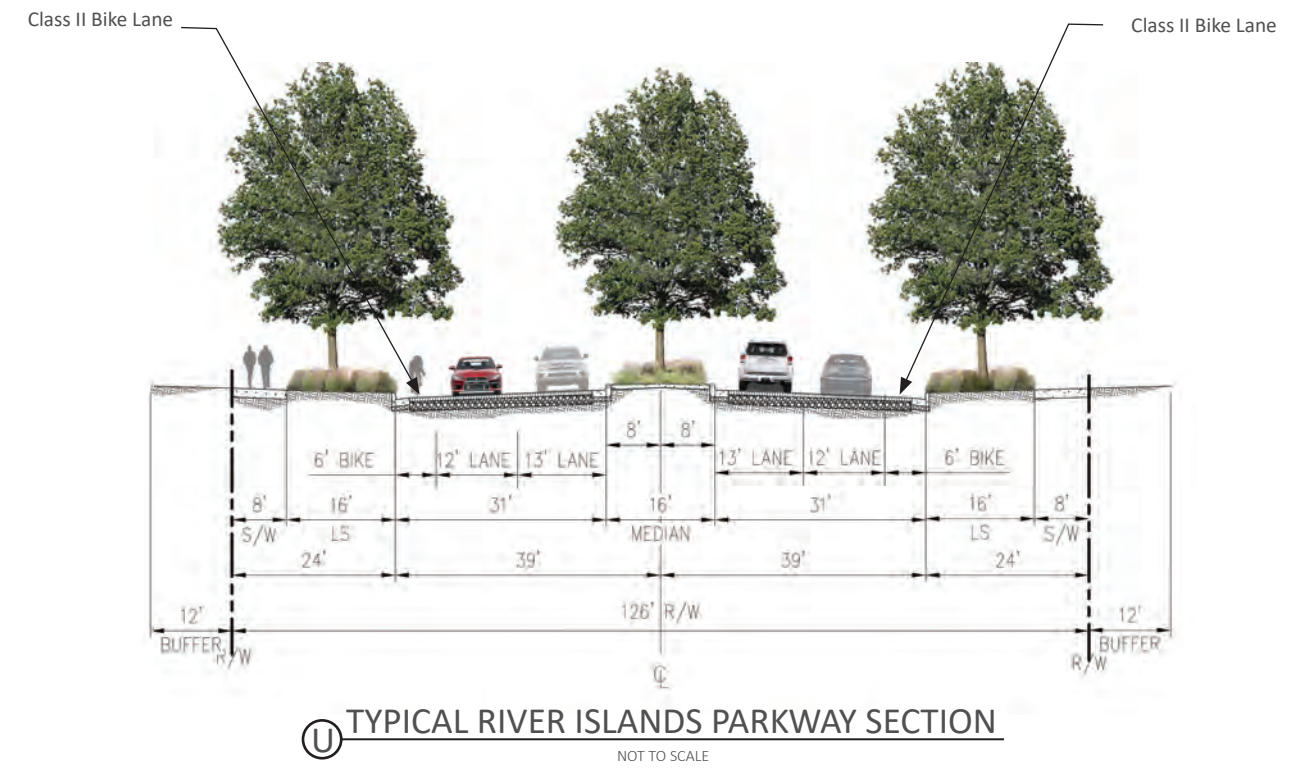
FIGURE 3.5 STREET SECTIONS



S TYPICAL SOMERSTON PARKWAY SECTION (NORTH OF GARDEN FARMS AVENUE)
NOT TO SCALE



T TYPICAL SOMERSTON PARKWAY SECTION (SOUTH OF GARDEN FARMS AVENUE)
NOT TO SCALE








U TYPICAL RIVER ISLANDS PARKWAY SECTION
NOT TO SCALE



FIGURE 3.7 CIRCULATION BIKE AND PEDESTRIAN CONCEPT MAP

Circulation Legend

ROUTE	ROUTE TYPE
	Class I Bikeway (Bike Path)
	Class II Bikeway (Bike Lane)
	Class III Bikeway (Bike Route)
	Phase 1 Levee Trail
	Pedestrian Connection





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Chapter 4

STREETSCAPES

STREETSCAPES

4.1 STREET CHARACTER

Streets are classically defined by the trees that line them. These streets create a sense of identity and pedestrian friendly environments. Street trees help create memorable, livable spaces. However, trees do much more than just define spaces. Trees create much needed shade for pedestrians, help reduce energy consumption, moderate temperatures and increase property values. Proper selection of tree species help identify and differentiate communities, spaces and uses. Trees also provide habitat value for wildlife. To this purpose, this Town Center NDP proposes street tree varieties for the roadways as identified on page 37.

Commercial Street north of Garden Farms Avenue will include 10 foot wide sidewalks to encourage pedestrian travel and include well-marked crosswalks, special pavers or stamped concrete, and curb extensions to visually highlight pedestrians and slow traffic. Columnar trees, street furniture including benches and bike racks, will make sidewalks into more appealing spaces.

Local neighborhood streets are scaled to support lower volumes of traffic and encourage pedestrian and bicycle use. Separated parkway strips provide continuous landscape buffers between vehicular traffic and support a street lined tree canopy. Each neighborhood should receive one to two varieties of street tree species to maintain a community identity, buffer against potential losses due to disease and insects and bolster diversity in the urban forest.

Streets within Town Center shall consist of trees, signage, and urban street elements, such as light poles, that create a unified sense of community identity and character in every neighborhood. Street trees, along with parkway strips and front yard landscape plantings, are thoughtfully selected for each neighborhood to develop a distinct community identity and contribute to the local biodiversity in the San Joaquin Valley.



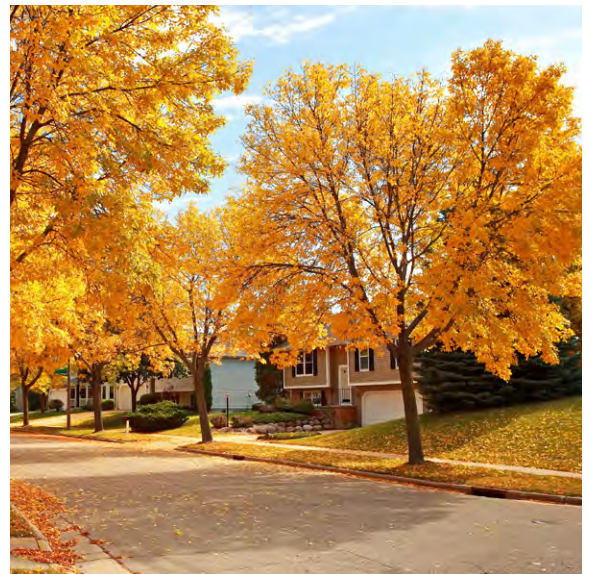




Neighborhood Gateways

Town Center encourages pedestrian connection to each of the communities and promotes interaction with the natural environment and community sense of place. Gateways should be inviting and comfortable to all pedestrians, create visual interest to passing vehicles, and be unique enough to create a sense of individuality and identity for each community.

Streets within Town Center not only serve as important neighborhood gateways for vehicles, but also for pedestrians and bicyclists with safe and walkable sidewalks, landscape buffers, and wide trails to encourage non-motorized mobility throughout the community. Ornamental side plantings, street tree rows, and urban site features should be consistently used to provide aesthetic value and to promote community identity, while also using design elements to resemble the natural context of the delta water ways.



Neighborhood Entries

Neighborhood entries have been identified to establish more formal and traditional entrances to interior villages within Town Center. The entries will be defined by structured plantings that differentiate themselves from more naturalized riparian plantings of surrounding collector streets. Plantings should include columnar trees along the edges of the roadways with flowering trees in entry medians.

Neighborhood entryways mark pedestrian entrances to each neighborhood within Town Center. Designs should incorporate the large spatial environment of major street intersections and create a distinct and inviting entrances. Each entry should have unique elements such as monument features that are typical of the surrounding delta water ways.

Entryways may include seating areas, patterns typical of row crops, paving materials typical of waterways (cobble and decomposed granite) and monuments such as light houses, windmills, sails, and nautical structures. These spaces may create inviting and interesting landmarks with way finding and community identity benefits.

FIGURE 4.1 STREET TREE MASTER PLAN

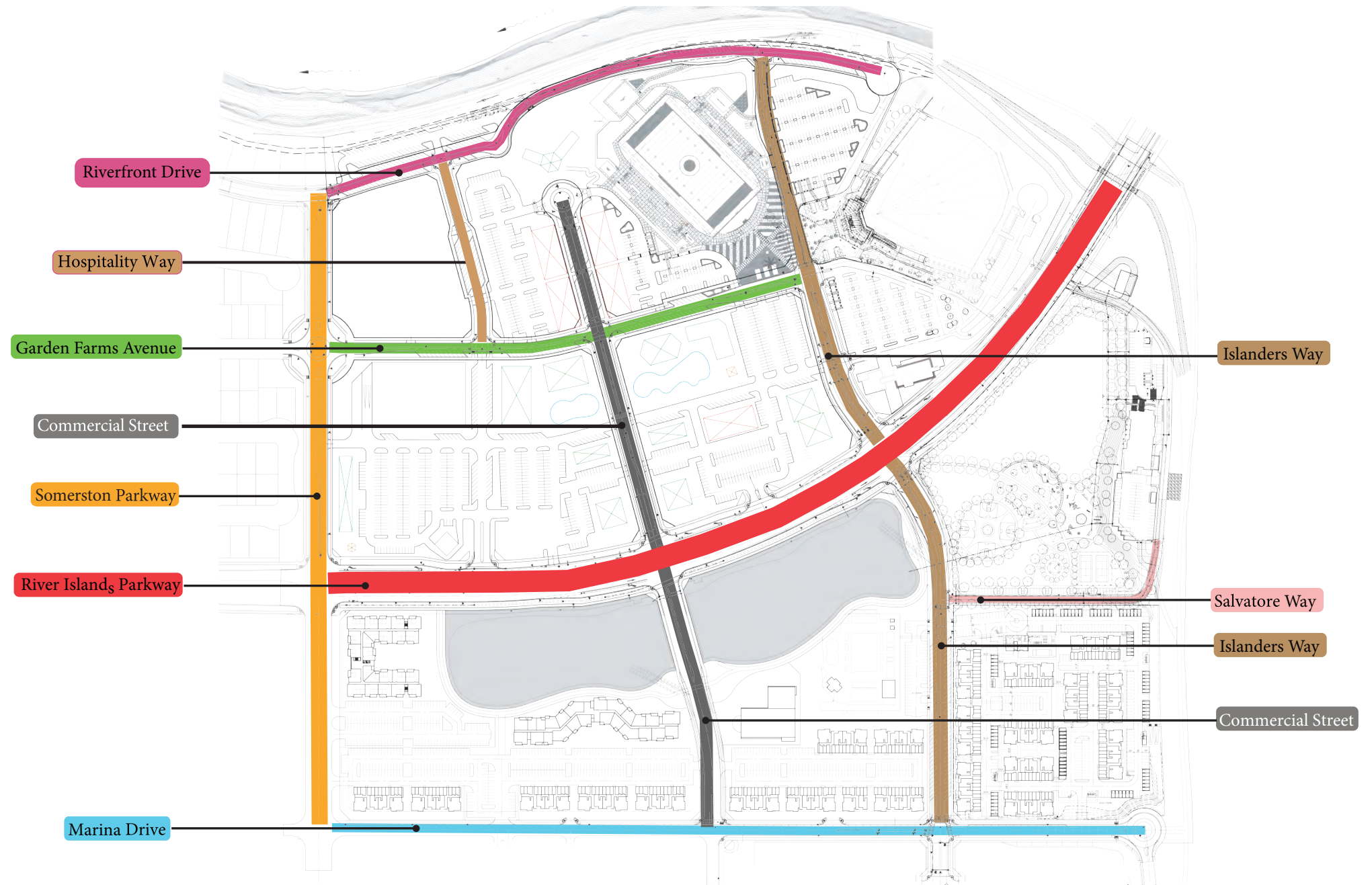
STREET TREE LIST BY CONNECTOR STREET

STREET	BOTANICAL NAME	COMMON NAME
Marina Drive	Tilia c. 'Greenspire'	Little-Leaf Linden
Garden Farms Avenue	Ulmus p. 'Drake'	Chinese Elm
Commercial Street	Zelkova s. 'Green Vase'	Green Vase Zelkova
Islanders Way	Acer rubrum 'October Glory'	October Glory Red Maple
River Islands Parkway	Quercus coccinea	Scarlet Oak
Riverfront Drive	Malus x. 'Prairie Fire'	Prairie Fire Crab Apple
Somerston Parkway	Quercus lobata	Valley Oak
Salvatore Way	Ulmus p. 'Drake'	Chinese Elm
Hospitality Way	Tilia c. 'Greenspire'	Linden "Greenspire"

ACCENT TREE LIST

BOTANICAL NAME	COMMON NAME
Cercis occidentalis	Western Redbud
Chitalpa tashkentensis	Chitalpa
Lagerstroemia indica	Crape Myrtle
Prunus c. 'Krauter Vesuvius'	Purple Leaf Flowering Plum
Prunus serrulata 'Kwanzan'	Kwanzan Flowering Cherry

Note: These species are for reference and are not intended to be the only type of accent trees. See Appendix B for additional species.





4.2 COMMUNITY COLLECTOR STREETS

Community collector streets connect a series of neighborhoods marked by gateways and entries. It is important to establish a project theme as these entries are entrances into and through major project amenities, such as lakes, parks, trails, and open space.

Establishment of formal, landscaped neighborhood gateway entries followed by a rural feel of windrow shade trees and a riparian river concept will lead visitors along major collector streets. A naturalized riparian corridor serves as an immediate reminder of historical ecology of the Delta Valley river lands.

The vision for the River Islands Town Center streetscapes is to formalize the natural context of the delta riparian and agricultural corridors. Use of natural materials like meandering bands of river cobble and boulders that mimic the numerous waterways of the Delta Valley surrounded by groundcovers and both evergreen and flowering shrubs should be the overriding layout within parkway strip areas. Perimeter boundary plantings should receive large, more structured shrubs that take on their own natural shape without the need for hedging or continuous pruning to maintain size and shape. These spaces imitate the numerous hedgerow plantings that abut the waterways and agricultural fields. (See Appropriate Plant Species List in Appendices.) Plans shown in this document are illustrative and are intended to provide guidelines for the overall design of the neighborhood.



FIGURE 4.2 NEIGHBORHOOD GATEWAYS & ENTRIES

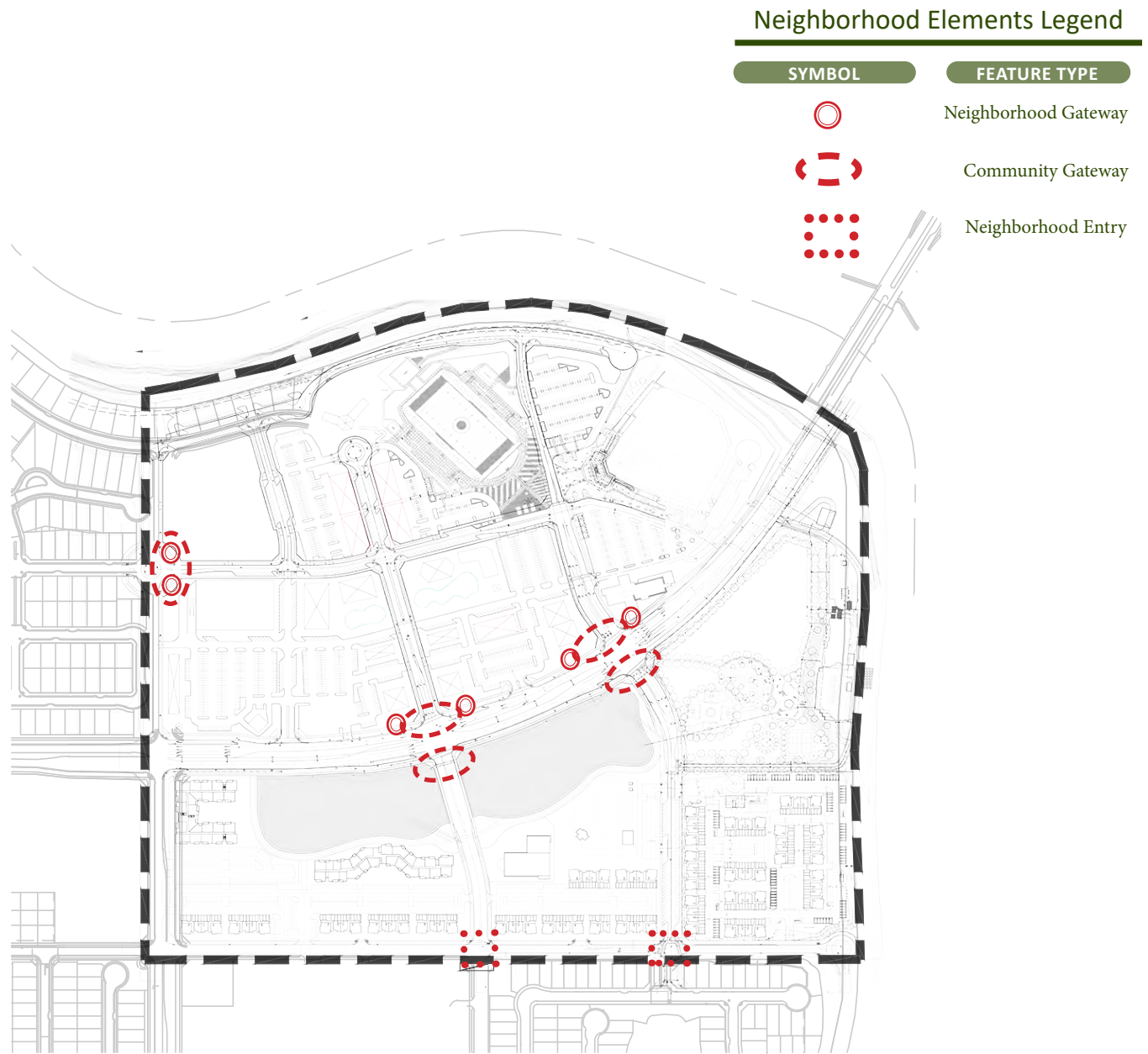


FIGURE 4.3 EXAMPLE TYPICAL ROUNDABOUT / INTERSECTION OF GARDEN FARMS AVENUE AND SOMERSTON WAY

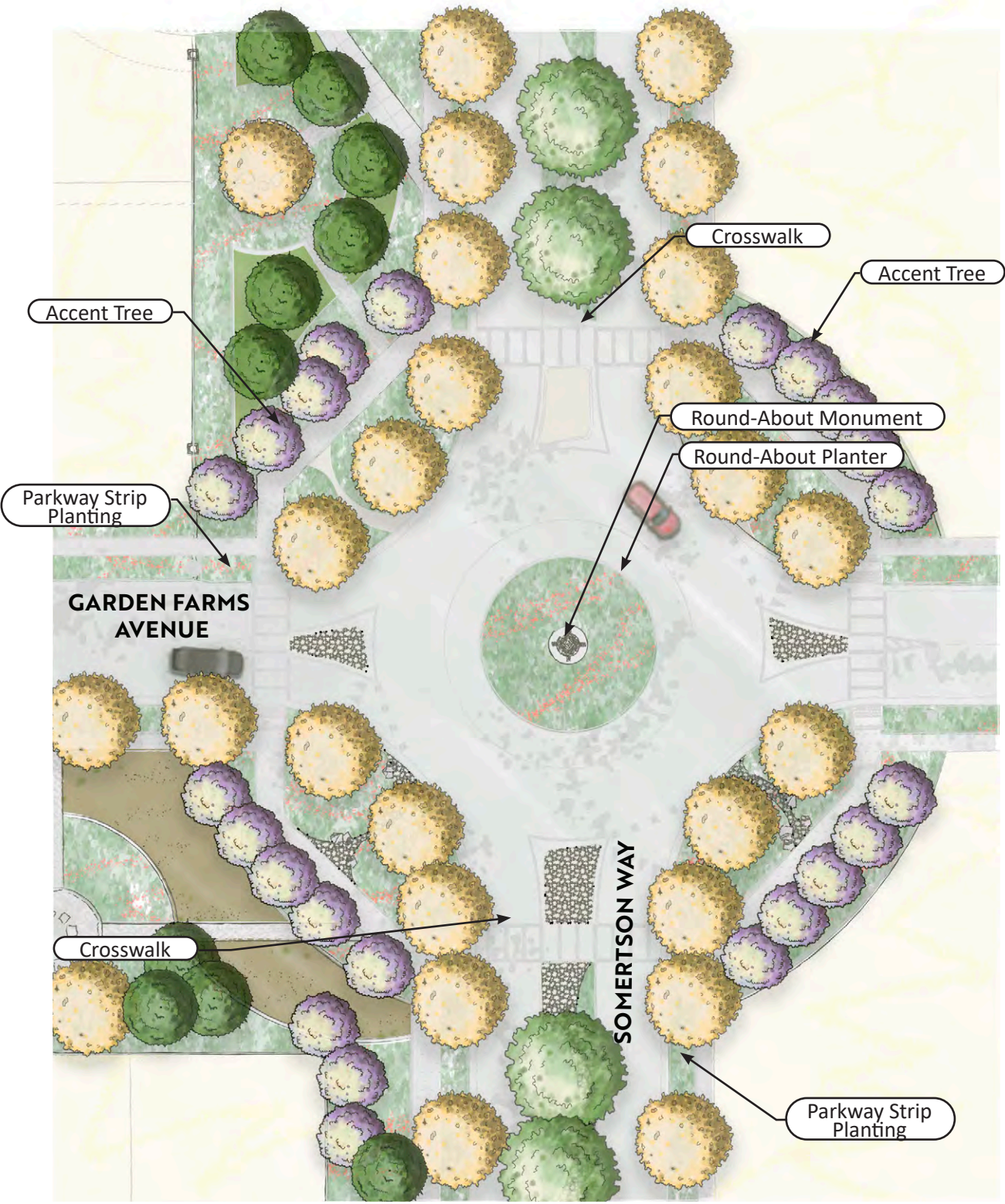


FIGURE 4.4 ENTRY CONCEPT PLAN/ RIVER ISLANDS PARKWAY AND ISLANDERS WAY

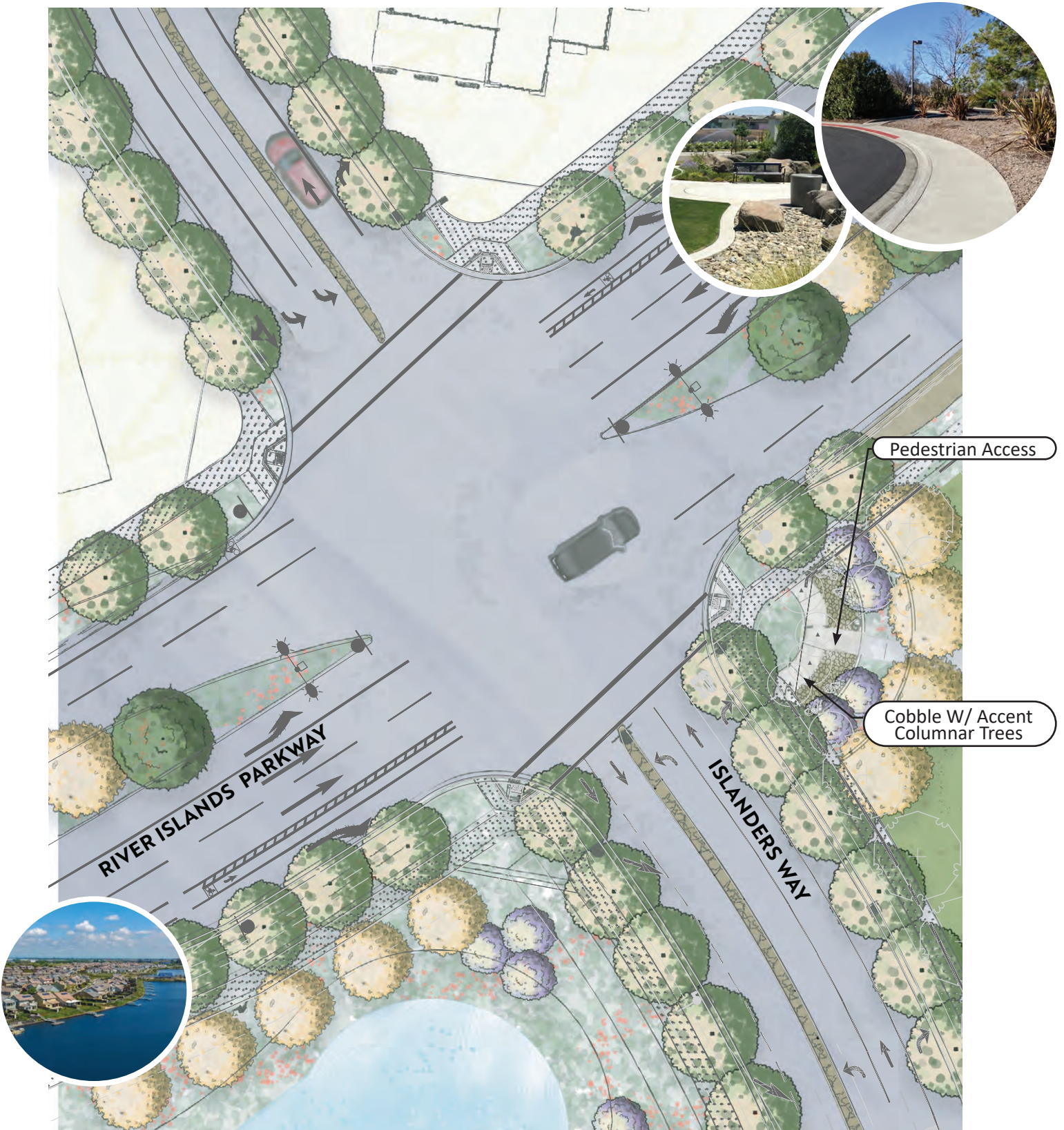


FIGURE 4.5 RIVER ISLANDS PARKWAY AND COMMERCIAL STREET COMMUNITY GATEWAY CONCEPT PLAN

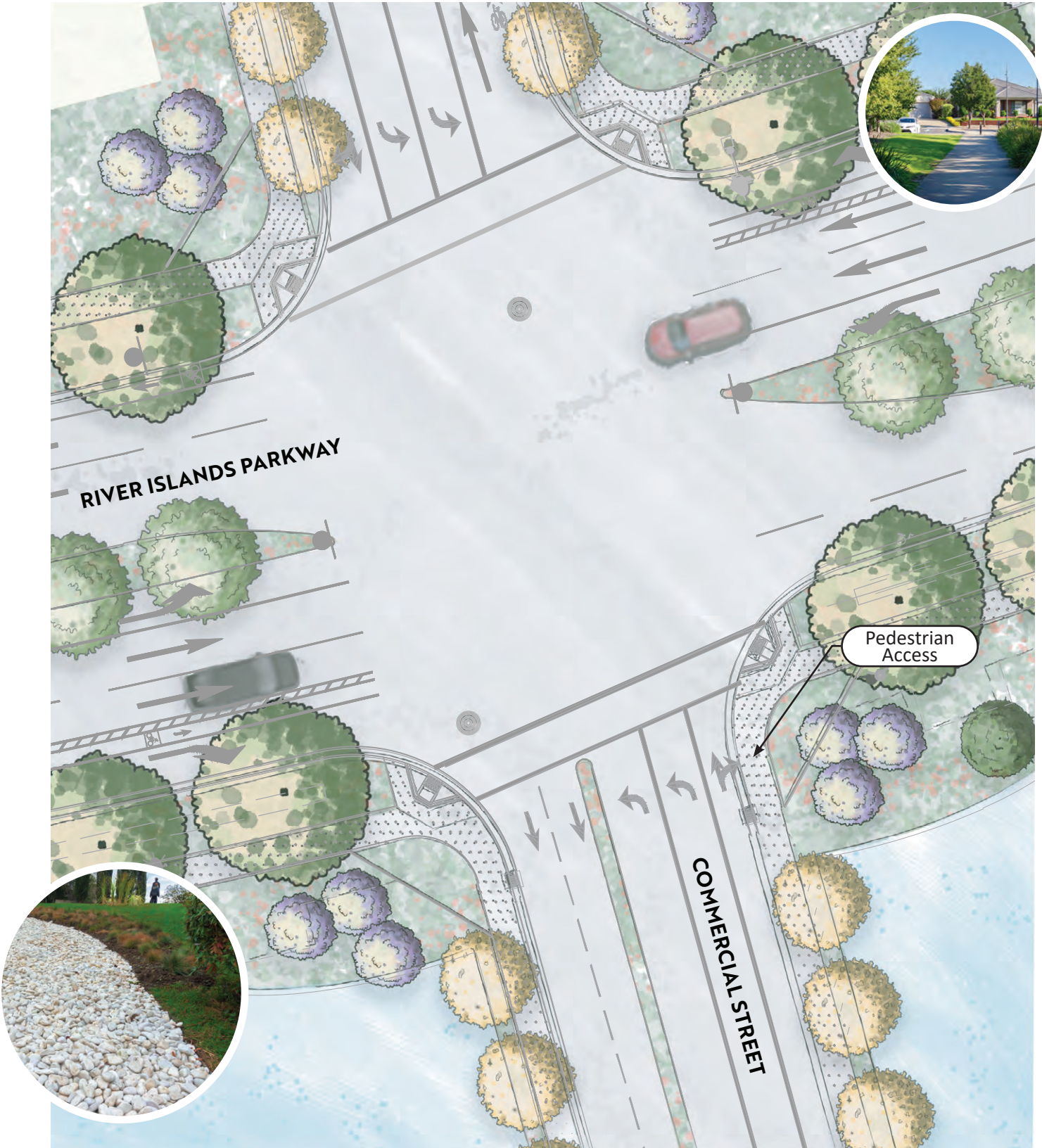


FIGURE 4.6 EXAMPLE MONUMENT SIGNAGE

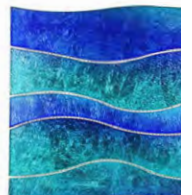


FIGURE 4.7 EXAMPLE ROUND-ABOUT MONUMENT SIGNAGE



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Chapter 5

PARKS AND OPEN SPACE

PARKS AND OPEN SPACE

5.1 MASTER PLAN INTENT

The adopted River Islands Phase 1 Parks Master Plan lays out the network of pocket, neighborhood and community parks, trails, and paseos within the River Islands master planned community. In addition to parks and open spaces that offer varying scales and levels of passive and active recreation, the Master Plan highlights the relationship between the community and the San Joaquin River by providing opportunities for water-oriented, outdoor living and recreation.

Locations of parks and open spaces ensure that recreational amenities are accessible to all community members, including pedestrian and bicycle connections that facilitate non-vehicular circulation throughout the community and between park sites. Varying classes (Class I, II, and III) of bicycle paths are integrated to promote easy access to open space and extend cycling or running opportunities to River Islands and Lathrop residents. Parks are designed to support community members of all age and abilities.

5.2 OPEN SPACE AND LAND USE

As a recreation-based development, the Town Center comprises of a network of trails, pathways, and streets that intersect with parks and open spaces, lake frontage, commercial spaces, and residential lots. The close proximity and convenient access to these diverse and numerous spaces encourage residents to explore and interact with the natural environment and recreational amenities within the community. Opportunities to learn about and connect with the region’s rural past are provided through the combined design of outdoor spaces, urban elements, and other unique features. The following highlight the different types of outdoor spaces proposed within the community:

Open spaces help define places and provide meeting locations, recreational opportunities and visually stimulating points of interest. Open spaces can be defined as sporting venues, community parks, neighborhood parks, pocket parks, lake frontage, streetscapes and trails. Each open space creates an environment specific to its location and context.



FIGURE 5.1 OPEN SPACE LAND USE MAP

Open Space / Streetscapes Legend

OPEN SPACE AREA	FEATURE NAME
	Lake Side Open Space
	Private Athletic Facility
	Off-Site Streetscape
	Community Park/Trail



Intract streetscapes ("aka Parkway Strips") are designed as landscape areas between curbs and sidewalks and create consistent themes for streets within each community.

Off-site streetscapes are areas outside the subdivision along major streets and include parkway strips, areas between the sidewalk and masonry walls or fences and neighborhood gateways. These spaces create a consistent theme throughout the Town Center and encourage passive recreation and pedestrian interaction.

Open spaces adjacent to lakes should also encourage light recreation and provide small scale open pedestrian interaction. These spaces should provide opportunities for relaxation and contemplation within a visually stimulating environment.

Community parks, neighborhood parks, linear parks, and pocket parks should create places for more structured recreational interaction. Parks should encourage large scale pedestrian use and create opportunities for exercise, relaxation, and physical recharge from day-to-day obligations.

A signature feature of the Town Center is the abundant accessibility and connectivity of pedestrian trails within the commercial spaces and neighborhood beyond typical street sidewalks. Many trails weave throughout the neighborhood, allowing many opportunities for recreation and interactions with the natural environment within a short distance from home.

Phase 1 Parks Master Plan

The parks and open spaces within the Town Center, along with trails and pathways, are part of a larger network of parks and open space within the River Islands development. These parks and opens spaces were approved by the City Council with the Phase 1 Parks Master Plan in September 2022.

The Park Designation Map, Figure 2.4 on the following page, provides an overall summary of all parks and open space proposed to be constructed within Phase 1 of River Islands. The tables include Neighborhood Parks/Pocket Parks/Community Parks/Linear Parks, Lakes, Trails, and Water Related Open Space. All Neighborhood and community park facilities are proposed to count towards the developer's Quimby Act park acreage. The chart on the following page summarizes the acreage and locations of the Quimby Act required facilities.



The City of Lathrop's conditions of approval and the Phase 1 vesting tentative map for River Islands requires that park facilities that are adjacent to water bodies (e.g. river or lake) shall be owned by a non-City public agency, with a right of reverter back to the City should the non-City public agency not properly maintain the park or otherwise be incapable of its maintenance. Island Reclamation District 2062 ("RD 2062") is authorized to own recreational facilities such as parks under the State's Water Code and will own all other "wet parks" in the future. Maintenance of parks and open space is/will be conducted by River Islands Public Financing Authority (RIPFA) and RD 2062.

The parks and open spaces in Town Center will feature a mixture of passive and active recreational opportunities that meets the needs of both the community and visitors. Park design attempts to provide the highest level of accessibility and safety possible for the benefit of the community and for the parks' continued success. Typical amenities include open lawn areas, shaded benches/tables, community gardens, and fitness equipment. The parks and open spaces located within the Town Center has facilities and programs that not only provide health benefits, but also educational, cultural, and historical benefits for the community to engage with.

FIGURE 5.2 PHASE 1 PARK DESIGNATION MAP

Park #	Park Name	Acreage	Quimby Act Requirement	Ownership
Neighborhood Parks -----		26.66	25.70	
N1	Michael Vega Park	2.95	X	RD 2062
N2	Somerston Park	2.15 ³	X	RD 2062
N3	Reflections Park	5.24	X	RD 2062
N4	Crystal Cove Park	3.33	X	RD 2062
N6	Summer House Park	2.11	X	City
N7	Tidewater Park	2.05	X	RD 2062
N8	Old River Neighborhood Park	4.55	X	City
N9	Nototomne Park	4.28 ⁴	X	City

Pocket Parks -----		31.55		
P1	Riverfront Pocket Park 18 (Stage 1A)	0.13		RD 2062
P2	Riverfront Pocket Park 17 (Stage 1A)	0.08		RD 2062
P4	Riverfront Pocket Park 16 (Stage 1A)	0.11		RD 2062
P5	Riverfront Pocket Park 15 (Stage 1A)	0.15		RD 2062
P6	Riverfront Pocket Park 14 (Stage 1A)	0.14		RD 2062
P7	Riverfront Pocket Park 13 (Stage 1A)	0.22		RD 2062
P8	Pocket Park 12 (Stage 1A)	0.18		RD 2062
P9	Water Related Park D	3.8		RD 2062
P10	Water Related Park H	5.0		RD 2062
P11	Water Related Park A	0.9		RD 2062
P12	Pocket Park 9 (Stage 1B)	0.18		RD 2062
P14	Pocket Park 5 (Stage 1B)	0.09		RD 2062
P15	Water Related Park G	2.5		RD 2062
P16	Pocket Park 10 (Stage 1A)	0.08		RD 2062
P17	Pocket Park 11 (Stage 1A)	0.12		RD 2062
P18	Water Related Park C	0.7		RD 2062
P19	Water Related Park B	0.4		RD 2062
P20	Pocket Park 8 (Stage 1B)	0.59		RD 2062
P21	Pocket Park 7 (Stage 1B)	0.15		RD 2062
P22	Pocket Park 6 (Stage 2B)	0.16		RD 2062
P23	Pocket Park 3 (Stage 1B)	0.08		RD 2062
P24	Pocket Park 4 (Stage 1B)	0.10		RD 2062
P25	Pocket Park 29(Stage 2A)	0.05		RD 2062
P26	Water Related Park J (Stage 2A)	0.79		RD 2062
P27	Water Related Park I (Stage 2A)	0.82		RD 2062
P28	Pocket Park 21 (Stage 2A)	0.34		RD 2062
P29	Pocket Park 20 (Stage 2A)	0.24		RD 2062
P30	Pocket Park 30	0.07		RD 2062
P31	Pocket Park 31	0.15		RD 2062
P32	Pocket Park 22 (Stage 2A)	0.10		RD 2062
P33	Water Related Park K (Stage 2A)	0.70		RD 2062
P34	Pocket Park 23 (Stage 2A)	0.29		RD 2062
P35	Pocket Park 24 (Stage 2A)	0.15		RD 2062
P36	Pocket Park 25 (Stage 2A)	0.20		RD 2062
P37	Water Related Park L (Stage 2A)	0.48		RD 2062
P38	Pocket Park 30 (Stage 2A)	0.10		RD 2062
P39	Pocket Park H (Stage 2A)	1.67		RD 2062
P40	Pocket Park 1 (Stage 2B)	0.18		RD 2062
P41	Lakeside Park 1 (Stage 2B)	1.75		RD 2062
P42	Lakeside Park 2 (Stage 2B)	2.07		RD 2062
P43	Pocket Park 26 (Stage 2B)	0.18		RD 2062
P44	Pocket Park 27 (Stage 2B)	0.29		RD 2062
P45	Water Related Park N (Stage 2A)	0.77		RD 2062
P46	Water Related Park M (Stage 2A)	0.48		RD 2062
P47	Pocket Park 19 (Stage 2B)	0.92		RD 2062
P48	Pocket Park 31 (Stage 2B)	0.70		RD 2062
P49	Lakeside Park 3 (Stage 2B)	2.2		RD2062

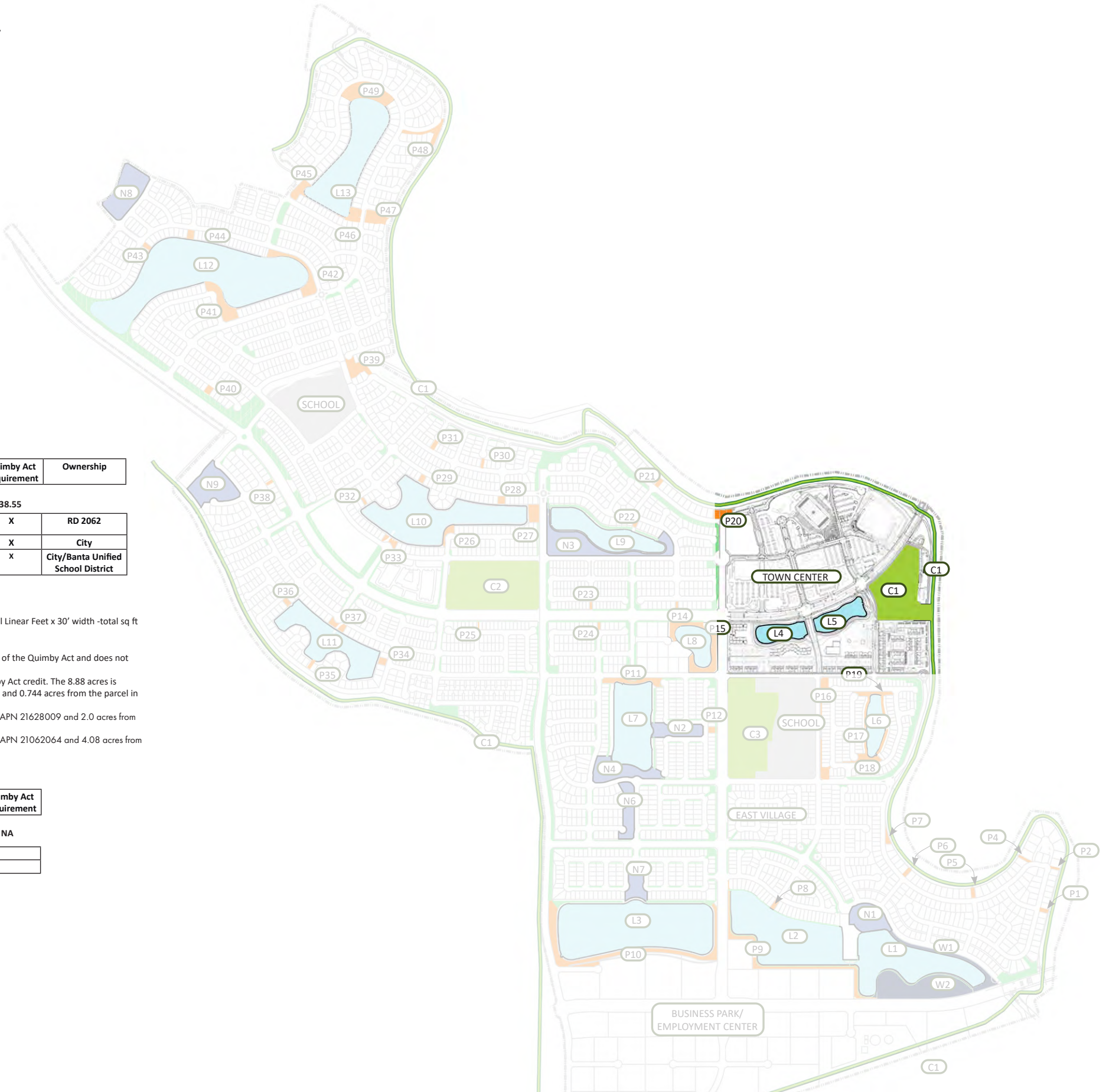
Park #	Park Name	Acreage
Lakes -----		
L1	Sunset Lake East	17.6
L2	Sunset Lake West	13.6
L3	Lake Somerston	27.6
L4	Lake 4	3.3
L5	Lake 5	3.7
L6	Echo Lake	4.3
L7	Crystal Lake	12.4
L8	Lake 8	4.0
L9	Reflections Lake	9.1
L10	Lake 10	14.5
L11	Lake 11	7.8
L12	Lake 12	27.3
L13	Lake 13	11.8

Park #	Park Name	Acreage	Quimby Act Requirement	Ownership
Community Parks -----		61.714	38.55	
C1	Lathrop Landing Community Park	37.13 ¹	X	RD 2062
C2	Champion Fields Community Park	15.7	X	City
C3	STEAM Academy Community Park	8.884 ²	X	City/Banta Unified School District

¹Total acreage includes Levee Trail. Levee Trail Calculation: Total Linear Feet x 30' width -total sq ft (43,560 sq ft=1acre)
 Total Miles = 7.8 miles
 The 30' wide levee trail has been used to calculate acreage of the Quimby Act and does not include the levee slopes or 20-foot levee toe.
²This 16.75 acre location will only receive 8.884 acres of Quimby Act credit. The 8.88 acres is derived from adding 8.140 acres from the Joint-use easement and 0.744 acres from the parcel in the northwest corner.
³Somerston Park acreage includes 0.15 acres of open space from APN 21628009 and 2.0 acres from APN 21030044.
⁴Nototomne Park acreage includes 0.2 acres of open space from APN 21062064 and 4.08 acres from APN 21062064.

Park #	Park Name	Acreage	Quimby Act Requirement
Water Related Open Space -----		9.1	NA
W1	Water Related Park E	1.9	
W2	Water Related Park F	7.2	

Totals (Does not include Private Park Space)
 Parks & Water Rtd. Open Space ----- **129.02**
 Storm System LA ----- **12.1**
 Landscape Open Space ----- **33.08**
Total Landscape Area ----- 174.54



*P3 to be maintained by a private entity. There will be no physical barriers restricting entry into the park.

5.3 COMMUNITY PARKS

Community Parks incorporate a variety of recreational programming that provide active and passive recreational opportunities for all. Most residents should be able to access a community park within 1/2 to 1 mile from their home. An ideal Community Park connects residents to outdoor recreation options, foster public growth and establishes collective identity.



Community Parks typically include a mixture of active and passive recreational opportunities and more variety of amenities than neighborhood parks. These may include sports fields (lighted and unlighted depending on programming), sport courts, concession stands, restrooms, amphitheaters or performing art facilities, nature education opportunities, splash pads or other water-play features, dog parks, and fitness courses. The design may also include areas for specialty athletics and recreation.

The proposed community park in the Town Center (shown on Figure 5.2) is intended to be utilized by users of the overall River Islands community. The community stadium and existing Baseball stadium are intended to serve multiple user groups throughout the community and region. Besides being the home field for River Islands varsity teams and hosting various tournaments, the stadiums may be used for community events, concerts and other public gatherings. The public plazas that provide the entries to the stadiums may also be used for various community wide events and River Islands organized activities.



FIGURE 5.3 TOWN CENTER DESIGNATION MAP

Lake #	Lake Name	AC.	Quimby Act	OWNERSHIP
--------	-----------	-----	------------	-----------

Lakes 7.13

L1	Lake 1	3.05		RD 2062
L2	Lake 2	4.08		RD 2062

Park #	Park Name	AC.	Quimby Act	OWNERSHIP
--------	-----------	-----	------------	-----------

Community Park 37.13

CP1	Lathrop Landing Community Park	37.13 ¹	x	CITY
-----	--------------------------------	--------------------	---	------

Multi-Use Area 12.8

M1	Islanders Field Baseball Stadium	10.7		PRIVATE
M2	River Islands Community Stadium	2.1		PRIVATE

¹Total acreage includes entire levee trail as identified in the Phase 1 Parks Master Plan. The 30' wide levee trail has been used to calculate acreage of the Quimby Act and does not include the levee slopes or 20-foot levee toe.

Town Center portion of Levee Trail Calculation: Total Linear Feet x 30' width -total sq ft (43,560 sq ft=1 acre)

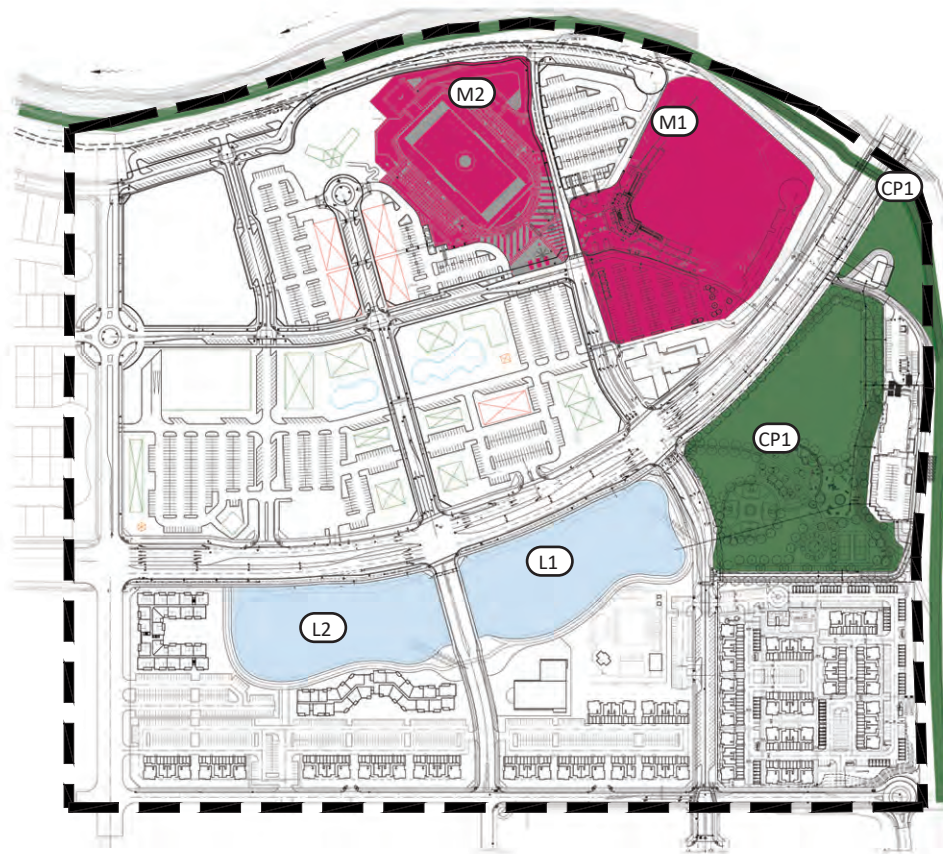


FIGURE 5.4 COMMUNITY PARK 1



For illustrative purposes only

PARK AMENITIES

- Tennis / Pickleball Court
- Splash Pad
- (2) 1/2 Court Basketball
- Levee Trail
- Outdoor Fitness Equipment

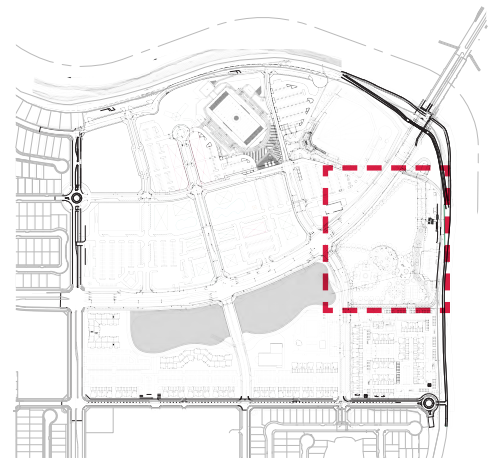
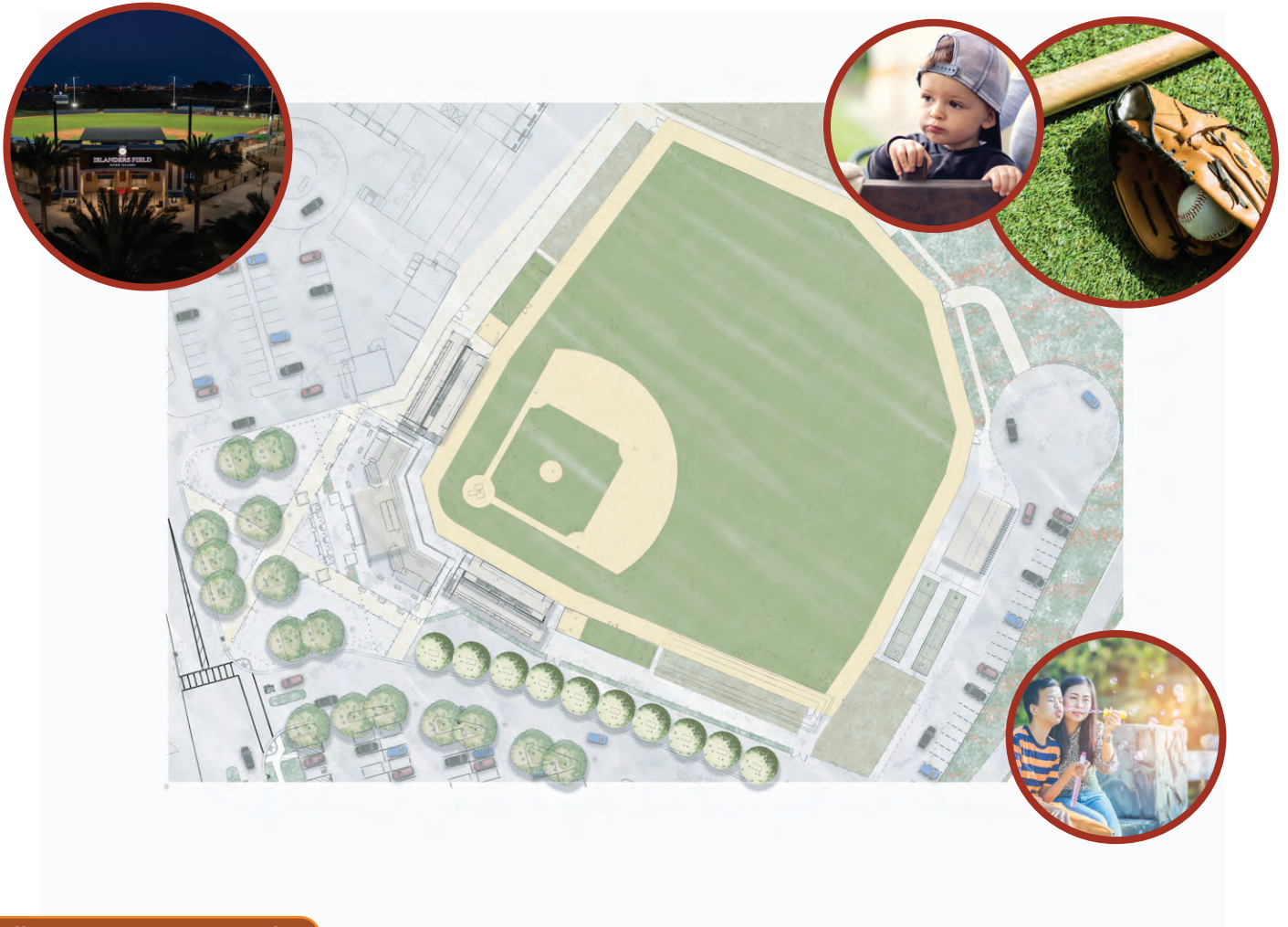


FIGURE 5.5 ISLANDERS FIELD



For illustrative purposes only

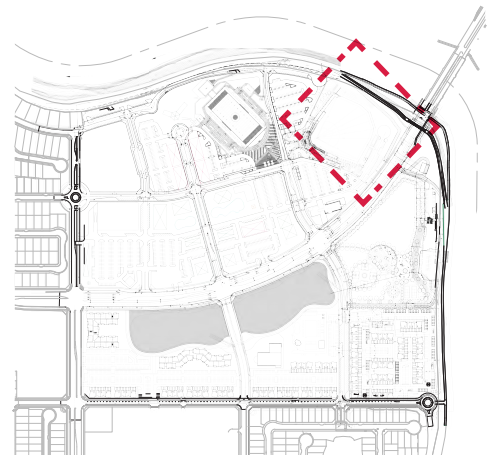
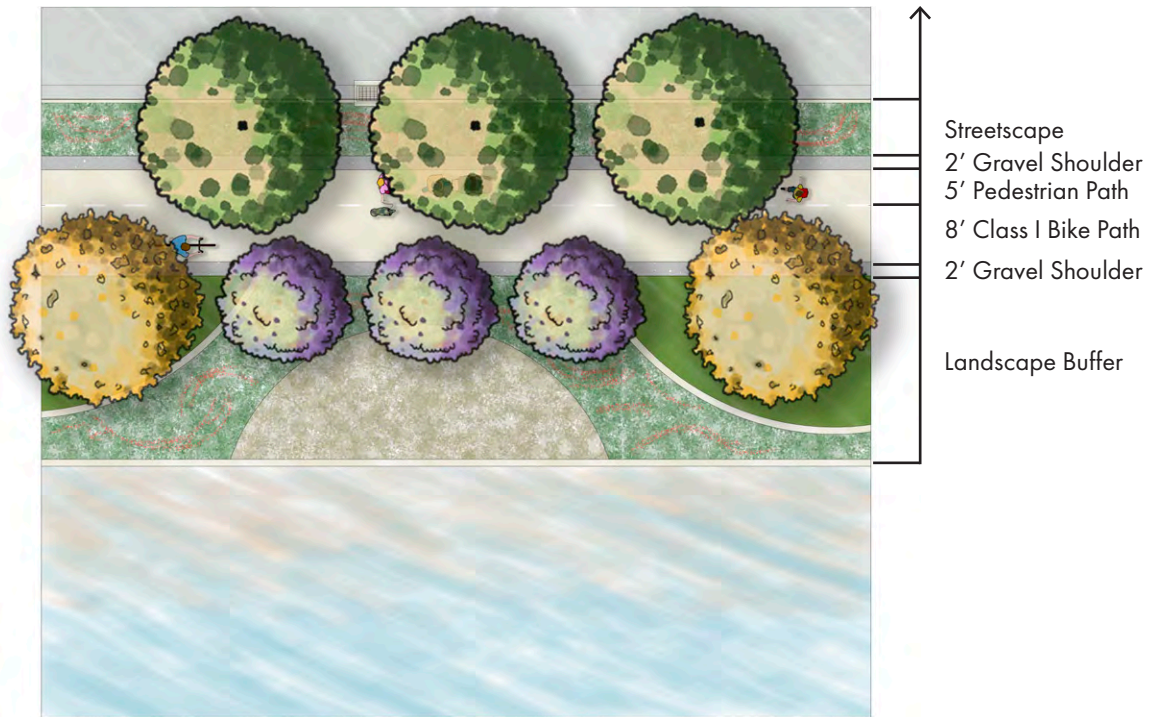


FIGURE 5.6 COMMUNITY STADIUM



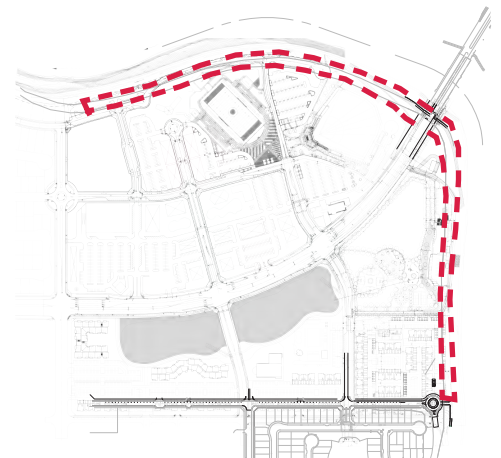
FIGURE 5.7 COMMUNITY PARK TRAIL



For illustrative purposes only

PARK AMENITIES

- Class I Bike Trail
- Walking Path





Chapter 6

LANDSCAPE AND PLANTING



LANDSCAPE AND PLANTING

6.1 LANDSCAPE PLAN

River Islands will be responsible for the design and construction of all public use areas within the Phase 1 Town Center (see Figure 2.3). These include but are not limited to: public streets (also referred to as streetscapes), parks, trails, open-space lake frontage, levees and/or river edges.

Ongoing maintenance will be continued under the jurisdiction of one of the following agencies, including but not limited to: River Islands Public Finance Authority, RD 2062 and the City of Lathrop. Individual use areas will be assigned to specific jurisdictions based upon their overall facility use.

Generally, each builder will be responsible for landscaping parking lots, parkway strips, alleys, courtyards, private parks, private parcels, userspace, and lake frontage. Homeowners/owners will be responsible for private yard areas (front yards and backyards) enclosed within fenced areas, as well as parkway strips. Non-residential parcels with rear yard lake frontage will be irrigated and installed by the individual builders through a common design. Following construction, the rear yard lake frontage will be irrigated by a common area irrigation service.



Construction Intent of Landscape Areas

Construction of individual landscape areas will be based upon phasing and builder programs. Preferred schedule for the installation of landscape and maintenance of streetscapes will be as follows:

- » Developer/Builder will install individual tract improvements (including underground utilities (wet & dry), curbs and sidewalks, finished road surfaces and perimeter walls/fences.
- » Developer/Builder will then install all pertinent landscape improvements to off-site areas including streetscapes, parks, and open space lake frontages.
- » Builder will then build individual uses and associated property line fencing.
- » Builder will then install area landscaping and parkway landscape strips. For the lots that abut the lakes, the builder will install landscape areas adjacent to lake areas.
- » Homeowners/owners will maintain their own parkway strip landscape areas including the irrigation which is part of their isolated irrigation system.
- » Parkway strip landscape areas at the neighborhood entries will be installed by the developer and will be maintained by the appropriate jurisdiction. Neighborhood entries may include the parkway strip areas between the curb and sidewalk from the primary collector street down to the first cross-street in-tract.



Proposed Plant Materials

Plant materials will be selected from the Appendix starting on page 91. Appropriate Plant Species List for Parks & Open Spaces within River Islands Phase 1 Town Center. Alternative species may be substituted or added and will be considered by the River Islands Architectural Review Board (RIARB) based on the suitability of the species in terms of similarity of theme, characteristics, size, form, tolerance of climatic conditions, soil requirements and water usage.

Planting themes have been selected to mimic existing characteristics and habitat of the delta waterways and vegetated agricultural hedgerows. Plant material selection should strongly consider the use of drought-tolerant, durable and long-lived species that give the appearance and imagery of the Delta Valley. Species should be well adapted to the climatic conditions and soil types typical of the River Islands Development. Robust evergreen shrub species intermixed with flowering native shrub species are strongly encouraged. Large naturally shaped flowering shrub species should be selected to mimic the image of traditional hedgerows typical of the surrounding agricultural region. Flowering species that create year-round interest are of high preference.



Plant and tree selections should avoid varieties with invasive characteristics, such as: surface roots that can spread, creating trip hazards or that can be destructive to surrounding curbs and walls, species that produce large wind blown seed varieties that become invasive or destructive, varieties that are extremely allergenic and varieties with toxic properties that can be ingested by humans or animals.

While fruiting varieties of trees or shrubs may hearken to the true agricultural use of the River Islands project, the use of such species can create maintenance challenges and become problematic as litter creating rodent or pest problems. These species should be avoided except in specific locations where maintenance and control can be exercised. If fruiting varieties are desired, refrain from planting within 20' of hardscape to reduce fruit litter on walking paths and reduce maintenance.

Plant selections should be determined based upon natural shape of species with minimal pruning or maintenance. Shrubs should be considered for use as a screen of fences or utility structures. Evergreen plant material as a background is preferable to maintain year-round screening, however, the usage of decorative deciduous plant species is desirable and recommended with care being taken to maintain year-round interest and structure. Spacing of plant material should be selected based upon the species being utilized to create fullness and allow for ultimate growth impact.

The use of traditional "lawn" species and spaces should be limited to parks and open spaces that should encourage recreational uses unless individual builders incorporate grey water usage. Drought-tolerant, durable and long-lived ground cover species that maintain a year round cover and interest through leaf structure or flower varieties should be encouraged.



When "lawn" species are utilized, varieties should include deep rooting species that use less water than traditional varieties. The use and application of "lawn" species shall follow the guidelines and requirements set in the California Model Water Efficient Landscape Ordinance (MWELO).

Tree varieties should be selected to imitate a rural Delta Valley aesthetic and should include a predominance of Oak species typical in valley habitats. Evergreen varieties should be used to frame and give additional interest year-round to selected areas. Flowering or accent trees should be selected for year-round interest through flower characteristics, branching patterns, bark color and shape.

Private Landscape Areas

Design of private landscape areas should incorporate energy efficient methodologies such as the use of local materials, local suppliers and natural on-site composting through mulching to reduce green waste. Plant material should be selected to reduce constant pruning and sheering to reduce green waste. Tree species should be selected to encourage solar gain during the winter months and to shade windows and large walls to reduce energy consumption during the summer months. Irrigation of private landscape spaces should be installed and should conform to current state water reduction mandates(MWELO) and AB 1881.



Landscape plans for all areas shall be prepared by a landscape architect licensed to practice in the State of California.

FIGURE 6.1 PARKWAY STRIPS

PARKWAY STRIP MASTER PLANT LIST

VILLAGE / STREET	STREET / DIRECTION	BOTANICAL NAME	PLANT SPACING
Marina Parkway	East/West	Festuca mairei	36" O.C
River Islands Parkway	North/South	Mixed, including species listed below	36" O.C
Garden Farms Avenue	East/West	Myoporum parvifolium 'Putah Creek'	36" O.C
Commercial Street	North/South	Myoporum parvifolium 'Putah Creek'	36" O.C
Islanders Way	North/South	Rosa x 'Noaschnee'	36" O.C
Somerston Parkway	North/South	Mixed, including species listed below	36" O.C
Riverfront Drive	East/West	Coprosma p. 'Verde Vista'	36" O.C
Hospitality Way	North/South	Cotoneaster d. 'Coral Beauty'	36" O.C



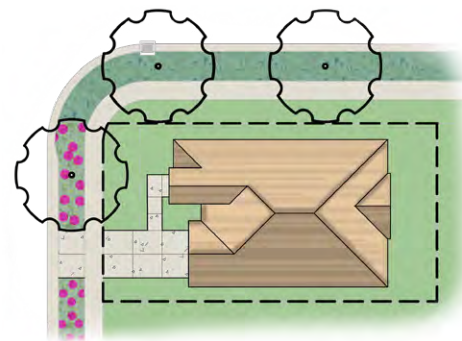
PARKWAY STRIP PLANT LIST

BOTANICAL NAME	COMMON NAME
Juniper	Juniper
Coprosma p. 'Verde Vista'	Coprosma
Cotoneaster dammeri 'Coral Beauty'	Bearberry Cotoneaster
Arctostaphylos 'Pacific Mist'	Manzanita
Cistus Salvifolius	Sageleaf Rockrose
Myoporum parvifolium	Australian Racer
Rosa x 'Noaschnee'	Flower Carpet White Rose
Rosmarinus offic. 'Huntington Carpet'	Huntington Carpet Rosemary
Teucrium chamaedrys 'Prostratus'	Germander
Rosmarinus O. 'Prostratus'	Dwarf Rosemary



PARKSTRIP SECTION

NOT TO SCALE



TYPICAL PARKSTRIP PLANTING SCHEME

NOT TO SCALE

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6.2 IRRIGATION

The State of California’s current water shortage has created valuable opportunities for River Islands to show its conservation emphasis and ties to the region’s innovative irrigation techniques. Currently the State of California has instituted measures to reduce waste of water through high distribution products and control systems capable of automatic adjustment and proper system management. Designers and contractors familiarize themselves with all pertinent guidelines, standards and requirements to align irrigation system design with the best intent of the State’s Water Mandate (MWELO). The City of Lathrop Municipal Code, Chapter 17.92 - Landscape and Screen Standards, contains additional requirements for irrigation and water conservation.



Irrigation Design

The following applies to all landscape areas to be constructed within Town Center.

Non-potable water shall be the preferred source for irrigation applications. In areas that are to receive non-potable water, designated installation methodologies shall comply with RD2062, City of Lathrop, and State guidelines for the application of non-potable water. In locations where non-potable water will be utilized, connections will be coordinated to the best of the ability of the design team to foresee irrigation “stub-outs”. There are areas, however, that may not be deemed appropriate for “non-potable” water applications, and will instead utilize potable water service.

Irrigation shall be provided to all planted areas and shall be designed and laid out to efficiently and uniformly distribute water to all plant material. Plant material will be laid out and organized into similar water use hydrozones by separating high, medium and low water-use plant materials as best as possible. Irrigation zones should also take into account all sun exposures (north/east versus south/west). Trees should be designed and placed on separate irrigation zones to aid in the proper applications of water to promote long term health of trees. Irrigation shall be designed and installed to accommodate water demands by plant type. The use of low volume overhead broadcast heads, drip and bubbler types is strongly encouraged; however, all innovative irrigation techniques should be considered only if they adhere to State and local guidelines and requirements.

Irrigation components will have the following requirements:

- » **Overhead broadcast heads** will incorporate “in-head” pressure regulation and check valves.
- » **Drip tubing** will be of a “brown” color and will incorporate individual pressure compensating emitters; and will utilize a root



inhibitor. When utilizing reclaimed water, conform to national guidelines regarding product color and identification.

- » **Bubblers** will incorporate a built in pressure compensator and filter.
- » **Tree bubblers** will utilize a “deep root” water device that incorporates a bubbler, check valve and swing joint with filter “sock” around tube to reduce impaction of soil into air tube device.
- » **Valves** will be capable of adding pressure regulating devices to them at any time and valves that utilize filter for drip distribution will incorporate filters with mechanical image notification of the filter clogs and built-in pressure compensation to reduce overall size of the irrigation valve box.
- » **Main lines** will have 18” of cover and have a conduit for the irrigation control wire to reduce the potential of damage to wire and aid in future repairs or renovations.

With advancements in standard irrigation control, system design should include master valves and flow sensors that have the ability to maximize system flows to reduce overall run-times by operating multiple valves per program and/or multiple programs simultaneously. Irrigation controllers will be selected that can be programmed simply and easily from the controller itself with no outside components and have the ability to be remotely controlled and programmed via internet connection. Controllers will have the ability to produce flow, run time and system failure reports. Controllers will also be able to automatically adjust irrigation schedules based upon real-time weather reports from industry recognized and approved devices and/or services.

In an effort to further properly manage irrigation systems, only allow certified and trained personnel to operate the system. Controllers shall have the ability to be remotely locked and only be adjusted by utilizing individual “PIN” codes to identify personnel making adjustments to irrigation programming. Individual irrigation zones will be programmed with other similar type irrigation zones of the same distribution type and water consumption demands.

With the nature of construction and the methodology of phased construction, the use of “2-Wire” irrigation technology is strongly encouraged.

The irrigation system designed moving forward for River Islands may include Toro Sentinel / Toro Evolution or Rain Bird ESP-LXIVM utilizing the Rain Bird IQ central control software. This system will allow control of up to (8) Points of Connection (POC) with flow management of each POC and control 200 valves per controller. The system allows for traditional programming and adjustment at the controller with all facets of the programming capability and may be monitored with the 2-way communication, reports and email notifications, as well as be automatically adjusted with ET (evapo-transpiration) data. No system is capable of running itself and therefore, proper training and management of the irrigation system is mandatory. Frequent and regimented inspections should be factored into all maintenance operations to ensure long term efficient application. Installing contractors will perform irrigation audits on the constructed system prior to the installation of plant material, and make necessary adjustments to aid in the success of the system. Annual irrigation audits and quarterly system reviews will be performed to ensure proper maintenance practices and care are being implemented.



6.3 SOIL PREPARATION

The River Islands Master Plan will require an Agricultural Suitability Test be performed to ensure successful and healthy plant environments. Due to mass grading of the overall site, the once fertile ground that provided such a stable base for vegetation and crops that covered the development in the past may no longer be within the planting soil horizon.

Ongoing installation of required underground utilities, compaction and construction materials may have introduced less fertile growing mediums and therefore, the landscape area should be ripped to a depth of 12" and then thoroughly tilled to a depth of 8".

Tests will identify current agricultural suitability, parasitic nematodes, leftover herbicides or other contaminants. Soils test will be performed from several different locations to ensure proper and thorough soil amendment requirements.

All planting areas will receive amendment in an effort to improve the planting medium and ensure healthy soil structure needed for plant establishment and long term suitability.

Soil amendments should include: Nitrified compost or redwood shavings, soil sulfur, gypsum, Nitrogen, Potassium, and Iron Sulfate at a minimum with any other amendment suggested by a soil laboratory. Amendments shall evenly displaced and be completely roto-tilled into the top 6" of soil. For plant material whose initial rooting depth will extend beyond the 6" amended soil horizon, plant pits will be additionally amended with the topsoil and additional soil amendments and plant fertilizer tablets.

All planting areas, except lawn or lawn like substitutes, shall receive a 3" minimum layer of chip bark or otherwise approved organic mulch after all plantings have been completed. This will help reduce evaporation and weed growth.

To avoid staining of concrete or pavement surfaces, contractors will avoid prolonged storage of soil, soil amendments, and bark and shall sweep and clean surfaces at the end of each work day.



Chapter 7

FENCING AND WALLS



FENCING AND WALLS

7.1 FENCES AND WALLS

The Town Center NDP uses a hierarchy of elements to delineate spaces and uses. Walls and fences that create usable spaces are key to maintaining continuity and identity.

Decorative community wood fencing and masonry columns will frame the major collector streets and establish a solid, formal pedestrian space. Masonry soundwalls will be deferred to noise studies. Upgrades to decorative community wood fencing may occur upon approval from the DRC and City Planning Commission. Minor neighborhood collectors are established with decorative wood fences. Any fences along top slopes should be installed at top of slope.

All individual lot fences may be decorative wood fences at a slightly smaller scale, while maintaining a formal yet natural feel. Side-yard fencing will reduce from 6' to 5' tall within 16' of the rear property line and an open view fence (tubular steel) will line at the rear property line to enhance peripheral views of the lakes from individual backyard spaces.

Open spaces and parks adjacent to public open space lakes will receive an "open space railing" to establish continuity throughout the development. See page 72 for fencing examples.

FIGURE 7.1 FENCING AND WALLS MAP

Note: Additional fencing and walls may be introduced with individual permit reviews for multi-family, mixed-use, office and commercial uses.

Neighborhood Elements Legend






SYMBOL	FEATURE TYPE
	Open View Fence (5' Tubular Steel Fence)
	7' Community Wood Fence
	Open Space Railing
	6' Open View Fence (6' Tubular Steel)
	Security/View Fence (Determined at Apartments Site Plan Review)



FIGURE 7.2 FENCING AND WALLS IMAGERY



Tubular Steel Security Fencing (Example - May Vary)



Lake Adjacent Open Rail Fence (Example - May Vary)



6' Tubular Steel Fence



Community Park Rail Fence (Example - May Vary)



Open Space Rail Fence



Chapter 8

SITE FURNISHINGS

SITE FURNISHINGS

8.1 SITE FURNITURE

Site Furnishings within the Town Center should be made up of consistent materials, colors, and themes to promote community sense of place and identifiable neighborhood character, while creating aesthetic value and blending with the region’s agricultural and natural environment. Site furniture should follow these guidelines:

- » Site furniture should be attractive and inviting, yet durable enough to withstand heavy use.
- » Site furniture will be manufactured to include the River Islands logo to reinforce consistent community sense of place.
- » Post concise, bilingual signage (English & Spanish) requiring dog owners to clean up after their pets.
- » Add dog waster bag dispensers at prominent entrances and at intervals along pedestrian pathways at park facilities.
- » Fixtures should be selected that will discourage lying down. Handrail-divided or curvilinear benches are options.
- » Site furniture and other fixtures should discourage skateboarding and activities in non-designated areas.
- » Site furniture should be made of durable material that can withstand heavy use.
- » Select fixtures that will not create visual obstructions or potential blind spots which could impair surveillance.
- » Provide trash receptacles at locations that may be easily monitored and emptied by maintenance staff.
- » Park signs will include the River Islands logo and City of Lathrop logo to reinforce commitment to the community.
- » Site furniture will be approved by the City of Lathrop. Drinking fountains should include an option for dog watering stations where appropriate.



8.2 COLORS AND PAVING

The color palette for the Town Center should be based upon earthy, natural colors derived from the Delta Valley and riparian themes. These colors should be used on structures for public spaces such as parks, open spaces, trails, bridges, site furnishings, and hardscapes.

Pavement concepts should establish strong, bold direct lines wide enough to encourage multi-directional use. Colors should be earth tones with contrasting shades to establish differing paths or shapes. Stamped concrete to approximate pavers or the use of pavers of themselves will be used in plaza areas, the pedestrian corridor on Commercial Street north of Garden Farms Avenue and similar areas.

River Islands Colors and Paving

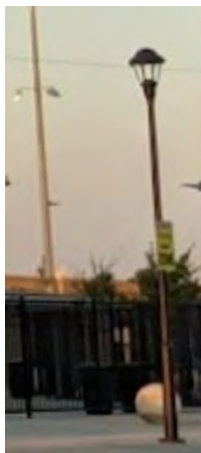


8.3 STREET LIGHTS AND BOLLARDS

The lighting concept for the Town Center will continue the feel and physical characteristics of street lights established in initial phases of River Islands development, with special lighting used for private uses along pedestrian corridors and plazas (see below).

Landscape lighting includes:

- » Street Lights
- » Bollard Lighting
- » Special feature lighting at neighborhood gateways



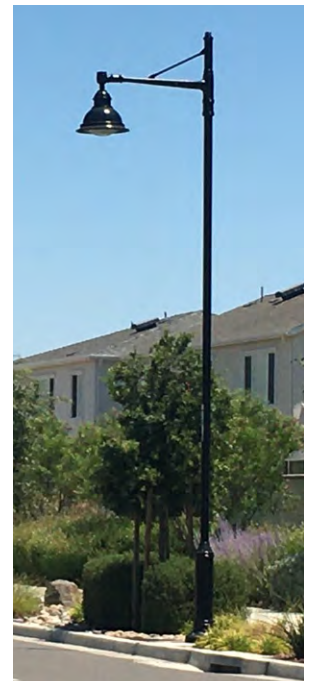
Walkway Light



Bollard Light



Arterial Street Lights



Collector/Residential Street Lights

8.4 STREET FURNITURE

Street furniture should be available to all and provide a benefit to the community by enhancing use of all spaces. Benches should be welcoming and comfortable, located to create destinations and promote both recreational use as well as visual engagement with the community. All furnishings with logos will include the City of Lathrop's logo.

Street furniture includes:

- » Benches
- » Bike racks
- » Trash receptacles
- » Bollards
- » Bus shelters

River Islands Street Furnishings



RI Park Sign: Outdoor Creations



BBQ: Outdoor Creations 300A-3001A



Table: Outdoor Creations #100S



Bench: DuMor 169-60-SER



Outdoor Creations #500



Bike Rack: DuMor 292-S-2

8.5 SIGNAGE

Signage helps the public travel through spaces and establishes order. Proposed signage continues the theme of the River Islands Master Plan by evoking images typical of waterways and the historic nature of the valley's rural communities. Signage is intended to be placed in parkway strips that are a minimum 5' wide and up to 15'. Signage height shall be a minimum of 7' when adjacent or within sidewalk. Street signs shall comply with the current version of CA MUTCD.

Signage includes:

- » Street signs
- » Neighborhood/Amenity signs
- » Wayfinding signs (for local uses)

A wayfinding signage program will be developed when development occurs within the commercial/retail/office areas of the Town Center. The wayfinding signage will be included an existing or new Master Signage Plan and be architecturally compatible with other River Islands signage already utilized and documented in existing Master Signage Plans.





Appendix

APPENDIX A EXAMPLE OF CONSTRUCTION AND PLANT MATERIALS

EXAMPLE OF CONSTRUCTION AND PLANT MATERIALS

Inert Materials



4"- 8" Inch Cobbles



Decomposed Granite



1 1/2 Inch Crushed stone



Colored Asphalt w/ Pattern



2 Inch Minus Cobble



Large Boulders



Colored Concrete w/ Pattern

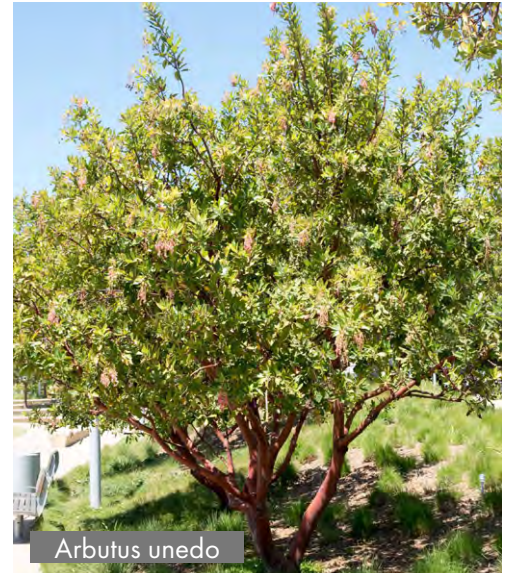


Granite Blocks

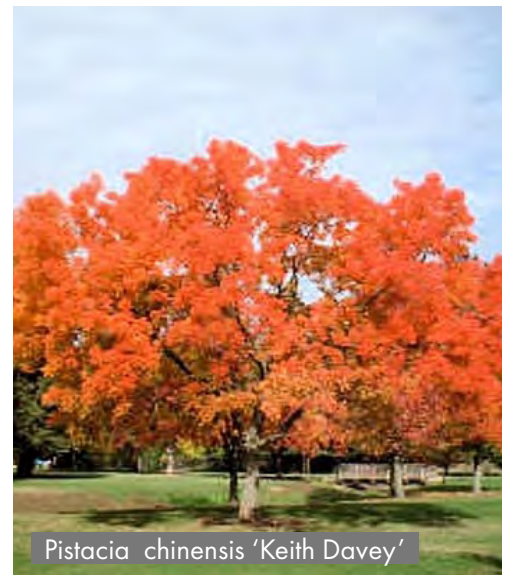
APPENDIX B PLANT SPECIES LIST

The following pages list approved and appropriate plant species per landscaping type. All plant materials shall be selected from the following plant list as approved by the City of Lathrop as part of this Architectural Design Guidelines & Development Standards document. Any exceptions must be recommended for approval by the STDRC prior to installation. Basis for exceptions shall be limited to plant availability, where a similar available plant species may be substituted.

'Levees, Trails and Restoration Areas' indicate landscape near waterways, bioswales, or other stormwater related infrastructure. Current conditions and regulations do not allow irrigation, and thus horticultural plantings, to be installed on the levee and within 20' of the levee toe. It is possible that regulations may change, and that other design features such as "super levees" will be allowed to include irrigation and planting. If conditions and regulations are revised by the State, modifications to landscaping will be considered.



Arbutus unedo



Pistacia chinensis 'Keith Davey'



Ceanothus 'Dark Star'



Perovskia a. 'Little Spire'



Abelia grandiflora

APPROPRIATE PLANT SPECIES FOR RI PHASE 1 TOWN CENTER

Streetscape Between Wall and Walk	Streetscape Parkway Strips	Streetscape Medians	Streetscape Bio-Swale (Interior Levee Rd.)	Parks & Open Spaces	In-Tract Street Trees	In-Tract Parkway Strips	In-Tract Rear-Yard Lake Frontage	Levees, Trails and Restoration Areas	Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
									Trees					
									Acer buergerianum	Trident Maple	20'-25'	20'-25'	M	
									Acer x freemanii 'Autumn Blaze'	Maple, 'Autumn Blaze'	40'-50'	40'	M	
									Acer macrophyllum	Big Leaf Maple	30'-75'	30'-50'	H	
									Acer negundo var. californica	California Box Elder	30'-50'		M	
									Acer rubrum 'Armstrong', 'October Glory', Redpointe'	Armstrong Red Maple	40'-50'	15'	H	
									Aesculus californica	Buckeye	20'-30'	20'-30'	VL	
									Aesculus carnea	Red Horsechestnut	40'	30'	M	
									Alnus rhombifolia	White Alder				
									Arbutus unedo	Strawberry Tree	8'-25'	8'-25'	L	
									Arbutus 'Marina'	Marina' Strawberry Tree	20'-30'	20'-30'	L	
									Arbutus marina - 'Multi-trunked'	Strawberry Tree	15'-30'	15'-20'	L	Dark green oblong foliage with rosy pink fall flowers
									Betula jacquemontii (Betula utilis jacquemontii)	White Barked Himalayan Birch	40'-60'	25'-30'	H	
									Carpinus betulus 'Fastigiata'	European Hornbeam	40'	30'	M	
									Catalpa speciosa	Western Catalpa	40'-60'	20'-40'	M	
									Cercidium x 'Desert Museum'	Desert Museum Palo Verde	20'	20'	?	
									Cercis canadensis 'Oklahoma'	Eastern Redbud	25'-35'	25'-35'	M	
									Cercis occidentalis	Western Redbud	10'-20'	10'-20'	VL	
									Cercis occidentalis - 'Multi-trunked'	Western Red Bud	12'-18'	10'-18'	L	Blue-green foliage with magenta flowers
									Cercocarpus betuloides	Island Mountain Mahogany	5'-20'	5'-20'	VL	
									Chilopsis linearis 'Monheaws'	Timeless Beauty Desert Willow	15'-20'	15'-20'	VL	Fragrant showy purple flowers
									Chionanthus retusus	Chinese Fringe Tree	20'	15'	M	
									X Chitalpa tashkentensis	Chitalpa	30'	30'	L	White to pale or dark pink flowers
									Crataegus phaenopyrum	Washington Hawthorn	25'	20'	M	
									Cupressus arizonica	Arizona Cypress	40'	20'	VL	
									Cupressus sempervirens	Italian Cypress	40'-70'	10'-20'	M	
									Ginkgo biloba 'Autumn Gold' (Male only)	Ginkgo, 'Autumn Gold'	35'-40'	25'-35'	M	Use male only varieties
									Gleditsia tricanthos inermis	Thornless Honey Locust	25'-50'	25'-50'	L	
									Koelreuteria paniculata	Goldenrain Tree	20'-35'	25'-40'	M	
									Lagerstroemia indica 'Dynamite'	Crape Myrtle	15'-25'	15'-20'	L	Red Flowers
									Lagerstroemia x fauriei 'Natchez'	Crape Myrtle	20'-30'	15'-20'	L	
									Lagerstroemia x fauriei 'Natchez' - 'Multi-Trunked'	Natchez Crape Myrtle	15'-20'	12' Wide	L	White flowers
									Lagerstroemia x fauriei 'Muskogee'	Crape Myrtle	20'-30'	15'-20'	L	
									Magnolia soulangiana 'D.D. Blanchard'	Tulip Magnolia	50'	25'-35'	M	
									Malus	Flowering Crabapple, 'Snowdrift', 'Golden Raindrops'	15'-20'	15'-20'	M	
									Olea europaea 'Swan Hill'	Swan Hill Olive	25'-30'	25'-30'	VL	
									Parkinsonia aculeata	Mexican Palo Verde	15'-20'	10'-20'	VL	
									Pinus pinea	Stone Pine			L	
									Pinus radiata	Monterey Pine	80'-100'	25'-35'	M	
									Pistacia chinensis 'Pearl Street', 'Red Push' or 'Keith Davey'	Chinese Pistache Varieties	30'-60'	50'	L	
									Platanus acerifolia 'Bloodgood'	London Plane	40'-50'	25'-30'	M	
									Platanus X acerifolia 'Columbia'				M	
									Platanus racemosa	California Sycamore	50'-90'	30'-50'	M	
									Populus alba 'Pyramidalis'	Seedless Bolleana Poplar	50'	15'	M	
									Populus fremontii	Fremont Cottonwood	40'-60'	30'-40'	M	
									Populus nigra 'Italica'	Lombardy Poplar	100'	15'-30'	M	
									Prosopis glandulosa 'Maverick'	Texas Mesquite	25'-30'	25'-30'	L	
									Prunus caroliniana 'Bright 'N Tight' (Compacta)	Bright 'N Tight Cherry Laurel	8'-10'	6'-8'	L	
									Quercus agrifolia	Coast Live Oak	20'-70'	40'-80'	VL	
									Quercus coccinea	Scarlet Oak	60'-80'	40'-60'	M	
									Quercus douglasii	Blue Oak	30'-50'	40'-70'	VL	
									Quercus ilex	Holly Oak	40'-60'	40'-60'	L	

APPROPRIATE PLANT SPECIES FOR RI PHASE 1 TOWN CENTER

Streetscape Between Wall and Walk	Streetscape Parkway Strips	Streetscape Medians	Streetscape Bio-Swale (Interior Levee Rd.)	Parks & Open Spaces	In-Tract Street Trees	In-Tract Parkway Strips	In-Tract Rear-Yard Lake Frontage	Levees, Trails and Restoration Areas	Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
									Quercus lobata	Valley Oak	50'-75'	50'-80'	L	
									Quercus muehlenbergii	Quinkpin Oak			?	
									Quercus robur	English Oak	50'-60'	30'	M	
									Quercus suber	Cork Oak	30'-60'	30'-60'	L	
									Quercus virginiana	Southern Live Oak	40'-80'	60'-90'	M	
									Quercus wislizenii	Interior Live Oak	30'-70'	30'-70'	VL	
									Robinia 'Purple Robe'					L
									Salix goodingii	Gooding's Black Willow	10'-25'		H	
									Salix laevigata	Red Willow	15'-30'		H	
									Salix lucida var. lasiandra	Pacific Willow			H	
									Schinus molle	California Pepper tree	25'-40'	25'-40'	L	
									Sophora japonica 'Regent'	Pagoda Tree	40'	40'-60'	L	
									Syringa reticulata	Japanese Tree Lilac	30'	20'	M	
									Tilia cordata 'Greenspire'	Littleleaf Linden	30'-50'	15'-30'	M	
									Ulmus parvifolia 'Drake'	Chinese Elm	50'-70'	30'-50'	M	
									Ulmus wilsoniana 'Frontier'		20'		M	
									Ulmus wilsoniana 'Patriot'		30'		L	
									Ulmus wilsoniana 'Emerald Sunshine'				L	
									Ulmus wilsoniana 'Prospector'				L	
									Umbellularia californica	California Laurel	20'-35'	20'-35'	M	
									Vitex agnus-castus	Chaste Tree	15'-20'	15'-20'	L	
									Zelkova serrata 'Green Vase'	Zelkova, Green Vase	50'	50'	M	
Shrubs (Large Background)														
									Abelia grandiflora	Glossy Abelia	8'	5'	M	
									Agave filifera				L	
									Alyogene heugelii	Blue Hibiscus	6'-10'	6'-8'	L	Light blue flowers
									Anisodontea x hypomandarum	Cape Mallow	4'	4'	M	Purple/pink flowers
									Arbutus u. 'Oktoberfest'	Strawberry Tree	6'-8'	6'-8'	L	Dark green foliage
									Arctostaphylos densiflora 'Howard McMinn'	Howard McMinn	5'- 6'	7'	L	
									Berberis thunbergii	Japanese Barberry	4'-6'		L	
									Buddleja davidii	Butterfly Bush	6'-10'	6'-10'	M	
									Carpenteria californica	Bush Anemone	3'-6'		L	
									Cephalanthus occidentalis	Button Willow	3'-15'	3'-15'	M	
									Cistus hybridus (Cistus corbariensis)	White Rockrose	2'-5'	2'-4'	L	
									Cistus ladanifer (Cistus ladaniferus maculatus)	Crimson-Spot Rockrose	3'-5'	3'-5'	L	
									Cistus x purpureus	Orchid Roserock	4'	4'	M	Dark pink flowers
									Coprosma repens	Mirror Plant	10'	6'	M	
									Cornus stolonifera (sericea) 'Bailey'	Red-Twigged Dogwood	6'-8'	6'-8'	H	
									Cotinus coggygria (Rhus cotinus) 'Purpureus'	Smoke Bush	15'	15'	L	
									Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	10'	8'-10'	L	Red/burgundy foliage
									Elaeagnus pungens	Silverberry	6'-15'		L	
									Eriogonum fasciculatum	California Buckwheat	1'-3'	4'	L	
									Fremontodendron californicum	California Flannelbush			VL	
									Grevillea x 'Noell'	Noell Grevillea	5'	6'	L	Glossy lime green needle-like foliage with pink and white flowers
									Heteromeles arbutifolia	Toyon	6'-10'		VL	
									Laurus nobilis	Bay Laurel	12'-40'		L	
									Lavatera maritima	Tree Mallow	6'	6'	L	Gray-Green foliage with light pink/purple flowers
									Lavatera thuringiaca 'Mrs Barnsley'	Mallow			L	
									Leucophyllum frutescens 'Compactum'	Texas Ranger	4'-5'	4'-5'	L	
									Lupinus arboreus	Yellow Bush Lupine	5'-8'	5'-8'	L	
									Mahonia aquifolium	Oregon Grape	6'		M	
									Myrtus communis	True Myrtle	5'-6'	4'-5'	L	
									Nandina domestica	Heavenly Bamboo	3'-8'	2'-4'	L	
									Nerium oleander 'Little Red'	Dwarf Red Oleander	4'	4'	L	Red flowers

APPROPRIATE PLANT SPECIES FOR RI PHASE 1 TOWN CENTER

Streetscape Between Wall and Walk	Streetscape Parkway Strips	Streetscape Medians	Streetscape Bio-Swale (Interior Levee Rd.)	Parks & Open Spaces	In-Tract Street Trees	In-Tract Parkway Strips	In-Tract Rear-Yard Lake Frontage	Levees, Trails and Restoration Areas	Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
									Nerium oleander 'Petite Pink'	Dwarf Pink Oleander	4'	4'	L	Pink flowers
									Osmanthus fragrans	Sweet Olive	10'	10'-12'	M	
									Osmanthus x fortunei	Hybrid Tea Olive	6'-20'	10'-12'	M	
									Philadelphus lewisii	Wild Mock-orange	4'-10'	6'-10'	M	
									Philadelphus 'Belle Etoile'	Purple Spot Mock Orange	5'-7'	5'-7'	M	
									Phormium tenax 'Atropurpureum'	New Zealand Flax	4'-5'	4'-5'	L	Burgundy-bronze bladed foliage
									Phormium 'Yellow Wave'	Yellow Wave New Zealand Flax	4'-5'	4'-5'	M	Yellow and lime green bladed foliage
									Prunus caroliniana 'Bright 'N Tight' (Compacta)	Bright N' Tight Cherry Laurel	8'-10'	6'-8'	L	
									Raphiolepis indica	India Hawthorn	4'-5'		L	
									Raphiolepis indica 'Clara'	India Hawthorn	3'-5'	3'-5'	L	
									Raphiolepis indica 'Springtime'	India Hawthorn	4'-6'		L	
									Raphiolepis umbellata	Yeddo Hawthorn	4'-6'	4'-6'	L	
									Rhamnus californica 'Mound San Bruno'	San Bruno Coffeberry	3'-15'	8'	L	
									Rhamnus californica 'Eve Case'	Dwarf Coffeberry	4'-8'	4'- 6'	L	
									Rhamnus crocea	Redberry				
									Rhamnus tomentella	Hoary Coffeberry			L	
									Ribes aureum (var. gracillimum)	Golden Currant	3'-6'		L	
									Ribes sanguineum	Pink Flowering Currant	4'-12'		M	
									Rosa californica 'Plena'	California Wild Rose			L	
									Teucrium fruticans	Bush Germander	5'-6'	5'-6'	L	Gray leaves, lavender flowers
									Teucrium fruticans	Bush Germander	4'-8'	4'-10'	L	
									Viburnum t. 'Spring Bouquet'	Spring Bouquet Viburnum	4'-6'	4'-6'	M	Deep green leathery foliage with tight clusters of pink buds and white flowers
									Xylosma congestum	Shiny Xylosma	8-10'	8-10'	L	
Shrubs (Medium Foreground)(species appropriate within sight-line view corridor)														
									Abelia x grandiflora 'Kaleidoscope'	Glossy Abelia	2'-2.5'	3'-4'	M	White flower
									Berberis thunbergii 'Cruzam'	Crimson Ruby Japanese Barberry	2'	2'	M	Deep red/burgundy foliage
									Callistemon citrinus 'Compacta'	Bottlebrush			L	
									Callistemon citrinus 'Little John' or 'Captain Cook'	Dwarf Bottlebrush	3'	3'	L	
									Coleonema pulchrum 'Varieties'	Pink Breath of Heaven	3'-4'	4'	M	Light green foliage with tiny pink flowers
									Mahonia aquifolium 'Compacta'				M	
									Myrsine africana	African Boxwood	3'-8'	3'-6'	L	
									Pittosporum t. 'Wheeler's Dwarf'	Mock Orange	3'-4'	4'-5'	M	White flower
									Punica granatum 'Nana'	Dwarf Pomegranate	3'	5'	L	Orange flowers
									Raphiolepis indica 'Ballerina'	Dwarf Pink Indian Hawthorne	2'	4'	L	Pink flowers
									Salvia greggii / Salvia x jamensis	Autumn Sage	3-4'	2'	L	
									Salvia greggii 'Alba'		1'-4'	1'-4'	L	
									Salvia microphylla	Mint Bush Sage	3-5'	4'-8'	M	
									Spiraea bumalda	Spiraea	2'-3'	3'-4'	M	
									Spiraea x bumalda 'Goldflame'	Goldflame Spirea	3'-4'	4'	M	Yellow-green foliage with pink/red flowers
									Viburnum davidii	David Viburnum	3'	3'	M	Large glossy green deep veined foliage, tight clusters of pink buds and white flowers
									Zauschneria californica	California Fuschia	3'	3'-4'	L	Gray leaves w/ red flowers
Shrubs (Accents)(species appropriate within sight-line view corridor)														
									Achillea millefolium californica	Yarrow	1-3'	1-3'	L	
									Achillea millefolium rosea 'Island Pink'	Pink Yarrow	1'-3'		L	
									Achillea tomentosa	Woolly Yarrow	6"		L	
									Agapanthus africanus	lily-of-the-Nile	1.5'-2'	1.5'-2'	M	Blue/white flower
									Aloe species		varies		L	
									Amsonia tabernaemontana	Blue Star Flower	2'-3'		?	
									Aquilegia eximia	Serpentine Columbine	2'	1-3'	L	
									Artemisia 'Powis Castle'	Powis Castle Sagebrush	3'	6'	L	
									Asclepias fascicularis	Narrow-leaved Milkweed	1'-3'	1'	?	
									Ceratostigma plumbaginoides	Plumbago	0.75'-1'	1'-1.5'	M	Deep blue flower
									Carex divulsa	Berkeley Sedge			L	Deep green clumping evergreen grass

APPROPRIATE PLANT SPECIES FOR RI PHASE 1 TOWN CENTER

Streetscape Between Wall and Walk	Streetscape Parkway Strips	Streetscape Medians	Streetscape Bio-Swale (Interior Levee Rd.)	Parks & Open Spaces	In-Tract Street Trees	In-Tract Parkway Strips	In-Tract Rear-Yard Lake Frontage	Levees, Trails and Restoration Areas	Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
									Dietes bicolor	Fortnight Lily, Bicolor Iris			L	
									Dietes vegeta	Fortnight Lily	3'-4'	2'-3'	M	White flower
									Erigeron karvinskianus	Santa Barbara Daisy	1'-2'	3'-5'	L	White with some pink flowers
									Eschscholzia californica	California Poppy	1'	1.5'	VL	
									Festuca idahoensis'siskiyou blue'	Blue Bunch Grass	14"	10"	L	
									Festuca mairei	Atlas Fescue	2'-3'	2-3'	L	Evergreen clumping yellowish gray-green foliage
									Festuca ovina 'Glauca'	Elijah's Blue, Blue Festuca	4"-10"	6"	M	
									Festuca rubra	Red Fescue	3"-12"	6"	M	
									Helleborus x hybridus	Lenten Rose			M	
									Hemorcallis x 'Stella de Oro'	Stella De Oro Dwarf Daylily	2'	2'	M	Heavy clusters of large yellow flowers
									Hemorcallis fulva	Orange Daylily	2'-2.5'	2'-2.5'	M	Tawny orange
									Hesperaloe parviflora	Coral Yucca	2'	2'	/	
									Heuchera 'Lillian's Pink'	Lillian's Pink Coral Bells			/	
									Heuchera 'Rosada'	Rosada Coral Bells			?	
									Heuchera sanguinea	Coral Bells			M	
									Iris 'Canyon Snow'	Canyon Snow Pacific Iris			?	
									Juncus patens	CA Gray Rush	2'	2'	H	
									Kniphofia uvaria	Red Hot Poker			M	
									Lavandula angustifolia	English Lavender	8"-2'	8"-2'	L	
									Lavandula a. 'Buena Vista'	English Lavender	2'	2'	L	Gray-green foliage with deep violet blue flowers
									Lavandula 'Goodwin Creek Grey'	Goodwin Creek Lavender			L	
									Lavandula stoechas 'Otto Quast'	Otto Quast Spanish Lavender	18"-3'	2'	L	
									Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	2'-4'	2'	VL	
									Liriope muscari	Lily Turf			M	
									Lomandra l. 'Breeze'	Dwarf Mat Rush	2'-3'	2'-4'	L	
									Lupinus albilfrons	Bush Lupine	3-5'	2-3'	L	
									Miscanthus sinensis 'Morning Light'		5'-6'	3'-4'	M	
									Muhlenbergia dubia	Mexican Deergrass	2'-3'	2'-3'	L	
									Pennisetum setaceum 'Cupreum'	Red Fountain Grass	3'-4'	3'-4'	L	
									Penstemon heterophylus 'Margarita'	Foothill Penstemon	1'-3'	1'-2'	L	Lavender flowers
									Penstemon species				M-L	
									Penstemon spectabilis	Showy Penstemon	3'		M-L	
									Perovskia a. 'Little Spire'	Russian Sage	2'	2'	L	Vertical spikey gray-green foliage with lavender-blue flowers
									Phormium tenax 'Apricot Queen'	New Zealand Flax	3'	4'	L	Yellow wit green margined bladed foliage
									Phormium tenax 'Dusky Chief'	New Zealand Flax	5'-6'	4'-5'	L	Reddish brown bladed foliage
									Phormium tenax 'shirazz'	New Zealand Flax			L	
									Phormium tenax 'Tom Thumb'	New Zealand Flax	1'-2'	1'-2'	L	
									Salvia				L-M	
									Salvia 'Bee's Bliss'	Bee's Bliss Salvia	1'-2'	8'	M	
									Salvia m. 'Hot Lips'	Hot Lips Sage	3'	3'	L	Red/white flowers
									Salvia 'Mrs. Beard'	Mrs. Beard Salvia	2'	3 - 6'	L	
									Salvia sonomensis	Creeping Sage			L	
									Salvia spathacea	Hummingbird Sage			L	
									Solidago californica	California Goldenrod	1-3'	18"-3'	L	
									Symphyotrichum chilense	California aster	1-3'		L	
									Tulbaghia violacea	Society Garlic	18"	18"	L	Purple flowers
									Tulbaghia v. 'Silver lace'	Variiegated Society Garlic	18"	18"	L	Silver/white blades w/purple flowers
									Veronica austriaca 'Crater Lake Blue'	Crater Lake Blue Speedwell	18"	12"	M	Gentian blue
									Zauschneria californica 'Catalina'	Island California Fuschia	1-3'	1-3'	L	
									Zauschneria cana	California Fuschia	2-3'	18"-3'	L	
Shrubs (Grasses)(species appropriate within sight-line view corridor)														
									Bouteloua gracilis	Blue Grama Grass	6"-18"	6"-1'	L	
									Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster's Feather Reed Grass	2'	2'	L	Stunning vertical feathery plumes, turn golden in fall
									Carex barbarae	White Root Sedge	1'-3'	1'-3'	M	Deep green native meadow grass

APPROPRIATE PLANT SPECIES FOR RI PHASE 1 TOWN CENTER

Streetscape Between Wall and Walk	Streetscape Parkway Strips	Streetscape Medians	Streetscape Bio-Swale (Interior Levee Rd.)	Parks & Open Spaces	In-Tract Street Trees	In-Tract Parkway Strips	In-Tract Rear-Yard Lake Frontage	Levees, Trails and Restoration Areas	Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
									Carex divulsa	Berkeley Sedge			L	Deep green clumping evergreen grass
									Carex pansa	California Meadow Sedge	3'-4"		M	
									Carex praegracilis	Clustered-field Sedge	1'	6"	M	
									Carex testacea	Orange Sedge	18"-24"	18"-24"	M	Evergreen, green and orange spring / summer, vibrant orange in winter
									Deschampsia caespitosa	Tufted Hair Grass	1'-3'	1'-3'	L	
									Deschampsia elongata	Slender Hair Grass	3'		L	
									Eleocharis macrostachys	Spike Rush	3'	2'	L	
									Elymus glaucus 'Anderson'	Blue Wild Rye	2-3'	2'	L	
									Elymus triticoides	Creeping Wildrye			L	
									Eschscholzia californica	California Poppy	1'	1.5'	VL	
									Festuca californica	California Fescue	2'-3'	2-3'	M	
									Festuca idahoensis'siskiyou blue'	Blue Bunch Grass	14"	10"	L	
									Festuca mairei	Atlas Fescue	2'-3'	2-3'	L	Evergreen clumping yellowish gray-green foliage
									Festuca occidentalis				M	
									Festuca ovina 'Glauca'	Elijah's Blue, Blue Festuca	4"-10"	6"	M	
									Festuca rubra	Red Fescue	3"-12"	6"	M	
									Grindelia camporum	Gum Plant	1'-3'	1'-3'	L	
									Helictotrichon sempervirens	Blue Oat Grass	2'-3'		L	
									Hordeum brachyantherum 'Californicum'	Meadow Barley			VL	
									Imperata cylindrica 'Rubra'	Japanese Blood Grass	1'-2'		H	
									Juncus balticus(balticus?)	Baltic Rush	3'		H	
									Juncus effusus	Pacific Rush	3'-6'	3'	H	
									Juncus patens	CA Gray Rush	2'	2'	H	
									Leersia oryzoides	Rice Cutgrass			M	
									Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	2'-4'	2'	VL	
									Leymus triticoides 'Grey Dawn'	Creeping Wild Rye	2'	18"	VL	
									Lomandra l. 'Breeze'	Dwarf Mat Rush	2'-3'	2'-4'	L	
									Melica imperfecta	Coast Melic Grass, Oniongrass	1'-2'	1'-2'	VL	
									Melica californica	Melica	4'		?	
									Miscanthus sinensis	Japanese Silver Grass	5'-6'	3'-4'	H	
									Miscanthus sinensis 'Morning Light'		5'-6'	3'-4'	H	
									Muhlenbergia capillaris	Hairy Awn Muhly	3'	6'	L	
									Muhlenbergia dubia	Mexican Deergrass	2'-3'	2'-3'	L	
									Muhlenbergia rigens	Deer Grass	3'	3'	L	
									Nasella pulchra 'Yolo'	Purple Needle Grass	2'	2'-3'	L	
									Pennisetum alopecuroides 'Little Bunny'	Dwarf Fountain Grass	18"	18"	L	Trim to ground in winter
									Pennisetum alopecuroides 'Moudry'	Black Fountain Grass	18"-2'	18"-2'	L	
									Pennisetum orientale	Oriental Fountain Grass	12"-18"	12-18"	L	
									Pennisetum setaceum 'Rubrum'	Red Fountain Grass	3'-4'	3'-4'	L	
									Scirpus americanus	Three-square Bulrush	5'	5'	H	
									Scirpus actus var. occidentalis	Hardstem Bulrush	5'-8'	5'-8'	H	
									Scirpus californica	California Bulrush	6"-10"	6"-10"	H	
									Scirpus microcarpus	Small-fruited Bulrush	6"-10"	6"-10"	H	
									Sporobolus airoides	Alkali Sacaton	1'-3'	3'	VL	
									Stipa cernua	Nodding Feather Grass	2'-3'	2'-3'	VL	
									Stipa pulchra	Purple Needle Grass	1'-2'	1'-2'	L	
									Stipa gigantea	Giant Feather Grass	2'-3'	2-3'	VL	
									ETY Mix	Entry Mix				
									(Carex Divulsa, Eschscholzia californica, Festuca Idahoensis, Layia platyglossa, Salvia l. "Bee's Bliss", Svsrvnchium idahoensis)		1'-2'	1-2'	L	
									Native Mow Free Mix	No Mow Fescue				
									(Festuca idahoensis, Festuca rubra, Festuca occidentalis)		12"-18"		M	

APPROPRIATE PLANT SPECIES FOR RI PHASE 1 TOWN CENTER

Streetscape Between Wall and Walk	Streetscape Parkway Strips	Streetscape Medians	Streetscape Bio-Swale (Interior Levee Rd.)	Parks & Open Spaces	In-Tract Street Trees	In-Tract Parkway Strips	In-Tract Rear-Yard Lake Frontage	Levees, Trails and Restoration Areas	Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
Shrubs (Groundcovers)(species appropriate within sight-line view corridor)														
									Acacia r. 'Desert Carpet'	Desert Carpet Acacia	1'-2'	10'-12'	L	Leathery gray green foliage with puffy yellow ball shaped flowers
									Ajuga species	Carpet Bugles	1'	3'	M	
									Arctostaphylos 'Pacific Mist'		2 1/2'	4'	L	
									Artemisia californica 'Montara'	California Sagebrush	18"-5'		L	
									Artemesia 'Powis Castle'	Powis Castle Artemesia	3'	5'	M	gray green foliage
									Baccharis pilularis	Coyote Bush			L	
									Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	6'	6'	L	
									Ceanothus griseus horizontalis 'Yankee Point'	Shrub Ceanothus	2'-3'	8'	L	Blue flowers
									Ceanothus maritimus 'Valley Violet'	Valley Violet Maritime Lilac			L	
									Ceanothus thyrsiflorus 'Skylark'	Blueblossom	3'-6'	5'	L	
									Ceanothus 'Concha'				L	
									Ceanothus 'Dark Star'	Dark Star California Lilac	5'-6'	8'-10'	L	
									Ceanothus 'Joyce Coulter'	Wild California Lilac	3'-5'	8'-10'	L	
									Ceanothus 'Ray Hartman'	Ray Hartman California	12'-20'	15'-20'	L	
									Cistus salvifolius	Sageleaf Rockrose	2'	6'	L	
									Coprosma kirkii	Kirk's Coprosma	2-3'		L	
									Cotoneaster dammeri 'Eichholz'	Bearberry Cotoneaster	8"	6'-8'	L	White flowers, red berries
									Cotoneaster lacteus (Cotoneaster parneyi)		8"	10'	L	
									Cotoneaster microphyllus	Rockspray Cotoneaster	2-3'	6'	L	
									Erigeron 'Wayne Roderick'	Wayne Roderick Seaside Daisy	8"	1 1/2'	M	
									Erigeron karvinskianus	Santa Barbara Daisy	10"-20"	3'	L	
									Eschscholzia californica	California Poppy	1'	1.5'	VL	
									Hypericum calycinum	Aaron's Beard	1'		M	
									Hypericum moserianum	Gold Flower	1'		M	
									Lessingia filaginifolia var. californica 'Silver Carpet'	Silver Carpet California- Aster			M	
									Lobularia maritima	Sweet Alyssum	2"-12"	8"-12"	M	
									Lupinus microcarpus	Chick Lupine	2 1/2'		M	
									Myoporum parvifolium	Myoporum	6"	9'	L	
									Oenothera hookeri	Evening Primrose	1'-3'	1'-3'	L	
									Phacelia californica	Phacelia	18"		M	
									Potentilla verna	Spring Cinquefoil	2'-3'	3'-4'	M	
									Ribes viburnifolium	Evergreen Currant	3'-6'	12'	L	
									Rosa 'Noamel'	Apple Blossom Flower Carpet Rose	2'	3'	M	White/pink flowers
									Rosa 'Noare'	Red Flower Carpet Rose	2'	3'	M	Red flowers
									Rosa 'Noaschnee'	White Flower Carpet Rose	2'	3'	M	White flowers
									Rosa 'Noatraum'	Pink Flower Carpet	2'	3'	M	Pink flowers
									Rosmarinus o. 'Irene'	Rosemary	1'-1 1/2'	2"-3"	L	Blue flowers
									Rosmarinus o. Prostratus	Dwarf Rosemary	2'	4'	L	Blue flowers
									Sedum	Stone Crop	2"-5"	1'	L	
									Sisyrinchium bellum	Blue-eyed Grass	4"-12"	6"-24"	L	
									Trachelospermum asiaticum	Asian Jasmine	2'	10'	M	
									Trachelospermum jasminoides	Star Jasmine	2'	10'	M	
									ETY Mix	Entry Mix				
									(Carex Divulsa, Eschscholzia californica, Festuca Idahoensis, Layia platyglossa, Salvia l. "Bee's Bliss". Svsrvnchium idahoensis)		1'-2'	1-2'	L	
									Native Mow Free Mix	No Mow Fescue				
									(Festuca idahoensis, Festuca rubra, Festuca occidentalis)		12"-18"		M	
Vines														
									Aristolochia californica	California Pipevine			L	
									Campsis radicans (Bignonia radicans)	Common Trumpet Creeper			L	
									Clematis armandii 'Snow Drift'	Evergreen clematis	15-20'		M	

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									Ajuga species	Carpet Bugles	1'	3'	M	
									Arctostaphylos 'Pacific Mist'		2 1/2'	4'	L	
									Artemisia californica 'Montara'	California Sagebrush	18"-5'		L	
									Artemesia 'Powis Castle'	Powis Castle Artemesia	3'	5'	M	gray green foliage
									Baccharis pilularis	Coyote Bush			L	
									Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	6'	6'	L	
									Ceanothus griseus horizontalis 'Yankee Point'	Shrub Ceanothus	2'-3'	8'	L	Blue flowers
									Ceanothus maritimus 'Valley Violet'	Valley Violet Maritime Lilac			L	
									Ceanothus thyrsiflorus 'Skylark'	Blueblossom	3'-6'	5'	L	
									Ceanothus 'Concha'				L	
									Ceanothus 'Dark Star'	Dark Star California Lilac	5'-6'	8'-10'	L	
									Ceanothus 'Joyce Coulter'	Wild California Lilac	3'-5'	8'-10'	L	
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									Coprosma kirkii	Kirk's Coprosma	2-3'		L	
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									Hypericum moserianum	Gold Flower	1'		M	
									Lessingia filaginifolia var. californica 'Silver Carpet'	Silver Carpet California- Aster			M	
									Lobularia maritima	Sweet Alyssum	2"-12"	8"-12"	M	
									Lupinus microcarpus	Chick Lupine	2 1/2'		M	
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									Native Mow Free Mix	No Mow Fescue				
									(Festuca idahoensis, Festuca rubra, Festuca occidentalis)		12"-18"		M	
Vines														
									Aristolochia californica	California Pipevine			L	
									Campsis radicans (Bignonia radicans)	Common Trumpet Creeper			L	
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									<i>Clytostoma callistgioides</i>	Violet Trumpet Vine			M	
									<i>Distictis buccinatoria</i>	Trumpet Vine	20'-30'		M	
									<i>Ficus pumila</i>	Creeping Fig	10'		M	
									<i>Gelsemium sempervirens</i>	Carolina Jessamine	20'		L	
									<i>Hardenberdia violacea</i> 'Happy Wanderer'	Hardenbergia Vine	10'		M	
									<i>Jasminum polyanthum</i>	Pink Jasmine	20'		M	
									<i>Lonicera hispidula</i>	Honeysuckle	3-10'		L	
									<i>Macfadyena unguis-cati</i>	Cats Claw	20-40'		L	
									<i>Vitis californica</i>	California Wild Grape	12-30'		VL	
									<i>Wisteria sinensis</i> 'Alba' or 'Cooke's Special'				M	



PLANNING COMMISSION
STAFF REPORT

DATE: March 20, 2024

APPLICATION NO: Neighborhood Development Plan No. NDP-24-30

LOCATION: Old River District (Stage 2B), River Islands Phase 2

REQUEST: Planning Commission to Consider Adoption of a Resolution to Approve the Amendment to the River Islands Old River District Architectural Design Guidelines and Development Standards (DG/DS) of River Islands at Lathrop Phase 2.

APPLICANT: River Islands Stage 2B, LLC
Attn: Ramon Batista
73 W. Stewart Road
Lathrop, CA 95330

PROPERTY OWNER: River Islands Stage 2B, LLC
73 W. Stewart Road
Lathrop, CA 95330

CEQA STATUS: The Proposed Project Falls Within the Scope of the Previously Certified River Islands Subsequent Environmental Impact Report (SEIR) (SCH No. 1993112027) for the River Islands at Lathrop Phase 2 Project. Therefore, No Further Environmental Review is Required in Accordance with the California Environmental Quality Act.

SUMMARY:

The Applicant is requesting an amendment to modify and update the River Islands Old River District Architectural Design Guidelines & Development Standards (DG/DS). The proposed amendment includes revising page 48 “Section 2.2.2 Medium Density Architectural (MDR) Development Standards” and page 52 “Table 2.6 Medium Density Architectural (MDR) – Courtyard – “Four Packs”. This will allow for the development of Village KK and the product type that is proposed to be built.

Staff recommends that the Planning Commission adopt Resolution No. 24-2, approving the amendment to the River Islands Old River District Architectural Design Guidelines & Development Standards.

BACKGROUND:

The West Lathrop Specific Plan (WLSP) requires the preparation of a Neighborhood Development Plan (NDP) and Architectural Design Guidelines and Development Standards (DG/DS) for areas of new development within River Islands. The NDP provides requirements for the use, development, improvement and maintenance of master developer-constructed portions of the River Islands project. The purpose of the DG/DS is to establish design guidelines and standards for residential development and associated site improvements to be constructed by the residential builders. This includes overall residential design principles, guidelines for orientation, siting and architecture of new residences, and more specific guidelines for building form, roof style, wall and window details, outdoor spaces and colors. This will also include guidelines for minimum setback and height requirements for the future homes and structures.

On August 4, 2021, the Planning Commission approved the Old River District NDP and DG/DS, On October 20, 2021, the Planning Commission approved the 1st amendment to the DG/DS which included a reduction in the rear yard living space setback from 15' to 10' to allow for the California Room with a "Sleeper Porch" option for selected lots that either back up to open space, a lake, or property not planned for residential. On March 29, 2023, the Planning Commission approved the 2nd amendment to the DG/DS, which included adding development standards for a "Four Pack + ADU" project.

ANALYSIS:

The applicant is proposing the 3rd amendment to the Old River District DG/DS by revising page 48 "Section 2.2.2 Medium Density Architectural (MDR) Development Standards" (Attachment 2) and page 52 "Table 2.6 Medium Density Architectural (MDR) – Courtyard – "Four Packs" (Attachment 3). The purpose of these modifications is to update the development standards in regards to setbacks, height, parking, etc. to support the development of the housing product proposed in Village KK by Van Daele Homes. Once these development standards are added to the Old River District DG/DS document, Van Daele Homes will be able to submit a formal application to the City which will be reviewed in detail by the City's Development Review Committee (which includes a representative from the Planning, Building, Public Works, Fire, and Police Department) to ensure compliance with all applicable City guidelines and requirements.

The proposed amendments are consistent with the following General Plan Land Use policies:

- **LU-1.4:** *"Continue to support the development of a variety of housing types and densities that meet the needs of individuals and families, and offers residents of all income levels, age groups and special needs sufficient housing opportunities and choices. (Additional policies specifically related to Housing are included in the General Plan's Housing Element)"*
- **LU-1.7:** *"Ensure consistency between the Land Use Map and implementing plans, ordinances, and regulations."*
- **LU-1.9:** *"Promote equitable land use patterns to ensure that all residents in neighborhoods have access to community amenities and transportation choices, and have safe places to walk and bike."*

**Amendment to the Old River District DG/DS
Neighborhood Development Plan No. NDP-24-30**

Item 9.2

The amendment to the Old River District DG/DS was presented to the Stewart Tract Design Review Committee (STDRC) on March 6, 2024. The STDRC voted unanimously to recommend the proposed modifications for Planning Commission approval.

CEQA REVIEW:

Environmental review for the River Islands project as a whole was completed in the certified Subsequent Environmental Impact Report (SEIR) for the River Islands at Lathrop Phase 2 Project (State Clearinghouse No. 1993112027). The SEIR considered a full range of potential environmental effects of urban development of the entire River Islands Project, including planned urban development of the Project Site.

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

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 24-2 approving the amendment to the River Islands Old River District Architectural Design Guidelines & Development Standards.

Approvals:



Trent DaDalt, Associate Planner

3/7/2024
Date



James Michaels, Senior Planner

3/7/2024
Date



Rick Cagnat, Community Development Director

3/8/24
Date



Salvador Navarrete, City Attorney

3-11-2024
Date

Attachments:

1. PC Resolution No. 24-2 Old River District DG/DS Amendment
2. Page 48 "Table 2.2.2 Medium Density Architectural (MDR) Development Standards"
3. Page 52 "Table 2.6 Medium Density Architectural (MDR) – Courtyard – "Four Packs"
4. STDRC Recommendation Letter dated March 6, 2024

**CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 24-2**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LATHROP
APPROVING AN AMENDMENT TO THE RIVER ISLANDS OLD RIVER DISTRICT
ARCHITECTURAL DESIGN GUIDELINES AND DEVELOPMENT STANDARDS
(NDP-24-30)**

WHEREAS, the City of Lathrop Planning Commission held a duly noticed public meeting to consider the proposed amendment pursuant to the Lathrop Municipal Code; and

WHEREAS, the request is to modify and update the River Islands Old River District Architectural Design Guidelines & Development Standards (DG/DS). The proposed amendment includes revising page 48 “Section 2.2.2 Medium Density Architectural (MDR Development Standards” and page 52 “Table 2.6 Medium Density Architectural (MDR) – Courtyard – “Four Packs” to allow for the construction of the housing product in relation to the lot configurations for Village KK; and

WHEREAS, the City of Lathrop adopted the West Lathrop Specific Plan (WLSP) in 2003, which governs land use and development within Stewart Tract; and

WHEREAS, the River Islands Urban Design Concept (UDC) for Phase 2 had previously been approved by the City Council in accordance with the requirements of the WLSP; and

WHEREAS, the WLSP requires that a Neighborhood Development Plan (NDP) and Architectural Design Guidelines be prepared, reviewed by the Stewart Tract Design Review Committee (STDRC), and approved by the Planning Commission for each community within the River Islands project; and

WHEREAS, the original River Islands Old River District NDP and DG/DS were reviewed by the STDRC and approved by the Planning Commission on August 4, 2021 per Resolution No. 21-21 and 21-22, respectively, in accordance with the requirements of the WLSP; and

WHEREAS, the proposed amendments to the Architectural Design Guidelines & Development Standards for the River Islands Old River District have been reviewed by the STDRC and recommended to the Planning Commission for approval; and

WHEREAS, the environmental review for the River Islands project as a whole was completed in the certified Subsequent Environmental Impact Report (SEIR) for the River Islands at Lathrop Phase 2 Project (State Clearinghouse No. 1993112027). The SEIR considered the full range of potential environmental effects of urban development of the entire River Islands Project, including planned urban development of the Project Site. The proposed project will not produce any new significant environmental impacts, and no new mitigation measures are required. The SEIR specified the mitigation measures needed to reduce potentially significant environmental effects of the River Islands project a less than significant level. The proposed project is required to conform to these mitigation measures; and

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

THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Lathrop does hereby make the finding that the proposed project will comply with the requirements of the Zoning Ordinance and design standards of the Lathrop Municipal Code upon development, as conditioned and is consistent with the following land use goals and policies of the City of Lathrop General Plan:

- **LU-1.4:** *“Continue to support the development of a variety of housing types and densities that meet the needs of individuals and families, and offers residents of all income levels, age groups and special needs sufficient housing opportunities and choices. (Additional policies specifically related to Housing are included in the General Plan’s Housing Element)”*
- **LU-1.7:** *“Ensure consistency between the Land Use Map and implementing plans, ordinances, and regulations.”*
- **LU-1.9:** *“Promote equitable land use patterns to ensure that all residents in neighborhoods have access to community amenities and transportation choices, and have safe places to walk and bike.”*

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 approve the amendment to the River Islands Old River District Architectural Design Guidelines & Development Standards as shown in Attachment 2 & 3 of the Staff Report that accompanied this resolution.

PASSED AND ADOPTED by the Planning Commission of the City of Lathrop at a Regular Meeting on the 20th day of March 2024, by the following vote:

AYES:

NOES:

ABSTAIN:


ABSENT:

Tosh Ishihara, Chair

ATTEST:

APPROVED AS TO FORM:

Rick Caguiat, Secretary



Salvador Navarrete, City Attorney

2.2.2 Medium Density Architectural (MDR) Development Standards

The MDR land use designation is intended to provide a denser attached single family or multi-family housing products. The permitted density range for this category is 6 to 14 units per acre.

Lot Sizes:	Courtyard lots (Four Packs)	Courtyard lots (4 Pack+ADU)	Courtyard lots (Eight/Six Packs)
Setbacks (Minimum)			
Front Yard @ Street			
Living Space (First/Second Story)	(5'/10')	(5'/15)	(10'/10')
Porch (3' min. clear depth)	5'	5'	5'
Garage Front Facing (Door)	18'	18'	18'
Side-Entry Garage Wall	N/A	N/A	N/A
Front Courtyard walls	N/A	N/A	N/A
Front walls (Private Street)	N/A	N/A	N/A
Front Yard @ Private Street			
Living Space (First/Second Story)	5'/5'	7'/10'	3'/3'
Porch (3' min. clear depth)	4'	3'	3'
Garage Front Facing (Door)	18'	7'	3'
Side-Entry Garage Wall	N/A	N/A	N/A
Side Yard			
Living Space (Interior Property Line)	4'	4'	4'
Living Space (Corner Property Line)	N/A	N/A	N/A
Detached Garages	N/A	N/A	N/A
Street Side Yard	5'	10'	9'
Rear Yard			
Living Space (Min./Ave)	8'/8'	10'/10'	4'/4'
Front Entry Attached/Detached Garages	N/A	N/A	N/A
Garages with Rear Access (Apron)	N/A	N/A	N/A
Patio Covers (1 Story Height)	4'	N/A	N/A
Paseo Walk			
Living Space (to enter of Paseo)	N/A	N/A	N/A
Porch (to center of Paseo)	N/A	N/A	N/A
Alley / Private Drive			
Garage (door)	18'	18'	3'
Garage (to center of Private Drive)	N/A	N/A	N/A
Porch	4'	4'	N/A
Height (Maximum to Ridge Line)			
Primary Dwelling	35' (2 Stories)	35' (2 Stories)	35' (2 Stories)
Detached Garage/Accessory Unit	N/A	N/A	N/A
Parking			
Resident (Garage)	2 Cars min.	2 Cars min.	2 Cars min.
Guest (Apron)	2 Cars min.	N/A	1 car per ADU
Building Coverage	N/A	N/A	N/A

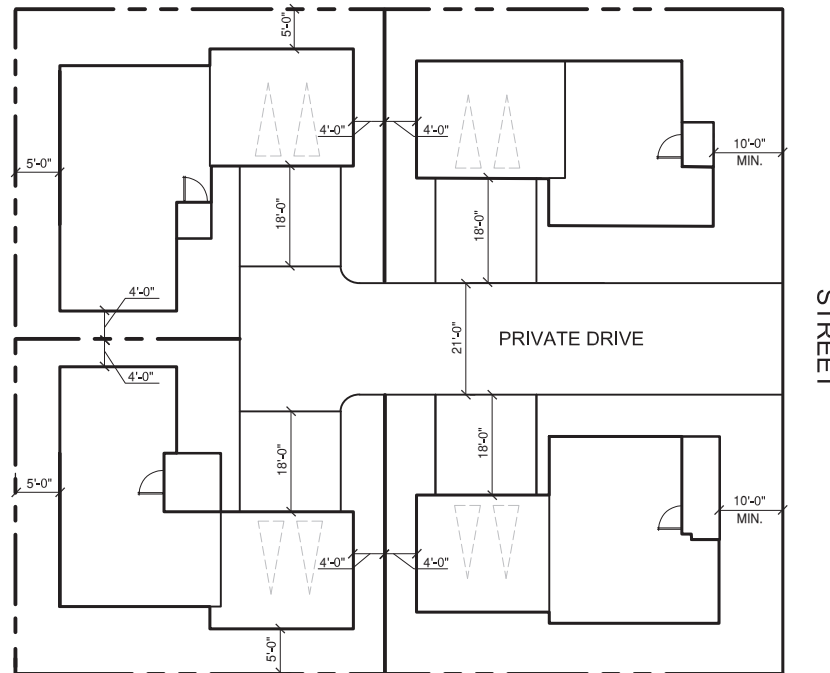
Table 2.1 Summary of River Islands - Architectural Development Standards (Continued)

Table 2.6 Medium Density Architectural (MDR) - Courtyard - "Four Packs"

Setbacks (Minimum)	
Front Yard @ Street	
Living Space (First/Second Story)	(5'/10')
Porch (3' min. clear depth)	5'
Garage Front Facing (Door)	18'
Side-Entry Garage Wall	N/A
Front Courtyard walls	N/A
Front Yard @ Private Street	
Living Space (First/Second Story)	(5'/5')
Porch (3' min. clear depth)	4'
Garage Front Facing (Door)	18'
Side-Entry Garage Wall	N/A

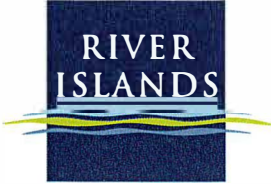
Setbacks (Minimum)	
Side Yard	
Living Space (Interior Property Line)	4'
Living Space (Corner Property Line)	N/A
Wrap Around Porch (Corner)	N/A
Detached Garages	N/A
Street Side Yard	5'
Rear Yard	
Living Space (Min./Ave)	8'/8'
Front Entry Attached/Detached Garages	N/A
Garages with Rear Access	N/A
Patio Cover/California Room (1 Story Height)	4'

Setbacks (Minimum)	
Alley / Private Drive	
Garage (door)	18'
Garage (to center of Private Drive)	N/A
Porch	4'
Height (Maximum to Ridge Line)	
Primary Dwelling	35' (2 Stories)
Detached Garage	N/A
Parking	
Residence (Garage)	2 cars min.
Guest (Apron)	2 cars min.
Building Coverage	
	N/A



Not To Scale

Dimensions shown are for example purpose only
See table above for setbacks



VIA EMAIL

March 6, 2024

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

Email: rcaguiat@ci.lathrop.ca.us

Subject: STDRC Recommendation for Village KK Related Documents/Proposals

Dear Rick:

The STDRC has reviewed the following documents/plans relating to Village KK:

- 1. Amendment to the Old River AG/DS for 4-Pack related standards and setback
- 2. Revised Final Map Tract 4131

The STDRC has voted unanimously to recommend approval of the map and AG/DS amendment pages to the Lathrop Planning Commission and City Council.

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

Sincerely,


 Susan Dell'Osso
 President

Encl.

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



PLANNING COMMISSION STAFF REPORT

DATE: March 20, 2024

APPLICATION NO: General Plan Housing Element Annual Progress Report for Calendar Year 2023

LOCATION: Citywide

REQUEST: Adoption of a Resolution Recommending the City Council Receive and Accept the Report and to Authorize Staff to Submit the Housing Element Annual Progress Report for Calendar Year 2023 to the Governor's Office of Planning and Research (OPR) and State Department of Housing and Community Development (HCD).

CEQA STATUS: The proposed Housing Element Annual Progress Report for Calendar Year 2023 is not considered a project as prescribed by the California Environmental Quality Act (CEQA).

SUMMARY:

Each year, California cities are required to prepare an annual progress report (APR) on the status of implementing the General Plan Housing Element and to submit the report to the State Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR). Using a form provided by HCD, staff provides data to create a snapshot of housing unit production across affordability levels, a listing of development application received, and provides an update on housing program implementation. The annual report must be provided to the City Council prior to sending to the State.

BACKGROUND:

Pursuant to California Government Code Section 65400, the City is required to prepare a General Plan Housing Element Annual Progress Report for submittal to the City Council, OPR and HCD by April 1st of each year. The purpose of the annual report is to provide the City Council and the above referenced State Departments progress on the General Plan Housing Element's implementation status toward meeting the City's fair share of the Regional Housing Needs Allocation (RHNA) (as discussed below).

The City Council adopted the City's 2019-2023 Housing Element on December 9, 2019. The City received certification from HCD on February 7, 2020. The City is currently in the process of updating the Housing Element for the 6th Cycle (2023 – 2031).

ITEM 9.3

The Housing Element is one (1) of seven (7) mandated elements of the City’s General Plan and includes information related to the City’s existing housing needs, an analysis of the City’s population and employment trends, household characteristics, an inventory of land suitable for residential development and goals, policies and programs intended to meet the identified housing needs and state mandated requirements.

As part of the update to the City’s Housing Element, the City is required to identify sites to accommodate its fair-share of the RHNA, as established by HCD and managed by the San Joaquin Council of Governments (SJCOG). In summary, the RHNA process allocates the State’s projection of housing needs for each County. HCD identifies housing needs to each region in response to projected population and household growth, and mandates that each Council of Governments (COG) distribute the RHNA to each jurisdiction (Cities and Counties) within the COG’s region, and in our case, SJCOG. The City’s 2019 update to the Housing Element, identified a number of sites that could accommodate the City’s fair share of the RHNA, in all income categories. The following table represents the City’s RHNA (excerpt from the 2019 Housing Element):

TABLE 1: REGIONAL HOUSING NEEDS ALLOCATION (2014-2023) PROGRESS

Status	Extremely Low	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	526	493	759	957	2,421	5,156
Built	0	0	0	29 ¹	1,571	1,600
Under Construction/ Permitted	0	0	0	0 ²	197	197
Remaining Allocation	526	493	759	928	653	3,359

¹INCLUDES 18 HOMES BUILT IN 2014 AND 9 HOMES BUILT IN 2015 SOLD AT MARKET-RATE PRICES AFFORDABLE TO MODERATE INCOME HOUSEHOLDS AND INCLUDES 2 ADUS BUILT IN 2017 AND 2018

²104 BUNGALOW UNITS ARE UNDER CONSTRUCTION IN RIVER ISLANDS; THESE UNITS WILL BE MONITORED AS THE DENSITY AND SIZE OF THE UNITS MAY YIELD MARKET-RATE SALES PRICES AFFORDABLE TO MODERATE INCOME HOUSEHOLDS.

³THERE IS THE POTENTIAL FOR SOME OR ALL OF THE APPROVED 350 MULTIFAMILY UNITS TO BE DEVELOPED AS AFFORDABLE UNITS, IF THE DEVELOPER SEEKS ADDITIONAL FUNDING OR SELLS ONE OR MORE OF THE PROJECTS TO AN AFFORDABLE HOUSING DEVELOPER.

SOURCE: SAN JOAQUIN COUNCIL OF GOVERNMENTS, 2014; ZILLOW.COM; CITY OF LATHROP, 2019

Each income category is defined as a percentage of the Area Median Income (AMI), as established by HCD. The income categories are then used to calculate housing affordability for rental and owner occupied housing. Each income category is defined as follows:

- **Extremely Low Income Households** have a combined income at or lower than 30 percent of AMI.
- **Very Low Income Households** have a combined income between 30 and 50 percent of AMI.
- **Low Income Households** have a combined income between 50 and 80 percent of AMI.
- **Moderate Income Households** have a combined income between 80 and 120 percent of AMI.
- **Above Moderate Income Households** have a combined income greater than 120 percent of AMI

ITEM 9.3

The forms provided by HCD were originally adopted in 2010 and have recently been updated pursuant to new State law, which now include information related to the number of development applications received and approved and list of sites rezoned to address RHNA shortfall. In summary, the forms require the following information:

- Status of the plan and progress in its implementation.
- Progress in meeting its share of the regional housing needs.
- The number of housing development applications received in the prior year.
- The number of units included in all development applications in the prior year.
- The number of units approved and disapproved in the prior year.
- The degree to which its approved general plan complies with the adopted General Plan guidelines.
- Sites rezoned to accommodate that portion of the City’s share of the regional housing need for each income level.
- Number of net new units of housing, including both rental and for-sale, that have been issued an entitlement, a building permit, or a certification of occupancy.
- Number of building permits issued and development applications received using the streamline review process (SB35).
- Locally owned lands included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of.
- Locally owned or controlled lands declared surplus pursuant to Government Code Section 54221, or identified as excess pursuant to Government Code Section 50569.
- Progress on the LEAP Grant including the amount of reimbursement requests that have been made by the City.

ANALYSIS:

Staff has prepared the 2023 Housing Element Annual Progress Report, included as Attachment 2. Some highlights of the year include:

New Applications Received and Either Deemed Complete or Processed

The City processed seven (7) residential entitlement applications for new residential development that may result in 784 new units. The City received and processed the following entitlement applications in 2023.

Architectural Design Review – River Islands

Van Daele Village KK	150 single-family dwelling units
Kiper Capri at River Islands	100 single-family dwelling units
Tri Pointe Village 1	68 single-family dwelling units

Architectural Design Review – Central Lathrop

D.R. Horton Phase 1D, Tract 4105	89 single-family dwelling units
KB Homes Phase 1D-2, Tract 4105	81 single-family dwelling units
K Hovnanian Homes Phase 1D-N3	101 single-family dwelling units
Escala at Stanford Crossing	195 multi-family dwelling units

ITEM 9.3

New Home Construction

The City issued a total number of 575 residential building permits in 2023, which represents a decrease of 383 less than 2022 (a total of 958 residential building permits issued in 2022). Of the 575 residential building permits, 566 are single-family residential units and are considered “Above Moderate” affordability. The remaining 9 residential building permits are for accessory dwelling units and are considered “Moderate” affordability.

Progress Towards Meeting RHNA

As illustrated in Table B of the HCD Forms shown below, the City has issued 4,496 building permits for residential development for the 2014 – 2023 Housing Element Planning Period.

Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1019											1019
	Non-Deed Restricted												
Low	Deed Restricted	759											759
	Non-Deed Restricted												
Moderate	Deed Restricted	957										370	587
	Non-Deed Restricted						148	179	34	9			
Above Moderate		2421	343	170	297	383	389	679	950	924	566	4,701	-
Total RHNA		5156											
Total Units			343	170	297	383	389	827	1,129	958	575	5,071	2,365

CEQA REVIEW:

The proposed Housing Element Annual Progress Report for Calendar Year 2023 is not considered a project as prescribed by the California Environmental Quality Act (CEQA).

RECOMMENDATION:

Staff recommends the Planning Commission approve Resolution No. 24-3, recommending the City Council to direct staff to transmit the report to the Governor’s Office of Planning and Research (OPR) and State Department of Housing and Community Development (HCD).

Approvals:



David Niskanen, Contract Planner

3/6/2024

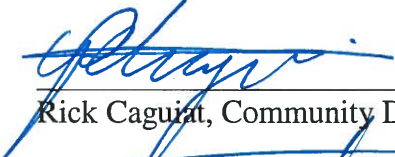
Date

for 

James Michaels, Senior Planner

3/8/24

Date



Rick Caguiat, Community Development Director

3/8/24

Date



Salvador Navarrete, City Attorney

3.11.2024

Date

Attachments:

- 1. Planning Commission Resolution No. 24-3
- 2. Housing Element Annual Progress Report for Calendar Year 2023

**CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 24-3**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LATHROP
RECOMMENDING CITY COUNCIL RECEIVE AND ACCEPT THE HOUSING
ELEMENT ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2023 AND
AUTHORIZE STAFF TO SUBMIT THE REPORT TO THE GOVERNOR'S OFFICE OF
PLANNING AND RESEARCH AND THE CALIFORNIA DEPARTMENT OF
HOUSING AND COMMUNITY DEVELOPMENT**

WHEREAS, California Government Code Section 65400(2) requires the planning agency to provide an annual report to the City Council, the Governor's Office of Planning and Research (OPR), and the State Department of Housing and Community Development (HCD) regarding progress toward implementation of the housing element of the general plan; and

WHEREAS, planning staff has prepared an annual progress report for the calendar year 2023, utilizing the prescribed forms and instructions provided by HCD; and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lathrop based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby recommend the City Council receive and accept the annual progress report on the Housing Element for Calendar Year 2023, attached and incorporated by reference herein, and authorize staff to forward the report to the Governor's Office of Planning and Research and the State Department of Housing and Community Development pursuant to Government Code Section 65400(2).

PASSED AND ADOPTED by the Planning Commission of the City of Lathrop at a regular meeting on the 20th day of March, 2024 by the following vote:

AYES:

NOES:

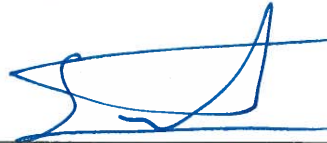
ABSTAIN:

ABSENT:

Tosh Ishihara, Chair

ATTEST:

APPROVED AS TO FORM:



Rick Caguiat, Secretary

Salvador Navarrete, City Attorney

ATTACHMENT 2

Jurisdiction	Lathrop	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	5th Cycle	12/31/2015 - 12/31/2023

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	9
Above Moderate		566
Total Units		575

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	439	566	0
2 to 4 units per structure	0	0	0
5+ units per structure	195	0	0
Accessory Dwelling Unit	0	9	0
Mobile/Manufactured Home	0	0	0
Total	634	575	0

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	0	0
Not Indicated as Infill	575	575

Housing Applications Summary	
Total Housing Applications Submitted:	7
Number of Proposed Units in All Applications Received:	784
Total Housing Units Approved:	634
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	6	589
Discretionary	1	195

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	42
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Lathrop		
Reporting Year	2023	(Jan. 1 - Dec. 31)	
Planning Period	5th Cycle	12/31/2015 - 12/31/2023	

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability														
		1	2										3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed Restricted	1,019	-	-	-	-	-	-	-	-	-	-	1,019	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	759	-	-	-	-	-	-	-	-	-	-	759	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	957	-	-	-	-	-	-	-	-	-	-	957	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Above Moderate		2,421	-	-	-	-	-	148	179	34	9	370	887	
Total RHNA		5,156	-	-	-	-	-	-	-	-	-	-	-	
Total Units			343	170	297	383	389	679	950	924	566	4,701	2,365	
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		510	-	-	-	-	-	-	-	-	-	-	510	

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted

VLI Non Deed Restricted

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Lathrop	
Reporting Year		2023	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1a	<p>To ensure adequate sites for extremely low, very low, low, and moderate income housing are available throughout the planning period to meet the City's RHNA, the City will continue to biennially update the inventory of lower and moderate income sites (Appendix A). The update shall remove sites that have been developed and add any replacement or new sites. The update shall ensure that the inventory of residential sites continues to include sites appropriate for a variety of single family and multifamily housing types as well as sites to accommodate single room occupancies and emergency shelters.</p>	<p>Update inventory on a biennial basis and make inventory available at City Hall and on the City website.</p>	<p>The City continues to maintain the inventory of residential sites (Appendix A of the Housing Element). As development occurs, the inventory will be updated and published. Inventory developed as part of the Housing Element will be maintained through the Housign Element Planning Period.</p>

<p>Program 1b</p>	<p>Continue to monitor the amount of land zoned for both single family and multifamily development and ensure that land use and zoning decisions do not reduce sites available for affordable housing. <i>See Program 1b in the Housing Element for the full language.</i></p>	<p>Ongoing through the development review process</p>	<p>The City continues to monitor and maintain the amount of land zoned for both single family and multi-family developments and ensure land use and zoning decisions do not reduce sites availability for affordable housing.</p>
<p>Program 1c</p>	<p>Continue to encourage development of well-designed and innovative projects that provide for the development of compatible residential, commercial, industrial, institutional, and/or public uses within a single project or neighborhood by continuing to implement the West Lathrop and Central Lathrop Specific Plans, which encourage mixed use development as well as a range of uses through allowing higher building intensities, reduced parking requirements, reduced set-back and yard requirements, allow for a higher building height, and greater floor area ratios.</p>	<p>Ongoing</p>	<p>The City continues to encourage well designed and innovative projects within the West Lathrop and Central Lathrop Specific Plans. The West Lathrop Specific Plan continues to be built-out and as development occurs, the City reviews Architecture, Landscaping, and Development Plan for consistency with the West Lathrop Specific Plan and the River Islands Urban Design Concept as well as associated neighborhood specific Architecture Design Guidelines and Standards. Development within the Central Lathrop Specific Plan began in 2019 and will continue to occur within the Housing Element Planning Period.</p>

<p>Program 1d</p>	<p>Support affordable or special needs (including senior, disabled, developmentally disabled, farmworker, homeless, large family, and single female head of family) housing projects applications for federal, state, and/or regional programs, including CDBG, HOME, project-based Section 8/211, Low Income Housing Tax Credit, and HCD grant programs, that may be used for the development and on-going affordability of lower income and special needs housing. Support for applications shall be provided through staff technical assistance with the application (e.g., assisting with completing application components related to development review and environmental compliance) where appropriate and City Council consideration of resolutions indicating local support for each project.</p>	<p>Ongoing on a project-by-project basis</p>	<p>The City continues to support affordable or special needs housing projects. As applications for such developments are received, the City will assist applicant(s) in preparing and submitting grant applications for funding. No affordable or special needs housing grants were submitted in 2023.</p>
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<p>Program 1e</p>	<p>programs on a biennial basis to determine if there are additional programs appropriate to encourage affordable housing development or for the City to use to augment First Time Homebuyer program for lower income households and request funds when appropriate and available. As soon as possible, request SB 2 funds to develop additional housing incentives, such as reduced fee structures for senior, disabled, and other special needs housing where a nexus can be demonstrated that service demands for such housing are less than typical single family or multifamily housing, pre-approved plans for small-scale infill housing projects that include an affordable component, and a plan for use of future SB 2 funds.</p>	<p>Biennially (by December 31st of 2021 and 2023); SB 2 funding to be requested concurrently with Housing Element Update (2019)</p>	<p>The City will evaluate State-administered funding programs on a biennial basis to determine if there are additional programs appropriate to encourage affordable housing development or for the City to use to augment First Time Homebuyer program for lower income households and request funds when appropriate and available. The City received approval for SB 2 funding from HCD for a variety of programs, including Accessory Dwelling Unit (ADU) pre-approved building plans.</p>
<p>Program 1f</p>	<p>Continue to consider regional development through working with SJCOG and local jurisdictions to plan for high quality regional development, including adequate affordable housing, by reviewing SJCOG data and online resources to track regional development, and by providing input into the development of the methodology for allocating the region's Regional Housing Needs Allocation.</p>	<p>Ongoing</p>	<p>The City continues to monitor and support development within San Joaquin. The City works closely with the City of Manteca and San Joaquin County to ensure development is compatible with adjacent jurisdictions and uses.</p>

<p>Program 1g</p>	<p>Continue to address and encourage lower income housing, special populations, and homeless needs on an annual basis through developer and service provider outreach and through participation in the Urban County/County Continuum of Care. As part of the development of the Annual Action Plan for CDBG/HOME funding, contact potential housing developers and service providers and encourage their submittal of funding applications and housing proposals that use the City's allocation as well as the Countywide allocation of funds for extremely low income housing, very low income housing, and low income housing as well as housing for disabled, seniors, veterans, homeless, and other special needs populations. See <i>Program 1g in the Housing Element for the full language.</i></p>	<p>With Annual Action Plan public hearing notices</p>	<p>The City continues to encourage developers to submit housing proposals for low-income housing. The City, in coordination with San Joaquin County, manages CDBG funds for public facilities, the GAP Loan Program (down payment assistance), HOME Programs (First Time Home Buyer Programs), and the property Rehabilitation Program. Collectively, these are called Home Loan Funds and are administered by the San Joaquin County Neighborhood Preservation Division. Information related to CDBG is provided via the City's website, under the Economic Development webpage.</p>
<p>Program 1h</p>	<p>Maintain information regarding homeless shelters and services available to City residents. This information shall be available at City Hall, the Lathrop Community Center, the Library, and on the City's website.</p>	<p>Ongoing; distribute brochures on a monthly basis or as-needed</p>	<p>The City will maintain information related to Homeless Shelters and services available to City residents.</p>
<p>Program 1i</p>	<p>The City shall participate with San Joaquin County's efforts to address farmworker housing needs. Participation with the County may include identification of potential sites and funding sources available for farm labor housing.</p>	<p>As needed</p>	<p>The City will work with San Joaquin County to address farmworker housing. Participation may include identification of sites available in the City for such a development and identification of funding sources.</p>

<p>Program 1j</p>	<p>Continue to work with the San Joaquin Housing Authority by providing housing information requested by the Housing Authority in a timely manner. Encourage the Housing Authority to issue more vouchers to City residents in need and to make efforts to increase the use of vouchers for rental of single family homes due to the City's limited supply of multifamily housing.</p>	<p>Ongoing; including Housing Authority in annual mailing under program 1g</p>	<p>The City will provide any information the San Joaquin County Housing Authority needs and/or requests. No action in 2023.</p>
<p>Program 1k</p>	<p>Continue to permit Planned Development District zoning that promotes a variety of housing types in the City through the utilization of innovative development techniques and flexible standards, such as: zero lot lines, clustering of dwelling units, narrower streets, increased densities, and fewer dedication requirements.</p>	<p>Ongoing</p>	<p>As development occurs and development applications are received, the City will review and make recommendations towards Planned Development Zoning. In addition, as inquiries are received on particular properties, the City will evaluate whether a Planned Development Zoning would benefit the Project. No Planned Development Rezone requests were processed in 2023.</p>
<p>Program 1l</p>	<p>rental housing and affordable for-sale and rental housing, including housing for extremely low, very low, and low income groups and special needs populations, through the following: • Regulatory incentives, such as expediting permit processing, deferred fees, and/or reduced parking requirements based on the bedroom mix of the project; and • Encourage developers to utilize the density bonus and incentive provisions required by State law; and • Publicize these incentives for market rate housing to developers and/or other interested parties by providing informational flyers at the Community Development Department's counter and in development project applications.</p>	<p>Ongoing</p>	<p>The City did not receive an application for extremely low, very low, and low income groups and special needs populations in 2023.</p>

<p>Program 1m</p>	<p>Encourage a range of housing types for the developmentally disabled through coordination with the Valley Mountain Regional Center to identify needed housing types, such as independent living opportunities and group homes and other facilities that provide assistance to residents. Projects that provide housing for developmentally disabled persons will be assisted through priority/expedited processing, assistance with funding applications, and assistance with any density bonus requests for a density bonus, reduced development standards (e.g., minimum lot size, setbacks, parking, etc) or other incentives. Continue to refer households with a developmentally disabled member to the Valley Mountain Regional Center for assistance.</p>	<p>Ongoing</p>	<p>This program is ongoing. The City encourages development of a variety of housing types, including housing for developmentally disabled. Residents requesting information regarding housing for the developmentally disabled are directed to the Valley Mountain Regional Center.</p>
<p>Program 1n</p>	<p>Revise the zoning code to require ministerial approval, which may include site plan review, for housing developments that include a minimum of 20 percent of units affordable to lower income households on the following sites consistent with Government Code 65583.2: 1: 21331033 2: 21321006 3: 19121017 5: 19122032 6: 19122039 7: 19122040 8: 19122059 11: 19608021 12: 19608026 13: 19608072</p>	<p>No later than December 1, 2022 due to statutory requirements to be completed within 3 years of Housing Element adoption</p>	<p>The City adopted Ordinance No. 22-442 in November 2022 that clarified that housing developments that include a minimum 20 percent of units affordable to lower income households shall be ministerial and exempt from Site Plan Review. This language was added to Multifamily Residential Districts. This program is complete.</p>

<p>Program 2a</p>	<p>Continue to offer pre-application meetings to all developers with various City staff representing numerous City departments (e.g. planning, building, engineering, etc.) to discuss project design, city standards, necessary public improvements, and funding strategies.</p>	<p>Ongoing</p>	<p>The City continues to offer pre-application meetings to all developers within the community. The City had seven (7) pre-application meetings with developers in 2023, including a pre-application for a residential subdivision.</p>
<p>Program 2b</p>	<p>Provide incentives to encourage the development of special needs and affordable housing. This program is anticipated to assist at least four projects, in coordination with other applicable programs. Incentives shall include: • Allowing developers to submit concurrent/“piggyback” applications (e.g., rezones, tentative tract maps, conditional use permits, variance requests, etc.) to streamline processing of development projects that require multiple City approvals or entitlements; • Provide technical assistance with the entitlement process for projects that propose extremely low-, very low-, and low- income housing or that include a significant portion of units for special needs households. • Consideration of fee waivers or fee deferrals, where deemed appropriate, projects providing housing for extremely low-, very low-, and low income households or special needs households. <i>See Program 2b in the Housing Element for the full language.</i></p>	<p>Ongoing</p>	<p>The City continues to offer incentives through the options listed in Program 2b. The City allows developers to submit concurrent/ "piggyback" applications to streamline processing of development projects that require multiple City approvals, provide technical assistance with the entitlement process, and will consider fee waivers for projects that proposed low-income housing. This program is ongoing.</p>

<p>Program 2c</p>	<p>Continue to monitor average processing times for discretionary development permits on a biennial basis and regularly review the Zoning Code and the City’s development project processing procedures to identify changes to further reduce housing costs and average permit processing time. Where changes are feasible to implement, update the Zoning Code and amend the City’s processing procedures to reduce housing costs and processing times.</p>	<p>Biennial review (2021, 2023)</p>	<p>The City will monitor processing times for development applications and review on a biennial basis. The City reviews and updates the Zoning Code annually (Zoning Omnibus) to provide consistency updates with State law and streamline development application processing. This program is ongoing.</p>
<p>Program 2d</p>	<p>Review affordable housing and in-fill projects for eligible CEQA exemptions and exempt those projects that are eligible from further CEQA review. In order to encourage use of CEQA exemptions and the advance CEQA work that has been completed for the majority of the City’s lower income sites, ensure that the inventory maintained under Program 1a identifies the required approvals, including CEQA review, so that developers understand that the City has minimal processing requirements for its lower income sites.</p>	<p>Ongoing for review of development applications; concurrent with the Housing Element update information provided to developers to identify sites eligible for CEQA exemptions for CEQA review has been completed.</p>	<p>As part of the review of a development application, the City makes a CEQA Determination as to whether a project is exempt, will require an Initial Study or Environmental Impact Report. The City will review affordable housing and infill projects for eligibility for a CEQA exemption as development applications are received.</p>
<p>Program 2e</p>	<p>Review all updates and revisions to the City’s ordinances, codes, policies, and procedures to ensure that they do not constrain “reasonable accommodation” for disabled persons and to ensure that they do not reduce the City’s capacity for a range of housing types and densities.</p>	<p>Ongoing</p>	<p>Staff continues to monitor updates and revisions to the City’s Ordinances, Codes, Policies and Procedures. The City’s General Plan Update was adopted in September 2022. Following the adoption of the General Plan Update, a Zoning Consistency Project was initiated and completed in 2023. The Zoning Consistency Project updated various Chapters and Sections of the Lathrop Municipal Code to bring it into compliance with the General Plan.</p>

<p>Program 2f</p>	<p>Continue to encourage developers to include accessory dwelling units as an integral part of their project through maintaining provisions in the Zoning Code that provide for accessory dwelling units (ADUs) in all zones that allow single family homes and by continuing to provide a reduced fee structure for accessory dwelling units, including exemption from water and sewer connection fees and capacity charges, and by modifying the ADU standards in the Zoning Code as-needed to be consistent with requirements of State law, as may be amended from time to time. It is anticipated at least 6 ADUs will be incentivized through the City's provisions to accommodate and encourage ADUs.</p>	<p>Ongoing</p>	<p>The City continues to encourage the development of Accessory Dwelling Units (ADU) in the community. The City submitted a Senate Bill 2 grant application to amend the Zoning Code to be consistent with new State Law and prepare pre-approved building plans for ADUs. The City also recieved LEAP Grant Funding to prepare three (3) Pre-Approved ADU Plans. These plans are complete and will be published in 2024. A total of nine (9) Building Permits for ADUs were issued in 2023. This program is ongoing.</p>
<p>Program 2g</p>	<p>Encourage developers to take advantage of density bonuses and incentives for affordable housing and senior housing projects that are provided by the City consistent with the requirements of State law and provide information that identifies the maximum densities that can be achieved through a density bonus.</p>	<p>Ongoing</p>	<p>The City continues to encourage the use of density bonuses for developments that qualify. This program is ongoing.</p>

<p>Program 2h</p>	<p>Address the special housing needs of large families to alleviate overcrowding in the City by facilitating the construction of housing that includes 3- and 4-bedroom units affordable to extremely low-, very low-, and low-income families. The City will publicize financial and regulatory incentive opportunities to developers and/or other parties interested in the construction of housing that includes 3- and 4-bedroom affordable units by providing information on the City's website and through flyers at the Community Development Department and in all specific plan and subdivision application packets.</p>	<p>Ongoing</p>	<p>As development applications are received, the City will encourage the development of 3- and 4- bedroom units affordable to extremely low-, very low- and low-income families. No affordable housing applications were received in 2023.</p>
<p>Program 2i</p>	<p>Continue to support female-headed households in the City with the permitting of child day care facilities as outlined in Chapter 17 of the Municipal Code</p>	<p>Ongoing</p>	<p>The City continues to support child day care facilities and permits child day care facilities as prescribed in the Municipal Code.</p>
<p>Program 2n</p>	<p>Require developers of new housing to use the HCD New Home Universal Design Option Checklist to disclose to buyers accessible features that are available. The City shall encourage developers to make accessible features available as standard features to the extent feasible and to provide remaining accessible features as optional features or features available in a limited number of units.</p>	<p>Ongoing</p>	<p>The City will require developers of new housing to use the HCD New Home Universal Design Option Checklist. This program is ongoing.</p>

<p>Program 2o</p>	<p>In compliance with State law (Government Code Section 65589.7), the City will establish written policies and procedures that grant priority for water and sewer to proposed development that includes housing affordable to lower-income households.</p>	<p>Jan-20</p>	<p>The City will establish written policies and procedures that grant priority water and sewer to proposed development that includes housing affordable to lower-income households.</p>
<p>Program 2p</p>	<p>Support multifamily housing on sites that accommodate lower income households by revising the Zoning Ordinance to limit development of single family units on sites designated for high density residential uses. Single family development shall only be allowed if the single family unit(s) are: 1) replacing an existing single family unit on a one for one basis, 2) on an existing lot of 8,000 square feet or less, or 3) are part of a housing development with the majority of units affordable to extremely low, very low, and/or low income households.</p>	<p>Jan-20</p>	<p>This program was completed in 2019.</p>
<p>Program 2q</p>	<p>Revise the Zoning Code to permit manufactured homes in the same manner as single family homes, as required by Government Code Section 65852.3. The following revision shall be made to Section 17.68.010: "The provisions of this chapter shall apply to all manufactured housing and mobilehomes on permanent foundations, which shall be allowed subject to the same permit requirements and standards as a single family home in all districts that allow single family homes and shall also be subject to the standards identified in Section 17.68.020</p>	<p>Jan-20</p>	<p>This program was completed in 2019.</p>

<p>Program 2r</p>	<p>Revise the Zoning Code to remove inconsistencies regarding the densities allowed in the RM zone and to ensure that the densities allowed are consistent with the densities identified in the General Plan Land Use Element. The following revision shall be made to Section 17.36.050.D.: “Density. The allowable density for the RM multifamily residential districts shall be: RM-MH8: 1-8 units per acre RM-3: 8-15 units per acre RM-2: 16-25 units per acre RM-1.5: 16-25 units per acre</p>	<p>Jan-20</p>	<p>This program was completed in 2019.</p>
<p>Program 2s</p>	<p>Revise the Zoning Code to implement the requirements of Government Code Sections 65913.4 (as amended by SB 35), 65660, 65662, 65664, 65666, and 65668 (as established and/or amended by AB 101), and 65650 through 65656 (as established and/or amended by AB 2162), including the following: 1) Identify the SB 35 streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4; 2) Define low barrier navigation center as a use allowed by right and develop standards and requirements for processing a low barrier navigation center consistent with the requirements of State law, including Government Code Sections 65660 through 65668; and 3) Establish standards and requirements for processing supportive housing by right consistent with the requirements of State law, including Government Code Sections 65650 through 65656.</p>	<p>Aug-20</p>	<p>The City will revise the Zoning Code to define and allow Low Barrier Navigation Center as a by-right use. City policies and procedures are consistent with SB35. Additionally, the City offers a pre-application process to developers, including residential development. The City anticipates that the Code Text Amendment will be completed in 2024.</p>

<p>Program 3a</p>	<p>Joaquin Urban County consortium to receive and use HOME and CDBG funds to provide housing rehabilitation loans and emergency repair loans or grants, administered through the San Joaquin County Rehabilitation Program, for lower income households and to provide services for lower income populations, including extremely low income, homeless/at-risk of homelessness, seniors, and youth. On an annual basis, determine whether funds are adequate to set aside funds specifically for assistance (housing rehabilitation, emergency repair, or weatherization) for extremely low income households and whether funds are adequate to allow bedroom/bathroom additions where necessary to accommodate large families. <i>See Program 3a in the Housing Element for the full language.</i></p>	<p>Annual review of housing needs and commitment of funds through Urban County process; ongoing efforts to ensure public awareness</p>	<p>The City, in coordination with San Joaquin County, manages CDBG funds for public facilities, the GAP Loan Program (down payment assistance), HOME Programs (First Time Home Buyer Programs), and the property Rehabilitation Program. Collectively, these are called Home Loan Funds and are administered by the San Joaquin County Neighborhood Preservation Division. Information related to CDBG is provided via the City's website, under the Economic Development webpage.</p>
<p>Program 3b</p>	<p>Review the Zoning Code and potential funding sources to identify methods to provide incentives for rehabilitation of existing residential units and to encourage re- investment in the Historic Lathrop Overlay District and in older neighborhoods east of I-5.</p>	<p>Ongoing 2019/2020 incorporate incentives into SB 2 funding opportunities</p>	<p>This program is ongoing. The City continues to review and update the Zoning Code on an annual basis.</p>

<p>Program 3c</p>	<p>Continue to employ a full time code compliance officer who will vigorously enforce the building and zoning codes in locations where dilapidation, blight, and/or health and safety violations may be occurring. Coordinate code compliance efforts with the housing rehabilitation program with code compliance efforts to encourage property owners to maintain dwelling units in safe and habitable conditions. Regularly review housing conditions to determine if specific locations or neighborhoods require targeted code enforcement and work to provide, when funding is available, targeted rehabilitation or replacement assistance.</p>	<p>Ongoing; biennial review of areas appropriate for targeted assistance and/or enforcement</p>	<p>The City continues to employ a Code Enforcement Officer. This program is ongoing.</p>
<p>Program 3d</p>	<p>Continue to participate in the San Joaquin Urban County consortium to provide funding and support for the rehabilitation of mobile homes, when adequate funds are available. In 2020/2021, conduct outreach to mobilehome park residents and qualified non-profits to determine if there is interest in the State's Mobilehome Park Rehabilitation and Resident Ownership Program and any of the City's mobilehome parks would be eligible for this type of program.</p>	<p>Ongoing; Mobilehome outreach in 2020 and 2021</p>	<p>The City continues to coordinate with San Joaquin County to offer CDBG funding for Rehabilitation (Rehabilitation Program). The City will advertise the State's Mobilehome Park Rehabilitation and Resident Ownership Program.</p>

<p>Program 3e</p>	<p>Regularly review the City’s eligibility for Federal and State home repair, renovation, and replacement programs annually and apply for programs, as appropriate. If multifamily owners or other entities express interest in available funding programs for housing rehabilitation or repair, support the application for funding and, if appropriate and feasible, provide technical assistance to the project applicant with the funding application.</p>	<p>Ongoing</p>	<p>No action in 2022. This program is ongoing.</p>
<p>Program 4a</p>	<p>Continue to encourage the enforcement of federal and state fair housing standards. The City will provide fair housing information to interested citizens and will make fair housing materials from the California Department of Fair Housing and Employment and the federal Office of Fair Housing and Equal Opportunity available at City Hall, the Library, the Community Center, and on the City’s website in both English and Spanish. All requests for fair treatment on housing will be referred to the fair housing provider funded through the San Joaquin Urban County consortium (currently San Joaquin Fair Housing, Inc.).</p>	<p>Ongoing</p>	<p>This program is ongoing.</p>
<p>Program 4b</p>	<p>Require all recipients of locally administered housing funds to acknowledge their understanding of fair housing law, affirm their commitment to the law, and to provide fair housing opportunities for all persons.</p>	<p>Ongoing</p>	<p>As housing development projects are completed, this program will be implemented. No locally administered housing funds were used in 2022.</p>

<p>Program 5a</p>	<p>Continue to participate in the San Joaquin Housing Authority and encourage the Housing Authority to increase assistance to the City, through allocating more Housing Choice Vouchers and working with housing developers to provide Project-Based Vouchers, as well as other assistance administered by the Housing Authority. The City shall provide information on the availability of Housing Authority programs to interested residents.</p>	<p>Ongoing; annual coordination and outreach to Housing Authority to encourage increased assistance</p>	<p>The City continues to encourage interested residents to contact the San Joaquin Housing Authority to obtain information related to housing and the availability of Affordable Housing. This program is ongoing.</p>
<p>Program 5b</p>	<p>Provide housing information to all interested agencies, developers, residents, and non-profit groups. City staff will assist with Zoning and General Plan inquiries as well as provide contact information between the San Joaquin Urban County Consortium, San Joaquin Housing Authority, housing developers, and non-profit groups.</p>	<p>Ongoing</p>	<p>The City continues to provide housing information to interested parties, including home owners, developers, property owners, non-profit groups, etc. as it relates to Zoning and General Plan. This program is ongoing.</p>
<p>Program 6a</p>	<p>Promote energy efficient land use planning by incorporating energy conservation as a major criterion for future decision making. This shall include innovative site designs and orientation techniques, which incorporate passive and active solar designs and natural cooling techniques.</p>	<p>Ongoing</p>	<p>This program is ongoing. The City will continue to encourage energy efficient land use planning.</p>

<p>Program 6b</p>	<p>Encourage pre-application meetings to address site layout and design components that encourage energy conservation prior to any formal submittal that is to be considered by the Planning Commission and/or City Council. The City shall continue to rely on project input from all departments to assess design and layout for all residential projects.</p>	<p>Ongoing</p>	<p>The City continues to hold pre-application meetings. This program is ongoing.</p>
<p>Program 6c</p>	<p>Continue to support energy conservation in existing and new housing, through participating in programs such as the Open PACE clean energy program and ensuring the community has access to current energy conservation methods and practices as well as information on programs available to fund energy conservation improvements. Ensure information is available at City Hall and on the City's website.</p>	<p>Ongoing</p>	<p>On May 2, 2016, the City Council approved the City's first clean energy financing program, known as the Home Energy Renovation Opportunity (HERO) Financing Program through the Property Assessment Clean Energy (PACE) Program. On December 4, 2017, the City Council approved similar clean energy financing programs with CSCDA Open Pace, Figtree Pace, and Golden State Financing Authority. On December 10, 2018, the City Council adopted a Resolution to participate in the California Municipal Finance Authority (CMFA) Open Property Assessed Clean Energy (PACE) Program. Information related to the energy conservation is available upon request.</p>
<p>Program 6d</p>	<p>Encourage new residential development or significant rehabilitation projects to meet or exceed CalGreen Tier 1 and/or to achieve LEED certification.</p>	<p>Ongoing</p>	<p>The City will encourage new residential development or significant rehab. Projects to meet CALGreen and LEED standards.</p>