

DECEMBER 9, 2019 – City Council Regular Meeting – 7:00 p.m.



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

City Council

Sonny Dhaliwal, Mayor
Martha Salcedo, Vice Mayor
Paul Akinjo
Diane Lazard
Jennifer Torres-O'Callaghan

City Staff

Stephen Salvatore, City Manager
Salvador Navarrete, City Attorney
Teresa Vargas, City Clerk
Glenn Gebhardt, City Engineer
Michael King, Public Works Director
Cari James, Finance & Administrative Services Director
Mark Meissner, Community Development Director
Zachary Jones, Parks & Recreation Director
Ryan Biedermann, Chief of Police

General Order of Business

1. Preliminary
 - Call to Order
 - Closed Session
 - Roll Call
 - Invocation
 - Pledge of Allegiance
 - Announcements by Mayor/City Mgr.
 - Informational Items
 - Declaration of Conflict of Interest
2. Presentations
3. Citizen's Forum
4. Consent Calendar
5. Scheduled Items
 - Public Hearings
 - Appeals
 - Referrals and Reports from Commissions and Committees
 - All Other Staff Reports and/or Action Items
 - Study Sessions
6. Council Communications
7. Adjournment

Order of Discussion

Generally, the order of discussion after introduction of an item by the Mayor will include comments and information by staff followed by City Council questions and inquiries. The applicant, or their authorized representative, or interested residents, may then speak on the item; each speaker may only speak once to each item. At the close of public discussion, the item will be considered by the City Council and action taken.

Consent Calendar

Items on the Consent Calendar are considered to be routine by the City Council and will be enacted by one motion and one vote. There will be no separate discussion of these items unless a Councilmember or interested resident so requests, in which case the item will be removed from the Consent Calendar and considered separately.



DECEMBER 9, 2019 – Regular Meeting Agenda – 7:00 p.m.



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Addressing the Council

Any person may speak once on any item under discussion by the City Council after receiving recognition by the Mayor. Purple speaker cards will be available prior to and during the meeting. To address City Council, a card must be submitted to the City Clerk indicating name, address and number of the item upon which a person wishes to speak. When addressing the City Council, please walk to the lectern located in front of the City Council. State your name and address. In order to ensure all persons have the opportunity to speak, a time limit will be set by the Mayor 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. 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 City Council at, or prior to, the public hearing.

Citizen's Forum

Any person desiring to speak on a matter which is not scheduled on this agenda may do so under the Citizen's Forum section. Please submit your purple speaker card to the City Clerk prior to the commencement of Citizen's Forum. **Only those who have submitted speaker cards, or have expressed an interest to speak, prior to the conclusion of Citizen's Forum will be called upon to speak.** Please be aware the California Government Code prohibits the City Council from taking any immediate action on an item which does not appear on the agenda, unless the item meets stringent statutory requirements. The Mayor will limit the length of your presentation (see instructions on speaker form) and each speaker may only speak once on this agenda item.

To leave a voice message for the Mayor and all Councilmembers simultaneously, dial (209) 941-7220. To send an e-mail for the Mayor and all Councilmembers simultaneously, citycouncil@ci.lathrop.ca.us

This City Council Agenda may be accessed by computer or any smart device at the following Worldwide Web Address: www.ci.lathrop.ca.us LIVE STREAMING & CLOSED CAPTIONING – Available, please visit the City Council Webpage or use the following URL <https://www.ci.lathrop.ca.us/citycouncil/page/live-stream>

Information

Copies of the Agenda are available in the lobby at the Lathrop City Hall, 390 Towne Centre Drive, Lathrop, on Thursday preceding a regularly scheduled City Council meeting. Supplemental documents relating to specific agenda items are available for review in the City Clerk's Office. This agenda was posted at the following locations: City Hall, Community Center, Generations Center, Senior Center, and the Lathrop-Manteca Fire District "J" Street and Somerston Parkway Offices. The meetings of the Lathrop City Council are broadcast on Lathrop Comcast Cable Television Channel 97.

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility and/or accommodations to this meeting. [28 CFR 35.102-35.104 ADA Title II] Interested persons must request the accommodation at least 2 working days in advance of the meeting by contacting the City Clerk at (209) 941-7230.

Information about the City or items scheduled on the Agenda may be referred to:

Address: City of Lathrop City Clerk
390 Towne Centre Drive, Lathrop, CA 95330
Telephone: (209) 941-7230

Your interest in the conduct of your City's business is appreciated.

**CITY OF LATHROP
CITY COUNCIL REGULAR MEETING
MONDAY, DECEMBER 9, 2019,
7:00 P.M.
COUNCIL CHAMBER, CITY HALL
390 Towne Centre Drive
Lathrop, CA 95330**

AGENDA

PLEASE NOTE: There will be a Closed Session commencing at 6:15 p.m. The Regular Meeting will reconvene at 7:00 p.m., or immediately following the Closed Session, whichever is later.

1. PRELIMINARY

1.1 CALL TO ORDER

1.2 CLOSED SESSION

1.2.1 CONFERENCE WITH LEGAL COUNSEL: Anticipated Litigation -
Significant Exposure to Litigation Pursuant to Government Code
Section 54956.9(b)
• 1 Potential Case(s)

1.2.2 CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to
Government Code Section 54956.8
Property: 145 Warren Avenue (APN 196-050-70)
Agency Negotiator: Stephen Salvatore, City Manager
Negotiating Parties: David Brandt
Under Negotiation: Price and Terms of Negotiations

RECONVENE

1.2.3 REPORT FROM CLOSED SESSION

1.3 ROLL CALL

1.4 INVOCATION

1.5 PLEDGE OF ALLEGIANCE

1.6 ANNOUNCEMENT(S) BY MAYOR / CITY MANAGER

1.7 INFORMATIONAL ITEM(S) – None

1.8 DECLARATION OF CONFLICT(S) OF INTEREST

2. PRESENTATIONS

- 2.1 PROCLAMATION - Declaring December as Homeless Youth Awareness Month
- 2.2 CERTIFICATE OF RECOGNITION – Presented to the Lathrop High School Spartans Girls’ Volleyball Team
- 2.3 CERTIFICATE OF RECOGNITION – Presented to Manteca Unified School District:
 - Michael Mulidor, Music Teacher
 - Elizabeth VanEerde, Choir Director
- 2.4 CERTIFICATES OF RECOGNITION – Presented to Lathrop Police Services:
 - Deputy Joel Grubb
 - Deputy Jimmy Claude
 - Deputy Chris Ly
- 2.5 INTRODUCTION OF NEW EMPLOYEES:
 - Roneel Singh, Utility Operator II
 - Moses Vasquez, Maintenance Worker II
- 2.6 MAYOR’S COMMITTEE REPORT(S)
Parks & Recreation Update on Committee Events and Programs

3. CITIZEN’S FORUM

Any person desiring to speak on a matter which is not scheduled on this agenda may do so under Citizen’s Forum. Please submit a purple speaker card to the City Clerk prior to the commencement of Citizen’s Forum. Only those who have submitted speaker cards, or have expressed an interest to speak, prior to the conclusion of Citizen’s Forum will be called upon to speak. Please be aware the California Government Code prohibits the City Council from taking any immediate action on an item which does not appear on the agenda, unless the item meets stringent statutory requirements. The City Council can, however, allow its members or staff to briefly (no more than five (5) minutes) respond to statements made, to ask questions for clarification, make a brief announcement or report on his or her own activities. (See California Government Code Section 54954.2(a)). Unless directed otherwise by a majority of the City Council, all questions asked and not answered at the meeting will be responded to in writing within 10 business days. ALL PUBLIC COMMENTS MUST BE MADE IN COMPLIANCE WITH THE LATHROP CITY COUNCIL HANDBOOK OF RULES AND PROCEDURES!!

4. CONSENT CALENDAR

Items on the Consent Calendar are considered to be routine by the City Council and will be enacted by one motion and one vote. There will be no separate discussion of these items unless the Mayor, Councilmember, or citizen so requests, in which event the item will be removed from the Consent Calendar and considered separately.

- 4.1 WAIVING OF READING OF ORDINANCES AND RESOLUTIONS
Waive the Reading in Full of Ordinances and Resolutions on Agenda and Adopt by Reading of Title Only, Unless Otherwise Requested by the Mayor or a Councilmember
- 4.2 APPROVAL OF MINUTES
Approve Minutes for the Regular Council Meeting of October 14, 2019
- 4.3 APPROVAL OF MINUTES
Approve Minutes for the Special Council Meeting of November 21, 2019
- 4.4 SECOND READING AND ADOPTION OF ORDINANCE 19-410 BY TITLE ONLY TO REPEAL AND REPLACE LATHROP MUNICIPAL TO TITLE 15 (BUILDING AND CONSTRUCTION) TO INCORPORATE THE 2019 CALIFORNIA BUILDING STANDARDS CODE
Waive Full Reading and Adopt Ordinance 19-410 by Title Only to Repeal and Replace Lathrop Municipal Code Title 15 (Building and Construction) to Incorporate the 2019 California Building Standards Code
- 4.5 TREASURER'S REPORT FOR DECEMBER 2019
Approve Quarterly Treasurer's Report for December 2019
- 4.6 DELINQUENT UTILITY TURN OFFS
Adopt a Resolution to Suspend Service Disconnections for Delinquent Accounts Scheduled on December 18, 2019
- 4.7 COMMUNITY FACILITIES DISTRICTS ANNUAL BOND ACCOUNTABILITY REPORT FOR FY 2018/19
Receive Report for Bonded and Non Bonded Community Facilities Districts
- 4.8 RESOLUTION DECLARING CERTAIN VEHICLES AND EQUIPMENT SURPLUS PROPERTY AND AUTHORIZING THEIR DISPOSAL
Adopt a Resolution Declaring Certain Vehicles and Equipment Surplus Property and Authorizing Their Disposal
- 4.9 PURCHASE/ REPLACEMENT OF THREE POLICE VEHICLES AND ONE POLICE MOTORCYCLE
Adopt a Resolution Approving the Purchase of Three Replacement Police Vehicles from Chase Chevrolet and One Police Motorcycle from Long Beach BMW
- 4.10 MODIFICATION OF COMPENSATION FOR PLANNING COMMISSION
Consider Adoption of a Resolution Modifying Compensation for the Members of the Planning Commission
- 4.11 RECOMMENDATION TO CHANGE "SOUTH HARLAN ROAD" TO "OLD HARLAN ROAD"
Adopt a Resolution Approving Street Name Modification to Change "South Harlan Road" to "Old Harlan Road"

- 4.12 CREATE CIP GG 20-19 FOR IRRIGATION AND LANDSCAPE IMPROVEMENTS IN MOSSDALE VILLAGE
Adopt a Resolution Approving the Creation of CIP GG 20-19 for Irrigation and Landscape Improvements in Mossdale Village and Related Budget Amendment
- 4.13 APPROVE TASK ORDER NO. 16 WITH 4LEAF, INC., FOR PROFESSIONAL SERVICES IN THE BUILDING DIVISION
Adopt Resolution Approving Task Order No. 16 to the Master Professional Consulting Services Agreement with 4Leaf, Inc., for Professional Services and Related Budget Amendment
- 4.14 APPROVE A CONSTRUCTION CONTRACT FOR SANITARY SEWER PUMP STATION UPGRADES, PURSUANT TO CIP WW 19-01 WOODFIELD SEWER PUMP STATION UPGRADES AND RELATED BUDGET AMENDMENT
Adopt Resolution Approving Construction Contract with Telstar Instruments for Sanitary Sewer Pump Station Upgrades, Pursuant to CIP WW 19-01 Woodfield Sewer Pump Station Upgrades and Related Budget Amendment
- 4.15 ACCEPT PUBLIC IMPROVEMENTS FOR CLSP STORM DRAINAGE RIVER OUTFALL STRUCTURE FROM SAYBROOK CLSP, LLC AND RESCIND INITIAL REJECTION OF ROADWAYS AND EASEMENTS IN FINAL MAP FOR TRACT 3533 AND ACCEPT ROADWAYS AND EASEMENTS UPON ACCEPTANCE OF IMPROVEMENTS AT A LATER DATE
Adopt Resolution Accepting Public Improvements for CLSP Storm Drainage River Outfall Structure from Saybrook CLSP, LLC, Rescinding Initial Rejection of Roadways and Easements in Final Map for Tract 3533 and Accepting Roadways and Easements Upon Acceptance of Improvements at a Later Date
- 4.16 APPROVAL OF FINAL MAPS AND SUBDIVISION IMPROVEMENT AGREEMENT (SIA) FOR 418 SINGLE-FAMILY LOTS IN TRACTS 3808, 3809, 3810, 3811 AND 3812 WITHIN STANFORD CROSSING PHASE 1A OF CENTRAL LATHROP SPECIFIC PLAN, OFFERS OF DEDICATION AND RELEASE OF DEFERRED FRONTAGE IMPROVEMENT AGREEMENT (DFIA) 17-01
Adopt Resolution Approving Final Maps for Tracts 3808, 3809, 3810, 3811 and 3812 within Stanford Crossing Phase 1A, Totaling 418 Single-Family Lots, a Subdivision Improvement Agreement with Saybrook CLSP, LLC/Lathrop Land Acquisition, LLC, Offers of Dedication and Release of Deferred Frontage Improvement Agreement 17-01
- 4.17 ACCEPT PUBLIC IMPROVEMENTS FOR LOUISE AVENUE AND MCKINLEY AVENUE FROM SUKHCHAIN GILL, OWNER OF A&A INTERMODAL LOCATED AT 1850 E. LOUISE AVENUE
Adopt Resolution Accepting Public Improvements for Louise Avenue and McKinley Avenue from Sukhchain Gill, Owner of A&A Intermodal Located at 1850 E. Louise Avenue

RIVER ISLANDS CONSENT ITEM(S)

- 4.18 APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT (SIA) FOR 52 LOTS IN TRACT 3995 VILLAGE "T" WITHIN LAKESIDE EAST DISTRICT OF RIVER ISLANDS
Adopt Resolution Approving Final Map for Tract 3995 Village "T" within the Lakeside East District, 52 Single-Family Lots, Subdivision Improvement Agreement with River Islands Development, LLC

5. SCHEDULED ITEMS

- 5.1 PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER CERTIFICATION OF THE ENVIRONMENTAL IMPACT REPORT AND ADOPTION OF THE IWRMP PW 10-10 AND WW 15-08
City Council to Consider the Following:
1. Hold a Public Hearing; and
 2. Adopt Resolution Certifying the Environmental Impact Report (SCH# 2019029106), Including the Adoption of Findings of Fact and Statement of Overriding Considerations and Adoption of the Integrated Water Resources Master Plan PW 10-10 and WW 15-08
- 5.2 PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER GENERAL PLAN AMENDMENT GPA-19-140 TO UPDATE THE CITY'S HOUSING ELEMENT
Council to Consider the Following:
1. Hold a Public Hearing; and
 2. Consider Adoption of a Resolution recommending the City Council amend the General Plan to replace the Adopted Housing Element with the 2019 Housing Element Update
- 5.3 PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER MUNICIPAL CODE TEXT AMENDMENT TA-19-141
Council to Consider the Following:
1. Hold a Public Hearing; and
 2. First Reading and Introduction of an Ordinance to Amend the Zoning Code, Title 17 of the Lathrop Municipal Code, to Implement the Housing Element of the General Plan. The Amendments to the Municipal Code Include the Following:
 - Sections 17.36.020 And 17.62.032, and Table 17.61.1 are Revised to Limit Development of Single Family Units on Sites Designated for High Density Residential Uses.
 - Section 17.68.010 is Revised to Permit Manufactured Housing in the Same Manner as Single Family Homes.
 - Section 17.36.050.D. is Revised to Identify Densities for the RM Zone that are Consistent with the Densities Allowed in the General Plan Land Use Element
- 5.4 PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER AN ORDINANCE PROHIBITING PEDESTRIAN USE OF MOBILE ELECTRONIC DEVICES IN CROSSWALKS AND A RESOLUTION APPROVING RELATED BUDGET AMENDMENT

City Council to Consider the Following:

1. Hold a Public Hearing; and
2. Introduction and First Reading of an Ordinance Amending the Lathrop Municipal Code by Adding Chapter 8.48 to Title 8 to Prohibit Pedestrian Use of Mobile Electronic Devices in Crosswalks; and
3. Adopt Resolution Approving Budget Amendment for Purchase of Signs Prohibiting/Discouraging Pedestrian Use of Mobile Electronic Devices in Crosswalks.

5.5 REVIEW AND PROVIDE DIRECTION ON PARK IMPROVEMENTS FOR SANGALANG PARK

Council to Discuss and Consider the Adoption of a Resolution Approving the Creation of CIP PK 20-18 for Improvements at Sangalang Park and Authorizing Related Budget Amendment

5.6 FIVE-YEAR WATER AND SEWER RATE PLAN REVIEW

Council to Consider a Resolution Postponing the Scheduled Rate Increase for both the Water and Wastewater Funds for 2020

6. COUNCIL COMMUNICATIONS

6.1 MAYOR DHALI WAL REFERRAL – Consider Installation of Exercise Equipment at Crescent Park

6.2 MAYOR DHALI WAL REFERRAL - Appointment of One (1) Member to the Youth Advisory Committee with Term Expiring May 31, 2020

- Two (2) Applications Received

6.3 MAYOR DHALI WAL REFERRAL – Appointment of Vice Mayor for 2020

6.4 MAYOR DHALI WAL REFERRAL – Mayor and Councilmember Assignments for 2020

6.5 MAYOR & COUNCILMEMBER COMMITTEE REPORT(S)

- *Central Valley Executive Committee/LOCC (Akinjo/Salcedo)*
- *Council of Governments (Dhaliwal/Lazard)*
- *Integrated Waste Management Solid Waste Division (Akinjo/Torres-O'Callaghan)*
- *Reclamation District 17 Joint Powers Authority (Salvatore)*
- *San Joaquin Partnership Board of Directors (Salvatore)*
- *San Joaquin County Commission on Aging (Zavala)*
- *San Joaquin Valley Air Pollution Control District (Akinjo/Dhaliwal)*
- *Water Advisory Board (Torres-O'Callaghan/Lazard)*
- *Tri Valley-San Joaquin Valley Regional Rail Authority (Akinjo)*
- *San Joaquin Area Flood Control Agency (Akinjo & Lazard)*

6.6 MAYOR & COUNCILMEMBER COMMENT(S)

7. ADJOURNMENT


Teresa Vargas, CMC, City Clerk

**CITY OF LATHROP
CITY COUNCIL REGULAR MEETING
MONDAY, OCTOBER 14, 2019,
7:00 P.M.
COUNCIL CHAMBER, CITY HALL
390 Towne Centre Drive
Lathrop, CA 95330**

MINUTES

PLEASE NOTE: There was a Closed Session which commenced at 5:34 p.m. The Regular Meeting reconvened at 7:11 p.m.

1. PRELIMINARY

1.1 CALL TO ORDER – Vice Mayor Salcedo called the meeting to order 5:34 p.m.

1.2 CLOSED SESSION

1.2.1 CONFERENCE WITH LEGAL COUNSEL: Anticipated Litigation - Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(b)

- 3 Potential Case(s)

1.2.2 CONFERENCE WITH LEGAL COUNSEL Existing Litigation Pursuant to Government Code 54956.9(a)
Adriana Jai Flores-Lopez vs City of Lathrop, San Joaquin County Superior Court, Case No. STK-CV-UED-2017-0012183

RECONVENE – Vice Mayor Salcedo reconvened the meeting at 7:11 p.m.

1.2.3 REPORT FROM CLOSED SESSION

City Attorney Salvador Navarrete reported that direction was provided to staff in regards to Item 1.2; no other reportable action was taken.

1.3 ROLL CALL Present: Vice Mayor Salcedo; Councilmembers: Akinjo, Lazard and Torres-O’Callaghan.

Absent: Mayor Dhaliwal

1.4 INVOCATION – Associate Pastor Ryan Strong, Grace Community Church, provided the invocation.

1.5 PLEDGE OF ALLEGIANCE – Associate Pastor Mike Strong led the pledge of allegiance.

1.6 ANNOUNCEMENT(S) BY MAYOR / CITY MANAGER – None

1.7 INFORMATIONAL ITEM(S) – None

1.8 DECLARATION OF CONFLICT(S) OF INTEREST

Councilmember Lazard reported conflict of interests with Items 4.19 and 4.20, due to her employment with Dell'Osso Farms.

2. PRESENTATIONS

2.1 PROCLAMATION - Declaring October Domestic Violence Awareness Month

Councilmember Torres-O'Callaghan presented the proclamation to Stephanie Player, Victim Services Program Director with the Women's Center-Youth & Family Services. Ms. Player spoke on the matter, provided information related programs and services available to the public.

2.2 INTRODUCTION OF NEW EMPLOYEE:

Administrative Services and Finance Director Cari James introduced Thomas Hedegard, Accounting Manager.

2.3 ECONOMIC DEVELOPMENT UPDATE

Economic Development Administrator Shelley Burcham provided a presentation related to economic development activity during the 3rd quarter. A question and answer period followed the presentation.

2.4 PRESENTATION - NextGeneration STEAM Academy and River Islands Technology Academy Presentation on Emergency Preparedness

Fire Chief Gene Neely, Lathrop Manteca Fire District, and Principal Rechelle Pearlman, STEAM Academy, provided a presentation on emergency preparedness for the NextGeneration STEAM Academy and River Islands Technology Academy. A question and answer period followed the presentation.

2.5 PRESENTATION - Update on Recent Regulations from the State Water Resources Control Board, Division of Drinking Water (*formerly the California Department of Public Health, Drinking Water Program*)

Assistant Public Works Director Michael King introduced City Consultant Jonathan Sutter, PE, Project Manager with EKI Environment & Water, Inc. Mr. King provided the presentation regarding recent Federal and State regulations due to concerns regarding rising health risks from a group of chemicals called Per-and polyfluoroalkyl substances (PFAS) in water supplies. A question and answer period followed the presentation. City Manager Stephen Salvatore, Mr. Sutter and Mr. King responded to questions of the Council.

3. CITIZEN'S FORUM

City Clerk Teresa Vargas announced information received for public comment from Nellie Zavala (Commission on Aging) related to advanced care planning services provided by Catholic Charities; and a public comment letter dated October 7, 2019, received from by Martin Harris with Terra Land Group, LLC, related to various concerns associated with municipal public utilities and hydrology related impacts affecting the Lower San Joaquin River Basin.

4. CONSENT CALENDAR

On a motion by Councilmember Akinjo, seconded by Councilmember Lazard, the City Council approved the Consent Calendar, except ** Items 4.19 and 4.20, by the following roll call vote, unless otherwise indicated:

Ayes:	Akinjo, Lazard, Salcedo, Torres-O'Callaghan
Noes:	Lazard (Item 4.3 only), Torres-O'Callaghan (Item 4.9 only)
Absent:	Dhaliwal
Abstain:	None

**City Clerk Teresa Vargas announced that a public comment letter was received, dated October 14, 2019, addressing Consent Items 4.10, 4.11, 4.12, 4.13, 4.16, 4.19, 4.20 and Scheduled Items 5.1, 5.2, 5.3, and 5.4, submitted by Martin Harris with Terra Land Group, LLC; the email was distributed to the City Council via their tablets (same process as the agenda) and copies were made available for the public at the beginning of the meeting.*

*** (Council Comments on Consent Items) Items 4.6, 4.7, 4.8, 4.9, 4.11 and 4.12 were pulled by Councilmember Akinjo for further clarification on inspection procedures. Item 4.9 was pulled by Councilmember Torres-O'Callaghan; requested additional information related to the project improvements; expressed opposition to the item citing that she wanted improvements for the lighted crosswalk to be completed prior to approval of the proposed acceptance. Councilmember Lazard expressed disagreement to Item 4.3; citing a no vote. Items 4.12, 4.13, 4.14, 4.15, and 4.18 were also pulled by Councilmember Akinjo, requested additional information related to the proposed projects, funding options and potential impacts on utility rates. City Manager Stephen Salvatore and Assistant Public Works Director Michael King provided additional information on the various items pulled.*

**** Items 4.19 and 4.20 – The City Council voted on these items separately, following the vote of the Consent Calendar. Items 4.19 and 4.20 were pulled by Councilmember Akinjo requested additional related to the recycled water land application sites. City Engineer Glenn Gebhardt provided the information.*

4.1 WAIVING OF READING OF ORDINANCES AND RESOLUTIONS

Waived the reading in full of ordinances and resolutions on agenda and adopted by reading of title only, unless otherwise requested by the Mayor or a Councilmember.

4.2 APPROVAL OF MINUTES

Approved Minutes for the Special Council Meeting and Regular Council Meeting of September 9, 2019.

4.3 *SECOND READING AND ADOPTION OF ORDINANCE 19-409 BY TITLE ONLY AMENDING SPEED LIMITS IN THE CITY OF LATHROP, TITLE 10 VEHICLES AND TRAFFIC, CHAPTER 10.08 SPEED LIMITS, SECTION 10.08.030 OF THE LATHROP MUNICIPAL CODE

Waived full reading and adopted **Ordinance 19-409** by title only amending Section 10.08.030 of the Lathrop Municipal Code relating to speed limits on Harlan Road between Roth Road and Slate Street, Johnson Ferry Road between Colonial Trail and Golden Spike Trail, Louise Avenue between Harlan Road and 5th Street and Roth Road between I-5 and East City limits.

4.4 CHRISTMAS PARADE TEMPORARY STREET CLOSURE

Adopted **Resolution 19-4632** approving temporary street closures for the Lathrop Christmas parade on December 14, 2019.

4.5 WINTER HOLIDAY & CITY COUNCIL MEETING SCHEDULE FOR REMAINDER OF 2019

Approved proposed Winter Holiday closure and remainder of 2019 City Council meeting schedule.

4.6 **ACCEPT EMERGENCY CONSTRUCTION WORK BY DSS COMPANY, DBA KNIFE RIVER CONSTRUCTION, FOR PAVEMENT REPAIRS TO E. LOUISE AVENUE AND MANTHEY ROAD

Adopted **Resolution 19-4633** accepting emergency construction work by DSS Company, DBA Knife River Construction, for pavement repairs to E. Louise Avenue and Manthey Road and authorized the filing of a Notice of Completion.

4.7 **ACCEPT IMPROVEMENTS CONSTRUCTED BY FBD VANGUARD FOR THE CITYWIDE SIDEWALK REPAIR PROGRAM CIP PS 15-04

Adopted **Resolution 19-4634** accepting improvements constructed by FBD Vanguard for the citywide sidewalk repair program CIP PS 15-04, authorized the filing of a Notice of Completion and release of contract retention.

- 4.8 **ACCEPT IMPROVEMENTS CONSTRUCTED BY DSS COMPANY, DBA KNIFE RIVER CONSTRUCTION, FOR THE PAVEMENT MAINTENANCE REPAIR PROGRAM CIP PS 18-01 PHASE I

Adopted **Resolution 19-4635** accepting improvements constructed by DSS Company, DBA Knife River Construction, for the Pavement Maintenance Repair Program, CIP PS 18-01 Phase I, authorized the Filing of a Notice of Completion and release of contract retention.

- 4.9 **ACCEPT SPARTAN WAY STREET IMPROVEMENTS

Adopted **Resolution 19-4636** accepting street improvements on Spartan Way between Land Park Drive and existing Lathrop Road from Saybrook CLSP, LLC.

- 4.10 *RATIFY EMERGENCY CONSTRUCTION CONTRACT WITH TRACY GRADING & PAVING, INC., FOR PAVEMENT REPAIRS IN CONJUNCTION WITH UPRR'S EMERGENCY RAILROAD REHABILITATION AT ROTH ROAD

Adopted **Resolution 19-4637** ratifying City Manager's approval of an emergency construction contract with Tracy Grading & Paving, Inc., for pavement repairs, in conjunction with UPRR's emergency railroad rehabilitation at Roth Road, Accept the Improvements, Approve Related Budget Amendment and Authorize the Filing of a Notice of Completion

- 4.11 */**APPROVE TASK ORDER NO. 15 WITH 4LEAF, INC., FOR PROFESSIONAL SERVICES IN THE BUILDING DIVISION

Adopted **Resolution 19-4638** approving Task Order No. 15 to the Master Professional Consulting Services Agreement with 4Leaf, Inc., for professional building division services and related budget amendment.

- 4.12 */**APPROVE PROFESSIONAL ENGINEERING SERVICES AGREEMENT FOR CIP PS 14-04 HARLAN ROAD REALIGNMENT AT ROTH ROAD

Adopted **Resolution 19-4639** authorizing a Professional Services Agreement with Dokken Engineering for professional engineering consulting services for CIP PS 14-04 Harlan Road realignment at Roth Road.

- 4.13 */**CREATE CIP WW 20-17 SURFACE WATER DISCHARGE PROJECT AND BUDGET AMENDMENT

Adopted **Resolution 19-4640** creating CIP WW 20-17 Surface Water Discharge Project and approved related budget amendment.

- 4.14 **CREATE CIP PW 20-16 GROUNDWATER TREATMENT IMPROVEMENTS AND APPROVE/RATIFY AGREEMENTS WITH EKI WATER & ENVIRONMENT, INC., AND FRUIT GROWERS LABORATORY, INC., DBA FGL ENVIRONMENTAL, AND BUDGET AMENDMENT

Adopted **Resolution 19-4641** creating CIP PW 20-16 Groundwater Treatment Improvements, approved/ratified agreements with EKI Water & Environment, Inc., and Fruit Growers Laboratory, Inc., dba FGL Environmental to provide technical support services related to the detection of PFAS in the City's groundwater supply, with FGL for water quality laboratory testing for PFAS, and approved associated budget amendment.

4.15 ****PURCHASE OF A VACUUM TRUCK FOR PUBLIC WORKS OPERATION AND MAINTENANCE DIVISION**

Adopted **Resolution 19-4642** approving the purchase of a Freightliner 114SD Vacuum Truck from Municipal Maintenance Equipment, Inc. in the amount of \$475,994.13 for the Public Works Operations and Maintenance Division and approved related budget amendment.

4.16 ***APPROVE AGREEMENT WITH SOUTH LATHROP LAND LLC FOR TRANSPORTATION RELATED CAPITAL FACILITY FEES**

Adopted **Resolution 19-4643** approving an agreement with South Lathrop Land LLC for transportation related capital facility fees for the South Lathrop Commerce Center.

4.17 **CONTRACT AMENDMENT WITH DAVID SILVA LANDSCAPE FOR LANDSCAPE MAINTENANCE SERVICES**

Adopted **Resolution 19-4644** approving a contract amendment with David Silva Landscape to include landscape for maintenance services in various areas within the City.

4.18 ****APPROVE AGREEMENT FOR INDUSTRIAL PRETREATMENT PROGRAM (IPP)**

Adopted **Resolution 19-4645** approving an agreement with Veolia Water North America West, Inc., for the administration of the Industrial Pretreatment Program (IPP).

RIVER ISLANDS CONSENT ITEM(S)

Councilmember Lazard recused herself, following the vote of the consent calendar (Items 4.1 to 4.18), and left the chamber at 8:40 p.m., prior to the vote of Item 4.19, due to declared conflict of interest as noted in Item 1.8.

On a motion by Councilmember Akinjo, seconded by Councilmember Torres-O'Callaghan, the City Council approved Items 4.19 and 4.20, by the following roll call vote, unless otherwise indicated:

Ayes:	Akinjo, Torres-O'Callaghan and Salcedo
Noes:	None
Absent:	Dhaliwal
Abstain:	Lazard

- 4.19 */***APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT (SIA) FOR 38 LOTS IN TRACT 3992 VILLAGE "V" WITHIN LAKESIDE EAST DISTRICT OF RIVER ISLANDS

Adopted **Resolution 19-4646** approving Final Map for Tract 3992 Village "V" within the Lakeside East District, totaling 38 single family lots, Common Use Agreement with Island Reclamation District 2062 for a Portion of Ulrich Court and a Subdivision Improvement Agreement with River Islands Development, LLC.

- 4.20 */***ACCEPT RECYCLED WATER LAND APPLICATION SITE A-34 FROM RIVER ISLANDS DEVELOPMENT, LLC

Adopted **Resolution 19-4647** approving accepting Recycled Water Land Application Site A-34 from River Islands Development, LLC.

5. SCHEDULED ITEMS

Councilmember Lazard returned to the dais after Item 4.20, at 8:48 p.m. for the remainder of the meeting

- 5.1 *PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER ADOPTION OF THE LATHROP GATEWAY BUSINESS PARK SPECIFIC PLAN AND THE SOUTH LATHROP SPECIFIC PLAN CAPITAL FACILITIES FEES STUDY AND THE FEES RECOMMENDED THEREIN

Principal Engineer Jay Davidson provided the presentation. A question and answer period followed the presentation. Vice Mayor Salcedo opened the public hearing. Christine Mendes (18401 S. McKinley Ave.) provided a public comment letter addressing various concerns related to projects near her property. Frank Mendes (18401 S. McKinley Ave.) requested information regarding S. McKinley Avenue and whether it is planned as a future STAA route. City Manager Stephen Salvatore provided additional information. Jeff Hill (Crow Holdings Industrial / Project Developer) gave project overview and recently installed infrastructure; thanked staff for assistance with project. Vice Mayor Salcedo closed the public hearing. A question and answer period followed the presentation.

On a motion by Councilmember Akinjo, seconded by Councilmember Lazard, the City Council considered the following:

1. Held a public hearing; and
2. Adopted **Resolution 19-4648** adopting the Lathrop Gateway Business Park Specific Plan and the South Lathrop Specific Plan Capital Facilities Fees Study and the fees recommended therein.

Ayes: Akinjo, Lazard, Salcedo, Torres-O'Callaghan
Noes: None
Absent: Dhaliwal
Abstain: None

5.2 *PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER THE 2020 SJMSCP DEVELOPMENT FEE ANNUAL ADJUSTMENT

Community Development Director Mark Meissner provided the presentation. A question and answer period followed the presentation. San Joaquin Council of Governments Habitat Conservation Plan Project Manager Steven Mayo provided additional information. Vice Mayor Salcedo opened the public hearing. There were no speakers. Vice Mayor Salcedo closed the public hearing.

On a motion by Councilmember Lazard, seconded by Councilmember Torres-O'Callaghan, the City Council considered the following:

1. Held a public hearing; and
2. Adopted **Resolution 19-4649** approving an annual adjustment to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) Development Fee for 2020.

Ayes: Akinjo, Lazard, Salcedo, Torres-O'Callaghan
Noes: None
Absent: Dhaliwal
Abstain: None

5.3 *PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER UNMET TRANSIT NEEDS FOR FY 20-21

Assistant Public Works Director Michael King provided the presentation. A question and answer period followed the presentation. Councilmember Akinjo inquired about school bussing. Councilmembers Torres-O'Callaghan expressed interest in additional bus routes with stops at the Community Center, Generations Center and City Hall. Councilmember Lazard expressed interest in connecting routes between Lathrop and Manteca. City Manager Stephen Salvatore and City Clerk Teresa Vargas provided additional information. Vice Mayor Salcedo opened the public hearing. Adriana Flores-Lopez commented on unmet transit needs on Roth Road and Lathrop Road. There were no other speakers. Vice Mayor Salcedo closed the public hearing. A question and answer period followed the presentation.

On a motion by Councilmember Akinjo, seconded by Councilmember Lazard, the City Council considered the following:

1. Held a public hearing; and
1. Council discussed and considered unmet transit needs within the City of Lathrop (Transportation Development Act Requirements for Transit Funds).

Ayes: Akinjo, Lazard, Salcedo, Torres-O'Callaghan
Noes: None
Absent: Dhaliwal
Abstain: None

5.4 *PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER ORDINANCE TO REPEAL AND REPLACE LATHROP MUNICIPAL CODE TO TITLE 15 (BUILDING AND CONSTRUCTION) TO INCORPORATE THE 2019 CALIFORNIA BUILDING STANDARDS CODE

Assistant Public Works Director Michael King provided the presentation. A question and answer period ensued throughout the presentation. City Attorney Salvador Navarrete and City Manager Stephen Salvatore provided additional information. Vice Mayor Salcedo opened the public hearing. There were no speakers. Vice Mayor Salcedo closed the public hearing. A question and answer period followed the presentation.

On a motion by Councilmember Lazard, seconded by Councilmember Torres-O'Callaghan, the City Council considered the following:

1. Held a public hearing; and
2. Introduced and held first reading of an ordinance to repeal and replace Lathrop Municipal Code Title 15 (Building and Construction) to incorporate the 2019 California Building Standards Code.

Ayes: Akinjo, Lazard, Salcedo, Torres-O'Callaghan
Noes: None
Absent: Dhaliwal
Abstain: None

6. COUNCIL COMMUNICATIONS

6.1 COUNCILMEMBER TORRES-O'CALLAGHAN REFERRAL – Propose Ordinance Addressing Distracted Walking and Use of Crosswalks

Councilmember Torres-O'Callaghan provided an overview. A question and answer period ensued. City Attorney Salvador Navarrete provided additional information. Council consensus directed staff to agendize the matter to a future meeting.

6.2 MAYOR & COUNCILMEMBER COMMITTEE REPORT(S)

Councilmember Akinjo reported his attendance to the Tri-Valley - San Joaquin Valley Regional Rail Authority Board of Directors meeting held October 9, 2019.

6.3 MAYOR & COUNCILMEMBER COMMENT(S)

Councilmembers thanked those in attendance and wished everyone a goodnight.

7. ADJOURNMENT – There being no further business, Vice Mayor Salcedo adjourned the meeting at 10:16 p.m.


Teresa Vargas, CMC, City Clerk

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ITEM 4.3



CITY OF LATHROP
CITY COUNCIL SPECIAL MEETING
THURSDAY, NOVEMBER 21, 2019, 5:30 P.M.
COUNCIL CHAMBER, CITY HALL
390 Towne Centre Drive, Lathrop, CA 95330
MINUTES

1. PRELIMINARY

- 1.1 CALL TO ORDER – Mayor Dhaliwal called the meeting to order at 5:31 p.m.
- 1.2 ROLL CALL Present: Mayor Dhaliwal; Councilmembers: Akinjo, Lazard and Torres-O’Callaghan
Absent: Vice Mayor Salcedo
- 1.3 PLEDGE OF ALLEGIANCE – Councilmember Torres-O’Callaghan led the pledge of allegiance.

2. CONSENT ITEM

2.1 AUTHORIZE APPLICATION FOR, AND RECEIPT OF, SB 2 PLANNING GRANTS PROGRAM FUNDS THROUGH THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

City Clerk Teresa Vargas introduced the item. Community Development Director Mark Meissner and City Planning Consultant David Niskanen (JB Anderson Planning) provided a summary of the item. A question and answer period followed.

On a motion by Councilmember Akinjo, seconded by Mayor Dhaliwal, the City Council adopted **Resolution 19-4650** authorizing application for, and receipt of, SB 2 Planning Grants Program Funds through the State Department of Housing and Community Development.

Ayes: Akinjo, Lazard, Torres-O’Callaghan and Dhaliwal
 Noes: None
 Absent: Salcedo
 Abstain: None

3. ADJOURNMENT – There being no further business, Mayor Dhaliwal adjourned the meeting at 5:40 p.m.


 Teresa Vargas, CMC, City Clerk

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ITEM 4.4

ORDINANCE NO 19-410

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP TO REPEAL AND REPLACE TITLE 15 ("BUILDING AND CONSTRUCTION") TO INCORPORATE THE 2019 CALIFORNIA BUILDING STANDARDS INTO THE LATHROP MUNICIPAL CODE

WHEREAS, Chapter 4 of Part 2.5 of Division 13 of the California Health and Safety Code, commencing with Section 18935, establishes a process for the California Building Standards Commission to develop, adopt and implement a statewide California Building Standards Code; and

WHEREAS, Section 17922 of the California Health and Safety Code provides that such standards shall be adopted by reference except for any additions made by the State Department of Community Development and shall impose substantially the same requirements as uniform codes identified in subdivision (a) of Section 17922; and

WHEREAS, subdivision (c) of Section 17922 of the California Health and Safety Code provides that local use zone requirements, local fire zones, building setback, side and rear yard setback requirements and property line requirements are left entirely to local jurisdictions; and

WHEREAS, Section 17958 of the California Health and Safety Code provides that any City may change provisions adopted pursuant to Section 17922 if such changes impose the same requirements as those imposed pursuant to Section 17922 after making express findings pursuant to Section 17958.5 and 17958.7 however if a city does not make changes then the California Building Standards Code becomes effective in such city 180 days after publication of the California building Standards Code by the California Building Standards Commission; and

WHEREAS, Section 17958.5 of the California Health and Safety Code provides that except for certain noise standards set forth in Section 17922.6, a city may change the requirements of the California Building Standards Code including but not limited to green building standards as it determines are reasonably necessary based on local climatic, geological or topological conditions but only pursuant to Section 17958.7; and

WHEREAS, pursuant to Section 17958.7 of the California Health and Safety Code, a city may make such local changes but only if it makes the express findings regarding local climatic, geological and or topographical conditions and files same with the California Building Standards Commission; and

WHEREAS, administrative amendments and amendments to provisions not regulating buildings used for human habitation do not require findings; and

WHEREAS, this ordinance does not require CEQA review because pursuant to subdivision (b) (3) of Section 15061 of the CEQA Guidelines (14 CCR 15061), CEQA

applies only to projects which have the potential for causing a significant effect on the environment; and

WHEREAS, because it can be seen with certainty that there is no possibility that the adoption of these codes may have a significant effect on the environment, the adoption of the ordinance is not subject to CEQA.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LATHROP DOES ORDAIN AS FOLLOWS:

Section 1:

Chapters 15.00, 15.02, 15.04, 15.06, 15.08, 15.10, 15.12, 15.14, 15.16, 15.18, 15.20, 15.22, 15.24, of the City of Lathrop Municipal Code are hereby repealed in their entirety.

Section 2:

Chapters 15.00, 15.02, 15.04, 15.06, 15.08, 15.10, 15.12, 15.14, 15.18, 15.20, 15.22 and 15.24 of the City of Lathrop Municipal Code are adopted to read in full as follows:

Chapter 15.00 SCOPE AND ADMINISTRATION Adopted

15.00.010 Adoption by reference

15.00.020 Application to City

15.00.030 Local amendments to the 2019 CBC

15.00.010 Adoption by reference.

- A. The "2019 California Building Code (CBC)" (Part 2 of the Title 24 of the California Code of Regulations), Chapter 1, Division II-Scope and Administration is adopted by reference and shall apply to all the 2019 California Building Standards Code and made part of the Municipal Code of the City of Lathrop as if fully set forth herein.

15.00.020 Application to City

The name "City of Lathrop" is inserted in any and all blank spaces provided in the California Building Code and Appendices for the name of the city adopting such code, and wherever the word "City" as "Jurisdiction" appears in the code or is otherwise used, it shall mean and refer to the City of Lathrop.

15.00.030 Omissions, amendments, and additions to the 2019 CBC

- A. *Section 113 of the 2019 California Building Standards Code (Board of Appeals) as is adopted by the City of Lathrop be amended to read as follows:*

"Section 113 BOARD OF APPEALS

- 113.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application or interpretations of City of Lathrop Municipal Code, Title 15, there shall be and is hereby created a Building Life Safety Appeals Board, hereafter known also as the Local Appeals Board, consisting of members qualified by

experience and/or training as set forth in 15.00.130(C) to pass upon matters pertaining to building construction, building service equipment, property maintenance, housing standards and fire regulations and who are not employees of the City. The Building Official shall be an ex officio member and shall act as secretary to the Local Appeals Board relative to appeals for City of Lathrop Municipal Code, Title 15, except as to the Fire Code and the Fire Chief shall be an ex officio member and shall act as secretary to the board relative to appeals for the Fire Code. The Local Appeals Board shall be appointed by the City Manager. The Board may adopt rules of procedure for conducting its business and shall render all decisions in writing to the appellant with a duplicate copy to the Building Official or the Fire Chief as is appropriate. Appeals to the Local Appeals Board shall be processed in accordance with the provisions and procedures contained in Title 15 of this Code.

113.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code.

113.3 Qualifications. The Local Appeals Board shall consist of five individuals, one from each of the following:

- (1) A retired or currently active registered design professional with architectural or structural engineering experience or a builder or superintendent of building construction with at least ten years' experience, five of which shall have been in responsible charge of work.
- (2) A person with experience in dealing with the disabled community or who has been a community advocate for the disabled community or is a disabled person with a minimum of 5 years' experience in the area of disabled access requirements.
- (3) A retired or currently active registered design professional with mechanical and plumbing engineering experience or a mechanical contractor or a plumbing contractor with at least ten years' experience, five of which shall have been in responsible charge of work.
- (4) A retired or currently active registered design professional with electrical engineering experience or an electrical contractor with at least ten years' experience, five of which shall have been in responsible charge of work.

A retired or currently active registered design professional with fire protection engineering experience or a fire protection contractor with at least ten years' experience, five of which shall have been in responsible charge of work.

113.4 Alternate members. The governing body shall appoint two alternate members who shall be called by the board chairperson to hear appeals during the absence or disqualification of a member. Alternate members shall possess the qualifications required for board membership.

- 113.5 Chairperson. The board shall annually select one of its members to serve as chairperson.
- 113.6 Disqualification of member. A member shall not hear an appeal in which that member has a personal, professional or financial interest.
- 113.7 Appeals. Any person, firm or corporation may register an appeal with the Local Appeals Board for review of any decision of the Building Official about Title 15, provided that the Appeal is made in writing within 30 days of receipt of notice and is accompanied with the administrative fee specified in the City's fee schedule for an appeal. All appeals where notices declaring structures or equipment "Dangerous" must be submitted within ten (10) days of receipt of notice.
- 113.8 Conditions. Any person shall be permitted to appeal a decision of the Building Official or Fire Chief to the Local Appeals Board when it is claimed that any one more of the following conditions exists.
- (1) The true intent of Title 15, as described in those codes has been incorrectly interpreted.
 - (2) A provision in Title 15 does not apply.
 - (3) A decision is arbitrary as it applies to alternatives, new materials or interpretations of this Title 15.
 - (4) Request for appeals action ratification. For the purposes of this chapter, "Request for Ratification" shall mean actions required under California Building Code Division I Section 1.9.1.5. A written request by the Building Official that the Board approve a proposed solution based upon a finding of "unreasonable hardship" as that term is used in Title 24 of the California Code of Regulations.
 - (5) The Board must have approved a Request for Ratification, prior to the approval of plans or issuance of a permit, which requires a finding of unreasonable hardship from an appeal to the Building Official.
 - (6) The Building Official shall place any appeal consisting of a request for ratification to determine an unreasonable hardship on the Board's Agenda in compliance with provisions contained in *Section 104 of the 2019 California Building Standards Code "Duties and Powers of Building Official"*
- 113.9 Decisions. The Board shall not render any decision allowing a proposed design solution unless, after the hearing, it finds on the basis of substantial evidence that:
- (1) The proposed design is satisfactory and complies with the intent of this chapter; and

- (2) The proposed design meets the requirements of Title 24.
- (3) Board decisions overruling the Building Official's decisions shall require four votes. Board decisions ratifying the Building Official's requests for ratification shall require three (3) votes.
- (4) Should the Board render a decision contrary to that of the Building Official, then the decision of Board shall be deemed the decision of the Building Official or Fire Chief.

113.10 Decisions Findings and Order.

- (1) The decision of the Board shall be final and conclusive.
- (2) The findings and order of the Board shall include the following notice:

Notice to Parties: The time within which judicial review must be sought to review this decision is governed by the provisions of California Code of Civil Procedure Section 1094.6.

Chapter 15.02 CALIFORNIA ADMINISTRATIVE CODE ADOPTED

- 15.02.010 Title
- 15.02.020 Adoption by reference
- 15.02.030 Application to City

15.02.010 Title

This title shall be known and may be cited as the "Lathrop Building Standards Code" or "LBSC." The Lathrop Building Standards Code consists of the California Building Standards Code, as codified in Title 24 of the California Code of Regulations.

15.02.020 Adoption by reference.

The "2019 California Administrative Code" (Part 1 of the Title 24 of the California Code of Regulations) is adopted by reference and made part of the Municipal Code of the City of Lathrop as if fully set forth herein.

15.02.030 Application to City

The name "City of Lathrop" is inserted in any and all blank spaces provided in the California Building Code and Appendices for the name of the city adopting such code, and wherever the word "City" as "Jurisdiction" appears in the code or is otherwise used, it shall mean and refer to the City of Lathrop.

Chapter 15.04 CALIFORNIA BUILDING CODE ADOPTED

- 15.04.010 Adoption by reference
- 15.04.020 Application to City
- 15.04.030 Local amendments to the 2019 CBC Appendix J

15.04.010 Adoption by reference.

B. The "2019 California Building Code (CBC)" (Part 2 of the Title 24 of the California Code of Regulations) is adopted by reference and made part of the Municipal Code of the City of Lathrop as if fully set forth herein.

C. Adoption of certain 2019 CBC Appendix Chapters

The following Chapters and Appendix of the 2019 California Building Code are adopted by the City of Lathrop, as amended by section 15.04.030 of this Chapter:

- Appendix J (Grading)
- Appendix H (Signs)

The remaining Appendix's are not adopted

15.04.020 Application to City

The name "City of Lathrop" is inserted in any and all blank spaces provided in the California Building Code and Appendices for the name of the city adopting such code, and wherever the word "City" as "Jurisdiction" appears in the code or is otherwise used, it shall mean and refer to the City of Lathrop.

15.04.030 Omissions, amendments, and additions to the 2019 CBC Appendix J

A. *Section J101 (General) shall be amended as follows:*

"J101.1 Scope. The provisions of this chapter apply to grading, excavation and earthwork construction, including sills and embankments in the City of Lathrop except in Reclamation District 2062. Where conflicts occur between the technical requirements of this chapter and the geotechnical report the geotechnical report shall govern. "

Chapter 15.06 CALIFORNIA RESIDENTIAL CODE ADOPTED

15.06.010 Adoption by reference

15.06.020 Application to City

15.06.010 Adoption by reference

A. The "2019 California Residential Code (CRC)" (Part 2.5 of the Title 24 of the California Code of Regulations) is adopted by reference and made part of the Municipal Code of the City of Lathrop as if fully set forth herein.

B. Adoption of certain 2019 CRC Appendix Chapters

The following Chapters and Appendix of the 2019 California Residential Code are adopted by the City of Lathrop.

- Appendix H (Patio Covers)
- Appendix J (Existing Buildings and Structures)
- Appendix K (Sound Transmission)

The remaining Appendix's are not adopted

15.06.020 Application to City

The name "City of Lathrop" is inserted in any and all blank spaces provided in the California Building Code and Appendices for the name of the city adopting such code, and wherever the word "City" as "Jurisdiction" appears in the code or is otherwise used, it shall mean and refer to the City of Lathrop.

Chapter 15.08 CALIFORNIA ELECTRICAL CODE ADOPTED

15.08.010 Adoption by reference

15.08.020 Application to City

15.08.010 Adoption by reference

The "2019 California Electrical Code (CEC)" (Part 3 of the Title 24 of the California Code of Regulations) is adopted by reference and made part of the Municipal Code of the City of Lathrop as if fully set forth herein.

15.08.020 Application to City

The name "City of Lathrop" is inserted in any and all blank spaces provided in the California Electrical Code for the name of the city adopting such code, and wherever the word "City" as "Jurisdiction" appears in the code or is otherwise used, it shall mean and refer to the City of Lathrop.

Chapter 15.10 CALIFORNIA MECHANICAL CODE ADOPTED

15.10.010 Adoption by reference

15.10.020 Application to City

15.10.010 Adoption by reference.

The "2019 California Mechanical Code (CMC)" (Part 4 of the Title 24 of the California Code of Regulations) is adopted by reference and made part of the Municipal Code of the City of Lathrop as if fully set forth herein.

15.10.020 Application to City

The name "City of Lathrop" is inserted in any and all blank spaces provided in the California Mechanical Code for the name of the city adopting such code, and wherever the word "City" as "Jurisdiction" appears in the code or is otherwise used, it shall mean and refer to the City of Lathrop.

Chapter 15.12 CALIFORNIA PLUMBING CODE ADOPTED

15.12.010 Adoption by reference

15.12.020 Application to City

15.12.010 Adoption by reference.

- A. The "2019 California Plumbing Code (CPC)" (Part 5 of the Title 24 of the California Code of Regulations) is adopted by reference and made part of the Municipal Code of the City of Lathrop as if fully set forth herein.

No Appendix's are adopted

15.12.020 Application to City

The name "City of Lathrop" is inserted in any and all blank spaces provided in the California Plumbing Code and Appendices for the name of the city adopting such code,

and wherever the word "City" as "Jurisdiction" appears in the code or is otherwise used, it shall mean and refer to the City of Lathrop.

Chapter 15.14 CALIFORNIA ENERGY CODE ADOPTED

15.14.010 Adoption by reference

15.14.020 Application to City

15.14.010 Adoption by reference.

- A. The "2019 California Energy Code (CEC)" (Part 6 of the Title 24 of the California Code of Regulations) is adopted by reference and made part of the Municipal Code of the City of Lathrop as if fully set forth herein.

15.12.020 Application to City

The name "City of Lathrop" is inserted in any and all blank spaces provided in the California Energy Code for the name of the city adopting such code, and wherever the word "City" as "Jurisdiction" appears in the code or is otherwise used, it shall mean and refer to the City of Lathrop.

Chapter 15.18 CALIFORNIA FIRE CODE ADOPTED

15.18.010 Adoption by reference

15.18.020 Application to City

15.18.010 Adoption by reference.

- A. The "2019 California Fire Code (CFC)" (Part 9 of the Title 24 of the California Code of Regulations) is adopted by reference and made part of the Municipal Code of the City of Lathrop as if fully set forth herein.
- B. Adoption of certain 2019 CFC Appendix Chapters

The following Appendix of the 2019 California Fire Code are adopted by the City of Lathrop:

- Appendix B (Fire-Flow Requirements for Buildings)
- Appendix C (Fire Hydrant Locations and Distribution)
- Appendix D (Fire Apparatus Access Roads)

The remaining Appendix's are not adopted

15.18.020 Application to City

The name "City of Lathrop" is inserted in any and all blank spaces provided in the California Fire Code and Appendices for the name of the city adopting such code, and wherever the word "City" as "Jurisdiction" appears in the code or is otherwise used, it shall mean and refer to the City of Lathrop.

Chapter 15.20 CALIFORNIA EXISTING BUILDING CODE ADOPTED

15.20.010 Adoption by reference

15.20.020 Application to City

15.20.010 Adoption by reference.

- A. The "2019 California Existing Building Code (CEBC)" which includes "California Historical Code" & "California Reference Standards" (Part 8, 10 and 12 of the Title 24 of the California Code of Regulations) is adopted by reference and made part of the Municipal Code of the City of Lathrop as if fully set forth herein.

15.20.020 Application to City

The name "City of Lathrop" is inserted in any and all blank spaces provided in the California Existing Building Code for the name of the city adopting such code, and wherever the word "City" as "Jurisdiction" appears in the code or is otherwise used, it shall mean and refer to the City of Lathrop.

Chapter 15.22 CALIFORNIA GREEN BUILDING CODE ADOPTED

15.22.010 Adoption by reference

15.22.020 Application to City

15.22.010 Adoption by reference.

- A. The "2019 California Green Building Code (CGBC)" (Part 11 of the Title 24 of the California Code of Regulations) is adopted by reference and made part of the Municipal Code of the City of Lathrop as if fully set forth herein.

15.22.020 Application to City

The name "City of Lathrop" is inserted in any and all blank spaces provided in the California Green Building Code for the name of the city adopting such code, and wherever the word "City" as "Jurisdiction" appears in the code or is otherwise used, it shall mean and refer to the City of Lathrop.

Chapter 15.24 CALIFORNIA HOUSING CODE ADOPTED

15.24.010 Adoption by reference

15.24.020 Application to City

15.04.030 Local amendments to the 2018 IPMC

15.24.010 Adoption by reference.

- A. The "2018 International Property Maintenance Code (IPMC)" is adopted by reference and made part of the Municipal Code of the City of Lathrop as if fully set forth herein.

15.24.020 Application to City

The name "City of Lathrop" is inserted in any and all blank spaces provided in the California Fire Code and Appendices for the name of the city adopting such code, and wherever the word "City" as "Jurisdiction" appears in the code or is otherwise used, it shall mean and refer to the City of Lathrop.

15.24.030 Omissions, amendments, and additions to the 2018 IPMC

Chapter 1 Scope and Administration

Add: Section [A] 108.8 (Substandard Building). As defined in Health and Safety Code Section 17922.

Chapter 2 Definitions

Add: Section 202 Substandard Building. As defined in Health and Safety Code Section 17902.3

Section 3. this ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the city or any officer or employee thereof a mandatory duty of care toward persons and property within or without the city so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 4. Severability. If any section, subsection, phrase, or clause of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

The City Council hereby declares that it would have passed this ordinance and each section, subsection, phrase or clause thereof irrespective of the fact that any one or more sections, subsections, phrases, or clauses be declared unconstitutional or invalidity of any section, subsection, subdivision, paragraph, sentence, clause or phrase.

Section 5. Effective Date. This ordinance shall take effect thirty (30) days after passage thereof.

Section 6. Publication. This ordinance shall be published in accordance with the provisions of Government Code Section 36933 of the Government Code.

THIS ORDINANCE was regularly introduced at a regular meeting of the City Council of the City of Lathrop on the 14th day of October 2019, and was **PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Lathrop on the 9th day of December 2019, by the following vote, to wit:

AYES:

NOES:

ABSENT:

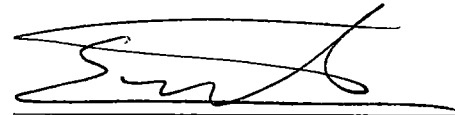
ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

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Quarterly Investment Report September 2019

This report presents a detailed discussion of the City's investment portfolio as of September 30, 2019. It includes all investments managed by the City on its own behalf as well as the City's Trustees. The report provides information on cash flows, broken down by both investment manager (City or Trustee) and by percentage allocation within the portfolio.

As of September 30, 2019, the investment portfolio was in compliance with all state laws and the City's Investment Policy (see Attachment 1).

Current Portfolio Summary

As directed by the Investment Policy adopted by City Council, City staff strives to attain three primary goals with the City's investments as follows (in order of priority):

1. Safety – Preservation of the principal of invested funds
2. Liquidity – Ability to liquidate one or more of the City's investments if unexpected expenditures arise
3. Return – Attainment of a market rate of return

The majority of the portfolio is invested in the Local Agency Investment Fund (LAIF), which is administered by the California State Treasurer's office. LAIF provides the City with an investment vehicle with yields that are slightly greater than U.S. Treasuries (T-bills) with a 2-year maturity or less. LAIF is a high quality investment in terms of safety, liquidity, and yield. Additionally, LAIF is an "On Demand" account; meaning funds may be withdrawn upon with 1 day notice, representing maximum liquidity.

In addition to LAIF, the City holds investments in Money Market Mutual Funds, Nonnegotiable Certificates of Deposit, and State and Local Government Securities (SLGS). These investments are prudent investment choices and are included in the City's Investment Policy as allowable investments.

Each investment mentioned above has a specific maturity date. However, much of the portfolio is On Demand. The short weighted average maturity provides the City with a great deal of liquidity during this period of heightened economic uncertainty and period of low investment yields. This liquidity places the City to invest in longer term maturity investments once interest rates begin to move up toward their historical norms; overall macroeconomic indicators signal solid and consistent growth in future years.

The following table (Table: 1) provides a summary of the City's cash and investments, by holding party, based on recorded value as of September 30, 2019 compared with the prior quarter:

Table: 1				
Holding Party	June 30, 2019		September 30, 2019	
	Fund Amounts (1)	% of Portfolio	Fund Amounts (1)	% of Portfolio
Investments/cash held by the City	\$109,574,994	73%	\$109,073,107	75%
Investments held by Trustees	40,461,393	27%	36,460,264	25%
TOTAL	\$150,036,387	100%	\$145,533,371	100%

(1) Small variances are due to the summation and rounding of multiple figures to the nearest whole dollar

Please see the following pages (Tables: 2 through 5) for a more detailed analysis of transactional additions and reductions due to cash flow needs, debt service payments, and maturities/rollovers of certain investments.

Revenues arrived during the quarter, per City staff expectations, are as follows: utility payments, property tax, franchise fees, sales tax (including Measure C), developer billing fees, grant reimbursements, building permit fees, plan check fees, and Transient Occupancy Tax (TOT).

Significant payables paid out during the quarter include:

- I. Nonrecurring Expenditure Capital Improvement Projects – General Government, Parks, Streets, Water, and Wastewater
- II. Recurring Expenditures
 - a. Contractual – Park & Street Landscaping, and Water Treatment Services
 - b. Intergovernmental payments – San Joaquin County (Police Services), Lathrop Manteca Fire District, City of Manteca (Wastewater Contract)

Quarterly Economic Update

According to the latest projections from the Business Forecasting Center at the University of the Pacific, California's economic growth should maintain strong at a rate of 2.9% through 2019, and then declining to 1.9% in 2021 as recession risk grows. Regionally, the Central Valley is expected to show job growth due to the booming logistics sector as it has added jobs to the trucking and warehousing industry. In addition, the Center estimates that most Central Valley metro areas will continue to average single-digit unemployment through 2020. The strengthening housing market is lending support to manufacturing, which was hit by deep federal government spending cuts and slowing global demand. Locally, the San Joaquin Valley area experienced a slight decrease in unemployment rates (San Joaquin County: 4.7%; City of Lathrop: 4.1%). While these rates are within the forecasted levels, caution is key to carry out with the business demands of the City.

I certify that all of the investments reported herein are in accordance with the "City of Lathrop Investment Policy" adopted on November 5, 2012, with the Government Code, and other contractual agreements. I further certify the investments reported herein provide for the ability of the City to meet cash flow needs for the next six months.



Stephen Salvatore
City Manager



Cari James
Director of Finance

TABLE: 2
CITY OF LATHROP
Summary of All Investments
As of Sept 30, 2019

City Held Investments	Recorded Value	Current Yield	Percent of Portfolio	Market Value
Local Agency Investment Fund	\$ 52,517,227	0.228%	51.50%	\$ 52,517,227
Wells Fargo Money Market Mutual Funds	\$ 2,862,483	0.000%	2.81%	\$ 2,862,483
California Asset Management Program	\$ 10,130,167	2.610%	9.93%	\$ 10,130,167
Total Investments Held by the City (1)	\$ 65,509,877	0.586%	64.24%	\$ 65,509,876

Trustee Held Investments	Recorded Value	Current Yield	Percent of Portfolio	Market Value
Union Bank	\$ 3,623,658	0.027%	3.55%	\$ 3,623,658
UMB Bank	\$ 366,927	0.000%	0.36%	\$ 366,927
US Bank	\$ -	0.025%	0.00%	\$ -
SJ County Pooled Funds	\$ 262,220	0.260%	0.26%	\$ 262,220
PFM Asset Management	\$ 31,716,865	0.000%	31.10%	\$ 31,716,865
BBVA Compass Bank	\$ 490,594	0.230%	0.48%	\$ 490,594
Total Investments Held by Trustees (2)	\$ 36,460,264	0.008%	35.76%	\$ 36,460,264

Total City & Trustee Held Investments & Cash	Recorded Value	Current Yield	Percent of Portfolio	Market Value
Investments Held by the City and Trustees	\$ 101,970,141	0.379%	100.00%	\$ 101,970,140
Cash in Checking Accounts - Recorded Value	\$ 43,563,231			
Total Cash and Investments	\$ 145,533,372			

Weighted Average Maturity of Portfolio (days): 1
One month benchmark for U.S. Treasuries: 0.02%
Three month benchmark for U.S. Treasuries: 0.03%

Notes:

- (1) See Table: 4 for detailed investments held by the City.
(2) See Table: 5 for detailed investments held by Trustees.

TABLE: 3
CITY OF LATHROP
Summary of All Investments
As of Sept 30, 2019

Investments Held by the City	Prior Month Recorded Value	Purchased (Buy)	Redeemed (Sell)	Current Month Recorded Value
Local Agency Investment Fund (1)	\$ 52,517,227			\$ 52,517,227
Wells Fargo Money Market Mutual Funds (2)	\$ 2,857,998	4,485		\$ 2,862,483
California Asset Management Program	\$ 10,111,711	18,456		\$ 10,130,167
Total Investments Held by the City	\$ 65,486,935	22,941		\$ 65,509,876

Investments Held by Trustees	Prior Month Recorded Value	Purchased (Buy)	Redeemed (Sell)	Current Month Recorded Value
BBVA Compass Bank	\$ 490,231	363		\$ 490,594
SJ County Pooled Funds	\$ 262,794		(574)	\$ 262,220
UMB Bank	\$ 1,990,829	1,180	(1,625,081)	\$ 366,927
Union Bank (3)	\$ 6,110,881	403,301	(2,890,525)	\$ 3,623,658
PFM Asset Management	\$ 31,599,971	5,473,240	(5,356,346)	\$ 31,716,865
Total Investments Held by Trustees	\$ 40,454,706	\$ 5,878,083	\$ (9,872,525)	\$ 36,460,264

Total Cash in Checking Accounts Held by the City (2)	\$ 42,395,999	4,073,266	(2,906,034)	\$ 43,563,231
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Total Cash and Investments Held by the City and Trustees	\$ 148,337,641	\$ 9,974,290	\$ (12,778,559)	\$ 145,533,371
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Notes:

(1) LAIF interest income is paid quarterly (Mar/Jun/Sept/Dec) and received in the following month (Apr/Jul/Oct/Jan).

(2) Property Tax, Building permit revenue, TOT, Developer payments, and Utility payments; nonrecurring expenses paid during the month: General government, Parks, Streets, Wastewater, and Water CIPs; also, recurring expenses: Park & street landscape maintenance, and water treatment services; lastly, intergovernmental payments and transfers: Police Services expenses, and SSJID SCSWSP O & M expenses.

(3) Interest earnings, debt service payments.

TABLE: 4
CITY OF LATHROP
Summary of All Investments
As of Sept 30, 2019

Agency (Broker)	Investment Description	Coupon Rate	Yield to Maturity	Purchase Date	Maturity Date	Market Value (No Accruals)	Recorded Value
Local Agency Investment Fund							
	Money Market Fund City Acct No. 98-39-437	N/A	0.257%	Varies	On Demand	52,517,227	52,517,227
						\$ 52,517,227	\$ 52,517,227
Wells Fargo Mutual Funds							
	Money Market Mutual Fund City Acct No. 12641627	N/A	0.000%	Varies	On Demand	2,862,483	2,862,483
						\$ 2,862,483	\$ 2,862,483
Califorina Asset Management Program							
	Liquidity Account No. 6084-001	N/A	2.610%	Varies	On Demand	10,130,167	10,130,167
						\$ 10,130,167	\$ 10,130,167
TOTAL INVESTMENTS HELD BY CITY						\$ 65,509,876	\$ 65,509,877

TABLE: 5
CITY OF LATHROP
Summary of All Investments
As of Sept 30, 2019

Investment Description	Acct Number	Coupon Rate	CUSIP	Current Yield	Purchase Date	Maturity Date	Value	Recorded Value
Investments Held by Union Bank by Account								
<i>03-1 Series 2015 - Mossdale Village Assessment District</i>								
Mossdale Village Assessment Dist. No. 03-1 Series 2015 - Redemption Fund	6712138601			0.010%	10/18/05	On Demand	\$ 97	\$ 97
Mossdale Village Assessment Dist. No. 03-1 Series 2005/2015 - Reserve Fund	6712138602			0.010%	10/18/05	On Demand	\$ 241,020	\$ 241,020
<i>2000 North Harlan Improvement District 99-01</i>								
Money Market - Reserve Account	6711651103			0.010%	7/12/00	On Demand	\$ 92,092	\$ 92,092
Money Market - Redemption Account	6711651101			0.010%	7/12/00	On Demand	\$ 23	\$ 23
<i>2003-2A Lathrop CFD</i>								
Money Market- Interest Account	6711720001			0.010%	12/12/03	On Demand	\$ 104	\$ 104
LAIF - Interest Account	6711720002			0.257%	03/19/03	On Demand	\$ 730,489	\$ 730,489
<i>CDPH/CDWR - SRF Loan</i>								
Agreement Account	6711908800			0.000%	12/22/10	On Demand	\$ 128	\$ 128
Agreement Account - Reserve Fund	6711908801			0.000%	12/22/10	On Demand	\$ 602,025	\$ 602,025
<i>2013-1 Mossdale Village</i>								
2013-1 Refunding Improvement Bonds	6712076901			0.000%	10/01/13	On Demand	\$ 187	\$ 187
2013-1 Refunding Improvement Bonds	6712076903			0.000%	10/01/13	On Demand	\$ 949,508	\$ 949,508
<i>2013-1 Special Tax Bonds</i>								
2013-1 Mossdale Special Tax	6712076801			0.000%	10/01/13	On Demand	\$ 102	\$ 102
2013-1 Mossdale Special Tax	6712076804			0.000%	10/01/13	On Demand	\$ 263,547	\$ 263,547
2013-1 Mossdale Special Tax	6712076806			0.000%	10/01/13	On Demand	\$ 75	\$ 75
<i>2015 Crossroads Series B</i>								
2015 Crossroads Series B - LOIB RDP	6712138801			0.000%	09/01/15	On Demand	\$ 133	\$ 133
2015 Crossroads Series B - LOIB Reserve	6712138803			0.000%	09/01/15	On Demand	\$ 743,839	\$ 743,839
2015 Crossroads Series B - Improvements	6712138805			0.000%	09/01/15	On Demand	\$ 288	\$ 288
2015 Crossroads Series B - COI Custodian Agreement	6712198801			0.000%	9/1/15	On Demand	\$	\$ -
Total Investments Held by Trustee - Union Bank							\$ 3,623,658	\$ 3,623,658
Investments Held by BBVA Compass Bank by Account								
<i>2012 Water Loan (Refunding of 2000 Water COPs)</i>								
Certificate of Deposit - Reserve Fund		N/A		0.090%	5/22/19	5/21/21	\$ 490,594	\$ 490,594
Total Investments Held by Trustee -BBVA Compass Bank							\$ 490,594	\$ 490,594

TABLE: 5
CITY OF LATHROP
Summary of All Investments
As of Sept 30, 2019

Investment Description	Acct Number	Coupon Rate	CUSIP	Current Yield	Purchase	Maturity Date	Value	Recorded Value
Investments Held by UMB Bank by Account								
2006-1 Central Lathrop Phase I Infrastructure CFD								
Special Tax Fund	141226.1	N/A		0.000%	09/12/06	On Demand	\$ 2,798	\$ 2,798
Interest Fund	141226.2	N/A		0.000%	09/12/06	On Demand	\$ 1	\$ 1
Principal	141226.3	N/A		0.001%	08/26/10	On Demand	\$ -	\$ -
Redemption	141226.4	N/A		0.001%	08/26/10	On Demand	\$ -	\$ -
TTEE Fee & Comp Exp	141226.5	N/A		0.002%	09/12/06	On Demand	\$ 64	\$ 64
Reserve Fund	141226.6	N/A		0.000%	09/12/06	On Demand	\$ 0	\$ 0
Improvement Fund	141226.7	N/A		0.000%	09/12/06	On Demand	\$ 51	\$ 51
2018-1 Central Lathrop CFD								
Improvement Area 1 - Admin Expense Reserve Fund	149232.1	N/A		0.000%	02/01/19	On Demand	\$ 40,000	\$ 40,000
Other Improvement Areas - Admin Expense Reserve Fund	149232.2	N/A		0.000%	02/01/19	On Demand	\$ 160,000	\$ 160,000
Improvement Area 1 - Principal Account	149232.3	N/A		0.000%	02/01/19	On Demand	\$ -	\$ -
Improvement Area 1 - Redemption Account	149232.4	N/A		0.000%	02/01/19	On Demand	\$ -	\$ -
Improvement Area 1 - Interest Account	149232.5	N/A		0.000%	02/01/19	On Demand	\$ -	\$ -
Improvement Area 1 - Admin Expense Account	149232.6	N/A		0.000%	02/01/19	On Demand	\$ 9,013	\$ 9,013
Improvement Area 1 - Reserve Fund	149232.7	N/A		0.000%	02/01/19	On Demand	\$ 38,590	\$ 38,590
Improvement Area 1 - Surplus Fund	149232.8	N/A		0.000%	02/01/19	On Demand	\$ -	\$ -
Improvement Area 2 - Principal Account	149265.1	N/A		0.000%	02/01/19	On Demand	\$ -	\$ -
Improvement Area 2 - Redemption Account	149265.2	N/A		0.000%	02/01/19	On Demand	\$ -	\$ -
Improvement Area 2 - Interest Account	149265.3	N/A		0.000%	02/01/19	On Demand	\$ -	\$ -
Improvement Area 2 - Admin Expense Account	149265.4	N/A		0.000%	02/01/19	On Demand	\$ 9,189	\$ 9,189
Improvement Area 2 - Reserve Fund	149265.5	N/A		0.000%	02/01/19	On Demand	\$ 17,052	\$ 17,052
Improvement Area 2 - Surplus Fund	149265.6	N/A		0.000%	02/01/19	On Demand	\$ -	\$ -
Improvement Area 3 - Principal Account	149267.1	N/A		0.000%	02/01/19	On Demand	\$ -	\$ -
Improvement Area 3 - Redemption Account	149267.2	N/A		0.000%	02/01/19	On Demand	\$ -	\$ -
Improvement Area 3 - Interest Account	149267.3	N/A		0.000%	02/01/19	On Demand	\$ -	\$ -
Improvement Area 3 - Admin Expense Account	149267.5	N/A		0.000%	02/01/19	On Demand	\$ 8,259	\$ 8,259
Improvement Area 3 - Reserve Fund	149267.6	N/A		0.000%	02/01/19	On Demand	\$ 51,278	\$ 51,278
Improvement Area 3 - Surplus Fund	149267.7	N/A		0.000%	02/01/19	On Demand	\$ -	\$ -
Improvement Area 4 - Principal Account	149268.1	N/A		0.000%	02/01/19	On Demand	\$ -	\$ -
Improvement Area 4 - Redemption Account	149268.2	N/A		0.000%	02/01/19	On Demand	\$ -	\$ -
Improvement Area 4 - Interest Account	149268.3	N/A		0.000%	02/01/19	On Demand	\$ -	\$ -
Improvement Area 4 - Admin Expense Account	149268.4	N/A		0.000%	02/01/19	On Demand	\$ 9,779	\$ 9,779
Improvement Area 4 - Reserve Fund	149268.5	N/A		0.000%	02/01/19	On Demand	\$ 4,659	\$ 4,659
Improvement Area 4 - Surplus Fund	149268.6	N/A		0.000%	02/01/19	On Demand	\$ -	\$ -
Improvement Area 5 - Principal Account	149269.1	N/A		0.000%	02/01/19	On Demand	\$ -	\$ -
Improvement Area 5 - Redemption Account	149269.2	N/A		0.000%	02/01/19	On Demand	\$ -	\$ -
Improvement Area 5 - Interest Account	149269.3	N/A		0.000%	02/01/19	On Demand	\$ -	\$ -
Improvement Area 5 - Admin Expense Account	149269.4	N/A		0.000%	02/01/19	On Demand	\$ 10,168	\$ 10,168
Improvement Area 5 - Reserve Fund	149269.5				2/1/19	On Demand	\$ 5,188	\$ 5,188
Improvement Area 5 - Surplus Fund	149269.6				2/1/19	On Demand	\$ -	\$ -

TABLE: 5
CITY OF LATHROP
Summary of All Investments
As of Sept 30, 2019

Investment Description	Acct Number	Coupon Rate	CUSIP	Current Yield	Purchase	Maturity Date	Value	Recorded Value
2018-2 Central Lathrop CFD								
Special Tax Fund	149261.1	N/A		0.000%	2/1/19	On Demand	\$ 839	\$ 839
Surplus Fund	149261.2	N/A		0.000%	2/1/19	On Demand	\$ -	\$ -
Total Investments Held by Trustee - UMB Bank							\$ 366,927	\$ 366,927
Investments Held by San Joaquin County by Account								
Sanitary Sewer Assessment District #1								
Pooled Funds - Redemption Account	Fund 57961	N/A		0.260%	10/1/87	On Demand	\$ 262,220	\$ 262,220
Total Investments Held by Trustee -San Joaquin County							\$ 262,220	\$ 262,220

TABLE: 5
CITY OF LATHROP
Summary of All Investments
As of Sept 30, 2019

Investment Description	Acct Number	Coupon Rate	CUSIP	Current Yield	Purchase	Maturity Date	Value	Recorded Value
Investments Held by PFM Asset Management by Account								
<i>PFM Asset Management</i>								
Money Market Fund	20260109	N/A		0.000%	05/28/15	05/28/15	\$ 195,522	\$ 195,522
US Treasury Bond / Note								
US Treasury Notes			912828XH8	1.63%	06/30/15	06/30/20	\$ 673,813	\$ 673,813
US Treasury Notes			912828XM7	1.63%	07/31/15	07/31/20	\$ 748,565	\$ 748,565
US Treasury Notes			912828L32	1.38%	08/31/15	08/31/20	\$ 1,045,488	\$ 1,045,488
US Treasury Notes			912828L99	1.38%	10/31/15	10/31/20	\$ 1,045,161	\$ 1,045,161
US Treasury Notes			912828M98	1.63%	11/30/15	11/30/20	\$ 598,781	\$ 598,781
US Treasury Notes			912828N48	1.75%	12/31/15	12/31/20	\$ 809,462	\$ 809,462
US Treasury Notes			912828N48	1.75%	12/31/15	12/31/20	\$ 1,149,236	\$ 1,149,236
US Treasury Notes			912828N89	1.38%	01/31/16	01/31/21	\$ 497,383	\$ 497,383
US Treasury Notes			912828N89	1.38%	01/31/16	01/31/21	\$ 681,415	\$ 681,415
US Treasury N/B Notes			9128283X6	2.25%	02/01/18	02/15/21	\$ 619,012	\$ 619,012
US Treasury Notes			912828C57	2.25%	03/31/14	03/31/21	\$ 478,488	\$ 478,488
US Treasury Notes			912828C57	2.25%	03/31/14	03/31/21	\$ 579,223	\$ 579,223
US Treasury Notes			912828WG1	2.25%	04/30/14	01/00/00	\$ 1,108,809	\$ 1,108,809
US Treasury Notes			912828WN6	2.00%	06/02/14	05/31/21	\$ 653,021	\$ 653,021
US Treasury Notes			912828WR7	2.13%	06/30/14	06/30/21	\$ 1,082,979	\$ 1,082,979
US Treasury Notes			9128284W7	2.75%	08/15/18	08/15/21	\$ 1,019,570	\$ 1,019,570
US Treasury Notes			912828D72	2.00%	09/02/14	08/31/21	\$ 2,087,807	\$ 2,087,807
US Treasury N/B			9128285A4	2.75%	09/17/18	09/15/21	\$ 510,684	\$ 510,684
US Treasury Notes			912828T34	1.13%	09/30/16	09/30/21	\$ 296,930	\$ 296,930

TABLE: 5
CITY OF LATHROP
Summary of All Investments
As of Sept 30, 2019

Investment Description	Acct Number	Coupon Rate	CUSIP	Current Yield	Purchase	Maturity Date	Value	Recorded Value
US Treasury Notes			9128285L0	2.88%	11/15/18	11/15/21	\$ 769,043	\$ 769,043
US Treasury Notes			9128285V8	2.50%	01/15/19	01/15/22	\$ 764,531	\$ 764,531
US Treasury Notes			9128285V8	2.50%	01/15/19	01/15/22	\$ 764,531	\$ 764,531
US Treasury Notes			912828V72	1.88%	01/31/17	01/31/22	\$ 2,262,481	\$ 2,262,481
US Treasury Notes			9128286C9	2.50%	02/15/19	02/15/22	\$ 1,096,710	\$ 1,096,710
US Treasury Notes			912828W55	1.88%	02/28/17	02/28/22	\$ 301,758	\$ 301,758
US Treasury Notes			9128286M7	2.25%	04/15/19	04/15/22	\$ 761,777	\$ 761,777
US Treasury Notes			912828WZ9	1.75%	04/30/15	04/30/22	\$ 1,003,828	\$ 1,003,828
US Treasury Notes			9128282P4	1.88%	07/31/17	07/31/22	\$ 1,863,803	\$ 1,863,803
US Treasury Notes			912828YA2	1.50%	08/15/19	08/15/22	\$ 848,041	\$ 848,041
US Treasury Notes			9128282S8	1.63%	08/31/17	08/31/22	\$ 875,752	\$ 875,752
US Treasury Subtotal:							\$ 26,998,080	\$ 26,998,080
Supra-national Agency Bond / Note								
Int'l BK Recon & Develop SN Note			459058GU1	2.125%	5/29/19	07/01/22	\$ 304,044	\$ 304,044
Supra-National Agency Subtotal							\$ 304,044	\$ 304,044
Federal Agency Bond/Note								
Freddie Mac Notes			3134GTBJ1	2.60%	04/01/19	07/01/19	\$	-
FNMA Notes			3135G0T29	1.50%	02/28/17	02/28/20	\$ 299,489	\$ 299,489
FHLMC Agency Notes			3137EAEF2	1.38%	04/20/17	04/20/20	\$ 498,543	\$ 498,543
Freddie Mac Notes			3134GTBJ1	2.60%	04/01/19	04/01/21	\$	-
Fannie Mae Notes			3135G0U35	2.75%	06/25/18	06/22/21	\$ 452,889	\$ 452,889
Federal Home Loan Banks Agcy			3130AGLD5	1.88%	06/07/19	07/07/21	\$ 240,848	\$ 240,848
Federal Home Loan Banks Agcy			313AEXV7	3.00%	09/20/18	09/20/21	\$	-
Federal Home Loan Banks Agcy			3130AF5B9	3.00%	10/12/18	10/12/21	\$ 436,266	\$ 436,266
Fannie Mae Notes			3135G0U92	2.65%	01/11/19	01/11/22	\$ 306,409	\$ 306,409
Fannie Mae Notes			3135G0U92	2.65%	01/11/19	01/11/22	\$ 306,409	\$ 306,409
FHLD (Callable) Notes			3130AGD36	2.70%	04/29/19	04/29/22	\$ 300,041	\$ 300,041
Federal Home Loan Banks Agcy			313379O69	2.13%	06/01/12	06/10/22	\$ 632,917	\$ 632,917
Fannie Mae Notes			3135G0W33	1.38%	09/06/19	09/06/22	\$ 610,637	\$ 610,637
Federal Agency Subtotal:							\$ 4,084,446	\$ 4,084,446
Interest								
Accrued Interest							\$ 134,773	\$ 134,773
Total Investments Held by Trustee -PFM Asset Management							\$ 31,716,865	\$ 31,716,865
* Investments made per CLSP Bond Indenture								
Total Investments Held by Trustees							\$ 36,460,264	\$ 36,460,264

**CITY MANAGER'S REPORT
DECEMBER 9, 2019 CITY COUNCIL REGULAR MEETING**

ITEM: DELINQUENT UTILITY TURN OFFS

RECOMMENDATION: Adopt a Resolution to Suspend Service Disconnections for Delinquent Accounts Scheduled on December 18, 2019

SUMMARY:

As in past years, staff has recommended suspending service disconnections during the month of December. The City will still assess a 10% late fee to all accounts with balances not paid by December 31, 2019. Suspension of service disconnections in December has been approved by Council since 1996.

BACKGROUND:

The Finance Department produces monthly utility invoices for its water and wastewater customers. The cycle of the utility bills is as follows:

- **Invoice Production:** Utility invoices are created and mailed to City residents at the beginning of each month. Utility invoices are due by the 25th of each month. A 10% penalty fee is assessed to all outstanding accounts on the last working day of the month.
- **Reminder Notice:** Reminder notices are sent to City residents one (1) day after the due date for all outstanding accounts.
- **Final Notice:** Final notices are normally sent out to City residents two (2) weeks after the due date for all outstanding accounts. Final Notices inform the resident that the account is subject to disconnection. A 72-hour timeframe is given to residents to submit payment or make payment arrangements.
- **Disconnection:** Typically three (3) weeks after the due date, accounts with past due balances after the Final Notice deadline are subject to disconnection. Disconnected accounts are assessed a \$60 reconnection fee.

In the last twelve (12) months, the City disconnected an average of 110 customers per month. A \$60 reconnection fee is assessed to all disconnected accounts. On average, the City collected a total of \$7,100 in service reconnection charges per month.

Suspension of turn-offs in the month of December may increase account delinquency and potentially increase the amount of uncollectible accounts written-off (referred to a collections agency) at the end of the fiscal year. Instead of detecting unpaid accounts in mid-December through the turn-off process, unpaid accounts are not caught until mid-January, thereby allowing customers to skip late fees for up to 90-days instead of the customary 60-days.

**CITY MANAGER'S REPORT
DECEMBER 9, 2019 CITY COUNCIL REGULAR MEETING
UTILITY TURN OFFS FOR DECEMBER 2019**

If Council decides to suspend turn offs in the month of December, the service reconnection charges would not be assessed. However, the City will still apply a 10% late fee to all delinquent accounts if their balance is not paid by January 2, 2020.

REASON FOR RECOMMENDATION:

Interruptions of essential City services such as water service due to non-payment can be disruptive during the holidays. Therefore, Council may decide to suspend service disconnections during the month of December. This action has been approved by Council since 1996.

FISCAL IMPACT:

Suspension of turn-offs in the month of December has fiscal impacts, as noted below:

- Potentially increases the number of customers who fail to pay their bills timely.
- Service reconnection charges estimated at \$7,100 would not be assessed or collected.
- Increases the likelihood of having a higher number of unpaid accounts referred to collections.

COUNCIL GOALS ADVANCED BY THIS AGENDA ITEM:

The agenda item promotes Community Values and a Feeling of Safety by ensuring continuity of water services for our residents during the month of December.

ATTACHMENTS:

- A. Adopt a Resolution to Allow Suspension of Service Disconnections for Delinquent Accounts Scheduled on December 18, 2019.

**CITY MANAGER'S REPORT
DECEMBER 9, 2019 CITY COUNCIL REGULAR MEETING
UTILITY TURN OFFS FOR DECEMBER 2019**

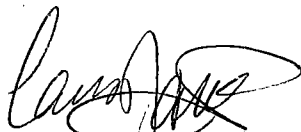
APPROVALS:

Vanessa L. Portillo

Vanessa L. Portillo
Deputy Finance Director

11-05-19

Date



Cari James
Director of Finance

11-6-19

Date



Salvador Navarrete
City Attorney

11-6-19

Date



Stephen Salvatore
City Manager

11-14-19

Date

RESOLUTION NO. 19-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO
SUSPEND SERVICE DISCONNECTIONS FOR DELINQUENT ACCOUNTS
SCHEDULED ON DECEMBER 18, 2019**

WHEREAS, since 1996, the City has allowed utility services to remain uninterrupted during the month of December for all utility accounts, including delinquent accounts; and

WHEREAS, the City disconnects an average of 110 customers per month; and

WHEREAS, the fee to reconnect water service after disconnection for non-payment is \$60; and

WHEREAS, the City collects an average of \$7,100 per month in reconnection fees; and

WHEREAS, the City will continue to charge the delinquent accounts a 10% late fee if the balance is not paid by January 2, 2020;

NOW, THEREFORE, BE IT RESOLVED that this City Council does hereby authorize the extension for all delinquent accounts scheduled for turn off on December 18, 2019.

The foregoing resolution was passed and adopted this 9th day of December 2019, by the following vote of the City Council:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

**CITY MANAGER'S REPORT
DECEMBER 9, 2019 REGULAR CITY COUNCIL REGULAR MEETING**

ITEM: **COMMUNITY FACILITIES DISTRICTS ANNUAL BOND
ACCOUNTABILITY REPORT FOR FY 2018/19**

RECOMMENDATION: **Receive Report for Bonded and Non Bonded
Community Facilities Districts**

SUMMARY:

As mandated by the California Government Code sections 53411 and 50075.3, City Staff is submitting the Annual Bond Accountability Report for the City's Community Facilities Districts ("CFDs") for FY ended June 30, 2019.

BACKGROUND:

Senate Bill 165 enacted the Local Agency Special Tax Bond Accountability Act. This Act requires the annual preparation of a report containing specific information concerning the use of the proceeds or annual special taxes for CFDs. The Act only applies to bonds issued on or after January 1, 2001 in accordance with Section 53410 of the California Government Code. There are seven CFDs included in the FY 2018/19 annual report, three bonded CFDs and four non-bonded services CFDs shown on separate pages (see Attachment "A" for a detailed listing).

Section 53411 and 50075.3 of the California Government Code requires the chief fiscal officer of the issuing local agency to file the annual report with its governing body no later than Jan 1 every year.

REASON FOR RECOMMENDATION:

The report will ensure compliance with Sections 53410, 53411 and 50075.3 of the California Government Code.

FISCAL IMPACT:


Staff time to prepare report.

ATTACHMENTS:

- A. Annual CFD Report for FY Ending June 30, 2019.

**CITY MANAGER'S REPORT
DECEMBER 9, 2019 CITY COUNCIL REGULAR MEETING
COMMUNITY FACILITIES DISTRICTS ANNUAL BOND ACCOUNTABILITY
REPORT FOR FY 2018/19**

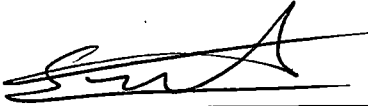
APPROVALS:



Cari James
Finance Director

11/19/19

Date



Salvador Navarrete
City Attorney

11-20-19

Date



Stephen Salvatore
City Manager

11.21.19

Date

**CITY OF LATHROP
BONDED COMMUNITY FACILITIES DISTRICTS REPORT
FOR FY ENDED 6/30/2019**

District	Initial Amount Deposited to Improvement Fund or Project Costs (1)	6/30/2019 Balance (2)	Expended Amount	Project Status (3)
CFD 2003-1 (Mossdale Village - Water)	\$6,716,563.00	\$0.00	\$6,716,563.00	Complete
CFD 2003-2 (Joint Wastewater)	\$6,096,532.33	\$0.00	\$6,096,532.33	Complete
CFD 2006-1 (Central Lathrop Specific Plan Infrastructure)	\$37,263,908.50	\$0.00	\$37,263,908.50	Ongoing

Note (1)

For CFD 2006-1 amount excludes \$4,000,000 initially deposited in the Escrow Fund per the Bond Indenture.

Note (2)

For CFD 2006-1, bond were redeemed on January 16, 2019 and the district was closed.

Note (3)

For CFD 2003-2, the project is now complete.

For CFD 2006-1, the Improvement Fund proceeds of the initial issuance are almost completely expended, however the CFD is authorized for an additional \$150 million of special tax bonds and future proceeds are meant to fund a portion of a project within an overall estimated cost (in 2006 dollars) of \$271 million.

**CITY OF LATHROP
NON-BONDED COMMUNITY FACILITIES DISTRICTS REPORT
FOR FY ENDED 6/30/2019**

District	7/1/2018 Balance (1)	Special Taxes collected during FY 2018/19 (2)	Expended Amount and Encumbrances (3)	6/30/2019 Balance (4)	Project Status (5)
CFD 04-1 (Mossdale Services)	\$182,084.62	\$2,251,163.97	\$2,272,748.75	\$160,499.84	Ongoing
CFD 2005-1 (Historic Lathrop Services)	\$54,714.08	\$47,843.13	\$56,795.36	\$45,761.85	Ongoing
CFD 2006-2 (Central Lathrop Specific Plan Services)	\$169.00	\$221,490.68	\$390,411.97	-\$168,752.29	Ongoing
CFD No. 2013-1 (River Islands)	\$118,265.34	\$279,358.81	\$275,891.25	\$121,732.90	Ongoing

Note (1)

Beginning balances include previous year encumbrances carried forward for payment in the subsequent fiscal year.

Note (2)

For CFD 04-1 this amount represents the annual special taxes remitted by the San Joaquin County Auditor-Controller, building permit collections, interest earnings, and a transfer for capital equipment replacement.

For CFD 2005-1 this amount represents the annual special tax amounts remitted by the San Joaquin County Auditor-Controller and interest earnings.

For CFD 2006-2 this amount represents the annual special tax amounts remitted by San Joaquin County Auditor-Controller and interest earnings. The total tax amount is comprised of the total public safety component (\$221,400), and the actual receipts of the general governmental component (levied in the amount of \$199,151.96). (This CFD was partially removed from the San Joaquin County Teeter Plan beginning in FY 2010/11, and only the public safety portion of the annual budget is remitted via the Teeter Plan. The general governmental portion is a separate County tax code and remittance only includes actual collections.)

For CFD 2013-1 this amount represents the annual special tax amounts remitted by the San Joaquin County Auditor-Controller and interest earnings.

Note (3)

For CFD 2006-2, City staff reduced the level of service to the CLSP area (except for Public Safety), thus reducing payables; in response to San Joaquin County partial suspension of Teeter Plan funding to the CFD in October 2012. This was done in an effort to preserve the fund balance, which is anticipated to be needed in future fiscal years, to augment ongoing CFD revenue, as the CLSP area develops at a slower rate than originally anticipated.

Note (4)

For CFD 2006-2, the district was closed out on April 17, 2019 and the negative balance will be paid by the developer.

Note (5)

All CFDs listed above are intended to provide funding for ongoing, perpetual operations and maintenance services.

**CITY MANAGER'S REPORT
DECEMBER 9, 2019 CITY COUNCIL REGULAR MEETING**

ITEM: **RESOLUTION DECLARING CERTAIN VEHICLES AND EQUIPMENT SURPLUS PROPERTY AND AUTHORIZING THEIR DISPOSAL**

RECOMMENDATION: **Adopt a Resolution Declaring Certain Vehicles and Equipment Surplus Property and Authorizing Their Disposal**

SUMMARY:

The City has two surplus vehicles and various equipment which have either reached their useful life, have been replaced, or the repair costs exceed their fair market value. Staff recommends these items to be auctioned, discarded, or recycled with an approved recycling vendor.

BACKGROUND:

The City of Lathrop updated its policy regarding disposition of surplus property on December 1, 2014 pursuant to Resolution 14-3848 and staff recommends that the items listed on Attachment "A" be declared surplus property in accordance with this policy. All of these items have reached their useful life, have been replaced, or the cost of repair exceeds their value. Each item listed on the attachment has a brief description of the condition of each item. All of the listed items are ready to be declared surplus property for sale, recycling, or disposal.

According to City policy, if the market value of surplus items is greater than \$5,000, the Purchasing Officer shall present the listing of such assets to the City Council for action regarding their declaration as surplus. It has been determined that these items collectively could have a value greater than \$5,000.

Vehicles will be sold at public auction by Nationwide Fleet Services pursuant to an existing contract. Surplus equipment will be discarded or recycled if auction not successful.

REASON FOR RECOMMENDATION:

Pursuant to City policy, at least once a year each Department Head shall conduct a review of inventory, goods and supplies utilized by that department and shall determine what items have become surplus. City staff has gathered a list of surplus items from all department's which are included in Attachment "A". These surplus assets have been reviewed and determined that their collective value could be greater than \$5,000. Also, once the surplus items are discarded, it will help each department maintain storage space.

CITY MANAGER'S REPORT **PAGE 2**
DECEMBER 9, 2019 CITY COUNCIL REGULAR MEETING
RESOLUTION DECLARING CERTAIN VEHICLES AND EQUIPMENT SURPLUS
PROPERTY AND AUTHORIZING THEIR DISPOSAL

FISCAL IMPACT:

Any net revenues from the sale of these items will be returned to the City's general fund.

ATTACHMENTS:

- A. Resolution Declaring Certain Vehicles and Equipment Surplus Property and Authorizing Their Disposal
- B. Surplus property items list

CITY MANAGER'S REPORT **PAGE 3**
DECEMBER 9, 2019 CITY COUNCIL REGULAR MEETING
RESOLUTION DECLARING CERTAIN VEHICLES AND EQUIPMENT SURPLUS
PROPERTY AND AUTHORIZING THEIR DISPOSAL

APPROVALS:

Vanessa R. Portillo
Vanessa Portillo
Deputy Finance Director

11.20.19
Date

Cari James
Cari James
Director of Finance

11-21-19
Date

Salvador Navarrete
Salvador Navarrete
City Attorney

11-21-19
Date

Stephen Salvatore
Stephen Salvatore
City Manager

11-21-19
Date

RESOLUTION NO. 19-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP
DECLARING CERTAIN VEHICLES AND EQUIPMENT SURPLUS PROPERTY AND
AUTHORIZING THEIR DISPOSAL**

WHEREAS, the City of Lathrop has a policy that allows for the disposal of equipment and inventory with City Council approval; and

WHEREAS, the City has surplus vehicles and equipment, which have reached their useful life, are inoperable, or the cost of repairs exceed their value; and

WHEREAS, the City Council has reviewed the following list of surplus items which are to be auctioned, recycled, or discarded:

ITEM	ID NO.
BMW Motorcycle	WB10439A04ZF49281
BMW Motorcycle	WB1044004EZW2343
Boom Truck	1GBM7H1J11899
Line Pump	N/A
40' Aluminum Box Trailer	N/A

NOW, THEREFORE, BE IT RESOLVED that the City Council declares the above items listed to be surplus property and authorizes the City Manager to dispose of the surplus equipment and inventory.

The foregoing resolution was passed and adopted this 9th day of December, 2019, by the following vote of the City Council, to wit:

AYES:

NOES:

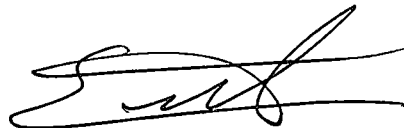
ABSENT:

ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:



Teresa Vargas, City Clerk

Salvador Navarrete, City Attorney

ATTACHMENT B
 Surplus Property Items List
 December 9, 2019

	Vehicle Description	Vehicle Identification Number	Current Mileage	Reason for Disposition	Dept/ Division
1)	BMW Motorcycle	WB10439A04ZF49281	N/A	Damaged	PD
2)	BMW Motorcycle	WB1044004EZW2343	N/A	Damaged	PD
3)	Boom Truck	1GBM7H1J11899	N/A	Reached Useful Life	PW

	Item Description	ID/Serial Number	Quantity	Reason for Disposition	Dept/ Division
1)	Line Pump	n/a	1	Reached Useful Life	PW
2)	40' Aluminum Box Trailer	n/a	1	Reached Useful Life	PW

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ITEM: PURCHASE/ REPLACEMENT OF THREE POLICE VEHICLES AND ONE POLICE MOTORCYCLE

RECOMMENDATION: Adopt a Resolution Approving the Purchase of Three Replacement Police Vehicles From Chase Chevrolet and One Police Motorcycle From Long Beach BMW

SUMMARY:

Periodically, the City has a need to replace equipment required for the operation, patrol, and maintenance of the City. There is an existing need to replace three police vehicles and one police motorcycle for Police Services that will be used throughout the City.

Chase Chevrolet provided a quote for 3 replacement vehicles using government fleet pricing equal to pricing offered through the Office of Procurement, Department of General Services of the State of California in conformance with LMC 2.36.110(B). Long Beach BMW is the only motorcycle dealer that sells fully built out police motorcycles, serving as a sole source provider pursuant to LMC 2.36.110(A) and has provided a quote for one police motorcycle. Police motorcycles purchased from Long Beach BMW come fully built out and ready for service.

This request seeks authorization to purchase three vehicles from Chase Chevrolet and one police motorcycle from Long Beach BMW and amend the Fiscal Year 2019-21 Biennial Budget for the purchase of three (3) additional replacement vehicles and one (1) replacement motorcycle in the amount of \$217,000, including buildout equipment and services, in the current fiscal year and approve the related budget amendment.

BACKGROUND:

The City is responsible for managing the Lathrop Police Services vehicle and equipment fleet. This includes the responsibility of determining items that have been used beyond their economical and/or useful life.

In June 2019, the Council adopted the Fiscal Year 2019-2021 Biennial Budget, which includes funding for a total of nine (9) Police vehicles. The current Fiscal Year 2019-2020 budget includes funding for six (6) vehicles; five (5) replacement vehicles and one (1) new vehicle. All Fiscal Year 2019-2020 vehicles have been ordered and are either in buildout or are pending receipt.

The Fiscal Year 2020-2021 budget includes funding for an additional three (3) replacement vehicles. Due to mileage limits and mechanical issues there is an urgent need to expedite the three replacement police vehicles from the Fiscal Year 2020-2021 budget to the Fiscal Year 2019-2020 budget. In addition, a model year 2009 patrol motorcycle is in need of costly mechanical repairs that exceed the surplus value

**CITY MANAGER'S REPORT
DECEMBER 9, 2019, CITY COUNCIL REGULAR MEETING
POLICE VEHICLE AND MOTORCYCLE REPLACEMENTS**

of the unit. Staff has identified budget savings, from personnel attrition, to fund the replacement of the patrol motorcycle.

RECOMMENDATION:

Approve the purchase of 3 replacement police patrol vehicles and one police motorcycle and related budget amendments.

FISCAL IMPACT:

Funding was budgeted and is available in the Fiscal Year 2020-2021 vehicle replacement budget for the acquisition of this equipment. This action will move the appropriation from Fiscal Year 2020-2021 to Fiscal Year 2019-2020. The total projected expense to replace three police vehicles and one police motorcycle, including buildout equipment and services, is \$217,000. Salary savings has been identified to offset the cost of the replacement police motorcycle. The following budget amendment will be needed:

Fiscal Year 2019/20

Increase Appropriations

1010-243-0000	\$210,000
1010-4010-450-30-00	\$210,000

Fiscal Year 2020/21

Decrease Appropriations

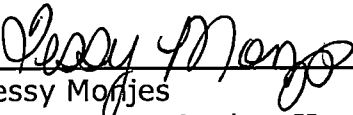
1010-243-0000	\$210,000
1010-4010-450-30-00	\$210,000
1010-4010-379-01-00	\$210,000

ATTACHMENTS:

- A. Resolution Approving the Purchase of Three Replacement Police Vehicles From Chase Chevrolet and One Police Motorcycle From Long Beach BMW

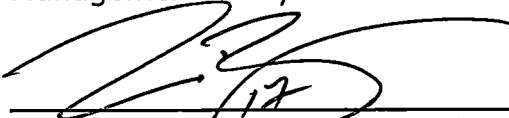
**CITY MANAGER'S REPORT
DECEMBER 9, 2019, CITY COUNCIL REGULAR MEETING
POLICE VEHICLE AND MOTORCYCLE REPLACEMENTS**

APPROVALS:



Tessy Monjes
Management Analyst II

11-22-19
Date



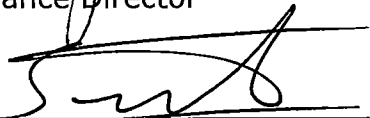
Ryan Biedermann
Chief of Police

11/25/19
Date



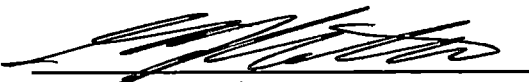
Carl James
Finance Director

11-25-19
Date



Salvador Navarrete
City Attorney

11-20-19
Date



Stephen J. Salvatore
City Manager

12/2/19
Date

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP
APPROVING THE PURCHASE OF THREE REPLACEMENT POLICE VEHICLES
FROM CHASE CHEVROLET AND ONE POLICE MOTORCYCLE FROM LONG
BEACH BMW**

WHEREAS, periodically the City has a need to replace equipment required for the operation, patrol, and maintenance of the City; and

WHEREAS, there is an existing need to replace three police vehicles and one police motorcycle that will be used throughout the City; and

WHEREAS, Chase Chevrolet provided a quote for 3 replacement vehicles using government fleet pricing equal to pricing offered through the Office of Procurement, Department of General Services of the State of California in conformance with LMC 2.36.110(B); and

WHEREAS, Long Beach BMW is the only motorcycle dealer that sells fully built out police motorcycles, serving as a sole source provider pursuant to LMC 2.36.110(A) and has provided a quote for one police motorcycle; and

WHEREAS, the total projected expense to replace one Law Enforcement motorcycle and three police vehicles, including buildout equipment and services, is \$217,000; and

WHEREAS, current budget year savings is available to fund a replacement law enforcement motorcycle and Fiscal Year 2020-2021 budget includes funding for replacement of three (3) police vehicles; and

WHEREAS, a budget amendment is required to fund replacement of three police vehicles in the current year;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop does hereby approve the purchase of one law enforcement police motorcycle from Long Beach BMW and three replacement police vehicles from Chase Chevrolet; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council of the City of Lathrop does hereby approve a budget amendment to fund the purchase of three replacement police vehicles in the current fiscal year.

Fiscal Year 2019/20

Increase Appropriations

1010-4010-450-30-00 \$210,000

Fiscal Year 2020/21

Decrease Appropriations

1010-4010-450-30-00 \$210,000

The foregoing resolution was passed and adopted this 9th day of December 2019, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

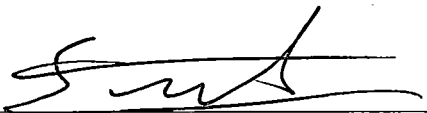
ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

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ITEM: MODIFICATION OF COMPENSATION FOR PLANNING COMMISSION

RECOMMENDATION: Consider Adoption of a Resolution Modifying Compensation for the Members of the Planning Commission

SUMMARY:

Established in 1991, the City of Lathrop Planning Commission consists of five (5) citizen volunteers who are annually appointed by the City Council. Each appointed member serves a term of four (4) years (LMC 2.14.030).

As a body, the Planning Commission recommends to the City Council the adoption, amendment, and maintenance of the General Plan for the physical development of the City as mandated by State law. The Commission provides discretionary review and approval as provided by the Municipal Code over the subdivision of land, zoning, and land use (LMC 2.14.070).

The Planning Commission has one regularly scheduled meeting per month and occasional special meetings as needed. Currently each commissioner receives a stipend of twenty dollars (\$20) per meeting to cover travel and time costs associated with reviewing development applications submitted with the Planning Commission agenda. Staff is recommending the stipend be increased to forty dollars (\$40) which is less than the average of surrounding cities.

BACKGROUND:

As required by State law, Chapter 3, Article 1, Local Planning regulations; the City Council adopted Ordinance no. 91-62 on December 17, 1991, establishing a Planning Commission for the City of Lathrop. Section 4 of the ordinance states: *The members may receive compensation for meetings attended in an amount as fixed from time to time by resolution of the City Council.*

On August 4, 1992, the City Council adopted Resolution No. 92-219 (attached) establishing Planning Commission member compensation in the amount of \$20 for every Planning Commission meeting or official Lathrop Planning Commission workshop. For the past 27 years, there has not been an adjustment to the original compensation for Planning Commissioner's attendance.

Staff finds an increase is warranted given the Planning Commissioner's importance in the city's development review process, and as an advisory/recommending body to the City Council. Staff further finds the amount of \$40 per meeting is respectful of the Planning Commissioner's willingness to commit the time necessary to perform their assigned duties that includes more than the time spent at the dais during meetings. Staff recommends increasing the compensation from \$20 to \$40 per meeting, which is less than the average of surrounding cities, see table below.

CITY MANAGER'S REPORT
DECEMBER 9, 2019 CITY COUNCIL REGULAR MEETING
MODIFICATION OF COMPENSATION FOR PLANNING COMMISSION MEMBERS

COMPARISON OF PLANNING COMMISSIONER COMPENSATION				
CITIES:	\$ Per Meeting	Mtg./Month	\$ Per Month	\$ Per Year
Brentwood	100	2	200	2,400
Elk Grove	38	2	75	900
Livermore *	268	2	535	6,420
Lodi	20	2	40	480
Manteca	40	2	80	960
Modesto *	0	2	0	0
Stockton	25	2	50	600
Tracy	50	2	50	600
Turlock	50	1	100	1,200
AVERAGE:	\$ 46			
*Livermore and Modesto removed from average for being the highest and lowest.				

RECOMMENDATION:

Staff recommends that the City Council approve the attached resolution modifying the compensation for Planning Commission members to be \$40 for every Planning Commission meeting or official Planning Commission workshop attended.

FISCAL IMPACT:

The annual fiscal impact is approximately \$3,600 based on \$40 per meeting, per commissioner (5) for 18 meetings per year (12 regular and 6 special).

FY 2019-2020 budget adopted by City Council on June 12, 2019 included \$3,600 to allow the increase in funding for the planning commission stipend.

ATTACHMENTS:

1. Resolution approving the modification of the Planning Commission Compensation
2. Resolution No. 92-219

**CITY MANAGER'S REPORT
DECEMBER 9, 2019 CITY COUNCIL REGULAR MEETING
MODIFICATION OF COMPENSATION FOR PLANNING COMMISSION MEMBERS**

APPROVALS:



Mark Meissner
Community Development Director

10-21-19

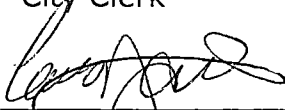
Date



Teresa Vargas
City Clerk

10/22/19

Date



Cari James
Finance Director

10/21/19

Date



Salvador Navarrete
City Attorney

10-21-19

Date



Stephen J. Salvatore
City Manager

11.14.19

Date

RESOLUTION NO. 19-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP MODIFYING COMPENSATION FOR THE MEMBERS OF THE PLANNING COMMISSION

WHEREAS, the City of Council of the City of Lathrop adopted Ordinance no. 91-62 on December 17, 1991 establishing a Planning Commission for the City of Lathrop; and

WHEREAS, Section 4 of the ordinance permits the members of the Planning Commission to receive compensation for meetings attended in an amount as fixed from time to time by resolution of the City Council; and

WHEREAS, the City Council adopted Resolution No. 92-219 establishing Planning Commission member compensation in the amount of twenty dollars (\$20) for every Planning Commission meeting or official Lathrop Planning Commission workshop; and

WHEREAS, for the past twenty seven (27) years, there has not been any adjustments made to the \$20 compensation for Planning Commissioners' attendance; and

WHEREAS, it was determined that increasing compensation to the amount of forty dollars (\$40) per meeting would be appropriate compensation paid to members of the Planning Commission to reflect the increasing commitment of time necessary to perform their assigned duties; and

WHEREAS, increasing the compensation from \$20 to \$ 40 per meeting is less than the average of surrounding cities:

NOW, THEREFORE, IT IS HEREBY RESOLVED, by the City Council of the City of Lathrop as follows:

1. That compensation paid to the members of the Planning Commission shall be increased to forty dollars (\$40) for attendance at Planning Commission meetings whether regular, special, adjourned or any workshop.
2. The increase shall be effective as of January 1, 2020.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Lathrop on 9th day of December 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

SONNY DHALIWAL, MAYOR

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

RESOLUTION NO. 92- 219

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP SETTING COMPENSATION FOR MEMBERS OF THE PLANNING COMMISSION

WHEREAS, the City Council of the City of Lathrop adopted Ordinance No. 91-62 on December 17, 1991 establishing a Planning Commission for the City of Lathrop; and

WHEREAS, Section 4 of that Ordinance permits the members of the Planning Commission to receive compensation for meetings attended in an amount as fixed from time to time by resolution of the City Council.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Lathrop, that compensation for Planning Commissioners be set as follows:

For every Planning Commission meeting or official Lathrop Planning Commission workshop attended, Commissioners shall receive the amount of \$20.00.

PASSED AND ADOPTED this 4th day of August, 1992 by the following vote:

AYES: McKee, Hill, Sangalang, Gatto, Freeman

NOES:

ABSENT:

Mac Freeman
MAC FREEMAN
MAYOR

ATTEST:

By *Dee Weisrod*
City Clerk

**CITY MANAGER REPORT
DECEMBER 9, 2019 CITY COUNCIL REGULAR MEETING**

ITEM: RECOMMENDATION TO CHANGE "SOUTH HARLAN ROAD" TO "OLD HARLAN ROAD"

RECOMMENDATION: Adopt a Resolution Approving Street Name Modification to Change "South Harlan Road" to "Old Harlan Road"

SUMMARY:

Staff is requesting to rename "South Harlan Road" to "Old Harlan Road". The purpose of this effort is to improve navigation and provide clarity on existing road networks in conjunction with existing and proposed development within the immediate vicinity. The proposed street name change will help prevent confusion with motorists, delivery services, and emergency responders.

Staff requests the City Council adopt a Resolution approving the proposed street name change as shown in the attached exhibit.

BACKGROUND:

In the early 2000's, the City of Lathrop initiated the realignment of Harlan Road between Schilling Avenue and J Street. This realignment was a condition of approval as part of the development of the Stonebridge Subdivision. The realignment affected a portion of South Harlan Road (900 feet south of Lathrop Road) that was realigned in 2002 to move the intersection of South Harlan Road and Lathrop Road 400 feet east. The remaining portion of the original alignment of South Harlan Road shares the same name and address range as the realigned portion and needs to be renamed to avoid confusion.

On January 16, 2019, the City of Lathrop Planning Commission approved the Panda Express Project (Site Plan Review No. SPR-18-92) at the southeast corner of Lathrop Road and Interstate 5. This project is the first phase of a multi-phased development that will include additional commercial development between Panda Express and the existing smog shop to the south. The original section of Harlan Road between Lathrop Road and the realigned Harlan Road assumed the name, "Old Harlan Road" when the realignment took place; however, no official City action took place to authorize the use of "Old Harlan Road".

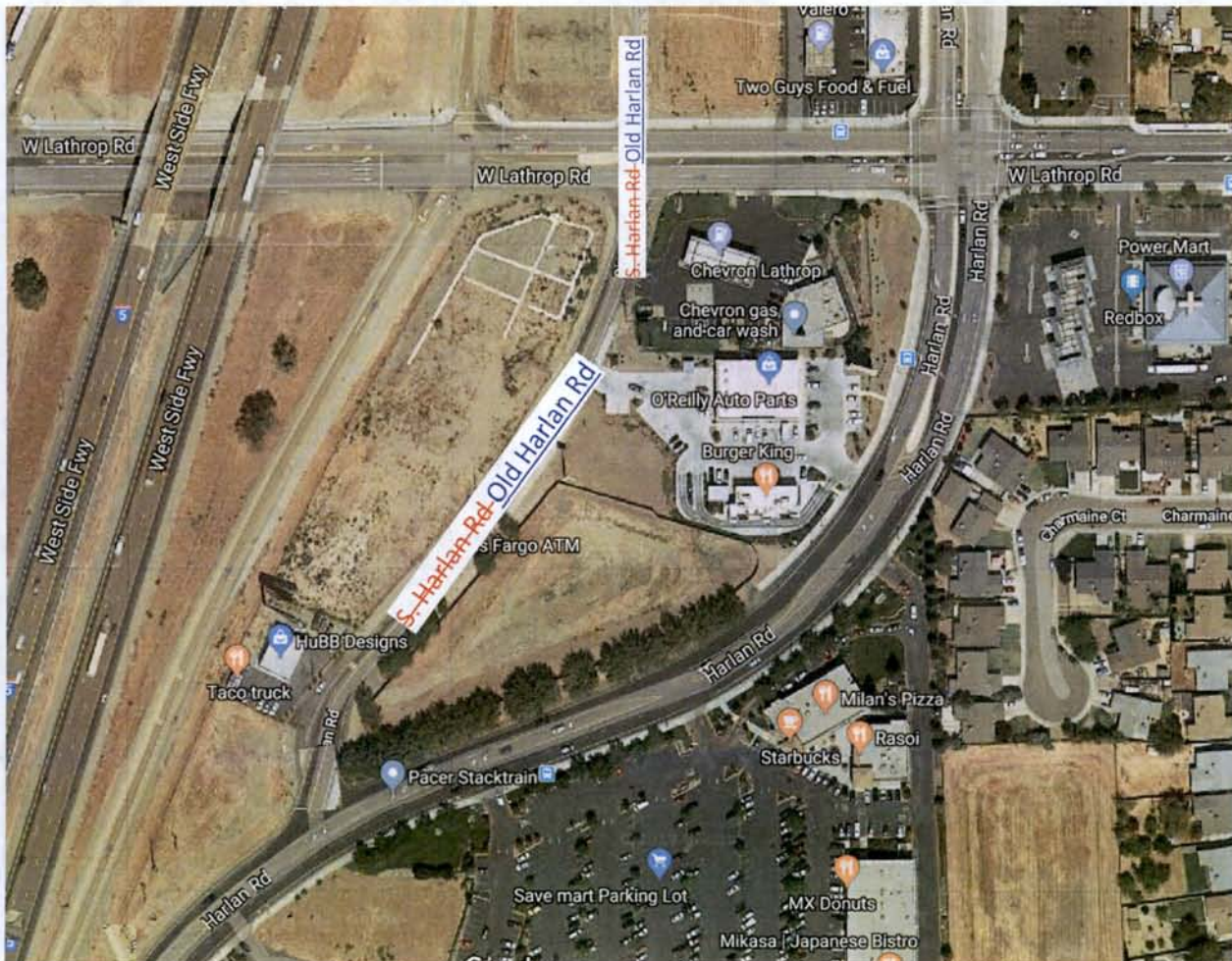
The purpose of this effort is to officially establish the name "Old Harlan Road", which will improve navigation and prevent confusion with motorists, delivery services, and emergency responders.

**CITY MANAGER'S REPORT
DECEMBER 9, 2019 CITY COUNCIL REGULAR MEETING
STREET NAME CHANGE**

ANALYSIS:

Notification letters were sent out on November 4, 2019 to affected property owners, various utility companies, school district, county agencies and postal service. In addition, emergency personnel (San Joaquin Sheriff's Office and Lathrop Manteca Fire Department) have reviewed and approved the proposed street name.

The exhibit below illustrates the proposed street name modification:



RECOMMENDATION:

Staff recommends the City Council adopt a Resolution approving the proposed street name change from "South Harlan Road" to "Old Harlan Road" as shown in the attached exhibit.

**CITY MANAGER'S REPORT
DECEMBER 9, 2019 CITY COUNCIL REGULAR MEETING
STREET NAME CHANGE**

FISCAL IMPACT:

The cost of replacing three street name signs will be funded by the City.

ATTACHMENTS:

1. Resolution Approving the Proposed Street Name Changes
2. Street Name Exhibit


**CITY MANAGER'S REPORT
DECEMBER 9, 2019 CITY COUNCIL REGULAR MEETING
STREET NAME CHANGE**

APPROVALS




Mark Meissner
Community Development Director

11-14-19
Date




Glenn Gebhardt
City Engineer

11-18-19
Date



Salvador Navarrete
City Attorney

11-18-19
Date



Stephen J. Salvatore
City Manager

11-19-19
Date

RESOLUTION NO. 19-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING STREET NAME MODIFICATION TO CHANGE "SOUTH HARLAN ROAD" TO "OLD HARLAN ROAD"

WHEREAS, the proposed street name modification was initiated by staff to improve navigation and provide clarity on existing road networks in conjunction with the development of the Panda Express Project and future commercial project; and

WHEREAS, the San Joaquin County Sheriff's Office and the Lathrop Manteca Fire Department have reviewed and approved the proposed street name change; and

WHEREAS, a portion of South Harlan Road (900 feet south of Lathrop Road) was realigned in 2002 to move the intersection of South Harlan Road and Lathrop Road 400 feet east; and

WHEREAS, the remaining portion of the original alignment of South Harlan Road shares the same name and address range as the realigned portion and needs to be renamed to avoid confusion; and

WHEREAS, the street name of "South Harlan Road" will be replaced with "Old Harlan Road" as shown in Attachment 2 of the Staff Report; and

WHEREAS, notification letters were sent out on November 4, 2019, to all property owners affected by the proposed street name change and various utility companies, school district, county agencies and the postal service.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Lathrop does hereby approve the street name change as shown in Attachment 2 of the Staff Report for this resolution, incorporated by reference herein.

PASSED AND ADOPTED by the City Council of the City of Lathrop at a regular meeting on the 9th of December, 2019 by the following vote:

AYES:

NOES:

ABSENT:

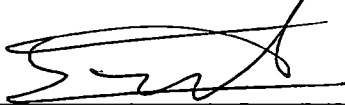
ABSTAIN:

Sonny Dhaliwal, Mayor

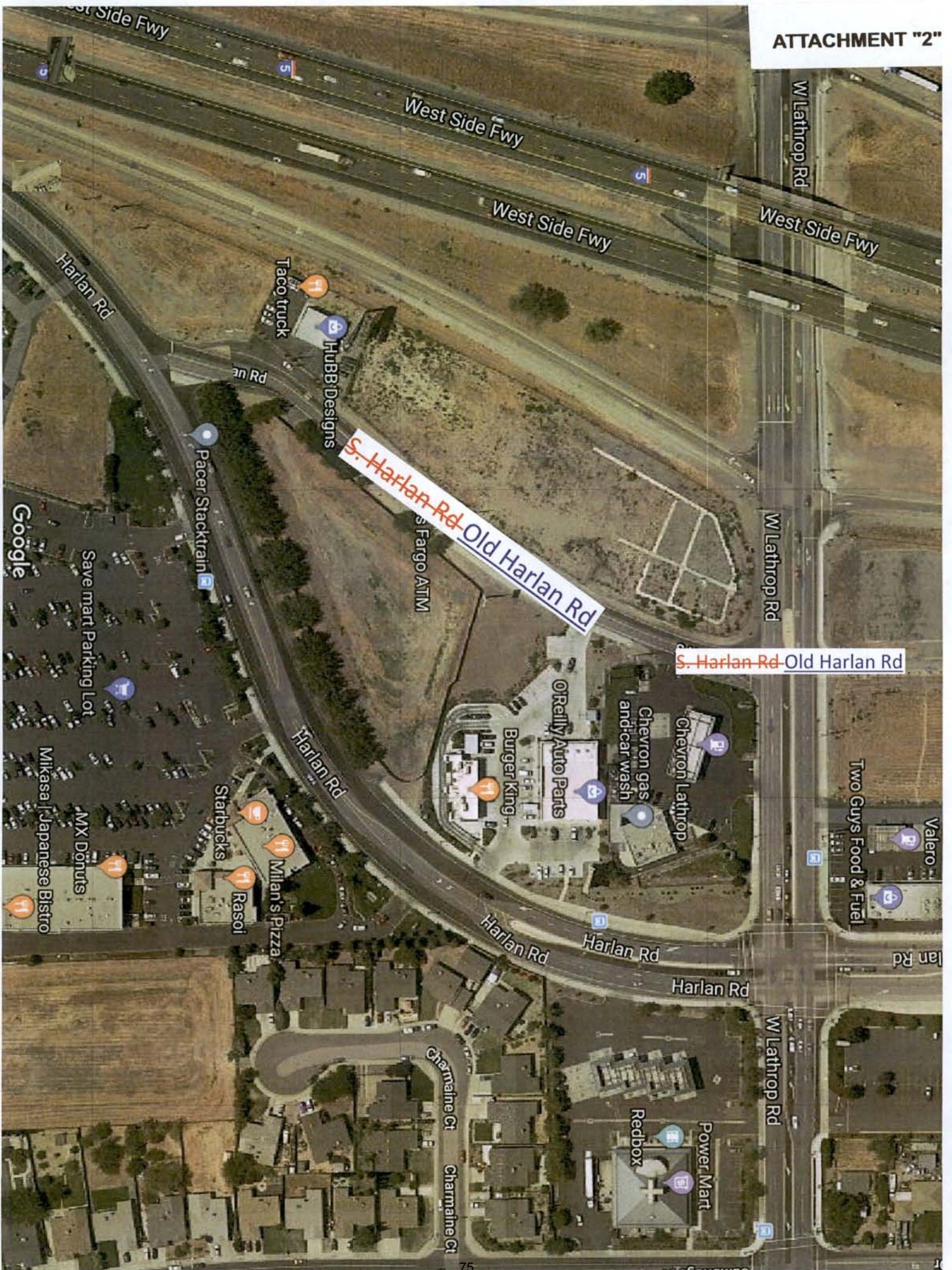
ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney



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**CITY MANAGER'S REPORT
DECEMBER 9, 2019, CITY COUNCIL REGULAR MEETING**

ITEM: CREATE CIP GG 20-19 FOR IRRIGATION AND LANDSCAPE IMPROVEMENTS IN MOSSDALE VILLAGE

RECOMMENDATION: Adopt Resolution Approving the Creation of CIP GG 20-19 for Irrigation and Landscape Improvements in Mosssdale Village and Related Budget Amendment

SUMMARY:

The existing irrigation and landscape improvements along the major roadways in Mosssdale Village are approximately 12 years old and were specifically designed and installed for recycled water use. The State Water Resources Control Board (SWRCB) regulates the use of recycled water through various policies. Over the past 12 years, the SWRCB has updated their policies to align with new data, equipment and technology. Utilizing these updated policies, staff has identified several potential improvements to the existing irrigation system that will make it more efficient and reduce the long-term operation and maintenance costs.

Staff requests City Council approve the creation of Capital Improvement Project (CIP) GG 20-19 for irrigation and landscape improvements in Mosssdale Village and a related budget amendment.

BACKGROUND:

The Mosssdale Village area of Lathrop is located west of Interstate 5 (I-5) and east of the San Joaquin River as shown in Attachment B. The 1,161-acre development is comprised of approximately 2,845 residential lots along with service commercial and highway commercial uses. The existing irrigation and landscape improvements along the major roadways in Mosssdale Village are approximately 12 years old and were specifically designed and installed for recycled water use. The State Water Resources Control Board (SWRCB) regulates the use of recycled water through various policies.

Staff reviewed the existing irrigation system along the major roadways in Mosssdale Village including Golden Valley Parkway, River Islands Parkway, McKee Boulevard, Brookhurst Boulevard and Barbara Terry Boulevard. Several potential improvements were identified that will make the system more efficient and reduce long-term operation and maintenance costs. These improvements include the removal of subsurface drip irrigation, valve replacement, consolidating meters, controller updates, etc. Staff is recommending that the improvements take place in phases to minimize impacts to residents with Phase 1 being Golden Valley Parkway between River Islands Parkway and Towne Centre Drive.

CITY MANAGER’S REPORT **PAGE 2**
DECEMBER 9, 2019, CITY COUNCIL REGULAR MEETING
CREATE CIP GG 20-19 FOR IRRIGATION AND LANDSCAPE IMPROVEMENTS
IN MOSSDALE VILLAGE

REASON FOR RECOMMENDATION:

Making improvements to the existing irrigation system in Mosssdale Village will allow for more efficient use of recycled water and reduce the long-term operations and maintenance costs.

FISCAL IMPACT:

The total estimated cost for phase 1 improvements to the irrigation and landscape in Mosssdale Village is \$500,000. Funds are available in the Landscape Reserve Account. Prior to staff moving forward, a CIP must be created and funds transferred. Staff requests City Council approve the creation of CIP GG 20-19 and a budget amendment transferring \$500,000 from the Landscape Reserves Fund 1010 as follows:

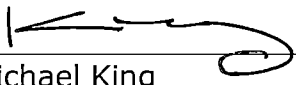
<u>Increase Transfer Out</u>		
1010-9900-990-9010		\$500,000
 <u>Increase Transfer In</u>		
3010-9900-393-0000	GG 20-19	\$500,000
 <u>Increase Expenditures</u>		
3010-8000-420-1200	GG 20-19	\$500,000
 <u>Decrease Reserve</u>		
1010-251-07-00		\$500,000

ATTACHMENT:

- A. Resolution Approving the Creation of CIP GG 20-19 Mosssdale Village Irrigation and Landscape Improvements and Related Budget Amendment
- B. Map of Mosssdale Village

CITY MANAGER'S REPORT
DECEMBER 9, 2019, CITY COUNCIL REGULAR MEETING
CREATE CIP GG 20-19 FOR IRRIGATION AND LANDSCAPE IMPROVEMENTS
IN MOSSDALE VILLAGE

APPROVALS:



Michael King
Public Works Director

11-25-19


Date



Cari James
Finance & Administrative
Services Director

11-25-19

Date



Salvador Navarrete
City Attorney

11-22-19

Date



Stephen J. Salvatore
City Manager

11-27-19

Date

RESOLUTION NO. 19-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING THE CREATION OF CIP GG 20-19 FOR IRRIGATION AND LANDSCAPE IMPROVEMENTS IN MOSSDALE VILLAGE AND RELATED BUDGET AMENDMENT

WHEREAS, the existing irrigation and landscape improvements along the major roadways in Mossdale Village are approximately 12 years old and were specifically designed and installed for recycled water use; and

WHEREAS, the State Water Resources Control Board (SWRCB) regulates the use of recycled water through various policies and over the past 12 years the SWRCB has updated their policies to align with new data, equipment and technology; and

WHEREAS, staff reviewed the existing irrigation system along the major roadways in Mossdale Village and several potential improvements were identified that will make the system more efficient and reduce long-term operation and maintenance costs; and

WHEREAS, staff is recommending that the improvements take place in phases to minimize impacts to residents with Phase 1 being Golden Valley Parkway between River Islands Parkway and Towne Centre Drive; and

WHEREAS, the total estimated cost for the phase 1 improvements is \$500,000 and funds are available in the Landscape Reserve Account for these improvements; and

WHEREAS, prior to staff moving forward a Capital Improvement Project (CIP) must be created and funds transferred.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Lathrop does hereby approve the creation of CIP GG 20-19 for irrigation and landscape improvements in Mossdale Village; and

BE IT FURTHER RESOLVED, the City Council of the City of Lathrop does hereby approve the following budget amendment from the Reserve Fund 1010 to cover the cost of the improvements:

<u>Increase Transfer Out</u>		
1010-9900-990-9010		\$500,000
<u>Increase Transfer In</u>		
3010-9900-393-0000	GG 20-19	\$500,000
<u>Increase Expenditures</u>		
3010-8000-420-1200	GG 20-19	\$500,000
<u>Decrease Reserve</u>		
1010-251-07-00		\$500,000

The foregoing resolution was passed and adopted this 9th day of December 2019, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:


ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk

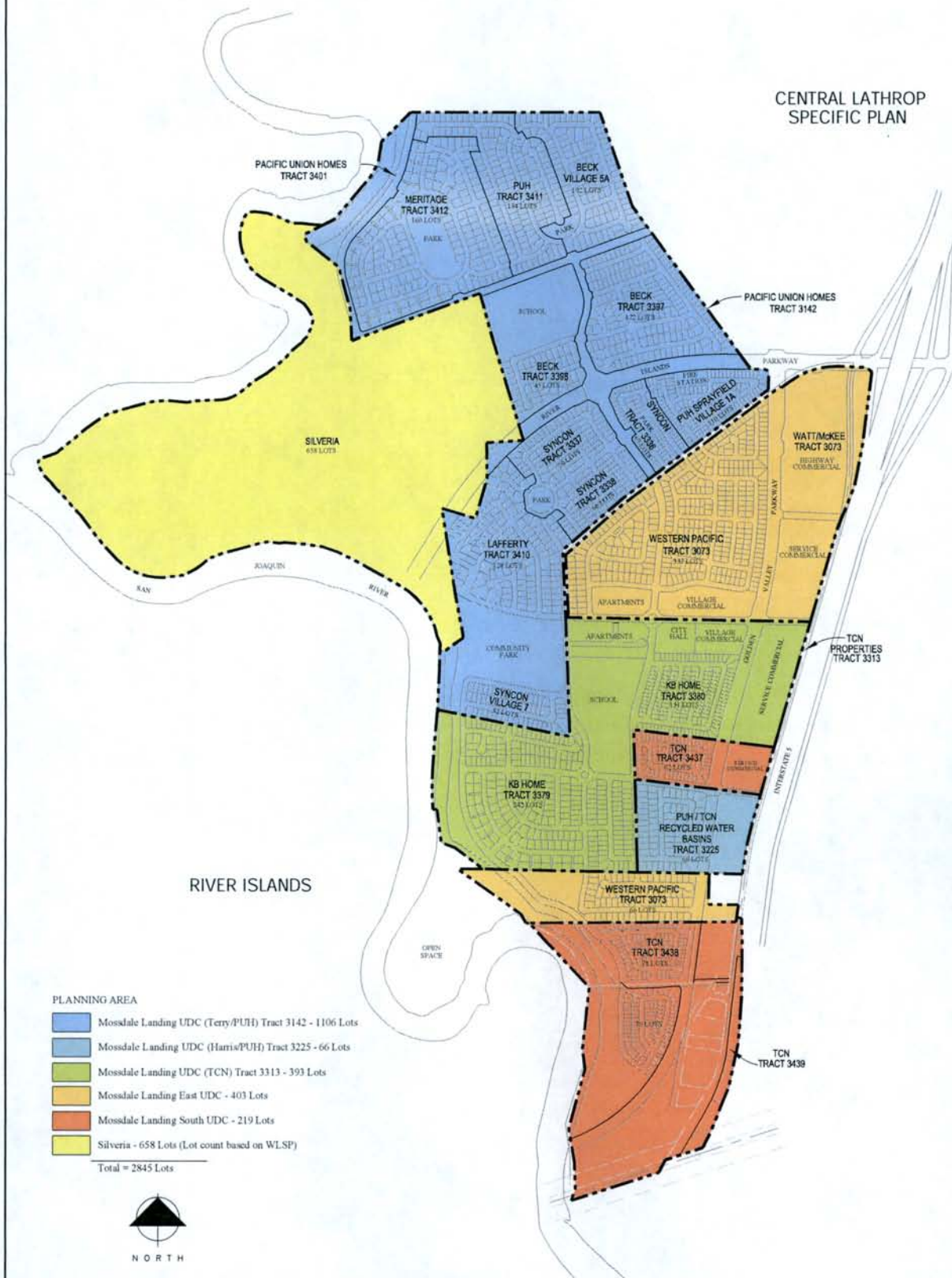
APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

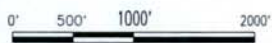
MOSSDALE VILLAGE PLANNING AREAS

CENTRAL LATHROP
SPECIFIC PLAN



PLANNING AREA

Blue	Mossdale Landing UDC (Terry/PUH) Tract 3142 - 1106 Lots
Light Blue	Mossdale Landing UDC (Harris/PUH) Tract 3225 - 66 Lots
Green	Mossdale Landing UDC (TCN) Tract 3313 - 393 Lots
Orange	Mossdale Landing East UDC - 403 Lots
Dark Orange	Mossdale Landing South UDC - 219 Lots
Yellow	Silveria - 658 Lots (Lot count based on WLSP)
Total = 2845 Lots	



Mackay & Sumps
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
 Pleasanton, CA (925) 225-0690

ITEM 4.13

**CITY MANAGER'S REPORT
DECEMBER 9, 2019, CITY COUNCIL REGULAR MEETING**

ITEM: APPROVE TASK ORDER NO. 16 WITH 4LEAF, INC.,
FOR PROFESSIONAL SERVICES IN THE BUILDING
DIVISION

RECOMMENDATION: Adopt Resolution Approving Task Order No. 16 to the
Master Professional Consulting Services Agreement
with 4Leaf, Inc., for Professional Services and
Related Budget Amendment

SUMMARY:

On September 21, 2015, City Council approved a Master Agreement with 4Leaf, Inc., (4Leaf) to provide professional services in the Building Division. Since then, an Amendment and a series of Task Orders have been approved to provide various professional services within the Building Division. Due to continued increase in construction activity related to capital improvement, private land development, residential, commercial and industrial projects, staff requested a proposal from 4Leaf to provide continued professional services in the Building Division.

Staff is requesting City Council to consider approval of Task Order No. 16 with 4Leaf, Inc., on a time and material basis with a not to exceed amount of \$400,000 and a related budget amendment. Task Order No. 16 will be fully funded by revenue received from permit fees collected at the issuance of building permits.

BACKGROUND:

On September 21, 2015, City Council approved a Master Agreement with 4Leaf to provide professional services in the Building Division. On May 13, 2019, City Council approved Amendment No. 2 extending the Master Agreement to June 30, 2021. The Master Agreement with 4Leaf allows staff to issue task orders to align with increased construction activity that exceeds staff resources. The ability to use the services of outside consultants makes it possible to continue providing timely response times to our residents, businesses and developers. The table depicted on the next page provides a summary of Task Orders approved to date.

CITY MANAGER'S REPORT **PAGE 2**
DECEMBER 9, 2019, CITY COUNCIL REGULAR MEETING
APPROVE TASK ORDER NO. 16 WITH 4LEAF, INC. FOR PROFESSIONAL
SERVICES IN THE BUILDING DIVISION

Task Order No.	Date Approved	Description
1	09/21/15	Staff Augmentation Services
2	09/21/15	Plan Check Services
3	07/18/16	Plan Check Services
4	10/17/16	Plan Check Services
5	12/05/16	Inspection Services
6	06/19/17	Plan Check Services
7	06/19/17	Inspection Services
8	01/29/18	Chief Building Official Services
9	06/11/18	Chief Building Official Services
10	06/21/18	Inspection Services
11	10/08/18	Plan Check Services
12	05/13/19	Inspection Services
13	05/13/19	Staff Augmentation Services
14	09/21/19	Chief Building Official Services
15	10/14/19	Professional Services

REASON FOR RECOMMENDATION:

Additional professional services are needed in the Building Division to keep up with the continued increase in construction activity related to capital improvement, private land development, residential, commercial and industrial projects. The ability to use the services of outside consultants makes it possible to continue providing timely response times to our residents, businesses and developers.

FISCAL IMPACT:

Task Order No. 16 with 4Leaf, Inc., will be on a time and material basis with a not to exceed amount of \$400,000. Task Order No. 16 will be fully funded from plan check fees collected at the issuance of a building permit and will only be paid when revenue has been received. Funds approved in the Building Division budget for fiscal year 2019-2020 is insufficient to cover the unexpected increase in construction activity, staff is requesting a budget amendment to the adopted budget for the Building Division to offset the additional expenses. The budget amendment is as follows:

Increase Revenue

2015-50-30-323-01-00 \$75,500

Increase Expenditures

2015-50-30-420-01-00 \$75,500

CITY MANAGER'S REPORT
DECEMBER 9, 2019, CITY COUNCIL REGULAR MEETING
APPROVE TASK ORDER NO. 16 WITH 4LEAF, INC. FOR PROFESSIONAL SERVICES IN THE BUILDING DIVISION

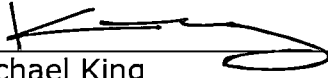
PAGE 3

ATTACHMENTS:

- A. Resolution Approving Task Order No. 16 with 4Leaf, Inc., for Professional Services in the Building Division and Related Budget Amendment
- B. Task Order No. 16 for Professional Services in the Building Division dated December 9, 2019

CITY MANAGER'S REPORT
DECEMBER 9, 2019, CITY COUNCIL REGULAR MEETING
APPROVE TASK ORDER NO. 16 WITH 4LEAF, INC. FOR PROFESSIONAL
SERVICES IN THE BUILDING DIVISION

APPROVALS:



Michael King
Director of Public Works

11-20-19

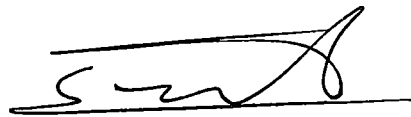
Date



Cari James
Finance & Administrative Services Director

11-25-19


Date



Salvador Navarrete
City Attorney

11-20-19

Date



Stephen J. Salvatore
City Manager

11-27-19

Date

RESOLUTION NO. 19-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING TASK ORDER NO. 16 TO THE MASTER PROFESSIONAL CONSULTING SERVICES AGREEMENT WITH 4LEAF, INC., FOR PROFESSIONAL SERVICES AND RELATED BUDGET AMENDMENT

WHEREAS, the City requires contract professional services to keep pace with ongoing development; and

WHEREAS, 4Leaf, Inc. has the qualifications necessary to provide additional professional services in the Building Division services; and

WHEREAS, City Council approved a Master Agreement with 4Leaf, Inc. for professional services in September 2015; and

WHEREAS, City Council approved Amendment No. 2 extending the Master Agreement through June 30, 2021; and

WHEREAS, staff is requesting Council approve Task Order No. 16 to provide additional professional services on a time and material basis with a not to exceed amount of \$400,000; and

WHEREAS, Task Order No. 16 will be fully funded by revenue received from construction permit fees collected at the issuance of building permits; and

WHEREAS, sufficient funds were not allocated in the adopted Fiscal Year 19/20 Budget, and staff is requesting the following budget amendment:

<u>Increase Revenue</u>	
2015-50-30-323-01-00	\$75,500
<u>Increase Expenditures</u>	
2015-50-30-420-01-00	\$75,500

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop does hereby approve Task Order No. 16 for professional services in the Building Division and related budget amendment.

The foregoing resolution was passed and adopted this 9th day of December 2019, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

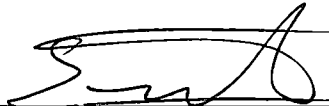
ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

**CITY OF LATHROP
TASK ORDER NO. 16**

**PURSUANT TO MASTER CONSULTING AGREEMENT DATED
SEPTEMBER 21, 2015 WITH 4LEAF, INC.**

TO PROVIDE PROFESSIONAL SERVICES IN THE BUILDING DIVISION

THIS TASK ORDER NO. 16 dated for convenience this 9th day of December 2019 is by and made and entered into by and between **4LEAF, Inc.** ("CONSULTANT") and the CITY OF LATHROP, a California municipal corporation ("CITY");

RECITALS:

WHEREAS, on September 21, 2015, CONSULTANT entered into a Master Agreement with the CITY, and parties approved an extension of the term to June 30, 2021 pursuant to Amendment No. 2 dated May 13, 2019 ("AGREEMENT") by which the CONSULTANT has agreed to provide Building Division Professional Services; and

WHEREAS, CONSULTANT is specially trained, experienced, and competent to provide professional building services, which are required by this agreement; and

WHEREAS, CITY selected the CONSULTANT pursuant to said qualifications; and

WHEREAS, CONSULTANT is willing to render such professional building services, as hereinafter defined, on the following terms and conditions;

NOW, THEREFORE, CONSULTANT and the CITY agree as follows:

AGREEMENT

(1) **Incorporation of Master Agreement**

This Task Order hereby incorporates by reference all terms and conditions set forth in the Master Agreement for Consulting Services for this project, unless specifically modified by this Task Order.

(2) **Scope of Service**

CONSULTANT agrees to perform professional building services in accordance with the scope of work and fee proposal provided in Exhibit "A" to this Task Order No, 16. CONSULTANT agrees to diligently perform these services in accordance with the upmost standards of its profession and to the CITY'S satisfaction.

CITY OF LATHROP – TASK ORDER NO. 16 WITH 4LEAF INC. FOR PROFESSIONAL SERVICES IN THE BUILDING DIVISION

(3) **Effective Date and Term.**

The effective date of this Agreement is **December 9th, 2019**, and it shall terminate no later than **June 30, 2020**.

(4) **Compensation**

CITY hereby agrees to pay CONSULTANT on a time and material basis with a not to exceed amount of **\$400,000** for the professional building services. CONSULTANT shall be paid any uncontested sum due and payable within thirty (30) days of receipt of billings containing all information pursuant to Paragraph 5 below. Compensation for any task must be equal to or less than the percentage of task complete. In no event shall CONSULTANT be entitled to compensation for work not included in Exhibit "A", unless a written change order or authorization describing the extra work and payment terms has been executed by CITY's authorized representative prior to the commencement of the work.

(5) **Notice to Proceed**

Prior to commencing work under this agreement, CONSULTANT shall receive a written "Notice to Proceed" from CITY. A Notice to Proceed shall not be issued until all necessary bonds and insurance have been received. City shall not be obligated to pay CONSULTANT for any services prior to issuance of the Notice to Proceed.

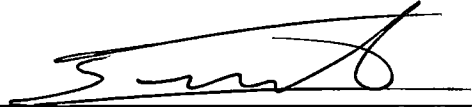
(6) **Signatures**

The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of the respective legal entities of the CONSULTANT and the CITY. This agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

CITY OF LATHROP – TASK ORDER NO. 16 WITH 4LEAF INC. FOR PROFESSIONAL SERVICES IN THE BUILDING DIVISION

Approved as to Form:

City of Lathrop
City Attorney



Salvador Navarrete

11-20-19

Date

Recommended for Approval:

City of Lathrop
Public Works Director

Michael King

Date

Accepted By:

City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Stephen J. Salvatore

Date

CONSULTANT:

4 Leaf Inc.
2126 Rheem Drive, Suite A
Pleasanton, CA 94588

Fed ID # 94-3393574
Bus License # 20088

Signature

Date

Kevin J. Duggan, President
(Print Name and title)



2019-21 FEE SCHEDULE & BASIS OF CHARGES

For the City of Lathrop

All Rates are Subject to Basis of Charges

Plan Check Service	Fee for 1 st Review and two (2) subsequent rechecks	Hourly rate for onsite and/or greater than 3 reviews offsite (with authorization from Director):
Life Health Safety, Structural, ADA Requirements and Title 24 Energy Requirements Plan Checks	65% of City fee	\$125/hour structural \$95/hour non-structural
Plumbing/Mechanical/Electrical Only Plan Checks	40% of City fee	\$95/hour non-structural
Structural Only Plan Checks	40% of City fee	\$125/hour structural

Additional Building Department Services

Senior Combination Building Inspector	\$95/hour
Commercial Building Inspector	\$90/hour
Residential Building Inspector	\$80/hour
Training Building Inspector	\$70/hour
Code Enforcement.....	\$85/hour
Senior Permit Technician	\$70/hour
Permit Technician.....	\$65/hour
Administrative Support.....	\$60/hour
On-Site Plan Review Engineer.....	\$120/hour
On-Site Non-Structural Plans Examiner.....	\$90/hour
Fire Review.....	\$155/hour
Inspector of Record (including DSA or OSHPD)	\$135/hour
Public Works Inspector.....	\$145/hour
Interim Chief Building Official	\$130/hour
CASp Inspection.....	\$155/hour
Off-Site Project Manager	\$160/hour
Principal-in-Charge	\$185/hour
Hourly overtime charge per inspector	1.5 x hourly rate
Mileage (for inspections performed within the City).....	IRS Rate + 20%



BASIS OF CHARGES

- All invoicing will be submitted monthly.
- Work is subject to 4-hour minimum charges unless stated otherwise. Services billed in 4-hour increments.
- 4LEAF assumes that these rates reflect the 2019-2021 contract period. 3% escalation for 2021 and 2022 is negotiable per market conditions.
- Overtime and Premium time will be charged as follows:
 - *Regular time (work begun after 5AM or before 4PM)* *1 x hourly rate*
 - *Night Time (work begun after 4PM or before 5AM)* *1.125 x hourly rate*
 - *Overtime (over 8 hour M-F or Saturdays)* *1.5 x hourly rate*
 - *Overtime (over 8 hours Sat or 1st 8 hour Sun)* *2 x hourly rate*
 - *Overtime (over 8 hours Sun or Holidays)* *3 x hourly rate*
- Overtime will only be billed with prior authorization of the Chief Building Official, Public Works Director, or other responsible designated City personnel.
- Expedited reviews will be charged at 1.4 times the plan review fee
- All work with less than 8 hours rest between shifts will be charged the appropriate overtime rate.
- Mileage, driven during the course of Lathrop Inspections will be charged at cost plus 20%.
- Payment due on receipt. All payments over 30 days will be assessed a 1.5% interest charge.
- Client shall pay attorneys' fees, or other costs incurred in collecting delinquent amounts.
- Client agrees that 4LEAF's liability will be limited to the value of services provided.
- 4LEAF will negotiate fees on a case by case basis for larger complex projects and projects deemed special by the City.

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**CITY MANAGER'S REPORT
DECEMBER 9, 2019, CITY COUNCIL REGULAR MEETING**

ITEM: **APPROVE A CONSTRUCTION CONTRACT FOR SANITARY SEWER PUMP STATION UPGRADES, PURSUANT TO CIP WW 19-01 WOODFIELD SEWER PUMP STATION UPGRADES AND RELATED BUDGET AMENDMENT**

RECOMMENDATION: **Adopt Resolution Approving Construction Contract with Telstar Instruments for Sanitary Sewer Pump Station Upgrades, Pursuant to CIP WW 19-01 Woodfield Sewer Pump Station Upgrades and Related Budget Amendment**

SUMMARY:

On July 9, 2018, City Council approved Capital Improvement Project (CIP) WW 19-01 Woodfield Sewer Pump Station Upgrades to accommodate additional flows from the North Harlan Road/Roth Road industrial area and to alleviate stress on the downstream Historic Lathrop system. Contract plans and specifications for this project were completed in September 2019 and were advertised for bid on October 2, 2019 according to the Public Contract Code and the Lathrop Municipal Code, Section 2.36.060.

On November 12, 2019, a total of four (4) bids were received and opened by the City Clerk. After review and evaluation of the bids, the lowest responsive and responsible bidder for the project was determined to be Telstar Instruments (Telstar) based on the base bid alone for a total of \$1,036,050.

Staff requests City Council approve a construction contract with Telstar for CIP WW 19-01 of \$1,036,050. Staff also requests Council approve a 10% contingency in the amount of \$103,605 for a total cost not to exceed \$1,139,655.

BACKGROUND:

Improvements to the Woodfield Sewer Pump Station are needed to accommodate additional flows from the North Harlan Road/Roth Road industrial area and to alleviate stress on the downstream Historic Lathrop system. The project will upgrade the Woodfield Sewer Pump Station with new pumps and establish a connection to an existing 10-inch force main that will allow its flow to be pumped to the Manteca Water Quality Control Facility (MWQCF) using existing mains that connect to the McKinley Avenue Sewer Pump Station. This project will also facilitate a potential future connection of the Sharpe Army Depot to the City's wastewater collection system by providing additional flows needed to prevent settling of solids in the sewer main on McKinley Avenue. The costs for this project may be paid using funds allocated from Fund 6060 Wastewater Capital Replacement.

CITY MANAGER'S REPORT **PAGE 2**
DECEMBER 9, 2019, CITY COUNCIL REGULAR MEETING
APPROVE A CONSTRUCTION CONTRACT FOR CIP WW 19-01 WOODFIELD
SEWER PUMP STATION UPGRADES

In September 2019, staff completed the plans and specifications for the Woodfield Sewer Pump Station Upgrades. The project was advertised for bid through Stockton ARC in accordance with Lathrop Municipal Code Section 2.36.060. A total of four (4) bids were received that were determined to be responsive and responsible. The bid results are summarized below.

Table 1: Summary of Bid Results

Contractor	Total Bid
Telstar Instruments	\$1,036,050
Cazadoro Construction	\$1,328,000
RTC Construction Management	\$1,348,163
Preston Pipelines	\$1,435,000

Staff reviewed the bids and determined that the lowest responsive and responsible bidder is Telstar. Staff requests that City Council adopt a resolution approving a construction contract with Telstar in the amount of \$1,036,050. Staff also requests City Council authorize a 10% construction contingency of \$103,605 and authorize staff to spend the contingency as necessary to achieve the goals of the project for a total cost not to exceed \$1,139,655.

Staff complied with the CEQA process for this project with the preparation and filing of a Notice of Exemption (NOE) pursuant to the CEQA Guidelines Section 15301(c).

REASON FOR RECOMMENDATION:

The Woodfield Sewer Pump Station Upgrades are needed to accommodate additional flows from the North Harlan Road/Roth Road industrial area and to alleviate stress on the downstream Historic Lathrop system. Approving a construction contract with Telstar and the allocation funds will allow staff to move forward with construction.

CITY MANAGER'S REPORT **PAGE 3**
DECEMBER 9, 2019, CITY COUNCIL REGULAR MEETING
APPROVE A CONSTRUCTION CONTRACT FOR CIP WW 19-01 WOODFIELD
SEWER PUMP STATION UPGRADES

FISCAL IMPACT:

The proposed contract with Telstar Instruments is for \$1,036,050. A 10% contingency is requested in the amount of \$103,605 for a total cost not to exceed \$1,139,655. The amount of \$520,000 was included in the FY 19/20 Budget for CIP WW 19-01 Woodfield Sewer Pump Station Upgrades. Staff requests City Council approve a budget amendment transferring \$185,896 from the Wastewater Connection Fees Fund (6030) and \$433,759 from the Wastewater Capital Replacement Fund (6060) to the Wastewater CIP Fund (6090) as follows:

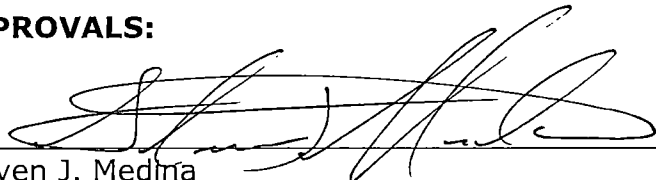
<u>Increase Transfer Out</u>		
6030-9900-990-9010		\$185,896
(Wastewater Connections Fees)		
6060-9900-990-9010		\$433,759
(Wastewater System Capital Replacement)		
<u>Increase Transfer In</u>		
6090-9900-393-0000	WW 19-01	\$619,655
(Wastewater CIP)		
<u>Increase Appropriation</u>		
6090-8000-420-12-00	WW 19-01	\$619,655
(Wastewater CIP Construction Contracts)		

ATTACHMENTS:

- A. Resolution Approving Construction Contract with Telstar Instruments for Sanitary Sewer Pump Station Upgrades, Pursuant to CIP WW 19-01 Woodfield Sewer Pump Station Upgrades and Related Budget Amendment
- B. Construction Contract with Telstar for Woodfield Sewer Pump Station Upgrades, CIP WW 19-01

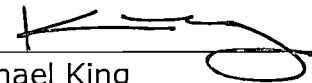
CITY MANAGER'S REPORT
DECEMBER 9, 2019, CITY COUNCIL REGULAR MEETING
APPROVE A CONSTRUCTION CONTRACT FOR CIP WW 19-01 WOODFIELD
SEWER PUMP STATION UPGRADES

APPROVALS:



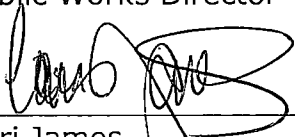
Steven J. Medina
Assistant Engineer

11/14/19
Date




Michael King
Public Works Director

11-14-19
Date




Cari James
Finance & Administrative
Services Director

11/19/19
Date



Salvador Navarrete
City Attorney

11-14-19
Date



Stephen J. Salvatore
City Manager

11-21-19
Date

RESOLUTION NO. 19-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING CONSTRUCTION CONTRACT WITH TELSTAR INSTRUMENTS FOR SANITARY SEWER PUMP STATION UPGRADES, PURSUANT TO CIP WW 19-01 WOODFIELD SEWER PUMP STATION UPGRADES

WHEREAS, on July 9, 2018, City Council approved the formation of Capital Improvement Project (CIP) WW 19-01 Woodfield Sewer Pump Station Upgrades to accommodate additional flows from the North Harlan Road/Roth Road industrial area and to alleviate stress on the downstream Historic Lathrop system; and

WHEREAS, contract plans and specifications for this project were completed in September 2019 and were advertised for bid on October 2, 2019 according to the Public Contract Code and the Lathrop Municipal Code, Section 2.36.060; and

WHEREAS, a total of four (4) bids were received and opened by the City Clerk on November 12, 2019; and

WHEREAS, upon review and evaluation of the bids, the lowest responsive and responsible bidder for the project was determined to be Telstar Instruments with a base bid amount of \$1,036,050; and

WHEREAS, staff also requests City Council to authorize a 10% contingency in the amount of \$103,605 and authorize staff to spend the contingency as necessary to achieve the goals of the project for a total cost not to exceed \$1,139,655; and

WHEREAS, staff also requests City Council approve a budget amendment increase transferring \$185,896 from the Wastewater Connection Fees Fund (6030) and \$433,759 from the Wastewater Capital Replacement Fund (6060) to the Wastewater CIP Fund (6090) as follows: as follows:

<u>Increase Transfer Out</u>		
6030-9900-990-9010		\$185,896
(Wastewater Connections Fees)		
6060-9900-990-9010		\$433,759
(Wastewater System Capital Replacement)		
<u>Increase Transfer In</u>		
6090-9900-393-0000	WW 19-01	\$619,655
(Wastewater CIP)		
<u>Increase Appropriation</u>		
6090-8000-420-12-00	WW 19-01	\$619,655
(Wastewater CIP Construction Contracts)		

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop hereby approves a construction contract with Telstar Instruments for Sanitary Sewer Pump Station Upgrades, pursuant to CIP WW 19-01 Woodfield Sewer Pump Station Upgrades for a cost of \$1,036,050; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council of the City of Lathrop does hereby approve a 10% construction contingency in the amount of \$103,605 for a total construction cost not to exceed \$1,139,655 and authorizes staff to spend this amount, as necessary, to accomplish the goals of the project.

The foregoing resolution was passed and adopted this 9th day of December 2019, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

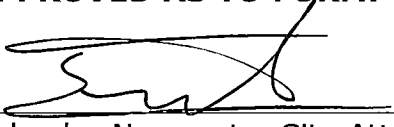
ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

CONTRACT

THIS CONSTRUCTION CONTRACT (hereinafter "Contract"), dated _____, is entered into by and between the **City of Lathrop**, a municipal corporation of the State of California (hereinafter "City"), and **Telstar Instruments**, (hereinafter "Contractor"), whose Taxpayer Identification Number is _____.

For and in consideration of the following covenants, terms and conditions, City and Contractor (the parties) agree:

1. Term. This Contract shall commence on, and be binding on the parties on, the date of execution of this Contract, and shall expire on the date of recordation of the Notice of Substantial Completion, or, if no such notice is required to be filed, on the date that final payment is made hereunder, subject to the earlier termination of this Contract.
2. General Scope of Project and Work. Construction Documents for **Woodfield Sewer Pump Station Upgrades CIP WW 19-01** (hereinafter "Project"). Contractor shall furnish labor, services, materials and equipment in connection with the construction of the Project and complete the Work in accordance with the covenants, terms and conditions of this Contract to the satisfaction of City. The Project and Work is generally described as follows:

The work to be performed under this contract includes all work contained in the Construction Documents, including, but not limited to the construction of the Woodfield Sewer Pump Station, an electrical power SES and power generators in Lathrop, CA as defined in the Contract Documents; and any task necessary to accomplish the aforementioned tasks.

The work shall be complete, and all appurtenant work, materials, and services not expressly shown or called for in the Construction Documents which may be necessary for the complete and proper construction of the Work in good faith shall be performed, furnished, and installed by the Contractor as though originally specified or shown. The Contractor will be compensated for work actual work performed in accordance with the unit prices and provisions contained in these Construction Documents.

Base Bid Total: \$ 1,036,050

2. Construction Documents. This Contract shall include the Construction Documents which are on file with the Public Works Department and are hereby incorporated by reference (i.e. Project Specifications, Project Plans, addenda, performance bond, labor and materials bond, certification of insurance, workers' compensation certification, and guaranty). For the purposes of construing, interpreting and resolving inconsistencies between the provisions of this Contract, these documents and the provisions thereof are set forth in the order of precedence described in Article 3 of the General Conditions.

4. Compensation. In consideration of Contractor's performance of its obligations hereunder, City shall pay to Contractor the amount set forth in Contractor's Bid in accordance with the provisions of this Contract and upon the receipt of written invoices and all necessary supporting documentation within the time set forth in the Construction Documents.

Contractor hereby shall not be permitted to invoice the City nor accept compensation for work not yet complete. In no event, shall the Contractor be entitled to payment for work not included in the approved scope of work, a written task order, or change order signed by the City's Public Works Director prior to commencement of any work.

5. Insurance. On or before the Date of Execution, Contractor shall obtain and maintain the policies of insurance coverage described in Section 5.2 of the General Conditions on terms and conditions and in amounts as may be required by the City. City shall not be obligated to take out insurance on Contractor's personal property or the personal property of any person performing labor or services or supplying materials or equipment under the Project. Contractor shall furnish City with the certificates of insurance and with original endorsements affecting coverage required under this Contract on or before the Date of Execution. The certificates and endorsements for each insurance policy shall be signed by a person who is authorized by that insurer to bind coverage in its behalf. Proof of insurance shall be mailed to the Project Manager to the address set forth in Section 00002 of this Bid Specifications.

6. Indemnification. Contractor agrees to protect, defend, indemnify and hold City, its City Council members, officers, employees, engineer, and construction manager harmless from and against any and all claims, demands, liabilities, losses, damages, costs, expenses, liens, penalties, suits, or judgments, arising in whole or in part, directly or indirectly, at any time from any injury to or death of persons or damage to property as a result of the willful or negligent act or omission of Contractor, or which results from Contractor's noncompliance with any Law respecting the condition, use, occupation or safety of the Project site, or any part thereof, or which arises from Contractor's failure to do anything required under this Contract or for doing anything which Contractor is required not to do under this Contract, or which arises from conduct for which any Law imposes strict liability on Contractor in the performance of or failure to perform the terms and conditions of this Contract, except as may arise from the sole willful or negligent act or omission of City or any of its City Council members, officers, employees. This indemnification shall extend to any and all claims, demands, or liens made or filed by reason of any construction, renovation, or remodeling work performed by Contractor under this Contract at any time during the term of this Contract, or arising thereafter.

7. Assumption of Risk. Contractor agrees to voluntarily assume any and all risk of loss, damage, or injury to the property of Contractor which may occur in, on, or about the Project site at any time and in any manner, excepting such loss, injury, or damage as may be caused by the sole willful or negligent act or omission of City or any of its City Council members, officers, or employees.

8. Waiver. The acceptance of any payment or performance, or any part thereof, shall not operate as a waiver by City of its rights under this Contract. A waiver by City of any breach of any part or provision of this Contract by Contractor shall not operate as a waiver or continuing waiver of any subsequent breach of the same or any other provision, nor shall any custom or practice which may arise between the parties in the administration of any part or provision of this Contract be construed to waive or to lessen the right of City to insist upon the performance of Contractor in strict compliance with the covenants, terms and conditions of this Contract.
9. Compliance with Laws. Contractor shall comply with all Laws now in force or which may hereafter be in force pertaining to the Project and Work and this Contract, with the requirement of any bond or fire underwriters or other similar body now or hereafter constituted, with any discretionary license or permit issued pursuant to any Law of any public agency or official as well as with any provision of all recorded documents affecting the Project site, insofar as any are required by reason of the use or occupancy of the Project site, and with all Laws pertaining to nondiscrimination and affirmative action in employment and hazardous materials.

DEPARTMENT OF INDUSTRIAL RELATIONS- COMPLIANCE MONITORING UNIT

DIR REGISTRATION

- a) Contractor and Subcontractor Compliance. Strict compliance with DIR registration requirements pursuant to Labor Code Section 1725.5 is a material obligation of the Contractor under the Contract Documents. The foregoing includes without limitation, compliance with DIR Registration requirements at all times during performance of the Work by the Contractor and all Subcontractors of any tier. The failure of the Contractor and all Subcontractors of every tier to be DIR registered at all times during the performance of the Work is the Contractor's default of a material obligation of the Contractor under the Contract Documents.
- b) No Subcontractor Performance of Work without DIR Registration. No portion of the Work is permitted to be performed by a Subcontractor of any tier unless the Subcontractor is a DIR Registered contractor.
- c) Contractor Obligation to Verify Subcontractor DIR Registration Status. An affirmative and on-going obligation of the Contractor under the Contract Documents is the Contractor's verification that all Subcontractors, of all tiers, are at all times during performance of Work in full and strict compliance with DIR Registration requirements. The Contractor shall not permit or allow any Subcontractor of any tier to perform any Work without the Contractor's verification that all such Subcontractors are in full and strict compliance with DIR Registration requirements.

- d) Contractor Obligation to Request Substitution of Non-DIR Registered Subcontractor. If any Subcontractor identified in the Contractor's Subcontractor List submitted with the Contractor's proposal for the Work is not DIR Registered at the time of opening of proposals for the Work or if a Subcontractor's DIR registration lapses prior to or during a Subcontractor's performance of Work, the Contractor shall request the CITY's consent to substitute the non-DIR registered Subcontractor pursuant to Labor Code Section 1771.1(c)(3) and/ or Labor Code Section 1771.1(d).

CERTIFIED PAYROLL RECORDS

- a) Compliance with Labor Code Section 1771.4 and 1776. A material obligation of the Contractor under the Contract Documents is: (i) the Contractor's strict compliance with the requirements pursuant to Labor Code Section 1771.4 and 1776 for preparation and submittal of Certified Payroll Records ("CPR"); and (ii) the Contractor's enforcement of CPR preparation and submittal for all Subcontractors of every tier.
- b) Express Condition Precedent to Payment of Contract Price. Strict compliance with CPR requirements established pursuant to Labor Code Section 1776 is an express condition precedent to the CITY's obligation to: (i) process any request for payment of any portion of the Contract Price; or (ii) to disburse any portion of the Contract Price to the Contractor. The Contractor shall demonstrate strict compliance with CPR preparation and submittal requirements by delivery to the CITY of electronic files or hard copies of all CPR's submitted by the Contractor and/ or Subcontractors for Work pursuant to Labor Code Section 1771.4 and 1776 concurrently with the submittal thereof to the Labor Commissioner. The CITY: (i) shall not be obligated to process or disburse any portion of the Contract Price; or (ii) shall not be deemed in default of the CITY's obligations under the Contract Documents unless the Contractor's demonstrates strict compliance with CPR preparation and submittal requirements.
- c) PWR Monitoring and Enforcement. During the Work pursuant to Labor Code Section 1771.4(a)(4), the Department of Industrial Relations shall monitor and enforce the obligation of the Contractor and Subcontractors of every tier to pay the laborers performing any portion of the work the PWR established for the classification of work/ labor performed.

RECORD OF WAGES PAID: INSPECTION

Pursuant to Labor Code section 1776, Contractor stipulates to the following:

- a) Contractor and each subcontractor shall keep an accurate payroll record, showing the name, address, social security number, work classification, straight time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed by him or her in connection with the public work under the Facilities lease and Construction Provisions. Such records shall be on forms provided by the Division of Labor Standards Enforcement or shall contain the same information of such forms. The payroll records may consist of payroll data that are maintained as computer records, if printouts contain the same information as the forms provided by the division and the printouts are verified as specified in subdivision (a) of Labor Code section 1776.
- b) The payroll records enumerated under subdivision (a) shall be certified and shall be available for inspection at all reasonable hours at the principal office of Contractor on the following basis:
 - (1) A certified copy of an employee's payroll record shall be made available for inspection or furnished to such employees or his or her authorized representative on request.
 - (2) A certified copy of all payroll records enumerated in subdivision (a) shall be made available for inspection or furnished upon request to a representative of the CITY, the Division of Labor Standards Enforcement, and Division of Apprenticeship Standards of the Department of Industrial Relations.
 - (3) A certified copy of all payroll records enumerated in subdivision (a) shall be made available upon request by the public for inspection or copies thereof. However, a request by the public shall be made through either the CITY, the Division of Apprenticeship Standards, or the Division of Labor Standards Enforcement. If the requested payroll records have not been provided pursuant to paragraph (2), the requesting party shall, prior to being provided the records, reimburse the costs of preparation by Contractor, subcontractors, and the entity through which the request was made. The public shall not be given access to such records at the principal office of Contractor.
- c) Contractor shall file a certified copy of the records enumerated in subdivision (a) with the entity that requested such records within ten (10) days after receipt of the written request.

- d) Any copy of records made available for inspection as copies and furnished upon request to the public or any public agency, by the CITY, the Division of Apprenticeship Standards, or the division of Labor Standards Enforcement shall be marked or obliterated in such a manner as to prevent disclosure of an individual's name, address and social security number. The name and address of contractor awarded the contract or performing the contract shall not be marked or obliterated.
- e) Contractor shall inform the CITY of the location of the records enumerated under subdivision (a), including the street address, city, and county, and shall, within (5) working days, provide a notice of a change of location and address.
- f) In the event of noncompliance with the requirements of this Article, Contractor shall have ten (10) days in which to comply subsequent to receipt of written notice specifying in what respects Contractor must comply with this Article. Should noncompliance still be evident after such 10-day period, Contractor shall pay a penalty of One- Hundred Dollars (\$100.00) to the CITY for each calendar day, or portion thereof, for each worker, until strict compliance is effectuated. Upon the request of the Division of Apprenticeship Standards or the Division of Labor Standards Enforcement, such penalties shall be withheld from the progress payment then due.

The responsibility for compliance with this Article shall rest upon Contractor.

- 10. Bonds. As a condition precedent to City's obligation to pay compensation to Contractor, and on or before the date of Execution, Contractor shall furnish to the Project Manager the Bonds as required under the Notice to Contractors.
- 11. Representations and Warranties. In the supply of any materials and equipment and the rendering of labor and services during the course and scope of the Project and Work, Contractor represents and warrants:
 - (1) Any materials and equipment which shall be used during the course and scope of the Project and Work shall be vested in Contractor;
 - (2) Any materials and equipment which shall be used during the course and scope of the Project and Work shall be merchantable and fit to be used for the particular purpose for which the materials are required;
 - (3) Any labor and services rendered and materials and equipment used or employed during the course and scope of the Project and Work shall be free of defects in workmanship for a period of one (1) year after the recordation of the Notice of Substantial Completion, or, if no such notice is required to be filed, on the date that final payment is made hereunder;
 - (4) Any manufacturer's warranty obtained by Contractor shall be obtained or shall be deemed obtained by Contractor for and on behalf of City.

SECTION 00500

WOODFIELD SEWER PUMP STATION UPGRADES

CONTRACT

- (5) Any information submitted by Contractor prior to the award of Contract, or thereafter, upon request, whether or not submitted under a continuing obligation by the terms of the Contract to do so, is true and correct at the time such information is submitted or made available to the City;
 - (6) Contractor has not colluded, conspired, or agreed, directly or indirectly, with any person in regard to the terms and conditions of Contractor's Bid, except as may be permitted by the Notice to Contractors;
 - (7) Contractor has the power and the authority to enter into this Contract with City, that the individual executing this Contract is duly authorized to do so by appropriate resolution, and that this Contract shall be executed, delivered and performed pursuant to the power and authority conferred upon the person or persons authorized to bind Contractor;
 - (8) Contractor has not made an attempt to exert undue influence with the Project Manager or any other person who has directly contributed to City's decision to award the Contract to Contractor;
 - (9) There are no unresolved claims or disputes between Contractor and City which would materially affect Contractor's ability to perform under the Contract;
 - (10) Contractor has furnished and will furnish true and accurate statements, records, reports, resolutions, certifications, and other written information as may be requested of Contractor by City from time to time during the term of this Contract;
 - (11) Contractor and any person performing labor and services under this Project is duly licensed as a contractor with the State of California as required by California Business & Professional Code Section 7028, as amended; and
 - (12) Contractor has fully examined and inspected the Project site and has full knowledge of the physical conditions of the Project site.
12. Assignment. This Contract and the performance required hereunder is personal to Contractor, and it shall not be assigned by Contractor. Any attempted assignment shall be null and void.
 13. Claims of Contractor. All claims pertaining to extra work, additional charges, or delays within the Contract Time or other disputes arising out of the Contract shall be submitted by Contractor in accordance with the General Conditions.
 14. Audits by City. During the term of this Contract and for a period of not less than three (3) years after the expiration or earlier termination of this Contract, City shall have the right to audit Contractor's Project-related and Work-related writings and business records, as such terms are defined in California Evidence Code Sections 250 and 1271, as amended, during the regular business hours of Contractor, or, if Contractor has no such hours, during the regular business hours of City.

SECTION 00500

15. Notices. All contracts, agreements, appointments, approvals, authorizations, claims, demands, Change Orders, consents, designations, notices, offers, requests and statements given by either party to the other shall be in writing and shall be sufficiently given and served upon the other party if (1) personally served, (2) sent by the United States mail, postage prepaid, (3) sent by private express delivery service, or (4) in the case of a facsimile transmission, if sent to the telephone FAX number set forth below during regular business hours of the receiving party and followed with two (2) days by delivery of a hard copy of the material sent by facsimile transmission, in accordance with (1), (2) or (3) above. Personal service shall include, without limitation, service by delivery and service by facsimile transmission.

To City: City of Lathrop
City Clerk
390 Towne Centre Drive
Lathrop, CA 95330

Copy to: City of Lathrop
Department of Public Works
390 Towne Centre Drive
Lathrop, CA 95330

PHONE: (209) 941-7363
FAX: (209) 941-7449
ATTN: Ken Reed, Project Manager

To Contractor: Telstar Instruments
4017 Vista Park Court
Sacramento, CA 95834

PHONE: (928) 671-2888
FAX: (928) 671-9507
ATTN: Robert S. Marston, President

16. Miscellaneous.

- (1) Bailee Disclaimer. The parties understand and agree that City does not purport to be Contractor's bailee, and City is, therefore, not responsible for any damage to the personal property of Contractor.
- (2) Consent. Whenever in this Contract the approval or consent of a party is required, such approval or consent shall be in writing and shall be executed by a person having the express authority to grant such approval or consent.
- (3) Controlling Law. The parties agree that this Contract shall be governed and construed by and in accordance with the Laws of the State of California.

SECTION 00500

- (4) Definitions. The definitions and terms are as defined in these specifications.
- (5) Force Majeure. Neither party shall be deemed to be in default on account of any delay or failure to perform its obligations under this Contract, which directly results from an Act of God or an act of a superior governmental authority.
- (6) Headings. The paragraph headings are not a part of this Contract and shall have no effect upon the construction or interpretation of any part of this Contract.
- (7) Incorporation of Documents. All documents constituting the Construction Documents described in Section 3 hereof and all documents which may, from time to time, be referred to in any duly executed amendment hereto are by such reference incorporated in this Contract and shall be deemed to be part of this Contract.
- (8) Integration. This Contract and any amendments hereto between the parties constitute the entire contract between the parties concerning the Project and Work, and there are no other prior oral or written contracts between the parties that are not incorporated in this Contract.
- (9) Modification of Contract. This Contract shall not be modified or be binding upon the parties unless such modification is agreed to in writing and signed by the parties.
- (10) Provision. Any contract, covenant, condition, clause, qualification, restriction, reservation, term or other stipulation in the Contract shall define or otherwise control, establish, or limit the performance required or permitted or to be required of or permitted by either party. All provisions, whether covenants or conditions, shall be deemed to be both covenants and conditions.
- (11) Resolution. Contractor shall submit with its Bid a copy of any corporate or partnership resolution or other writing, which authorizes any director, officer or other employee or partner to act for or on behalf of Contractor or which authorizes Contractor to enter into this Contract.
- (12) Severability. If a court of competent jurisdiction finds or rules that any provision of this Contract is void or unenforceable, the provisions of this Contract not so affected shall remain in full force and effect.
- (13) Status of Contractor. In the exercise of rights and obligations under this Contract, Contractor acts as an independent contractor and not as an agent or employee of City. Contractor shall not be entitled to any rights and benefits accorded or accruing to the City Council members, officers or employees of City, and Contractor expressly waives any and all claims to such rights and benefits.
- (14) Successors and Assigns. The provisions of this Contract shall inure to the benefit of, and shall apply to and bind, the successors and assigns of the parties.

SECTION 00500

- (15) Time of the Essence. Time is of the essence of this Contract and each of its provisions. In the calculation of time hereunder, the time in which an act is to be performed shall be computed by excluding the first Day and including the last. If the time in which an act is to be performed falls on a Saturday, Sunday, or any Day observed as a legal holiday by City, the time for performance shall be extended to the following Business Day.
- (16) Venue. In the event that suit is brought by either party hereunder, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of San Joaquin or in the United States District Court for the Eastern District of California.
- (17) Recovery of costs. The prevailing party in any action brought to enforce the terms of this Contract or arising out of this Contract, including the enforcement of the indemnity provision(s), may recover its reasonable costs, including reasonable attorney's fees, incurred or expended in connection with such action against the non-prevailing party.
- (18) Contractor and subcontractors must comply with all applicable standards, orders, or requirements issued under Section 306 of the Clean Air Act (42 USC 1857(h)), Section 508 of the Clean Water Act (33 USC1368), Executive Order 11738, and Environmental Protection Agency Regulations at 40 CFR Part 15.
- (19) Contractors and subcontractors must comply with mandatory standards and policies relating to the energy efficiency which are contained in the State Energy Conservation Plan issued in compliance with the Energy Policy and Conservation ACT (Public Law 94-163, 89 stat 871).
- (20) The Contractor shall provide access to the site for the Environmental Protection Agency and its duly authorized representatives, and the City.
- (21) If during the course of construction evidence of deposit of historical or archaeological interest is found, the Contractor shall cease operation affecting the find and shall notify the City, who shall notify the EPA and the State Historic Preservation Officer. No further disturbance of the deposits shall ensue until the Contractor has been notified by the City that construction may proceed. The City will issue a notice to proceed only after the state official has surveyed the find and made a determination to the EPA and the City. Compensation to the contractor, if any, for lost time or changes in construction to avoid the find, shall be determined in accordance with changed conditions or change order provisions of the Construction Documents.

SECTION 00500

WOODFIELD SEWER PUMP STATION UPGRADES

CONTRACT

- (22) Notice to Proceed. Prior to commencing work under this Contract, CONTRACTOR shall receive a written "Notice to Proceed" from CITY. A Notice to Proceed shall not be issued until all necessary bonds and insurances have been received. City shall not be obligated to pay CONTRACTOR for any services prior to issuance of the Notice to proceed.
- (23) Signatures. The individuals executing this Contract represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Contract on behalf of the respective legal entities of the CONTRACTOR and the CITY. This Contract shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.
- (24) This project is a public works project: Contractor shall comply with requirements of California Labor Code § 1700 and following, and prevailing wages shall be paid for work performed on this project.
- (25) The statutory provisions for penalties for failing to comply with the State of California wage and labor laws be enforced, as well as that for failing to pay prevailing wages.

IN WITNESS WHEREOF, the parties have duly executed this Agreement on the date first above stated in Lathrop, California.

CONTRACTOR:

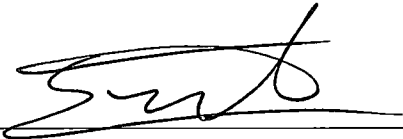
By: _____

Name: Robert S. Marston

Title: President

CITY OF LATHROP

APPROVED AS TO FORM:

By:  _____
Salvador Navarrete, City Attorney

RECOMMENDED FOR APPROVAL:

By: _____
Michael King, Public Works Director

APPROVED:

By: _____
Stephen Salvatore, City Manager

(END OF SECTION)

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**CITY MANAGER'S REPORT
DECEMBER 9, 2019, CITY COUNCIL REGULAR MEETING**

ITEM: ACCEPT PUBLIC IMPROVEMENTS FOR CLSP STORM DRAINAGE RIVER OUTFALL STRUCTURE FROM SAYBROOK CLSP, LLC AND RESCIND INITIAL REJECTION OF ROADWAYS AND EASEMENTS IN FINAL MAP FOR TRACT 3533 AND ACCEPT ROADWAYS AND EASEMENTS UPON ACCEPTANCE OF IMPROVEMENTS AT A LATER DATE

RECOMMENDATION: Adopt Resolution Accepting Public Improvements for CLSP Storm Drainage River Outfall Structure from Saybrook CLSP, LLC, Rescinding Initial Rejection of Roadways and Easements in Final Map for Tract 3533 and Accepting Roadways and Easements Upon Acceptance of Improvements at a Later Date

SUMMARY:

Saybrook CLSP, LLC (Saybrook), the developer for the Central Lathrop Specific Plan (CLSP) has completed construction of the CLSP storm drainage river outfall structure in accordance with approved improvement plans. The river outfall structure improvements have been inspected by City staff and have been deemed complete and ready for acceptance. The cost to maintain these facilities will be covered through user fees collected and CLSP CFD 2019-2. Staff recommends that City Council accept the river outfall structure from Saybrook CLSP, LLC.

Also, the City Council approved the Final Map for Tract 3533 in 2006 for portions of CLSP. At the time the Final Map was processed, roadways and easements offered for dedication to the City were rejected until improvements were completed in accordance with Chapter 16, Title 16.16 of the Lathrop Municipal Code of Ordinances. So that the irrevocable offer of dedication of roadways and easements of the Final Map for Tract 3533 remains in place, staff recommends City Council rescind the initial rejection of roadways and easements in Final Map for Tract 3533 and accept the roadways and easements offered for dedication upon acceptance of the improvements at a later date.

BACKGROUND:

In 2006, construction of the CLSP sanitary sewer and storm drain pump station was initiated by Richland Planned Communities for the CLSP Tract 3533 development project, but not completed nor accepted by the City. In 2013, Saybrook acquired land within the CLSP area and completed improvements for the CLSP low flow sewer and storm drain improvements that were accepted by the City Council on July 20, 2015.

DECEMBER 9, 2019, CITY COUNCIL REGULAR MEETING**ACCEPT PUBLIC IMPROVEMENTS FOR CLSP STORM DRAINAGE RIVER
OUTFALL STRUCTURE FROM SAYBROOK CLSP, LLC AND RESCIND INITIAL
REJECTION OF ROADWAYS AND EASEMENTS IN FINAL MAP FOR TRACT 3533
AND ACCEPT ROADWAYS AND EASEMENTS UPON ACCEPTANCE OF
IMPROVEMENTS AT A LATER DATE**

In May 2018, the City agreed to a design standard change which allowed the pump station to be modified slightly so that the pump configuration could be altered to the satisfaction of the City Engineer. The City accepted the CLSP sanitary sewer and storm drain pump station on May 13, 2019.

The storm drainage river outfall structure recommended for acceptance is a component of the CLSP sanitary sewer and storm drain pump station and will be used to discharge storm water from the CLSP area to the San Joaquin River. A project location map is included as Attachment "B". Saybrook has now completed construction of the river outfall structure in accordance with the approved Storm Drain Outfall Design plans dated December 6, 2017. Staff has inspected and confirmed that the storm drainage river outfall structure is constructed to City specifications. An offer of dedication is not required for the river outfall structure as the land was conveyed to the City by the Final Map for Tract 3533 as Parcel 18.

On March 22, 2019, Saybrook and the City entered into an agreement titled, "Central Lathrop Specific Plan (CLSP) Storm Drain Permit Agreement Amending Permit Agreement Recorded as Document #2010-135787 San Joaquin County Records". The agreement was recorded as Document # 2019-028797, San Joaquin County Records. The agreement grants permission for Saybrook to construct and for the City to maintain the storm drain outfall structure that crosses the Reclamation District (RD) 17 levee. RD 17 provided their approval in writing that Saybrook has satisfied all requirements of said agreement.

The approximate value of the improvements is \$1,029,000 as shown in Attachment "C" for this project, GASB 34 Report for CLSP Storm Drainage River Outfall Structure. Saybrook has provided a Maintenance and Warranty Bond No.107015788 in the amount of \$217,168.14 to guarantee replacement and/or repair of the improvements as a result of defective materials, equipment or defective workmanship for a period of one year from the date of acceptance.

Also, the City Council approved the Final Map for Tract 3533 in 2006 for portions of CLSP. At the time the Final Map was processed, roadways and easements offered for dedication to the City were rejected until improvements were completed in accordance with Chapter 16, Title 16.16 of the Lathrop Municipal Code of Ordinances. So that the irrevocable offer of dedication of roadways and easements of the Final Map for Tract 3533 remains in place, staff recommends City Council rescind the initial rejection of roadways and easements in Final Map for Tract 3533 and accept the roadways and easements offered for dedication upon acceptance of the improvements at a later date.

DECEMBER 9, 2019, CITY COUNCIL REGULAR MEETING**ACCEPT PUBLIC IMPROVEMENTS FOR CLSP STORM DRAINAGE RIVER
OUTFALL STRUCTURE FROM SAYBROOK CLSP, LLC AND RESCIND INITIAL
REJECTION OF ROADWAYS AND EASEMENTS IN FINAL MAP FOR TRACT 3533
AND ACCEPT ROADWAYS AND EASEMENTS UPON ACCEPTANCE OF
IMPROVEMENTS AT A LATER DATE****REASON FOR RECOMMENDATION:**

The CLSP storm drainage river outfall structure improvements have been inspected by City staff and have been deemed complete and ready for acceptance. Staff has received the record drawings, which reflect how the project was built, and lien releases (Attachment "D") for the improvements constructed by Saybrook. Staff recommends accepting the CLSP storm drainage river outfall structure improvements from Saybrook.

So that the irrevocable offer of dedication of roadways and easements of the Final Map for Tract 3533 remains in place, staff recommends City Council rescind the initial rejection of roadways and easements in Final Map for Tract 3533 and accept the roadways and easements offered for dedication upon acceptance of the improvements at a later date.

FISCAL IMPACT:

The City's maintenance costs will increase due to the additional improvements that will have to be maintained. The cost to maintain these facilities will be paid through user fees collected and CLSP CFD 2019-2.


ATTACHMENTS:

- A. Adopt Resolution Accepting Public Improvements for CLSP Storm Drainage River Outfall Structure from Saybrook CLSP, LLC and Rescinding Initial Rejection of Roadways and Easement in Final Map for Tract 3533 and Accepting Roadways and Easements Upon Acceptance of Improvements at a Later Date
- B. Location Map of CLSP Storm Drainage River Outfall Structure
- C. Project GASB 34 Report Reflecting Approximate Value of Improvements
- D. Unconditional Lien Release from Saybrook CLSP, LLC

DECEMBER 9, 2019, CITY COUNCIL REGULAR MEETING

ACCEPT PUBLIC IMPROVEMENTS FOR CLSP STORM DRAINAGE RIVER
OUTFALL STRUCTURE FROM SAYBROOK CLSP, LLC AND RESCIND INITIAL
REJECTION OF ROADWAYS AND EASEMENTS IN FINAL MAP FOR TRACT 3533
AND ACCEPT ROADWAYS AND EASEMENTS UPON ACCEPTANCE OF
IMPROVEMENTS AT A LATER DATE

APPROVALS:



Brad Taylor
Associate Engineer

11/26/19

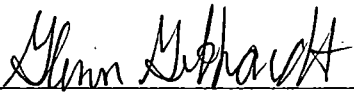
Date



Michael King
Director of Public Works

11-25-19

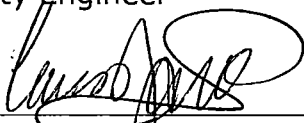
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Glenn Gebhardt
City Engineer

11-22-19

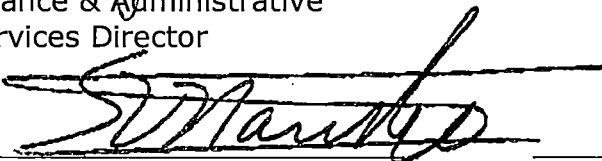
Date



Cari James
Finance & Administrative
Services Director

11/26/19


Date



Salvador Navarrete
City Attorney

11/26/2019

Date



Stephen J. Salvatore
City Manager

11-26-19

Date

RESOLUTION NO. 19-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP ACCEPTING PUBLIC IMPROVEMENTS FOR CLSP STORM DRAINAGE RIVER OUTFALL STRUCTURE FROM SAYBROOK CLSP, LLC AND RESCINDING STATEMENT IN FINAL MAP FOR TRACT 3533 TO ACCEPT ROADWAYS AND EASEMENTS UPON ACCEPTANCE OF IMPROVEMENTS AT A LATER DATE

WHEREAS, in 2006, construction of the CLSP sanitary sewer and storm drain pump station was initiated by Richland Planned Communities for the CLSP Tract 3533 development project, but not completed nor accepted by the City; and

WHEREAS, in 2013, Saybrook CLSP, LLC (Saybrook) acquired land within the CLSP area and completed improvements for the CLSP low flow sewer and storm drain improvements that were accepted by the City Council on July 20, 2015; and

WHEREAS, in May 2018, the City agreed to a design standard change which allowed the pump station to be modified slightly so that the pump configuration could be altered to the satisfaction of the City Engineer; and

WHEREAS, the City accepted the CLSP sanitary sewer and storm drain pump station on May 13, 2019. The storm drainage river outfall structure recommended for acceptance are components of the CLSP sanitary sewer and storm drain pump station; and

WHEREAS, Saybrook has completed construction of the river outfall structure in accordance with the approved Storm Drain Outfall Design plans dated December 6, 2017; and

WHEREAS, on March 22, 2019, Saybrook and the City entered into an agreement titled, Central Lathrop Specific Plan (CLSP) Storm Drain Permit Agreement Amending Permit Agreement Recorded as Document #2010-135787 San Joaquin County Records. The agreement was recorded as Document # 2019-028797, San Joaquin County Records and Saybrook has satisfied all requirements of the agreement; and

WHEREAS, the approximate value of the improvements is \$1,029,000 as shown in the GASB 34 Report for the project; and

WHEREAS, Saybrook has provided a Maintenance and Warranty Bond No. 107015788 in the amount of \$217,168.14 to guarantee replacement and/or repair of the improvements as a result of defective materials, equipment or defective workmanship for a period of one year from the date of acceptance; and

WHEREAS, Staff has received the record drawings, which reflect how the project was built, and lien releases for the improvements constructed by Saybrook; and

WHEREAS, an offer of dedication is not required for the river outfall structure as the land was conveyed to the City by the Final Map for Tract 3533 as Parcel 18; and

WHEREAS, staff recommends accepting the CLSP storm drainage river outfall structure improvements from Saybrook; and

WHEREAS, the Final Map for Tract 3533 within the CLSP was approved by City Council in 2006 and rejected roadways and easements offered for dedication until the improvements were completed; and

WHEREAS, so that the irrevocable offer of dedication of roadways and easements of the Final Map for Tract 3533 remains in place, staff recommends City Council rescind the previous rejection and accept the roadways and easements offered for dedication with the Final Map for Tract 3533 upon acceptance of the improvements at a later date.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Lathrop that the completed CLSP storm drainage river outfall structure improvements are hereby accepted from Saybrook CLSP, LLC; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, by the City Council of the City of Lathrop rescinds the initial rejection of roadways and easements in Final Map for Tract 3533 and accept the roadways and easements offered for dedication upon acceptance of the improvements at a later date.

The foregoing resolution was passed and adopted this 9th day of December 2019, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

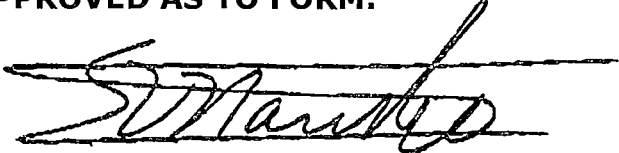
ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney



Location Map of CLSP
Storm Drainage River Outfall Structure

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Date: 11/15/2019

Submitted by: Mackay & SomsTract No.: 3533 (Storm Drain Outfall)

<u>Item</u>	<u>Unit</u>	<u>Qty</u>	<u>Unit Cost</u>	<u>Cost</u>
Concrete Pad and Thrust Blocks	CY	20	\$ 40.00	\$ 800.00
Storm Outfall Structure	CY	75	\$ 1,186.67	\$ 89,000.00
36" Buterfly Valve in Valve Box	each	6	\$ 10,833.33	\$ 65,000.00
8" Vent Pipe Galv Steel	each	6	\$ 2,500.00	\$ 15,000.00
36" Tideflex Check Valves	each	6	\$ 9,200.00	\$ 55,200.00
36" Sch 30 Steel Pipe plus Fittings	LF	800	\$ 662.50	\$ 530,000.00
Steel Pipe Manifold	each	1	\$ 50,000.00	\$ 50,000.00
18"-24" Rip Rap Material and Installatic	CY	650	\$ 184.62	\$ 120,000.00
10"minus Rip Rap Material and Installa	CY	50	\$ 1,200.00	\$ 60,000.00
Armoredflex Matt L-70	SF	900	\$ 32.78	\$ 29,500.00
Railing, Fence and Bollards	LS	1	\$ 14,500.00	\$ 14,500.00

GRAND TOTAL:**\$ 1,029,000.00**

City of Lathrop

NOTICE OF WAIVER AND RELEASE

Saybrook CLSP, LLC provides the following Notice of Waiver and Release for construction of the following improvement(s):

Tract 3533 Storm Drain Outfall Improvements

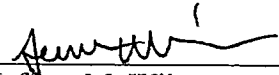
CLSP certifies:

- 1) To the best of its knowledge, any and all persons entitled to record mechanics lien, stop payment notices or payment bond claims for labor, service, equipment, or material provided to works of improvement identified above have been paid in full; and
- 2) That it has not received any notice or claim from any persons entitled to record mechanics lien, stop payment notices or payment bond claims for labor, service, equipment, or material provided to the works of improvement identified above.

CLSP shall indemnify and hold the City of Lathrop, its elective and appointive boards, commissions, officers and employees harmless from mechanics liens, stop payment notices or payment bond claims any persons are entitled to for labor, service, equipment, or material provided to the works of improvement identified above.

SAYBROOK CLSP, LLC

By: Saybrook Fund Investors, LLC
Its: Managing Member

By: 
Jeffrey M. Wilson

**CITY MANAGER'S REPORT
DECEMBER 9, 2019, CITY COUNCIL REGULAR MEETING**

ITEM: APPROVAL OF FINAL MAPS AND SUBDIVISION IMPROVEMENT AGREEMENT (SIA) FOR 418 SINGLE-FAMILY LOTS IN TRACTS 3808, 3809, 3810, 3811 AND 3812 WITHIN STANFORD CROSSING PHASE 1A OF CENTRAL LATHROP SPECIFIC PLAN, OFFERS OF DEDICATION AND RELEASE OF DEFERRED FRONTAGE IMPROVEMENT AGREEMENT (DFIA) 17-01

RECOMMENDATION: Adopt Resolution Approving Final Maps for Tracts 3808, 3809, 3810, 3811 and 3812 within Stanford Crossing Phase 1A, Totaling 418 Single-Family Lots, a Subdivision Improvement Agreement with Saybrook CLSP, LLC/Lathrop Land Acquisition, LLC, Offers of Dedication and Release of Deferred Frontage Improvement Agreement 17-01

SUMMARY:

On September 18, 2017, City Council approved a phased Large Lot Final Map to subdivide a 94.4-acre site within Central Lathrop Specific Plan (CLSP) Stanford Crossing Phase 1A into six large lots and Deferred Frontage Improvement Agreement (DFIA) 17-01.

The proposed Final Maps for Tracts 3808, 3809, 3810, 3811 and 3812 will be the first tract maps within Stanford Crossing Phase 1A of the CLSP. A total of 418 single-family lots will be established. Stanford Crossing Phase 1A is the triangular shaped site bound by Golden Valley Parkway, Spartan Way, and Stanford Crossing (Triangle Area). A vicinity map is included as Attachment "B".

Staff recommends that the City Council approve the proposed Final Maps for Tracts 3808, 3809, 3810, 3811 and 3812 within Stanford Crossing Phase 1A, totaling 418 Single-Family Lots, a Subdivision Improvement Agreement with Saybrook CLSP, LLC/Lathrop Land Acquisition, LLC (Saybrook), Offers of Dedication and release of DFIA 17-01.

BACKGROUND:

The Planning Commission approved Vesting Tentative Map (VTM) 3789 on December 18, 2013, and City Council affirmed the Planning Commission's decision on January 13, 2014, allowing Saybrook to subdivide the 94.4-acre Triangle Area site within the Stanford Crossing Phase 1A, of the CLSP, into 430 single-family residential lots.

**DECEMBER 9, 2019, CITY COUNCIL REGULAR MEETING
FINAL MAPS AND SIA FOR TRACTS 3808, 3809, 3810, 3811 AND 3812 CLSP
STANFORD CROSSING PHASE 1A TOTALING 418 SINGLE-FAMILY LOTS**

On September 18, 2017, City Council approved a phased Large Lot Final Map to subdivide the Triangle Area site into six large lots and DFIA 17-01 consistent with its Conditions of Approval for VTM 3789.

The proposed Final Maps for Tracts 3808, 3809, 3810, 3811 and 3812 will be the first small lot tract maps within Stanford Crossing Phase 1A of the CLSP. A total of 418 single-family lots will be established. Tracts 3808, 3809, 3810, 3811 and 3812 as proposed by Saybrook, as the subdivider, complies with the most current conditions of approval.

As required by the City's subdivision ordinance, all final maps must include a Subdivision Improvement Agreement (SIA) to guarantee certain backbone and in-tract infrastructure improvements. The SIA for Tracts 3808, 3809, 3810, 3811 and 3812 required security (bonds, cash or equivalent) to guarantee completion of all unfinished infrastructure required for Stanford Crossing Phase 1A. As a result, a performance bond (Bond No. 4433492) in the amount of \$5,146,132 was posted, along with a labor and materials bond (Bond No. 4433492) in the amount of \$2,573,066. The SIA for Tracts 3808, 3809, 3810, 3811 and 3812 reaffirms these bonds as security for all unfinished improvements necessary for Stanford Crossing Phase 1A. The SIA is included as Attachment "C".

Saybrook is also required to construct a water tank and neighborhood park as required by the Development Agreement. Staff has agreed to allow Saybrook to delay completion of the water tank and neighborhood park until eighteen (18) months after the recordation of the first Residential Small Lot Final Subdivision Map as documented in the SIA. Saybrook has posted performance bonds and labor and materials bonds for the tank and neighborhood park as follows:

	<u>Bond No.</u>	<u>Performance Bond</u>	<u>Labor and Materials Bond</u>
Water Tank	4433493	\$5,416,509	\$2,708,254
Neighborhood Park	4433491	\$1,540,514	\$770,257

Since Saybrook has fulfilled its obligations by entering into a SIA with the City and has guaranteed completion of all unfinished infrastructure required for Stanford Crossing Phase 1A, staff recommends Council release the Deferred Frontage Improvement Agreement for Street Improvements on Golden Valley Parkway, Spartan Way and Land Park Drive (DFIA 17-01) with Saybrook dated September 18, 2017 (Attachment "D").

In addition, Saybrook has prepared Irrevocable Offers of Dedication for the future CLSP water tank and neighborhood park sites that are necessary for the City to control and operate once the tank and neighborhood park are constructed and accepted by the City (Attachments "E" and "F").

CITY MANAGER’S REPORT **PAGE 3**
DECEMBER 9, 2019, CITY COUNCIL REGULAR MEETING
FINAL MAPS AND SIA FOR TRACTS 3808, 3809, 3810, 3811 AND 3812 CLSP
STANFORD CROSSING PHASE 1A TOTALING 418 SINGLE-FAMILY LOTS

REASON FOR RECOMMENDATION:

Saybrook has nearly completed street and utility improvements within Stanford Crossing Phase 1A with some minor improvements left remaining. Saybrook has posted security with the City for the unfinished improvements including a future water tank and neighborhood park as required by the SIA. Acceptance of all public improvements will be processed by staff at a later date when the unfinished improvements are complete. At that time, Saybrook will be required to post one (1) year maintenance bonds as a warranty for the completed infrastructure.

Saybrook has provided the tract maps, the tract improvement plans, all required documents and all fees for Tracts 3808, 3809, 3810, 3811 and 3812, as required in VTM 3789 Conditions of Approval including but not limited to:

Documents	Status
1. Final Maps ready for signature	Completed
2. Subdivision Improvement Agreement	Completed
3. Performance Security – Uncompleted Landscaping, Miscellaneous Improvements, Water Tank & Neighborhood Park	Completed
4. Labor and Materials Security – Uncompleted Landscaping, Miscellaneous Improvements, Water Tank & Neighborhood Park	Completed
5. Improvement Plans- Backbone, In-tract, Water Tank, Neighborhood Park	Completed
6. Geotechnical Report	Completed
7. IOD for Recordation- Future Water Tank	Approval Pending with this item
8. IOD for Recordation- Future Neighborhood Park	Approval Pending with this item
9. Allocation of Water and Sewer capacity	Completed
10. Submitted Certificate of Insurance, Tax Letter	Completed
11. Submitted Preliminary Guarantee of Title	Completed
12. Escrow Instructions	Completed
13. Lathrop Community Facilities District (CFD 2019-02)	Completed
Fees	Status
1. Final Map plan check fee	Paid
2. Improvement Plans - Plan check and inspection fees	Paid
3. Sierra Club Settlement fee	To be paid in escrow

DECEMBER 9, 2019, CITY COUNCIL REGULAR MEETING

**FINAL MAPS AND SIA FOR TRACTS 3808, 3809, 3810, 3811 AND 3812 CLSP
STANFORD CROSSING PHASE 1A TOTALING 418 SINGLE-FAMILY LOTS**

4. Fund Proportionate Share of Traffic Signals (GVP/Spartan Way, GVP/Stanford Crossing, GVP/Locomotive Street, Spartan Way/Central Specific Street)	Paid
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The above-noted documents and fees are required by the VTM 3789 conditions of approval prior to approval of the Final Maps by City Council. The guarantee is in the form of the Subdivision Improvement Agreement with security and improvement plans.

Extensive off-site improvements to serve Tracts 3808, 3809, 3810, 3811 and 3812 have already been completed including a storm drain outfall structure, storm drain basin, construction of storm drain and sewer pump station, participation in construction of a Wastewater Treatment Plant (Consolidated Treatment Facility) and related storage ponds and sprayfields, purchase of SSJID surface water and construction of utility infrastructure to serve the proposed Tracts.

As a requirement of the Conditions of Approval (COA) for VTM 3789, Saybrook is obligated to fund their proportionate share of the future traffics signals at the intersections of Golden Valley Parkway (GVP)/Spartan Way, GVP/Stanford Crossing, GVP/Locomotive Street and Spartan Way/Central Specific Street. The traffic signal at GVP/Spartan Way has been designed and is scheduled to begin construction spring 2020. The traffic signals at GVP/Stanford Crossing, GVP/Locomotive Street and Spartan Way/Central Specific Street are not warranted at this time. Therefore, to comply with the COA, Saybrook will pay their proportionate share for the signals to be constructed at a later date.

Before the Final Maps are recorded, Saybrook must also satisfy the Escrow Instructions included as Attachment "G".

Staff recommends that the City Council approve the proposed Final Maps for Tracts 3808, 3809, 3810, 3811 and 3812 within Stanford Crossing Phase 1A, totaling 418 Single-Family Lots, a Subdivision Improvement Agreement with Saybrook CLSP, LLC/Lathrop Land Acquisition, LLC, release DFIA 17-01 and authorize recording of Irrevocable Offers of Dedication for the future water tank and neighborhood park.

FISCAL IMPACT:


There is no fiscal impact to the City. All City costs are covered by development fees, and any shortfalls in City maintenance and operating costs are covered by the CFD's for maintenance. Saybrook is also providing funds necessary to defray any staff time required to process their request.

DECEMBER 9, 2019, CITY COUNCIL REGULAR MEETING**FINAL MAPS AND SIA FOR TRACTS 3808, 3809, 3810, 3811 AND 3812 CLSP
STANFORD CROSSING PHASE 1A TOTALING 418 SINGLE-FAMILY LOTS****ATTACHMENTS:**

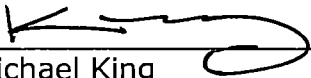
- A. Resolution Approving Final Maps for Tracts 3808, 3809, 3810, 3811 and 3812 within Stanford Crossing Phase 1A of CLSP, totaling 418 Single-Family Lots, a Subdivision Improvement Agreement with Saybrook CLSP, LLC/Lathrop Land Acquisition, LLC, release DFIA 17-01 and authorize recording of the Irrevocable Offers of Dedication for the future water tank and neighborhood park
- B. Stanford Crossing Phase 1A Vicinity Map
- C. Subdivision Improvement Agreement between the City of Lathrop and Saybrook CLSP, LLC/Lathrop Land Acquisition, LLC, for Tracts 3808, 3809, 3810, 3811 and 3812, Stanford Crossing Phase 1A
- D. DFIA 17-01, between the City of Lathrop and Lathrop Land Acquisition, LLC, for Street Improvements of Golden Valley Parkway, Spartan Way and Land Park Drive dated, September 18, 2017
- E. Irrevocable Offer of Dedication for Future Water Tank, a portion of APN 191-210-00
- F. Irrevocable Offer of Dedication for Future Neighborhood Park, APN 191-210-430
- G. Escrow Instructions for the Final Maps for Tracts 3808, 3809, 3810, 3811 and 3812

CITY MANAGER'S REPORT **PAGE 6**
DECEMBER 9, 2019, CITY COUNCIL REGULAR MEETING
FINAL MAPS AND SIA FOR TRACTS 3808, 3809, 3810, 3811 AND 3812 CLSP
STANFORD CROSSING PHASE 1A TOTALING 418 SINGLE-FAMILY LOTS

APPROVALS



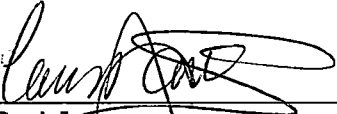
Jay Davidsohn
Principal Engineer 11-20-19
Date




Michael King
Public Works Director 11-25-19
Date



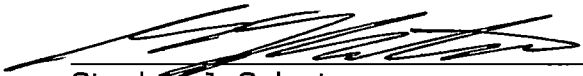
Glenn Gebhardt
City Engineer 11-21-19
Date



Cari James
Finance & Administrative Services Director 11-25-19
Date



Salvador Navarrete
City Attorney 11-21-19
Date



Stephen J. Salvatore
City Manager 12-3-19
Date

RESOLUTION NO. 19-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING FINAL MAPS FOR TRACTS 3808, 3809, 3810, 3811 AND 3812 WITHIN STANFORD CROSSING PHASE 1A OF CLSP, TOTALING 418 SINGLE-FAMILY LOTS, A SUBDIVISION IMPROVEMENT AGREEMENT WITH SAYBROOK CLSP, LLC/LATHROP LAND ACQUISITION, LLC, RELEASE DFIA 17-01 AND AUTHORIZE RECORDING OF THE IRREVOCABLE OFFERS OF DEDICATION FOR THE FUTURE WATER TANK AND NEIGHBORHOOD PARK

WHEREAS, on September 18, 2017, City Council approved a phased Large Lot Final Map to subdivide a 94.4-acre site within Central Lathrop Specific Plan (CLSP) Stanford Crossing Phase 1A into six large lots and Deferred Frontage Improvement Agreement (DFIA) 17-01; and

WHEREAS, the proposed Final Maps for Tracts 3808, 3809, 3810, 3811 and 3812 will be the first tract maps within Stanford Crossing Phase 1A of the CLSP. A total of 418 single-family lots will be established; and

WHEREAS, Stanford Crossing Phase 1A is the triangular shaped site bound by Golden Valley Parkway, Spartan Way, and Stanford Crossing; and

WHEREAS, Saybrook CLSP, LLC/Lathrop Land Acquisition, LLC (Saybrook) has completed or has guaranteed completion of all public improvements on Tract Maps 3808, 3809, 3810, 3811 and 3812, as identified on the approved improvement plans, and has completed or guaranteed completion of all required documents and payment of all fees; and

WHEREAS, a Subdivision Improvement Agreement between the City and Saybrook CLSP, LLC/Lathrop Land Acquisition, LLC, and provision of security by Saybrook for unfinished and deferred improvements including the future water tank and neighborhood park, are required prior to final map approval per the Lathrop Municipal Code Section 16.16.190; and

WHEREAS, a Subdivision Improvement Agreement has been signed by Saybrook CLSP, LLC/Lathrop Land Acquisition, LLC and presented to the City for approval and signature; and

WHEREAS, upon acceptance of all improvements as complete, a one-year maintenance and repair bond will be required to secure Saybrook's obligation to maintain all improvements and repair or correct any defective work; and

WHEREAS, City staff has confirmed that all Conditions of Approval of VTM 3789 required for approval of Final Maps 3808, 3809, 3810, 3811 and 3812 have been met, including those Conditions of Approval satisfied under the Subdivision Improvement Agreement; and

WHEREAS, the City Engineer has confirmed that the Final Maps for Tracts 3808, 3809, 3810, 3811 and 3812 are substantially the same as they appeared on VTM No. 3789, are technically correct, and complies with the requirements of the Subdivision Map Act and Lathrop Municipal Code, Chapter 16.16; and

WHEREAS, Saybrook will satisfy the escrow requirements to fund any remaining fees prior to recordation of the Final Maps for Tracts 3808, 3809, 3810, 3811 and 3812, including proportionate share of traffic signals at the intersections of Golden Valley Parkway (GVP)/Spartan Way, GVP/Stanford Crossing, GVP/Locomotive Street and Spartan Way/Central Specific Street; and

WHEREAS, Saybrook has fulfilled its obligations by entering into a SIA with the City and has guaranteed completion of all unfinished infrastructure required for Stanford Crossing Phase 1A, and requests the Deferred Frontage Improvement Agreement for Street Improvements on Golden Valley Parkway, Spartan Way and Land Park Drive (DFIA 17-01) with Saybrook dated September 18, 2017, be released; and

WHEREAS, an Irrevocable Offer of Dedication for a future CLSP water tank site is necessary for the City to control and operate once the tank is constructed and accepted by the City; and

WHEREAS, an Irrevocable Offer of Dedication for a future CLSP neighborhood park site is necessary for the City to control and operate once the neighborhood park is constructed and accepted by the City; and

WHEREAS, Capital Facilities Fees are not required until such time as the builder applies for building permits.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Lathrop that makes and accepts the following actions:

1. That the Final Maps for Tracts 3808, 3809, 3810, 3811 and 3812 within Stanford Crossing Phase 1A of the Central Lathrop Specific Plan are hereby approved as submitted as part of the public record as has been filed with the City Clerk.
2. That the City Manager, or his designee, is authorized to execute and file with the City Clerk a Subdivision Improvement Agreement with Saybrook CLSP, LLC/Lathrop Land Acquisition, LLC.
3. That the City release DFIA 17-01 since Saybrook has fulfilled its obligations by entering into a SIA with the City and has guaranteed completion of all unfinished infrastructure and the City Manager or his designee is authorized to complete and record all documents necessary to effectuate this action.
4. Authorize recordation of an Irrevocable Offer of Dedication for a future CLSP water tank site for the City to accept once the tank is constructed and accepted by the City.

5. Authorize recordation of an Irrevocable Offer of Dedication for a future CLSP neighborhood park site for the City to accept once the neighborhood park is constructed and accepted by the City.
6. That the Escrow Instructions for the Final Maps for Tracts 3808, 3809, 3810, 3811 and 3812 are hereby approved as submitted.

PASSED AND ADOPTED by the City Council of the City of Lathrop this 9th day of December 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

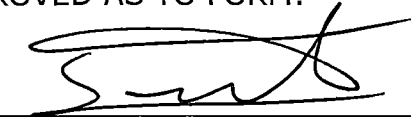
ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

VICINITY MAP
STANFORD CROSSING PHASE 1A



CITY OF LATHROP

SUBDIVISION IMPROVEMENT AGREEMENT

CLSP Stanford Crossing – Tracts 3808, 3809, 3810, 3811, and 3812

Saybrook CLSP, LLC / Lathrop Land Acquisition, LLC

RECITALS

A. This Agreement is made and entered into this **9th day of December 2019**, by and between the CITY OF LATHROP, a municipal corporation of the State of California (hereinafter “CITY”) and Saybrook CLSP, LLC / Lathrop Land Acquisition LLC (hereinafter “SUBDIVIDER”).

B. On October 5, 2006, CITY approved the Final Map for Tract 3533 and on December 18, 2013, CITY approved Vesting Tentative Map for Tract 3789, both of which serve as the basis for the Final Maps for Tracts 3808, 3809, 3810, 3811 and 3812.

C. CITY approved a request to commence at-risk construction of neighborhood improvements for Tract 3789 by agreement titled Request to Commence At-Risk Construction of Neighborhood Improvements for Tract 3789 Stanford Crossing (hereinafter “At-Risk Agreement”), dated April 4, 2019. Pursuant to aforementioned agreement, SUBDIVIDER agreed that all activities will commence “at-risk” since the City Council has not yet approved the neighborhood small lot Final Maps for Tracts 3808, 3809, 3810, 3811 and 3812.

D. Pursuant to Division 2 of Title 7 of the Government Code of the State of California and CITY’s Subdivision Regulations (City of Lathrop, Code of Ordinances, Chapter 16), SUBDIVIDER is required to make dedications and improvements to Tracts 3808, 3809, 3810, 3811 and 3812 in addition to completion of the water tank and boosters and neighborhood park as detailed in Exhibit D (hereinafter “Improvements”). However, SUBDIVIDER has completed a significant portion, but not all, of public infrastructure Improvements associated with Tracts 3808, 3809, 3810, 3811, and 3812 under the At-Risk Improvement Agreement, which also includes major streets necessary to access the site. The unfinished portion of improvements total \$11,002,868 and both performance and labor and materials security are required by the Lathrop Subdivision Ordinance and the Subdivision Map Act and will be posted as outlined in this Subdivision Improvement Agreement. The security amounts, total Improvement costs and unfinished Improvement costs are detailed in Exhibit D;

NOW THEREFORE, in consideration of CITY's anticipated approval and acceptance of the Improvements upon their satisfactory completion, and in consideration of SUBDIVIDER's construction of Improvements in strict accordance with the terms of this Agreement, all applicable laws, statutes, ordinances, rules, and regulations currently in force and effect in CITY, the terms and conditions of which are incorporated herein by this reference, the parties hereto mutually covenant and agree as follows:

1. SUBDIVIDER shall complete construction of, or cause construction to be completed at its sole cost and expense, the Improvements for all of the lots within Tracts 3808, 3809, 3810, 3811 and 3812, to the limits identified on Exhibit B including the public landscaping, streetlight, and joint trench improvements. All Improvements shall be constructed to the satisfaction and approval of the City Engineer, in a good and workmanlike manner in accordance with the above-referenced improvement plans and specifications, the improvement standards and specifications of CITY's Department of Public Works, the applicable Ordinances of the City of Lathrop, and the California Subdivision Map Act.
2. SUBDIVIDER shall complete the Improvements in each individual Tract, including all deferred and unfinished Improvements, prior to December 1, 2020.
3. CITY, or its agent(s), shall at any time during the progress of the Improvements in each individual Tract have free access thereto and shall be allowed to examine the same and all material to be used therein. If the Improvements or any part thereof are not completed in strict compliance with the standards set forth in Paragraph 1 above, CITY may refuse to accept and may reject the defective Improvements and/or materials therein.
4. SUBDIVIDER shall secure the services of skilled personnel necessary to construct the Improvements. CITY is not skilled in these matters and relies upon the skill of SUBDIVIDER to ensure that the construction of the Improvements is in the most skillful and durable manner.
5. CITY's acceptance of the Improvements does not operate as a release of SUBDIVIDER from any guarantee hereunder.
6. SUBDIVIDER guarantees and warrants that the Improvements in each individual Tract shall be constructed in compliance with the standards set forth in Paragraph 1 above, free from any defects in work or labor done and from any defects in materials furnished. Further, SUBDIVIDER shall repair and maintain the Improvements in good condition and in accordance with CITY specifications for one (1) year after CITY's acceptance of the Improvements. As required by this Agreement, prior to acceptance of the Improvements for any Tract, SUBDIVIDER shall deposit with the City Engineer a Maintenance Bond in the amount equal to 10% of performance bond $\{(Cost + 10\% Contingency) \times 10\%$ for the Improvements for Tracts 3808, 3809, 3810, 3811, and 3812 to insure SUBDIVIDER's repair and maintenance of the Improvements in accordance with the terms of this Agreement. The Maintenance Bond shall be released at the end of the one-year guarantee period provided no claims against it are then outstanding.

As an alternative, SUBDIVIDER can provide CITY with Maintenance Bonds from the contractor(s) if CITY is listed as a beneficiary to the bond.

7. If SUBDIVIDER, in whole or in part, abandons the Improvements, unnecessarily or unreasonably delays construction of the Improvements, fails to complete construction of the Improvements within the time specified in this Agreement, or fails to repair, replace, or reconstruct any defects, as set forth in Paragraph 6 above, CITY may, but is not required to, proceed to complete and/or repair, replace, or reconstruct the Improvements, either by itself or by contract for such service, and CITY may cause to be forfeited such portion of any security deposited therein as is necessary to cover the costs of completion, repair, replacement, or reconstruction incurred by CITY. Once action is taken by CITY to complete, repair, replace, and/or reconstruct the Improvements, SUBDIVIDER shall be responsible for all costs incurred by CITY, even if SUBDIVIDER subsequently completes the work.

CITY shall have recourse against SUBDIVIDER for any and all amounts necessary to complete the obligations of SUBDIVIDER in the event the security (including but not limited to any Letter of Guarantee, Certificate of Deposit, cash, bond for performance, labor and materials and repair and maintenance, letter of credit or cash deposit) is insufficient to pay such amounts. All administrative costs, including reasonable attorney's fees pursuant to Government Code Section 66499.4, incurred by CITY in addition to the costs of the Improvements shall be a proper charge against the security and SUBDIVIDER. In the event it becomes necessary for CITY to bring an action to compel performance of this Agreement or to recover costs of completing such Improvements, SUBDIVIDER shall pay reasonable attorney's fees, costs of suit, and all other expenses of litigation incurred by CITY in connection therewith.

8. Because the Improvements are not entirely complete, SUBDIVIDER is required to post Performance and Labor & Materials bonds to guarantee the unfinished Improvements associated with Tracts 3808, 3809, 3810, 3811, and 3812 as included and described in Exhibit D of this Agreement. The amount of performance security shall be equal to the unfinished Improvement cost plus a 10% contingency as shown in Exhibit D. The corresponding labor and materials bond amount shall be 50% of the performance bond amount as shown in Exhibit D (Performance Security x 50%). Further, SUBDIVIDER shall also comply with CITY's insurance requirements set forth on Exhibit C attached hereto and incorporated herein.

9. CITY has agreed to delay completion of the water tank, booster pumps, and neighborhood park as required by the Development Agreement dated December 6, 2016 until eighteen (18) months after the recordation of the first Residential Small Lot Final Subdivision Map. SUBDIVIDER is required to post Performance and Labor & Materials bonds to guarantee the construction of the aforementioned Improvements as included and described in Exhibit D. The amount of performance security for the water tank, booster pumps, and neighborhood park shall be equal to the Improvement cost plus a 10% contingency as shown in Exhibit D. The corresponding labor and materials bond amount shall be 50% of the performance bond amount as shown in Exhibit D (Performance Security x 50%).

10. Any alteration(s) made to the plans and specifications which are a part of this Agreement or any provision of this Agreement shall not operate to release any surety or sureties from liability on any bond or bonds attached hereto and made a part thereof. The above-referenced sureties hereby consent to such alterations and waive the provisions of California Civil Code Section 2819.

11. Neither CITY nor any of its officers, employees, or agents shall be liable to SUBDIVIDER, and/or SUBDIVIDER's agents, contractors, or subcontractors for any error or omission arising out of or in connection with any work to be performed under this Agreement.

12. Neither CITY nor any of its officers, employees, or agents shall be liable to SUBDIVIDER or to any person, entity, or organization for any injury or damage that may result to any person or property by or from any cause in, on, or about the subdivision of all or any part of the land covered by this Agreement except in the case of negligence.

13. SUBDIVIDER hereby agrees to, and shall hold CITY, its elective and appointive boards, commissions, officers, agents, and employees (collectively "Indemnitees") harmless from any liability for damage or claims which may arise from SUBDIVIDER and/or SUBDIVIDER's contractors, subcontractors, agents, or employees' operations under this Agreement, whether such operations be by SUBDIVIDER or by any SUBDIVIDER contractors, subcontractors, or by any one or more persons directly or indirectly employed by, or acting as agent for, SUBDIVIDER or any of SUBDIVIDER's contractors or subcontractors. SUBDIVIDER shall, at its own cost and expense, defend any and all actions, suits, or legal proceedings or any type that may be brought or instituted against CITY and indemnities on any claim or demand, of any nature whatsoever, and pay or satisfy any judgment that may be rendered against CITY and the Indemnitees in any such action, suit, or legal proceedings resulting from or alleged to have resulted from SUBDIVIDER's performance or non-performance of its duties and obligations under this Agreement or from the negligent act or omission of itself, its agents, contractors, representatives, servants, or employees. The promises and Agreement to indemnify and hold harmless set forth in this section is not conditioned or dependent on whether or not any indemnity has prepared, supplied, or approved any plan or specification in connection with this work or subdivision, whether or not any such indemnity has insurance or indemnification covering any of these matters. CITY does not and shall not waive any rights against SUBDIVIDER which it may have by reason of the aforesaid hold harmless agreement because of the acceptance by CITY of any deposit with CITY by SUBDIVIDER. The aforesaid hold harmless agreement by SUBDIVIDER shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered, by reason of any of the aforesaid operations referred to in this paragraph, regardless of whether or not CITY has prepared, supplied, or approved of plans and/or specifications for the subdivision.

14. Neither SUBDIVIDER nor any of SUBDIVIDER's agents, contractors, or subcontractors are, or shall be, considered to be agents of CITY in connection with the performance of SUBDIVIDER's obligations under this Agreement.

15. Prior to acceptance of the Improvements by the City Council, SUBDIVIDER shall be solely responsible for maintaining the quality of the Improvements and maintaining safety at the project site. SUBDIVIDER's obligation to provide the Improvements shall not be satisfied until

after the City Engineer has made a written determination that all obligations of the Agreement have been satisfied, all outstanding fees and charges have been paid, and the City Council has accepted the Improvements as complete. CITY and SUBDIVIDER have formed Community Facilities Districts (CFDs) to finance maintenance and Improvements.

16. SUBDIVIDER shall be responsible to sweep streets within the subdivision every two weeks as directed by the City Engineer on all streets where lots are occupied and all streets providing access to occupied lots until the Improvements are accepted by CITY.

17. SUBDIVIDER shall not assign this Agreement without the prior written consent of CITY. If such consent is given, the terms of this Agreement shall apply to and bind the heirs, successors, executors, administrators, and assignees of SUBDIVIDER; and any heirs, successors, executors, administrators, and assignees of SUBDIVIDER and shall be jointly and severally liable hereunder.

SUBDIVIDER may otherwise assign this Agreement only with the prior written consent of the City, which consent shall not be unreasonably withheld. City need not approve a request to transfer this Agreement to an entity which lacks the financial and other resources to fulfill any then-unperformed obligations under this Agreement. No such transfer may accomplish the allocation of sewer service to land not owned by the assignee or in violation of the Sewer Service Transfer Policy defined within the Assignment and Amendment of Development Agreement, Doc No. 2017-007992.

18. SUBDIVIDER shall, at SUBDIVIDER's expense, obtain and maintain all necessary permits and licenses for construction of the Improvements. SUBDIVIDER shall comply with all local, state, and federal laws whether or not said laws are expressly stated in this Agreement.

19. This Agreement and any amendments hereto comprise the entire understanding and agreement between the parties regarding the Improvements to be constructed and dedications for Tracts 3808, 3809, 3810, 3811, and 3812.

20. The following miscellaneous provisions are applicable to this Agreement:

a. Controlling Law. The parties agree that this Agreement shall be governed and construed by and in accordance with the laws of the State of California.

b. Definitions. The definitions and terms are as defined in this Agreement.

c. Force Majeure. Neither party shall be deemed to be in default on account of any delay or failure to perform its obligations under this Agreement which directly results from an Act of God or an act of a superior governmental authority.

d. Headings. The paragraph headings are not a part of this Agreement and shall have no effect upon the construction or interpretation of any part of this Agreement.

- e. Incorporation of Documents. All documents referred to herein and all documents which may, from time to time, be referred to in any duly executed amendment hereto are by such reference incorporated herein and shall be deemed to be part of this Agreement.
- f. Modification of Agreement. This Agreement shall not be modified or be binding upon the parties unless such modification is agreed to in writing and signed by the parties.
- g. Severability. If a court of competent jurisdiction finds or rules that any provision of this Agreement is void or unenforceable, the provisions of this Agreement not so affected shall remain in full force and effect.
- h. Successors and Assigns. Except as otherwise expressly provided herein, the provisions of this Agreement shall inure to the benefit of, and shall apply to and bind, the successors and assigns of the parties.
- i. Time of the Essence. Time is of the essence of this Agreement and each of its provisions. In the calculation of time hereunder, the time in which an act is to be performed shall be computed by excluding the first day and including the last. If the time in which an act is to be performed falls on a Saturday, Sunday or any day observed as a legal holiday by CITY, the time for performance shall be extended to the following business day.
- j. Venue. In the event either party brings that suit hereunder, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of San Joaquin.

EXHIBITS:

EXHIBIT A: FINAL MAPS - TRACTS 3808, 3809, 3810, 3811 AND 3812

EXHIBIT B: TRACT AREA MAP

EXHIBIT C: CITY INSURANCE REQUIREMENTS

EXHIBIT D: TABLE OF TOTAL COSTS, UNFINISHED IMPROVEMENT COST, AND BOND VALUES FOR NEIGHBORHOOD PARK, WATER TANK AND BOOSTER PUMP, AND TRACTS 3808, 3809, 3810, 3811 AND 3812

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this 9th day of December 2019, at Lathrop, California.

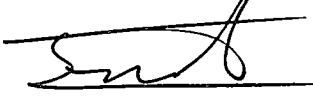
ATTEST: TERESA VARGAS
City Clerk of and for the City
of Lathrop, State of California

CITY OF LATHROP, a
municipal corporation of the
State of California

BY: _____
Teresa Vargas Date
City Clerk

BY: _____
Stephen J. Salvatore Date
City Manager

APPROVED AS TO FORM BY THE CITY OF LATHROP CITY ATTORNEY

BY:  _____ 12-4-19
Salvador Navarrete Date
City Attorney

Saybrook CLSP, LLC / Lathrop Land Acquisition, LLC
by Saybrook Fund Advisors, LLC

BY: _____
Jeffrey M. Wilson Date
Co-Portfolio Manager & Co-Managing Partner
"SUBDIVIDER"

EXHIBIT A

FINAL MAPS - TRACTS 3808, 3809, 3810, 3811 AND 3812

OWNER'S STATEMENT:

THE UNDERSIGNED, DOES HEREBY STATE THAT WE ARE THE OWNERS OF ALL THE LAND DELINEATED AND EMBRACED WITHIN THE DISTINCTIVE BORDER OF THE HEREIN EMBODIED FINAL MAP ENTITLED "TRACT NO. 3808 SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 1A" CONSISTING OF SEVEN (7) SHEETS, THAT WE HAVE CAUSED SAID MAP TO BE PREPARED FOR RECORD AND CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, THAT SAID MAP PARTICULARLY SETS FORTH AND DESCRIBES ALL THE LOTS INTENDED FOR SALE BY NUMBER WITH THEIR PRECISE LENGTH AND WIDTH.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF LATHROP IN FEE FOR LANDSCAPING AND PUBLIC UTILITY PURPOSES:

- 1. THE REAL PROPERTY DESIGNATED ON SAID MAP AS "PARCEL A".

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF LATHROP AS EASEMENTS FOR PUBLIC PURPOSES:

- 1. THE REAL PROPERTY DESIGNATED ON SAID MAP AS "ALBANY STREET, BACARRA STREET, CENTRAL PACIFIC STREET, CHIMES STREET, MADRONE STREET, LOCOMOTIVE STREET, AND SUNOL STREET"
- 2. A NON-EXCLUSIVE EASEMENT TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN SOUNDWALLS, OVER AND UNDER THE STRIPS OF LAND SHOWN UPON SAID MAP MARKED "WALL EASEMENT" (WE).
- 3. A NON-EXCLUSIVE EASEMENT TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN CABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND SHOWN UPON SAID MAP MARKED "PUBLIC UTILITY EASEMENT" (PUE).

THE UNDERSIGNED DOES HEREBY RELINQUISH ANY AND ALL RIGHTS OF INGRESS AND EGRESS TO VEHICULAR TRAFFIC (ABUTTERS RIGHTS) TO STANFORD CROSSING ALONG THE LOT LINES INDICATED BY THE SYMBOL //////.

THE UNDERSIGNED DOES HEREBY RELEASE, EXTINGUISH, QUITCLAIM, AND REMOVE THE PRIVATE ACCESS AND UTILITY EASEMENT OVER LOT 1 AS SHOWN ON TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS.

TO ENSURE MUNICIPAL WATER SERVICES TO ALL LOTS SHOWN UPON THIS MAP, ALL WATER RIGHTS THAT THE UNDERSIGNED MAY HAVE WITHIN THE DISTINCTIVE BORDER UPON THIS MAP, HEREBY ARE DEDICATED TO THE CITY OF LATHROP.

THIS MAP SHOWS ALL EASEMENTS OF RECORD ON THE PREMISES

OWNER:LATHROP LAND ACQUISITION LLC, A DELAWARE LIMITED LIABILITY COMPANY

PRINTED NAME: _____

SIGNATURE: _____

TITLE: _____

DATE: _____

OWNER'S ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA } SS
COUNTY OF _____ }

ON _____ 2019, BEFORE ME _____ A NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND: _____

SIGNATURE: _____

PRINTED NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE _____

PRINCIPAL COUNTY OF BUSINESS: _____

COMMISSION EXPIRES: _____

COMMISSION # OF NOTARY: _____

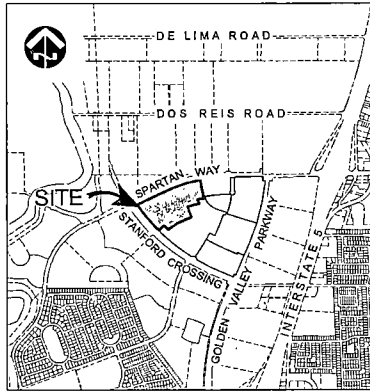
(D.D. SHEET NO. 48)

TRACT NO. 3808

SUBDIVISIONS OF SAN JOAQUIN COUNTY
STANFORD CROSSING - PHASE 1A
A SUBDIVISION OF LOT 1, OF TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & HERETOFORE

CITY OF LATHROP
SAN JOAQUIN COUNTY, CALIFORNIA

Mackay & Somp
SURVEYORS
51479 FRANKLIN DR., FOLSOM, CA 95630 (916)755-9990
APRIL 2019



VICINITY MAP
NOT TO SCALE

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LATHROP LAND ACQUISITION, LLC, IN NOVEMBER, 2013. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED VESTING TENTATIVE MAP. I FURTHER STATE THAT ALL THE MONUMENTS SHOWN HEREON WILL BE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED BEFORE SAID FINAL MAP IMPROVEMENTS ARE ACCEPTED BY THE CITY OF LATHROP, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

DATED THIS _____ DAY OF _____, 2019.

IAN BRUCE MACDONALD
LS NO. 8817,



RIGHT TO FARM STATEMENT:

PER CITY OF LATHROP CODE OF ORDINANCES, TITLE 15 CHAPTER 15.48.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATION, CULTIVATION, FLOWING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPREDATION, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOR, RODENTS AND PESTS. BE AWARE ALSO, THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECTS OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.

STATEMENT OF SOILS REPORT:

A SOILS REPORT ENTITLED, "STANFORD CROSSING, LATHROP, CALIFORNIA, GEOTECHNICAL EXPLORATION, PROJECT NO. 5747.003.003 AND DATED OCTOBER 27, 2017, HAS BEEN PREPARED FOR THIS PROJECT BY ENCO INCORPORATED, STEVE HARRIS, P.E., G.E., AND IS ON FILE WITH THE CITY OF LATHROP.

CITY SURVEYOR'S STATEMENT:

I, ANNE-SOPHIE TRUONG, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT NO. 3808, SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 1A" AND THAT THE SUBDIVISION SHOWN HEREON COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2019,

ANNE-SOPHIE TRUONG, LS NO. 8998
ACTING CITY SURVEYOR



CITY ENGINEER STATEMENT:

I, GLENN GEBHARDT, HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF "TRACT NO. 3808, SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 1A" AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLIES WITH ALL APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2019.

GLENN GEBHARDT, R.C.E. 34681
CITY ENGINEER OF THE
CITY OF LATHROP, CALIFORNIA



CITY CLERK'S STATEMENT:

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT NO. 3808 SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 1A" CONSISTING OF SEVEN (7) SHEETS, WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2019, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. _____ DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDATION AND DO HEREBY ACCEPT ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, THE DEDICATION OF ALL EASEMENTS, PARCEL A, ABUTTERS RIGHTS OF ACCESS AND WATER RIGHTS, AND ACCEPTED THE OFFER OF DEDICATION OF ALL STREETS AS SHOWN ON SAID MAP SUBJECT TO THE IMPROVEMENTS BEING COMPLETED, IN ACCORDANCE WITH CHAPTER 16, TITLE 16.16 OF THE CITY OF LATHROP MUNICIPAL CODE.

I FURTHER STATE THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP HAVE BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF LATHROP AND FILED IN MY OFFICE.

DATED THIS _____ DAY OF _____, 2019,

TERESA VARGAS
CITY CLERK AND CLERK OF THE CITY COUNCIL OF
THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN,
STATE OF CALIFORNIA

SECRETARY OF THE PLANNING COMMISSION'S STATEMENT:

THIS MAP CONFORMS TO THE VESTING TENTATIVE TRACT MAP NO. 3789 APPROVED BY THE PLANNING COMMISSION ON THE 18TH DAY OF DECEMBER, 2013.

DATED _____ THIS DAY OF _____, 2019

MARK MEISSNER
SECRETARY OF THE PLANNING COMMISSION
COMMUNITY DEVELOPMENT DIRECTOR

COUNTY RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 2019, AT _____ M. IN BOOK _____ OF MAPS AND PLATS, AT PAGE _____, AT THE REQUEST OF _____

FEES: \$ _____

STEVE J. BESTOLARIDES
ASSESSOR-RECORDER - COUNTY CLERK
SAN JOAQUIN COUNTY, CALIFORNIA
SHEET 1 OF 7

BY: _____
ASSISTANT/DEPUTY RECORDER

CERTIFICATE OF DEDICATION:

THE CITY OF LATHROP SHALL RECONVEY PARCEL A TO THE BELOW-NAMED OWNER, OR SUCCESSOR IN INTEREST, IF THE CITY DETERMINES PURSUANT TO GOVERNMENT CODE SECTION 66477.5 THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES.

AS OWNER: LATHROP LAND ACQUISITION, LLC
 501 SANTA MONICA BLVD SUITE 607
 SANTA MONICA, CA 90401

REFERENCES:

- (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
- (R-2) TRACT NO. 3789 MAPS & PLATS BK. 42, PG. 99, S.J.C.R.

BASIS OF BEARINGS:

THE BEARING NORTH 64°56'12" EAST BETWEEN THE FOUND MONUMENTS ON SPARTAN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

NOTES:

1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
2. TRACT 3808, STANFORD CROSSING PHASE 1A CONTAINS 91 RESIDENTIAL LOTS, AND 1 LETTERED PARCEL, CONTAINING 22.86 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP, ALL SHOWN HEREIN. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW)

TRACT 3808 AREA SUMMARY	
91 RESIDENTIAL LOTS AND STREET DEDICATIONS	22.84± AC
PARCEL A	0.02± AC
TOTAL	22.86± AC

LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- RELINQUISHMENT OF ADJUTER'S RIGHTS
- FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
- SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
- MONUMENT OF RECORD TO BE SET PER TRACT 3789
- ANGLE POINT
- BOUNDARY
- CENTERLINE
- EXISTING
- MONUMENT TO MONUMENT
- MONUMENT TO PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- MAPS AND PLATS
- WALL EASEMENT
- M&P
- WE
- (R)
- ()
- []
- S.J.C.R.
- (3)
- INDICATES SHEET NUMBER

TRACT NO. 3808

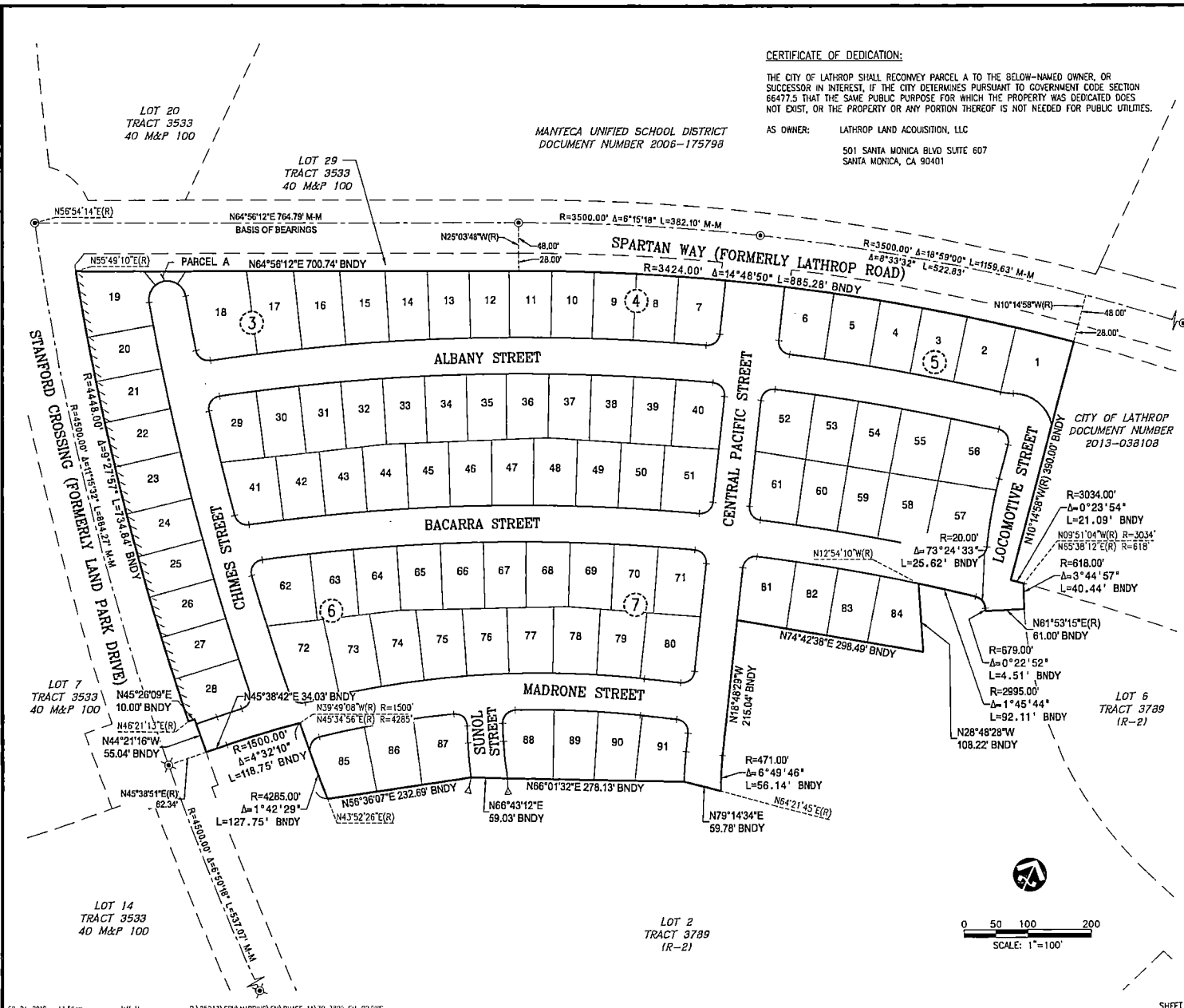
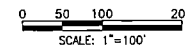
SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1A
 A SUBDIVISION OF LOT 1, OF TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN
 CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA

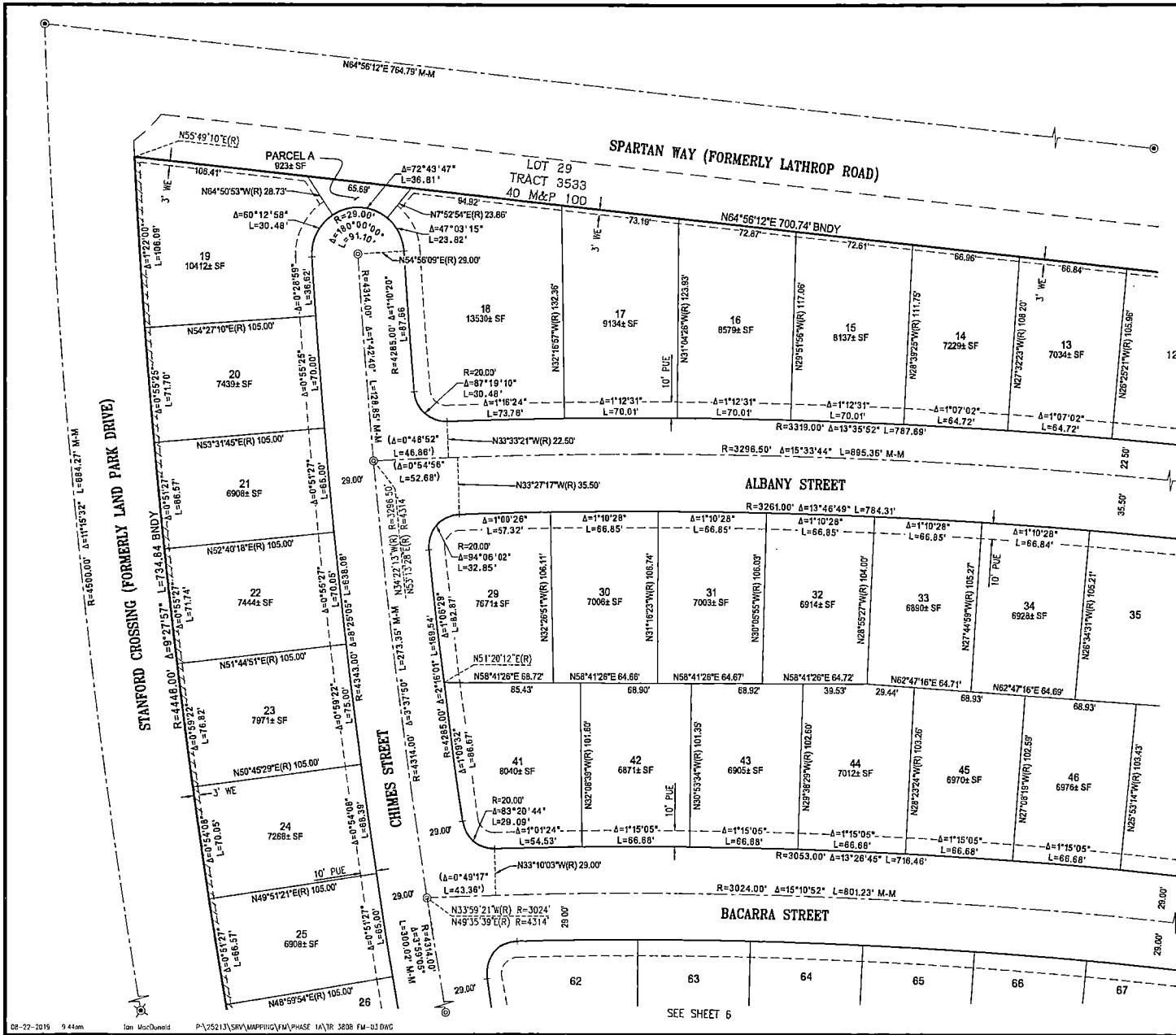
Mackay & Soms

SAN JOAQUIN COUNTY, CALIFORNIA
 51428 TRAVELER DR., PLEASANTON, CA 94566 (925)225-0550

SHEET 2 OF 7

25213-00





REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) TRACT NO. 3789 MAPS & PLATS BK. 42, PG. 99, S.J.C.R.

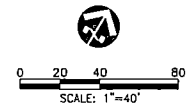
BASIS OF BEARINGS:
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 - TRACT 3808, STANFORD CROSSING PHASE 1A CONTAINS 91 RESIDENTIAL LOTS, AND 1 LETTERED PARCEL, CONTAINING 22.86 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP, ALL SHOWN HEREIN. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW)

TRACT 3808 AREA SUMMARY	
91 RESIDENTIAL LOTS AND STREET DEDICATIONS	22.84± AC
PARCEL A	0.02± AC
TOTAL	22.86± AC

LEGEND

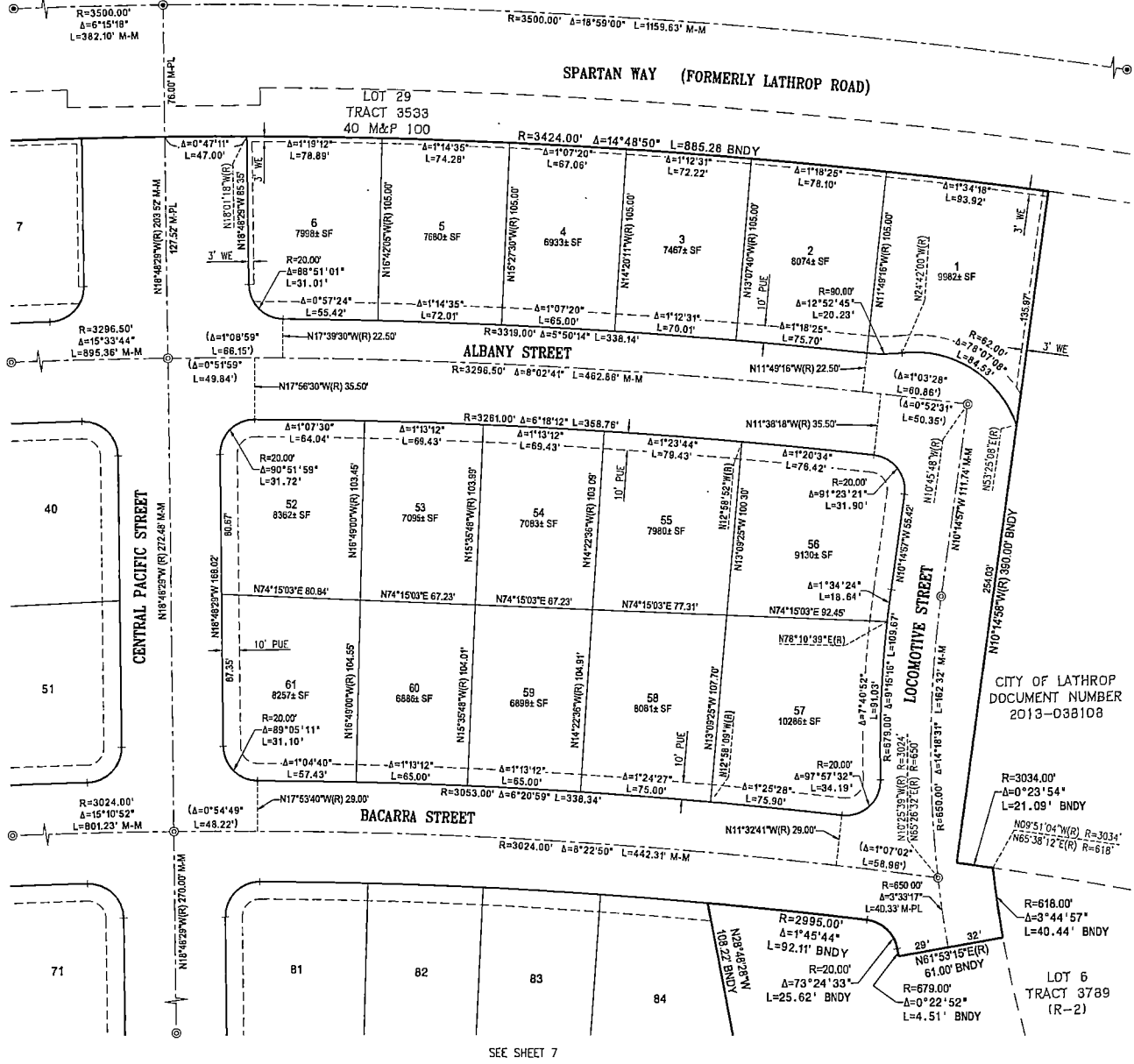
- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- RELINQUISHMENT OF ADJUTER'S RIGHTS
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- ANGLE POINT
- BOUNDARY
- CENTERLINE
- EXISTING
- MONUMENT TO MONUMENT
- MONUMENT TO PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- MAPS AND PLATS
- WALL EASEMENT
- RADIAL BEARING
- PULLBACK DISTANCE
- RECORD DISTANCE
- S.J.C.R.
- INDICATES SHEET NUMBER



TRACT NO. 3808

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1A
 A SUBDIVISION OF LOT 1, OF TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT Diablo Base & Meridian

SAN JOAQUIN COUNTY, CALIFORNIA
Mackay & Somps
 ENGINEERS PLANNERS SURVEYORS
 51428 FRODOEN BL. PLEASANTON, CA 94566 (916) 255-0600



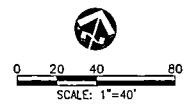
REFERENCES:
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 (R-2) TRACT NO. 3789 MAPS & PLATS BK. 42, PG. 99, S.J.C.R.

BASIS OF BEARINGS:
 THE BEARING NORTH 64°55'12" EAST BETWEEN THE FOUND MONUMENTS ON SPARTAN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREIN.

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TRACT 3808 AREA SUMMARY	
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PARCEL A	0.02± AC
TOTAL	22.86± AC

- LEGEND**
- DISTINCTIVE BORDER
 - RIGHT OF WAY LINE
 - LOT LINE/PARCEL LINE
 - - - EXISTING PROPERTY LINE
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 - - - MONUMENT LINE
 - - - RELINQUISHMENT OF ADJUTER'S RIGHTS
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 - ANGLE POINT
 - BOUNDARY
 - CENTERLINE
 - EXISTING
 - M-M MONUMENT TO MONUMENT
 - M-PL MONUMENT TO PROPERTY LINE
 - PUE PUBLIC UTILITY EASEMENT
 - M&P MAPS AND PLATS
 - WE WALL EASEMENT
 - (R) RADIAL BEARING
 - () PULLBACK DISTANCE
 - () RECORD DISTANCE
 - S.J.C.R. SAN JOAQUIN COUNTY RECORDS
 - (3) INDICATES SHEET NUMBER

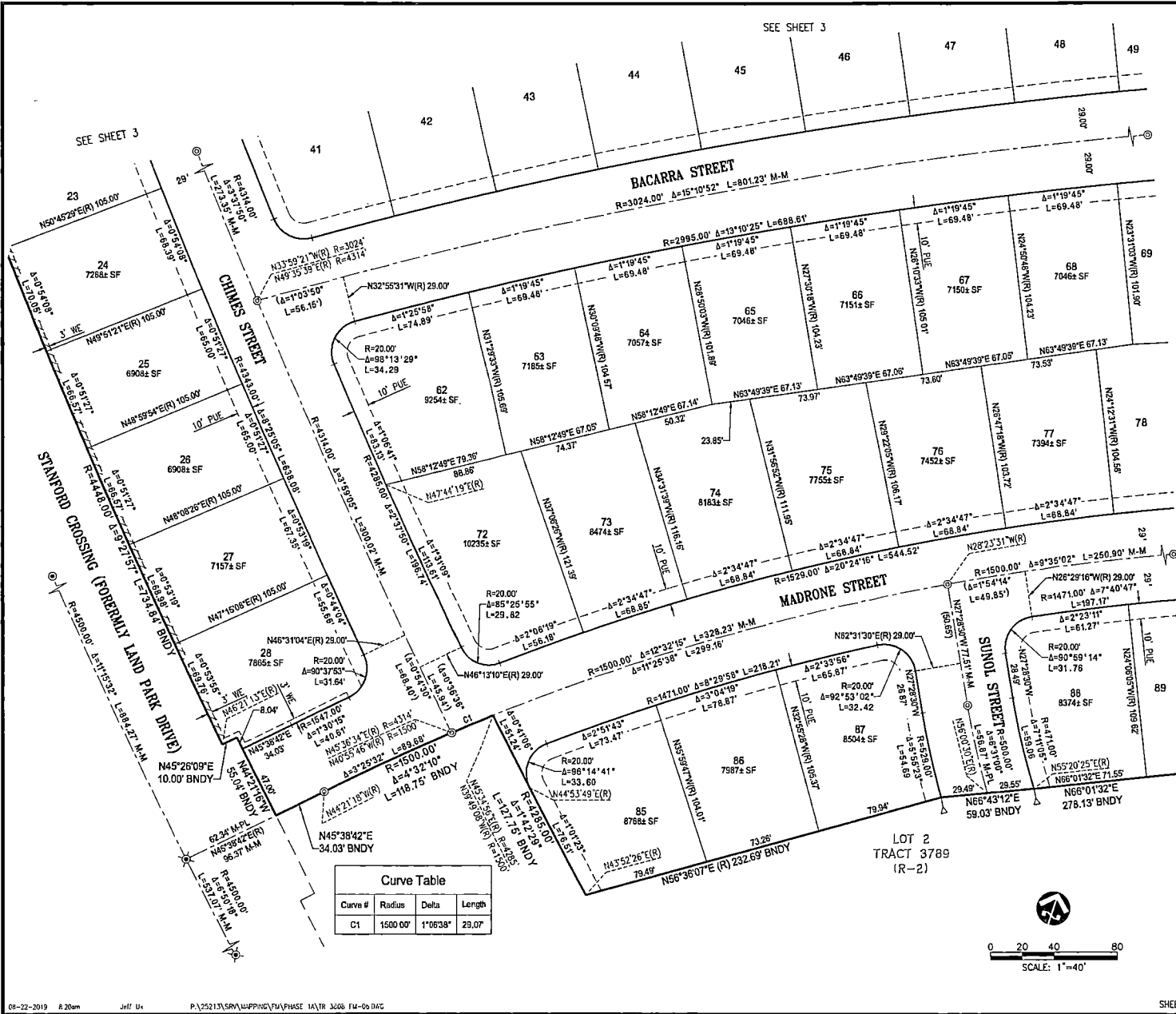


TRACT NO. 3808

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1A
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 CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA

Mackay & Somps
 ENGINEERS PLANNERS SURVEYORS
 51426 PRAIRIE DR., PLEASANTON, CA 94566 (925)225-0200

APRIL 2019



REFERENCES:
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 (R-2) TRACT NO. 3788 MAPS & PLATS BK. 42, PG. 99, S.J.C.R.

BASIS OF BEARINGS:
 THE BEARING NORTH 64°56'12\"/>

- NOTES:**
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TRACT 3808 AREA SUMMARY	
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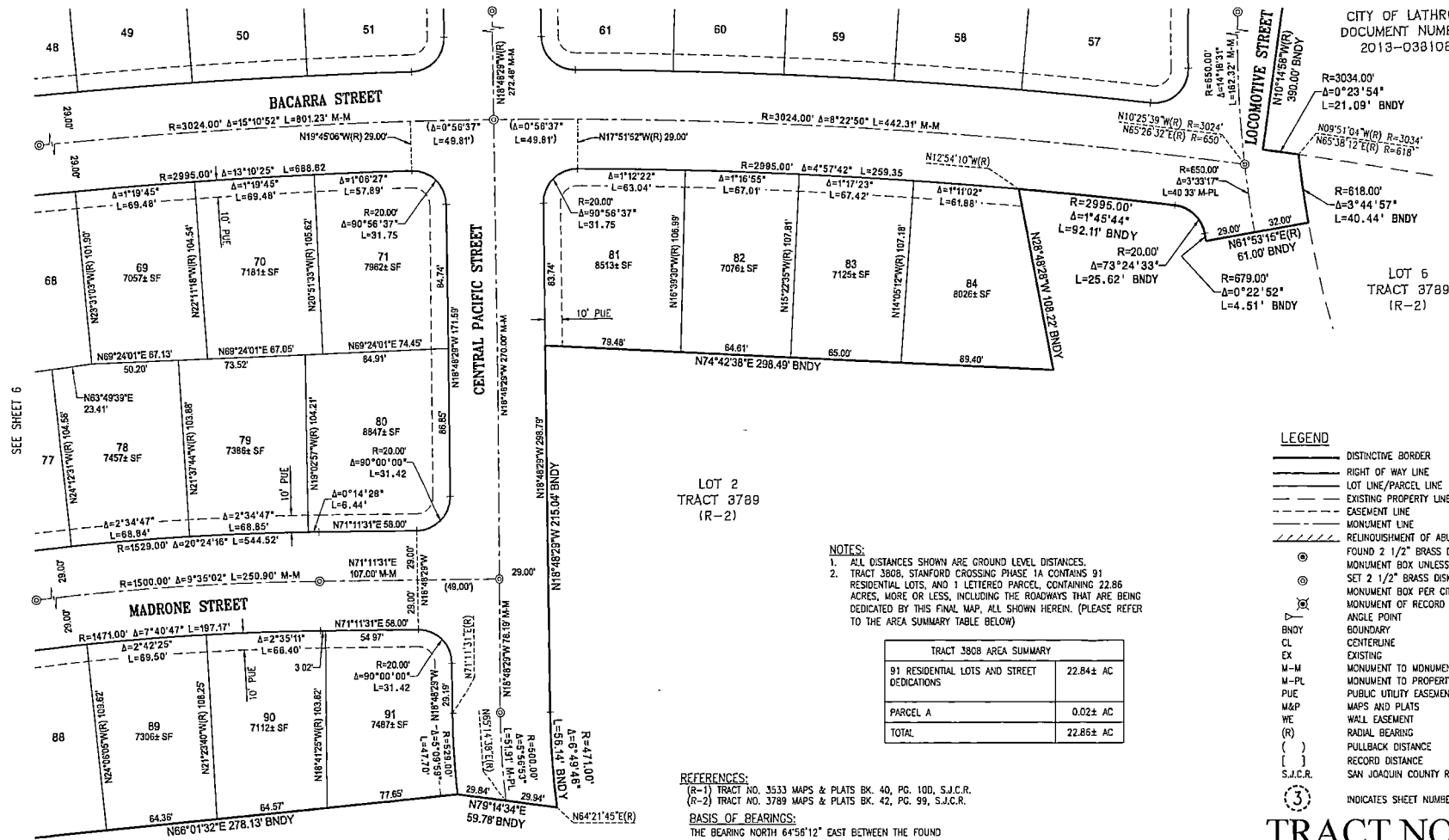
- LEGEND**
- DISTINCTIVE BORDER
 - RIGHT OF WAY LINE
 - LOT LINE/PARCEL LINE
 - - - EXISTING PROPERTY LINE
 - - - EASEMENT LINE
 - - - MONUMENT LINE
 - /// RELINQUISHMENT OF ADJUTER'S RIGHTS
 - FOUND 2 1/2\"/>

TRACT NO. 3808
 SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1A
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 CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA
MACKAY & SOMPS
 5142 FRANKLIN BLVD., SUITE 100
 SACRAMENTO, CALIFORNIA 95825
 APRIL 2019

SEE SHEET 4

SEE SHEET 5

CITY OF LATHROP
DOCUMENT NUMBER
2013-038108



LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- RELINQUISHMENT OF ABUTTER'S RIGHTS
- ⊙ FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
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- M&P MAPS AND PLATS
- WE WALL EASEMENT
- (R) RADIAL BEARING
- () PULLBACK DISTANCE
- [] RECORD DISTANCE
- S.J.C.R. SAN JOAQUIN COUNTY RECORDS
- ③ INDICATES SHEET NUMBER

NOTES:

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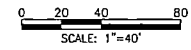
TRACT 3808 AREA SUMMARY	
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PARCEL A	0.02± AC
TOTAL	22.85± AC

REFERENCES:

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- (R-2) TRACT NO. 3789 MAPS & PLATS BK. 42, PG. 99, S.J.C.R.

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THE BEARING NORTH 64°56'12" EAST BETWEEN THE FOUND MONUMENTS ON SPARTAN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.



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CITY OF LATHROP
SAN JOAQUIN COUNTY, CALIFORNIA


Mackay & Somps
ENGINEERS PLANNERS SURVEYORS
51475 FRANKLIN DR., PLEASANTON, CA 94568 (925) 725-0000

OWNER'S STATEMENT:

THE UNDERSIGNED, DOES HEREBY STATE THAT WE ARE THE OWNERS OF ALL THE LAND DELINEATED AND EMBRACED WITHIN THE DISTINCTIVE BORDER OF THE HEREIN EMBODIED FINAL MAP ENTITLED "TRACT NO. 3809 SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 1B" CONSISTING OF EIGHT (8) SHEETS, THAT WE HAVE CAUSED SAID MAP TO BE PREPARED FOR RECORD AND CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, THAT SAID MAP PARTICULARLY SETS FORTH AND DESCRIBES ALL THE LOTS INTENDED FOR SALE BY NUMBER WITH THEIR PRECISE LENGTH AND WIDTH.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF LATHROP AS EASEMENTS FOR PUBLIC PURPOSES:

1. THE REAL PROPERTY DESIGNATED ON SAID MAP AS BARBARA TERRY BOULEVARD, CHIMES STREET, CENTRAL PACIFIC STREET, MADRONE STREET, LOCOMOTIVE STREET, POST STREET, SUNOL STREET, AND TELEGRAPH STREET;
2. A NON-EXCLUSIVE EASEMENT TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN SOUNDWALLS, OVER AND UNDER THE STRIPS OF LAND SHOWN UPON SAID MAP MARKED "WALL EASEMENT" (WE).
3. A NON-EXCLUSIVE EASEMENT TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN CABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND SHOWN UPON SAID MAP MARKED "PUBLIC UTILITY EASEMENT" (PUE).

THE UNDERSIGNED DOES HEREBY RELINQUISH ANY AND ALL RIGHTS OF INGRESS AND EGRESS TO VEHICULAR TRAFFIC (ABUTTERS RIGHTS) TO STANFORD CROSSING AND PORTIONS OF BARBARA TERRY BOULEVARD ALONG THE LOT LINES INDICATED BY THE SYMBOL .

THE UNDERSIGNED DOES HEREBY RELEASE, EXTINGUISH, QUITCLAIM, AND REMOVE THE PRIVATE ACCESS AND UTILITY EASEMENT OVER LOT 2 AS SHOWN ON TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS.

TO ENSURE MUNICIPAL WATER SERVICES TO ALL LOTS SHOWN UPON THIS MAP, ALL WATER RIGHTS THAT THE UNDERSIGNED MAY HAVE WITHIN THE DISTINCTIVE BORDER UPON THIS MAP, HEREBY ARE DEDICATED TO THE CITY OF LATHROP.

THIS MAP SHOWS ALL EASEMENTS OF RECORD ON THE PREMISES.

OWNER: LATHROP LAND ACQUISITION LLC, A DELAWARE LIMITED LIABILITY COMPANY

PRINTED NAME: _____

SIGNATURE: _____

TITLE: _____

DATE: _____

OWNER'S ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA } SS
COUNTY OF _____

ON _____, 2019, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND: _____

SIGNATURE: _____

PRINTED NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE _____

PRINCIPAL COUNTY OF BUSINESS: _____

COMMISSION EXPIRES: _____

COMMISSION # OF NOTARY: _____

STATEMENT OF SOILS REPORT:

A SOILS REPORT ENTITLED, "STANFORD CROSSING, LATHROP, CALIFORNIA, GEOTECHNICAL EXPLORATION, PROJECT NO. 5747.D03.003 AND DATED OCTOBER 27, 2017, HAS BEEN PREPARED FOR THIS PROJECT BY ENGED INCORPORATED, STEVE HARRIS, P.E., G.E., AND IS ON FILE WITH THE CITY OF LATHROP.

(D.D. SHEET NO. 48)

TRACT NO. 3809

SUBDIVISIONS OF SAN JOAQUIN COUNTY
STANFORD CROSSING - PHASE 1B
A SUBDIVISION OF LOT 2, OF TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN

CITY OF LATHROP
SAN JOAQUIN COUNTY, CALIFORNIA
Mackay & Somp
12474005
12474005
STATE REGISTRAR OF PLACEMEN, CA 94588 (925)225-0640
APRIL 2019



VICINITY MAP
NOT TO SCALE

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LATHROP LAND ACQUISITION, LLC, IN NOVEMBER, 2013. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED VESTING TENTATIVE MAP. I FURTHER STATE THAT ALL THE MONUMENTS SHOWN HEREON WILL BE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED BEFORE SAID FINAL MAP IMPROVEMENTS ARE ACCEPTED BY THE CITY OF LATHROP, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

DATED THIS _____ DAY OF _____, 2019.

IAN BRUCE MACDONALD
LS NO. 8817



RIGHT TO FARM STATEMENT:

PER CITY OF LATHROP CODE OF ORDINANCES, TITLE 15 CHAPTER 15.48.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATION, CULTIVATIONS, PLOWING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPREDATION, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOR, RODENTS AND PESTS. BE AWARE ALSO, THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECTS OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.

CITY ENGINEER STATEMENT:

I, GLENN GEBHARDT, HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF "TRACT NO. 3809, SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 1B" AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLIES WITH ALL APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2019.

GLENN GEBHARDT, R.C.E. 34681
CITY ENGINEER OF THE
CITY OF LATHROP, CALIFORNIA



CITY SURVEYOR'S STATEMENT:

I, ANNE-SOPHIE TRUONG, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT NO. 3809, SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 1B" AND THAT THE SUBDIVISION SHOWN HEREON COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2019.

ANNE-SOPHIE TRUONG, LS NO. 8998
ACTING CITY SURVEYOR



CITY CLERK'S STATEMENT:

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT NO. 3809 SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 1B" CONSISTING OF EIGHT (8) SHEETS, WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2019, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. _____ DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDATION AND DO HEREBY ACCEPT ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, THE DEDICATION OF ALL EASEMENTS, ABUTTERS RIGHTS OF ACCESS AND WATER RIGHTS, AND ACCEPTED THE OFFER OF DEDICATION OF ALL BOULEVARDS AND STREETS AS SHOWN ON SAID MAP SUBJECT TO THE IMPROVEMENTS BEING COMPLETED, IN ACCORDANCE WITH CHAPTER 16, TITLE 16.16 OF THE CITY OF LATHROP MUNICIPAL CODE.

I FURTHER STATE THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP HAVE BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF LATHROP AND FILED IN MY OFFICE.

DATED THIS _____ DAY OF _____, 2019.

TERESA VARGAS
CITY CLERK AND CLERK OF THE CITY COUNCIL OF
THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN,
STATE OF CALIFORNIA

SECRETARY OF THE PLANNING COMMISSION'S STATEMENT:

THIS MAP CONFORMS TO THE VESTING TENTATIVE TRACT MAP NO. 3789 APPROVED BY THE PLANNING COMMISSION ON THE 18TH DAY OF DECEMBER, 2013.

DATED _____ THIS DAY OF _____, 2019

MARK WEISSNER
SECRETARY OF THE PLANNING COMMISSION
COMMUNITY DEVELOPMENT DIRECTOR

COUNTY RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 2019, AT _____ M. IN BOOK _____ OF MAPS AND PLATS, AT PAGE _____, AT THE REQUEST OF _____

FEES: \$ _____

STEVE J. BESTOLARIDES
ASSESSOR-RECORDER - COUNTY CLERK
SAN JOAQUIN COUNTY, CALIFORNIA

BY: _____
ASSISTANT/DEPUTY RECORDER

Curve Table			
Curve #	Radius	Delta	Length
C1	2995.00'	1°45'44"	92.11'
C2	20.00'	73°24'33"	25.62'
C3	679.00'	0°22'52"	4.51'

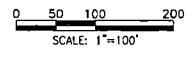
REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) TRACT NO. 3789 MAPS & PLATS BK. 42, PG. 99, S.J.C.R.
 (R-3) TRACT NO. 3808 MAPS & PLATS BK. ... PG. ... S.J.C.R.

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- NOTES:**
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TRACT 3809 AREA SUMMARY	
96 RESIDENTIAL LOTS AND STREET DEDICATIONS	22.72± AC
TOTAL	22.72± AC

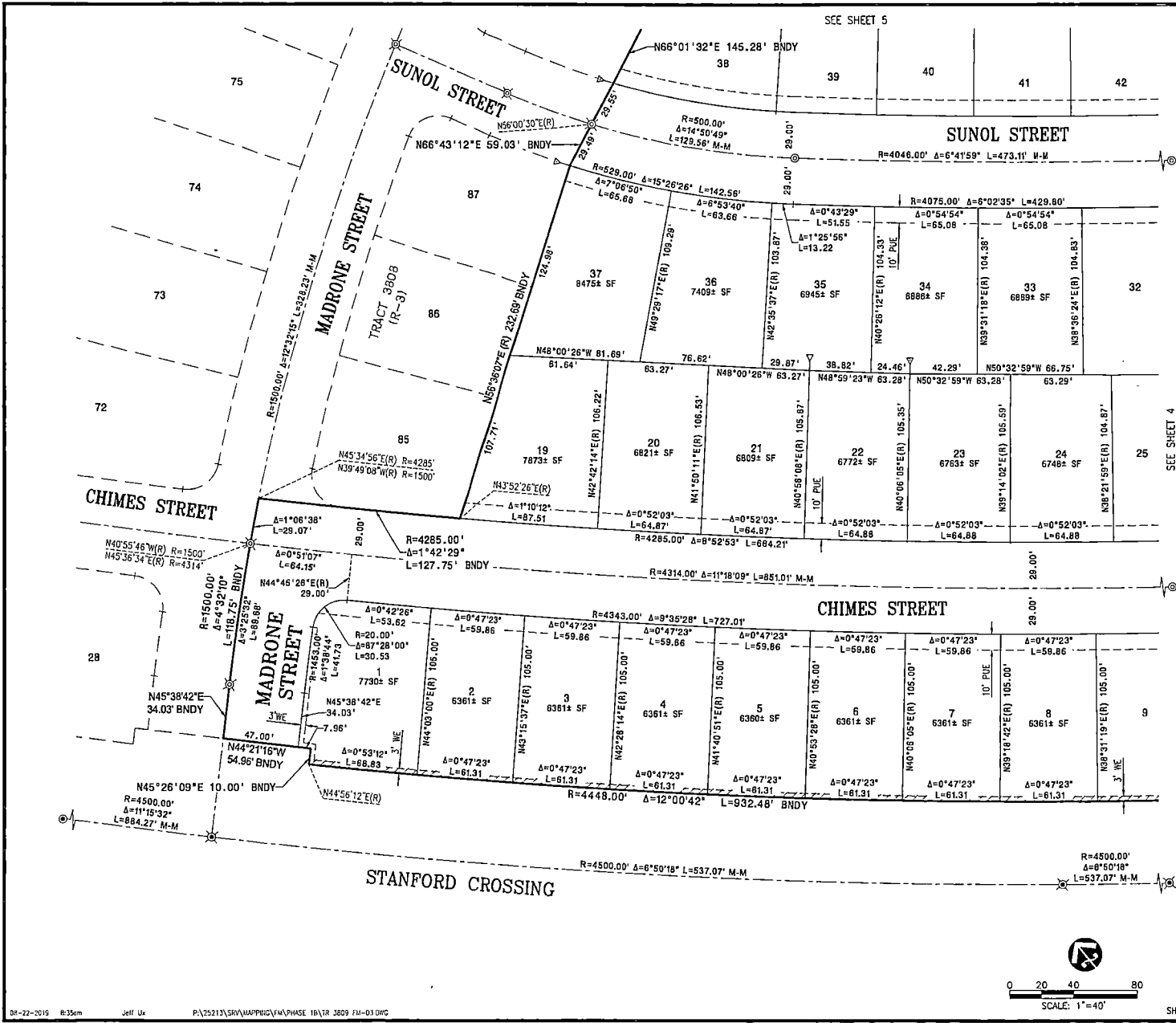
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 - [] RECORD DISTANCE
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 - ③ SHEET INDEX



TRACT NO. 3809

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1B
 A SUBDIVISION OF LOT 2, OF TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT Diablo Base & Meridian
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 SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SOMPS
 ENGINEERS PLANNERS SURVEYORS
 51478 FIRST AVE. RISSANONIA, CA 94550 (916)253-0670
 APRIL 2019



REFERENCES:
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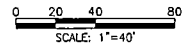
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TRACT NO. 3809

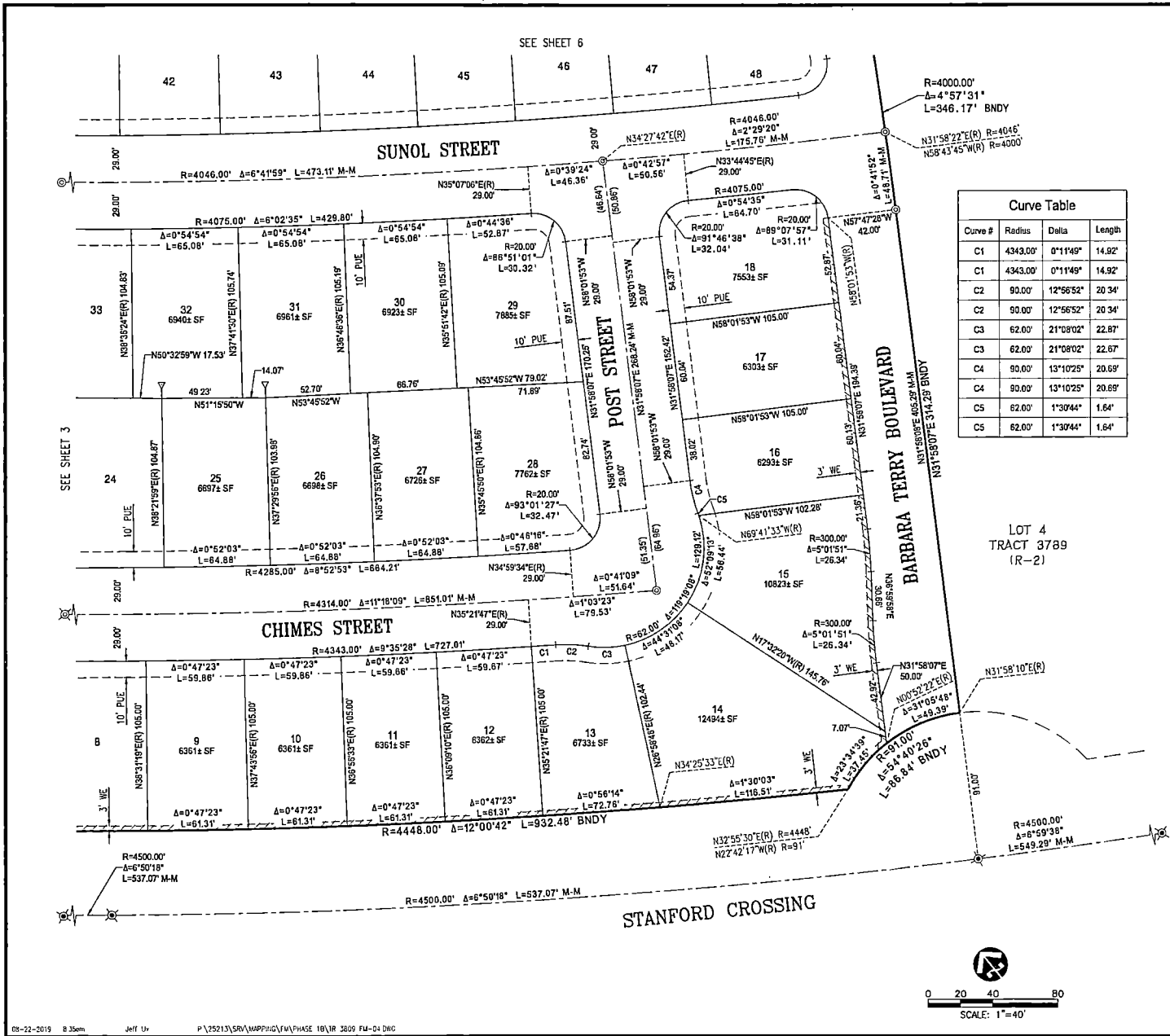
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CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA
Mackay & Somps
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 51428 FROSTEN RD., PLEASANTON, CA 94566 (925) 275-0620



SHEET 3 OF 8

2513-01



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 SAN JOAQUIN COUNTY, CALIFORNIA

Mackay & Soms
 ENGINEERS SURVEYORS
 51428 FOUNTAIN DR. PLEASANTON, CA 94566 (925)225-0020

REFERENCES:

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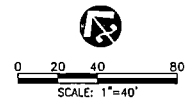
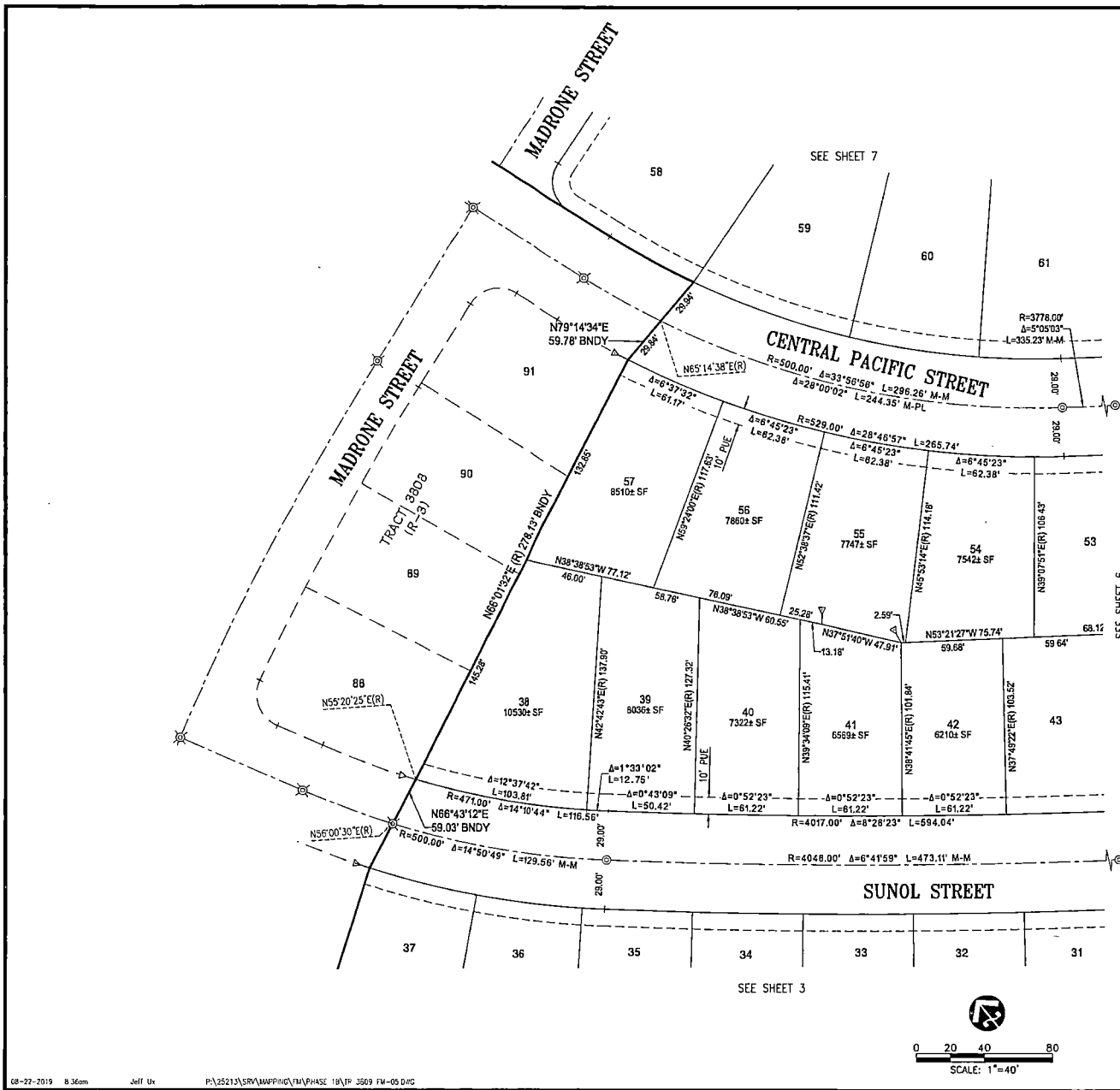
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MACKAY & SOMPS
 SURVEYORS
 514789 FRAVIER DR. PLEASANTON, CA 94568 (925)725-0500

SHEET 5 OF 8

APRIL 2019

25213-01





REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
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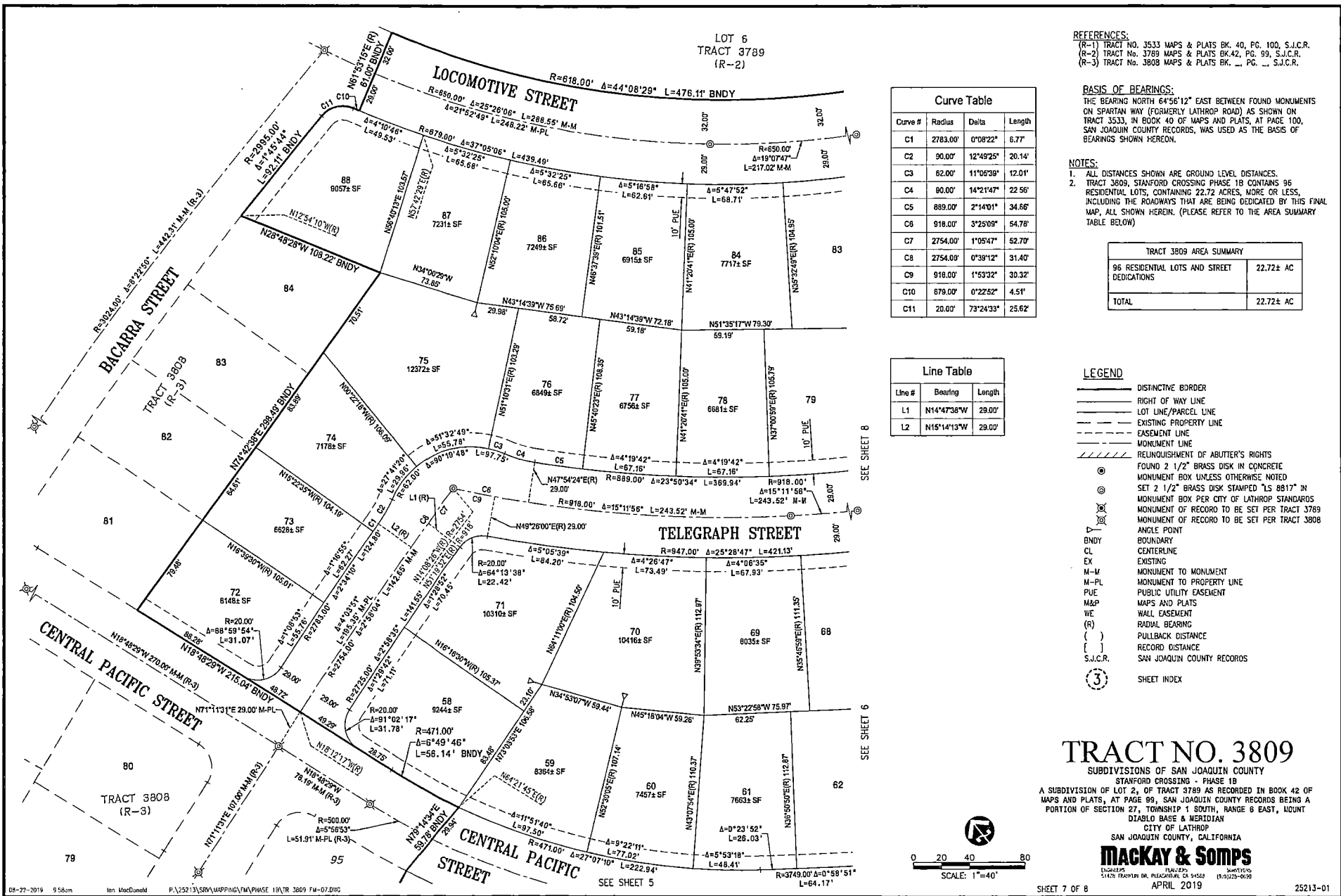
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 SUBDIVISIONS OF SAN JOAQUIN COUNTY
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 SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SOMPS
 ENGINEERS PLANNERS
 51428 FRENCH LAKE, PLEASANTON, CA 94568
 (925) 225-6200

APRIL 2019



LOT 6
TRACT 3789
(R-2)

Curve Table

Curve #	Radius	Delta	Length
C1	2783.00'	0°08'22"	6.77'
C2	90.00'	12°49'25"	20.14'
C3	82.00'	11°05'39"	12.01'
C4	90.00'	14°21'47"	22.56'
C5	889.00'	2°14'01"	34.66'
C6	918.00'	3°25'09"	54.78'
C7	2754.00'	1°05'47"	52.70'
C8	2754.00'	0°39'12"	31.40'
C9	918.00'	1°53'32"	30.32'
C10	678.00'	0°22'52"	4.51'
C11	20.00'	73°24'33"	25.62'

Line Table

Line #	Bearing	Length
L1	N14°47'38"W	29.00'
L2	N15°14'13"W	29.00'

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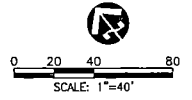
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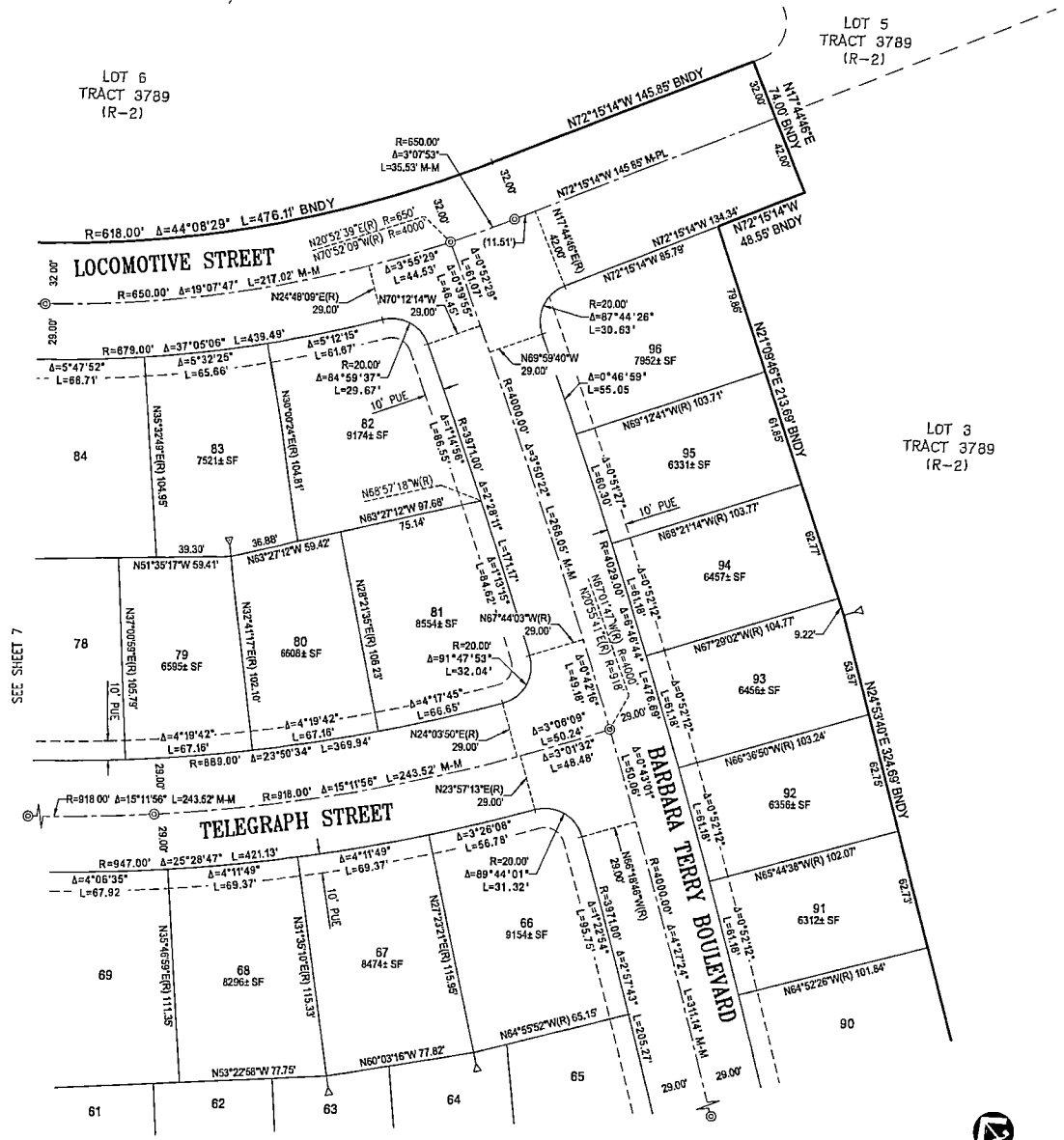
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Mackay & Somps
 15425 FRANKLIN DR. PLEASANTON, CA 94566
 (916) 225-0620
 SHEET 7 OF 8
 APRIL 2019
 25213-01



LOT 6
TRACT 3789
(R-2)

LOT 5
TRACT 3789
(R-2)

LOT 3
TRACT 3789
(R-2)



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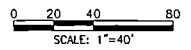
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31425 FRANKLIN DR. PLEASANTON, CA 94566 (925)225-0620
APRIL 2019



SHEET 8 OF 8

25213-01

OWNER'S STATEMENT:

THE UNDERSIGNED, DOES HEREBY STATE THAT WE ARE THE OWNERS OF ALL THE LAND DELINEATED AND EMBRACED WITHIN THE DISTINCTIVE BORDER OF THE HEREIN EMBODIED FINAL MAP ENTITLED "TRACT NO. 3810 SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 2A" CONSISTING OF SIX (6) SHEETS, THAT WE HAVE CAUSED SAID MAP TO BE PREPARED FOR RECORD AND CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, THAT SAID MAP PARTICULARLY SETS FORTH AND DESCRIBES ALL THE LOTS INTENDED FOR SALE BY NUMBER WITH THEIR PRECISE LENGTH AND WIDTH.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF LATHROP AS EASEMENTS FOR PUBLIC PURPOSES:

- 1. THE REAL PROPERTY DESIGNATED ON SAID MAP AS "ATHENA STREET, BARBARA TERRY BOULEVARD, CENTRAL PACIFIC STREET, GEORGE STREET, JEWELS STREET, LOCOMOTIVE STREET, AND PORT WASHINGTON STREET";
- 2. A NON-EXCLUSIVE EASEMENT TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN SOUNDWALLS, OVER AND UNDER THE STRIPS OF LAND SHOWN UPON SAID MAP MARKED "WALL EASEMENT" (WE).
- 3. A NON-EXCLUSIVE EASEMENT TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN CABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND SHOWN UPON SAID MAP MARKED "PUBLIC UTILITY EASEMENT" (PUE).

THE UNDERSIGNED DOES HEREBY RELEASE, EXTINGUISH, QUITCLAIM, AND REMOVE THE PRIVATE ACCESS AND UTILITY EASEMENT OVER LOT 3 AS SHOWN ON TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS.

TO ENSURE MUNICIPAL WATER SERVICES TO ALL LOTS SHOWN UPON THIS MAP, ALL WATER RIGHTS THAT THE UNDERSIGNED MAY HAVE WITHIN THE DISTINCTIVE BORDER UPON THIS MAP, HEREBY ARE DEDICATED TO THE CITY OF LATHROP.

THIS MAP SHOWS ALL EASEMENTS OF RECORD ON THE PREMISES

OWNER: LATHROP LAND ACQUISITION LLC, A DELAWARE LIMITED LIABILITY COMPANY

PRINTED NAME: _____

SIGNATURE: _____

TITLE: _____

DATE: _____

OWNER'S ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA } SS
COUNTY OF _____ }

ON _____ 2019, BEFORE ME _____ A NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND: _____

SIGNATURE: _____

PRINTED NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE _____

PRINCIPAL COUNTY OF BUSINESS: _____

COMMISSION EXPIRES: _____

COMMISSION # OF NOTARY: _____

STATEMENT OF SOILS REPORT:

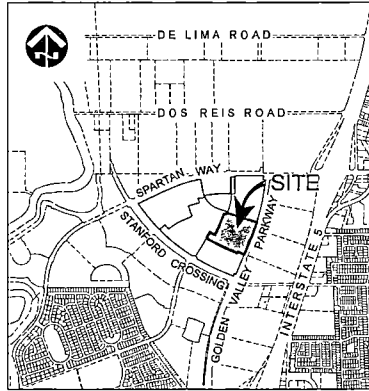
A SOILS REPORT ENTITLED, "STANFORD CROSSING, LATHROP, CALIFORNIA, GEOTECHNICAL EXPLORATION, PROJECT NO. 5747.003.003 AND DATED OCTOBER 27, 2017, HAS BEEN PREPARED FOR THIS PROJECT BY ENGED INCORPORATED, STEVE HARRIS, P.E., G.E., AND IS ON FILE WITH THE CITY OF LATHROP.

(D.D. SHEET NO. 48)

TRACT NO. 3810

SUBDIVISIONS OF SAN JOAQUIN COUNTY
STANFORD CROSSING - PHASE 2A
A SUBDIVISION OF LOT 3, OF TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN
CITY OF LATHROP

SAN JOAQUIN COUNTY, CALIFORNIA
MAGKAY & SOMPS
PLANNERS SURVEYORS
51420 FRANKLIN DR. PLACENTIA, CA 95352 (925)275-0030
APRIL 2019



VICINITY MAP
NOT TO SCALE

CITY ENGINEER STATEMENT:

I, GLENN GEBHARDT, HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF "TRACT NO. 3810, SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 2A" AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP 3789, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLIES WITH ALL APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2019.

GLENN GEBHARDT, R.C.E. 34681
CITY ENGINEER OF THE
CITY OF LATHROP, CALIFORNIA



CITY SURVEYOR'S STATEMENT:

I, ANNE-SOPHIE TRUONG, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT NO. 3810, SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 2A" AND THAT THE SUBDIVISION SHOWN HEREON COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2019.

ANNE-SOPHIE TRUONG, LS NO. 8998
ACTING CITY SURVEYOR



CITY CLERK'S STATEMENT:

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT NO. 3810 SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 2A" CONSISTING OF SIX (6) SHEETS, WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2019, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. _____ DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDATION AND DO HEREBY ACCEPT ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, THE DEDICATION OF ALL EASEMENTS, ABUTTERS RIGHTS OF ACCESS AND WATER RIGHTS, AND ACCEPTED THE OFFER OF DEDICATION OF ALL BOULEVARDS AND STREETS AS SHOWN ON SAID MAP SUBJECT TO THE IMPROVEMENTS BEING COMPLETED, IN ACCORDANCE WITH CHAPTER 16, TITLE 16.16 OF THE CITY OF LATHROP MUNICIPAL CODE.

I FURTHER STATE THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP HAVE BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF LATHROP AND FILED IN MY OFFICE.

DATED THIS _____ DAY OF _____, 2019.

TERESA VARGAS
CITY CLERK AND CLERK OF THE CITY COUNCIL OF
THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN,
STATE OF CALIFORNIA

SECRETARY OF THE PLANNING COMMISSION'S STATEMENT:

THIS MAP CONFORMS TO THE VESTING TENTATIVE TRACT MAP NO. 3789 APPROVED BY THE PLANNING COMMISSION ON THE 18TH DAY OF DECEMBER, 2013.

DATED _____ THIS DAY OF _____, 2019

MARK MEISSNER
SECRETARY OF THE PLANNING COMMISSION
COMMUNITY DEVELOPMENT DIRECTOR

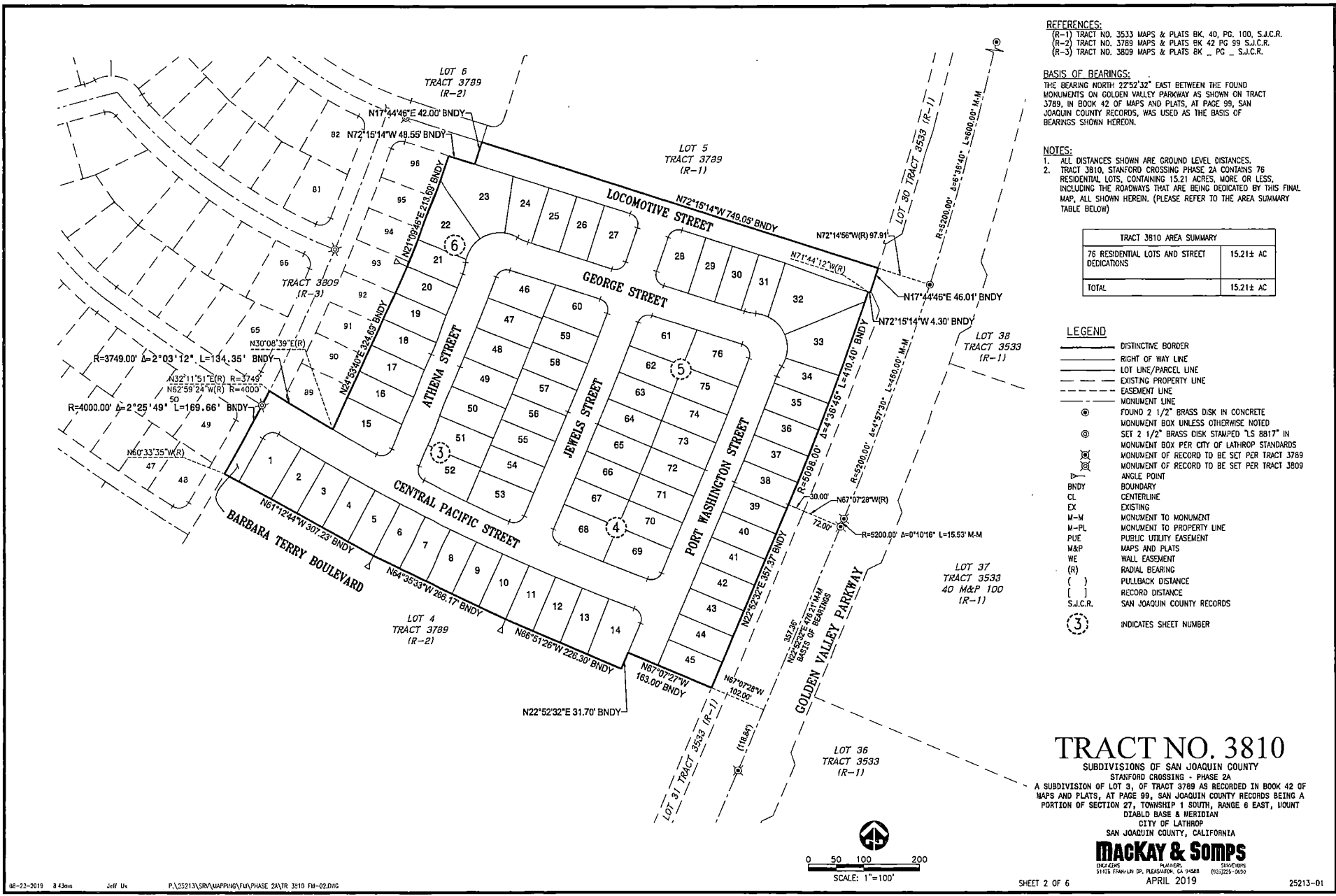
COUNTY RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 2019, AT _____ M. IN BOOK _____ OF MAPS AND PLATS, AT PAGE _____, AT THE REQUEST OF _____

FEES: \$ _____

STEVE J. BESTOLARIDES
ASSESSOR-RECORDER - COUNTY CLERK
SAN JOAQUIN COUNTY, CALIFORNIA

BY: _____
ASSISTANT/DEPUTY RECORDER



REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) TRACT NO. 3789 MAPS & PLATS BK 42 PG 99 S.J.C.R.
 (R-3) TRACT NO. 3809 MAPS & PLATS BK _ PG _ S.J.C.R.

BASIS OF BEARINGS:
 THE BEARING NORTH 22°52'32" EAST BETWEEN THE FOUND MONUMENTS ON GOLDEN VALLEY PARKWAY AS SHOWN ON TRACT 3789, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

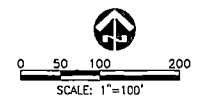
NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. TRACT 3810, STANFORD CROSSING PHASE 2A CONTAINS 76 RESIDENTIAL LOTS, CONTAINING 15.21 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP. ALL SHOWN HEREIN. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW)

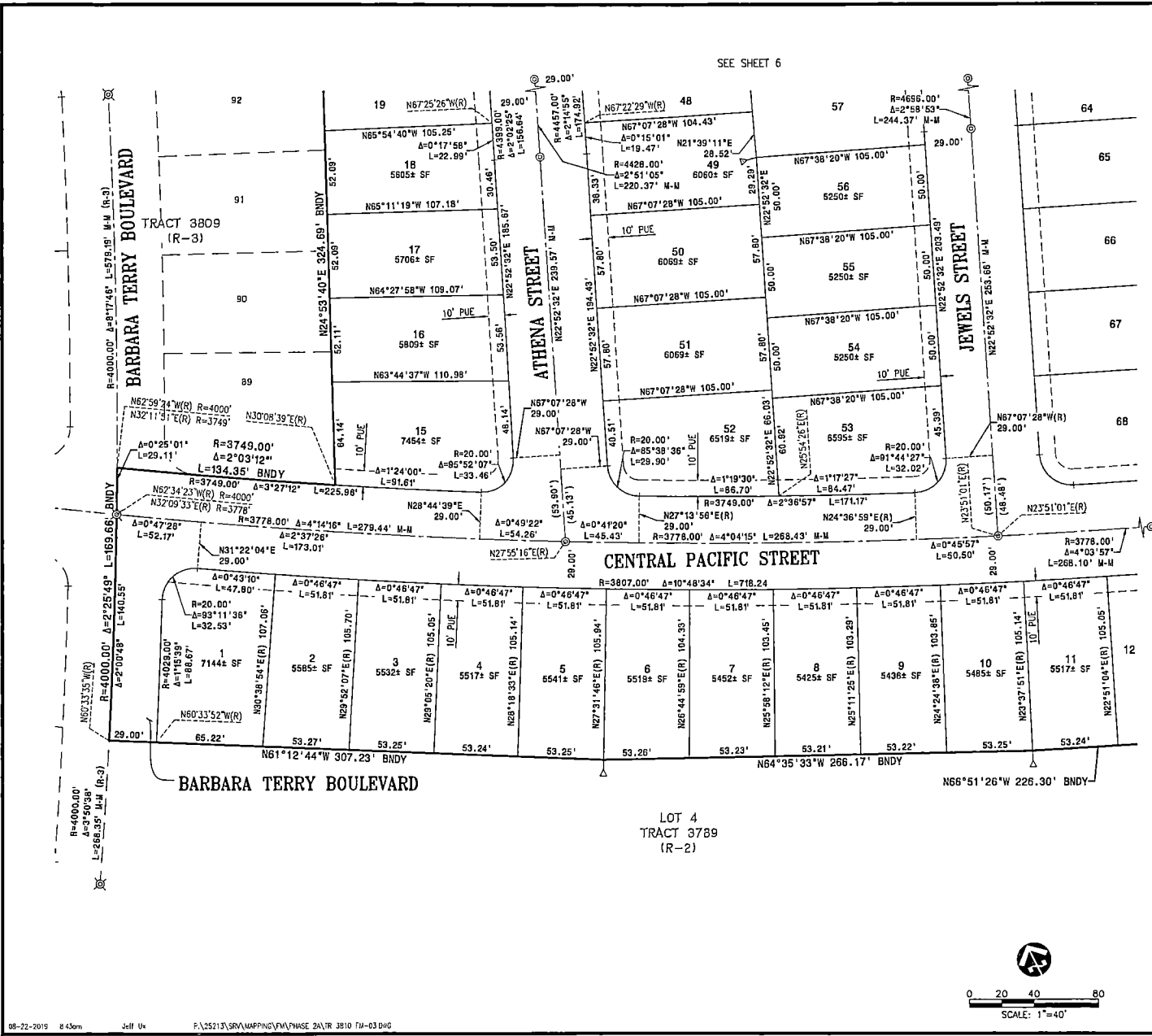
TRACT 3810 AREA SUMMARY	
76 RESIDENTIAL LOTS AND STREET DEDICATIONS	15.21± AC
TOTAL	15.21± AC

- LEGEND**
- DISTINCTIVE BORDER
 - RIGHT OF WAY LINE
 - LOT LINE/PARCEL LINE
 - - - EXISTING PROPERTY LINE
 - - - EASEMENT LINE
 - MONUMENT LINE
 - ⊙ FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
 - ⊙ SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
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 - ▽ BNDY
 - CL CENTERLINE
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 - M-PL MONUMENT TO PROPERTY LINE
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 - M&P MAPS AND PLATS
 - WE WALL EASEMENT
 - (R) RADIAL BEARING
 - () PULLBACK DISTANCE
 - [] RECORD DISTANCE
 - S.J.C.R. SAN JOAQUIN COUNTY RECORDS
 - (3) INDICATES SHEET NUMBER

TRACT NO. 3810
 SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 2A
 A SUBDIVISION OF LOT 3, OF TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN
 CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA

Mackay & Sumps
 SURVEYORS
 5115 FRANKLIN DR., PLEASANTON, CA 94588
 (925)261-3600





SEE SHEET 6

SEE SHEET 4

REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) TRACT NO. 3789 MAPS & PLATS BK 42 PG 99 S.J.C.R.
 (R-3) TRACT NO. 3809 MAPS & PLATS BK __ PG __ S.J.C.R.

BASIS OF BEARINGS:
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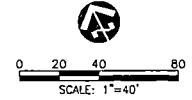
LOT 4
 TRACT 3789
 (R-2)

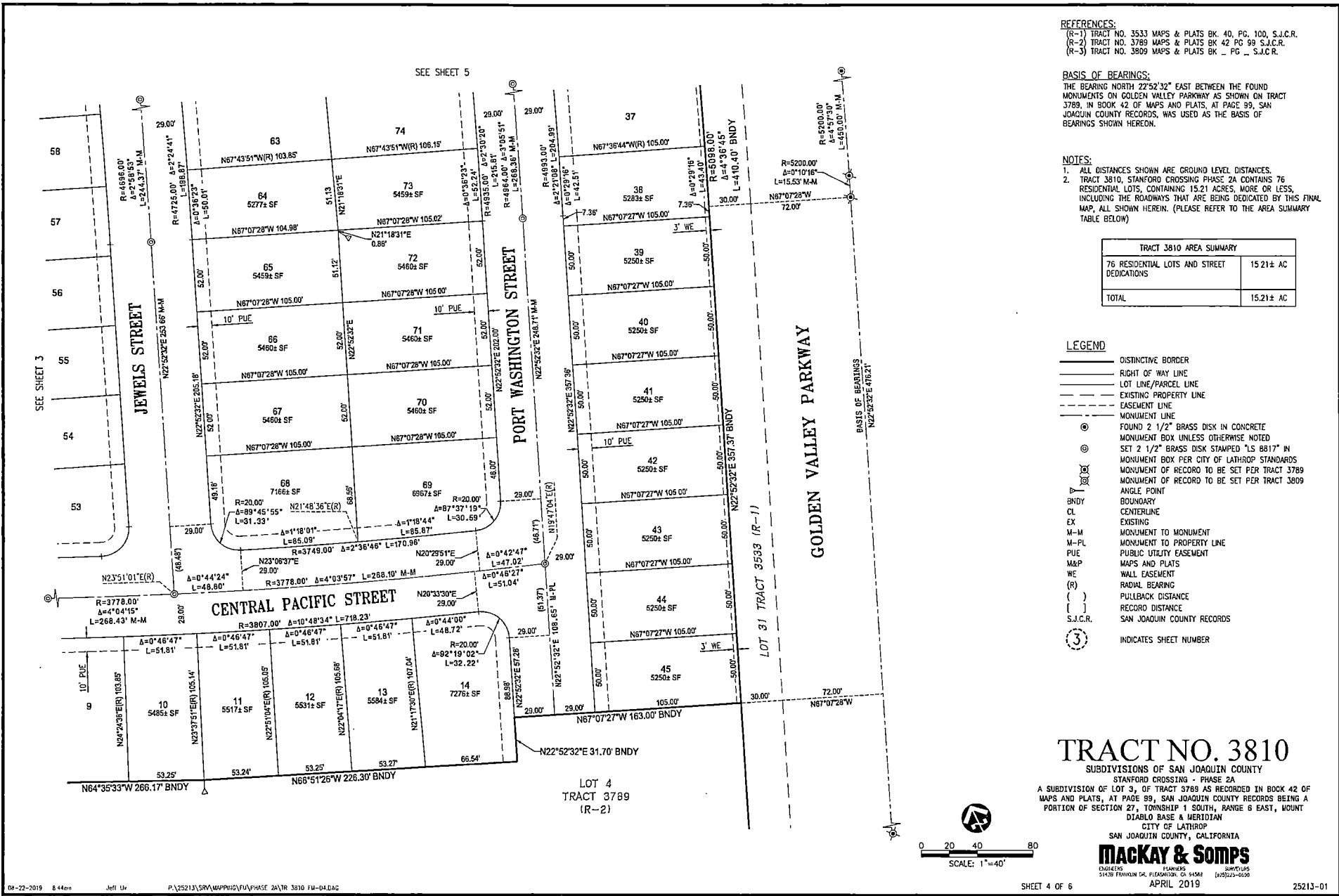
TRACT NO. 3810

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 2A
 A SUBDIVISION OF LOT 3, OF TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN
 CITY OF LATHROP

SAN JOAQUIN COUNTY, CALIFORNIA
Mackay & Somp

EXCH 4185 PLANS 615 S&P EXPS (925)22-0020
 51415 FRANKLIN BLV, PLEASANTON, CA 94588
 APRIL 2019





REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) TRACT NO. 3789 MAPS & PLATS BK. 42 PG. 99 S.J.C.R.
 (R-3) TRACT NO. 3809 MAPS & PLATS BK. PG. S.J.C.R.

BASIS OF BEARINGS:
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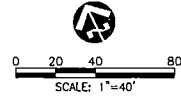
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TRACT NO. 3810

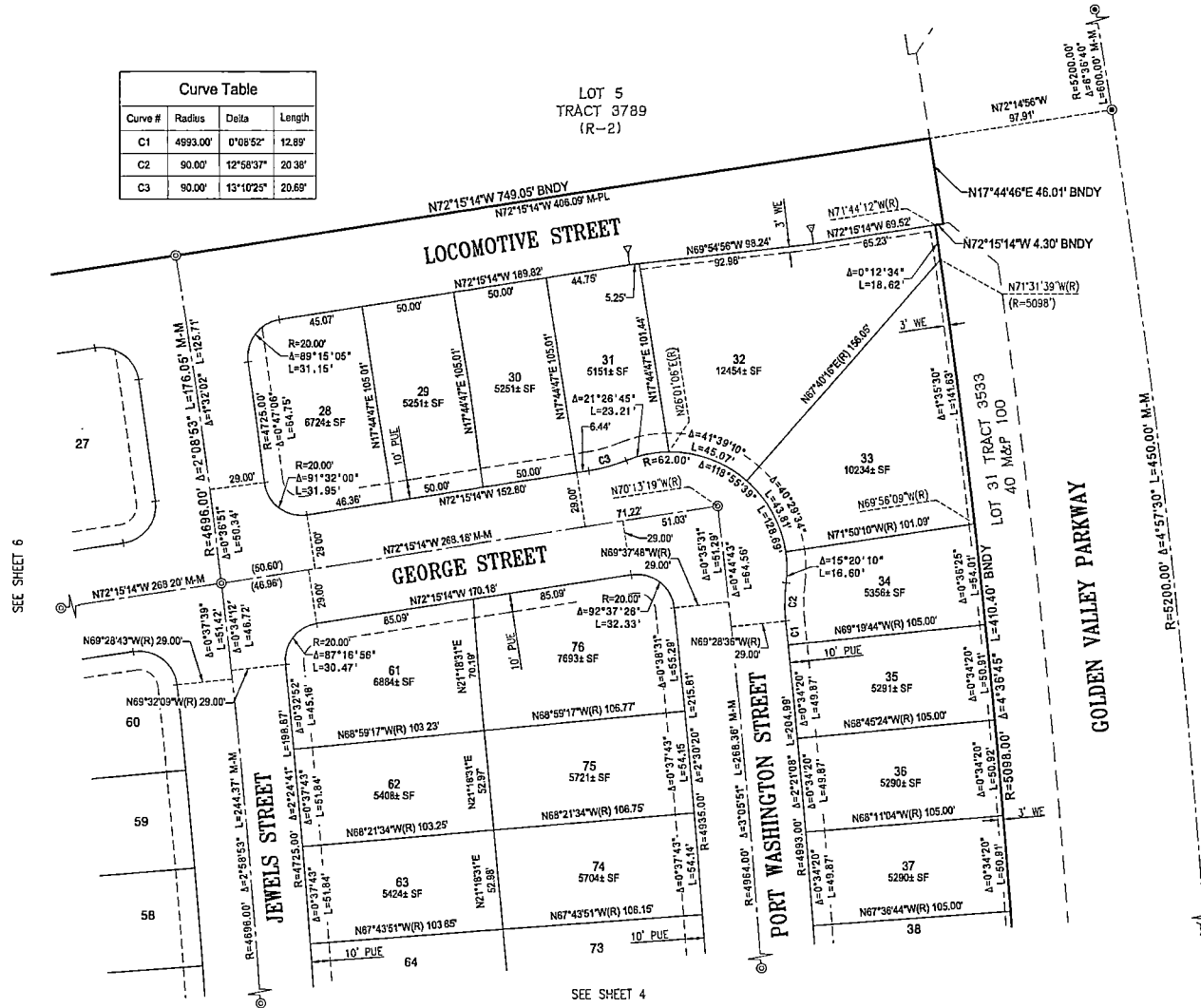
SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 2A
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CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA
Mackay & Somps
 ENGINEERS PLANNERS SURVEYORS
 51470 FRENCH DR. FIDELITY, CA 95020 (925) 225-0020



Curve Table			
Curve #	Radius	Delta	Length
C1	4993.00'	0°08'52"	12.89'
C2	90.00'	12°58'37"	20.38'
C3	90.00'	13°10'25"	20.66'

LOT 5
TRACT 3789
(R-2)



REFERENCES:
(R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
(R-2) TRACT NO. 3789 MAPS & PLATS BK 42 PG 99 S.J.C.R.
(R-3) TRACT NO. 3809 MAPS & PLATS BK _ PG _ S.J.C.R.

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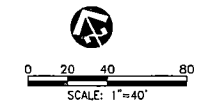
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TRACT NO. 3810

SUBDIVISIONS OF SAN JOAQUIN COUNTY
STANFORD CROSSING - PHASE 2A
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CITY OF LATHROP
SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SompS
SURVEYORS
51425 FRANKLIN DR., PLEASANTON, CA 94566 (916)275-0620



Curve #	Radius	Delta	Length
C1	90.00'	13°24'07"	21.05'
C2	62.00'	5°26'57"	5.90'
C3	62.00'	22°39'40"	24.52'
C4	90.00'	13°10'25"	20.69'

REFERENCES:

- (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
- (R-2) TRACT NO. 3789 MAPS & PLATS BK 42 PG 99 S.J.C.R.
- (R-3) TRACT NO. 3809 MAPS & PLATS BK - PG - S.J.C.R.

BASIS OF BEARINGS:

THE BEARING NORTH 27°52'32" EAST BETWEEN THE FOUND MONUMENTS ON GOLDEN VALLEY PARKWAY AS SHOWN ON TRACT 3789, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

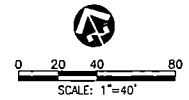
NOTES:

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TRACT 3810 AREA SUMMARY	
76 RESIDENTIAL LOTS AND STREET DEDICATIONS	15.21± AC
TOTAL	15.21± AC

LEGEND

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- - - EASEMENT LINE
- MONUMENT LINE
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- ⊙ SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
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- MAPS AND PLATS
- WALL EASEMENT
- RADIAL BEARING
- PULLBACK DISTANCE
- RECORD DISTANCE
- S.J.C.R.
- INDICATES SHEET NUMBER



TRACT NO. 3810

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 2A
 A SUBDIVISION OF LOT 3, OF TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN
 CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA

Mackay & Soms
 ENGINEERS PLANNERS SURVEYORS
 51425 FRANKLIN DR. PLAZA/STE. 400 #1000 (924)225-9090

SEE SHEET 3

SEE SHEET 5

SEE SHEET 4

OWNER'S STATEMENT:

THE UNDERSIGNED, DOES HEREBY STATE THAT WE ARE THE OWNERS OF ALL THE LAND DELINEATED AND EMBRACED WITHIN THE DISTINCTIVE BORDER OF THE HEREIN EMBODIED FINAL MAP ENTITLED "TRACT NO. 3811 SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 2B" CONSISTING OF SIX (6) SHEETS, THAT WE HAVE CAUSED SAID MAP TO BE PREPARED FOR RECORD AND CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, THAT SAID MAP PARTICULARLY SETS FORTH AND DESCRIBES ALL THE LOTS INTENDED FOR SALE BY NUMBER WITH THEIR PRECISE LENGTH AND WIDTH.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF LATHROP AS EASEMENTS FOR PUBLIC PURPOSES:

1. THE REAL PROPERTY DESIGNATED ON SAID MAP AS "BARBARA TERRY BOULEVARD, PORT WASHINGTON STREET, RAILWAY STREET, SACRAMENTO STREET, AND SUNOL STREET;
2. A NON-EXCLUSIVE EASEMENT TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN SOUNDWALLS, OVER AND UNDER THE STRIPS OF LAND SHOWN UPON SAID MAP MARKED "WALL EASEMENT" (WE);
3. A NON-EXCLUSIVE EASEMENT TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN CABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND SHOWN UPON SAID MAP MARKED "PUBLIC UTILITY EASEMENT" (PUE).

THE UNDERSIGNED DOES HEREBY RELINQUISH ANY AND ALL RIGHTS OF INGRESS AND EGRESS TO VEHICULAR TRAFFIC (ABUTTERS RIGHTS) TO STANFORD CROSSING AND PORTION OF BARBARA TERRY BOULEVARD ALONG THE LOT LINES INDICATED BY THE SYMBOL //////.

THE UNDERSIGNED DOES HEREBY RELEASE, EXTINGUISH, OBTAIN, AND REMOVE THE PRIVATE ACCESS AND UTILITY EASEMENT OVER LOT 4 AS SHOWN ON TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS.

TO ENSURE MUNICIPAL WATER SERVICES TO ALL LOTS SHOWN UPON THIS MAP, ALL WATER RIGHTS THAT THE UNDERSIGNED MAY HAVE WITHIN THE DISTINCTIVE BORDER UPON THIS MAP, HEREBY ARE DEDICATED TO THE CITY OF LATHROP.

THIS MAP SHOWS ALL EASEMENTS OF RECORD ON THE PREMISES

OWNER: LATHROP LAND ACQUISITION LLC, A DELAWARE LIMITED LIABILITY COMPANY

PRINTED NAME: _____

SIGNATURE: _____

TITLE: _____

DATE: _____

OWNER'S ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA } SS
COUNTY OF _____ }

ON _____, 2019, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND: _____

SIGNATURE: _____

PRINTED NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PRINCIPAL COUNTY OF BUSINESS: _____

COMMISSION EXPIRES: _____

COMMISSION # OF NOTARY: _____

STATEMENT OF SOILS REPORT:

A SOILS REPORT ENTITLED, "STANFORD CROSSING, LATHROP, CALIFORNIA, GEOTECHNICAL EXPLORATION, PROJECT NO. 5747.003.003 AND DATED OCTOBER 27, 2017, HAS BEEN PREPARED FOR THIS PROJECT BY ENGEO INCORPORATED, STEVE HARRIS, P.E., G.E., AND IS ON FILE WITH THE CITY OF LATHROP.

(D.D. SHEET NO. 48)

TRACT NO. 3811

SUBDIVISIONS OF SAN JOAQUIN COUNTY
STANFORD CROSSING - PHASE 2B
A SUBDIVISION OF LOT 4, OF TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN
CITY OF LATHROP
SAN JOAQUIN COUNTY, CALIFORNIA

Mackay & Sumps
LAND SURVEYORS
51425 FOREST DR. #1000 LATHROP, CA 97146
APRIL 2019



VICINITY MAP
NOT TO SCALE

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LATHROP LAND ACQUISITION, LLC, IN NOVEMBER, 2013. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED VESTING TENTATIVE MAP. I FURTHER STATE THAT ALL THE MONUMENTS SHOWN HEREON WILL BE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED BEFORE SAID FINAL MAP IMPROVEMENTS ARE ACCEPTED BY THE CITY OF LATHROP, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

DATED THIS _____ DAY OF _____, 2019.

IAN BRUCE MACDONALD
LS NO. 8817



RIGHT TO FARM STATEMENT:

PER CITY OF LATHROP CODE OF ORDINANCES, TITLE 15 CHAPTER 15.48.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATION, CULTIVATIONS, PLOWING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPREDATION, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOR, RODENTS AND PESTS. BE AWARE ALSO, THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECTS OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.

CITY ENGINEER STATEMENT:

I, GLENN GEBHARDT, HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF "TRACT NO. 3811, SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 2B" AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLIES WITH ALL APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2019.

GLENN GEBHARDT, R.C.E. 34681
CITY ENGINEER OF THE
CITY OF LATHROP, CALIFORNIA



CITY SURVEYOR'S STATEMENT:

I, ANNE-SOPHIE TRUONG, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT NO. 3811, SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 2B" AND THAT THE SUBDIVISIONS SHOWN HEREON COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2019.

ANNE-SOPHIE TRUONG, LS NO. 8998
ACTING CITY SURVEYOR



CITY CLERK'S STATEMENT:

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT NO. 3811 SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 2B" CONSISTING OF SIX (6) SHEETS, WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2019, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. _____ DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDATION AND DO HEREBY ACCEPT ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, THE DEICATION OF ALL EASEMENTS, ABUTTERS RIGHTS OF ACCESS AND WATER RIGHTS, AND ACCEPTED THE OFFER OF DEDICATION OF ALL BOULEVARDOS AND STREETS AS SHOWN ON SAID MAP SUBJECT TO THE IMPROVEMENTS BEING COMPLETED, IN ACCORDANCE WITH CHAPTER 16, TITLE 16.16 OF THE CITY OF LATHROP MUNICIPAL CODE.

I FURTHER STATE THAT ALL BONOS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP HAVE BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF LATHROP AND FILED IN MY OFFICE.

DATED THIS _____ DAY OF _____, 2019.

TERESA VARGAS
CITY CLERK AND CLERK OF THE CITY COUNCIL OF
THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN,
STATE OF CALIFORNIA

SECRETARY OF THE PLANNING COMMISSION'S STATEMENT:

THIS MAP CONFORMS TO THE VESTING TENTATIVE TRACT MAP NO. 3789 APPROVED BY THE PLANNING COMMISSION ON THE 18TH DAY OF OCTOBER, 2013.

DATED _____ THIS DAY OF _____, 2019

MARK WEISSNER
SECRETARY OF THE PLANNING COMMISSION
COMMUNITY DEVELOPMENT DIRECTOR

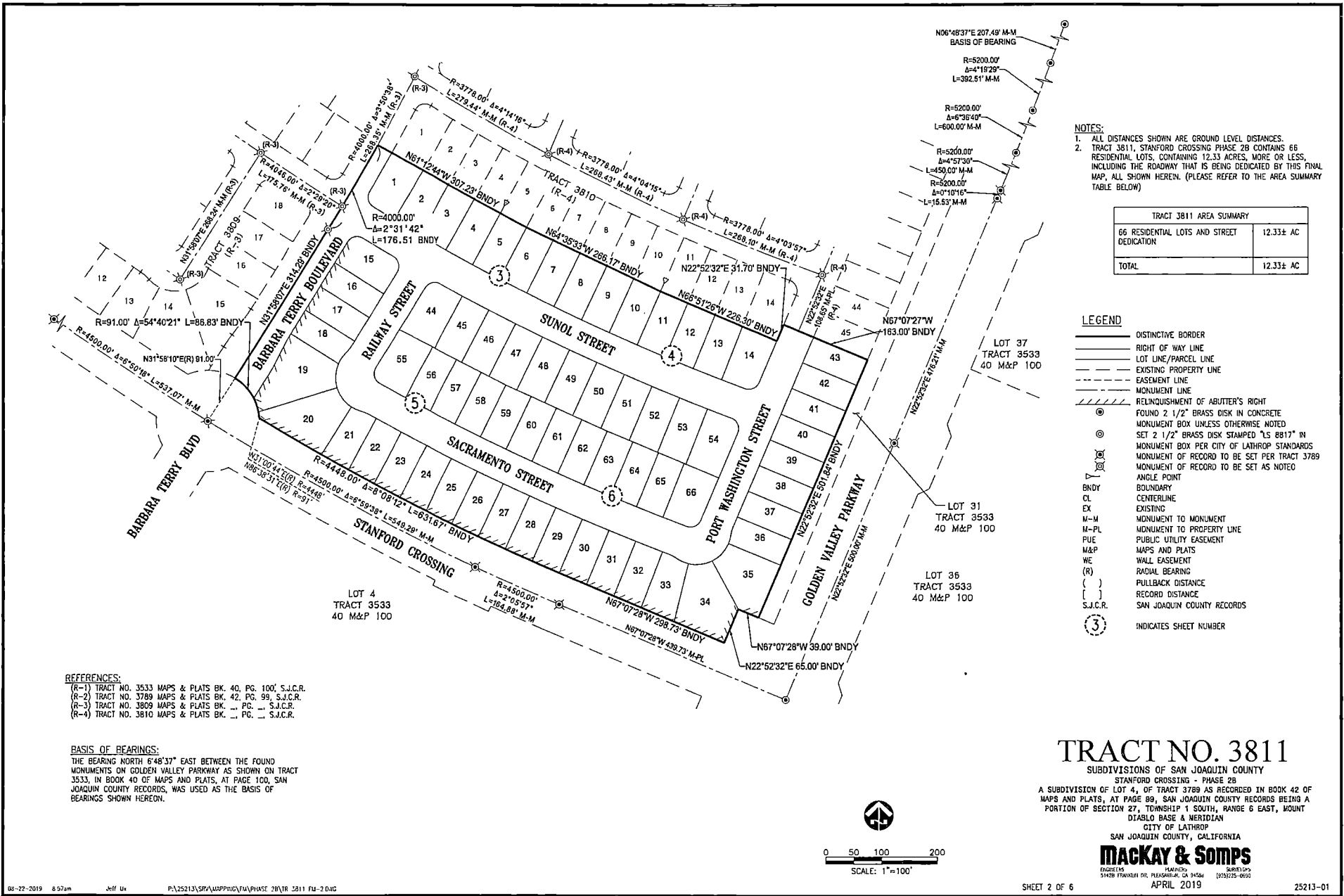
COUNTY RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 2019, AT _____ M. IN BOOK _____ OF MAPS AND PLATS, AT PAGE _____, AT THE REQUEST OF _____

FEES: \$ _____

STEVE J. BESTOLARIDES
ASSESSOR-RECORDER - COUNTY CLERK
SAN JOAQUIN COUNTY, CALIFORNIA

BY: _____
ASSISTANT/DEPUTY RECORDER



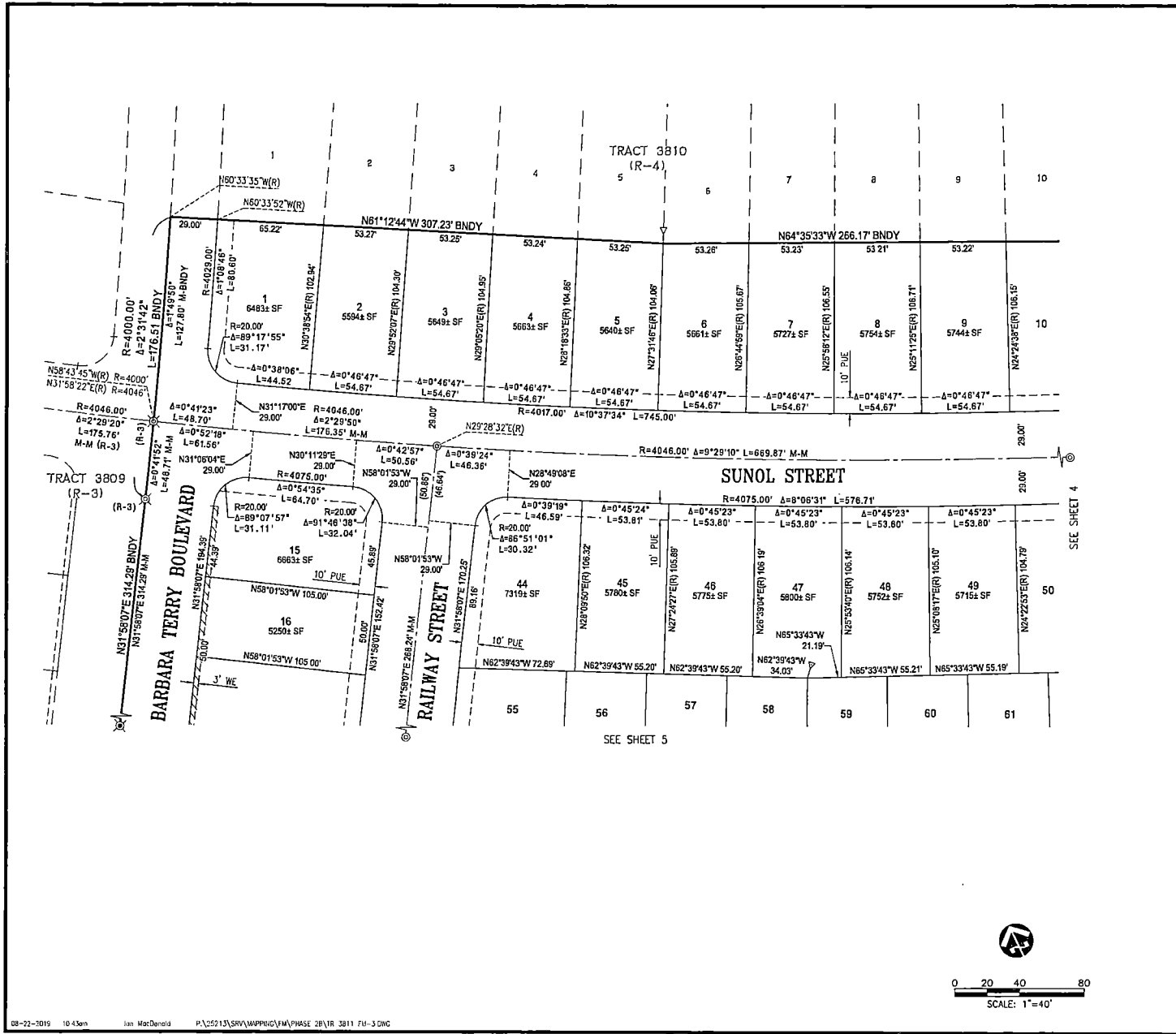
- REFERENCES:**
- (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 - (R-2) TRACT NO. 3789 MAPS & PLATS BK. 42, PG. 99, S.J.C.R.
 - (R-3) TRACT NO. 3809 MAPS & PLATS BK. 42, PG. 99, S.J.C.R.
 - (R-4) TRACT NO. 3810 MAPS & PLATS BK. 42, PG. 99, S.J.C.R.

BASIS OF BEARINGS:
 THE BEARING NORTH 6°48'37" EAST BETWEEN THE FOUND MONUMENTS ON GOLDEN VALLEY PARKWAY AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

- NOTES:**
1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. TRACT 3811, STANFORD CROSSING PHASE 2B CONTAINS 65 RESIDENTIAL LOTS, CONTAINING 12.33 ACRES, MORE OR LESS, INCLUDING THE ROADWAY THAT IS BEING DEDICATED BY THIS FINAL MAP, ALL SHOWN HEREIN. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW)

TRACT 3811 AREA SUMMARY	
66 RESIDENTIAL LOTS AND STREET DEDICATION	12.33± AC
TOTAL	12.33± AC

- LEGEND**
- DISTINCTIVE BORDER
 - RIGHT OF WAY LINE
 - LOT LINE/PARCEL LINE
 - EXISTING PROPERTY LINE
 - EASEMENT LINE
 - MONUMENT LINE
 - RELINQUISHMENT OF ABUTTER'S RIGHT
 - ⊙ FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
 - ⊙ SET 2 1/2" BRASS DISK STAMPED "LS 6817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
 - ⊙ MONUMENT OF RECORD TO BE SET PER TRACT 3789
 - ⊙ MONUMENT OF RECORD TO BE SET AS NOTED
 - ▲ ANGLE POINT
 - BNDY BOUNDARY
 - CL CENTERLINE
 - EX EXISTING
 - M-M MONUMENT TO MONUMENT
 - M-PL MONUMENT TO PROPERTY LINE
 - PUE PUBLIC UTILITY EASEMENT
 - M&P MAPS AND PLATS
 - WE WALL EASEMENT
 - (R) RADIAL BEARING
 - () FULLBACK DISTANCE
 - [] RECORD DISTANCE
 - S.J.C.R. SAN JOAQUIN COUNTY RECORDS
 - ③ INDICATES SHEET NUMBER



TRACT NO. 3811
 SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 2B
 A SUBDIVISION OF LOT 4, OF TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN
 CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SOMPS
 18462112
 51428 FRANKLIN DR., PLEASANTON, CA 94568 (925)275-0653

SHEET 3 OF 6 APRIL 2019 25213-01

REFERENCES:

- (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
- (R-2) TRACT NO. 3789 MAPS & PLATS BK. 42, PG. 99, S.J.C.R.
- (R-3) TRACT NO. 3809 MAPS & PLATS BK. 41, PG. 1, S.J.C.R.
- (R-4) TRACT NO. 3810 MAPS & PLATS BK. 41, PG. 1, S.J.C.R.

BASIS OF BEARINGS:

THE BEARING NORTH 6°48'37" EAST BETWEEN THE FOUND MONUMENTS ON GOLDEN VALLEY PARKWAY AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

NOTES:

1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
2. TRACT 3811, STANFORD CROSSING PHASE 2B CONTAINS 66 RESIDENTIAL LOTS, CONTAINING 12.33 ACRES, MORE OR LESS, INCLUDING THE ROADWAY THAT IS BEING DEDICATED BY THIS FINAL MAP. ALL SHOWN HEREIN. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW)

TRACT 3811 AREA SUMMARY	
66 RESIDENTIAL LOTS AND STREET DEDICATION	12.33± AC
TOTAL	12.33± AC

LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- - - EASEMENT LINE
- MONUMENT LINE
- ⊙ RELINQUISHMENT OF ABUTTER'S RIGHT FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS MONUMENT OF RECORD TO BE SET PER TRACT 3789 MONUMENT OF RECORD TO BE SET AS NOTED
- ⊙ ANGLE POINT
- ⊙ BNDY BOUNDARY
- CL CENTERLINE
- EX EXISTING
- M-M MONUMENT TO MONUMENT
- M-PL MONUMENT TO PROPERTY LINE
- PUE PUBLIC UTILITY EASEMENT
- M&P MAPS AND PLATS
- WE WALL EASEMENT
- (R) RADIAL BEARING
- () PULLBACK DISTANCE
- [] RECORD DISTANCE
- S.J.C.R. SAN JOAQUIN COUNTY RECORDS
- ③ INDICATES SHEET NUMBER

TRACT NO. 3811

SUBDIVISIONS OF SAN JOAQUIN COUNTY
STANFORD CROSSING - PHASE 2B
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CITY OF LATHROP
SAN JOAQUIN COUNTY, CALIFORNIA

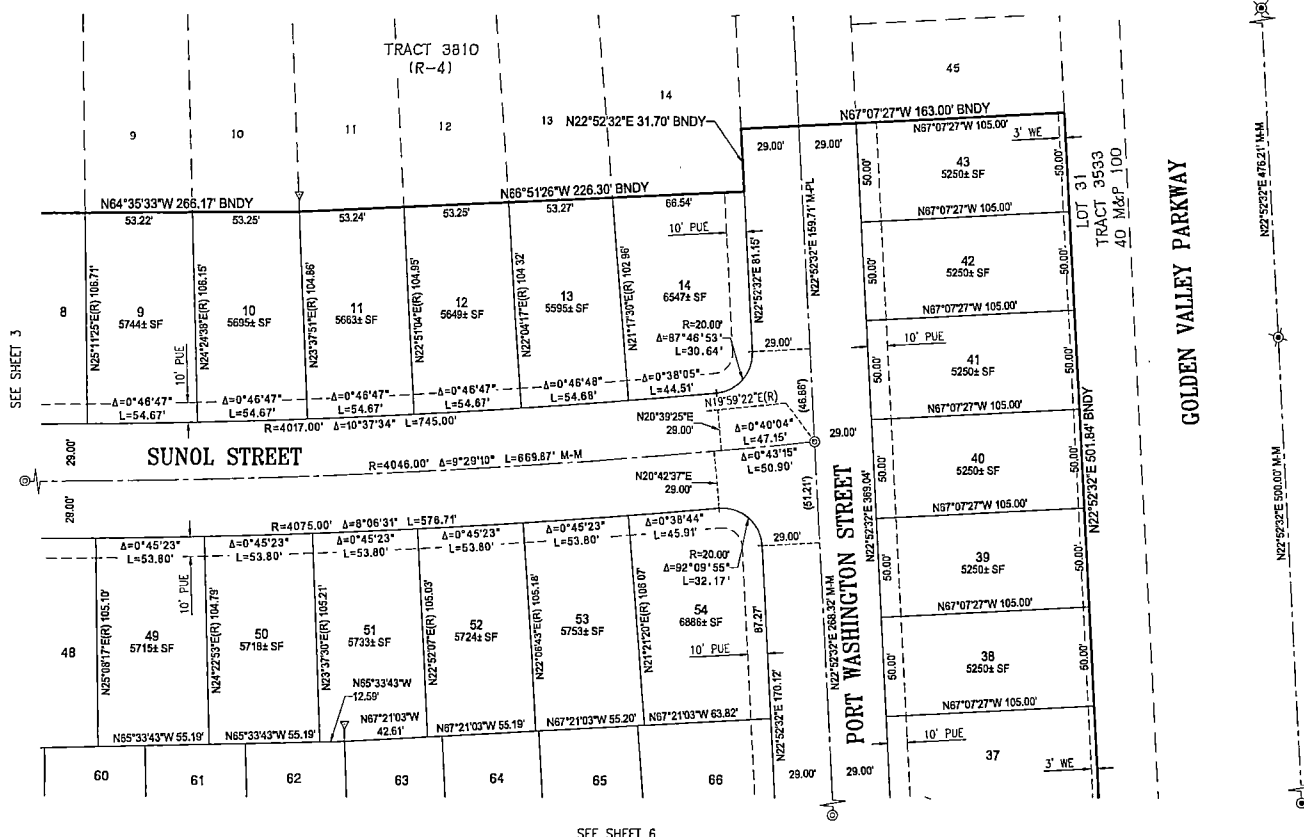
Mackay & Somps

15321505 FURNACE SURVEYOR
11420 FRANKLIN DR. PLEASANTON, CA 94566 (925)223-0000

SHEET 4 OF 6

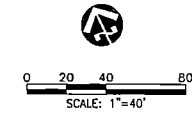
APRIL 2019

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SEE SHEET 3

SEE SHEET 6



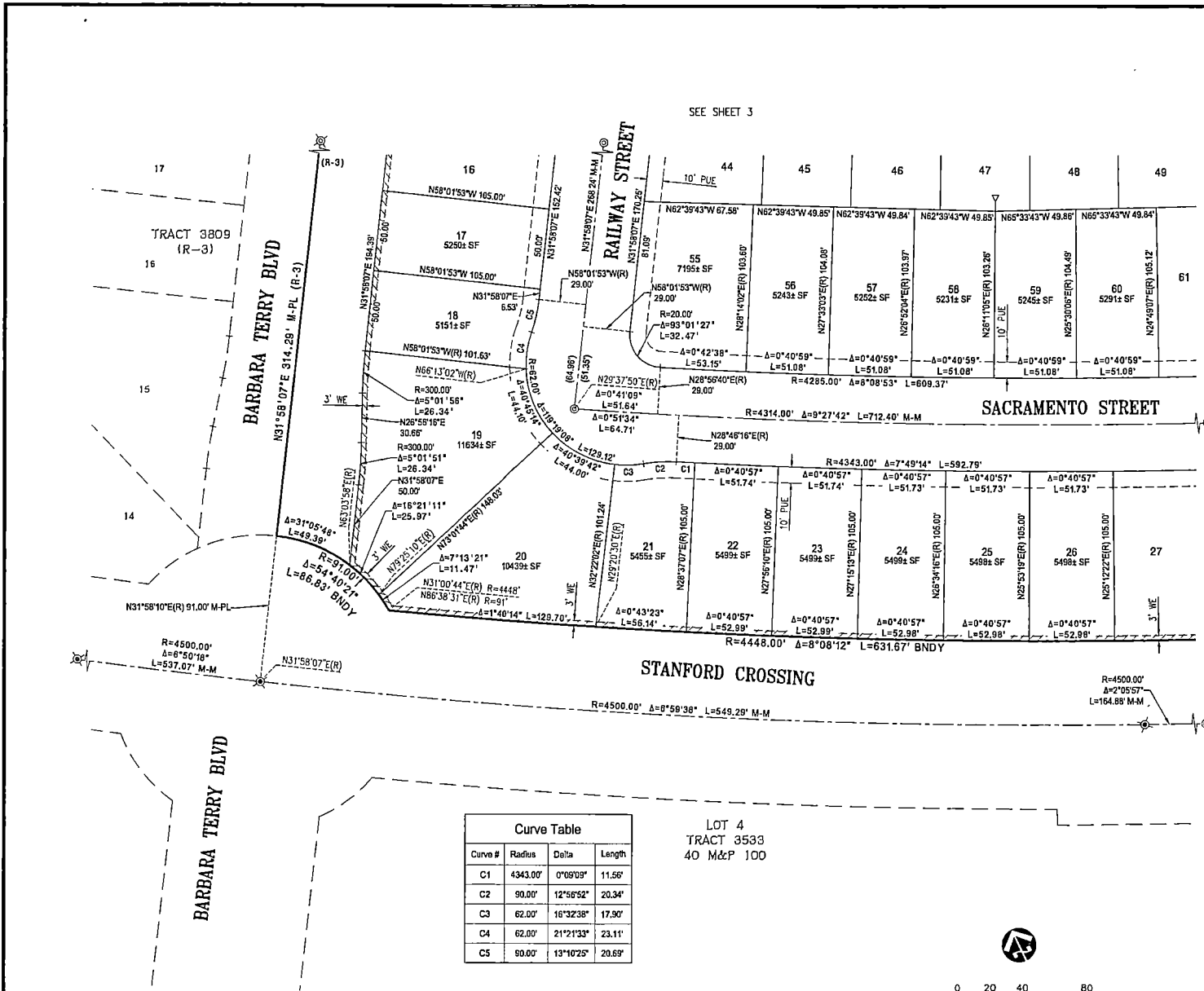
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 (R-4) TRACT NO. 3810 MAPS & PLATS BK. 42, PG. 1, S.J.C.R.

BASIS OF BEARINGS:
 THE BEARING NORTH 6°48'37" EAST BETWEEN THE FOUND MONUMENTS ON GOLDEN VALLEY PARKWAY AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

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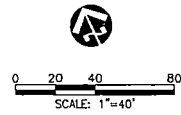
TRACT 3811 AREA SUMMARY	
66 RESIDENTIAL LOTS AND STREET DEDICATION	12.33± AC
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- LEGEND
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 - (3) INDICATES SHEET NUMBER

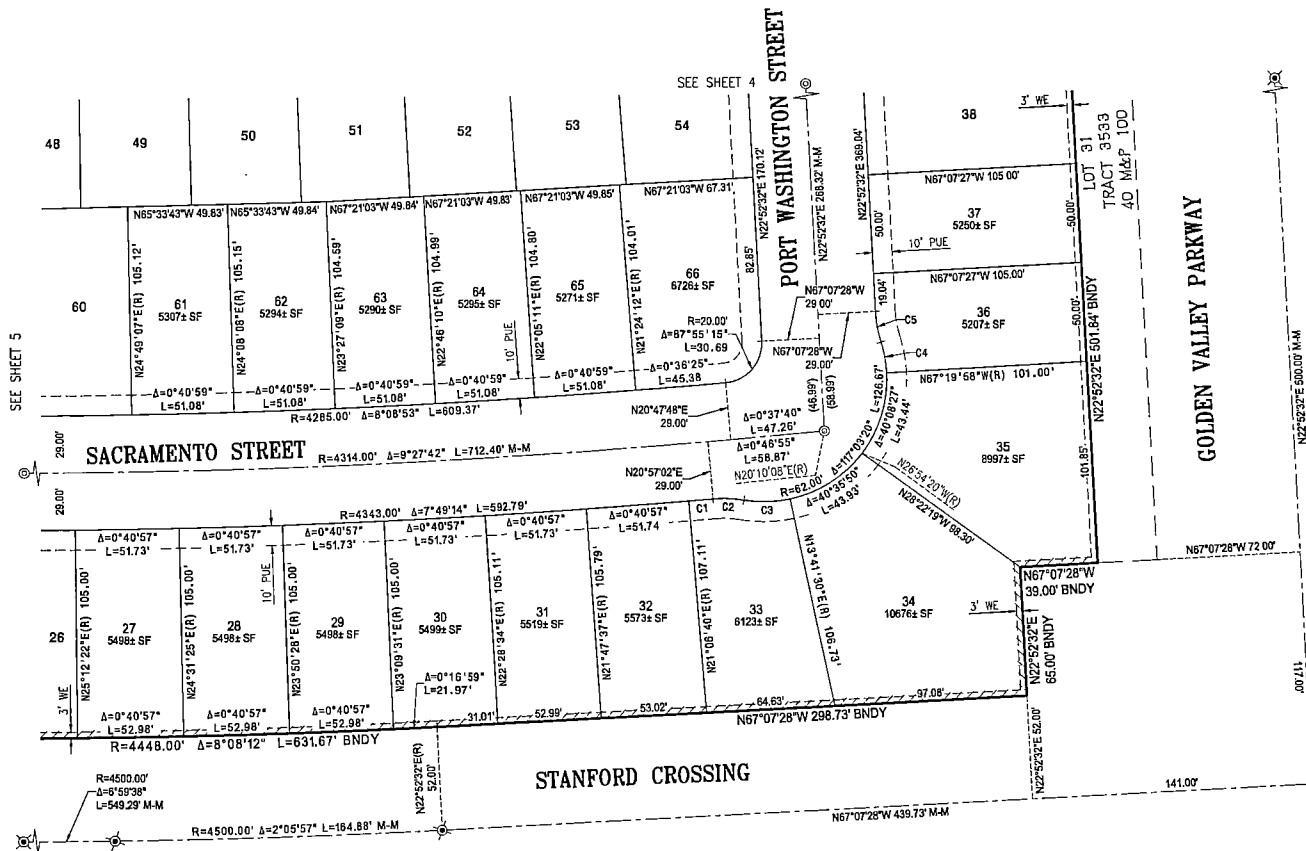


Curve #	Radius	Delta	Length
C1	4343.00'	0°09'09"	11.56'
C2	90.00'	12°56'52"	20.34'
C3	62.00'	16°32'38"	17.90'
C4	62.00'	21°21'33"	23.11'
C5	90.00'	13°10'25"	20.69'

LOT 4
 TRACT 3533
 40 M&P 100



TRACT NO. 3811
 SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 2B
 A SUBDIVISION OF LOT 4, OF TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN
 CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA
Mackay & Somp
 1500 15th St., Sacramento, CA 95811
 APRIL 2019



SEE SHEET 5

SEE SHEET 4

Curve Table			
Curve #	Radius	Delta	Length
C1	4343.00'	0°09'38"	12.16'
C2	62.00'	14°23'17"	15.57'
C3	62.00'	21°38'49"	23.42'
C4	62.00'	14°40'14"	15.88'
C5	62.00'	14°35'33"	15.79'

REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) TRACT NO. 3789 MAPS & PLATS BK. 42, PG. 99, S.J.C.R.
 (R-3) TRACT NO. 3809 MAPS & PLATS BK. 42, PG. 100, S.J.C.R.
 (R-4) TRACT NO. 3810 MAPS & PLATS BK. 42, PG. 100, S.J.C.R.

BASIS OF BEARINGS:
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- NOTES:**
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 - TRACT 3811, STANFORD CROSSING PHASE 2B CONTAINS 66 RESIDENTIAL LOTS, CONTAINING 12.33 ACRES, MORE OR LESS, INCLUDING THE ROADWAY THAT IS BEING DEDICATED BY THIS FINAL MAP, ALL SHOWN HEREIN. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW)

TRACT 3811 AREA SUMMARY	
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 - (3) INDICATES SHEET NUMBER

TRACT NO. 3811

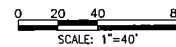
SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 2B
 A SUBDIVISION OF LOT 4, OF TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN
 CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA

Mackay & Soms
 ENGINEERS PLANNERS
 51425 TRAILVIEW DR., PLEASANTON, CA 94568 (925)703-0095 (925)703-0099

SHEET 6 OF 6

APRIL 2019

25213-01



OWNER'S STATEMENT:

THE UNDERSIGNED, DOES HEREBY STATE THAT WE ARE THE OWNERS OF ALL THE LAND DELINEATED AND EMBRACED WITHIN THE DISTINCTIVE BORDER OF THE HEREIN EMBODIED FINAL MAP ENTITLED "TRACT NO. 3812 SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 3" CONSISTING OF SIX (6) SHEETS, THAT WE HAVE CAUSED SAID MAP TO BE PREPARED FOR RECORD AND CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, THAT SAID MAP PARTICULARLY SETS FORTH AND DESCRIBES ALL THE LOTS INTENDED FOR SALE BY NUMBER WITH THEIR PRECISE LENGTH AND WIDTH.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF LATHROP IN FEE FOR LANDSCAPING AND PUBLIC UTILITY PURPOSES:

- 1. THE REAL PROPERTY DESIGNATED ON SAID MAP AS "PARCEL A".

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF LATHROP AS EASEMENT FOR PUBLIC PURPOSES:

- 1. THE REAL PROPERTY DESIGNATED ON SAID MAP AS "CRESPI STREET, LOCOMOTIVE STREET, LELAND STREET, MERCANTILE STREET, PANAMA STREET, PICO STREET, SAYBROOK STREET, SENATOR STREET".
- 2. A NON-EXCLUSIVE EASEMENT TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN SOUNDWALLS, OVER AND UNDER THE STRIPS OF LAND SHOWN UPON SAID MAP MARKED "WALL EASEMENT" (WE).
- 3. A NON-EXCLUSIVE EASEMENT TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN CABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND SHOWN UPON SAID MAP MARKED "PUBLIC UTILITY EASEMENT" (PUE).

THE UNDERSIGNED DOES HEREBY RELEASE, EXTINGUISH, QUITCLAIM, AND REMOVE THE PRIVATE ACCESS AND UTILITY EASEMENT OVER LOT 5 AS SHOWN ON TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS.

TO ENSURE MUNICIPAL WATER SERVICES TO ALL LOTS SHOWN UPON THIS MAP, ALL WATER RIGHTS THAT THE UNDERSIGNED MAY HAVE WITHIN THE DISTINCTIVE BORDER UPON THIS MAP, HEREBY ARE DEDICATED TO THE CITY OF LATHROP.

THIS MAP SHOWS ALL EASEMENTS OF RECORD ON THE PREMISES

OWNER: LATHROP LAND ACQUISITION LLC, A DELAWARE LIMITED LIABILITY COMPANY

PRINTED NAME: _____

SIGNATURE: _____

TITLE: _____

DATE: _____

OWNER'S ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA } SS
COUNTY OF _____ }

ON _____ 2019, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE: _____

PRINTED NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE _____

PRINCIPAL COUNTY OF BUSINESS: _____

COMMISSION EXPIRES: _____

COMMISSION # OF NOTARY: _____

STATEMENT OF SOILS REPORT:

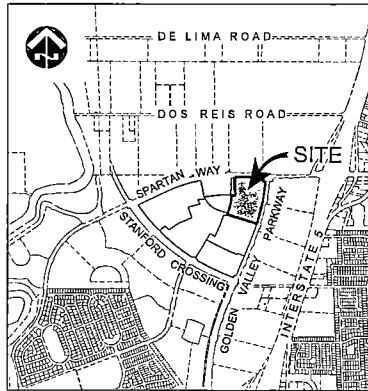
A SOILS REPORT ENTITLED, "STANFORD CROSSING, LATHROP, CALIFORNIA, GEOTECHNICAL EXPLORATION, PROJECT NO. 5747.003.003 AND DATED OCTOBER 27, 2017, HAS BEEN PREPARED FOR THIS PROJECT BY ENGED INCORPORATED, STEVE HARRIS, P.E., G.E., AND IS ON FILE WITH THE CITY OF LATHROP.

(D.D. SHEET NO. 48)

TRACT NO. 3812

SUBDIVISIONS OF SAN JOAQUIN COUNTY
STANFORD CROSSING - PHASE 3
A SUBDIVISION OF LOT 5, OF TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN

CITY OF LATHROP
SAN JOAQUIN COUNTY, CALIFORNIA
MACKAY & GOMPS
REGISTERED PROFESSIONAL ENGINEERS
51478 FREDERICK ST., PLEASANTON, CA 94568 (925)228-1600
APRIL 2019



VICINITY MAP
NOT TO SCALE

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LATHROP LAND ACQUISITION, LLC, IN NOVEMBER, 2013. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED VESTING TENTATIVE MAP. I FURTHER STATE THAT ALL THE MONUMENTS SHOWN HEREON WILL BE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED BEFORE SAID FINAL MAP IMPROVEMENTS ARE ACCEPTED BY THE CITY OF LATHROP, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

DATED THIS _____ DAY OF _____ 2019.

IAN BRUCE MACDONALD
LS NO. 8817



RIGHT TO FARM STATEMENT:

PER CITY OF LATHROP CODE OF ORDINANCES, TITLE 15 CHAPTER 15.4B.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATION, CULTIVATIONS, PLOWING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPREDATION, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOR, RODENTS AND PESTS. BE AWARE ALSO, THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECTS OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.

CITY ENGINEER STATEMENT:

I, GLENN GEBHARDT, HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF TRACT NO. 3812, SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 3 AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLIES WITH ALL APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____ 2019.

GLENN GEBHARDT, R.C.E. 34681
CITY ENGINEER OF THE
CITY OF LATHROP, CALIFORNIA



CITY SURVEYOR'S STATEMENT:

I, ANNE-SOPHIE TRUONG, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF TRACT NO. 3812, SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 3 AND THAT THE SUBDIVISIONS SHOWN HEREON COMPLY WITH ALL THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____ 2019.

ANNE-SOPHIE TRUONG, LS NO. 8998
ACTING CITY SURVEYOR



CITY CLERK'S STATEMENT:

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT NO. 3812 SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 3" CONSISTING OF SIX (6) SHEETS, THIS STATEMENT WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____ 2019, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. _____ DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDATION AND DO HEREBY ACCEPT ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, THE DEDICATION OF ALL EASEMENTS, PARCEL A, ABUTTERS RIGHTS OF ACCESS AND WATER RIGHTS, AND ACCEPTED THE OFFER OF DEDICATION OF ALL STREETS AS SHOWN ON SAID MAP SUBJECT TO THE IMPROVEMENTS BEING COMPLETED, IN ACCORDANCE WITH CHAPTER 16, TITLE 16.16 OF THE CITY OF LATHROP MUNICIPAL CODE.

I FURTHER STATE THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP HAVE BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF LATHROP AND FILED IN MY OFFICE.

DATED THIS _____ DAY OF _____ 2019.

TERESA VARGAS
CITY CLERK AND CLERK OF THE CITY COUNCIL OF
THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN,
STATE OF CALIFORNIA

SECRETARY OF THE PLANNING COMMISSION'S STATEMENT:

THIS MAP CONFORMS TO THE VESTING TENTATIVE TRACT MAP NO. 3789 APPROVED BY THE PLANNING COMMISSION ON THE 18TH DAY OF DECEMBER, 2013.

DATED _____ THIS DAY OF _____ 2019

MARK MEISSNER
SECRETARY OF THE PLANNING COMMISSION
COMMUNITY DEVELOPMENT DIRECTOR

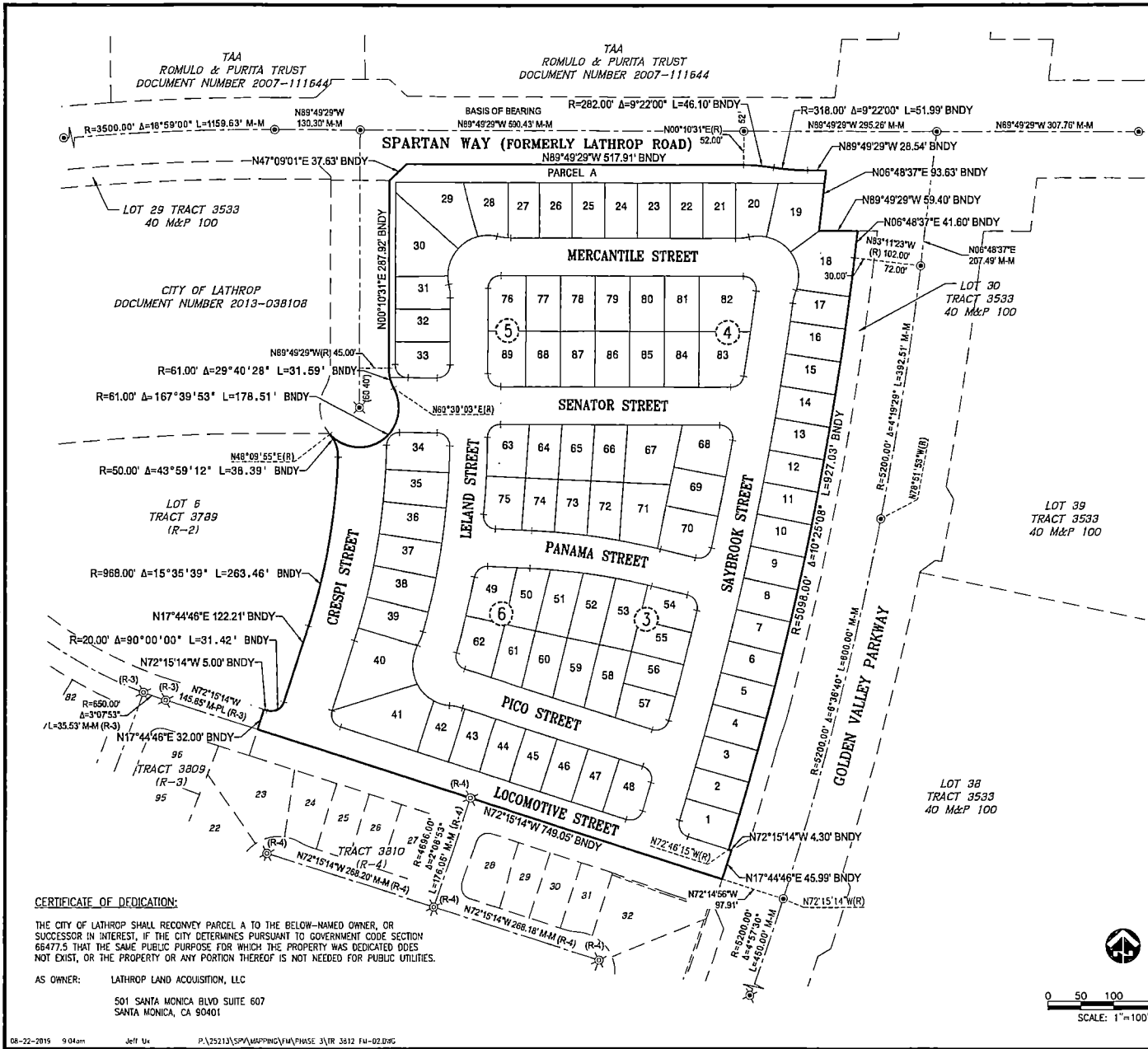
COUNTY RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____ 2019, AT _____ M. IN BOOK _____

OF MAPS AND PLATS, AT PAGE _____, AT THE REQUEST OF _____

FOR: \$ _____

BY: _____ ASSISTANT/DEPUTY RECORDER
STEVIE J. RESTOLARIDES
ASSESSOR-RECORDER - COUNTY CLERK
SAN JOAQUIN COUNTY, CALIFORNIA



REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) TRACT NO. 3789 MAPS AND PLATS BK. 42, PG. 99, S.J.C.R.
 (R-3) TRACT NO. 3809 MAPS AND PLATS BK. PG. S.J.C.R.
 (R-4) TRACT NO. 3810 MAPS AND PLATS BK. PG. S.J.C.R.

BASIS OF BEARINGS:
 THE BEARING NORTH 89°49'29" WEST BETWEEN FOUND MONUMENTS ON SPARTAN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. TRACT 3808, STANFORD CROSSING PHASE 3 CONTAINS 89 RESIDENTIAL LOTS, AND 1 LETTERED PARCEL, CONTAINING 16.25 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP, ALL SHOWN HEREIN. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW)

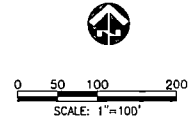
TRACT 3812 AREA SUMMARY	
89 RESIDENTIAL LOTS AND STREET DEDICATIONS	15.77± AC
PARCEL A	0.48± AC
TOTAL	16.25± AC

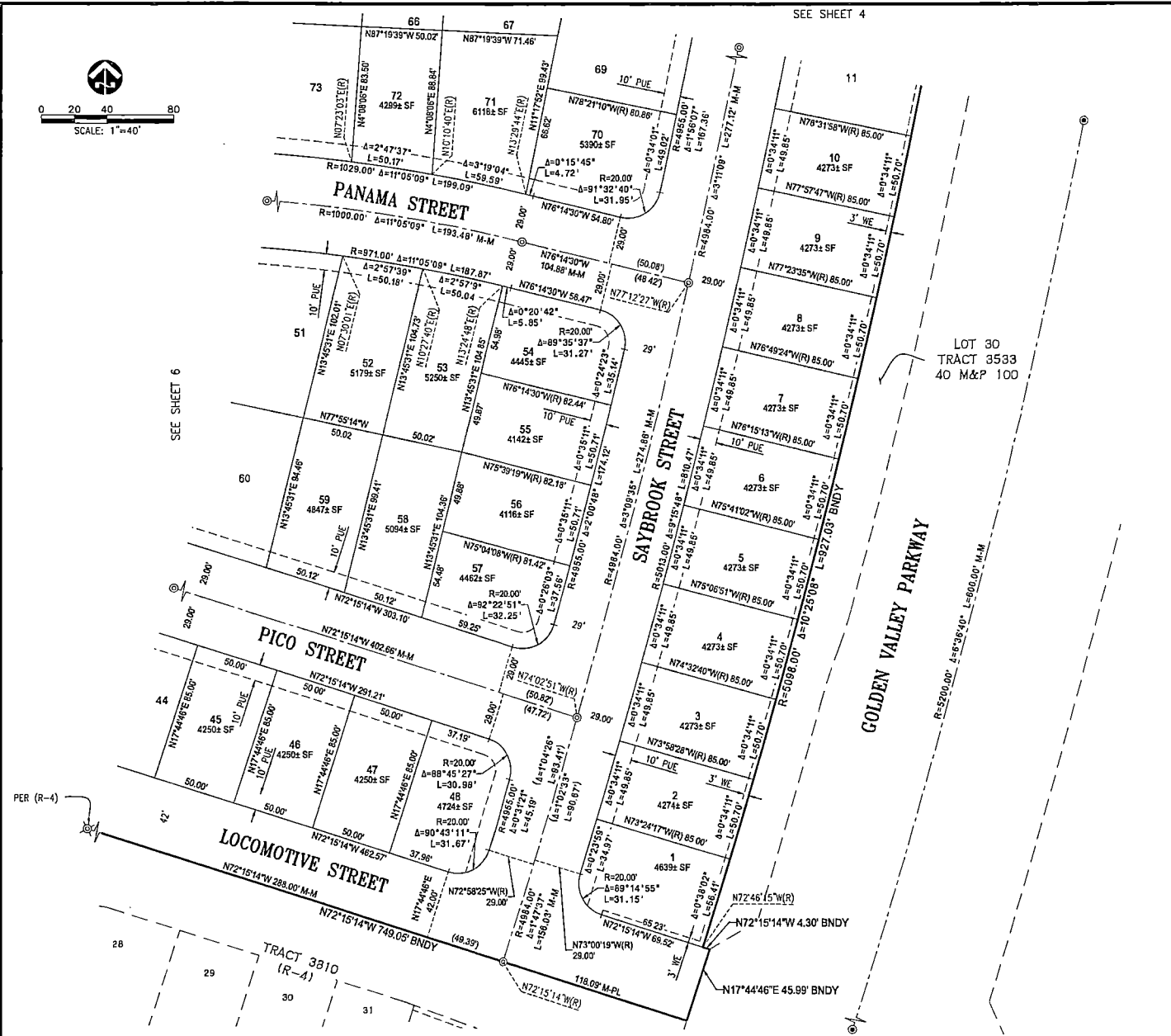
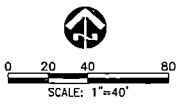
- LEGEND**
- DISTINCTIVE BORDER
 - RIGHT OF WAY LINE
 - LOT LINE/PARCEL LINE
 - - - EXISTING PROPERTY LINE
 - - - EASEMENT LINE
 - MONUMENT LINE
 - ⊙ FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
 - ⊙ SET 2 1/2" BRASS DISK STAMPED "S 8917" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
 - ⊙ MONUMENT OF RECORD TO BE SET PER TRACT 3789
 - ⊙ MONUMENT OF RECORD TO BE SET AS NOTED
 - ∠ ANGLE POINT
 - BOUNDARY
 - CL CENTERLINE
 - EX EXISTING
 - M-M MONUMENT TO MONUMENT
 - M-PL MONUMENT TO PROPERTY LINE
 - M-TIE MONUMENT TO TIE
 - TIE-PL TIE TO PROPERTY LINE
 - PUE PUBLIC UTILITY EASEMENT
 - M&P MAPS AND PLATS
 - WE WALL EASEMENT
 - (R) RADIAL BEARING
 - () PULLBACK DISTANCE
 - [] RECORD DISTANCE
 - S.J.C.R. SAN JOAQUIN COUNTY RECORDS
 - ③ INDICATES SHEET NUMBER

CERTIFICATE OF DEDICATION:
 THE CITY OF LATHROP SHALL RECONVEY PARCEL A TO THE BELOW-NAMED OWNER, OR SUCCESSOR IN INTEREST, IF THE CITY DETERMINES PURSUANT TO GOVERNMENT CODE SECTION 66477.5 THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES.

AS OWNER: LATHROP LAND ACQUISITION, LLC
 501 SANTA MONICA BLVD SUITE 607
 SANTA MONICA, CA 90401

TRACT NO. 3812
 SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 3
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 CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA
Mackay & Somps
 PLANNERS SURVEYORS
 51420 PEARLIN DR. PLEASANTON, CA 94568 (925)225-0650
 APRIL 2019





- REFERENCES:**
- (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 - (R-2) TRACT NO. 3789 MAPS AND PLATS BK. 42, PG. 99, S.J.C.R.
 - (R-3) TRACT NO. 3809 MAPS AND PLATS BK. PG. , S.J.C.R.
 - (R-4) TRACT NO. 3810 MAPS AND PLATS BK. PG. , S.J.C.R.

BASIS OF BEARINGS:
 THE BEARING NORTH 89°49'29" WEST BETWEEN FOUND MONUMENTS ON SPARTAN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

- NOTES:**
1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. TRACT 3808, STANFORD CROSSING PHASE 3 CONTAINS 89 RESIDENTIAL LOTS, AND 1 LETTERED PARCEL, CONTAINING 16.25 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP. ALL SHOWN HEREIN. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW)

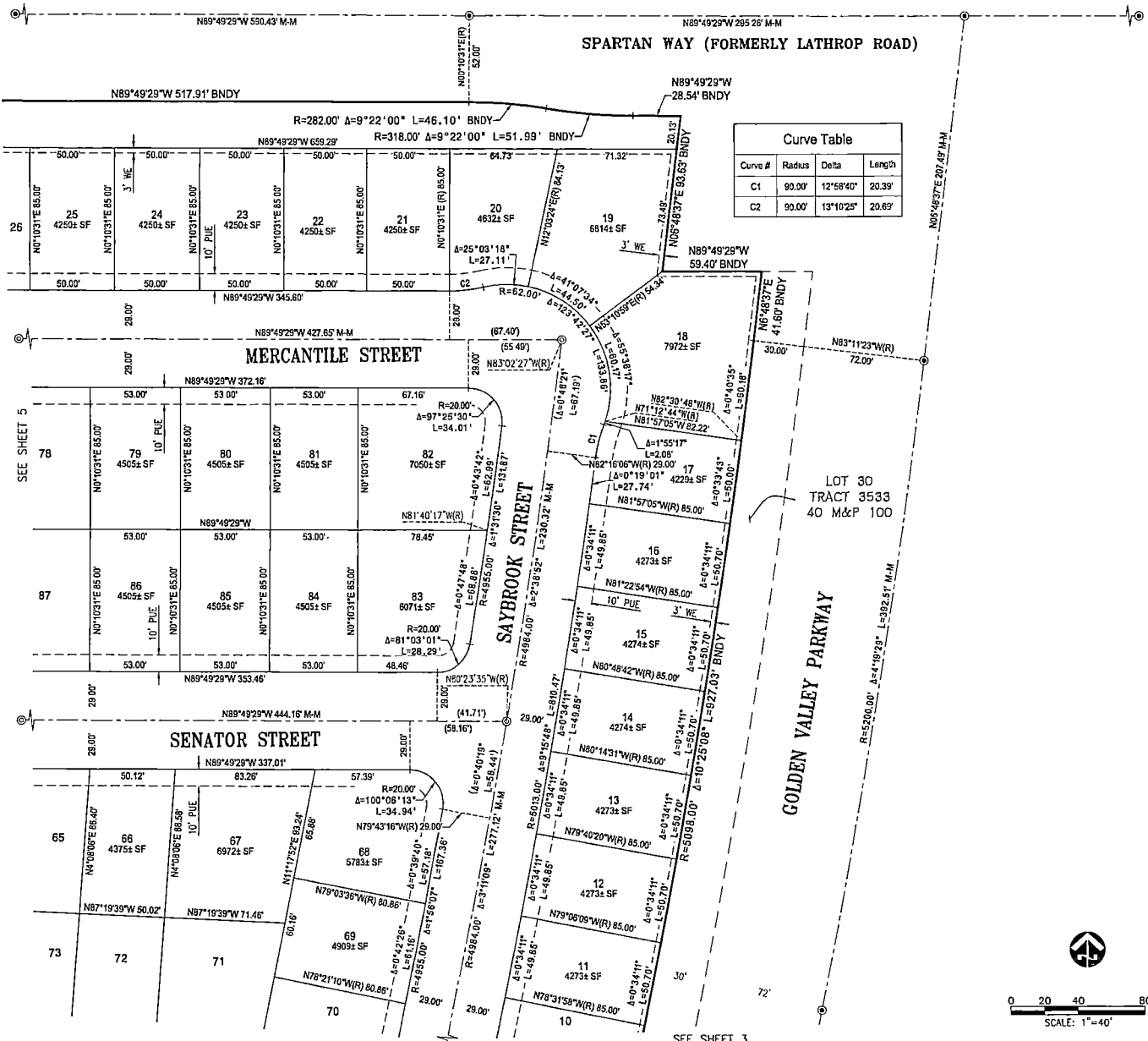
TRACT 3812 AREA SUMMARY	
89 RESIDENTIAL LOTS AND STREET DEDICATIONS	15.77± AC
PARCEL A	0.48± AC
TOTAL	16.25± AC

- LEGEND**
- DISTINCTIVE BORDER
 - RIGHT OF WAY LINE
 - LOT LINE/PARCEL LINE
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 - ⊙ MONUMENT OF RECORD TO BE SET PER TRACT 3789
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 - ∠ ANGLE POINT
 - BNDY BOUNDARY
 - CL CENTERLINE
 - EX EXISTING
 - M-M MONUMENT TO MONUMENT
 - M-PL MONUMENT TO PROPERTY LINE
 - M-TIE MONUMENT TO TIE
 - TIE-PL TIE TO PROPERTY LINE
 - PUE PUBLIC UTILITY EASEMENT
 - M&P MAPS AND PLATS
 - WE WALL EASEMENT
 - (R) RADIAL BEARING
 - () PULLBACK DISTANCE
 - [] RECORD DISTANCE
 - S.J.C.R. SAN JOAQUIN COUNTY RECORDS
 - ③ INDICATES SHEET NUMBER

TRACT NO. 3812

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 3
 A SUBDIVISION OF LOT 5, OF TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT Diablo Base & Meridian
 CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA

Mackay & Somps
 ENGINEERS SURVEYORS
 11470 FRANKLIN DR. PLACENTIA, CA 94666 (925) 973-0050



Curve Table			
Curve #	Radius	Delta	Length
C1	90.00'	12°58'40"	20.39'
C2	90.00'	13°10'25"	20.69'

REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) TRACT NO. 3789 MAPS AND PLATS BK. 42, PG. 99, S.J.C.R.
 (R-3) TRACT NO. 3803 MAPS AND PLATS BK. PG. , S.J.C.R.
 (R-4) TRACT NO. 3810 MAPS AND PLATS BK. PG. , S.J.C.R.

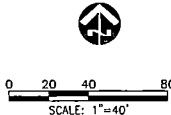
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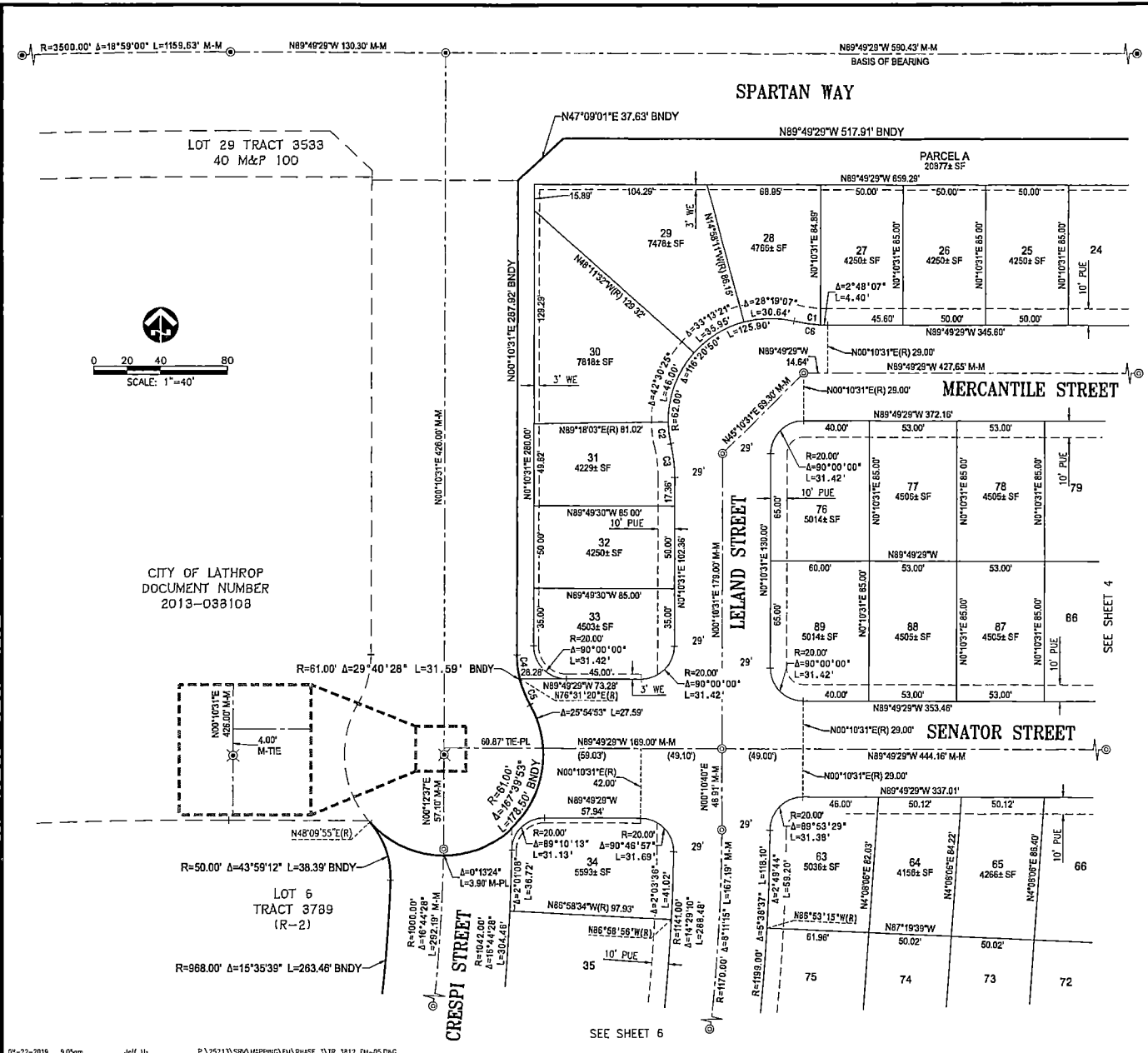
NOTES:
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TRACT 3812 AREA SUMMARY	
89 RESIDENTIAL LOTS AND STREET DEDICATIONS	15.77± AC
PARCEL A	0.46± AC
TOTAL	16.25± AC

- LEGEND**
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 ENGINEERS PLANNERS SURVEYORS
 51426 FRANKLIN DR. PLEASANTON, CA 94566 (925)225-0690
 APRIL 2019





REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) TRACT NO. 3789 MAPS AND PLATS BK. 42, PG. 99, S.J.C.R.
 (R-3) TRACT NO. 3809 MAPS AND PLATS BK. PG. S.J.C.R.
 (R-4) TRACT NO. 3810 MAPS AND PLATS BK. PG. S.J.C.R.

BASIS OF BEARINGS:
 THE BEARING NORTH 89°49'29" WEST BETWEEN FOUND MONUMENTS ON SPARTAN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

- NOTES:**
- ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 - TRACT 3809, STANFORD CROSSING PHASE 3 CONTAINS 89 RESIDENTIAL LOTS, AND 1 LETTERED PARCEL, CONTAINING 16.25 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP, ALL SHOWN HEREIN. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW)

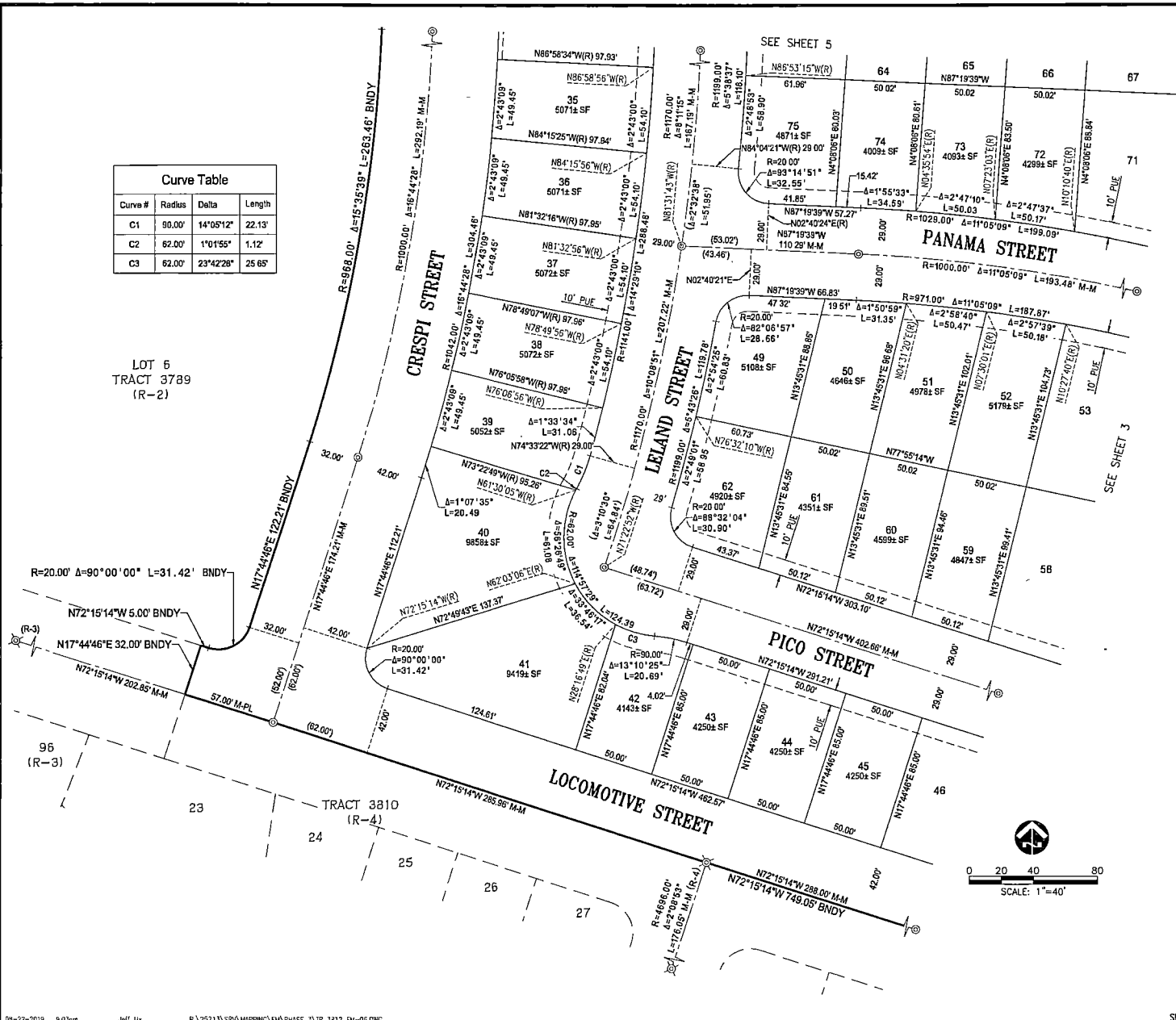
TRACT 3812 AREA SUMMARY	
89 RESIDENTIAL LOTS AND STREET DEDICATIONS	15.77± AC
PARCEL A	0.48± AC
TOTAL	16.25± AC

- LEGEND**
- DISTINCTIVE BORDER
 - RIGHT OF WAY LINE
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 - MONUMENT LINE
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 - PUE PUBLIC UTILITY EASEMENT
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 - (R) RADIAL BEARING
 - () PULLBACK DISTANCE
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 - S.J.C.R. SAN JOAQUIN COUNTY RECORDS
 - ③ INDICATES SHEET NUMBER

TRACT NO. 3812
 SUBDIVISIONS OF SAN JOAQUIN COUNTY
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 CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA
Mackay & Samps
 ENGINEERS PLANNERS SURVEYORS
 51425 FRANKLIN DR., FIDELDORF, CA 95020 (925) 225-0000
 SHEET 5 OF 6 APRIL 2019 25213-01

Curve Table			
Curve #	Radius	Delta	Length
C1	90.00'	14°05'12"	22.13'
C2	62.00'	1°01'55"	1.12'
C3	62.00'	23°42'28"	25.65'

LOT 5
TRACT 3789
(R-2)



REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) TRACT NO. 3789 MAPS AND PLATS BK. 42, PG. 99, S.J.C.R.
 (R-3) TRACT NO. 3809 MAPS AND PLATS BK. PG. S.J.C.R.
 (R-4) TRACT NO. 3810 MAPS AND PLATS BK. PG. S.J.C.R.

BASIS OF BEARINGS:
 THE BEARING NORTH 89°49'28" WEST BETWEEN FOUND MONUMENTS ON SPARTAN WAY (FORMERLY ROAD) AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
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TRACT 3812 AREA SUMMARY	
89 RESIDENTIAL LOTS AND STREET DEDICATIONS	15.77± AC
PARCEL A	0.48± AC
TOTAL	16.25± AC

- LEGEND**
- DISTINCTIVE BORDER
 - RIGHT OF WAY LINE
 - LOT LINE/PARCEL LINE
 - - - EXISTING PROPERTY LINE
 - - - EASEMENT LINE
 - MONUMENT LINE
 - FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
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 CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA
Mackay & Soms
 SURVEYORS
 51426 FINLAYSON DR., FIDELITY, CA 95028 (916) 222-6690

EXHIBIT B
TRACT AREA MAP

EXHIBIT "B"



TRACT AREA MAP

STANFORD CROSSING PHASE 1A

EXHIBIT C

CITY INSURANCE REQUIREMENTS

1. The Subdivider shall obtain commercial general liability insurance companies licensed to do business in the State of California with an A.M. Best Company rating Insurance rating of no less than A:VII which provides coverage for bodily injury, personal injury and property damage liability in the amount of at least \$1,000,000 for each occurrence and \$2,000,000 in the aggregate.

Said insurance coverage shall be evidenced by a certificate of insurance with policy endorsements, executed by an authorized official of the insurer(s). All parties to the Subdivision Improvement Agreement must be named insured on the policy. The policy endorsements to be attached to the certificate must provide all the following:

- a. Name the City of Lathrop, its officers, City Council, boards and commissions, and members thereof, its employees and agents as additional insured as respects to any liability arising out of the activities of the named insured. A CG 2010 or CG 2026 endorsement form or the equivalent is the appropriate form.
- b. State that “the insurance coverage afforded by this policy shall be primary insurance as respects to the City of Lathrop, its officers, employees and agents. Any insurance or self-insurance maintained by the City of Lathrop, its officers, employees, or agents shall be in excess of the insurance afforded to the named insured by this policy and shall not contribute to any loss.
- c. Include a statement that, “the insurer will provide to the City at least thirty (30) days prior notice of cancellation or material change in coverage.” The above language can be included on the additional insured endorsement form or on a separate endorsement form.
- d. The policy must contain a cross liability or severability of interest clause.
- e. Insurance must be maintained and evidence of insurance must be provided for at least five years after completion of the Agreement or the work, so long as commercially available at reasonable rates.

EXHIBIT D

**TABLE OF TOTAL COSTS, UNFINISHED IMPROVEMENT COST, AND BOND
VALUES FOR NEIGHBORHOOD PARK, WATER TANK AND BOOSTER PUMP,
BACKBONE STREET FRONTAGE IMPROVEMENTS, AND TRACTS 3808, 3809, 3810,
3811 AND 3812**

Description	Current Contract	Cost to Complete	Percentage Complete	Status / Remaining Work to be Completed	Performance Bond (Cost + 10%)	Labor & Materials Bond (Performance Bond X 50%)	Bond Provider and Number
BACKBONE							
David Hall -Sound Walls	\$ 2,509,670	\$ 101,288	96%	Stanford Crossing -returns at Barbara Terry (2) and Madrone (1), Golden Valley - Entry and Wall from Locomotive to Stanford Crossing, and Stanford Crossing Entry, Install Pilasters and complete wall changes mostly at GVP entries	\$ 111,417	\$ 55,708	
Odyssey -Landscaping	\$ 3,050,023	\$ 1,396,042	54%	Spartan Way -landscaping needs to be completed once PG&E tie-ins are completed; Stanford Crossing -still needs irrigation runs, controller, planting, DE and Bark; GVP- needs 2/3 irrigation runs, controller, planting, DE and Bark	\$ 1,535,646	\$ 767,823	
Teichert -Backbone Ph1 & 2	\$ 1,334,829	\$ 291,662	78%	Need to pave, raise iron, sign and stripe. Miscellaneous concrete repairs on GVP :	\$ 320,828	\$ 160,414	
Teichert -Miscellaneous Civil Work	\$ 882,912	\$ 145,178	84%	Need to complete 6% of Misc concrete and sidewalks, 30% of electrical trench patching, and 100% of Spartan Way extension sidewalks, berms and wattle	\$ 159,695	\$ 79,848	
Smith Denison -Barbara Terry Joint Trench	\$ 532,169	\$ -	100%	Completed -gas tie-in is paid for and PG&E to complete	\$ -	\$ -	
Smith Denison -Golden Valley Pkwy Joint Trench	\$ 785,413	\$ -	100%	Completed -gas tie-in is paid for and PG&E to complete	\$ -	\$ -	
Smith Denison -Land Park Drive Joint Trench	\$ 932,178	\$ -	100%	Completed -gas tie-in is paid for and PG&E to complete	\$ -	\$ -	
TOTALS - BACKBONE	\$ 10,027,193	\$ 1,934,170	81%		\$ 2,127,587	\$ 1,063,793	
NEIGHBORHOOD 1A -Tract 3808							
Teichert	\$ 3,792,231	\$ 72,268	98%	Need to raise iron, sign, stripe and miscellaneous concrete repair	\$ 79,495	\$ 39,748	
Smith Denison	\$ 828,423	\$ 350,873	58%	Install street lights	\$ 385,960	\$ 192,980	
TOTALS - NEIGHBORHOOD 1A	\$ 4,620,654	\$ 423,141	91%		\$ 465,455	\$ 232,727	
NEIGHBORHOOD 1B -Tract 3809							
Teichert	\$ 2,430,625	\$ 83,400	97%	Need to raise iron, sign, stripe and miscellaneous concrete repair	\$ 91,739	\$ 45,870	
Smith Denison	\$ 945,700	\$ 384,243	59%	Install street lights	\$ 422,667	\$ 211,334	
TOTALS - NEIGHBORHOOD 1B	\$ 3,376,325	\$ 467,643	86%		\$ 514,407	\$ 257,203	
NEIGHBORHOOD 2A -Tract 3810							
Teichert	\$ 1,858,544	\$ 374,346	80%	Complete paving, raise iron, sign, stripe, miscellaneous concrete repair	\$ 411,781	\$ 205,890	
Smith Denison	\$ 573,657	\$ 299,607	48%	Transformers, Cable, Set boxes and Install Streetlights	\$ 329,568	\$ 164,784	
TOTALS - NEIGHBORHOOD 2A	\$ 2,432,201	\$ 673,953	72%		\$ 741,348	\$ 370,674	
NEIGHBORHOOD 2B -Tract 3811							
Teichert - Neighborhood 2B	\$ 1,360,996	\$ 57,050	96%	Complete paving, raise iron, sign, stripe, miscellaneous concrete repair	\$ 62,755	\$ 31,378	
Smith Denison - Neighborhood 2B	\$ 423,289	\$ 202,305	52%	Cable, Set boxes and Install Streetlights	\$ 222,536	\$ 111,268	
TOTALS - NEIGHBORHOOD 2B	\$ 1,784,285	\$ 259,355	85%		\$ 285,291	\$ 142,645	
NEIGHBORHOOD 3 -Tract 3812							
Teichert - Neighborhood 3	\$ 2,106,330	\$ 595,133	72%	Complete paving, raise iron, sign, stripe, miscellaneous concrete repair	\$ 654,647	\$ 327,323	
Smith Denison - Neighborhood 3	\$ 651,479	\$ 324,907	50%	Transformers, Cable, Set boxes and Install Streetlights	\$ 357,398	\$ 178,699	
TOTALS - NEIGHBORHOOD 3	\$ 2,757,809	\$ 920,040	67%		\$ 1,012,044	\$ 506,022	
NEIGHBORHOOD PARK							
Estimate	\$ 1,400,467	\$ 1,400,467	0%		\$ 1,540,514	\$ 770,257	
TOTALS - NEIGHBORHOOD PARK	\$ 1,400,467	\$ 1,400,467	0%		\$ 1,540,514	\$ 770,257	
WATER TANK							
Estimate	\$ 4,924,099	\$ 4,924,099	0%		\$ 5,416,509	\$ 2,708,254	
TOTALS - WATER TANK	\$ 4,924,099	\$ 4,924,099	0%		\$ 5,416,509	\$ 2,708,254	
GRAND TOTALS	\$ 31,323,033	\$ 11,002,868			\$ 12,103,154	\$ 6,051,577	

EXHIBIT D

Doc #: 2017-108414
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Page: 1 of 22 Fee: \$0
Steve J. Bestolarides
San Joaquin County Recorders
Paid By: SHOWN ON DOCUMENT



After recording, return to
City of Lathrop
City Clerk
390 Towne Centre Drive
Lathrop, CA 95330

DFIA 17-01

DEFERRED FRONTAGE IMPROVEMENT AGREEMENT FOR STREET IMPROVEMENTS ON GOLDEN VALLEY PARKWAY, SPARTAN WAY AND LAND PARK DRIVE (APN 191-210-13, 191-210-16, 191-210-24, 191-210-25, 191-210-37)

THIS AGREEMENT, dated this 18th day of September, 2017, by and between the CITY OF LATHROP, a political subdivision of the State of California, hereinafter referred to as "CITY," and LATHROP LAND ACQUISITION, LLC, hereinafter referred to as "OWNER" or "APPLICANT".

WITNESSETH

WHEREAS, application for Vesting Tentative Map #3789 (Stanford Crossing) was approved by the Planning Commission on December 18, 2013 (Resolution No. 13-15) and affirmed by the City Council on January 13, 2014 (Resolution No. 14-3707) with certain Conditions of Approval dated December 18, 2013 (Attachment "B") that required OWNER to construct street frontage improvements along Golden Valley Parkway, Spartan Way and Land Park Drive; and

WHEREAS, OWNER intends to record the large lot final map for the Tract 3789 (Stanford Crossing), and therefore wishes to identify street frontage construction requirements of the OWNER which result from approval of the applications noted above; and

WHEREAS, Condition of Approval Number 1A requires that:

1. The applicant shall comply with all conditions of approval adopted by the City Council in approving this Small Lot Vesting Tentative Subdivision Map as well as all applicable conditions of approval for Large Lot Vesting Map 3533

A. Completion of street frontage improvements adjacent to VTM 3789 including:

- i. Golden Valley Parkway: West side only from Land Park Dive to Spartan Way:
 - Sidewalk and curb returns
 - Landscape and irrigation
 - Joint Trench

- ii. Spartan Way: South side only from Golden Valley Parkway to Land Park Drive excluding Community Center frontage
 - o Sidewalk and curb returns
 - o Landscape and irrigation
 - o Joint Trench
- iii. Land Park Drive: North side only from Golden Valley Parkway to Spartan Way
 - o Sidewalk and curb returns
 - o Landscape and irrigation
 - o Joint Trench
 - o Street Lights (both sides of street) ; and

WHEREAS, the parties hereto mutually desire to defer the construction of Golden Valley Parkway, Spartan Way and Land Park Drive frontage improvements to a later date as determined by the CITY; and

NOW, THEREFORE, it is agreed by and between the parties hereto as follows:

1. OWNER represents and warrants that they are the fee title owners of the real property described in Attachment "A" attached hereto and herein incorporated by this reference. OWNER acknowledges that the development of Tract 3789 is subject to a condition of constructing frontage improvements. Vesting Tentative Map #3789 (Stanford Crossing) approved by the Planning Commission on December 18, 2013 (Resolution No. 13-15) and affirmed by the City Council on January 13, 2014 (Resolution No. 14-3707) are expressly incorporated by reference and made a part of this Agreement together with their Conditions of Approval (Attachment "B"). The parties hereto agree that the actual construction of the required improvements may be delayed as provided herein. Failure to provide for the construction of these improvements shall constitute not only a failure of condition as to OWNER's applications for Vesting Tentative Map #3789 (Stanford Crossing) approved by the Planning Commission on December 18, 2013 (Resolution No. 13-15) and affirmed by the City Council on January 13, 2014 (Resolution No. 14-3707), but also a breach of this Agreement for which additional legal remedies may be pursued.

2. OWNER agrees to provide for the construction of certain frontage improvements along the frontage on said real property at the sole cost and expense of OWNER.

Said frontage improvements shall be consistent with the standards set forth by the Condition of Approval Number IA.

Said frontage improvements shall include but not be limited to those listed in Attachment "C" (Engineer's Estimate for Improvements), and are estimated as \$2,934,000 (120% of \$2,445,000). Determination of when the required improvements are to be constructed shall be within the sole discretion of the City Engineer for the CITY (hereinafter "City Engineer"), subject to the terms of this Agreement. However, it is understood that the reasons to defer construction of these improvements include:

Street improvements were required per previous Large Lot map, but Development Agreement and VTM conditions allowed deferring the improvements until a Final Map is filed.

3. Upon written notification by the CITY to proceed, OWNER shall engage a Civil Engineer, licensed in the State of California, to design and prepare construction drawings for the required improvements. The design of said improvements shall be in accordance with the latest City of Lathrop Design and Construction Standards in effect at the time of approval of the improvement plans. The improvement plans shall be submitted to the City Engineer for approval within ninety (90) days of written notification from CITY and construction shall commence within ninety (90) days after approval of the construction drawings. Conditions of when the CITY would call for the frontage improvement to be built are noted in Chapter 12.12.050 of the Lathrop Municipal Code.

4. The City Engineer may choose to have the CITY or other interested parties perform the design engineering and construction of these improvements as an alternate to paragraph 3 above. If the CITY or other interested parties perform the design and construction work, OWNER will reimburse the CITY within 30 days of written notification of the CITY's request for reimbursement for all costs of the design and construction of these improvements. The cost of these improvements shall be the actual design and construction costs. The construction costs are estimated in Attachments "C" and "D" (Engineer's Estimate for Improvements). The construction costs shall be adjusted by the Engineering Construction Cost Index, as published by the *Engineering News Record*.

5. In any event, if there is a default of Paragraph 2 or 3 above by OWNER, the CITY may proceed to cause said construction to be performed and charge the entire cost and expense to the

OWNER, including interest thereon at the maximum legal rate from the date of written notice of said cost and expense, until paid.

6. This agreement is intended to run with the land described in Attachment "A" and is binding on the heirs, successors and assignees of OWNER and the benefit is to run to the successors and assignees of CITY. OWNER hereby expressly agrees that any costs incurred by CITY in its performance under Paragraphs 2, 3, 4 or 5 of this agreement shall constitute a lien upon the property described in Attachment "A". OWNER consents to said lien and agrees the such lien is collectable by the CITY in the same manner as unpaid secured taxes, together with cost of collection.

7. OWNER shall include in any sales agreement or transfer of any interest in any part or the whole of the property which is covered by this Deferred Improvement Agreement, the requirement that the Buyer/Transferee assume the responsibilities set forth in this Agreement, as to the property and agrees to be subject to the terms and conditions herein, as an heir, successor or assignee of OWNER. OWNER shall require the Buyer/Transferee to sign an acknowledged and notarized statement substantially in the following form:

"Buyer/Transferee hereby acknowledges and assumes all responsibility for the construction of frontage improvements related to the property for which Buyer/Transferee is acquiring an interest, in accordance with the terms and conditions of Agreement DFIA 17-01 between the City of Lathrop and OWNER recorded as part of the Official Records of San Joaquin County.

8. Miscellaneous Provisions:

- a. Consent. Whenever in this Agreement the approval or consent of a party is required, such approval or consent shall be in writing and shall be executed by a person having the express authority to grant such approval or consent.
- b. Controlling Law. The parties agree that this Agreement shall be governed and construed by and in accordance with the Laws of the State of California.
- c. Definitions. The definitions and terms are as defined in this Agreement.
- d. Force Majeure. Neither party shall be deemed to be in default on account of any delay or failure to perform its obligations under this Agreement that directly results from an Act of God or an act of a superior governmental authority.

- e. Headings. The paragraph headings are not a part of this Agreement and shall have no effect upon the construction or interpretation of any part of this Agreement.
- f. Incorporation of Documents. All documents constituting the Agreement documents as described herein and all documents which may, from time to time, be referred to in any duly executed amendment hereto are by such reference incorporated in the Agreement and shall be deemed to be part of this Agreement.
- g. Integration. This Agreement and any amendments hereto between the parties constitute the entire agreement between the parties concerning the deferral of the frontage improvements. There are no other prior oral or written agreements between the parties that are not incorporated in this Agreement regarding the timing of such frontage improvements.
- h. Modification of Agreement. This Agreement shall not be modified or be binding upon the parties unless such modification is agreed to in writing and signed by the parties.
- i. Provision. Any agreement, covenant, condition, clause, qualification, restriction, reservation, term or other stipulation in the Agreement shall define or otherwise control, establish or limit the performance required or permitted or to be required of or permitted by either party. All provisions, whether covenants or conditions, shall be deemed to be both covenants and conditions.
- j. Time is of the Essence. Time is of the essence of this Agreement and each of its provisions, in the calculation of time hereunder, the time in which an act is to be performed shall be computed by excluding the first Day and including the last. If the time in which an act is to be performed falls on a Saturday, Sunday or any Day observed as a legal holiday by CITY, the time for performance shall be extended to the following Business Day.
- k. Venue. In the event that suit is brought by either party hereunder, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of San Joaquin or in the United States District Court for the Eastern District of California.

9. In the event that there are any changes to the law that make any part of this Agreement invalid, that portion of the Agreement shall be severed from the Agreement and the remaining portions of the Agreement shall remain in full force and effect.

10. In the event of any controversy, claim or dispute relating to this instrument or the breach thereof, the prevailing party shall be entitled to recover from the losing party reasonable expenses, attorney's fees and costs.

ATTACHMENTS:

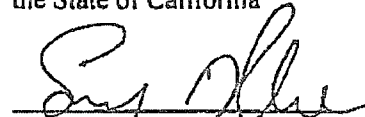
- A. Legal Description of Tract 3789, dated August 18, 2017
- B. City Council Resolution No. 14-3707 & Planning Commission Resolution No. 13-15 with Conditions of Approval
- C. Tract 3789 Engineer's Estimate for Improvements

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on
the date first written above.

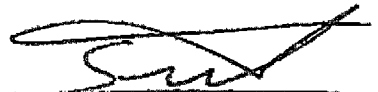
ATTEST: Teresa Vargas
City Clerk of and for the City
of Lathrop, State of California


Teresa Vargas, City Clerk


CITY OF LATHROP, a
political subdivision of
the State of California


Sonny Dhaliwal, Mayor

APPROVED AS TO FORM:


Salvador Navarrete, City Attorney

PROPERTY OWNER: LATHROP LAND AQUISITION, LLC
By: Saybrook Fund Investors, LLC,
its managing member

By: 
JEFFREY M. WILSON
OFFICER

Notary Acknowledgment Form Attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 05/28/2017 before me, Rachel M. Wright, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Jeffrey M. Wilson
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Rachel M. Wright
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document "Original document embossed"
Title or Type of Document:
Number of Pages: Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)
Signer's Name:
Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:
Signer Is Representing:

Signer's Name:
Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:
Signer Is Representing:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

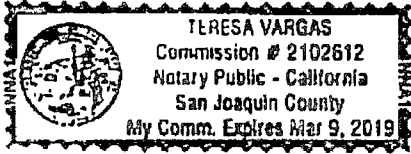
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Joaquin)
On September 18, 2017 before me, Teresa Vargas, City Clerk
Date Here Insert Name and Title of the Officer
personally appeared Sukminder Sonny Dhalwal
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: DEIA 17-01 Document Date: 9/18/17
Number of Pages: 22 Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)
Signer's Name:
[] Corporate Officer - Title(s):
[] Partner - [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Other: Mayor
Signer Is Representing: City of Lathrop

EXHIBIT "A"

**LEGAL DESCRIPTION
LANDS OF LATHROP LAND ACQUISITION, LLC**

REAL PROPERTY SITUATE IN THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE:

LOTS 21, 22, 23, 24, 25 AND 26, AS SHOWN ON TRACT NUMBER 3533, RECORDED IN THE OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, STATE OF CALIFORNIA, ON OCTOBER 5, 2006, IN BOOK 40 OF MAPS AND PLATS PAGE 100.

EXCEPTING THEREFROM A PORTION OF LOT 26, BEING ALL THAT CERTAIN PORTION OF LAND QUITCLAIMED TO THE CITY OF LATHROP, A MUNICIPAL CORPORATION, MORE PARTICULARLY DESCRIBED AS PARCEL A IN THE DOCUMENT RECORDED MARCH 22, 2013, DOCUMENT NO. 2013-038108, SAN JOAQUIN COUNTY RECORDS.

CONTAINING 94.37 ACRES, MORE OR LESS

PARCEL TWO:

A NON-EXCLUSIVE EASEMENT FOR CONSTRUCTION, RECONSTRUCTION, INSTALLATION, PLACEMENT, INSPECTION, OPERATION, USE, MAINTENANCE, REPAIR AND REPLACEMENT OF (i) POLES, WIRES, CABLES, PIPES, CONDUITS AND APPURTENANCES THERETO AND (ii) A STORM DRAIN DETENTION BASIN AND ALL APPURTENANCES THERETO AS GRANTED TO SCL LATHROP INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DOCUMENT ENTITLED GRANT OF EASEMENT AND RIGHT OF ENTRY AGREEMENT RECORDED AUGUST 11, 2006, INSTRUMENT NO. 2006-172190 OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS:

A PORTION OF SECTION TWENTY-TWO (22) AND A PORTION OF SECTION TWENTY-SEVEN (27) TOWNSHIP ONE (1) SOUTH, RANGE SIX (6) EAST, MOUNT DIABLO BASE AND MERIDIAN, BEING A PORTION OF THE LANDS GRANTED TO ROI LATHROP INVESTORS, LLC, BY DEED RECORDED OCTOBER 28, 2005 IN DOCUMENT NUMBER 2005-271190 OFFICIAL RECORDS, COUNTY OF SAN JOAQUIN, ALSO BEING A PORTION OF THE LANDS GRANTED TO RICHLAND PLANNED COMMUNITIES, INC., BY DEED RECORDED JUNE 19, 2006 IN DOCUMENT NUMBER 2006-133192, OFFICIAL RECORDS, COUNTY OF SAN JOAQUIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHERLY LINE OF DOS REIS ROAD (COUNTY ROAD 1127) (50.00 FEET WIDE) SAID POINT BEING AT THE NORTHWEST CORNER OF THE ABOVEMENTIONED LANDS GRANTED TO RICHLAND PLANNED COMMUNITIES;

THENCE FROM SAID POINT OF COMMENCEMENT ALONG SAID SOUTHERLY LINE OF DOS REIS ROAD COINCIDENT WITH THE NORTHERLY LINE OF SAID LANDS OF RICHLAND PLANNED COMMUNITIES, SOUTH 89°49'29" EAST 86.15 FEET;

THENCE ENTERING SAID LANDS OF RICHLAND PLANNED COMMUNITIES AT RIGHT ANGLES FROM SAID SOUTHERLY LINE OF DOS REIS ROAD AND CONTINUING THROUGH SAID LANDS OF ROI LATHROP INVESTORS, SOUTH 00°10'31" WEST, 1917.23 FEET TO THE TRUE POINT OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING, THE FOLLOWING ELEVEN (11) COURSES:

1. NORTH 64°56'12" EAST, 60.44 FEET;

2. NORTH 25°03'48" WEST, 100.16 FEET;
3. SOUTH 88°05'41" EAST, 41.73 FEET;
4. NORTH 47°17'12" EAST, 89.72 FEET;
5. NORTH 00°00'00" EAST, 188.76 FEET;
6. NORTH 49°47'13" WEST, 95.77 FEET;
7. NORTH 00°00'00" EAST, 72.59 FEET;
8. NORTH 18°26'06" WEST, 79.06 FEET;
9. NORTH 00°00'00" EAST, 234.54 FEET;
10. NORTH 90°00'00" WEST, 19.34 FEET;
11. SOUTH 00°10'31" WEST, 808.53 FEET TO THE POINT OF BEGINNING.

PARCEL THREE:

A NON-EXCLUSIVE EASEMENT FOR CONSTRUCTION, RECONSTRUCTION, INSTALLATION, PLACEMENT, INSPECTION, OPERATION, USE, MAINTENANCE, REPAIR AND REPLACEMENT OF (i) POLES, WIRES, CABLES, PIPES, CONDUITS AND APPURTENANCE THERETO AND (ii) ACCESS FACILITIES, INGRESS AND EGRESS, TRAILS, LANDSCAPING AND ALL RELATED APPURTENANT FACILITIES AS GRANTED TO SCL LATHROP INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DOCUMENT ENTITLED GRANT OF EASEMENT AND RIGHT OF ENTRY AGREEMENT RECORDED AUGUST 11, 2006, INSTRUMENT NO. 2006-172191 OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, BEING A PORTION OF SECTION TWENTY-SEVEN (27) TOWNSHIP ONE (1) SOUTH, RANGE SIX (6) EAST, MOUNT DIABLO BASE AND MERIDIAN, BEING A PORTION OF THE LANDS GRANTED TO ROI LATHROP INVESTORS, LLC BY DEED RECORDED OCTOBER 28, 2005 IN DOCUMENT NUMBER 2005-271190, OFFICIAL RECORDS, COUNTY OF SAN JOAQUIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHERLY LINE OF DOS REIS ROAD (COUNTY ROAD 1127) (50.00 FEET WIDE) SAID POINT BEING AT THE NORTHWEST CORNER OF THE LANDS GRANTED TO RICHLAND PLANNED COMMUNITIES BY DEED RECORDED JUNE 19, 2006 IN DOCUMENT NO. 2006-133192, OFFICIAL RECORDS, COUNTY OF SAN JOAQUIN;

THENCE FROM SAID POINT OF COMMENCEMENT ALONG SAID SOUTHERLY LINE OF DOS REIS ROAD COINCIDENT WITH THE NORTHERLY LINE OF SAID LANDS OF RICHLAND PLANNED COMMUNITIES, SOUTH 89°49'29" EAST 86.15 FEET;

THENCE LEAVING SAID LINE AND ENTERING SAID LANDS OF RICHLAND PLANNED COMMUNITIES AND ALSO ENTERING ABOVE MENTIONED LANDS OF ROI LATHROP INVESTORS, LLC AT RIGHT ANGLES FROM SAID SOUTHERLY LINE OF DOS REIS ROAD, SOUTH 00°10'31" WEST 1917.23 FEET TO THE TRUE POINT OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING NORTH 64°56'12" EAST 529.27 FEET;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 3536.00 FEET A CENTRAL ANGLE OF 14°55'34" AND AN ARC LENGTH OF 921.16 FEET TO A

POINT ON THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF THE LANDS GRANTED TO WARM SPRINGS INVESTMENTS, LTD BY DEED RECORDED DECEMBER 14, 2004 IN DOCUMENT NUMBER 2004-285024, OFFICIAL RECORDS, COUNTY OF SAN JOAQUIN;

THENCE ALONG SAID LINE OF PROLONGATION, NORTH 00°17'29" WEST 8.12 FEET TO A POINT OF CUSP;

THENCE LEAVING SAID LINE OF PROLONGATION ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE BEING PARALLEL WITH AND NORTHERLY 8.00 FEET RADIALLY FROM THE LAST SAID TANGENT CURVE, A RADIAL LINE TO WHICH CURVE BEARS SOUTH 10°06'53" EAST AT SAID POINT OF CUSP, SAID CURVE HAVING A RADIUS OF 3544.00 FEET, A CENTRAL ANGLE OF 02°36'26" AND AN ARC LENGTH OF 161.26 FEET;

THENCE ALONG A RADIAL LINE TO LAST SAID CURVE, NORTH 12°43'19" WEST, 2.00 FEET;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, A RADIAL LINE TO WHICH CURVE BEARS SOUTH 12°43'19" EAST AT POINT OF CURVE, SAID CURVE HAVING A RADIUS OF 3546.00 FEET, A CENTRAL ANGLE OF 03°51'53" AND AN ARC LENGTH OF 239.19 FEET;

THENCE ALONG A RADIAL LINE TO LAST SAID CURVE, SOUTH 16°35'12" EAST. 2.00 FEET;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, A RADIAL LINE TO WHICH CURVE BEARS SOUTH 16°35'12" EAST AT POINT OF CURVE, SAID CURVE HAVING A RADIUS OF 3544.00 FEET, A CENTRAL ANGLE OF 08°28'36" AND AN ARC LENGTH OF 524.31 FEET;

THENCE, SOUTH 64°56'12" WEST 525.50 FEET;

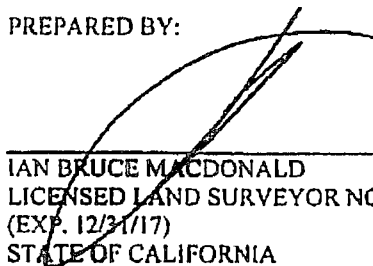
THENCE SOUTH 00°10'31" WEST 8.84 FEET TO THE POINT OF BEGINNING.

A PORTION OF APN 191-210-370, APN'S 191-210-130, 191-210-150, 191-210-160, 191-210-240, AND 191-210-250

A PLAT, EXHIBIT "B", IS ATTACHED HERETO, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

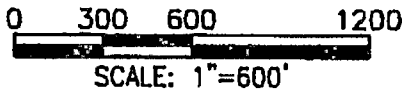
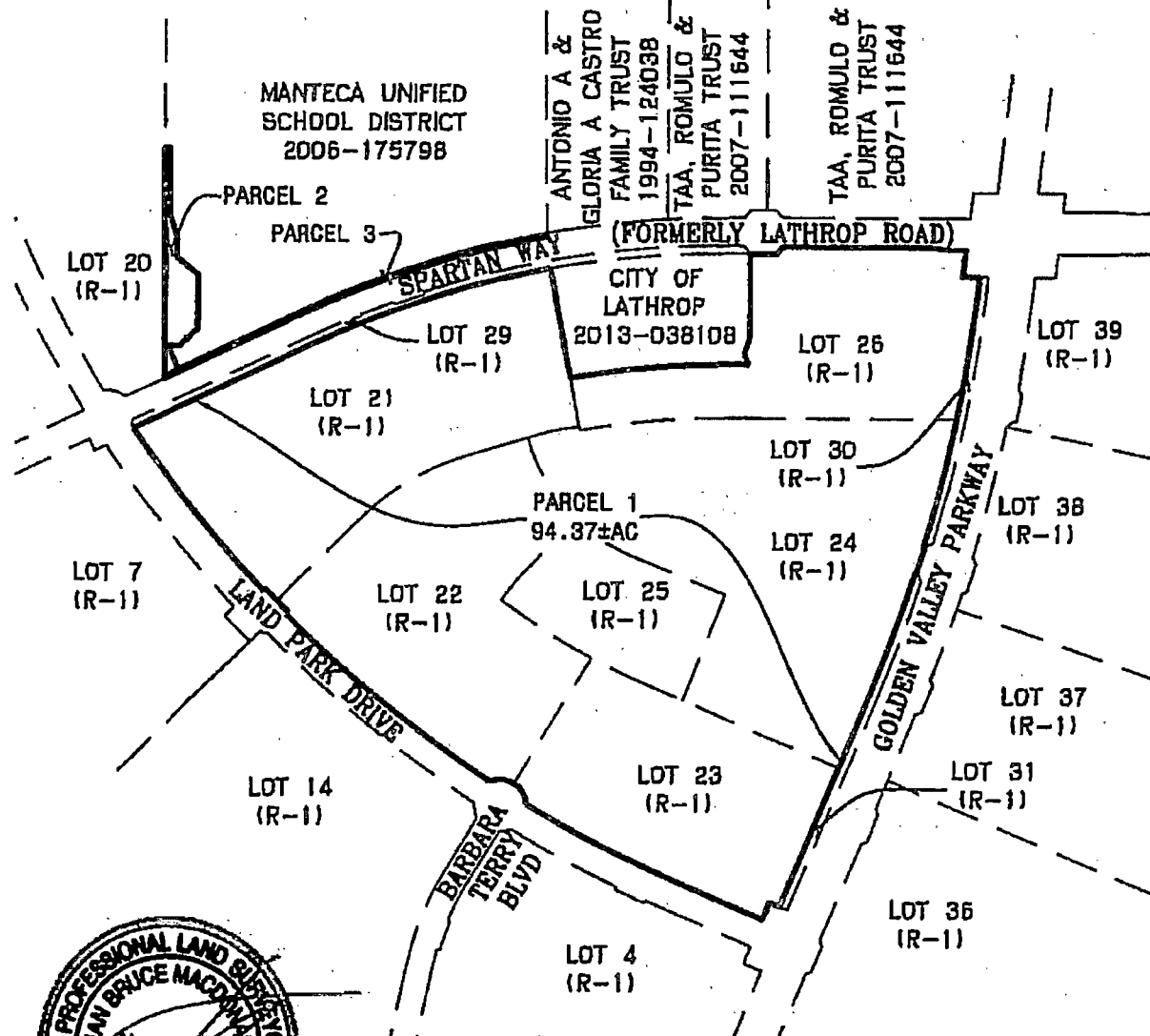
PREPARED BY:


IAN BRUCE MACDONALD
LICENSED LAND SURVEYOR NO. 8817
(EXP. 12/31/17)
STATE OF CALIFORNIA



8/18/17
DATE





LEGEND

———— BOUNDARY OF DESCRIPTION
 - - - - - EXISTING PARCEL
 (R-1) TRACT 3533, BK 40, PG 100,
 SAN JOAQUIN COUNTY RECORD

PLAT TO ACCOMPANY DESCRIPTION			
LANDS OF LATHROP LAND ACQUISITION, LLC			
LATHROP			CALIFORNIA
MACKAY & SOMPS			
ENGINEERS	PLANNERS	SURVEYORS	
5142B FRANKLIN DR., PLEASANTON, CA 94588 (925)225-0690			
DRAWN	DATE	SCALE	JOB NO.
LL	AUGUST 2017	1"=600	25213.01

ATTACHMENT 'C'

25212 000
 2017 05 08
 CMG-JDB
 Date- May 8, 2017

Tract 3789
 Vesting Tentative Map
 Deferred Improvement Agreement Estimates

Item #	Improvements	Estimated Cost	Contingency To Be Included (%)	Estimated Cost with Contingency	Finished (%) ^a	Unfinished (%) ^b	Performance Bond Amount ^c	Labor and Material Bond ^d	Amount of Payment to Date	Item Release ^e	Maintenance Bond Amount ^f	Estimated Completion Date	Notes
1A1	Golden Valley Parkway (West Side) Land Park Drive to Spartan Way ^h	\$ 755,000	20%	\$ 906,000	0%	100%	\$ 755,000	\$ 377,500			\$ 75,500		
1A2	Spartan Way (South Side) Golden Valley Parkway to Land Park Drive ^h	\$ 485,000	20%	\$ 582,000	0%	100%	\$ 485,000	\$ 242,500			\$ 48,500		
1A3	Land Park Drive (North Side) Golden Valley Parkway to Spartan Way ^h	\$ 1,305,000	20%	\$ 1,566,000	0%	100%	\$ 1,205,000	\$ 602,500			\$ 120,500		
Totals =		\$ 2,445,000		\$ 2,934,000			\$ 2,445,000	\$ 1,222,500			\$ 244,500		

Notes:

- a) Item number taken from Tract 3789 Conditions of Approval
- b) Percentage complete to be provided by the City's construction inspector with input from developer
- c) Security representing one hundred percent (100%) of the estimated cost of the Unfinished Improvements.
- d) Security representing fifty percent (50%) of the estimated cost of the Unfinished Improvements.
- e) Payments made by developer to contractor
- f) Lien release provided by contractor
- g) Assumed maintenance bond amount is 10% of the total improvement cost.
- h) Estimate includes cost to complete remaining work, pavement, median, street lights have already been accepted by the City.
- i) Estimate includes cost to complete remaining work, pavement not previously accepted by the City.

ITEM 1A.I - GOLDEN VALLEY - WEST SIDE (LAND PARK DRIVE TO SPARTANWAY)					
ITEM	UNIT	UNIT COST	QTY	ITEM TOTAL	ASSUMPTIONS
A. Street and Concrete Work					
Rough grading behind curb	CY	\$6 00	2,041	\$12,246 00	See Note 3
Finish grading behind curb	SF	\$0 50	55,113	\$27,556 50	
Sidewalk	SF	\$5 00	21,517	\$107,585 00	6" on Native
Curb Return / Handicap Ramp	EA	\$5,000 00	4	\$20,000 00	
Signing, Striping and Monuments - Collector	LF	\$5 00	2,425	\$12,125 00	See Note 4
Subtotal Street and Concrete Work				\$179,513	
B. Storm Drain Work					
Subtotal Storm Drain Work				\$0	
C. Water System Work					
Subtotal Water System Work				\$0.00	
D. Recycled Water System Work					
2" Irrigation Service	EA	\$2,000 00	1	\$2,000 00	See Note 6
Subtotal Rec. Water System Work				\$2,000 00	
E. Sanitary Sewer Work					
Subtotal Sanitary Sewer Work				\$0.00	
F. Dewatering Work					
Subtotal Dewatering Work				\$0.00	
G. Miscellaneous Work					
Subtotal Miscellaneous Work				\$0.00	
H. Erosion Control Work					
Erosion Control - Straw Wattles & Inlet Protection	LF	\$3 00	2,425	\$7,275 00	See Note 7
Subtotal Erosion Control Work				\$7,275 00	
I. Electrical Work					
Street Lighting	EA	\$5,000 00		\$0 00	See Note 8
Joint Trench (excluding conduit)	LF	\$160 00	2,425	\$388,000 00	See Note 9
Subtotal Electrical Work				\$388,000 00	
J. Landscape Work					
Landscape & Irrigation	SF	\$5 00	33,596	\$167,980 00	
Street Furniture	LS	\$10,000 00	1	\$10,000 00	See Note 10
Subtotal Landscape Work				\$177,980 00	
ITEM 1A.I - CONSTRUCTION TOTAL:				\$754,768	
				\$755,000	(Rounded up to \$1k)

ITEM 1A.i - GOLDEN VALLEY WEST SIDE (LAND PARK DRIVE TO SPARTAN WAY) (cont'd)**Item 1A.i Notes:**

1. Improvements assumed to be limited to the western right-of-way between back of curb and right-of-way, costs for improvements to lots 30&31 are included in the Open Space and Landscaping section of this estimate. No improvements are anticipated to the east side of the road (landscaping or sidewalk) as part of this estimate.
2. Intentionally left blank.
3. Rough Grading is assumed to be 1 cubic yard for every 27 square feet of development (1' of depth).
4. Although Golden Valley Parkway is currently striped and open to the public, a budget has been included for striping to accommodate revisions to the striping (additional turn lanes) signage (street signs, no parking signs) and other signage.
5. It is anticipated that some rehabilitation will be required within each street section to clean and maintain the existing structures and pipe systems. These costs are included within the Underground Pipeline Inspection, Testing and Repair section of this estimate.
6. The proposed Irrigation services were anticipated with the master electrical design and development and it is therefore assumed that by completing the electrical system, the electrical service at each irrigation meter will be completed and be available for use.
7. The erosion control budget assumes that the scope of work is limited to the summer months when rainfall is not expected. Should construction occur over the winter, this cost should be revised accordingly.
8. Street lights were installed for this section of street by the City of Lathrop.
9. PG&E, Cable and Telephone per estimate by Giacalone Design Services dated 11/7/2011.
10. Street Furniture (incl Benches, Architectural Elements, Bus Shelters, etc.) has been included as a budget item under each roadway.

ITEM 1A.ii - SPARTAN WAY - SOUTH SIDE (GOLDEN VALLEY PARKWAY TO LAND PARK DRIVE)					
ITEM	UNIT	UNIT COST	QTY	ITEM TOTAL	ASSUMPTIONS
A. Street and Concrete Work					
Rough grading behind curb	CY	\$6 00	2,462	\$14,769.33	See Note 3
Finish grading behind curb	SF	\$0 50	68,462	\$33,231.00	
Sidewalk	SF	\$5 00	10,275	\$51,375.00	6" on Native
Curb Return / Handicap Ramp	EA	\$5,000 00	4	\$20,000 00	
Signing, Striping and Monuments - Collector	LF	\$5 00	3,150	\$15,750 00	See Note 4
Subtotal Street and Concrete Work				\$135,125	
B. Storm Drain Work					
Subtotal Storm Drain Work				\$0	
C. Water System Work					
Subtotal Water System Work				\$0.00	
D. Recycled Water System Work					
2" Irrigation Service	EA	\$2,000 00	1	\$2,000 00	See Note 6
Subtotal Rec. Water System Work				\$2,000.00	
E. Sanitary Sewer Work					
Subtotal Sanitary Sewer Work				\$0.00	
F. Dewatering Work					
Subtotal Dewatering Work				\$0.00	
G. Miscellaneous Work					
Subtotal Miscellaneous Work				\$0.00	
H. Erosion Control Work					
Erosion Control - Straw Wattles & Inlet Protection	LF	\$3 00	3,150	\$9,450 00	See Note 7
Subtotal Erosion Control Work				\$9,450.00	
I. Electrical Work					
Street Lighting	EA	\$5,000 00		\$0.00	See Note 8
Joint Trench (excluding conduit)	LF	\$15 00	3,150	\$47,250.00	See Note 9
Subtotal Electrical Work				\$47,250.00	
J. Landscape Work					
Landscape & Irrigation	SF	\$5 00	56,187	\$280,935 00	
Street Furniture	LS	\$10,000 00	1	\$10,000 00	See Note 10
Subtotal Landscape Work				\$290,935.00	
ITEM 1A.ii - CONSTRUCTION TOTAL:				\$484,760	
				\$485,000	(Rounded up to \$1k)

ITEM 1A.ii - SPARTAN WAY, SOUTH SIDE (GOLDEN VALLEY PARKWAY TO LAND PARK DRIVE) (cont'd)**Item 1A.ii Notes:**

1. Improvements assumed to be limited to the median , southern right-of-way between back of curb and right-of-way. The improvements the Lot 29 open space area are included in the park and open space sections of this estimate. No improvements are anticipated to the north side of the road (landscaping or sidewalk) as part of this estimate.
2. The landscaping and sidewalk frontage to the City of Lathrop's "Generations Center" is assumed to be constructed as part of that development. No costs are included for the landscaping frontage and the sidewalk from the Lathrop generations Center to the high school crossing.
3. Rough Grading is assumed to be 1 cubic yard for every 27 square feet of development (1' of depth).
4. Although the roadway is generally striped, it was left in an interim configuration without pedestrian crossings, street signs, no parking signs, etc.
5. It is anticipated that some rehabilitation will be required within each street section to clean and maintain the existing structures and pipe systems. These costs are included within the Underground Pipeline Inspection, Testing and Repair section of this estimate.
6. The proposed irrigation services were previously designed in conjunction with the master electrical design and development and it is therefore assumed that by completing the electrical system within the joint trench line items the electrical service at the Irrigation meter will be completed and be available for use.
7. The erosion control budget assumes that the scope of work is limited to the summer months when rainfall is not expected. Should construction occur over the winter, this cost should be revised accordingly.
8. Street lights were installed for this section of street by the City of Lathrop.
9. Although discussions with the previous contractor, joint trench designer and City have indicated that the joint trench along this section of Lathrop Road has been installed, only PG&E installed their facilities in the trench, it is assumed that conduit was installed in the trench to accommodate Cable TV and Telephone, these costs provide a budget to install wire, vaults and splice boxes as needed.
10. Street Furniture (incl Benches, Architectural Elements, Bus Shelters, etc.) has been included as a budget item under each roadway.

ITEM 1A.iii - LAND PARK DRIVE - NORTH SIDE (SPARTAN WAY TO GOLDEN VALLEY PARKWAY)					
ITEM	UNIT	UNIT COST	QTY	ITEM TOTAL	ASSUMPTIONS
A. Street and Concrete Work					
Rough grading behind curb	CY	\$6.00	3,654	\$21,924.89	See Note 3
Finish grading behind curb	SF	\$0.50	98,662	\$49,331.00	
Sidewalk	SF	\$5.00	22,416	\$112,080.00	6" on Native
Curb Return / Handicap Ramp	EA	\$5,000.00	6	\$30,000.00	
Signing, Striping and Monuments - Collector	LF	\$12.50	2,890	\$36,125.00	See Note 4
Subtotal Street and Concrete Work				\$249,461	
B. Storm Drain Work					
Subtotal Storm Drain Work				\$0	
C. Water System Work					
Subtotal Water System Work				\$0.00	
D. Recycled Water System Work					
Subtotal Rec. Water System Work				\$0.00	
E. Sanitary Sewer Work					
Subtotal Sanitary Sewer Work				\$0.00	
F. Dewatering Work					
Subtotal Dewatering Work				\$0.00	
G. Miscellaneous Work					
Subtotal Miscellaneous Work				\$0.00	
H. Erosion Control Work					
Erosion Control - Straw Wattles & Inlet Protection	LF	\$3.00	2,890	\$8,670.00	See Note 7
Subtotal Erosion Control Work				\$8,670.00	
I. Electrical Work					
Street Lighting	EA	\$4,000.00	23	\$92,480.00	See Note 8
Joint Trench (excluding conduit)	LF	\$160.00	2,890	\$462,400.00	See Note 9
Subtotal Electrical Work				\$554,880.00	
J. Landscape Work					
Landscape & Irrigation	SF	\$5.00	76,246	\$381,230.00	
Street Furniture	LS	\$10,000.00	1	\$10,000.00	See Note 10
Subtotal Landscape Work				\$391,230.00	
ITEM 1A.III - CONSTRUCTION TOTAL:				\$1,204,241	
				\$1,205,000	(Rounded up to \$1k)

ITEM 1A.iii - LAND PARK DRIVE - NORTH SIDE (SPARTAN WAY TO GOLDEN VALLEY PARKWAY) (cont'd)

Item 1A.iii Notes:

1. Improvements assumed to be limited to the northern right-of-way between back of curb and right-of-way and the two roundabouts located along Land Park Drive. No improvements are anticipated to the south side of the road (landscaping or sidewalk) as part of this estimate.
2. Intentionally left blank.
3. Rough Grading is assumed to be 1 cubic yard for every 27 square feet of development (1' of depth).
4. No striping has been installed to date on Land Park Drive and it is currently closed off with no public access.
5. It is anticipated that some rehabilitation will be required within each street section to clean and maintain the existing structures and pipe systems. These costs are included within the Underground Pipeline Inspection, Testing and Repair section of this estimate.
6. Intentionally left blank.
7. The erosion control budget assumes that the scope of work is limited to the summer months when rainfall is not expected. Should construction occur over the winter, this cost should be revised accordingly.
8. Assumes one street light every 125 feet, alternating sides of the street.
9. PG&E, Cable and Telephone per estimate by Giacalone Design Services dated 11/7/2011.
10. Street Furniture (incl Benches, Architectural Elements, Bus Shelters, etc.) has been included as a budget item under each roadway.

Bond Estimate
 Recycled Water Disposal, Stage1
 Saybrook CLSP, LLC
 Based on Recycled Water Disposal Report Stage 1, Dated Dec. 6, 2013

25201.000
 2017.05.08
 GJ-JDB

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	AMOUNT
PART A - LAND APPLICATION SITES					
1.	35	AC	Site Clearing	870.00	\$30,450
2.	17,650	CY	Rough Grade	3.75	\$66,190
3.	2	EA	Standpipe incl. Valves and Air Gap	7,500.00	\$15,000
4.	3,100	LF	12" Irrigation Pipe incl Bubble-Up Irrigation Risers	25.00	\$77,500
5.	1,500	LF	6" Tallwater Return Pipe (See note 5)	25.00	\$37,500
6.	3,025	LF	Earth V-Ditch	3.75	\$11,340
7.	121,500	SF	Finish Grade Road (Perimeter Access Roads)	0.20	\$24,300
8.	0	SF	Finish Grade Field (See Note 6)	0.20	\$0
9.	2	EA	Paved Driveway Approach and Staging Area	8,000.00	\$16,000
10.	8,400	LF	8' Chainlink Fence & Gates (Gavanized Steel)	16.00	\$134,400
11.	1	LS	SWPPP/Erosion/Dust Control (Assume Construction occurs during Summer)	25,000.00	\$25,000
ESTIMATED SUB-TOTAL - LAND APPLICATION SITES:					\$437,680
PART B - RW BASIN (SITE WORK)					
			(Per cost estimate provided by PACE 12/20/2013)		
1.	90,000	CY	Rough Grade	3.75	\$337,500
2.	13	AC	Site Clearing	870.00	\$11,310
3.	575,000	SF	Finish Grade	0.20	\$115,000
4.	50,000	SF	6" Thick AB Access Road	1.20	\$60,000
5.	1	EA	Paved Driveway Approach	5,000.00	\$5,000
6.	3,200	LF	8' Chainlink Fence & Gates	18.00	\$57,600
7.	410,000	SF	Basin Liner Material (40 mil)	0.55	\$225,500
8.	1	LS	Trenching (Basin Liner anchor trench at top of slope)	25,000.00	\$25,000
9.	23	EA	Basin Safety Equipment	800.00	\$18,400
10.	1	LS	SWPPP/Erosion/Dust Control (Assume Construction occurs during Summer)	25,000.00	\$25,000
ESTIMATED SUB-TOTAL - RW BASIN (SITE WORK):					\$880,310
PART C - RW PUMP STATION AT BASIN G					
			(Per cost estimate provided by PACE 12/20/2013)		
1.	1	LS	Block Wall, Gates, Doors	60,000.00	\$60,000
2.	1	LS	Mechanical Piping and Valve Sets	135,000.00	\$135,000
3.	1	LS	Pumps	165,000.00	\$165,000
4.	1	LS	Aeration	25,000.00	\$25,000
5.	1	LS	Flow Meter	15,000.00	\$15,000
6.	1	LS	Level Sensor	10,000.00	\$10,000
7.	1	LS	Control Valve w/ Solenoid	35,000.00	\$35,000
8.	1	LS	MCC Control Panel	70,000.00	\$70,000
9.	1	LS	Service Entrance Section	50,000.00	\$50,000
10.	1	LS	Metering and Control Wire	30,000.00	\$30,000
11.	1	LS	Service Elctrical Wire	45,000.00	\$45,000
12.	1	LS	Radio Control Equipment	65,000.00	\$65,000
ESTIMATED SUB-TOTAL - RW PUMP STATION AT BASIN G:					\$705,000

Bond Estimate
Recycled Water Disposal, Stage1
Saybrook CLSP, LLC

25201.000
2017.05.08
GJ-JDB

Based on Recycled Water Disposal Report Stage 1, Dated Dec. 6, 2013

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	AMOUNT
PART D - RW PIPE-GOLDEN VALLEY PARKWAY					
1.	1	EA	Remove Blowoff and Connect	1,000.00	\$1,000
2.	250	LF	12" Recycled Water Main including fittings	52.00	\$13,000
3.	1,660	LF	20" Recycled Water Main including fittings	110.00	\$182,600
4.	3	EA	12" Valves	1,800.00	\$5,400
5.	6	EA	20" Valves	5,000.00	\$30,000
6.	1	EA	2" Blowoff Assembly	1,500.00	\$1,500
7.	2	EA	2" Air Relief Valve	2,000.00	\$4,000
ESTIMATED SUB-TOTAL - RW PIPE-GVP:					\$237,500
PART E - RW PIPE INTERTIE					
1.	2	EA	Cut Into Existing RW Main and Connect	7,500.00	\$15,000
2.	35	LF	18" Recycled Water Main Incl. fittings	200.00	\$7,000
3.	1	EA	24" Tee	4,500.00	\$4,500
4.	1	EA	18" Tee	2,500.00	\$2,500
5.	2	EA	18"x12" Reducer	750.00	\$1,500
6.	1	EA	24"x18" Reducer	1,000.00	\$1,000
7.	3	EA	18" Butterfly Valves	3,500.00	\$10,500
8.	3	EA	24" Butterfly Valves	6,500.00	\$19,500
9.	1	BDGT	Pavement Repair	2,500.00	\$2,500
ESTIMATED SUB-TOTAL - RW PIPE INTERTIE:					\$64,000

SUMMARY

PART A - LAND APPLICATION SITES	\$437,680
PART B - RW BASIN (SITE WORK)	\$880,310
PART C - RW PUMP STATION AT BASIN G	\$705,000
PART D - RW PIPE-GOLDEN VALLEY PARKWAY	\$237,500
PART E - RW PIPE INTERTIE	\$64,000

ESTIMATED CONSTRUCTION TOTAL: \$2,324,490

NOTES

- This estimate is prepared as a guide only and is subject to possible change. It has been prepared to a standard of accuracy, which to the best of our knowledge and judgment is sufficient to satisfy our understanding of the purposes of this estimate. Macka
- This estimate is based on the 30% drawings provided in the Recycled Water Disposal Report Stage 1, Dated Dec. 6, 2013
- Costs presented herein represent an opinion based on historical information from other projects in San Joaquin County and the San Francisco Bay Area. No provision has been made for inflation. It is recommended that the users of this estimate review the un
- Costs for the SWPPP Erosion Control and Dust Control are based on summer construction in one construction season.
- The pump for tail water return is anticipated to be provided by the farmer via a trailer mounted unit.
- It is anticipated that finish grading within the irrigation field area is not required as the farmer will plow and shape the field to his needs.
- Cost to bring electricity to the pump station is not included.
- Earthwork quantities do not include factors for shrinkage or swell.

Prepared by
MACKAY & SOMPS

**RECORDING REQUESTED BY, AND
WHEN RECORDED MAIL TO:**

CITY OF LATHROP
ATTN: CITY CLERK
390 TOWNE CENTRE DRIVE
LATHROP, CA 95330
Exempt from payment of recording fees (GC 27383)



SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Irrevocable Offer of Dedication
for Public Water Tank Site
(Central Lathrop Specific Plan)**

THIS INSTRUMENT BENEFITS THE CITY ONLY. NO FEE REQUIRED.

THE UNDERSIGNED GRANTOR(S) DECLARE(S): DOCUMENTARY TRANSFER TAX IS \$ 0.00 R&TC Transfer to Government Agency
() computed on full value of property conveyed, or
() computed on full value less liens and encumbrances remaining at time of sale.
() Unincorporated area (X) City of Lathrop

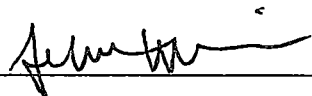
For a valuable consideration, receipt of which is hereby acknowledged,
LATHROP LAND ACQUISITION, LLC, a Delaware limited liability, legal landowner "Grantor(s)",
hereby grants to CITY OF LATHROP, a California municipal corporation "Grantee",
real property in City of Lathrop, San Joaquin County, State of California, described as:

See attached Exhibit "A" and Exhibit "B" attached hereto and made a part hereof

In witness whereof the undersigned have executed this instrument on this 2ND day of DECEMBER 2019

Grantor(s): LATHROP LAND ACQUISITION, LLC,
a Delaware limited liability company

By: Saybrook Fund Investors, LLC
Its: Managing Member

By: 
Jeffrey M. Wilson, Officer

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of SAN MATEO

On DECEMBER 2, 2019 before me, Rachel M. Wright, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared JEFFREY M. WILSON
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature Rachel M. Wright
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____

EXHIBIT "A"

LEGAL DESCRIPTION

WATER TANK SITE

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF LATHROP, SAN JOAQUIN COUNTY, STATE OF CALIFORNIA, BEING A PORTION OF LOT 20 OF TRACT 9533, FILED FOR RECORD IN BOOK 49 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF SAID LOT 20, THENCE ALONG THE EASTERLY LINE OF SAID LOT 20, ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 4563.00 FEET, FROM WHICH THE RADIUS POINT BEARS NORTH 66°52'00" EAST, HAVING A CENTRAL ANGLE OF 42°23'47" AND AN ARC LENGTH OF 190.84 FEET;

THENCE LEAVING SAID EASTERLY LINE AND ENTERING SAID LOT 20 THE FOLLOWING TWO (2) COURSES:

1. SOUTH 64°39'32" WEST, 150.78 FEET;
2. NORTH 89°49'34" WEST, 205.96 FEET, TO THE WESTERLY LINE OF SAID LOT 20;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING FOUR (4) COURSES:

1. NORTH 12°00'00" WEST, 88.75 FEET;
2. ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 160.00 FEET, HAVING A CENTRAL ANGLE OF 12°27'00" AND AN ARC LENGTH OF 34.77 FEET;
3. NORTH 00°27'00" EAST, 46.34 FEET;
4. ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 150.00 FEET, FROM WHICH THE RADIUS POINT BEARS NORTH 32°58'33" WEST, HAVING A CENTRAL ANGLE OF 35°30'00" AND AN ARC LENGTH OF 92.94 FEET, TO THE NORTHWESTERLY CORNER OF SAID LOT 20;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 20 SOUTH 89°49'29" EAST, 227.29 FEET, TO THE POINT OF BEGINNING;

CONTAINING 1.65 ACRES MORE OR LESS.

PORTION OF APN 191-210-300

A PLAT, EXHIBIT "B", IS ATTACHED HERETO, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

PREPARED BY

[Signature]
IAN BRUCE MACDONALD
LICENSED LAND SURVEYOR NO. 8817
STATE OF CALIFORNIA

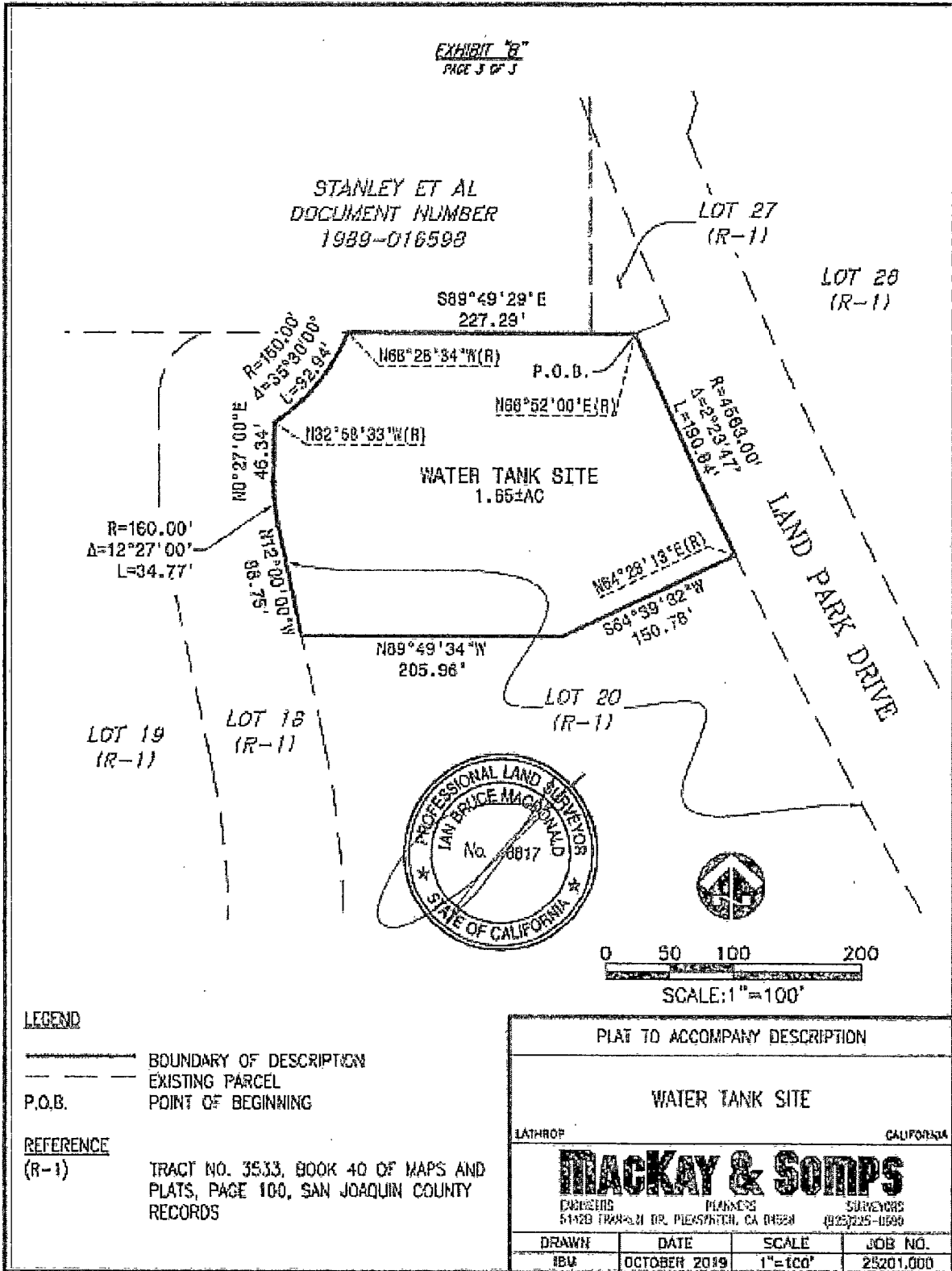


10/16/19
DATE

MACKEY & SONPS
CITY PLANNING • LAND SURVEYING
10112 BURNING TREE DRIVE, PLEASANTON, CA 94588-3322
(925) 225-0280

EXHIBIT "B"

DEPICTION OF WATER TANK SITE



**RECORDING REQUESTED BY, AND
WHEN RECORDED MAIL TO:**

CITY OF LATHROP
ATTN: CITY CLERK
390 TOWNE CENTRE DRIVE
LATHROP, CA 95330
Exempt from payment of recording fees (GC 27383)

ATTACHMENT F



SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Irrevocable Offer of Dedication
for Public Neighborhood Parkland
Central Lathrop Specific Plan**

THIS INSTRUMENT BENEFITS THE CITY ONLY. NO FEE REQUIRED.

THE UNDERSIGNED GRANTOR(S) DECLARE(S): DOCUMENTARY TRANSFER TAX IS \$ 0.00 R&TC Transfer to Government Agency
() computed on full value of property conveyed, or
() computed on full value less liens and encumbrances remaining at time of sale.
() Unincorporated area (X) City of Lathrop

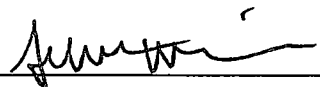
For a valuable consideration, receipt of which is hereby acknowledged,
LATHROP LAND ACQUISITION, LLC, a Delaware limited liability company, legal landowner "Grantor(s)",
hereby grants to CITY OF LATHROP, a California municipal corporation "Grantee",
real property in City of Lathrop, San Joaquin County, State of California, described as:

See attached Exhibit "A" and Exhibit "B" attached hereto and made a part hereof

In witness whereof the undersigned have executed this instrument on this 2ND day of DECEMBER, 2019

Grantor(s): LATHROP LAND ACQUISITION, LLC,
a Delaware limited liability company

By: Saybrook Fund Investors, LLC
Its: Managing Member

By: 
Jeffrey M. Wilson, Officer

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of SAN MATEO

On DECEMBER 2, 2019 before me, Rachel M. Wright, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared JEFFREY M. WILSON
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature Rachel M. Wright
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____

EXHIBIT "A"

LEGAL DESCRIPTION

PUBLIC NEIGHBORHOOD PARKLAND

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF LATHROP, SAN JOAQUIN COUNTY, STATE OF CALIFORNIA, BEING LOT 6 OF TRACT 3789, FILED FOR RECORD IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS

END OF DESCRIPTION

PREPARED BY:



IAN BRUCE MACDONALD
LICENSED LAND SURVEYOR NO. 8817
STATE OF CALIFORNIA



11/18/19
DATE

MAGKAY & SOMPS
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
5142 Franklin Drive Suite B, Pleasanton, CA, 94568-3356
(925) 225-0690

42-99

65134.00001132519879.2

Ex. B-1

OWNER'S STATEMENT:

THE UNDERSIGNED, DO HEREBY STATE THAT WE ARE THE OWNERS OF ALL THE LAND DELINEATED AND EMBRACED WITHIN THE DISTINCTIVE BORDER LINE OF THE HEREIN EMBODIED FINAL MAP ENTITLED "TRACT NO. 3789 SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING" CONSISTING OF SIX (6) SHEETS, THAT WE HAVE CAUSED SAID MAP TO BE PREPARED FOR RECORD AND CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, THAT SAID MAP PARTICULARLY SETS FORTH AND DESCRIBES ALL THE LOTS INTENDED FOR SALE BY NUMBER WITH THEIR PRECISE LENGTH AND WIDTH.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF LATHROP IN FEE FOR PUBLIC RIGHT OF WAY PURPOSES:

- 1. THE REAL PROPERTY DESIGNATED ON SAID MAP AS "LOT A";

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF LATHROP AS EASEMENTS FOR PUBLIC PURPOSES:

- 1. A NON-EXCLUSIVE EASEMENT TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN POLES, WIRES, CABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND SHOWN UPON SAID MAP MARKED "PUBLIC UTILITY EASEMENT" (PAUE).

THE UNDERSIGNED DOES HEREBY RELEASE, EXTINGUISH, QUITCLAIM AND REMOVE THE 20' PRIVATE ACCESS AND UTILITY EASEMENT OVER LOT 22 FOR THE BENEFIT OF LOT 25 AS SHOWN ON TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS.

THE AREAS DESIGNATED AS "PRIVATE ACCESS AND UTILITY EASEMENT" (PAUE) AS SHOWN UPON SAID MAP ARE NOT HEREBY DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR THE PURPOSE OF PRIVATE INGRESS AND EGRESS AND ALL PRIVATE UTILITIES, INCLUDING ALL RELATED APPURTENANCES THERETO FOR THE BENEFIT OF THE ADJACENT LOTS. SAID "PRIVATE ACCESS AND UTILITY EASEMENT" (PAUE) SHALL AUTOMATICALLY TERMINATE UPON THE ACCEPTANCE BY THE CITY OF LATHROP OF A FUTURE DEDICATION OF PUBLIC STREET OVER THAT AREA COINCIDENT WITH THE "PRIVATE ACCESS AND UTILITY EASEMENT" (PAUE).

TO ENSURE MUNICIPAL WATER SERVICES TO ALL LOTS SHOWN UPON THIS MAP, ALL WATER RIGHTS ARE DEDICATED TO THE CITY OF LATHROP, THAT THE UNDERSIGNED MAY HAVE, WITHIN THE DISTINCTIVE BORDER LINE UPON THIS MAP.

THIS MAP SHOWS ALL EASEMENTS OF RECORD ON THE PREMISES

OWNER: LATHROP LAND ACQUISITION LLC, A DELAWARE LIMITED LIABILITY COMPANY

PRINTED NAME: Jeffrey M. Wilson

SIGNATURE: [Signature]

TITLE: OFFICER

DATE: 8-11-2017

OWNER'S ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF Maricopa) SS

ON August 11, 2017, BEFORE ME, Kelly A. Reyes A NOTARY PUBLIC, PERSONALLY APPEARED, Jeffrey M. Wilson WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE: Kelly A. Reyes

PRINTED NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

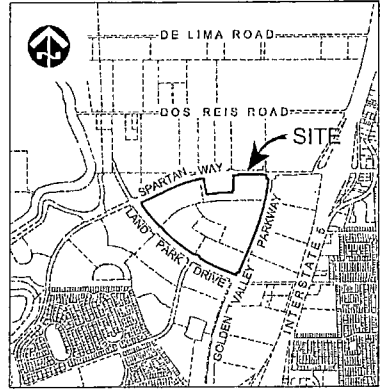
PRINCIPAL PLACE OF BUSINESS: 5142 Franklin Dr # B Pleasanton, CA 94568

COMMISSION EXPIRES: October 11, 2019

COMMISSION # OF NOTARY: 2130477

TRACT 3789

SUBDIVISIONS OF SAN JOAQUIN COUNTY
STANFORD CROSSING
A SUBDIVISION OF LOTS 21 THROUGH 25, AND A PORTION OF LOT 26, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN
CITY OF LATHROP
SAN JOAQUIN COUNTY, CALIFORNIA
MACKAY & SOMPS
LAND SURVEYORS
1000 W. BROADWAY, SUITE 200, SACRAMENTO, CA 95811
TEL: 916.441.1111 FAX: 916.441.1112
JULY, 2017



VICINITY MAP
NOT TO SCALE

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LATHROP LAND ACQUISITION, LLC, IN NOVEMBER, 2013. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED VESTING TENTATIVE MAP. I FURTHER STATE THAT ALL THE MONUMENTS SHOWN HEREON WILL BE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED BEFORE SAID FINAL MAP IMPROVEMENTS ARE ACCEPTED BY THE CITY OF LATHROP, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

DATED THIS 10TH DAY OF AUGUST, 2017.

[Signature]
IAN BRUCE MACDONALD
LS NO. 8817
REGISTRATION EXPIRES: 12-31-2017



RIGHT TO FARM STATEMENT:

PER CITY OF LATHROP CODE OF ORDINANCES, TITLE 15 CHAPTER 15.48.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATION, CULTIVATIONS, PLOWING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPRECIATION, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOR, RODENTS AND PESTS. BE AWARE ALSO, THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECTS OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.

STATEMENT OF SOILS REPORT:

A SOILS REPORT ENTITLED, "GEO TECHNICAL SERVICES REPORT, CENTRAL LATHROP SPECIFIC PLAN PHASE 1 INFRASTRUCTURE LATHROP, CALIFORNIA PROJECT NO. 5747.5.003.02 AND DATED OCTOBER 24, 2005, HAS BEEN PREPARED FOR THIS PROJECT BY ENGeo INCORPORATED, MARK M. GILBERT, P.E., G.E., AND IS ON FILE WITH THE CITY OF LATHROP.

CITY ENGINEER STATEMENT:

I, GLENN GEBHARDT, HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF TRACT NO. 3789, SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLIES WITH ALL APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP.

DATED THIS 13th DAY OF September, 2017.

[Signature]
GLENN GEBHARDT, R.C.E. 34681
CITY ENGINEER OF THE
CITY OF LATHROP, CALIFORNIA



CITY SURVEYOR'S STATEMENT:

I, ANNE-SOPHIE TRUONG, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF TRACT NO. 3789, SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING AND THAT THE SUBDIVISION SHOWN HEREON COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS 23rd DAY OF August, 2017.

[Signature]
ANNE-SOPHIE TRUONG, LS NO. 8998
ACTING CITY SURVEYOR



CITY CLERK'S STATEMENT:

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT NO. 3789 SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING" CONSISTING OF SIX (6) SHEETS, WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A REGULAR MEETING HEREAFTER HELD ON THE 13th DAY OF September, 2017, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. 17-42-11, DULY PASSED AND ADOPTED AT SAID MEETING, APPROVED SAID MAP, AND AUTHORIZED ITS RECORDATION AND ACCEPTED ON BEHALF OF THE CITY OF LATHROP, ALL WATER RIGHTS, AND REJECTED THE OFFER OF DEDICATION OF ALL PROPERTY AS SHOWN ON SAID MAP UNTIL THEIR IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH CHAPTER 16, TITLE 16.16 OF THE LATHROP CODE OF ORDINANCES.

SAID COUNCIL ALSO, PURSUANT TO SECTION 6643(g) OF THE SUBDIVISION MAP ACT THE CITY OF LATHROP DOES HEREBY ABANDON AND VACATE IN ITS ENTIRETY THE FOLLOWING:

- 1. THE ACCESS EASEMENT DESCRIBED AS PARCEL B IN DOCUMENT NUMBER 2013-038108, SAN JOAQUIN COUNTY RECORDS.

I FURTHER STATE THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP HAVE BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF LATHROP AND FILED IN MY OFFICE.

DATED THIS 19 DAY OF SEPTEMBER, 2017.

[Signature]
TERESA VARGAS
CITY CLERK AND CLERK OF THE CITY COUNCIL OF
THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN,
STATE OF CALIFORNIA

SECRETARY OF THE PLANNING COMMISSION'S STATEMENT:

THIS MAP CONFORMS TO THE VESTING TENTATIVE TRACT MAP NO. 3789 APPROVED BY THE PLANNING COMMISSION ON THE 18TH DAY OF DECEMBER, 2013.

DATED 18th THIS DAY OF September, 2017

[Signature]

SECRETARY OF THE PLANNING COMMISSION



COUNTY RECORDER'S STATEMENT:

FILED THIS 20 DAY OF SEP, 2017, AT 1:11pm IN BOOK 42 OF MAPS AND PLATS, AT PAGE 497, AT THE REQUEST OF [Signature]

FEES: \$24.00

[Signature]
STEVE J. DESTOLARDES
ASSESSOR-RECORDER - COUNTY CLERK
SAN JOAQUIN COUNTY, CALIFORNIA

BY: [Signature]
ASSISTANT/DEPUTY RECORDER

EXHIBIT "B"
DEPICTION OF NEIGHBORHOOD PARKLAND

42-99

42-99A

65134.00001132519879.2

Ex. B-2

REFERENCES:
(R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.

BASIS OF BEARINGS:
THE BEARING NORTH 89°49'29" WEST BETWEEN FOUND MONUMENTS ON SPARTAN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

NOTES:
1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
2. STREET MONUMENTS DESIGNATED ON THIS MAP TO BE SET ALONG LAND PARK DRIVE AND GOLDEN VALLEY PARKWAY WERE NEVER INSTALLED PER TRACT NO. 3533 FILED IN BOOK 40 OF MAPS PAGE 100. MONUMENTS TO BE SET WITH BRASS DISK STAMPED LS 8817.
3. THIS SUBDIVISION CONTAINS A TOTAL AREA OF 94.37 ACRES MORE OR LESS.

ABANDONMENT NOTE:
PURSUANT TO ARTICLE 2, SECTION 6643(g) OF THE SUBMISSION MAP ACT, THIS MAP SHALL CONSTITUTE THE ABANDONMENT IN ITS ENTIRETY, WITHIN THE BOUNDARIES OF THIS MAP:

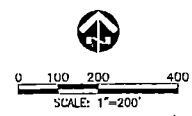
1. THE ACCESS EASEMENT AS DESCRIBED AS PARCEL B, RECORDED IN DOCUMENT NUMBER 2013-038108, SAN JOAQUIN COUNTY RECORDS

TITLE NOTES:
1. AN EASEMENT FOR PUMPING PLANT AND IRRIGATION AND INCIDENTAL PURPOSES, RECORDED IN BOOK 413, PAGE 393 OF OFFICIAL RECORDS, IN FAVOR OF MANUEL DOS REIS, MANUEL DOS REIS SR., AND DEOLINDA DOS REIS, THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
2. AN EASEMENT FOR PUMPING PLANT AND IRRIGATION AND INCIDENTAL PURPOSES, RECORDED IN BOOK 1338, PAGE 479 OF OFFICIAL RECORDS, IN FAVOR OF LY RODRIGUES JR., JOHN I. DOMINGO, AND ALICIA COMES, THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
3. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED JULY 18, 1953 IN BOOK 1546, PAGE 321 OF OFFICIAL RECORDS, IN FAVOR OF BENNY ANAYA, ET AL., THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

LEGEND
 ——— BOUNDARY LINE
 - - - LOT LINE/PARCEL LINE
 - - - EXISTING PROPERTY LINE
 - - - EASEMENT LINE
 - - - MONUMENT LINE
 ⊙ FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
 ⊙ SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
 ∠ ANGLE POINT
 BNDY BOUNDARY
 CL CENTERLINE
 EX EXISTING
 M-M MONUMENT TO MONUMENT
 M-PL MONUMENT TO PROPERTY LINE
 PAUE PRIVATE ACCESS AND UTILITY EASEMENT
 PUE PUBLIC UTILITY EASEMENT
 M&P MAPS AND PLATS
 (R) RADIAL BEARING
 () PULLBACK DISTANCE
 [] RECORD DISTANCE
 S.J.C.R. SAN JOAQUIN COUNTY RECORDS

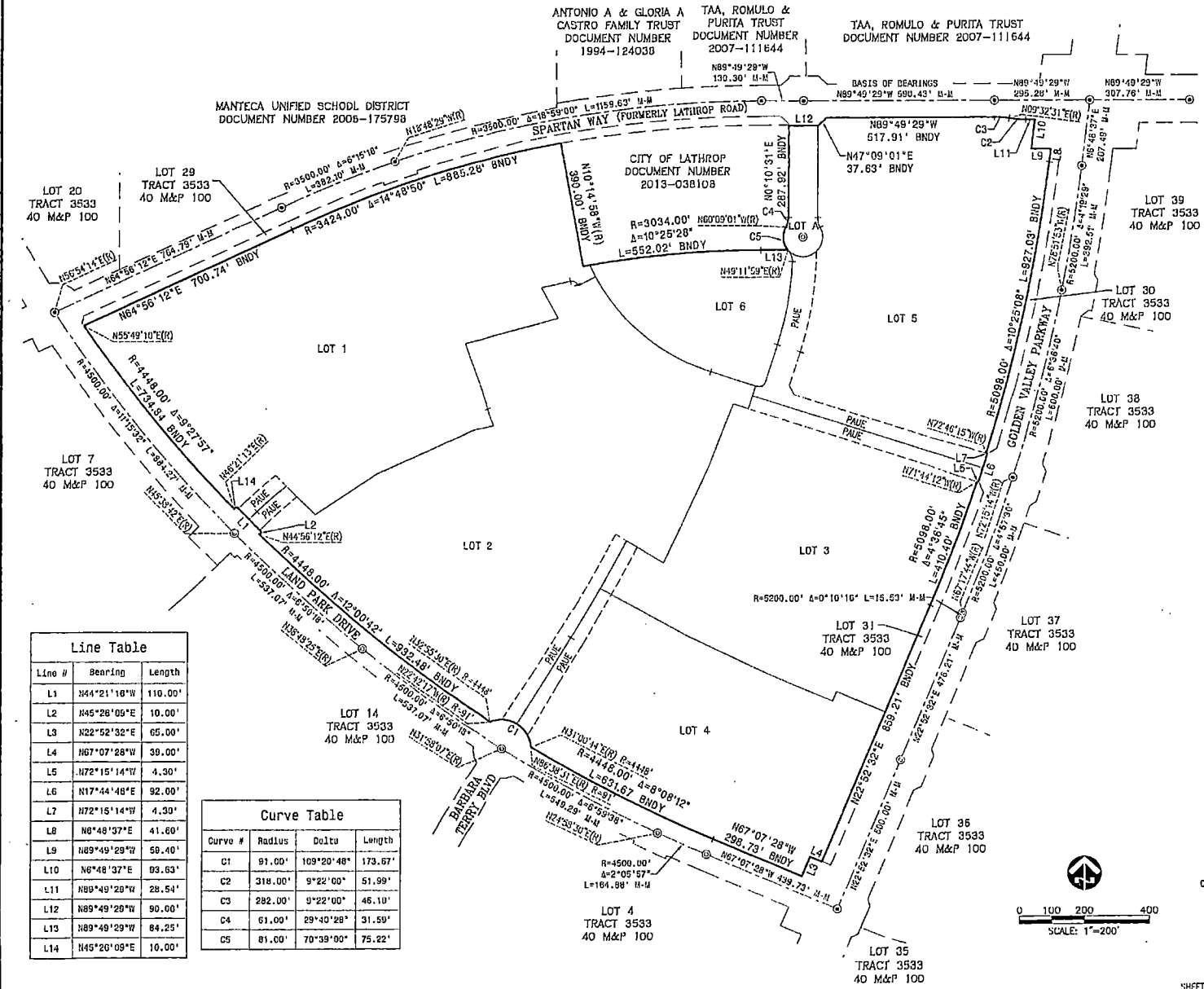
INDICATES SHEET NUMBER
 DETAIL LINE

TRACT 3789
 SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING
 A SUBDIVISION OF LOTS 21 THROUGH 25, AND A PORTION OF LOT 26, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN
 CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA
MACKAY & SOMPS
 514 N. K STREET, SUITE 200, LATHROP, CA 95250
 JULY, 2017



Line #	Bearing	Length
L1	S44°21'18"W	110.00'
L2	N45°28'09"E	10.00'
L3	N22°52'32"E	65.00'
L4	N67°07'28"W	30.00'
L5	N72°15'14"W	4.30'
L6	N17°44'48"E	92.00'
L7	N72°15'14"W	4.30'
L8	N6°48'37"E	41.60'
L9	N89°49'29"W	58.40'
L10	N6°48'37"E	93.63'
L11	N89°49'29"W	28.54'
L12	N89°49'29"W	90.00'
L13	N89°49'29"W	84.25'
L14	N45°20'09"E	10.00'

Curve #	Radius	Delta	Length
C1	91.00'	109°20'48"	173.67'
C2	318.00'	9°22'00"	51.99'
C3	282.00'	9°22'00"	46.10'
C4	61.00'	29°40'28"	31.55'
C5	81.00'	70°39'00"	75.22'



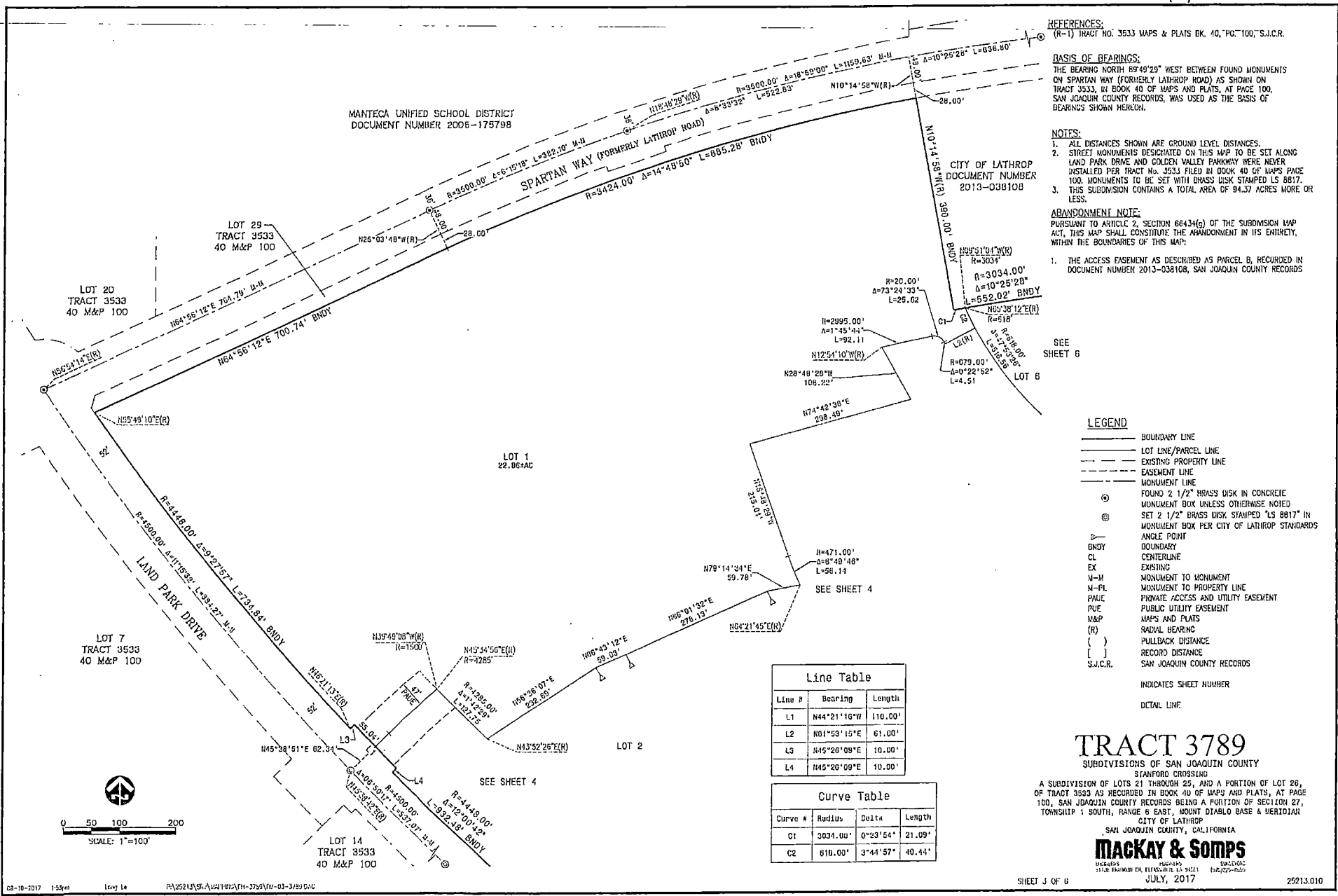
08-10-2017 1:51pm Long Le P:\25213\3533\MAPS\PLATS\FIN-3789\FIN-02-3789.Dwg

42-99A

42-99B

65134.0000132319379.2

Ex. B-3



REFERENCES:
(R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.

BASIS OF BEARINGS:
THE BEARING NORTH 89°49'29" WEST BETWEEN FOUND MONUMENTS ON SPARTAN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

NOTES:
1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
2. STREET MONUMENTS DESCRIBED ON THIS MAP TO BE SET ALONG LAND PARK DRIVE AND GOLDEN VALLEY PARKWAY WERE NEVER INSTALLED PER TRACT NO. 3533 FILED IN BOOK 40 OF MAPS PAGE 100. MONUMENTS TO BE SET WITH BRASS DISK STAMPED LS 8817.
3. THIS SUBDIVISION CONTAINS A TOTAL AREA OF 94.37 ACRES MORE OR LESS.

ABANDONMENT NOTE:
PURSUANT TO ARTICLE 2, SECTION 6643(g) OF THE SUBDIVISION MAP ACT, THIS MAP SHALL CONSTITUTE THE ABANDONMENT IN ITS ENTIRETY, WITHIN THE BOUNDARIES OF THIS MAP:

1. THE ACCESS EASEMENT AS DESCRIBED AS PARCEL B, RECORDED IN DOCUMENT NUMBER 2013-038108, SAN JOAQUIN COUNTY RECORDS

SEE SHEET G

LEGEND

- BOUNDARY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- ⊙ FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
- ⊙ SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
- ∠ ANGLE POINT
- BNDY BOUNDARY
- CL CENTERLINE
- EX EXISTING
- M-M MONUMENT TO MONUMENT
- M-PL MONUMENT TO PROPERTY LINE
- PALE PRIVATE ACCESS AND UTILITY EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- M&P MAPS AND PLATS
- (R) RADIAL BEARING
- () PULLBACK DISTANCE
- [] RECORD DISTANCE
- S.J.C.R. SAN JOAQUIN COUNTY RECORDS
- INDICATES SHEET NUMBER
- DETAIL LINE

Line Table

Line #	Bearing	Length
L1	N44°21'10"W	110.00'
L2	N01°53'15"E	61.00'
L3	N45°28'09"E	10.00'
L4	N45°20'09"E	10.00'

Curve Table

Curve #	Radius	Delta	Length
C1	3034.00'	0°23'54"	21.09'
C2	810.00'	3°41'57"	40.44'

TRACT 3789

SUBDIVISIONS OF SAN JOAQUIN COUNTY
STANFORD CROSSING
A SUBDIVISION OF LOTS 21 THROUGH 25, AND A PORTION OF LOT 26, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN
CITY OF LATHROP
SAN JOAQUIN COUNTY, CALIFORNIA
MACKAY & SOMPS
SURVEYORS
1102 B HARRISON DR., FRESNO, CA 93721
JULY, 2017

SHEET J OF G

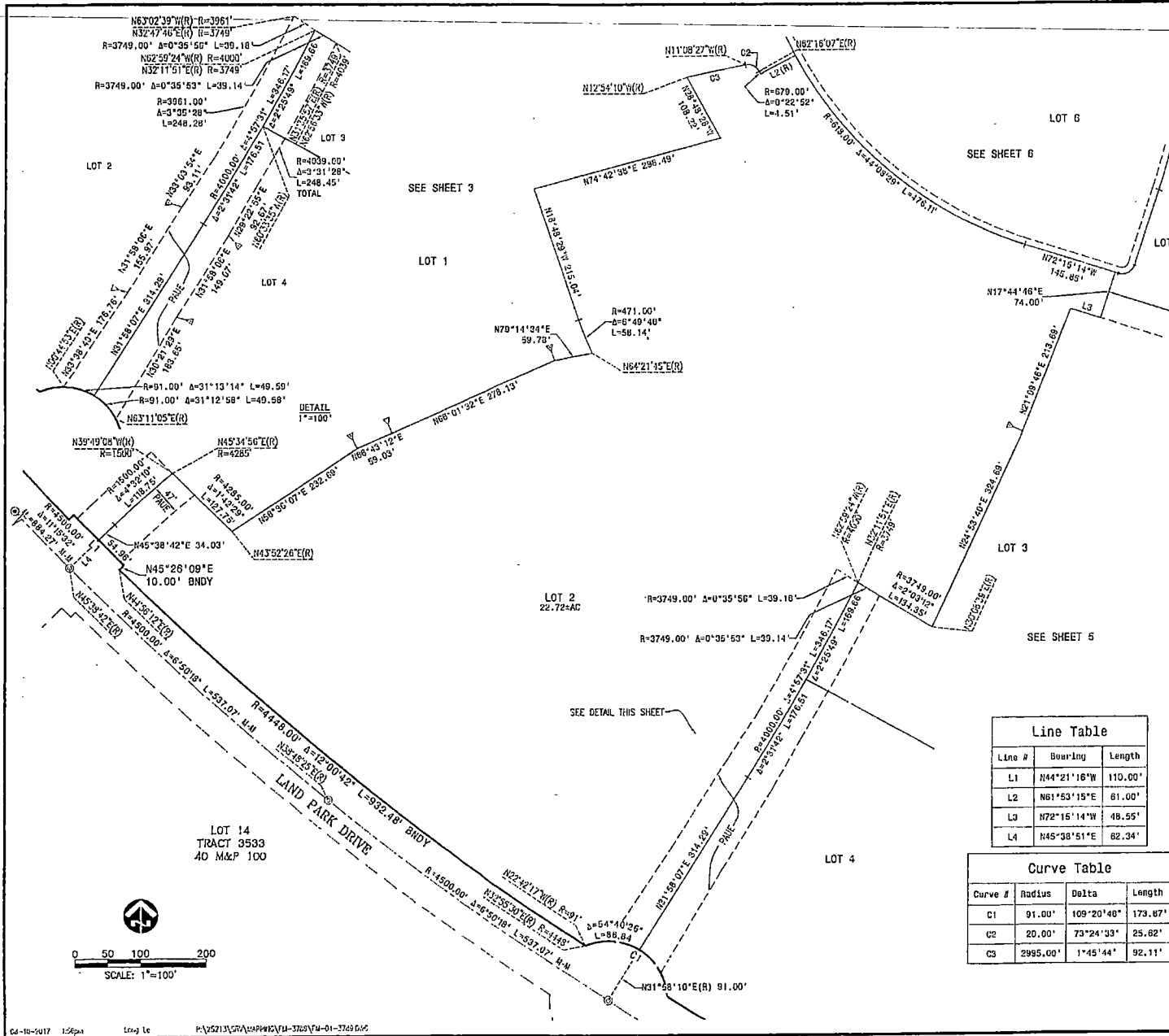
25213.010

42-99B

42-990

65134.0000132319879.2

EX B-4



REFERENCES:
(R-1) TRACT NO. 3533 MAPS & PLATS BK-40, PG-100, S.J.C.R.

BASIS OF BEARINGS:
THE BEARINGS NORTH 87°49'28" WEST BETWEEN FOUND MONUMENTS ON SPARTAN WAY (FORMERLY LATHROP PARKWAY) WERE NEVER INSTALLED PER TRACT NO. 3533 FILED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

NOTES:
1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
2. STREET MONUMENTS DESIGNATED ON THIS MAP TO BE SET ALONG LAND PARK DRIVE AND GOLDEN VALLEY PARKWAY WERE NEVER INSTALLED PER TRACT NO. 3533 FILED IN BOOK 40 OF MAPS AND PLATS. MONUMENTS TO BE SET WITH BRASS DISK STAMPED 'LS 8817'. THIS SUBDIVISION CONTAINS A TOTAL AREA OF 94.37 ACRES MORE OR LESS.

ABANDONMENT NOTE:
PURSUANT TO ARTICLE 2, SECTION 66434(g) OF THE SUBDIVISION MAP ACT, THIS MAP SHALL CONSTITUTE THE ABANDONMENT IN ITS ENTIRETY, WITHIN THE BOUNDARIES OF THIS MAP.

1. THE ACCESS EASEMENT AS DESCRIBED AS PARCEL B, RECORDED IN DOCUMENT NUMBER 2013-03108, SAN JOAQUIN COUNTY RECORDS

LEGEND

- BOUNDARY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- ⊙ FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
- ⊙ SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
- ∠ ANGLE POINT
- ENDY BOUNDARY
- CL CENTERLINE
- EX EXISTING
- M-M MONUMENT TO MONUMENT
- M-PL MONUMENT TO PROPERTY LINE
- PAUC PRIVATE ACCESS AND UTILITY EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- M&P MAPS AND PLATS
- (R) RADIAL BEARING
- () PULLBACK DISTANCE
- [] RECORD DISTANCE
- S.J.C.R. SAN JOAQUIN COUNTY RECORDS
- INDICATES SHEET NUMBER
- DETAIL LINE

Line #	Bearing	Length
L1	N44°21'16"W	110.00'
L2	N61°53'15"E	81.00'
L3	N72°15'14"W	48.55'
L4	N45°38'51"E	82.34'

Curve #	Radius	Delta	Length
C1	91.00'	109°20'40"	173.67'
C2	20.00'	73°24'33"	25.82'
C3	2995.00'	1°45'44"	92.11'

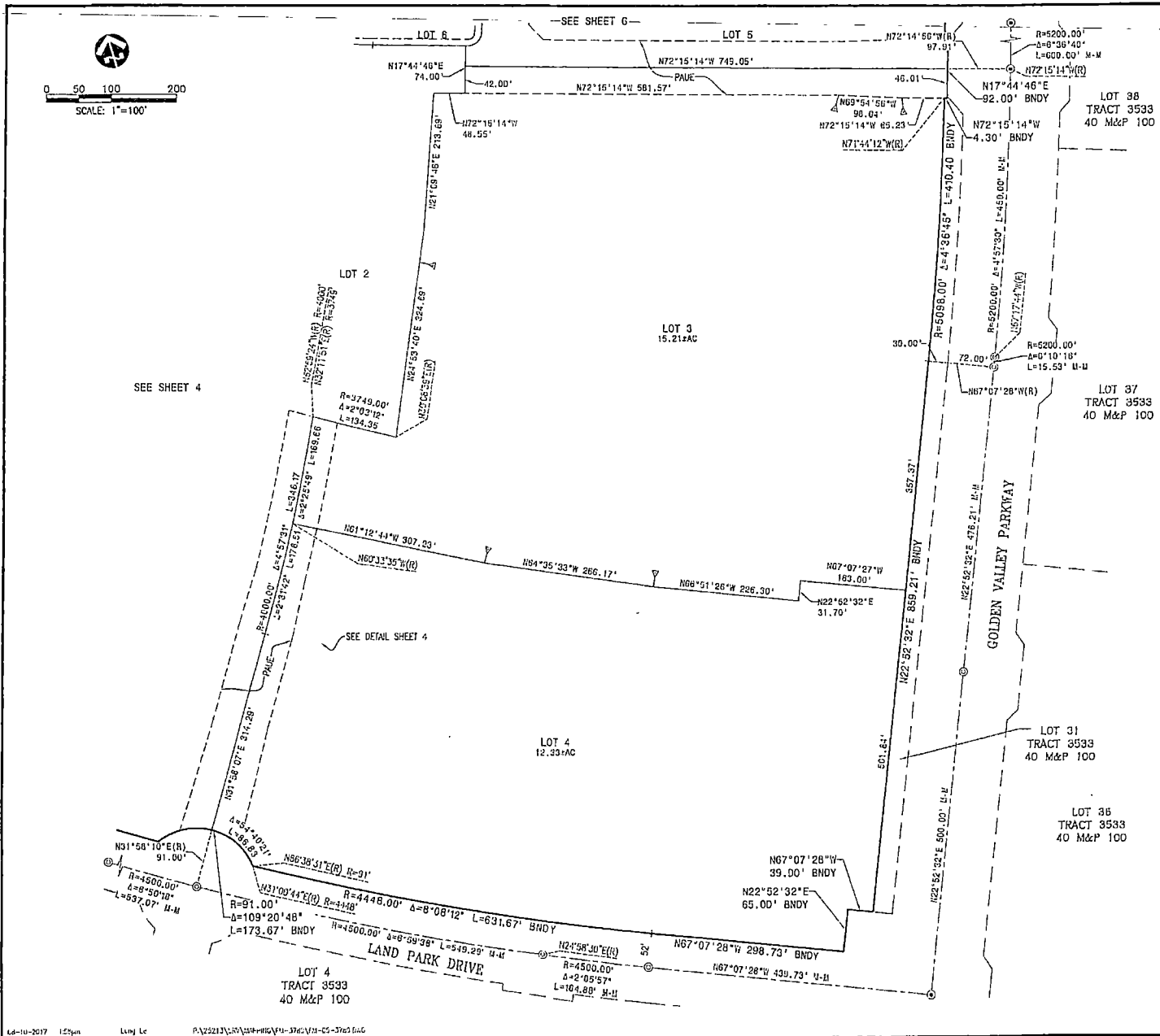
TRACT 3789

SUBDIVISIONS OF SAN JOAQUIN COUNTY
STANFORD CROSSING
A SUBDIVISION OF LOTS 21 THROUGH 25, AND A PORTION OF LOT 26, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 8 EAST, MOUNT Diablo BASE & MERTOLIAY CITY OF LATHROP SAN JOAQUIN COUNTY, CALIFORNIA
MACKAY & SOMPS
REGISTERED PROFESSIONAL LAND SURVEYORS
11000 FARMER RD., FRESNO, CA 93729
TEL: 558-0325 FAX: 558-0326
JULY, 2017 25213.010

42-990

42-99D

65134.0000\132519879.2



REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.

BASIS OF BEARINGS:
 THE BEARING NORTH 89°49'29" WEST BETWEEN FOUND MONUMENTS ON SPARTAN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON TRACT 3533, 34 BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

- NOTES:**
1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. STREET MONUMENTS DESIGNATED ON THIS MAP TO BE SET ALONG LAND PARK DRIVE AND GOLDEN VALLEY PARKWAY WERE NEVER INSTALLED PER TRACT NO. 3533 FILED IN BOOK 40 OF MAPS PAGE 100. MONUMENTS TO BE SET WITH BRASS DISK STAMPED LS 8817.
 3. THIS SUBDIVISION CONTAINS A TOTAL AREA OF 94.37 ACRES MORE OR LESS.

ABANDONMENT NOTE:
 PURSUANT TO ARTICLE 2, SECTION 6643(g) OF THE SUBDIVISION MAP ACT, THIS MAP SHALL CONSTITUTE THE ABANDONMENT IN ITS ENTIRETY, WITHIN THE BOUNDARIES OF THIS MAP:

1. THE ACCESS EASEMENT AS DESCRIBED AS PARCEL D, RECORDED IN DOCUMENT NUMBER 2013-038108, SAN JOAQUIN COUNTY RECORDS

LEGEND

- BOUNDARY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
- SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
- ANGLE POINT
- BOUNDARY
- CL CENTERLINE
- EX EXISTING
- M-M MONUMENT TO MONUMENT
- M-PL MONUMENT TO PROPERTY LINE
- PAUE PRIVATE ACCESS AND UTILITY EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- M&P MAPS AND PLATS
- (R) RADIAL BEARING
- () PULLBACK DISTANCE
- [] RECORD DISTANCE
- S.J.C.R. SAN JOAQUIN COUNTY RECORDS
- INDICATES SHEET NUMBER
- DETAIL LINE

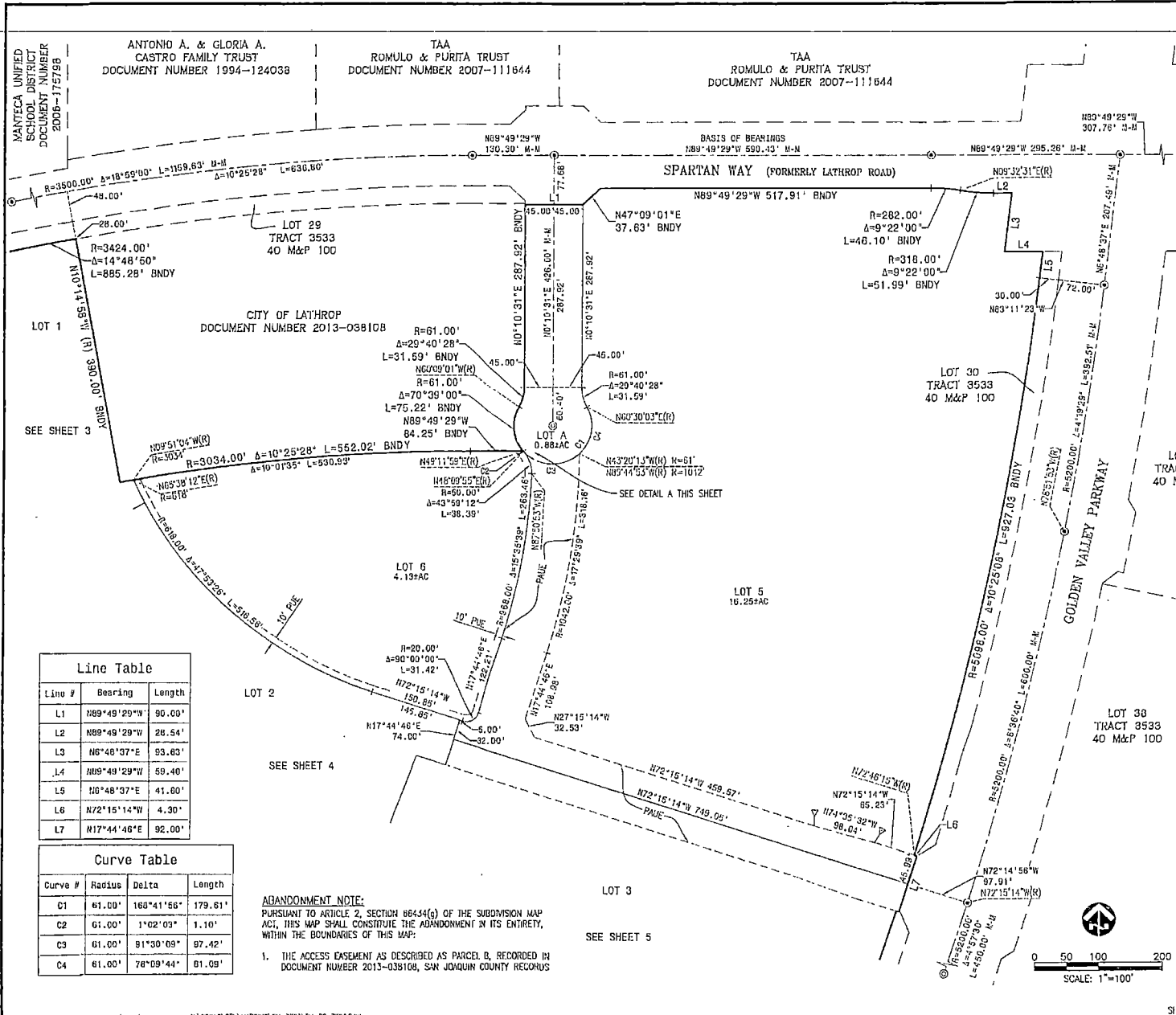
TRACT 3789

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING
 A SUBDIVISION OF LOTS 21 THROUGH 25, AND A PORTION OF LOT 28, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT Diablo BASE & MERIDIAN
 CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA
MAGKAY & SOMPS
 122411-3 1122411-5
 518 B FORTUNA BL. RECREATION CTR. ST. J. 95225-4726
 SHEET 5 OF 6 JULY, 2017 25213.010

42-99D

42-99E

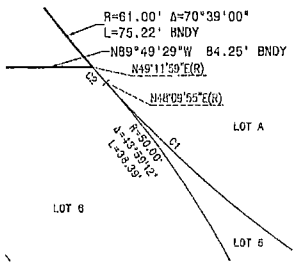
65134.000013251987.2



REFERENCES:
(R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.

BASIS OF BEARINGS:
THE BEARING NORTH 89°49'29" WEST BETWEEN FOUND MONUMENTS ON SPARTAN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

NOTES:
1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
2. STREET MONUMENTS DESIGNATED ON THIS MAP TO BE SET ALONG LAND PARK DRIVE AND GOLDEN VALLEY PARKWAY WERE NEVER INSTALLED PER TRACT NO. 3533 FILED IN BOOK 40 OF MAPS PAGE 100. MONUMENTS TO BE SET WITH BRASS DISK STAMPED LS 8817.
3. THIS SUBDIVISION CONTAINS A TOTAL AREA OF 94.37 ACRES MORE OR LESS.



LEGEND

- BOUNDARY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- ⊕ FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
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- ∠ ANGLE POINT
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- PAUE PRIVATE ACCESS AND UTILITY EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- M&P MAPS AND PLATS
- (R) RADIAL BEARING
- () PULLBACK DISTANCE
- [] RECORD DISTANCE
- S.J.C.R. SAN JOAQUIN COUNTY RECORDS
- INDICATES SHEET NUMBER
- DETAIL LINE

Line #	Bearing	Length
L1	N89°49'29"W	90.00'
L2	N89°49'29"W	26.54'
L3	N6°48'37"E	93.83'
L4	N89°49'29"W	59.40'
L5	N0°48'37"E	41.00'
L6	N72°15'14"W	4.30'
L7	N17°44'46"E	92.00'

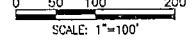
Curve #	Radius	Delta	Length
C1	61.00'	160°41'56"	179.61'
C2	61.00'	1°02'03"	1.10'
C3	61.00'	81°30'09"	97.42'
C4	61.00'	78°09'44"	81.09'

ADDITIONMENT NOTE:
PURSUANT TO ARTICLE 2, SECTION 064.44(g) OF THE SUBDIVISION MAP ACT, THIS MAP SHALL CONSTITUTE THE ADDITIONMENT IN ITS ENTIRETY, WITHIN THE BOUNDARIES OF THIS MAP:

- THE ACCESS EASEMENT AS DESCRIBED AS PARCEL B, RECORDED IN DOCUMENT NUMBER 2013-036108, SAN JOAQUIN COUNTY RECORDS

TRACT 3789

SUBDIVISIONS OF SAN JOAQUIN COUNTY
STANFORD CROSSING
A SUBDIVISION OF LOTS 21 THROUGH 25, AND A PORTION OF LOT 26, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIADLO BASE & MERIDIAN CITY OF LATHROP
SAN JOAQUIN COUNTY, CALIFORNIA
MACKAY & SOMPS
REGISTERED PROFESSIONAL SURVEYORS
540 OLIVE STREET, SUITE 200, SACRAMENTO, CA 95811
TEL: 916.442.1000
FAX: 916.442.1001
JULY, 2017



SHEET 6 OF 6

25213.010

42-99E

**JOINT ESCROW INSTRUCTIONS
RECORDATION OF 5 FINAL MAPS
(STANFORD CROSSING)**

December 9, 2019

Via Email and First Class Mail

First American Title Company
4750 Willow Road, Suite 100
Pleasanton, CA 94588
Attn: Tammi Buna

Re: Recordation of 5 Final Maps:

Tract 3808; Escrow No. 3808MAP

Tract 3809; Escrow No. 3809MAP

Tract 3810; Escrow No. 3810MAP

Tract 3811 Escrow No. 3811MAP

Tract 3812 Escrow No. 3812MAP

Dear Tammi:

This letter constitutes the joint escrow instructions ("***Escrow Instructions***") of Lathrop Land Acquisition, LLC, a Delaware limited liability company and Saybrook CLSP, LLC, a Delaware limited liability company (collectively "***Developer***"), and the City of Lathrop ("***City***") in connection with the above-referenced escrow (the "***Escrow***"). The Escrow was opened in connection with recordation of the above-referenced final maps (the "***Final Maps***"). Recordation of the Final Maps is subject to the conditions set forth below. The transactions described in these Escrow Instructions are referred to as the "***Transaction***." First American Title Company is referred to as "you" or "***FATCo***."

A. Date for Closings

The Final Maps will be recorded at the time designated by Developer as set forth below. The Final Maps can only be recorded after the City has approved the maps in writing. The closing date for the Transaction is intended to occur by January 31, 2020, at the time designated in writing by Developer, subject to satisfaction of the conditions set forth below (each, a "***Closing***"). If the Final Maps have not been recorded by January 31, 2020, FATCo will return the Final Maps to the City.

B. Recordation Documents

In connection with the Transaction, you have in your possession or will receive the following document from City for recordation in the Official Records of San Joaquin County, California (the "***Official Records***").

B1. Five original Final Maps for Tract 3808, 3809, 3810, 3811, and 3812, executed and acknowledged by the City.

B2. Development Agreement Partial Termination Notice for each Final Map

**JOINT ESCROW INSTRUCTIONS
RECORDATION OF 5 FINAL MAPS
(STANFORD CROSSING)**

B3. Termination Notice of DFIA 17-01: Deferred Frontage Improvement Agreement for Street Improvements on Golden Valley Parkway, Spartan Way, and Land Park Drive (APN 191-210-13, 191-210-16, 191-210-24, 191-210-25, 191-210-37)

B4. Irrevocable Offer of Dedication for Public Neighborhood Parkland Central Lathrop Specific Plan

B5. Irrevocable Offer of Dedication for Public Water Tank Site (Central Lathrop Specific Plan)

The documents listed in Item B above are referred to as the "**Recordation Documents.**" The date on which the Recordation Documents are recorded in the Official Records is the Recordation Date.

C. Funds and Settlement Statement

You also have received, or will receive from Developer, prior to the recordation of the Recordation Documents, in immediately available funds, the following amounts, in accordance with the settlement statement prepared by you and approved in writing by both Developer and City (the "**Settlement Statement**"): recordation costs, escrow fees, and other amounts as set forth in the Settlement Statement. Such costs, fees, and other amounts are the sole responsibility of Developer.

C.1 Funds to be wire transferred directly to the entity set forth below, immediately upon recordation of the Final Maps, in accordance with the wire transfer instructions for each entity attached hereto:

a. The amount payable to the City pursuant to that certain Agreement to Settle Threatened Litigation Regarding the Central Lathrop Specific Plan (as amended, the "**Sierra Club Agreement**"), outlined in the table below, is to be transferred to the City upon recordation of the Final Maps. The City's wire instructions are attached.

Tract	Acreage	Cost/Acre	Total Fee
3808	22.86	\$4,342.00	\$99,258.12
3809	22.72	\$4,342.00	\$98,650.24
3810	15.21	\$4,342.00	\$66,041.82
3811	12.33	\$4,342.00	\$53,536.86
3812	16.25	\$4,342.00	\$70,557.50
Totals			\$388,044.54

The amounts set forth in Section C are referred to as the "**Closing Funds.**"

D. Closing Requirements

When the following has occurred, you are authorized to close the Escrow at the time(s) and in accordance with the process set forth below:

D.1. You have delivered copies of your Settlement Statement by email transmission to (a) Jeff Wilson (jwilson@saybrookfundadvisors.com); (b) Scott Bayliss (sbayliss@saybrookfundadvisors.com); (c) Seth Merewitz (seth.merewitz@bbklaw.com)

**JOINT ESCROW INSTRUCTIONS
RECORDATION OF 5 FINAL MAPS
(STANFORD CROSSING)**

(d) Stephen Salvatore (ssalvatore@ci.lathrop.ca.us); (e) Salvador Navarrete (snavarrete@ci.lathrop.ca.us); (f) Cari James (cjames@ci.lathrop.ca.us); and (g) Glenn Gebhardt (ggehardt@ci.lathrop.ca.us), and have confirmation (by telephone or email) from Jeff Wilson and Stephen Salvatore or Glenn Gebhardt that the Settlement Statement is accurate and acceptable;

D.2. You have not received any instructions contrary to these Escrow Instructions;

D.3. The Recordation Documents and all other documents described herein as being held by you or delivered to you have been received by you, and have been fully executed and, where applicable, acknowledged, you have attached all legal descriptions or have confirmed that all exhibits and legal descriptions are attached;

D.4. You are prepared to record the Recordation Documents, as designated, release funds in accordance with the Settlement Statement, and complete the Transaction in compliance with these Escrow Instructions;

D.5. You have delivered a copy of these instructions, executed by an authorized signatory of FATCo with authority to bind FATCo, and initialed all pages, by email transmission (with original hard copy to follow by U.S. Mail) to Jeff Wilson, Seth Merewitz and Glenn Gebhardt at the email addresses set forth above.

D.6. You have received confirmation (by email or other writing) from Jeff Wilson and Stephen Salvatore or Glenn Gebhardt to record the Recordation Documents and complete the Transaction.

E. Closing Process and Priorities

When you have fully satisfied all of the closing requirements set forth in Section D, then you are authorized and instructed to do the following in the chronological order given:

E.1. Date the Recordation Documents to be recorded.

E.2. Record the 5 Final Maps in the Official Records.

E.3. Record the Development Agreement Partial Termination Notice for all 5 Final Maps.

E.4. Record the Termination Notice of DFIA 17-01: Deferred Frontage Improvement Agreement for Street Improvements on Golden Valley Parkway, Spartan Way, and Land Park Drive (APN 191-210-13, 191-210-16, 191-210-24, 191-210-25, 191-210-37)

E.5. Record the Irrevocable Offer of Dedication for Public Neighborhood Parkland Central Lathrop Specific Plan

E.6. Record the Irrevocable Offer of Dedication for Public Water Tank Site (Central Lathrop Specific Plan)

E.7. Pay the costs associated with the Transaction.

**JOINT ESCROW INSTRUCTIONS
RECORDATION OF 5 FINAL MAPS
(STANFORD CROSSING)**

E.8. Refund any funds delivered to you by Developer that are not disbursed at the time of the final Closing pursuant to these Escrow Instructions to the following entity and address:

Lathrop Land Acquisition, LLC
303 Twin Dolphin Dr., Suite 600
Redwood Shores, CA 94065
Attn: Jeff Wilson

E.9. Notify Jeff Wilson, Scott Bayliss, Seth Merewitz, and Stephen Salvatore and Glenn Gebhardt of the completion of the Transaction;

E.10. Within five (5) business days after each Recordation Date, deliver by overnight delivery via recognized, national, overnight delivery carrier, to (1) Jeff Wilson, Lathrop Land Acquisition, LLC, 303 Twin Dolphin Dr., Suite 600, Redwood Shores, CA 94065; and (2) Sal Navarrete, City Attorney, City of Lathrop, 390 Towne Centre Drive, Lathrop, CA 95330

(A) a certified copy of the Recordation Documents, showing all recording information of the Recordation Documents and an electronic copy of the Recordation Documents; and

(B) a certified copy of the final Settlement Statement.

F. Additional Instructions

When assembling the final documents, signature pages from all parties shall be inserted into each respective final document in creating fully executed counterparts.

Please acknowledge receipt of these instructions and your agreement to act as Escrow agent in connection with this Transaction in accordance with these Escrow Instructions, by executing and dating a copy of these Escrow Instructions where indicated below, initialing all pages and returning it to both of the undersigned.

The Escrow Instructions may be modified only in a writing signed by both of the undersigned.

Very truly yours,

**JOINT ESCROW INSTRUCTIONS
RECORDATION OF 5 FINAL MAPS
(STANFORD CROSSING)**

**Owner: LATHROP LAND ACQUISITION, LLC
By: SAYBROOK FUND INVESTORS, LLC
Its: MANAGING MEMBER**

Jeffrey M. Wilson
Officer

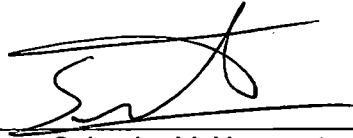
**Owner: SAYBROOK CLSP, LLC
By: SAYBROOK FUND INVESTORS, LLC
Its: MANAGING MEMBER**

Jeffrey M. Wilson
Officer

CITY OF LATHROP

APPROVED AS TO FORM:

Stephen J. Salvatore
City Manager



Salvador V. Navarrete
City Attorney

**ESCROW INSTRUCTIONS
ACKNOWLEDGEMENT AND AGREEMENT:**

Receipt of the foregoing Escrow Instructions from Developer and the City is hereby acknowledged. The undersigned agrees, for itself, and on behalf of FATCo, to proceed in strict accordance with these Escrow Instructions. The undersigned represents and warrants to Developer and the City that the undersigned is authorized to execute this Acknowledgement and Agreement, for itself, and on behalf of FATCo.

First American Title Company

By: _____
Its: _____
Date: _____

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**CITY MANAGER'S REPORT
DECEMBER 9, 2019, CITY COUNCIL REGULAR MEETING**

ITEM: **ACCEPT PUBLIC IMPROVEMENTS FOR LOUISE AVENUE AND MCKINLEY AVENUE FROM SUKHCHAIN GILL, OWNER OF A&A INTERMODAL LOCATED AT 1850 E. LOUISE AVENUE**

RECOMMENDATION: **Adopt Resolution Accepting Public Improvements for Louise Avenue and McKinley Avenue from Sukhchain Gill, Owner of A&A Intermodal Located at 1850 E. Louise Avenue**

SUMMARY:

Sukhchain Gill, owner of A&A Intermodal located at 1850 E. Louise Avenue, has completed construction of the offsite improvements in accordance with approved improvement plans. The offsite improvements have been inspected by City staff and have been deemed complete and ready for acceptance. The cost to maintain these facilities will be covered through the street maintenance fund.

Staff requests that City Council accept the offsite improvements from Sukhchain Gill, owner of A&A Intermodal.

BACKGROUND:

The City of Lathrop Planning Commission approved Site Plan Review 17-134 (SPR 17-134) by Resolution 18-17 on May 30, 2018 for a truck parking facility located at 1850 East Louise Avenue, as shown in Attachment B. The A&A Intermodal truck parking facility development consist of a 400 sq. ft. guard shack on a 10.04-acre site and provides 185 truck parking spaces and 50 off-street automobile parking spaces. The development includes other onsite improvements including security fencing, lighting, paving, and a storm water retention basin. Offsite improvements include sidewalk, curb, gutter, storm water drainage, street lights, fire hydrants, paving, and striping along both East Louise Avenue and McKinley Avenue.

Sukhchain Gill, owner of A&A Intermodal, has completed construction of the offsite improvements in accordance with approved improvement plans. The offsite improvements have been inspected by City staff and have been deemed complete and ready for acceptance. The cost to maintain these facilities will be covered through the street maintenance fund. Offer of dedication of right-of-way and public utility easement was accepted by the City by Resolution No. 19-4563, dated May 13, 2019.

The approximate value of the improvements is \$1,236,351 as shown in Attachment C for this project, GASB 34 Report for A&A Intermodal Offsite Improvements. Sukhchain Gill has provided Maintenance Bond no. 681303M in the amount of \$66,910 (10% of the Performance Bond value) to guarantee replacement and/or repair of the improvements as a result of defective materials, equipment or defective workmanship for a period of one year from the date of acceptance.

CITY MANAGER'S REPORT
DECEMBER 9, 2019, CITY COUNCIL REGULAR MEETING
ACCEPT PUBLIC IMPROVEMENTS FOR LOUISE AVENUE AND MCKINLEY
AVENUE FROM SUKHCHAIN GILL, OWNER OF A&A INTERMODAL LOCATED AT
1850 E. LOUISE AVENUE

PAGE 2

REASON FOR RECOMMENDATION:

The offsite improvements for A&A Intermodal have been inspected by City staff and have been deemed complete and ready for acceptance. Staff has received the record drawings, which reflect how the project was built, and lien releases for the improvements constructed by Sukhchain Gill. Staff recommends accepting the offsite improvements from Sukhchain Gill.

FISCAL IMPACT:

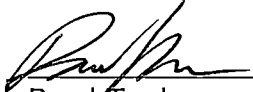
The City's maintenance costs will increase due to the additional improvements that will have to be maintained. The cost to maintain these facilities will be paid through the street maintenance fund.

ATTACHMENTS:

- A. Resolution Accepting Public Improvements for Louise Avenue and McKinley Avenue from Sukhchain Gill, Owner of A&A Intermodal Located at 1850 E. Louise Avenue
- B. Location Map for A&A Intermodal – 1850 E. Louise Avenue
- C. Project GASB 34 Report Reflecting Approximate Value of Improvements
- D. Unconditional Waiver and Release on Final Payment

**CITY MANAGER'S REPORT
DECEMBER 9, 2019, CITY COUNCIL REGULAR MEETING
ACCEPT PUBLIC IMPROVEMENTS FOR LOUISE AVENUE AND MCKINLEY
AVENUE FROM SUKHCHAIN GILL, OWNER OF A&A INTERMODAL LOCATED AT
1850 E. LOUISE AVENUE**

APPROVALS:



Brad Taylor
Associate Engineer

11/15/19


Date



Michael King
Director of Public Works

11-15-19

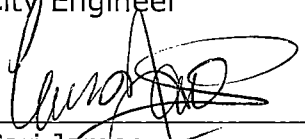
Date



Glenn Gebhardt
City Engineer

11-18-19

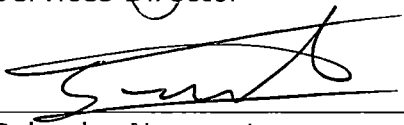
Date



Cari James
Finance & Administrative
Services Director

11/19/19

Date



Salvador Navarrete
City Attorney

11-18-19

Date



Stephen J. Salvatore
City Manager

11.21.19

Date

RESOLUTION NO. 19-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP ACCEPTING PUBLIC IMPROVEMENTS FOR LOUISE AVENUE AND MCKINLEY AVENUE FROM SUKHCHAIN GILL, OWNER OF A&A INTERMODAL LOCATED AT 1850 E. LOUISE AVENUE

WHEREAS, the City of Lathrop Planning Commission approved Site Plan Review 17-134 (SPR 17-134) by Resolution 18-17 on May 30, 2018 for a truck parking facility located at 1850 East Louise Avenue; and

WHEREAS, offsite improvements associated with the project include sidewalk, curb, gutter, storm water drainage, street lights, fire hydrants, paving, and striping along both East Louise Avenue and McKinley Avenue; and

WHEREAS, Sukhchain Gill, owner of A&A Intermodal, has completed construction of the offsite improvements in accordance with approved improvement plans; and

WHEREAS, the offsite improvements have been inspected by City staff and have been deemed complete and ready for acceptance; and

WHEREAS, the cost to maintain these facilities will be covered through the street maintenance fund; and

WHEREAS, offer of dedication of right-of-way and public utility easement was accepted by the City by Resolution No. 19-4563, dated May 13, 2019; and

WHEREAS, the approximate value of the improvements is \$1,236,351 as shown in the GASB 34 Report for A&A Intermodal Offsite Improvements; and

WHEREAS, Sukhchain Gill has provided Maintenance Bond no. 681303M in the amount of \$66,910 (10% of the Performance Bond value) to guarantee replacement and/or repair of the improvements as a result of defective materials, equipment or defective workmanship for a period of one year from the date of acceptance; and

WHEREAS, staff has received the record drawings, which reflect how the project was built, and lien releases for the improvements constructed by Sukhchain Gill; and

WHEREAS, staff recommends accepting the offsite improvements from Sukhchain Gill.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Lathrop that the completed offsite improvements are hereby accepted from Sukhchain Gill.

The foregoing resolution was passed and adopted this 9th day of December 2019, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

LOCATION MAP FOR A&A INTERMODAL – 1850 E. LOUISE AVENUE



**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by:
A&A Intermodal PH II

Date: 10/31/2019

Item	Units	Qty	Unit Price	Total
Fire Hydrant	EA	3	\$8,000.00	\$24,000.00
Relocate Fire Hydrant	EA	2	\$3,500.00	\$7,000.00
4" Sanitary Sewer	EA	1	\$16,500.00	\$16,500.00
2" Water Service w/ Meter	EA	1	\$4,500.00	\$4,500.00
SDCB	EA	4	\$2,925.00	\$11,700.00
Inlet	EA	1	\$2,500.00	\$2,500.00
12" Pipe	LF	101	\$42.50	\$4,292.50
Asphalt (Grading, AB, AC)	SF	41242	\$7.27	\$299,829.34
Curb & Gutter	LF	1260	\$22.00	\$27,720.00
Sidewalks	SF	5257	\$6.25	\$32,856.25
Driveways	SF	1372	\$9.00	\$12,348.00
Striping	LS	1	\$8,269.00	\$8,269.00
Total				\$1,236,351.09

UNCONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT

NOTICE TO CLAIMANT: THIS DOCUMENT WAIVES AND RELEASES LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL WAIVER AND RELEASE FORM.

Identifying Information

Name of Claimant: United Paving

Name of Customer: Herb Preszler

Job Location: A&A Intermodal Terminal II 1850 E Louise Ave., Lathrop, CA

Owner: Sam Gill

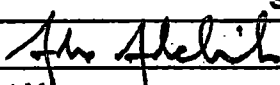
Unconditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for all labor and service provided, and equipment and material delivered, to the customer on this job. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. The claimant has been paid in full.

Exceptions

This document does not affect any of the following:
Disputed claims for extras in the amount of: \$

Signature

Claimant's Signature: 

Claimant's Title: Project Manager

Date of Signature: 11/13/2019

UNCONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT
California Civil Code Section 8138

NOTICE TO CLAIMANT: THIS DOCUMENT WAIVES AND RELEASES LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL WAIVER AND RELEASE FORM.

Identifying Information

Name of Claimant: A. Teichert & Son, Inc.
Name of Customer: United Paving Co.
Job Location: Intermodal Terminal II, 1850 E. Louise Avenue, Lathrop, CA
(Job 18091)
Owner: Sam Gill

Unconditional Waiver and Release

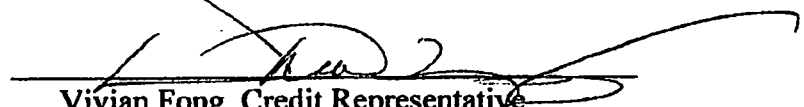
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Exceptions

This document does not affect the following:

Disputed claims for extras in the amount of: \$ 0.00

Signature

Claimant's Signature: 
Claimant's Title: Vivian Fong, Credit Representative
Date of Signature: November 9, 2019

UNCONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT

NOTICE TO CLAIMANT: THIS DOCUMENT WAIVES AND RELEASES LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL WAIVER AND RELEASE FORM.

Identifying Information

Name of Claimant: R&B Company

Name of Customer: United Paving

Job Location: A&A Intermodal Terminal II 1850 E Louise Ave., Lathrop, CA

Owner: Sam Gill

Unconditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for all labor and service provided, and equipment and material delivered, to the customer on this job. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. The claimant has been paid in full.

Exceptions

This document does not affect any of the following:
Disputed claims for extras in the amount of: \$

Signature

Claimant's Signature:

Claimant's Title: A/R

Date of Signature: 11/13/2019

7/1/12

**UNCONDITIONAL WAIVER AND RELEASE ON
FINAL PAYMENT**
(CA CIVIL CODE §8138)

NOTICE TO CLAIMANT: THIS DOCUMENT WAIVES AND RELEASES LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL WAIVER AND RELEASE FORM.

Identifying Information:

Name of Claimant Millcreek Construction Group Inc.
Name of Customer United Paving
Job Location A&A Intermodel - Lathrop 1850 E. Louise Ave. Lathrop, CA
Owner Sam Gill

Unconditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for all labor and service provided, and equipment and material delivered, to the customer on this job. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. The claimant has been paid in full.

Exceptions

This document does not affect the following

Disputed claims for extras in the amount of \$ _____

SIGNATURE

Claimant's Signature: Jodi Jackson
Claimant's Title: Office Manager
Date of Signature: 11.06.19

UNCONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT

NOTICE TO CLAIMANT: THIS DOCUMENT WAIVES AND RELEASES LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL WAIVER AND RELEASE FORM.

Identifying Information

Name of Claimant: HD SUPPLY WHITE CAP

Name of Customer: MILLCREEK CONSTRUCTION GROUP INC

Job Location: A&A Intermodal Terminal II 1850 E Louise Ave., Lathrop, CA

Owner: Sam Gill

Unconditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for all labor and service provided, and equipment and material delivered, to the customer on this job. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. The claimant has been paid in full.

Exceptions

This document does not affect any of the following:
Disputed claims for extras in the amount of: \$ 0.00

Signature

Claimant's Signature: *James Walker*

Claimant's Title: MGR., ACCOUNT SERVICES

Date of Signature: 11/13/2019

7/1/12

Unconditional Waiver and Release on Final Payment

NOTICE TO CLAIMANT: THIS DOCUMENT WAIVES AND RELEASES LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL WAIVER AND RELEASE FORM.

IDENTIFYING INFORMATION

Name of Claimant: Holt of California, Inc.

Name of Customer: United Paving

Job Location: Intermodal Terminal II, 1850 E. Louise Ave., Lathrop, CA

Owner: Sam Gill

Job Name (if any): Intermodal Terminal II

UNCONDITIONAL WAIVER AND RELEASE

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. The claimant has been paid in full.

EXCEPTIONS

This document does not affect any of the following:

Disputed claims for extras in the amount of: \$0.00

Signature

Francesca Taylor

Francesca Taylor
Credit Specialist
Holt of California, Inc.
November 11, 2019

UNCONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT

NOTICE TO CLAIMANT: THIS DOCUMENT WAIVES AND RELEASES LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL WAIVER AND RELEASE FORM.

Identifying Information

Name of Claimant: George Reed Inc.
Name of Customer: United Paving
Job Location: A&A Intermodal Terminal II 1850 E Louise Ave., Lathrop, CA
Owner: Sam Gill

Unconditional Waiver and Release

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Exceptions

This document does not affect any of the following:
Disputed claims for extras in the amount of: \$ 0.00

Signature

Claimant's Signature: [Signature]
Claimant's Title: Prelien & Release Specialist
Date of Signature: 11/12/19

7/1/12

UNCONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT

NOTICE TO CLAIMANT: THIS DOCUMENT WAIVES AND RELEASES LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL WAIVER AND RELEASE FORM.

Identifying Information

Name of Claimant: California Materials, Inc.

Name of Customer: McMillen Enterprises dba United Paving

Job Location: Intermodal JOB#18091 1850 E. Louise Ave. Lathrop, CA

Owner: Sam Gill


Unconditional Waiver and Release

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Exceptions

This document does not affect any of the following:
Disputed claims for extras in the amount of: \$ 0.00

Signature

Claimant's Signature: 

Claimant's Title: AR

Date of Signature: 11/06/2019

7/1/12

UNCONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT

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Identifying Information

Name of Claimant: CMAT Mobile Crushing, Inc.

Name of Customer: McMillen Enterprises dba United Paving

Job Location: Intermodal JOb#18091 1850 E. Louise Ave. Lathrop, CA

Owner Sam Gill

Unconditional Waiver and Release

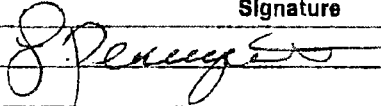
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Exceptions

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Disputed claims for extras in the amount of: \$ 0.00

Signature

Claimant's Signature.



Claimant's Title. AR

Date of Signature. 11/06/2019

7/1/12

**CITY MANAGER'S REPORT
DECEMBER 9, 2019, CITY COUNCIL REGULAR MEETING**

ITEM: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT (SIA) FOR 52 LOTS IN TRACT 3995 VILLAGE "T" WITHIN LAKESIDE EAST DISTRICT OF RIVER ISLANDS

RECOMMENDATION: Adopt Resolution Approving Final Map for Tract 3995 Village "T" within the Lakeside East District, Totaling 52 Single Family Lots and a Subdivision Improvement Agreement with River Islands Development, LLC

SUMMARY:

On June 1, 2015, the City approved an amendment to Vesting Tentative Map Tract 3694 (VTM 3694), Phase 1 of River Islands at Lathrop that revised conditions of approval for new development within Phase 1. On August 25, 2016, the City Community Development Department approved a Finding of Substantial Conformance for VTM 3694 for the Stage 2A sub-planning area. This action allowed minor changes in the land use pattern for VTM 3694 at the request of River Islands Development, LLC ("RID").

This proposed Final Map Tract 3995 for Richmond American Homes will be the second and last tract map within the Village "T" area. The homebuilder, Richmond American Homes, is proposing fifty-two (52) 47' x 100' single-family lots. A Vicinity Map is included as Attachment B.

Staff recommends that the City Council approve the proposed Final Map Tract 3995, Village "T" and a Subdivision Improvement Agreement (Attachment C) with River Islands Development, LLC.

BACKGROUND:

On March 27, 2007, the City Council approved VTM 3694 and amended VTM 3694 on June 1, 2015, with updated conditions of approval. Tract 3995 as proposed by River Islands Development, LLC ("RID"), as the subdivider, complies with the most current conditions of approval.

As required by the City's subdivision ordinance, all final maps must include a Subdivision Improvement Agreement (SIA) to guarantee certain off-site and on-site improvements. The SIA for Tract 3995 (the second tract map within Village "T") required security (bonds, cash or equivalent) to guarantee completion of all unfinished infrastructure within Village "T", which includes thermoplastic striping, signing, and landscaping.

CITY MANAGER’S REPORT **Page 2**
DECEMBER 9, 2019, CITY COUNCIL REGULAR MEETING
FINAL MAP FOR TRACT 3995 VILLAGE “T” TOTALING 52 SINGLE-FAMILY
LOTS AND AN SIA WITH RIVER ISLANDS DEVELOPMENT, LLC

As a result, a performance bond in the amount of \$514,162 was posted, along with a labor and materials bond in the amount of \$257,081. The SIA for Tract 3995 reaffirms these bonds as security for all unfinished improvements within Village “T”. The SIA is included as Attachment A to this report.

The SIA also refers to the Agreement for Dedication, Inspection, and Guarantee of Streets and Public Improvements (“Off-site Agreement”) that was first approved by the City on September 30, 2013, to the extent that the Off-site Agreement is still valid for certain improvements. Tract 3995 will not trigger any additional off-site improvements and the Off-site Agreement will apply to Tract 3995 as it has to all previous final maps in River Islands with no additional security for off-site improvements. Acceptance of all public improvements will be processed by staff at a later date when the unfinished improvements are complete. At that time, RID will be required to post one (1) year maintenance bonds as a warranty for the completed infrastructure.

Before the Final Map Tract 3995 is recorded, RID must also satisfy the Escrow Instructions (Attachment D) that guarantee all required fees are paid.

REASON FOR RECOMMENDATION:

The applicant has completed the street and utility improvements within the entirety of Village “T” with the exception of the thermoplastic striping, signing and landscaping. RID shall provide a 10% maintenance bond to guarantee the full improvements (completed and uncompleted) for one year once the improvements are completed. Prior to acceptance of these improvements, RID has provided the tract map, the tract improvement plans, all required documents and all fees for Tract 3995.

Following is a summary of documents and fees related to this subdivision:

Documents	Status
1. Final Map ready for signature	Completed
2. Subdivision Improvement Agreement	Completed
3. Performance Security – Uncompleted Landscaping and Miscellaneous Improvements associated with Tract 3995	Completed
4. Labor and Materials Security – Uncompleted Landscaping and Miscellaneous Improvements associated with Tract 3995	Completed
5. Street Improvement, Landscape Plans	Completed
6. Street Light, Joint Trench Plans	Completed
7. Geotechnical Report	Completed

**DECEMBER 9, 2019, CITY COUNCIL REGULAR MEETING
FINAL MAP FOR TRACT 3995 VILLAGE "T" TOTALING 52 SINGLE-FAMILY
LOTS AND AN SIA WITH RIVER ISLANDS DEVELOPMENT, LLC**

8.	Agreement for Backbone Improvements and Parks (Agreement for Dedication, Inspection and Guarantee of Streets and Public Improvements)	Completed
9.	Approval of 3 rd Amendment to Development Agreement that guarantees creation of CFD for City Maintenance and Shortfalls, and Guarantee of Developer CFDs for Developer/other public agency maintenance	Completed
10.	Allocation of Water and Sewer capacity	Completed
11.	Recommendation for approval from Stewart Tract Design Review Committee	Completed
12.	Submitted Certificate of Insurance, Tax Letter	Completed
13.	Submitted Preliminary Guarantee of Title	Completed
14.	Escrow Instructions	Completed
15.	Tract 3995 Village "T" – City of Lathrop Community Facilities District No. 2013-1 (River Islands Public Services and Facilities) annexed with FM 3994	Annexed with FM 3994 on 11/2/2018
Fees		Status
1.	Final Map plan check fee	Paid
2.	Improvement Plans - Plan check and inspection fees	Paid
3.	Sierra Club Settlement fee	To be paid in escrow

The above-noted documents and fees are required by the VTM 3694 conditions of approval prior to approval of the Final Map by City Council. The guarantee is in the form of the Subdivision Improvement Agreement with security and improvement plans.

Extensive off-site improvements to serve Tract 3995 have already been completed including construction of levees, participation in construction of a Wastewater Treatment Plant (Consolidated Treatment Facility) and related storage ponds and sprayfields, purchase of SSJID surface water and construction of utility infrastructure to serve the proposed Tract. Additional off-site improvements that are required to serve this Final Map are detailed in the Off-site Agreement approved by the City Council in 2014.

Before the Final Map is recorded, RID must also satisfy the Escrow Instructions (Attachment D) that guarantee all required payments to the Sierra Club are made under the terms of the 3rd Amendment to the Development Agreement.

DECEMBER 9, 2019, CITY COUNCIL REGULAR MEETING

FINAL MAP FOR TRACT 3995 VILLAGE "T" TOTALING 52 SINGLE-FAMILY LOTS AND AN SIA WITH RIVER ISLANDS DEVELOPMENT, LLC

FISCAL IMPACT:


There is no fiscal impact to the City. All City costs are covered by development fees, and any shortfalls in City maintenance and operating costs are covered by the CFD's for maintenance. RID is also providing funds necessary to defray any staff time required to process their request.

ATTACHMENTS:

- A. Resolution Approving Final Map for Tract 3995 Village "T" within the Lakeside East District, Totaling 52 Single-Family Lots and a Subdivision Improvement Agreement with River Islands Development, LLC
- B. Village "T" Vicinity Map
- C. Subdivision Improvement Agreement between the City of Lathrop and River Islands Development, LLC, a California limited liability company, for Tract 3995, Village "T"
- D. Escrow Instructions for Final Map Tract 3995 Village "T"

CITY MANAGER'S REPORT
DECEMBER 9, 2019, CITY COUNCIL REGULAR MEETING
FINAL MAP FOR TRACT 3995 VILLAGE "T" TOTALING 52 SINGLE-FAMILY
LOTS AND AN SIA WITH RIVER ISLANDS DEVELOPMENT, LLC

APPROVALS



Glenn Gebhardt
City Engineer

11/20/19
Date



Cari James
Finance & Administrative Services Director

11-25-19
Date



Salvador Navarrete
City Attorney

11-21-19
Date



Stephen J. Salvatore
City Manager

12-2-19
Date

RESOLUTION NO. 19-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING THE FINAL MAP FOR TRACT 3995 TOTALING 52 SINGLE-FAMILY LOTS AND A SUBDIVISION IMPROVEMENT AGREEMENT WITH RIVER ISLANDS DEVELOPMENT, LLC

WHEREAS, on March 27, 2007, the City Council approved Vesting Tentative Map No. 3694 (VTM 3694) with Conditions of Approval for a residential and commercial development that is consistent with the West Lathrop Specific Plan (WLSP) and the River Islands Urban Design Concept (UDC); and

WHEREAS, on June 1, 2015, the City Council approved amendments to the VTM, WLSP and UDC, with amended conditions of approval; and

WHEREAS, on August 25, 2016, the City Community Development Department approved a Finding of Substantial Conformance for VTM 3694 for the Stage 2A sub-planning area that allowed minor changes in the land use pattern for VTM 3694 and the approval of final maps within Stage 2A; and

WHEREAS, Tract 3995, the proposed subdivision, is part of the Lakeside East District of River Islands as described in the UDC, consisting of 52 lots covered by VTM 3694, located on the west side of the San Joaquin River, north of Union Pacific Railroad; and

WHEREAS, in its review of Tract 3995 as part of Village "T", the Stewart Tract Design Review Committee recommended approval of Tract 3995 on September 12, 2018; and

WHEREAS, River Islands Development, LLC ("RID"), has completed or has guaranteed completion of all public improvements on Tract Map 3994 and Tract 3995, as identified on the approved improvement plans, and has completed or guaranteed completion of all required documents and payment of all fees; and

WHEREAS, a Subdivision Improvement Agreement between the City and RID and provision of security by RID for unfinished and deferred improvements are required prior to final map approval per the Lathrop Municipal Code Section 16.16.190; and

WHEREAS, a Subdivision Improvement Agreement has been signed by River Islands Development, LLC, and presented to the City for approval and signature; and

WHEREAS, upon acceptance of all improvements as complete, a one-year maintenance and repair bond will be required to secure RID obligation to maintain all improvements and repair or correct any defective work; and

WHEREAS, several conditions of approval of VTM 3694 are satisfied by the 3rd Amendment to the Development Agreement between the City and Califia, LLC, which the City Council approved on October 7, 2013; and

WHEREAS, off-site improvements necessary for access to Village "T" were guaranteed with Letters of Guarantee provided by River Islands Financing Authority on March 4, 2017, and June 26, 2018; and

WHEREAS, City staff has confirmed that all Conditions of Approval of VTM 3694 required for approval of Final Map 3995 have been met, including those Conditions of Approval satisfied under the Subdivision Improvement Agreement and Off-Site Agreement; and

WHEREAS, the City Engineer has confirmed that the Final Map for Tract 3995 is substantially the same as it appeared on VTM 3694, is technically correct, and complies with the requirements of the Subdivision Map Act and Lathrop Municipal Code, Chapter 16.16; and

WHEREAS, RID will satisfy the escrow requirements to fund the Settlement Fee prior to recordation of the Final Map for Tract 3995; and

WHEREAS, Capital Facilities Fees are not required until such time as the builder applies for building permits.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Lathrop approves the following actions:

1. The City Manager, or their designee, is authorized to execute Final Map Tract 3995 Village "T" and is hereby approved as submitted as part of the public record with the San Joaquin County Assessor/Recorder/County Clerk Office. The recorded executed copy will be filed with the City Clerk.
2. That the City Manager, or their designee, is authorized to execute a Subdivision Improvement Agreement with River Islands Development, LLC, in substantially the form as attached to the December 9, 2019 staff report, the file executed copy will be filed with the City Clerk.

PASSED AND ADOPTED by the City Council of the City of Lathrop this 9th day of December 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

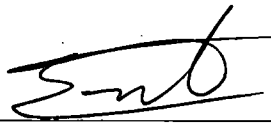
ABSENT:

Sonny Dhaliwal, Mayor

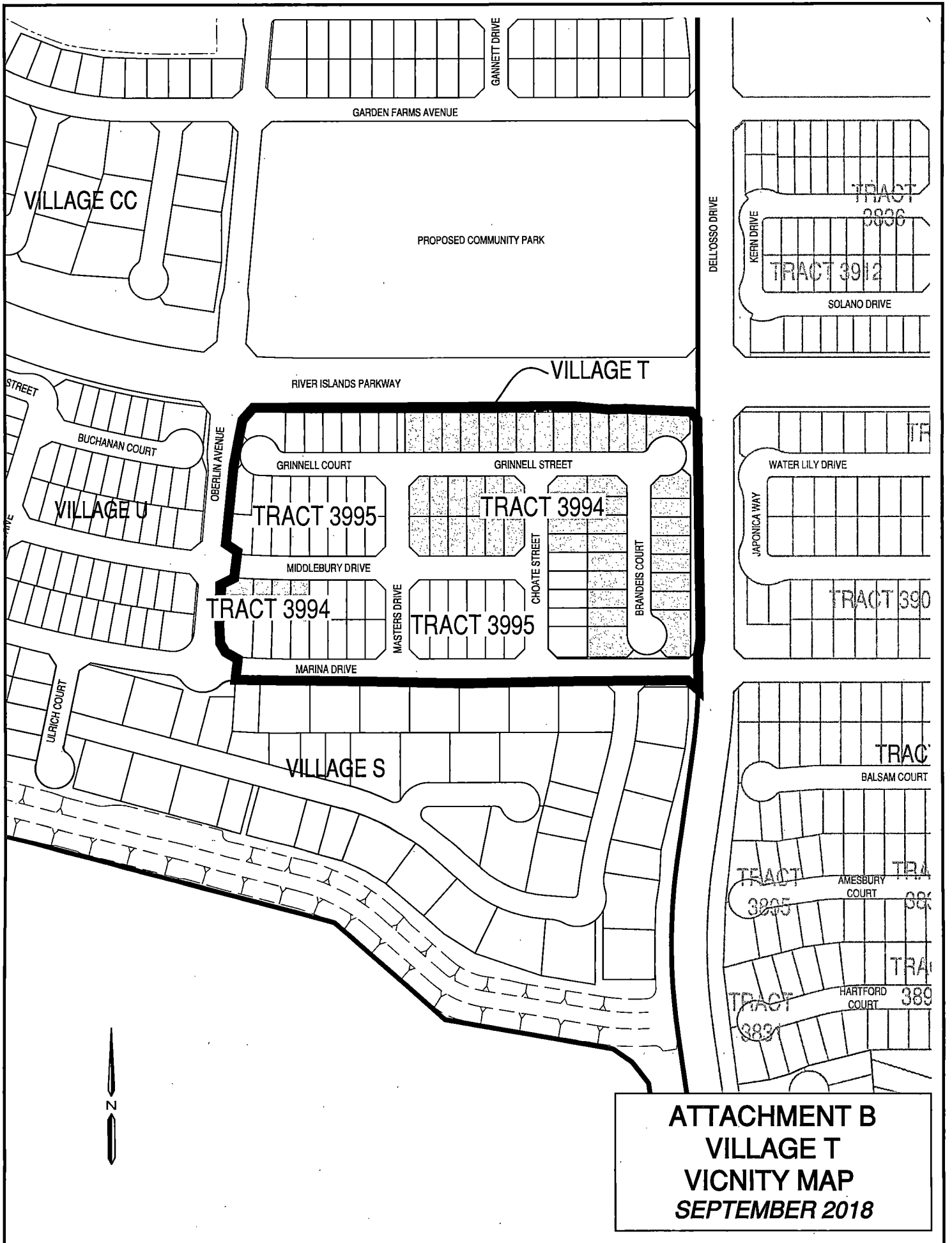
ATTEST:

Teresa Vargas
City Clerk

APPROVED AS TO FORM:



Salvador Navarrete
City Attorney



**ATTACHMENT B
VILLAGE T
VICINITY MAP
SEPTEMBER 2018**

CITY OF LATHROP**SUBDIVISION IMPROVEMENT AGREEMENT****River Islands (Lakeside East District) - Tract 3995 (Village T)****River Islands Development, LLC, a California limited liability company**

RECITALS

A. This Agreement is made and entered into this **9th day of December 2019**, by and between the CITY OF LATHROP, a municipal corporation of the State of California (hereinafter "CITY") and River Islands Development, LLC, a California limited liability company, (hereinafter "SUBDIVIDER").

B. At its meeting on May 15, 2017, CITY approved the temporary closure of Cohen and Paradise Roads associated with construction and grading activities in Stage 2 of River Islands. This approval requires SUBDIVIDER to construct a paved public roadway to connect any remaining gaps between the Paradise Road and Stewart Road intersection and the Somerston Parkway/River Islands Parkway intersection by August 1, 2020. As a result, previously provided security in the form of a Letter of Guarantee from the River Islands Public Financing Authority ("RIPFA") has guaranteed the replacement of Cohen Road and Paradise Road with a set aside of bond proceeds (Exhibit "G") in the amount of \$543,600, that is available to CITY if SUBDIVIDER does not meet the deadline of August 1, 2020. Further, the amount of set aside bond proceeds shall be reduced by the City Engineer as River Islands Parkway is extended to replace these removed roadways. The closed portion of Stewart Road is not anticipated to be replaced, but it remains for now as legal access to parcels fronting Stewart Road and as emergency access. The security referenced in this recital shall remain in place for this final map and all final maps associated with this access until it is no longer necessary.

C. At its meeting on July 9, 2018, City Council approved the Tract 3908 large lot final map which includes the Village T area within Stage 2A of River Islands. The approval of Tract 3908 required security for the construction of River Islands Parkway from Dell'Osso Drive to the Stage 2B boundary. As a result, previously provided security in the form of a Letter of Guarantee from the River Islands Public Financing Authority ("RIPFA") has guaranteed the construction of River Islands Parkway from Dell'Osso Drive to the Stage 2B boundary with a set aside of bond proceeds (Exhibit "H") in the amount of \$450,000, that is available to CITY if SUBDIVIDER does not meet a September 30, 2020, deadline or as may be extended by CITY. The security referenced in this recital shall remain in place for this final map and all final maps associated with it until River Islands Parkway from Dell'Osso Drive to the Stage 2B boundary is fully constructed and accepted into use by CITY.

D. Pursuant to Division 2 of Title 7 of the Government Code of the State of California and CITY's Subdivision Regulations (City of Lathrop, Code of Ordinances, Chapter 16), SUBDIVIDER is required to make dedications and improve Tract 3994 and Tract 3995. However, SUBDIVIDER has completed a significant portion of public infrastructure improvements associated with Tract 3994 and Tract 3995 (Village "T") located within the Lakeside East District of River Islands Phase 1, which also includes major streets necessary to access the site. The unfinished portion of improvements total \$467,420 and both performance and labor and materials security is required by the Lathrop Subdivision Ordinance and the Subdivision Map Act will be posted as outlined in this Tract 3995 (Village "T") Subdivision Improvement Agreement. Detailed security amounts listed below:

Unfinished Improvement Total	\$17,500 (Imp) + \$449,920 (Landscape) = \$467,420
Performance Guarantee	\$467,420 x 10% = \$514,162
Labor & Materials Guarantee	\$514,162 x 50% = \$257,081

E. SUBDIVIDER has completed a portion of the joint trench improvements for Tract 3994 and Tract 3995 and as noted in Recital D, security shall be required for the unfinished portion of these improvements, along with other required infrastructure associated with Tract 3994 and Tract 3995 (Village T). Improvement plans, and street light plans prepared by Power Systems Design, Inc., have already been approved by CITY. The street, sidewalk, underground utility, storm drainage, street light and joint trench improvements (hereinafter "Improvements") are substantially completed and minor improvements not yet constructed as part of the required infrastructure for Tract 3994 and Tract 3995 are required security as outlined in this Agreement.

NOW THEREFORE, in consideration of CITY's pending approval and acceptance of the Improvements upon their satisfactory completion, and in consideration of SUBDIVIDER's construction of Improvements in strict accordance with the terms of this Agreement, all applicable laws, statutes, ordinances, rules and regulations currently in force and effect in CITY, the terms and conditions of which are incorporated herein by this reference, the parties hereto mutually covenant and agree as follows:

1. SUBDIVIDER shall complete construction of, or cause construction to be completed at its sole cost and expense, the Improvements for all of the lots within the Lakeside East neighborhood, to the limits identified on Exhibit A including the public landscaping, streetlight and joint trench improvements. All improvements shall be constructed to the satisfaction and approval of the City Engineer, in a good and workmanlike manner in accordance with the above-referenced improvement plans and specifications, the improvement standards and specifications of the CITY's Department of Public Works, the applicable Ordinances of the City of Lathrop and the California Subdivision Map Act.

2. SUBDIVIDER shall complete the Improvements, including all deferred and unfinished improvements, prior to occupancy of the last home constructed in Tract 3995 that is conveyed to a private interest not associated with the transfer of title of Tract 3995 associated with the filing of Tract 3995 (homebuilder) or prior to the completion and occupancy of the last production dwelling unit associated with Tract 3995, or by December, 1, 2020, whichever comes first. Such occupancy shall be documented by CITY in the form of a Certificate of Occupancy or Final Building Permit.

3. CITY, or its agent(s), shall at any time during the progress of the Improvements have free access thereto and shall be allowed to examine the same and all material to be used therein. If the Improvements or any part thereof are not completed in strict compliance with the standards set forth in Paragraph 1 above, CITY may refuse to accept and may reject the defective Improvements and/or materials therein.

4. SUBDIVIDER shall secure the services of skilled personnel necessary to construct the Improvements. CITY is not skilled in these matters and relies upon the skill of SUBDIVIDER to ensure that the construction of the Improvements is in the most skillful and durable manner.

5. CITY's acceptance of the Improvements does not operate as a release of SUBDIVIDER from any guarantee hereunder.

6. SUBDIVIDER guarantees and warrants that the Improvements shall be constructed in compliance with the standards set forth in Paragraph 1 above, free from any defects in work or labor done and from any defects in materials furnished. Further, SUBDIVIDER shall repair and maintain the Improvements in good condition and in accordance with CITY specifications for one (1) year after CITY'S acceptance of the Improvements. As required by this Agreement, prior to acceptance of the Improvements, SUBDIVIDER shall deposit with the City Engineer a Maintenance Bond in the amount of \$232,500, equal to 10% of the estimated cost of the Improvements for the Village T entire area (\$2,325,000) as included in the Engineer's estimate attached to this Agreement as Exhibit F, to insure SUBDIVIDER's repair and maintenance of the Improvements in accordance with the terms of this Agreement. The Maintenance Bond shall be released at the end of the one-year guarantee period provided no claims against it are then outstanding.

7. Because some of the backbone improvements referenced in Recitals B and C are required to provide access and to Tract 3995 and are associated with adjacent tracts as otherwise described in this Agreement, as well as the "Agreement for Dedication, Inspection and Guarantee of Public Streets and Improvements ("2013 Agreement"), approved by CITY on September 30, 2013, the security required by the 2013 Agreement shall remain in place for the following:

Rehabilitation of the pavement on Stewart/Cohen and Paradise Roads within the limits of Stewart Tract, as detailed on the attached Exhibit "D" are now open to the public, and rehabilitation is guaranteed by a performance bond. Full improvement and acceptance of these streets shall be completed prior to release of security previously posted by SUBDIVIDER.

8. If SUBDIVIDER, in whole or in part, abandons the Improvements, unnecessarily or unreasonably delays construction of the Improvements, fails to complete construction of the Improvements within the time specified in this Agreement, or fails to repair, replace, or reconstruct any defects, as set forth in Paragraph 6 above, CITY may, but is not required to, proceed to complete and/or repair, replace, or reconstruct the Improvements, either by itself or by contract for such service, and CITY may cause to be forfeited such portion of any security deposited therein as is necessary to cover the costs of completion, repair, replacement, or reconstruction incurred by CITY. Once action is taken by CITY to complete, repair, replace, and/or reconstruct the Improvements, SUBDIVIDER shall be responsible for all costs incurred by CITY, even if SUBDIVIDER subsequently completes the work.

CITY shall have recourse against SUBDIVIDER for any and all amounts necessary to complete the obligations of SUBDIVIDER in the event the security (including but not limited to any Letter of Guarantee, Certificate of Deposit, cash, bond for performance, labor and materials and repair and maintenance, letter of credit or cash deposit) therefore is insufficient to pay such amounts. All administrative costs, including reasonable attorney's fees pursuant to Government Code Section 66499.4, incurred by CITY in addition to the costs of the improvements shall be a proper charge against the security and SUBDIVIDER. In the event it becomes necessary for CITY to bring an action to compel performance of this Agreement or to recover costs of completing such improvements, SUBDIVIDER shall pay reasonable attorney's fees, costs of suit and all other expenses of litigation incurred by CITY in connection therewith.

9. Because the Improvements are not entirely complete, SUBDIVIDER is required to only post security to guarantee the unfinished improvements associated with Tract 3994 and Tract 3995 as included and described in Exhibit E of this Agreement. The amount of the security shall be equal to 120% of the amount of unfinished improvements as shown in Exhibit E ($\$467,420 \times 120\% = \$560,904$ – performance security amount) as indicated in Recital D. The corresponding labor and materials security amount shall be 50% of the performance security amount ($\$560,904 \times 50\% = \$280,452$) also as indicated in Recital D. Further, SUBDIVIDER shall also comply with CITY's insurance requirements set forth on Exhibit C attached hereto and incorporated herein.

10. Any alteration(s) made to the plans and specifications which are a part of this Agreement or any provision of this Agreement shall not operate to release any surety or sureties from liability on any bond or bonds attached hereto and made a part thereof. The above-referenced sureties hereby consent to such alterations and waive the provisions of California Civil Code Section 2819.

11. Neither CITY nor any of its officers, employees, or agents shall be liable to SUBDIVIDER, and/or SUBDIVIDER'S agents, contractors, or subcontractors for any error or omission arising out of or in connection with any work to be performed under this Agreement.

12. Neither CITY nor any of its officers, employees, or agents shall be liable to SUBDIVIDER or to any person, entity, or organization for any injury or damage that may result to any person or property by or from any cause in, on, or about the subdivision of all or any part of the land covered by this Agreement.

13. SUBDIVIDER hereby agrees to, and shall hold CITY, its elective and appointive boards, commissions, officers, agents and employees (collectively "Indemnitees") harmless from any liability for damage or claims which may arise from SUBDIVIDER and/or SUBDIVIDER's contractors, subcontractors, agents, or employees' operations under this Agreement, whether such operations be by SUBDIVIDER or by any SUBDIVIDER contractors, subcontractors, or by any one or more persons directly or indirectly employed by, or acting as agent for, SUBDIVIDER or any of SUBDIVIDER's contractors or subcontractors. SUBDIVIDER shall, at its own cost and expense, defend any and all actions, suits, or legal proceedings or any type that may be brought or instituted against CITY and indemnities on any claim or demand, of any nature whatsoever, and pay or satisfy any judgment that may be rendered against CITY and the Indemnitees in any such action, suit, or legal proceedings resulting from or alleged to have resulted from SUBDIVIDER's performance or non-performance of its duties and obligations under this Agreement or from the negligent act or omission of itself, its agents, contractors, representatives, servants, or employees. The promises and Agreement to indemnify and hold harmless set forth in this section is not conditioned or dependent on whether or not any indemnity has prepared, supplied, or approved any plan or specification in connection with this work or subdivision, whether or not any such indemnity has insurance or indemnification covering any of these matters. CITY does not, and shall not, waive any rights against SUBDIVIDER which it may have by reason of the aforesaid hold harmless agreement because of the acceptance by CITY of any deposit with CITY by SUBDIVIDER. The aforesaid hold harmless agreement by SUBDIVIDER shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered, by reason of any of the aforesaid operations referred to in this paragraph, regardless of whether or not CITY has prepared, supplied, or approved of plans and/or specifications for the subdivision.

14. Neither SUBDIVIDER nor any of SUBDIVIDER's agents, contractors, or subcontractors are, or shall be, considered to be agents of CITY in connection with the performance of SUBDIVIDER's obligations under this Agreement.

15. Prior to acceptance of the Improvements by the City Council, SUBDIVIDER shall be solely responsible for maintaining the quality of the Improvements and maintaining safety at the project site. SUBDIVIDER's obligation to provide the Improvements shall not be satisfied until after the City Engineer has made a written determination that all obligations of the Agreement have been satisfied, all outstanding fees and charges have been paid, and the City Council has accepted the Improvements as complete. CITY and SUBDIVIDER have formed Community Facilities Districts to finance maintenance and improvements. CITY expects to preserve the ability to use future special taxes of the CFD for payment of the cost of acquisition of the Improvements, which may require that acceptance of improvements by CITY be subject to the provisions of an acquisition agreement to be entered into by CITY and SUBDIVIDER providing that CITY expects to be paid or reimbursed acquisition costs through future CFD special taxes. SUBDIVIDER shall cooperate to facilitate such method of acquisition.

16. SUBDIVIDER shall pay service fees for the utility services from the time the Improvements are accepted by CITY to the end of the fiscal year, or up to a one (1) year period, whichever is needed to ensure an opportunity for the Improvements to be included in the next fiscal year annual assessment.

17. SUBDIVIDER shall be responsible to sweep streets within the subdivision every two weeks as directed by the City Engineer on all streets where lots are occupied and all streets providing access to occupied lots until the Improvements are accepted by CITY.

18. SUBDIVIDER shall not assign this Agreement without the prior written consent of CITY. If such consent is given, the terms of this Agreement shall apply to and bind the heirs, successors, executors, administrators, and assignees of SUBDIVIDER; and any heirs, successors, executors, administrators, and assignees of the SUBDIVIDER and shall be jointly and severally liable hereunder.

19. SUBDIVIDER shall, at SUBDIVIDER's expense, obtain and maintain all necessary permits and licenses for construction of the Improvements. Prior to the commencement of Improvement construction, SUBDIVIDER shall obtain a City of Lathrop Business License. SUBDIVIDER shall comply with all local, state, and federal laws whether or not said laws are expressly stated in this Agreement.

20. This Agreement and any amendments hereto comprise the entire understanding and agreement between the parties regarding the improvements to be constructed and dedications for Tract 3994 and Tract 3995.

21. The following miscellaneous provisions are applicable to this Agreement:

a. Controlling Law. The parties agree that this Agreement shall be governed and construed by and in accordance with the laws of the State of California.

b. Definitions. The definitions and terms are as defined in this Agreement.

c. Force Majeure. Neither party shall be deemed to be in default on account of any delay or failure to perform its obligations under this Agreement which directly results from an Act of God or an act of a superior governmental authority.

d. Headings. The paragraph headings are not a part of this Agreement and shall have no effect upon the construction or interpretation of any part of this Agreement.

e. Incorporation of Documents. All documents referred to herein and all documents which may, from time to time, be referred to in any duly executed amendment hereto are by such reference incorporated herein and shall be deemed to be part of this Agreement.

f. Modification of Agreement. This Agreement shall not be modified or be binding upon the parties unless such modification is agreed to in writing and signed by the parties.

g. Severability. If a court of competent jurisdiction finds or rules that any provision of this Agreement is void or unenforceable, the provisions of this Agreement not so affected shall remain in full force and effect.

h. Successors and Assigns. Except as otherwise expressly provided herein, the provisions of this Agreement shall inure to the benefit of, and shall apply to and bind, the successors and assigns of the parties.

i. Time of the Essence. Time is of the essence of this Agreement and each of its provisions. In the calculation of time hereunder, the time in which an act is to be performed shall be computed by excluding the first day and including the last. If the time in which an act is to be performed falls on a Saturday, Sunday or any day observed as a legal holiday by CITY, the time for performance shall be extended to the following business day.

j. Venue. In the event either party brings that suit hereunder, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of San Joaquin.

EXHIBITS:

- EXHIBIT A: FINAL MAP - TRACT 3995 VILLAGE "T"
- EXHIBIT B: TRACT 3995 AND VILLAGE "T" AREA
- EXHIBIT C: CITY INSURANCE REQUIREMENTS
- EXHIBIT D: COHEN/PARADISE/STEWART REHABILITATION MAP
- EXHIBIT E: UNFINISHED IMPROVEMENT COST ESTIMATE
- EXHIBIT F: VILLAGE "T" IMPROVEMENTS ENGINEER'S ESTIMATE
- EXHIBIT G: RIPFA LETTER OF GUARANTEE - INTERIM PUBLIC ACCESS WITHIN THE STAGE 2A DEVELOPMENT AREA DATED MAY 4, 2017
- EXHIBIT H: RIPFA LETTER OF GUARANTEE - RIVER ISLANDS PARKWAY WITHIN THE STAGE 2A DEVELOPMENT AREA DATED JUNE 26, 2018

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this 9th day of December 2019, at Lathrop, California.

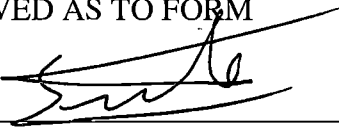
ATTEST: TERESA VARGAS
City Clerk of and for the City
of Lathrop, State of California

CITY OF LATHROP, a
municipal corporation of the
State of California

BY: _____
Teresa Vargas
City Clerk

BY: _____
Stephen J. Salvatore
City Manager

APPROVED AS TO FORM

BY: 

Salvador Navarrete
City Attorney

River Islands Development, LLC
a California limited liability company

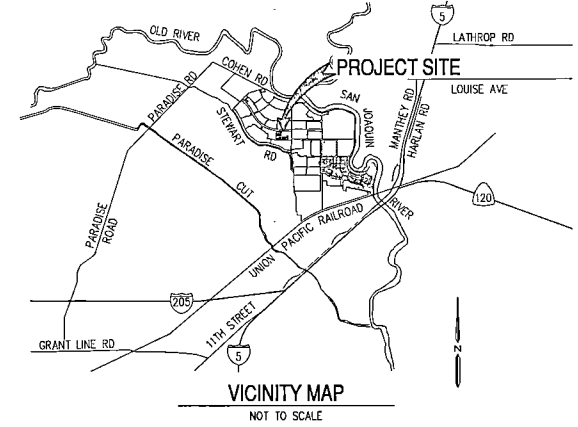
BY: _____
Susan Dell'Osso
President
"SUBDIVIDER"

EXHIBIT A

FINAL MAP - TRACT 3995 VILLAGE "T"

TRACT 3995 RIVER ISLANDS - STAGE 2A VILLAGE T

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCELS 1 THROUGH 5 OF TRACT 3894 (43 MAP 6D),
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
NOVEMBER 2019



OWNER'S STATEMENT

THE UNDERSIGNED, DOES HEREBY STATE THAT THEY ARE THE OWNERS OF ALL THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HEREIN EMBODIED FINAL MAP ENTITLED, "TRACT 3995, RIVER ISLANDS, STAGE 2A, VILLAGE T", CITY OF LATHROP, CALIFORNIA, CONSISTING OF TEN (10) SHEETS, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

THE UNDERSIGNED DOES HEREBY DEDICATE TO THE CITY OF LATHROP A NON-EXCLUSIVE EASEMENT FOR THE PURPOSES OF REPAIR AND MAINTENANCE OF THE SOUND WALL FOR THE AREAS DESIGNATED AS "WALL EASEMENT" AS SHOWN ON THIS FINAL MAP.

THE UNDERSIGNED DOES HEREBY RELINQUISH TO THE CITY OF LATHROP ALL ABUTTERS RIGHT OF ACCESS TO LOTS 6, 11, 12, 17, 18, 29, 30 AND 45, ALONG THE LOT LINES AS INDICATED BY THE SYMBOL /////// AS SHOWN ON THIS FINAL MAP.

OWNER: RIVER ISLANDS DEVELOPMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.

BY: _____ DATE _____
NAME: SUSAN DELL'OSSO
ITS: PRESIDENT

DATED THIS _____ DAY OF _____, 201__.

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED DECEMBER 22, 2016, AS DOCUMENT NUMBER 2016-160886, AND AS AMENDED IN DOCUMENT RECORDED DECEMBER 26, 2017 AS DOC. 2017-150771 OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

BY: _____
NAME: _____
ITS: _____

ACKNOWLEDGEMENT CERTIFICATE (OWNER'S)

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA }
COUNTY OF SAN JOAQUIN }

ON _____, 201__ BEFORE ME, _____
A NOTARY PUBLIC, PERSONALLY APPEARED, _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE: _____
NAME (PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

CITY CLERK'S STATEMENT

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT 3995, RIVER ISLANDS, STAGE 2A, VILLAGE T", CITY OF LATHROP, CALIFORNIA, CONSISTING OF TEN (10) SHEETS, THIS STATEMENT WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 201__, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. _____ DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDATION, AND ACCEPTED ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, WALL EASEMENTS, AND THE RELINQUISHMENT OF ACCESS RIGHTS TO LOTS 6, 11, 12, 17, 18, 29, 30 AND 45, ALONG THE LOT LINES AS INDICATED BY THE SYMBOL ///////.

I FURTHER STATE THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP, IF APPLICABLE, HAVE BEEN APPROVED BY THE CITY COUNCIL OF LATHROP AND FILED IN MY OFFICE.

TERESA VARGAS
CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

ACKNOWLEDGEMENT CERTIFICATE (TRUSTEE)

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA }
COUNTY OF SAN JOAQUIN }

ON _____, 201__ BEFORE ME, _____
A NOTARY PUBLIC, PERSONALLY APPEARED, _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE: _____
NAME (PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

SECRETARY OF THE PLANNING COMMISSION'S STATEMENT

THIS MAP CONFORMS TO TENTATIVE MAP NO. 3694 APPROVED BY THE PLANNING COMMISSION.

DATED THIS _____ DAY OF _____, 201__.

MARK WEISSNER, COMMUNITY DEVELOPMENT DIRECTOR
CITY OF LATHROP

CITY ENGINEER'S STATEMENT

I, GLENN GEBHARDT, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA AND THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 3995, RIVER ISLANDS, STAGE 2A, VILLAGE T", CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP NO. 3694, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLIES WITH ALL APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 201__.

GLENN GEBHARDT, R.C.E. 34681
CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA



RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 201__, AT _____ M.
IN BOOK _____ OF MAPS AND PLATS, AT PAGE _____, AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY.

FEES: \$ _____

BY: _____
SIEVE BESTOLARIDES
ASSESSOR-RECORDER-COUNTY CLERK
SAN JOAQUIN COUNTY, CALIFORNIA

EXEMPT FROM FEE PER GOVERNMENT CODE 27388.1; DOCUMENT RECORDED IN CONNECTION WITH A CONCURRENT TRANSFER SUBJECT TO THE IMPOSITION OF DOCUMENTARY TRANSFER TAX

TRACT 3995

RIVER ISLANDS - STAGE 2A

VILLAGE T

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCELS 1 THROUGH 5 OF TRACT 3994 (43 M&P 60),
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
NOVEMBER 2019



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF RIVER ISLANDS DEVELOPMENT, LLC, ON _____, 201____. I HEREBY STATE ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2023, AND THAT THE MONUMENTS ARE, OR THAT THEY WILL BE, SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 201____.

DYLAN CRAWFORD, P.L.S. NO 7788



CITY SURVEYOR'S STATEMENT

I, LAWRENCE GOSSETT, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 3995, RIVER ISLANDS, STAGE 2A, VILLAGE T", CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 201____.

LAWRENCE GOSSETT, P.E. 31695



NOTES

- RIGHT TO FARM STATEMENT:**
PER CITY OF LATHROP MUNICIPAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.48.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATIONS, CULTIVATION, FLOWING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPRECIATION, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODDOR, RODENTS AND PESTS. BE AWARE ALSO, THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.
- A SOILS REPORT ENTITLED "GEOTECHNICAL EXPLORATION, RIVER ISLANDS PHASE 1, LATHROP, CALIFORNIA", REFERENCED AS PROJECT NO. 5044.S.001.01 AND DATED JULY 29, 2005, HAS BEEN PREPARED FOR THIS PROJECT BY ENCOE, INCORPORATED, JOSEF J. TOOTLE, C.E. NO. 2677, AND IS ON FILE WITH THE CITY OF LATHROP.
- TRACT 3995, RIVER ISLANDS, STAGE 2A, VILLAGE T, CONTAINS 52 RESIDENTIAL LOTS, CONTAINING 5.97 ACRES, MORE OR LESS, AS SHOWN ON THIS FINAL MAP.

TRACT 3995 AREA SUMMARY	
LOTS 1 THROUGH 52	5.97 AC±
TOTAL	5.97 AC±

- BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 1614021771-KB, DATED SEPTEMBER 19, 2019, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

REFERENCES

- (R1) RECORD OF SURVEY FILED AUGUST 4, 2004, IN BOOK 35 OF SURVEYS, PAGE 142, AS CORRECTED BY CERTIFICATE OF CORRECTION RECORDED JULY 15, 2005 AS DOCUMENT NUMBER 2005-171264, S.J.C.R. (35 SURVEYS 142)
- (R2) TRACT 3908, STAGE 2A, LARGE LOT FINAL MAP, FILED SEPTEMBER 20, 2018, IN BOOK 43 OF MAP AND PLATS, PAGE 52, S.J.C.R. (43 M&P 52)
- (R3) TRACT 3989, FILED NOVEMBER 2, 2018, IN BOOK 43 OF MAPS AND PLATS, PAGE 54, S.J.C.R. (43 M&P 54)
- (R4) TRACT 3994, FILED DECEMBER 13, 2018, IN BOOK 43 OF MAPS AND PLATS, PAGE 60, S.J.C.R. (43 M&P 60)
- (R5) TRACT 3834, FILED DECEMBER 21, 2016, IN BOOK 42 OF MAPS AND PLATS, PAGE 72, S.J.C.R. (42 M&P 72)
- (R6) TRACT 3938, FILED NOVEMBER 30, 2017, IN BOOK 43 OF MAPS AND PLATS, PAGE 12, S.J.C.R. (43 M&P 12)
- (R7) TRACT 3895, FILED JUNE 20, 2017, IN BOOK 42 OF MAPS AND PLATS, PAGE 89, S.J.C.R. (42 M&P 89)

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

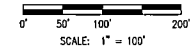
- RECLAIMED ISLANDS LAND COMPANY, RESERVATION FOR OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, PER DOCUMENT NUMBER 2001-046177, S.J.C.R.

TRACT 3995

RIVER ISLANDS - STAGE 2A

VILLAGE T

A PORTION OF RANCHO EL PESCAERO, BEING
A SUBDIVISION OF PARCELS 1 THROUGH 5 OF TRACT 3994 (43 M&P 60),
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
NOVEMBER 2019



BOUNDARY SHEET

NOTES

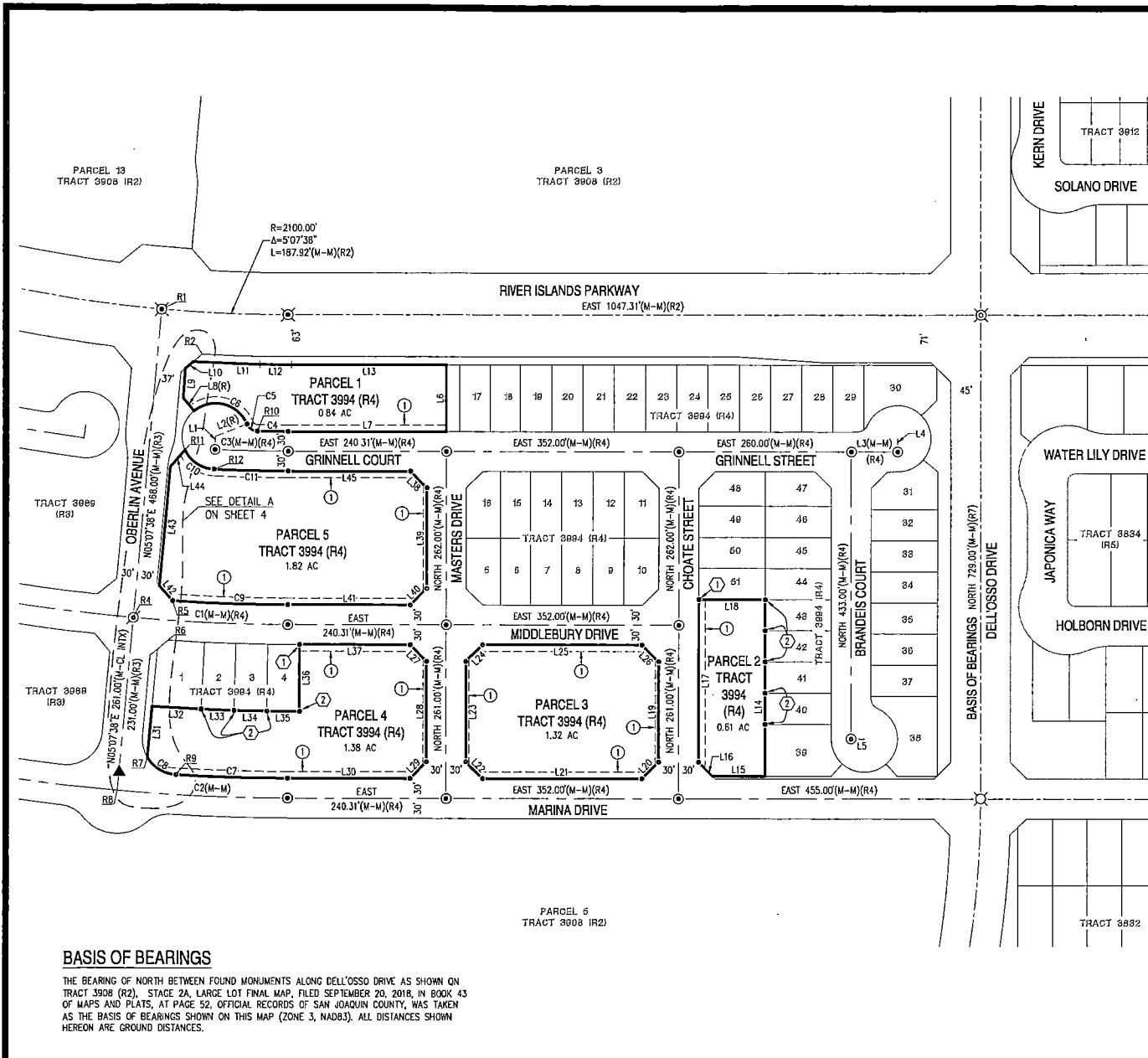
- SEE SHEET 2, FOR MAP AND EASEMENT REFERENCES AND ADDITIONAL NOTES.
- SEE SHEET 4 FOR LINE AND CURVE TABLES FOR SHEETS 3 AND 4 ONLY.

LEGEND (SHEETS 3 AND 4 ONLY)

- MONUMENT PER (R2)
- MONUMENT PER (R4)
- MONUMENT PER (R3)
- MONUMENT PER (R5)
- MONUMENT PER (R7)
- 2-1/2" BRASS DISK STAMPED "PLS 7788" TO BE SET PER (R3)
- 3/4" IRON PIPE WITH CAP STAMPED "PLS 7788" PER (R4), UNLESS OTHERWISE NOTES

EASEMENTS

- ① PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF LATHROP PER TRACT 3994, RIVER ISLANDS, STAGE 2A, VILLAGE T, FILED DECEMBER 13, 2018, IN BOOK 43 OF MAPS AND PLATS, PAGE 60, S.J.C.R.
- ① DENOTES 1.17" BRASS DISK STAMPED "PLS 7788" ON 1 FOOT OFFSET PER (R4)
- ② DENOTES 5/8" REBAR WITH CAP "PLS 7788" PER (R4)



BASIS OF BEARINGS

THE BEARING OF NORTH BETWEEN FOUND MONUMENTS ALONG DELL'OSSO DRIVE AS SHOWN ON TRACT 3908 (R2), STAGE 2A, LARGE LOT FINAL MAP, FILED SEPTEMBER 20, 2018, IN BOOK 43 OF MAPS AND PLATS, AT PAGE 52, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP (ZONE 3, NAD83). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

TRACT 3995 RIVER ISLANDS - STAGE 2A VILLAGE T

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCELS 1 THROUGH 5 OF TRACT 3994 (43 M&P 80),
CITY OF LATHROP, S.W. JOAQUIN COUNTY, CALIFORNIA
NOVEMBER 2019



NOTES

1. SEE SHEET 2 FOR MAP AND EASEMENT REFERENCES AND ADDITIONAL NOTES.
2. SEE SHEET 4 FOR LINE AND CURVE TABLES FOR SHEETS 3 AND 4 ONLY.

LINE TABLES FOR COURSES SHOWN ON SHEETS 3 AND 4 ONLY

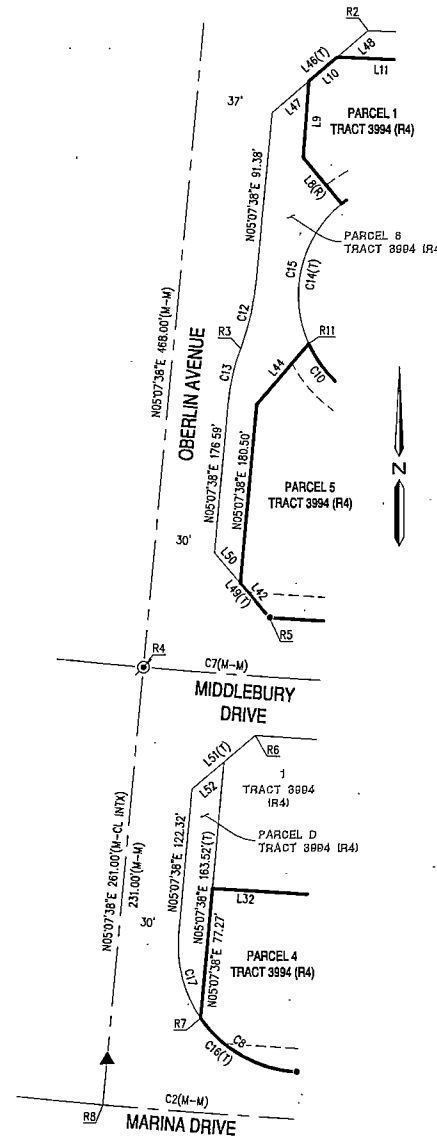
LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	N2°41'43"E	20.00'	L17	NORTH	245.00'	L33	N87°47'26"W	48.82'	L49	N40°29'59"W	35.74'
L2	N68°09'35"E	50.00'	L18	EAST	100.00'	L34	N88°49'37"W	48.82'	L50	N40°29'59"W	5.60'
L3	EAST	70.00'	L19	NORTH	151.00'	L35	N89°47'25"W	48.15'	L51	N49°31'35"E	34.98'
L4	NORTH	20.00'	L20	N45°00'00"E	35.36'	L36	NORTH	100.50'	L52	N49°31'35"E	14.29'
L5	EAST	20.00'	L21	EAST	242.00'	L37	EAST	168.00'			
L6	NORTH	101.00'	L22	N45°00'00"W	35.36'	L38	N45°00'00"W	35.36'			
L7	EAST	240.31'	L23	NORTH	151.00'	L39	NORTH	152.00'			
L8	N39°38'01"W	25.21'	L24	N45°00'00"E	35.36'	L40	N45°00'00"E	35.35'			
L9	N3°59'46"E	44.91'	L25	EAST	242.00'	L41	EAST	185.31'			
L10	N49°15'07"E	15.75'	L26	N45°00'00"W	35.36'	L42	N40°29'59"W	30.14'			
L11	N87°35'59"W	98.81'	L27	N45°00'00"W	35.36'	L43	N5°07'38"E	180.50'			
L12	N89°30'51"W	47.00'	L28	NORTH	151.00'	L44	N40°22'55"E	33.58'			
L13	EAST	235.00'	L29	N45°00'00"E	35.36'	L45	EAST	185.31'			
L14	NORTH	266.00'	L30	EAST	185.31'	L46	N49°15'07"E	41.77'			
L15	EAST	79.00'	L31	N5°07'38"E	77.27'	L47	N49°15'07"E	8.84'			
L16	N45°00'00"W	29.70'	L32	N86°41'56"W	73.01'	L48	N49°15'07"E	17.19'			

CURVE TABLES FOR COURSES SHOWN ON SHEETS 3 AND 4 ONLY

CURVE TABLE				CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH	CURVE	RADIUS	DELTA	LENGTH
C1	2568.00	5°07'38"	229.81'	C13	87.00	151°2'13"	23.09'
C2	2829.00	5°07'38"	253.15'	C14	50.00	245°27'52"	214.21'
C3	2306.00	2°41'43"	108.48'	C15	50.00	74°30'30"	65.02'
C4	2276.00	1°08'57"	45.65'	C16	53.00	91°43'56"	84.85'
C5	17.00	67°00'38"	19.88'	C17	53.00	35°46'29"	33.09'
C6	50.00	107°47'36"	94.07'				
C7	2799.00	3°23'42"	165.85'				
C8	53.00	55°57'27"	51.76'				
C9	2538.00	3°52'23"	171.56'				
C10	50.00	63°09'46"	55.12'				
C11	2336.00	2°41'43"	109.89'				
C12	113.00	151°2'13"	29.98'				

RADIAL TABLES FOR COURSES SHOWN ON SHEETS 3 AND 4 ONLY

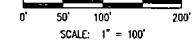
RADIAL LINE TABLE	
LINE	DIRECTION
R1	N5°07'38"E
R2	N3°22'35"E
R3	N69°40'09"W
R4	N5°07'38"E
R5	N3°52'23"E
R6	N3°55'33"E
R7	N59°21'09"E
R8	N5°07'38"E
R9	N3°23'42"E
R10	N1°08'57"E
R11	N65°51'29"E
R12	N2°41'43"E



DETAIL A
NOT TO SCALE
(FROM SHEET 3)

TRACT 3995 RIVER ISLANDS - STAGE 2A VILLAGE T

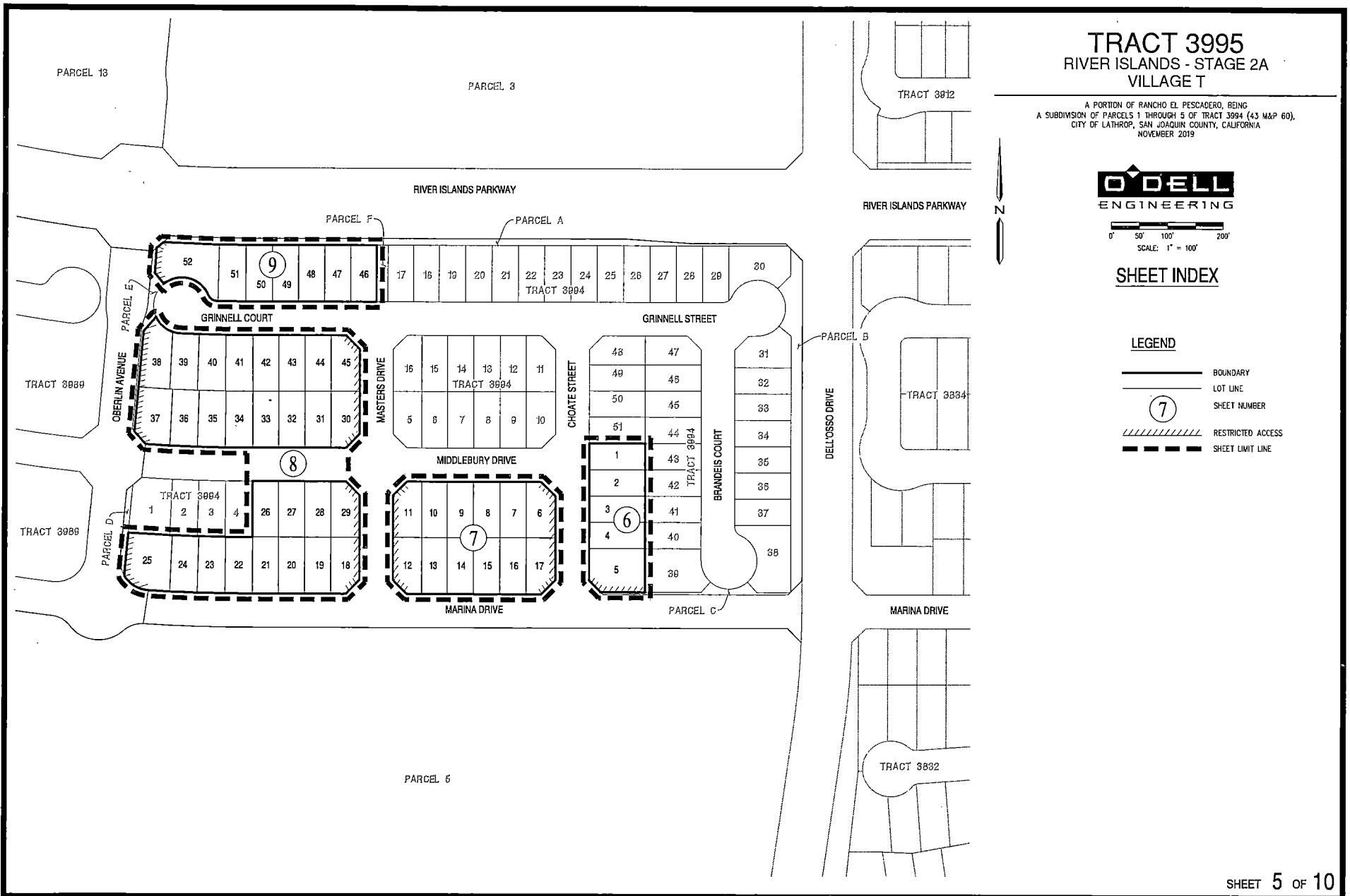
A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCELS 1 THROUGH 5 OF TRACT 3994 (4.3 M&P 60),
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
NOVEMBER 2019



SHEET INDEX

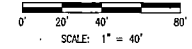
LEGEND

- BOUNDARY
- LOT LINE
- SHEET NUMBER
- RESTRICTED ACCESS
- SHEET LIMIT LINE



TRACT 3995 RIVER ISLANDS - STAGE 2A VILLAGE T

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCELS 1 THROUGH 5 OF TRACT 3994 (43 M&P 60),
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
NOVEMBER 2019

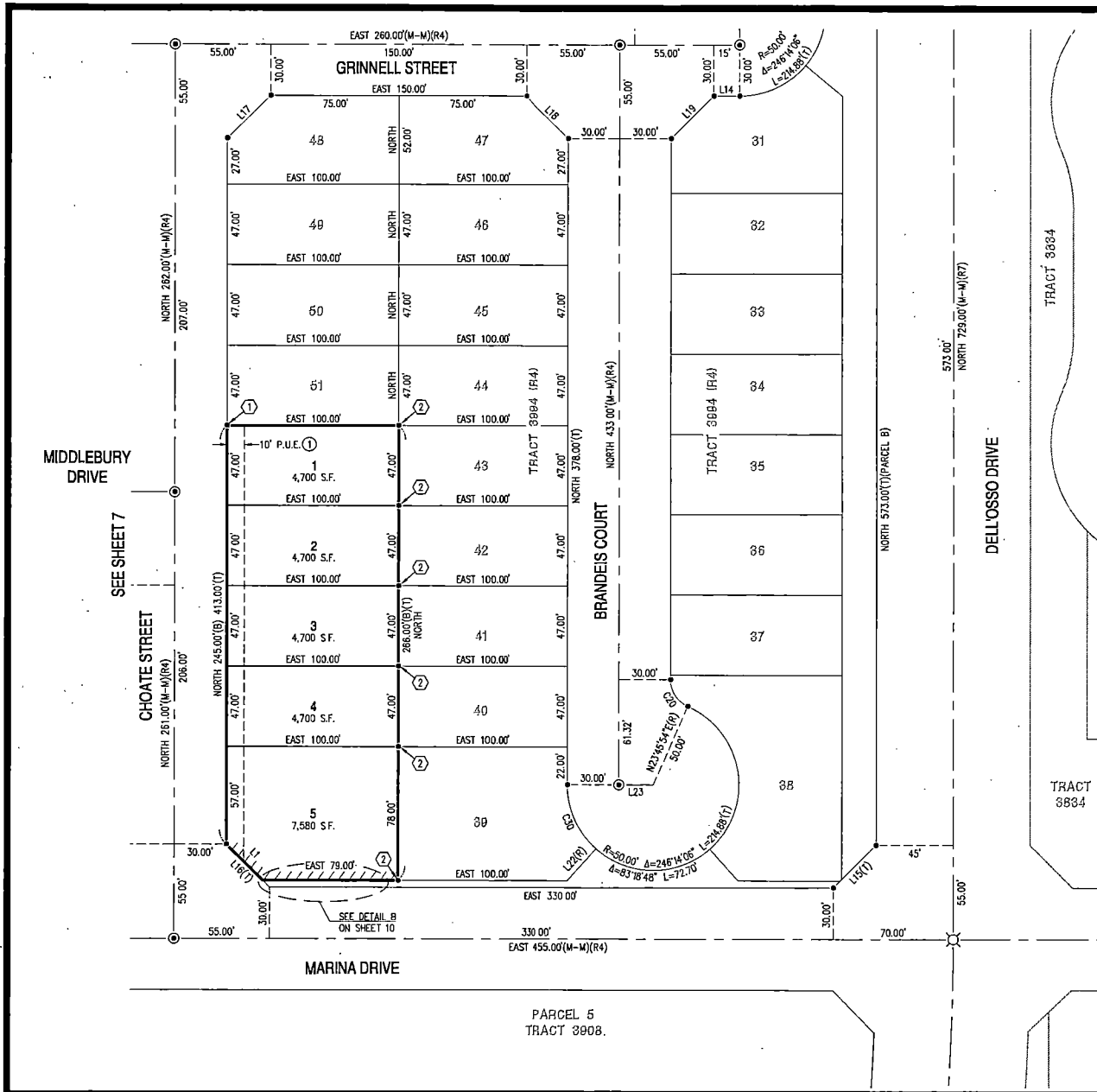


LEGEND

- ⊙ MONUMENT PER (R3)
- ⊙ MONUMENT PER (R4)
- ⊙ MONUMENT PER (R5)
- ⊙ MONUMENT PER (R7)
- ▲ 2-1/2" BRASS DISK STAMPED "PLS 7788" TO BE SET PER (R3)
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" PER (R4), UNLESS OTHERWISE NOTED
- SET 3.00' WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE, RADIAL LINE OR PERPENDICULAR TO STREET CENTERLINE AS NOTED. 3/4" x 24" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- (R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 2
- (M-M) MONUMENT TO MONUMENT
- (B) BOUNDARY
- (T) TOTAL
- P.U.E. PUBLIC UTILITY EASEMENT
- W.C. WITNESS CORNER
- LOT LINE
- RIGHT-OF-WAY LINE
- BOUNDARY
- EASEMENT LINE
- CENTERLINE
- //// RESTRICTED ACCESS
- ① EASEMENT REFERENCE NUMBER - SEE SHEET 3
- ① DENOTES 1.17" BRASS DISK STAMPED "PLS 7788" ON 1 FOOT OFFSET PER (R4)
- ② DENOTES 5/8" REBAR WITH CAP "PLS 7788" PER (R4)

NOTES

1. 1.17" BRASS DISK STAMPED "PLS 7788" TO BE SET ON CONCRETE SIDEWALK 1.00' INTO THE RIGHT-OF-WAY, ALONG PROLONGATION OF SIDE LOT LINES, OR AS NOTED.
2. 5/8" REBAR WITH CAP "PLS 7788" TO BE SET AT ALL REAR LOT CORNERS, UNLESS OTHERWISE NOTED.
3. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.
4. SEE SHEET 3 FOR BASIS OF BEARINGS.
5. SEE SHEET 10 FOR LINE AND CURVE TABLES.



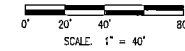
PARCEL 5
TRACT 3995.

TRACT 3995

RIVER ISLANDS - STAGE 2A

VILLAGE T

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCELS 1 THROUGH 5 OF TRACT 3994 (43 M&P 60),
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
NOVEMBER 2019

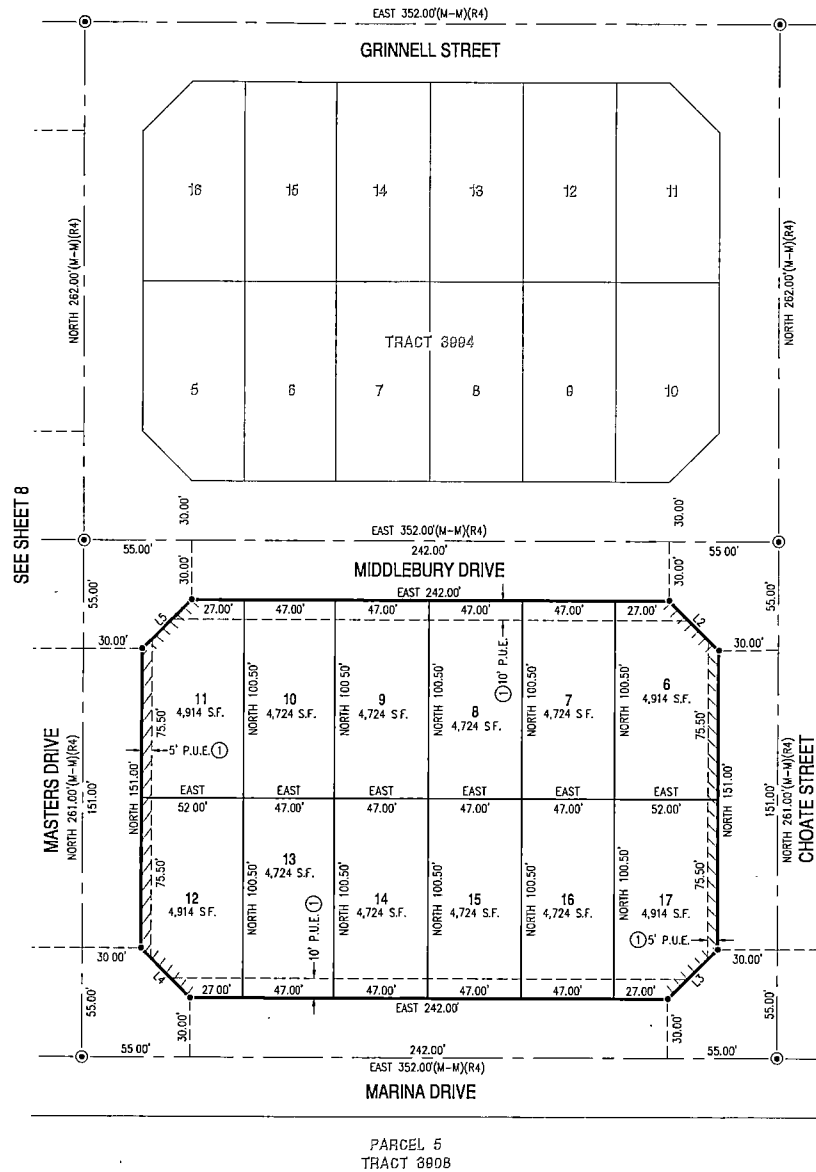


LEGEND

- ⊙ MONUMENT PER (R3)
- ⊙ MONUMENT PER (R4)
- ⊙ MONUMENT PER (R5)
- ⊙ MONUMENT PER (R7)
- ▲ 2-1/2" BRASS DISK STAMPED "PLS 7788" TO BE SET PER (R3)
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" PER (R4), UNLESS OTHERWISE NOTED
- SET 3.00" WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE, RADIAL LINE OR PERPENDICULAR TO STREET CENTERLINE AS NOTED. 3/4" x 24" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- (R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 2
- (M-M) MONUMENT TO MONUMENT
- (B) BOUNDARY
- (T) TOTAL
- P.U.E. PUBLIC UTILITY EASEMENT
- W.C. WITNESS CORNER
- LOT LINE
- RIGHT-OF-WAY LINE
- BOUNDARY
- EASEMENT LINE
- CENTERLINE
- //// RESTRICTED ACCESS
- ① EASEMENT REFERENCE NUMBER - SEE SHEET 3
- ① DENOTES 1.17" BRASS DISK STAMPED "PLS 7788" ON 1 FOOT OFFSET PER (R4)
- ② DENOTES 5/8" REBAR WITH CAP "PLS 7788" PER (R4)

NOTES

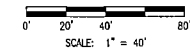
1. 1.17" BRASS DISK STAMPED "PLS 7788" TO BE SET ON CONCRETE SIDEWALK 1.00' INTO THE RIGHT-OF-WAY, ALONG PROLONGATION OF SIDE LOT LINES, OR AS NOTED.
2. 5/8" REBAR WITH CAP "PLS 7788" TO BE SET AT ALL REAR LOT CORNERS, UNLESS OTHERWISE NOTED.
3. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.
4. SEE SHEET 3 FOR BASIS OF BEARINGS
5. SEE SHEET 10 FOR LINE AND CURVE TABLES.



PARCEL 5
TRACT 3995

TRACT 3995 RIVER ISLANDS - STAGE 2A VILLAGE T

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCELS 1 THROUGH 5 OF TRACT 3994 (43 M&P 60),
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
NOVEMBER 2019

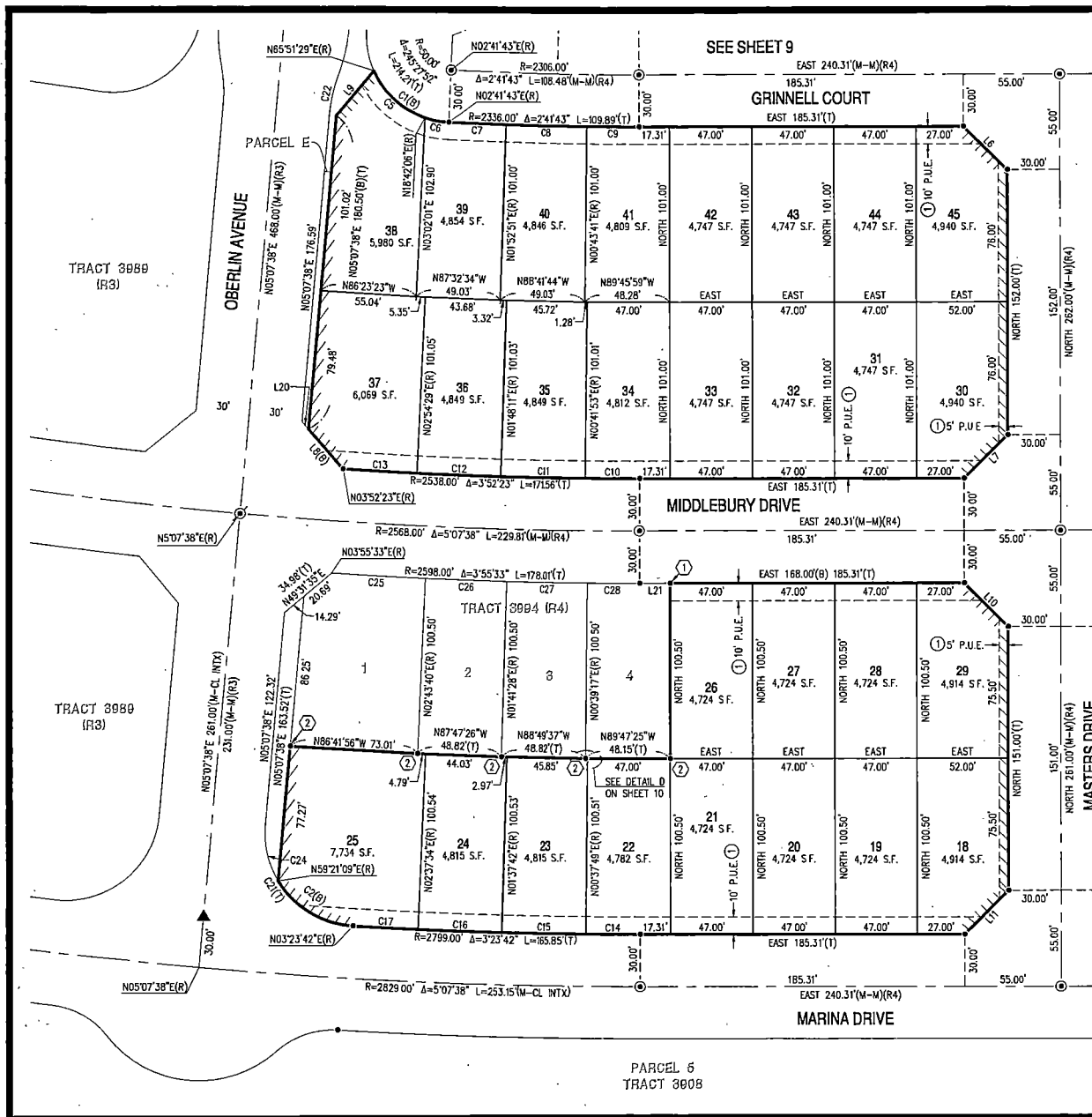


LEGEND

- ⊙ MONUMENT PER (R3)
- ⊙ MONUMENT PER (R4)
- ⊗ MONUMENT PER (R5)
- ⊗ MONUMENT PER (R7)
- ▲ 2-1/2" BRASS DISK STAMPED "PLS 7788" TO BE SET PER (R3)
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" PER (R4), UNLESS OTHERWISE NOTED
- SET 3.00" WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE, RADIAL LINE OR PERPENDICULAR TO STREET CENTERLINE AS NOTED. 3/4" x 24" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- (R1) DENOTES REFERENCE (R1)- SEE REFERENCE LIST ON SHEET 2
- (M-M) MONUMENT TO MONUMENT
- (B) BOUNDARY
- (T) TOTAL
- P.U.E. PUBLIC UTILITY EASEMENT
- W.C. WITNESS CORNER
- LOT LINE
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3. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.
4. SEE SHEET 3 FOR BASIS OF BEARINGS.
5. SEE SHEET 10 FOR LINE AND CURVE TABLES.



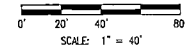
SEE SHEET 9

SEE SHEET 7

PARCEL 6
TRACT 3908

TRACT 3995 RIVER ISLANDS - STAGE 2A VILLAGE T

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCELS 1 THROUGH 5 OF TRACT 3994 (43 MAP 60),
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
NOVEMBER 2019

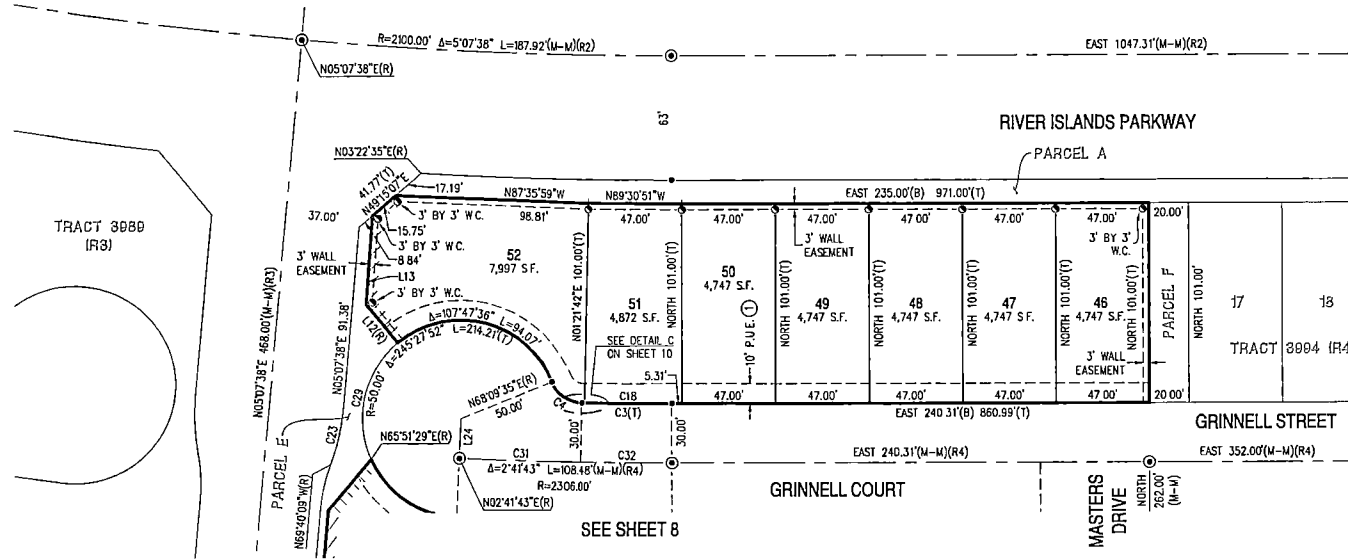


LEGEND

- ⊙ MONUMENT PER (R3)
- ⊙ MONUMENT PER (R4)
- ⊙ MONUMENT PER (R5)
- ⊙ MONUMENT PER (R7)
- ▲ 2-1/2" BRASS DISK STAMPED "PLS 7788" TO BE SET PER (R3)
- ▲ FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" PER (R4), UNLESS OTHERWISE NOTED
- SET 3.00' WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE, RADIAL LINE OR PERPENDICULAR TO STREET CENTERLINE. AS NOTED, 3/4" x 24" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- (R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 2
- (M-W) MONUMENT TO MONUMENT
- (B) BOUNDARY
- (T) TOTAL
- P.U.E. PUBLIC UTILITY EASEMENT
- W.C. WITNESS CORNER
- LOT LINE
- RIGHT-OF-WAY LINE
- BOUNDARY
- EASEMENT LINE
- CENTERLINE
- //// RESTRICTED ACCESS
- ① EASEMENT REFERENCE NUMBER - SEE SHEET 3
- ① DENOTES 1 1/2" BRASS DISK STAMPED "PLS 7788" ON 1 FOOT OFFSET PER (R4)
- ② DENOTES 5/8" REBAR WITH CAP "PLS 7788" PER (R4)

NOTES

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3. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.
4. SEE SHEET 3 FOR BASIS OF BEARINGS.
5. SEE SHEET 10 FOR LINE AND CURVE TABLES.



TRACT 3995
RIVER ISLANDS - STAGE 2A
VILLAGE T

A PORTION OF RANCHO EL PESCADERO BEING
 A SUBDIVISION OF TRACT 3995, MAP 141, MAP 609,
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA,
 NOVEMBER 2019



LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 6 THROUGH 10 ONLY

LINE TABLE			CURVE TABLE			
LINE	DIRECTION	LENGTH	CURVE	RADIUS	DELTA	LENGTH
L1	N45°00'00"W	29.70'	C1	50.00	63°09'46"	55.12'
L2	N45°00'00"W	35.36'	C2	53.00	55°57'27"	51.76'
L3	N45°00'00"E	35.36'	C3	2276.00	1°08'57"	45.65'
L4	N45°00'00"W	35.36'	C4	17.00	67°00'38"	19.88'
L5	N45°00'00"E	35.36'	C5	50.00	47°09'23"	41.15'
L6	N45°00'00"W	35.36'	C6	50.00	16°00'23"	13.97'
L7	N45°00'00"E	35.36'	C7	2336.00	0°48'52"	33.21'
L8	N40°29'59"W	30.14'	C8	2336.00	1°09'10"	47.00'
L9	N40°29'59"E	33.58'	C9	2336.00	0°43'41"	29.68'
L10	N45°00'00"W	35.36'	C10	2538.00	0°41'53"	30.92'
L11	N45°00'00"E	35.36'	C11	2538.00	1°08'18"	48.95'
L12	N39°38'01"W	25.21'	C12	2538.00	1°06'18"	48.95'
L13	N35°48'46"E	44.91'	C13	2538.00	0°57'54"	42.75'
L14	EAST	15.00'	C14	2799.00	0°37'48"	30.79'
L15	N45°00'00"E	35.36'	C15	2799.00	0°59'53"	48.76'
L16	N45°00'00"W	35.36'	C16	2799.00	0°59'52"	48.74'
L17	N45°00'00"E	35.36'	C17	2799.00	0°46'08"	37.58'
L18	N45°00'00"W	35.36'	C18	2276.00	1°08'53"	44.08'
L19	N45°00'00"E	35.36'	C19	2276.00	0°02'22"	1.57'
L20	N40°29'59"W	5.80'	C20	17.00	66°14'06"	19.65'
L21	EAST	17.31'	C21	53.00	91°43'56"	84.85'
L22	N41°45'37"E	25.07'	C22	87.00	151°21'3"	23.09'
L23	EAST	20.00'	C23	113.00	151°21'3"	29.98'
L24	N2°41'43"E	20.00'	C24	53.00	35°46'29"	33.09'
			C25	2598.00	1°11'53"	54.32'
			C26	2598.00	1°02'12"	47.00'
			C27	2598.00	1°02'12"	47.00'
			C28	2598.00	0°39'17"	28.66'
			C29	50.00	74°59'30"	65.02'
			C30	50.00	48°14'23"	42.10'
			C31	2306.00	1°32'46"	62.23'
			C32	2306.00	1°08'57"	46.25'

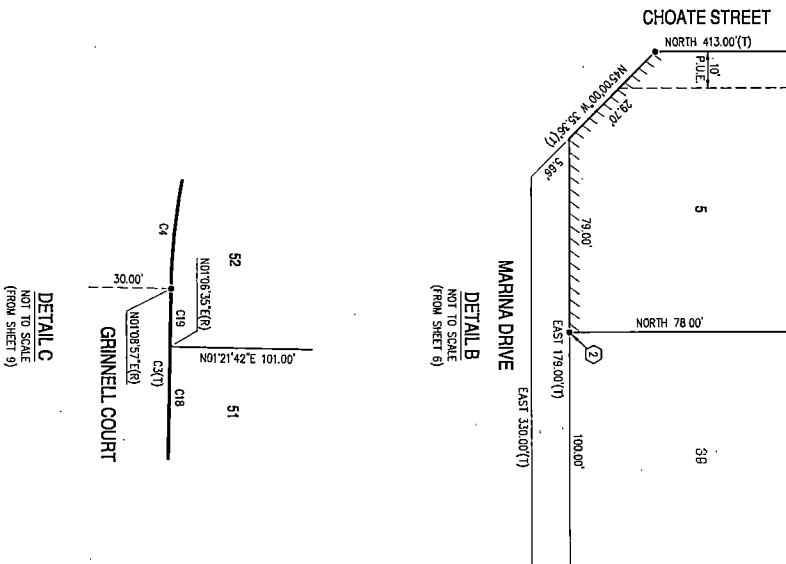


EXHIBIT B
TRACT 3995 AND VILLAGE "T" AREA

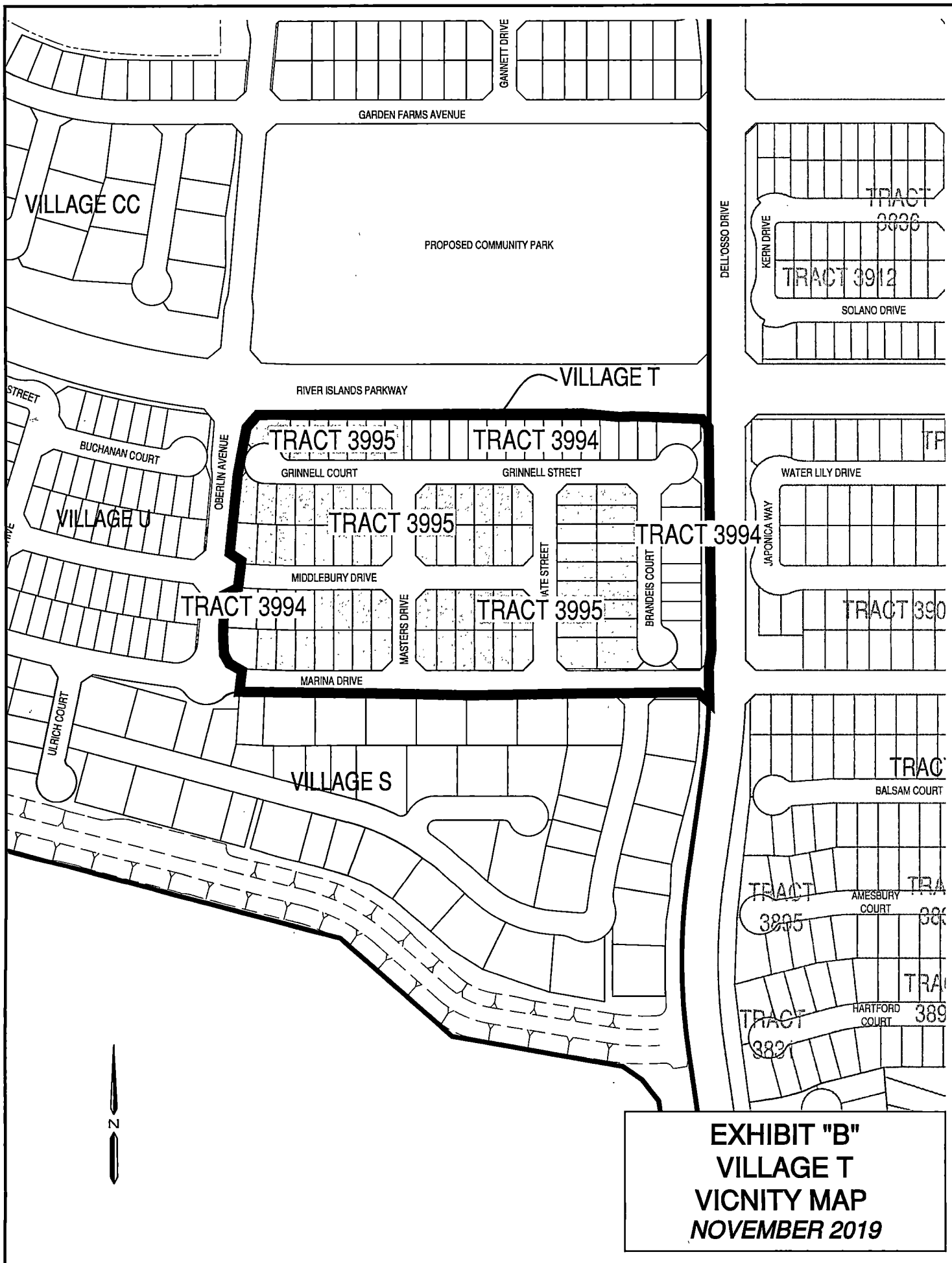


EXHIBIT C

CITY INSURANCE REQUIREMENTS

1. The Subdivider shall obtain commercial general liability insurance companies licensed to do business in the State of California with an A.M. Best Company rating Insurance rating of no less than A:VII which provides coverage for bodily injury, personal injury and property damage liability in the amount of at least \$1,000,000 for each occurrence and \$2,000,000 in the aggregate.

Said insurance coverage shall be evidenced by a certificate of insurance with policy endorsements, executed by an authorized official of the insurer(s). All parties to the Subdivision Improvement Agreement must be named insured on the policy. The policy endorsements to be attached to the certificate must provide all the following:

a. Name the City of Lathrop, its officers, City Council, boards and commissions, and members thereof, its employees and agents as additional insured as respects to any liability arising out of the activities of the named insured. A CG 2010 or CG 2026 endorsement form or the equivalent is the appropriate form.

b. State that “the insurance coverage afforded by this policy shall be primary insurance as respects to the City of Lathrop, its officers, employees and agents. Any insurance or self-insurance maintained by the City of Lathrop, its officers, employees, or agents shall be in excess of the insurance afforded to the named insured by this policy and shall not contribute to any loss.

c. Include a statement that, “the insurer will provide to the City at least thirty (30) days prior notice of cancellation or material change in coverage.” The above language can be included on the additional insured endorsement form or on a separate endorsement form.

d. The policy must contain a cross liability or severability of interest clause.

e. Insurance must be maintained and evidence of insurance must be provided for at least five years after completion of the Agreement or the work, so long as commercially available at reasonable rates.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
11/22/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Willis Towers Watson Insurance Services West, Inc. fka Willis Insurance Services of California, Inc. c/o 26 Century Blvd P.O. Box 305191 Nashville, TN 372305191 USA	CONTACT NAME: PHONE (A/C, No, Ext): 1-877-945-7378 FAX (A/C, No): 1-888-467-2378 E-MAIL ADDRESS: certificates@willis.com	
	INSURER(S) AFFORDING COVERAGE	
INSURED River Islands Development, LLC 73 W Stewart Rd Lathrop, CA 95330	INSURER A: United Specialty Insurance Company NAIC # 12537	
	INSURER B: Starr Surplus Lines Insurance Company 13604	
	INSURER C:	
	INSURER D:	
	INSURER E:	
INSURER F:		

COVERAGES **CERTIFICATE NUMBER:** W13938879 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			ATN-SF1811644P	03/19/2018	03/19/2021	EACH OCCURRENCE \$ 2,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$
	GEN'L AGGREGATE LIMIT APPLIES PER:						MED EXP (Any one person) \$
	<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PERSONAL & ADV INJURY \$ 1,000,000
	OTHER:						GENERAL AGGREGATE \$ 2,000,000
	<input type="checkbox"/> AUTOMOBILE LIABILITY						PRODUCTS - COMP/OP AGG \$ 2,000,000
	<input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY						\$
	<input type="checkbox"/> HIRE AUTOS ONLY	<input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per person) \$
	<input type="checkbox"/> HIRE AUTOS ONLY	<input type="checkbox"/> NON-OWNED AUTOS ONLY					BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR			BTN1814514W	03/19/2018	03/19/2021	EACH OCCURRENCE \$ 2,000,000
	<input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						AGGREGATE \$ 3,000,000
	DED	RETENTION \$					\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y/N	N/A				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
B	Excess Liability			1000024047	03/19/2018	03/19/2021	E.L. DISEASE - POLICY LIMIT \$
							Each Occ/Agg: 7,000,000.00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: RIVER ISLANDS - Tract 3995 Village "T"

The City of Lathrop, its officers, City Council, boards and commissions and members thereof, its employees and agents as Additional Insureds as respects the General Liability policy. The insurance coverage afforded by this policy shall be primary insurance as respects to the City of Lathrop, its officers, employees and agents. Any insurance or self-insurance maintained by the City of Lathrop, its officers, employees, or agents shall be in excess of the

CERTIFICATE HOLDER City of Lathrop 390 Towne Centre Drive Lathrop, CA 95330	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

AGENCY CUSTOMER ID: _____
LOC #: _____



ADDITIONAL REMARKS SCHEDULE

Page 2 of 2

AGENCY Millis Towera Watson Insurance Services West, Inc. FKA Millis Insurance Services of California, Inc.		NAMED INSURED River Islands Development, LLC 73 W Stewart Rd Lathrop, CA 95330	
POLICY NUMBER See Page 1		EFFECTIVE DATE: See Page 1	
CARRIER See Page 1	NAIC CODE See Page 1		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

insurance afforded to the named insured by this policy and shall not contribute to any loss as respects the insureds operations.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED – OWNERS, LESSEES OR
CONTRACTORS – SCHEDULED PERSON OR
ORGANIZATION**

This endorsement modifies insurance provided under the following:
COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location(s) Of Covered Operations
City of Lathrop its officers, City Council, boards and commissions and members thereof, its employees and agents 390 Towne Centre Drive Lathrop, CA 95330	As Required By Written Contract, Fully Executed Prior To The Named Insured's Work
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

- 1 Your acts or omissions; or
- 2 The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

- 1 All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional in-sured(s) at the location of the covered operations has been completed; or
- 2 That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

UNITED SPECIALTY INSURANCE COMPANY

THIS ENDORSEMENT CHANGES THE POLICY – PLEASE READ IT CAREFULLY

USIC VEN 016 11 10 07

**Named Insured: River Islands Development, LLC
Policy Number: ATN-SF1811644P**

**PRIMARY AND NON-CONTRIBUTING INSURANCE
(Third Party's Sole Negligence)**

This endorsement modifies insurance provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART**

The following is added to Section IV – Commercial General Liability Conditions, Paragraph 4:

Section IV: Commercial General Liability Conditions

4. Other Insurance:

- d. Notwithstanding the provisions of sub-paragraphs a, b, and c of this paragraph 4, with respect to the Third Party shown below, it is understood and agreed that in the event of a claim or "suit" arising out of the Named Insured's sole negligence, this insurance shall be primary and any other insurance maintained by the additional insured named as the Third Party below shall be excess and non-contributory.

The Third Party to whom this endorsement applies is:

City of Lathrop, its officers, City Council,
boards and commissions and members thereof,
its employees and agents
390 Towne Centre Drive
Lathrop, CA 95330

Absence of a specifically named Third Party above means that the provisions of this endorsement apply "as required by written contractual agreement with any Third party for whom you are performing work."

All other terms, conditions and exclusions under this policy are applicable to this Endorsement and remain unchanged.

UNITED SPECIALTY INSURANCE COMPANY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

USIC VEN 078 03 11 07

**Named Insured: River Islands Development, LLC
Policy Number: ATN-SF1811644P**

THIRD PARTY CANCELLATION NOTICE

This endorsement shall not serve to increase our limits of insurance, as described in **SECTION III - LIMITS OF INSURANCE.**

This endorsement modifies Conditions provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

If we cancel this policy for any reason other than nonpayment of premium, we will mail notification to the persons or organizations shown in the schedule below (according to the number of days listed below) once the Named Insured has been notified.

If we cancel this coverage for nonpayment of premium, we will mail a copy of such written notice of cancellation to the name and address below at least 10 days prior to the effective date of such cancellation.

Our failure to provide such advance notification will not extend the policy cancellation date nor negate cancellation of the policy.

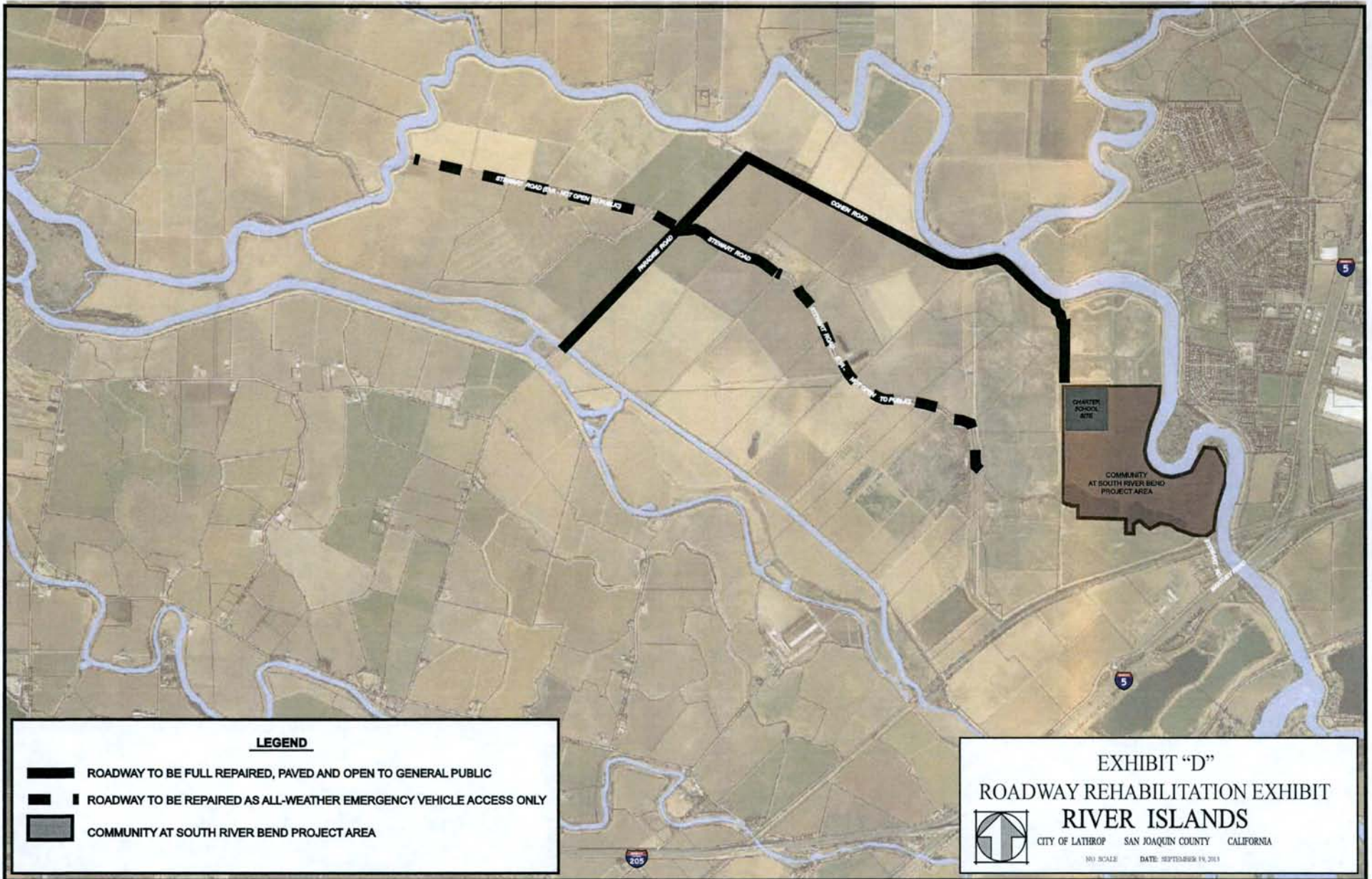
SCHEDULE

<u>Name and Address of Other Person/Organization</u>	<u>Number of Days Notice</u>
City of Lathrop, its officers, City Council, boards and commissions and members thereof, its employees and agents 390 Towne Centre Drive Lathrop, CA 95330	30 Days

All other terms, conditions and exclusions under this policy are applicable to this Endorsement and remain unchanged.

EXHIBIT D

COHEN/PARADISE/STEWART REHABILITATION MAP



LEGEND




-  ROADWAY TO BE FULL REPAIRED, PAVED AND OPEN TO GENERAL PUBLIC
-  ROADWAY TO BE REPAIRED AS ALL-WEATHER EMERGENCY VEHICLE ACCESS ONLY
-  COMMUNITY AT SOUTH RIVER BEND PROJECT AREA

EXHIBIT "D"
 ROADWAY REHABILITATION EXHIBIT
RIVER ISLANDS
 CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA
 NO SCALE DATE: SEPTEMBER 19, 2013

EXHIBIT E
UNFINISHED IMPROVEMENT COST ESTIMATE

ENGINEER'S BOND ESTIMATE
COST TO COMPLETE
RIVER ISLANDS - PHASE 2A
VILLAGE T (103 LOTS)
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

November 18, 2018
 Job No.: 25502-94

Item	Description	Quantity	Unit	Unit Price	Amount
LANDSCAPE					
1	Grinnell Court (Lot 38-52)	4,100	SF	\$ 8.00	\$ 32,800.00
2	Middlebury Drive (Lot 6-11 & Lot 26-37)	5,970	SF	\$ 8.00	\$ 47,760.00
3	Marina Drive (Lot 5 & Lot 12-25)	5,320	SF	\$ 8.00	\$ 42,560.00
4	Choate Street (Lot 1-6 & 17)	3,350	SF	\$ 8.00	\$ 26,800.00
5	Masters Drive (Lot 18, 29, 30, & 45)	4,450	SF	\$ 8.00	\$ 35,600.00
6	Parcel A	11,440	SF	\$ 8.00	\$ 91,520.00
7	Parcel B	13,340	SF	\$ 8.00	\$ 106,720.00
8	Parcel C	2,310	SF	\$ 8.00	\$ 18,480.00
9	Parcel D	1,490	SF	\$ 8.00	\$ 11,920.00
10	Parcel E	2,450	SF	\$ 8.00	\$ 19,600.00
11	Parcel F	2,020	SF	\$ 8.00	\$ 16,160.00
Subtotal Landscape					\$ 449,920.00
STREET IMPROVEMENTS					
1	Signing and Striping (0% Completion)	1	LS	\$ 17,500.00	\$ 17,500.00
Subtotal Streets					\$ 17,500.00
TOTAL COST TO COMPLETE					\$ 467,420.00

Notes:

- 1) Estimate for cost to complete based on contractor's cost to complete summary sheet and backup documents for Village T.

EXHIBIT F

VILLAGE "T" IMPROVEMENTS ENGINEER'S ESTIMATE

ENGINEER'S PRELIMINARY COST ESTIMATE
VILLAGE T (103 LOTS)
STAGE 2A
RIVER ISLANDS
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

March 7, 2018
Job No.: 25502-94

Item	Description	Quantity	Unit	Unit Price	Amount
<u>STREET WORK</u>					
1	Fine Grading	277,800	SF	\$ 0.45	\$ 125,010.00
2	3" AC Paving	30,100	SF	\$ 1.50	\$ 45,150.00
3	4.5" AC Paving	119,500	SF	\$ 2.25	\$ 268,875.00
4	6" Aggregate Base	30,100	SF	\$ 0.90	\$ 27,090.00
5	8" Aggregate Base	119,500	SF	\$ 1.20	\$ 143,400.00
6	Vertical Curb and Gutter <i>(with AB cushion)</i>	3,930	LF	\$ 15.00	\$ 58,950.00
7	Rolled Curb and Gutter <i>(with AB cushion)</i>	4,840	LF	\$ 15.00	\$ 72,600.00
8	Concrete Sidewalk	43,500	SF	\$ 5.00	\$ 217,500.00
9	Driveway Approach	103	EA	\$ 600.00	\$ 61,800.00
10	Handicap Ramps	19	EA	\$ 2,500.00	\$ 47,500.00
11	Survey Monuments	13	EA	\$ 300.00	\$ 3,900.00
12	Traffic Striping & Signage	5,320	LF	\$ 5.00	\$ 26,600.00
13	Dewatering <i>(budget)</i>	5,320	LF	\$ 40.00	\$ 212,800.00
Subtotal Street Work					\$ 1,311,175.00
<u>STORM DRAIN</u>					
14	Catch Basins <i>(type A inlet)</i>	26	EA	\$ 2,400.00	\$ 62,400.00
15	Catch Basins <i>(type A inlet over type I manhole base)</i>	7	EA	\$ 2,800.00	\$ 19,600.00
16	Catch Basins <i>(type A inlet over type II manhole base)</i>	7	EA	\$ 5,000.00	\$ 35,000.00
17	Field Inlet	2	EA	\$ 1,200.00	\$ 2,400.00
18	15" Storm Drain Pipe	1,330	LF	\$ 34.00	\$ 45,220.00
19	18" Storm Drain Pipe	1,120	LF	\$ 46.00	\$ 51,520.00
20	24" Storm Drain Pipe	640	LF	\$ 65.00	\$ 41,600.00
21	30" Storm Drain Pipe	260	LF	\$ 80.00	\$ 20,800.00
22	36" Storm Drain Pipe	520	LF	\$ 95.00	\$ 49,400.00
23	42" Storm Drain Pipe	240	LF	\$ 120.00	\$ 28,800.00
24	Manholes <i>(type I)</i>	4	EA	\$ 3,000.00	\$ 12,000.00
25	Connect to Existing	3	EA	\$ 1,700.00	\$ 5,100.00
26	Stub & Plug	2	EA	\$ 1,000.00	\$ 2,000.00
Subtotal Storm Drain					\$ 375,840.00
<u>SANITARY SEWER</u>					
27	8" Sanitary Sewer Pipe	3,600	LF	\$ 28.00	\$ 100,800.00
28	Manholes	15	EA	\$ 4,000.00	\$ 60,000.00
29	Sewer Service	103	EA	\$ 600.00	\$ 61,800.00
30	Plug & Stub	2	EA	\$ 1,000.00	\$ 2,000.00
31	Connect to Existing	3	EA	\$ 3,000.00	\$ 9,000.00
Subtotal Sanitary Sewer					\$ 233,600.00

Item	Description	Quantity	Unit	Unit Price	Amount
<u>WATER SUPPLY</u>					
32	8" Water Line <i>(including all appurtenances)</i>	4,640	LF	\$ 32.00	\$ 148,480.00
33	Water Plug & Stub	2	EA	\$ 1,000.00	\$ 2,000.00
34	Water Service	103	EA	\$ 2,000.00	\$ 206,000.00
35	Fire Hydrants	9	EA	\$ 4,000.00	\$ 36,000.00
36	Connect to Existing	3	EA	\$ 4,000.00	\$ 12,000.00
Subtotal Water Supply					\$ 404,480.00
TOTAL CONSTRUCTION COST (nearest \$1,000)					\$ 2,325,000.00
COST PER LOT					\$ 22,573.00

Notes:

- 1) This estimate does not include surveying, engineering, clearing, grading, erosion control, joint trench, landscaping, irrigation, or street trees.
- 2) Unit prices are based on estimated current construction costs and no provision for inflation is included.

EXHIBIT G

**RIPFA LETTER OF GUARANTEE - INTERIM PUBLIC ACCESS WITHIN THE
STAGE 2A DEVELOPMENT AREA DATED MAY 4, 2017**

RIVER ISLANDS PUBLIC FINANCING AUTHORITY

**73 W. STEWART ROAD
LATHROP, CALIFORNIA 95330**

TEL: (209) 878-7800

May 4, 2017

Glenn Gebhardt, City Engineer
City of Lathrop
390 Towne Centre Drive
Lathrop, California 95330

Subject: Letter of Guarantee - Construction of Interim Public Access within the River Islands at Lathrop Stage 2A Development Area

This Letter of Guarantee is being made in lieu of a performance bond for the construction of an interim public access (public right of way) within the Stage 2A development area of the River Islands development project. River Islands Development, LLC ("RID") has requested the permanent closure of Cohen Road from Stage 1 to Paradise Road and Paradise Road from Stewart Road to the Stage 2A levee (see Exhibit "A" attached to this Letter of Guarantee). This closure would allow the construction of the Stage 2B levee system. The closure will not allow public traffic to utilize Paradise Road to access the River Islands development area while the construction of the Stage 2B levee is occurring, but still allow emergency vehicles access to the area via all-weather access roads.

RID plans to construct River Islands Parkway from its current terminus in Stage 1, through the Stage 2A development area and into Stage 2B and reconstruct Paradise Road within Stage 2B to restore public access to the project from the Tracy/Banta area. Until these roads are constructed and dedicated to the City for public use, the City is requiring security to restore public access to Paradise Road should RID fail to perform. We are providing you this Letter of Guarantee for this purpose.

The engineer's estimate as provided by O'Dell Engineering for a 28-foot-wide paved roadway, equivalent to existing Cohen Road, in the general alignment of proposed River Islands Parkway from Stage 1 to Paradise Road through Stage 2B is \$453,000 (See Exhibit "B"). The total length of this "guarantee roadway" is 6,150 linear feet. As a result, the Authority hereby agrees to set-aside funds in the amount of \$543,600, which amount is equal to 120% of the engineer's estimate, in-lieu of a performance bond. The funds are currently held, and will be set aside, in the Improvement Fund established under the Fiscal Agent Agreement, dated as of December 1, 2015, between the Authority and Wilmington Trust, National Association, as fiscal agent. The Joint Community Facilities Agreement, dated as of November 16, 2015, between the Authority and the City allows for funds in the Improvement Fund to be used to pay costs of infrastructure improvements for the River Islands development, including roadways.

Under the terms of this Letter of Guarantee, the Authority shall hold the funds as stated herein in the Improvement Fund until August 1, 2020, or until such time that permanent roadways are

Glenn Gebhardt, City Engineer
City of Lathrop
May 4, 2017
Page 2 of 3

constructed and dedicated to the City to restore permanent public access to Paradise Road, whichever comes first. If the permanent roadways are not constructed, inspected and accepted by the City by August 1, 2020 and the deadline is not extended by the City in writing, no later than August 2, 2020, the Authority will cause one of the following to occur:

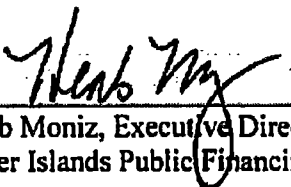
1. The Authority shall use the funds set aside in the Improvement Fund to construct a 28-foot-wide paved roadway in a new alignment, equivalent to the existing Cohen Road or, to reconstruct the existing 28-foot-wide paved Cohen and Paradise roadways in the original alignment at the City's direction. The Authority shall utilize a suitable contractor and bid the work under applicable law. The Authority and the City shall mutually agree to a timeline to which the roadways necessary to restore access are constructed, inspected and operational, not to exceed December 31, 2020-.
2. The Authority shall withdraw the funds from the set aside monies in the Improvement Fund and provide said monies to the City, to be held in a segregated account maintained by the City, to be used solely for construction or reconstruction of the applicable roadways. In such event, the City will use reasonable diligence to complete the construction of the roadways. Once permanent access has been constructed to the satisfaction of the City Engineer, and all costs related thereto have been paid, the City shall return any of the unspent funds and any investment earnings thereon to the Authority for redeposit to the Improvement Fund. Until the completion of the roadways and return of any excess funds to the Authority, the City will maintain records as to the reinvestment of the funds provided to it, and will provide the Authority with its records as to any such investment earnings upon written request of the Authority. Additionally, in the event that the City advises the Authority in writing that the funds provided to the City are not sufficient to pay all of the costs associated with the roadways necessary to restore public access, and advises the Authority as to the amount of the shortfall, the Authority will advance funds to the City from the Improvement Fund in the amount of the shortfall. In such event, and upon the written request of the Authority, the City will provide to the Authority a detailed breakdown of the costs of the construction of the remaining roadway work necessary to restore public access.
3. Since the construction of roadways within Stages 2A and 2B are phased and will continue to be constructed by RID, RD 2062 or the Authority over time, the Authority may request a reduction in the amount of funds necessary to be held from the Improvement Fund as segments of permanent public roadways are constructed and dedicated to the City. For instance, segments of River Islands Parkway through Stage 2A should be completed in late 2017/early 2018 and dedication of this segment would reduce the amount of security described herein. As a result, a reduction of \$88.40 per LF (\$543,600/6,150 LF) shall be granted for each linear foot permanently constructed and dedicated to the City.

The Authority shall retain the discretion to choose between the two options outlined above as the applicable security and to request reduction of the security as described in section 3 above. As confirmation of the acceptance of the terms and conditions of this Letter of Guarantee by the

Glenn Gebhardt, City Engineer
City of Lathrop
May 4, 2017
Page 3 of 3

City, please sign and date this letter as shown on the next page. Should you have any questions regarding this Letter of Guarantee, please contact me at (209) 879-7900.

Sincerely,

By: 
Herb Moniz, Executive Director
River Islands Public Financing Authority

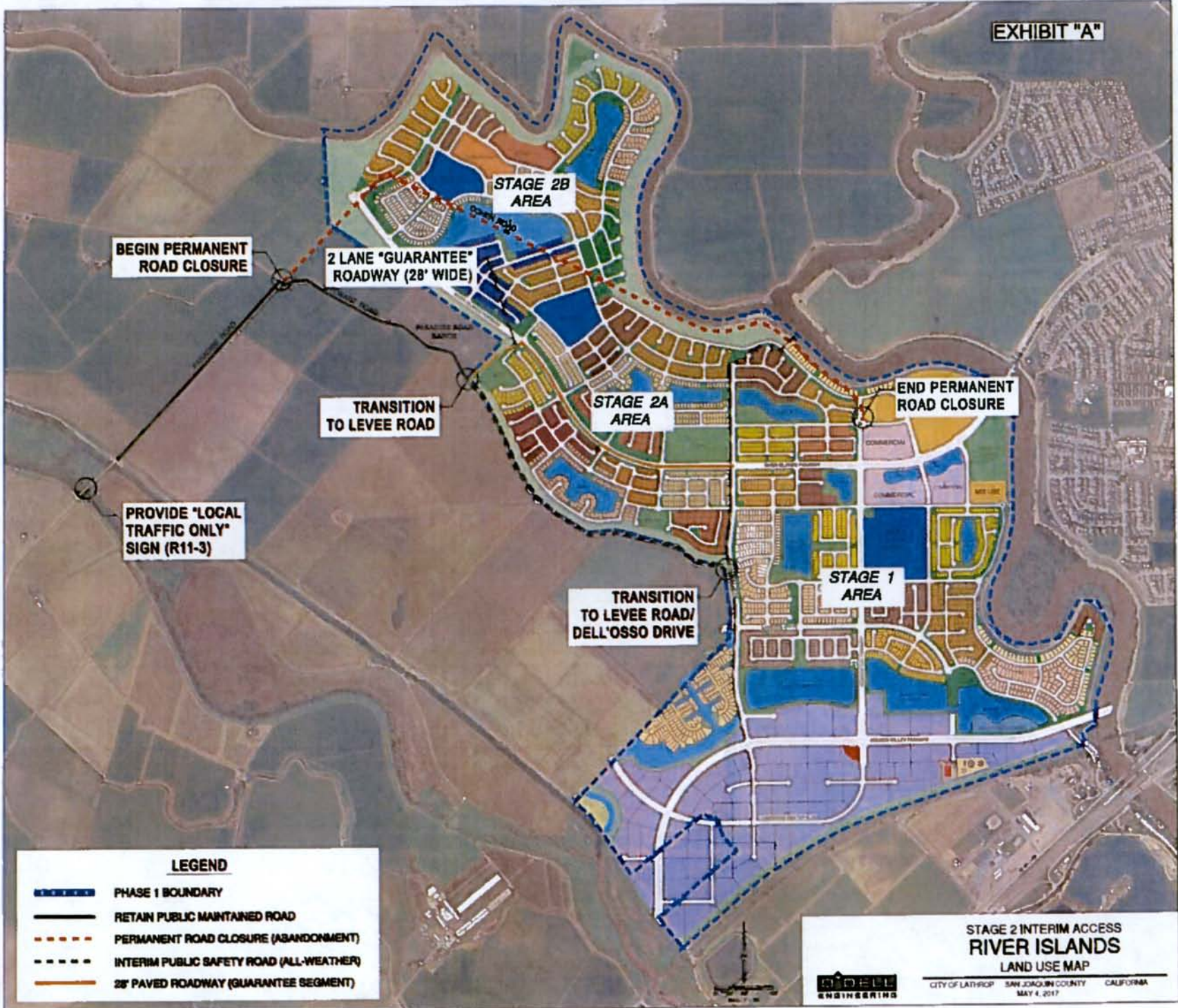
Enclosures: Exhibit "A": Location of Applicable Roadways – Cohen/Paradise
Exhibit "B": O'Dell Engineering – Engineer's Estimates

cc: Susan Dell'Osso, River Islands Development, LLC
John Zhang, O'Dell Engineering, Inc.

I Accept on Behalf of the City of Lathrop the Terms and Conditions of the foregoing Letter of Guarantee.

By: 
Glenn R. Gebhardt, City Engineer

May 15, 2017
Date



**STAGE 2 INTERIM ACCESS
RIVER ISLANDS
LAND USE MAP**

CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA
MAY 4, 2017

**RODELL
ENGINEERING**

EXHIBIT "B"



ENGINEER'S OPINION OF PROBABLE COST
 INTERIM ROAD CONNECTION - STAGE 2A
 GUARANTEE
 RIVER ISLANDS - PHASE 1
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

May 4, 2017

Item	Description	Quantity	Unit	Unit Price	Amount
<u>SITE PREPARATION</u>					
1	Mobilization ¹	1	LS	\$ 25,000.00	\$ 22,750.00
2	Erosion Control	1	LS	\$ 2,500.00	\$ 2,500.00
Subtotal Site Preparation					\$ 25,250.00
<u>GRADING</u>					
3	Earthwork ²	1,600	CY	\$ 5.00	\$ 8,000.00
Subtotal Grading					\$ 8,000.00
<u>MISCELLANEOUS</u>					
4	3" AC (6150 LF)	172,200	SF	\$ 1.50	\$ 258,300.00
5	6" AB (6150 LF)	172,200	SF	\$ 0.90	\$ 154,980.00
6	Conform to Existing	2	LS	\$ 3,000.00	\$ 6,000.00
Subtotal Miscellaneous					\$ 419,280.00
SUBTOTAL CONSTRUCTION COST					\$ 452,530.00
TOTAL CONSTRUCTION COST (nearest \$1,000)					\$ 453,000.00

Notes:

- 1) Mobilization assumed to be 5% of total cost.
- 2) Earthwork quantity includes 35% shrinkage.

EXHIBIT H

**RIPFA LETTER OF GUARANTEE – RIVER ISLANDS PARKWAY WITHIN THE
STAGE 2A DEVELOPMENT AREA DATED JUNE 26, 2018**

RIVER ISLANDS PUBLIC FINANCING AUTHORITY

73 W. STEWART ROAD
LATHROP, CALIFORNIA 95330

TEL: (209) 879-7900

June 26, 2018

Glenn Gebhardt, City Engineer
City of Lathrop
390 Towne Centre Drive
Lathrop, California 95330

Subject: Letter of Guarantee - Construction of River Islands Parkway from Dell'Osso Drive to the Stage 2B Boundary (Lakeside East District) – Tract 3908

This Letter of Guarantee is being made in lieu of a performance bond for the construction of unfinished portions of River Islands Parkway from Dell'Osso Drive to the Stage 2B boundary within the Stage 2A development area of the River Islands development project (also known as the Lakeside East District). River Islands Public Financing Authority (Authority) is providing the funding for public improvements in the Stage 2A development area, including improvements to River Islands Parkway (Improvements). It is our understanding that a guarantee for construction of the River Islands Parkway Improvements through Stage 2A is required as a condition precedent to City Council approval of the Tract 3908 large lot subdivision map proposed by River Islands Development, LLC. Since the Authority is already setting aside funds for the full construction of River Islands Parkway, we are providing you this Letter of Guarantee as the required subdivision guarantee necessary for the Tract 3908 large lot final map.

The engineer's estimates as provided by O'Dell Engineering for the full cost of the of River Islands Parkway Improvements from Dell'Osso Drive to the Stage 2B boundary is \$5,264,000, and for the unfinished portions (as of June 15, 2018) of River Islands Parkway from Dell'Osso Drive to the Stage 2B boundary is \$338,004 (attached as Exhibit "A"). The Authority hereby agrees to set-aside funds in the amount of \$450,000, which amount is equal to 180% of this engineer's estimate of the unfinished improvements, in-lieu of a 100% performance bond and 50% labor and materials bond. The funds are currently held, and will be set aside, in the Improvement Fund established under the Fiscal Agent Agreement, dated as of December 1, 2015, between the Authority and Wilmington Trust, National Association, as fiscal agent. The Joint Community Facilities Agreement, dated as of November 16, 2015, between the Authority and the City allows for funds in the Improvement Fund to be used to pay costs of infrastructure improvements for the River Islands development, including River Islands Parkway. Also attached to this Letter of Guarantee is an exhibit showing the portion of River Islands Parkway being guaranteed by this letter for your reference (Exhibit "B").

Under the terms of this Letter of Guarantee, the Authority shall hold the funds as stated herein in the Improvement Fund until July 8, 2019, or until such time River Islands Parkway through Stage 2A is fully constructed, inspected and accepted into service by the City, whichever comes first. If this portion of River Islands Parkway is not constructed, inspected and accepted into service by the City by July 8, 2019 and the deadline is not extended by the City in writing, no later than September 30, 2019, the Authority will cause one of the following to occur:

1. The Authority shall use the funds set aside in the Improvement Fund to construct the River Islands Parkway Improvements. The Authority shall utilize a suitable contractor and bid the work under applicable law. The Authority and the City shall mutually agree to a timeline to which the roadway will be constructed, inspected and operational, no later than one year from the deadline noted above.
2. The Authority shall withdraw the funds from the set aside monies in the Improvement Fund and provide said monies to the City, to be held in a segregated account maintained by the City, to be used solely for construction or reconstruction of the applicable portion of River Islands Parkway. In such event, the City will use reasonable diligence to complete the construction of the River Islands Parkway. Until the completion of the River Islands Parkway and return of any excess funds to the Authority, the City will maintain records as to the reinvestment of the funds provided to it and will provide the Authority with its records as to any such investment earnings upon written request of the Authority. Additionally, in the event that the City advises the Authority in writing that the funds provided to the City are not sufficient to pay all of the costs of the construction of the River Islands Parkway and advises the Authority as to the amount of the shortfall, the Authority will advance funds to the City from the Improvement Fund in the amount of the shortfall. In such event, and upon the written request of the Authority, the City will provide to the Authority a detailed breakdown of the costs of the construction of the unfinished portions of River Islands Parkway through Stage 2A.

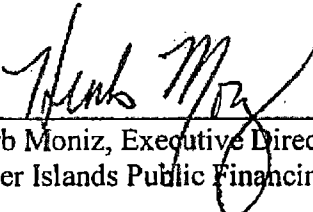
The Authority shall retain the discretion to choose between the two options outlined above. However, if any River Islands Parkway improvements remain incomplete on September 30, 2020, the Authority shall immediately resort to Option 2, and shall provide set aside moneis in the Improvement Fund as requested by the City to allow the City to complete the uncompleted improvements.

In addition, the commitment for the Authority to set aside these funds shall continue until the Improvements are constructed and accepted by the City Council, and the developer provides a one year maintenance bond in the amount of \$526,400 (10% of the full cost of the Improvements), or until the Authority provides an acceptable replacement letter of guarantee in that same amount of \$526,400 to guarantee the quality and condition of the full Improvements for one year from the date of acceptance by the City Council.

Glenn Gebhardt, City Engineer
City of Lathrop – Letter of Guarantee for Tract 3908
June 15, 2018
Page 3 of 3

As confirmation of the acceptance of the terms and conditions of this Letter of Guarantee by the City, please sign and date this letter as shown on the next page. Should you have any questions regarding this Letter of Guarantee, please contact me at (209) 879-7900.


Sincerely,

By: 
Herb Moniz, Executive Director
River Islands Public Financing Authority

Enclosures: Exhibit "A": Engineer's Estimate of full improvements from O'Dell Engineering
and Engineer's Estimate of unfinished improvements from O'Dell
Engineering
Exhibit "B": Location of guarantee on River Islands Parkway

cc: Susan Dell'Osso, River Islands Development, LLC

I Accept on Behalf of the City of Lathrop the Terms and Conditions
of the foregoing Letter of Guarantee.

By: 
Glenn R. Gebhardt, City Engineer

7/9/18
Date

ENGINEER'S OPINION OF PROBABLE COST
RIVER ISLANDS - STAGE 2A
RIVER ISLANDS PARKWAY
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

March 6, 2018
Job No.: 25503-01

Item	Description	Quantity	Unit	Unit Price	Amount
<u>STREET WORK</u>					
1	Fine Grading	621,700	SF	\$ 0.45	\$ 279,765.00
2	7" AC Paving	316,800	SF	\$ 3.50	\$ 1,108,800.00
3	11" Aggregate Base	316,800	SF	\$ 1.65	\$ 522,720.00
4	12" Lime Treatment	316,800	SF	\$ 1.10	\$ 348,480.00
5	Vertical Curb and Gutter <i>(with AB cushion)</i>	9,600	LF	\$ 15.00	\$ 144,000.00
6	Type F Median Curb <i>(with AB cushion)</i>	9,100	LF	\$ 18.00	\$ 163,800.00
7	Roundabout Concrete	2,400	SF	\$ 5.00	\$ 12,000.00
8	Concrete Sidewalk	77,400	SF	\$ 5.00	\$ 387,000.00
9	Handicap Ramps	20	EA	\$ 2,500.00	\$ 50,000.00
10	Survey Monuments	7	EA	\$ 300.00	\$ 2,100.00
11	Barricades	1	EA	\$ 1,500.00	\$ 1,500.00
12	Traffic Signing & Striping	4,710	LF	\$ 5.00	\$ 23,550.00
13	Dewatering <i>(Budget)</i>	4,710	LF	\$ 75.00	\$ 353,250.00
Subtotal Street Work					\$ 3,396,965.00
<u>STORM DRAIN</u>					
14	Catch Basins <i>(type A inlet)</i>	24	EA	\$ 2,400.00	\$ 57,600.00
15	15" Storm Drain Pipe	1,110	LF	\$ 34.00	\$ 37,740.00
16	18" Storm Drain Pipe	220	LF	\$ 46.00	\$ 10,120.00
17	24" Storm Drain Pipe	780	LF	\$ 65.00	\$ 50,700.00
18	Storm Drain Stub & Plug	9	EA	\$ 1,000.00	\$ 9,000.00
Subtotal Storm Drain					\$ 165,160.00
<u>SANITARY SEWER</u>					
19	24" Sanitary Sewer Pipe	50	LF	\$ 150.00	\$ 7,500.00
20	Manholes	24	LF	\$ 4,000.00	\$ 96,000.00
21	Connect to Existing Sanitary Sewer	2	EA	\$ 3,000.00	\$ 6,000.00
Subtotal Sanitary Sewer					\$ 109,500.00
<u>WATER SUPPLY</u>					
22	8" Water Line <i>(including all appurtenances)</i>	740	LF	\$ 32.00	\$ 23,680.00
23	10" Water Line <i>(including all appurtenances)</i>	280	LF	\$ 40.00	\$ 11,200.00
24	20" Water Line <i>(including all appurtenances)</i>	4,630	LF	\$ 100.00	\$ 463,000.00
25	Fire Hydrants	16	EA	\$ 4,000.00	\$ 64,000.00
26	Water Service	6	EA	\$ 2,000.00	\$ 12,000.00
27	Water Plug & Stub	9	EA	\$ 1,000.00	\$ 9,000.00
28	Connect to Existing Water	1	EA	\$ 4,000.00	\$ 4,000.00
Subtotal Water Supply					\$ 586,880.00

Item	Description	Quantity	Unit	Unit Price	Amount
<u>RECYCLED WATER</u>					
29	8" Recycled Water Flushing Line <i>(including all appurtenances)</i>	80	LF	\$ 45.00	\$ 3,600.00
30	12" Recycled Water Drain Line <i>(including all appurtenances)</i>	150	LF	\$ 55.00	\$ 8,250.00
31	16" Recycled Water Line <i>(including all appurtenances)</i>	4,650	LF	\$ 65.00	\$ 302,250.00
32	Recycled Water Plug & Stub	4	EA	\$ 1,000.00	\$ 4,000.00
33	Connect to Existing Recycled Water	1	EA	\$ 5,000.00	\$ 5,000.00
Subtotal Recycled Water					\$ 323,100.00
<u>NON-POTABLE WATER</u>					
34	8" Non-Potable Water Line <i>(including all appurtenances)</i>	650	LF	\$ 35.00	\$ 22,750.00
35	16" Non-Potable Water Line <i>(including all appurtenances)</i>	4,660	LF	\$ 80.00	\$ 372,800.00
36	Non-Potable Water Service	6	LF	\$ 2,000.00	\$ 12,000.00
37	Non-Potable Water Plug & Stub	7	EA	\$ 1,000.00	\$ 7,000.00
38	Connect to Existing Non-Potable Water	1	EA	\$ 3,000.00	\$ 3,000.00
Subtotal Irrigation Water					\$ 417,550.00
<u>LAKE FILL LINE</u>					
39	16" Lake Fill Line <i>(including all appurtenances)</i>	4,820	LF	\$ 50.00	\$ 241,000.00
40	3" Aeration Line <i>(including all appurtenances)</i>	4,820	LF	\$ 4.00	\$ 19,280.00
41	Lake Fill Stub & Plug	3	EA	\$ 1,000.00	\$ 3,000.00
42	Connect to Existing Lake Fill Line	1	EA	\$ 1,000.00	\$ 1,000.00
Subtotal Lake Fill Line					\$ 264,280.00
SUBTOTAL CONSTRUCTION COST					\$ 5,263,435.00
TOTAL CONSTRUCTION COST (nearest \$1,000)					\$ 5,264,000.00

Notes:

- 1) This estimate does not include surveying, engineering, clearing, grading, erosion control, joint trench, landscaping, irrigation, or street trees.
- 2) Unit prices are based on estimated current construction costs and no provision for inflation is included.



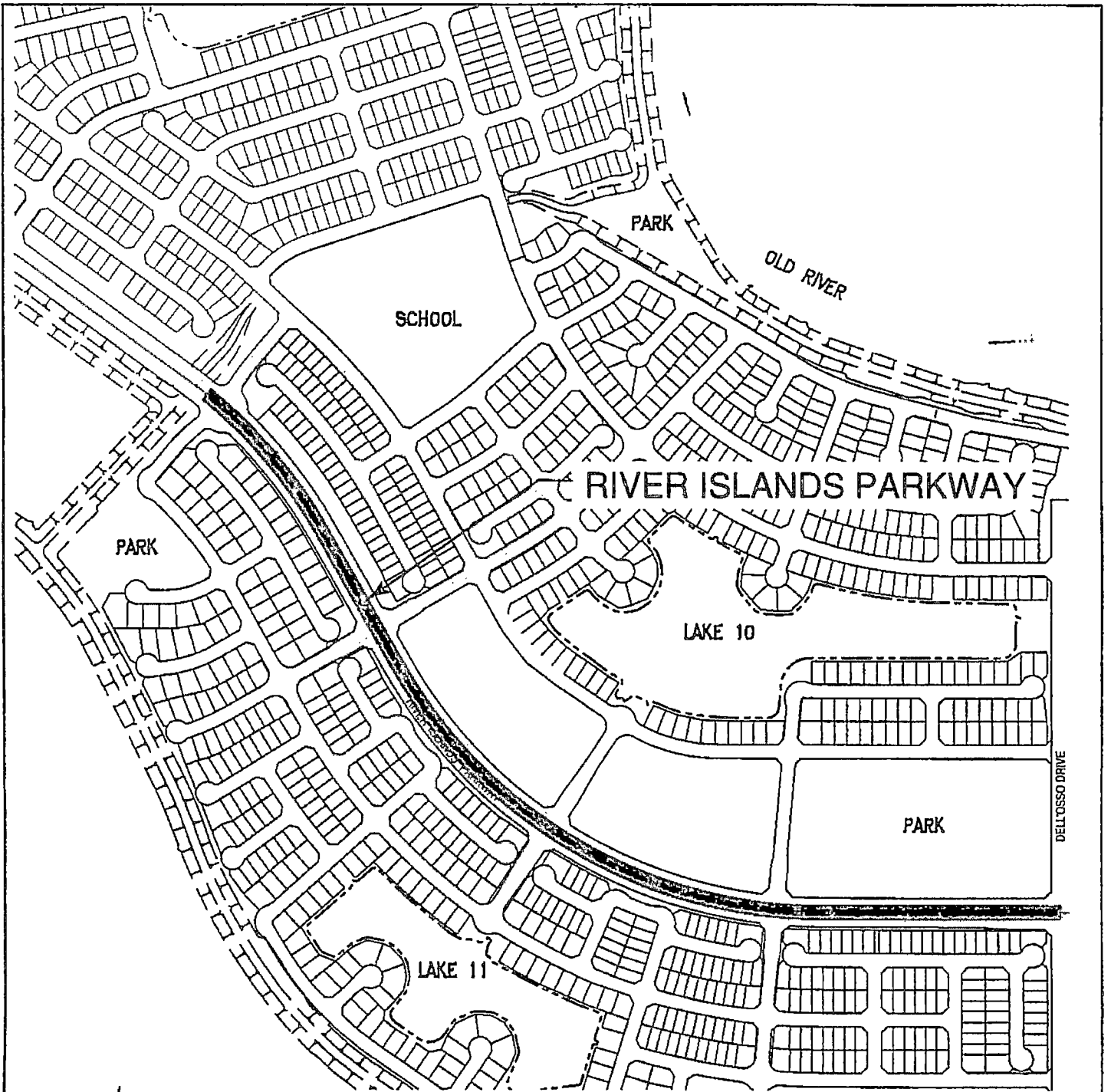
ENGINEER'S BOND ESTIMATE
COST TO COMPLETE
RIVER ISLANDS - STAGE 2A
RIVER ISLANDS PARKWAY
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

June 13, 2018
Job No.: 25503-01

Item	Description	Quantity	Unit	Unit Price	Amount
1	Sanitary Sewer & Water Raising Iron (95% Completion)	1	LS	\$ 54,400.00	\$ 54,400.00
2	Final AC Lift (90% Completion)	1	LS	\$ 246,604.00	\$ 246,604.00
3	Final Signing, Striping & Monument (0% Completion)	1	LS	\$ 37,000.00	\$ 37,000.00
TOTAL COST TO COMPLETE					\$ 338,004.00

Notes:

- 1) Estimate for cost to complete based on contractor's cost to complete summary sheet and backup documents for Stage 2A River Islands Parkway (Dell'Osso Drive to Stage 2A/2B Levee) dated June 12, 2018.



**EXHIBIT B
RIVER ISLANDS PARKWAY
STAGE 2A
JULY 2018**

JOINT ESCROW INSTRUCTIONS RECORDATION OF FINAL MAPS (RIVER ISLANDS AT LATHROP)

December 9, 2019

Via Email and Hand Delivery

Old Republic Title Company
3558 Deer Park Drive, Suite 103
Stockton, CA 95219
Attn: Karen Sayles

Re: Recordation of Final Map 3995; Escrow No. 1614021455

Dear Karen:

This letter constitutes the joint escrow instructions ("**Escrow Instructions**") of River Islands Development, LLC, a California limited liability company ("**RID**") and the City of Lathrop ("**City**") in connection with the above-referenced escrow ("**Escrow**"). The Escrow was opened in connection with recordation of the above-referenced final map ("**Final Map**"). Recordation of the Final Map is subject to the conditions set forth below. The transactions described in these Escrow Instructions are referred to as the "**Transaction**." Old Republic Title Company is referred to as "you" or "**ORTC**."

A. Date for Closings

The Final Map will be recorded at the time designated by RID as set forth below. The Final Map can only be recorded after the City has approved the map in writing. The closing date for the Transaction is intended to occur by December 31, 2019, at the time designated in writing by RID, subject to satisfaction of the conditions set forth below (each a "**Closing**"). If the Final Map has not been recorded by December 31, 2020, ORTC will return the Final Map to the City.

B. Documents to be Delivered and Recordation Document

In connection with the Transaction, you have in your possession or will receive the following documents from City for recordation in the Official Records of San Joaquin County, California ("**Official Records**").

- One original Final Map for Tract 3995, executed and acknowledged by the City.

The documents listed above is referred to as the "**Recordation Document**." The Recordation Document shall be recorded in the order referred to above. The date on which the Recordation Document is recorded in the Official Records is the Recordation Date.

C. Funds and Settlement Statement

You also have received, or will receive from RID, prior to the recordation of the Recordation Document, in immediately available funds, the following amounts, in accordance with the settlement statement prepared by you and approved in writing by both RID and City ("**Settlement Statement**"): recordation costs, escrow fees and other amounts as set forth in the Settlement Statement. Such costs, fees and other amounts are the sole responsibility of RID.

JOINT ESCROW INSTRUCTIONS RECORDATION OF FINAL MAPS (RIVER ISLANDS AT LATHROP)

- Funds to be wire transferred directly to the entity set forth below, immediately upon recordation of the Final Map, in accordance with the wire transfer instructions for each entity are as follows: The amount of **\$19,008.48**, payable to the City pursuant to that certain Agreement to Settle Litigation Regarding River Islands at Lathrop (as amended "**Sierra Club Agreement**"), constituting the amount of **\$3,184.00** multiplied by **5.97** acres (or portion thereof) included in the Final Map, is to be transferred to the City upon recordation of the Final Map. The City's wire instructions are set forth below.

The amounts set forth in Section C are referred to as the "**Closing Funds**."

D. Closing Requirements

When the following has occurred, you are authorized to close the Escrow at the time(s) and in accordance with the process set forth below:

D.1. You have delivered copies of your Settlement Statement by email transmission to: (a) Susan Dell'Osso (sdelloso@riverslands.com); (b) Debbie Belmar (dbelmar@riverslands.com); (c) Stephen Salvatore (ssalvatore@ci.lathrop.ca.us); (d) Salvador Navarrete (snavarrete@ci.lathrop.ca.us); (e) Cari James (cjames@ci.lathrop.ca.us) and (f) Glenn Gebhardt (ggebhardt@ci.lathrop.ca.us), and have confirmation (by telephone or email) from Susan Dell'Osso and Stephen Salvatore or Glenn Gebhardt that the Settlement Statement is accurate and acceptable;

D.2. You have not received any instructions contrary to these Escrow Instructions;

D.3. The Recordation Document and all other documents described herein as being held by you or delivered to you have been received by you and have been fully executed and, where applicable, acknowledged, and you have attached all legal descriptions or have confirmed that all exhibits and legal descriptions are attached;

D.4. You are prepared to record the Recordation Document, as designated, release funds in accordance with the Settlement Statement and complete the Transaction in compliance with these Escrow Instructions;

D.5. You have delivered a copy of these instructions, executed by an authorized signatory of ORTC with authority to bind ORTC, and initialed all pages, by email transmission (with original hard copy to follow by U.S. Mail) to Debbie Belmar and Glenn Gebhardt at the email addresses set forth above; and

D.6. You have received confirmation (by email or other writing) from Susan Dell'Osso and Stephen Salvatore or Glenn Gebhardt to record the Recordation Document and complete the Transaction.

E. Closing Process and Priorities

When you have fully satisfied all of the closing requirements set forth in Section D, then you are authorized and instructed to do the following in the chronological order given:

E.1. Date the Recordation Document to be recorded;

E.2. Record the Recordation Document in the Official Records;

E.3. Pay the costs associated with the Transaction;

**JOINT ESCROW INSTRUCTIONS
RECORDATION OF FINAL MAPS
(RIVER ISLANDS AT LATHROP)**

E.4. Refund any funds delivered to you by RID that are not disbursed at the time of the final Closing pursuant to these Escrow Instructions to the following entity and address:

River Islands Development, LLC
73 W. Stewart Road
Lathrop, CA 95330
Attn: Susan Dell'Osso

E.5. Notify Susan Dell'Osso, Debbie Belmar, Stephen Salvatore, Glenn Gebhardt and Jose Molina (JMolina@sjgov.org) of the completion of the Transaction;

E.6. Within five (5) business days after each Recordation Date, deliver by overnight delivery via recognized, national, overnight delivery carrier to: (1) Susan Dell'Osso, River Islands Development, LLC, 73 W. Stewart Road, Lathrop, CA 95330; and (2) Mr. Salvador Navarrete, City Attorney, City of Lathrop, 390 Towne Centre Drive, Lathrop, CA 95330:

(A) a certified copy of the Recordation Document, showing all recording information of the Recordation Document; and

(B) a certified copy of the final Settlement Statement.

F. Additional Instructions

When assembling the final documents, signature pages from all parties shall be inserted into each respective final document in creating fully executed counterparts.

Please acknowledge receipt of these instructions and your agreement to act as Escrow agent in connection with this Transaction in accordance with these Escrow Instructions, by executing and dating a copy of these Escrow Instructions where indicated below, initialing all pages and returning it to both of the undersigned.

The Escrow Instructions may be modified only in a writing signed by both of the undersigned.

Very truly yours,

Stephen J. Salvatore
City Manager
City of Lathrop

Susan Dell'Osso
President
River Islands Development, LLC

**JOINT ESCROW INSTRUCTIONS
RECORDATION OF FINAL MAPS
(RIVER ISLANDS AT LATHROP)**

ESCROW INSTRUCTIONS
ACKNOWLEDGEMENT AND AGREEMENT:

Receipt of the foregoing Escrow Instructions from RID and the City is hereby acknowledged. The undersigned agrees, for itself, and on behalf of ORTC, to proceed in strict accordance with these Escrow Instructions. The undersigned represents and warrants to RID and the City that the undersigned is authorized to execute this Acknowledgement and Agreement, for itself, and on behalf of ORTC.

Old Republic Title Company

By: _____
Its: _____
Date: _____

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ITEM 5.1

**CITY MANAGER'S REPORT
DECEMBER 9, 2019 CITY COUNCIL REGULAR MEETING**

ITEM: PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER CERTIFICATION OF THE ENVIRONMENTAL IMPACT REPORT AND ADOPTION OF THE IWRMP PW 10-10 AND WW 15-08

RECOMMENDATION: City Council to Consider the Following:

- 1. Hold a Public Hearing; and**
- 2. Adopt Resolution Certifying the Environmental Impact Report (SCH# 2019029106), Including the Adoption of Findings of Fact and Statement of Overriding Considerations and Adoption of the Integrated Water Resources Master Plan PW 10-10 and WW 15-08**

SUMMARY:

The Integrated Water Resources Master Plan (IWRMP), is a comprehensive update to the City's Water, Wastewater and Recycled Water System master documents. Implementation of the draft IWRMP is a discretionary project for the City, and is therefore subject to environmental review under the California Environmental Quality Act (CEQA). An Environmental Impact Report (EIR) for this project has been completed in accordance with CEQA requirements. Following tonight's public hearing, the City Council of the City of Lathrop is requested to certify the Environmental Impact Report and adoption of the City of Lathrop IWRMP to be used to support the General Plan and as the basis for regulatory compliance documents, to support utility operations, budget, rate studies, land use planning and development fees.

BACKGROUND:

A comprehensive update to the City's water, wastewater and recycled water master plan documents is needed to forecast and update water and sewer demand projections, address changes in regulatory requirements, population and growth projections, proposed land use, climate change and other factors. Collectively, these documents known as the Integrated Water Resources Master Plan (IWRMP), are a component of the City's General Plan and are used as the basis for regulatory compliance documents, and are also used to support utility operations, budget, rate studies, land use planning and development fees. In May 2016, the City approved an agreement with EKI Environment & Water, Inc. to prepare the IWRMP. The draft IWRMP documents were completed in early March 2018 and subsequently revised in December 2018, and July 2019.

Implementation of the draft IWRMP is a discretionary project for the City, and is therefore subject to environmental review under CEQA. The completion of CEQA is required prior to formal adoption by the City. In May 2018, the City approved an agreement with De Novo Planning Group to prepare a Programmatic Environmental

CITY MANAGER'S REPORT **PAGE 2**
DECEMBER 9, 2019 CITY COUNCIL REGULAR MEETING
CERTIFICATION OF THE ENVIRONMENTAL IMPACT REPORT AND ADOPTION
OF IWRMP PW 10-10 AND WW 15-08

A DEIR reflecting input received in response to the NOP was prepared and released for public and agency review on August 15, 2019 with a 45-day public review period ending on September 30, 2019. A Final Environmental Impact Report (FEIR) that incorporates by reference the DEIR and also responds to the comments received by the public and agencies on the DEIR was prepared and a notice of this public hearing was given pursuant to Government Code section 65091.

RECOMMENDATION:

The City Council of the City of Lathrop is requested to certify the Final Environmental Impact Report and adopt the Lathrop Integrated Water Resources Master Plan. The Environmental Impact Report has been completed in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. The EIR was prepared, published, circulated, and reviewed in accordance with the requirements of CEQA and the State CEQA Guidelines, and constitutes an adequate, accurate, objective and complete Final Environmental Impact Report in full compliance with the requirements of CEQA and the State CEQA Guidelines. The EIR has been presented to the City Council, and the City Council has considered the information contained in the EIR prior to acting on the proposed project, and that the EIR reflects the City Council's independent judgement and analysis.

FISCAL IMPACT:

There is no direct fiscal impact associated with the recommended action. The IWRMP will be used to support CIP planning, budget and rate studies for water, wastewater and recycled water improvement projects.

ATTACHMENTS:

- A. Resolution Certifying the Environmental Impact Report, Including the Adoption of Findings of Fact and Statement of Overriding Considerations (SCH# 2019029106) and Adoption of the Integrated Water Resources Master Plan PW 10-10 and WW 15-08
- B. Final Environmental Impact Report for the City of Lathrop Integrated Water Resources Master Plan
- C. Findings of Fact for the Lathrop Integrated Water Resources Master Plan
- D. Integrated Water Resources Master Plan, updated December 2018

CITY MANAGER'S REPORT
DECEMBER 9, 2019 CITY COUNCIL REGULAR MEETING
CERTIFICATION OF THE ENVIRONMENTAL IMPACT REPORT AND ADOPTION
OF IWRMP PW 10-10 AND WW 15-08

APPROVALS:



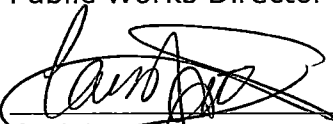
Greg Gibson
Senior Civil Engineer

11/7/19
Date




Michael King
Public Works Director

11-13-19
Date



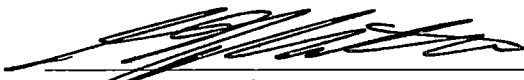
Cari James
Finance & Administrative
Services Director

11/15/19
Date



Salvador Navarrete
City Attorney

11-8-19
Date



Stephen J. Salvatore
City Manager

11.19.19
Date

RESOLUTION NO. 19 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP CERTIFYING THE ENVIRONMENTAL IMPACT REPORT, INCLUDING THE ADOPTION OF FINDINGS OF FACT AND A STATEMENT OF OVERRIDING CONSIDERATIONS (SCH# 2019029106) AND ADOPTION OF THE INTEGRATED WATER RESOURCES MASTER PLAN PW 10-10 AND WW 15-08

WHEREAS, a comprehensive update to the City's water, sewer and recycled water master plan documents is needed to forecast and update water and sewer demand projections, address changes in regulatory requirements, population and growth projections, proposed land use, climate change and other factors; and

WHEREAS, collectively, these documents known as the Integrated Water Resources Master Plan (IWRMP), are a component of the City's General Plan and are used as the basis for regulatory compliance documents, and are used to support utility operations, budget, rate studies, land use planning and development fees; and

WHEREAS, in May 2016, the City approved an agreement with EKI Environment & Water, Inc., (EKI) to prepare the IWRMP, and in March 2018 EKI completed the draft IWRMP documents that were subsequently revised in December 2018, and July 2019; and

WHEREAS, implementation of the Draft IWRMP is a discretionary project for the City, and is therefore subject to environmental review under the California Environmental Quality Act (CEQA), and completion of CEQA is required prior to formal adoption of the IWRMP by the City; and

WHEREAS, in May 2018, the City approved an agreement with De Novo Planning Group to prepare a Programmatic Environmental Impact Report for the IWRMP; and

WHEREAS, a Notice of Preparation of a Draft Environmental Impact Report (DEIR) and Scoping Meeting was issued on February 20, 2019 soliciting public input and a public scoping meeting was conducted on March 13, 2019; and

WHEREAS, a DEIR reflecting input received in response to the NOP was prepared and released for public and agency review on August 15, 2019 with a 45-day public review period ending on September 30, 2019; and

WHEREAS, a Final Environmental Impact Report (FEIR) that incorporates by reference the DEIR and also responds to the comments received by the public and agencies on the DEIR was prepared; and

WHEREAS, notice of this public hearing was given pursuant to Government Code section 65091.

NOW, THEREFORE, BE IT RESOLVED, that:

1. The City Council of the City of Lathrop hereby certifies the Final Environmental Impact Report for the Lathrop Integrated Water Resources Master Plan. The Environmental Impact Report has been completed in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. The EIR was prepared, published, circulated, and reviewed in accordance with the requirements of CEQA and the State CEQA Guidelines, and constitutes an adequate, accurate, objective and complete Final Environmental Impact Report in full compliance with the requirements of CEQA and the State CEQA Guidelines. The EIR has been presented to the City Council, and the City Council has considered the information contained in the EIR prior to acting on the proposed project, and that the EIR reflects the City Council's independent judgement and analysis.
2. The City Council of the City of Lathrop adopts the Integrated Water Resources Master Plan to be used to support the General Plan and as the basis for regulatory compliance documents, to support utility operations, budget, rate studies, land use planning and development fees.

The foregoing resolution was passed and adopted this 9th day of December 2019, by the following vote of the City Council, to wit:

AYES:

NOES:

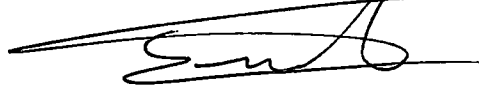
ABSTAIN:

ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:



Teresa Vargas, City Clerk

Salvador Navarrete, City Attorney



FINAL
ENVIRONMENTAL IMPACT REPORT

FOR THE

LATHROP INTEGRATED WATER RESOURCES
MASTER PLAN
(SCH: 2019029106)

NOVEMBER 2019

Prepared for:

City of Lathrop, Public Works Department
390 Towne Centre Drive
Lathrop, CA 95330
(209) 941-7430

Prepared by:

De Novo Planning Group
1020 Suncoast Lane, Suite 106
El Dorado Hills, CA 95762
(916) 580-9818

D e N o v o P l a n n i n g G r o u p

A Land Use Planning, Design, and Environmental Firm



FINAL
ENVIRONMENTAL IMPACT REPORT

FOR THE

LATHROP INTEGRATED WATER RESOURCES
MASTER PLAN
(SCH: 2019029106)

NOVEMBER 2019

Prepared for:

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El Dorado Hills, CA 95762
(916) 580-9818

FINAL EIR

Chapter	Page Number
Executive Summary.....	ES-1
1.0 Introduction	1.0-1
1.1 Purpose and Intended Uses of the EIR	1.0-1
1.2 Environmental Review Process.....	1.0-2
1.3 Organization of the Final EIR	1.0-3
2.0 Comments on Draft EIR and Responses	2.0-1
2.1 Introduction	2.0-1
2.2 List of Commenters.....	2.0-1
2.3 Comments and Responses.....	2.0-1
3.0 Revisions	3.0-1
3.1 Revisions to the Draft EIR	3.0-1
4.0 Final Mitigation Monitoring and Reporting Program	4.0-1
4.1 Mitigation Monitoring and Reporting Program.....	4.0-1

Tables	Page Number
Table 2.0-1: List of Commenters on Draft EIR	2.0-1
Table 4.0-1: Mitigation Monitoring and Reporting Program.....	4.0-2

Figures	Page Number
Figure 2.0-7: Phase 2A Recycled Water System Infrastructure Projects	3.0-3
Figure 2.0-8: Phase 2B Recycled Water System Infrastructure Projects	3.0-4

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INTRODUCTION

The City of Lathrop (City) determined that a program-level environmental impact report (EIR) was required for the proposed Lathrop Integrated Water Resources Master Plan (IWRMP) Project (project) pursuant to the requirements of the California Environmental Quality Act (CEQA).

The program-level analysis considers the broad environmental effects of the IWRMP. CEQA Guidelines Section 15168 states that a Program EIR is an EIR which may be prepared on a series of actions that can be characterized as one large project and are related either:

- 1) Geographically;
- 2) As logical parts in the chain of contemplated actions;
- 3) In connection with issuance of rules, regulations, plans or other general criteria to govern the conduct of a continuing program; or
- 4) As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.

A program-level analysis may be prepared for a long-term program before the details of each phase or project have been developed. For the IWRMP, facilities will be implemented in the near-term and long-term. The long-term components do not currently have specific construction and operational details provided. This Program EIR serves as a first-tier environmental document that focuses on the overall effects of implementing the IWRMP.

PROJECT DESCRIPTION

The following provides a brief summary and overview of the proposed project. Section 2.0 of the Draft EIR includes a detailed description of the proposed project, including maps and graphics. The reader is referred to Section 2.0 of the Draft EIR for a more complete and thorough description of the components of the proposed project.

The project site is located throughout Lathrop, California. The IWRMP includes the improvement projects summarized in the proposed Water System Master Plan, Wastewater System Master Plan, and Recycled Water System Master Plan.

The City of Lathrop is located in San Joaquin County, approximately 10 miles south of the City of Stockton and directly west of the City of Manteca. The City lies east of the Coastal Range that separates California's Central Valley from the San Francisco Bay Area. Interstate 5 (I-5), a major north-south interstate corridor, bisects the City. The City is also connected by State Route (SR) 120 which runs east-west through the southeastern-most part of the City, and by Interstate 205, which connects Interstate 580 to I-5. The City is also served by the Altamont Commuter Express (ACE) train, which travels along the southern and eastern border of the City. The community was originally developed primarily east of I-5. However, most major new developments have recently

been constructed west of I-5 and others are currently planned or under construction in this area. See Figure 2.0-3 for the aerial view of the City.

The City is relatively flat with natural gentle slope from east to west. The City's topography has an average elevation of approximately 20 feet above sea level.

The City's water service area is generally contiguous with the City limits and includes the railroad cargo container commercial enterprise that is outside of the City limits. The City's wastewater collection system service area is generally contiguous with the City limits. The City's existing recycled water distribution system is generally contiguous with the City limits, and some future facilities are planned for north of the City limits.

The proposed project includes adoption and implementation of the IWRMP, which includes the improvement projects summarized in the proposed Water System Master Plan, Wastewater System Master Plan, and Recycled Water System Master Plan.

The Water System Master Plan focuses on development of water demand unit factors and projections, hydraulic assessment of the City's existing water infrastructure and key planned improvements, and development of recommended water system capital improvement projects (CIPs). The Wastewater System Master Plan focuses on development of wastewater flow unit factors and projections, hydraulic assessment of the City's existing infrastructure and key planned conveyances, and development of recommended wastewater CIPs. The Recycled Water System Master Plan focuses on an evaluation of recycled water use and disposal alternatives, recycled water balance analyses, hydraulic assessment of the City's existing recycled water infrastructure and key planned improvements, and development of recommended recycled water system improvements and operational recommendations.

Generators would be provided in conjunction with the proposed water pump station improvements. The generators will be added as the new essential facilities are constructed and brought on-line, such as the Central Lathrop Specific Plan (CLSP) water tank, River Islands water tank/SSJID turnout, and sewer pump stations. The generators would all be for emergency operations in the event of a power outage, and would only be run for maintenance and air quality permit testing requirements.

Additionally, Supervisory Control and Data Acquisition (SCADA) communication towers would also be provided. Currently, SCADA towers are located at the City of Lathrop Corporation Yard (2112 E. Louise Avenue), the City of Lathrop City Hall (390 Town Centre Drive), the Lathrop Consolidated Treatment Facility (LCTF) (18800 Christopher Way), and at a few other locations in the River Islands and CLSP development areas. The proposed SCADA towers are required in order to provide a line-of-sight for radio communications between the facilities. The towers would be 50- to 100-feet in height, or taller.

Refer to Section 2.0, Project Description, in the Draft EIR for a more complete description of the details of the proposed project.

ALTERNATIVES TO THE PROPOSED PROJECT

Section 15126.6 of the CEQA Guidelines requires an EIR to describe a reasonable range of alternatives to the project or to the location of the project which would reduce or avoid significant impacts, and which could feasibly accomplish the basic objectives of the proposed project. The alternatives analyzed in this EIR include the following two alternatives in addition to the proposed Lathrop IWRMP Project:

- No Project (No Build) Alternative
- Near-Term Improvements Alternative

These alternatives are described in detail in Section 5.0, Alternatives to the Proposed Project, in the Draft EIR. The No Project (No Build) Alternative is the environmentally superior alternative. However, as required by CEQA, when the No Project (No Build) Alternative is the environmentally superior alternative, the environmentally superior alternative among the others must be identified. The environmentally superior alternative was determined using a numerical scoring system, which assigns a score of “2,” “3,” or “4” to the proposed project and each of the alternatives with respect to how each alternative compares to the proposed project in terms of the severity of the environmental topics addressed in the Draft EIR. A score of “2” indicates that the alternative would have a better (or lessened) impact when compared to the proposed project. A score of “3” indicates that the alternative would have the same (or equal) level of impact when compared to the proposed project. A score of “4” indicates that the alternative would have a worse (or greater) impact when compared to the proposed project. The project alternative with the lowest total score is considered the environmentally superior alternative.

The No Project (No Build) Alternative is the environmentally superior alternative. However, as required by CEQA, when the No Project (No Build) Alternative is the environmentally superior alternative, the environmentally superior alternative among the others must be identified. Therefore, the Near-Term Improvements Alternative ranks higher than the proposed project. However, the Near-Term Improvements Alternative would not fully meet all of the project objectives.

COMMENTS RECEIVED

The Draft EIR addressed environmental impacts associated with the proposed project that are known to the City, were raised during the Notice of Preparation (NOP) process, or raised during preparation of the Draft EIR. The Draft EIR discussed potentially significant impacts associated with cultural and tribal resources and land use.

During the NOP process, several comments were received related to the analysis that should be included in the Draft EIR. These comments are included as Appendix A of the Draft EIR, and were considered during preparation of the Draft EIR.

The City of Lathrop received four comment letters regarding the Draft EIR from public agencies and a private development group. These comment letters on the Draft EIR are identified in Table 2.0-1 of this Final EIR. The comments received during the Draft EIR review processes are addressed within this Final EIR.

This Final Environmental Impact Report (Final EIR) was prepared in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines (Section 15132). The City of Lathrop (Lathrop, or City) is the lead agency for the environmental review of the Lathrop Integrated Water Resources Master Plan (IWRMP) Project (project) and has the principal responsibility for approving the project. This Final EIR assesses the expected environmental impacts resulting from approval of the project and associated impacts from subsequent development and operation of the project, as well as responds to comments received on the Draft Environmental Impact Report (Draft EIR).

1.1 PURPOSE AND INTENDED USES OF THE EIR CEQA REQUIREMENTS FOR A FINAL EIR

This Final EIR for the proposed project has been prepared in accordance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines. State CEQA Guidelines Section 15132 requires that a Final EIR consist of the following:

- the Draft EIR or a revision of the draft;
- comments and recommendations received on the Draft EIR, either verbatim or in summary;
- a list of persons, organizations, and public agencies commenting on the Draft EIR;
- the responses of the lead agency to significant environmental concerns raised in the review and consultation process; and
- any other information added by the lead agency.

In accordance with State CEQA Guidelines Section 15132(a), the Draft EIR is incorporated by reference into this Final EIR.

An EIR must disclose the expected environmental impacts, including impacts that cannot be avoided, growth-inducing effects, impacts found not to be significant, and significant cumulative impacts, as well as identify mitigation measures and alternatives to the proposed project that could reduce or avoid its adverse environmental impacts. CEQA requires government agencies to consider and, where feasible, minimize environmental impacts of proposed development, and an obligation to balance a variety of public objectives, including economic, environmental, and social factors.

PURPOSE AND USE

The City of Lathrop, as the lead agency, has prepared this Final EIR to provide the public and responsible and trustee agencies with an objective analysis of the potential environmental impacts resulting from approval, construction, and operation of the proposed Lathrop IWRMP Project. Responsible and trustee agencies that may use the EIR are identified in Sections 1.0 and 2.0 of the Draft EIR.

1.0 INTRODUCTION

The environmental review process enables interested parties to evaluate the proposed project in terms of its environmental consequences, to examine and recommend methods to eliminate or reduce potential adverse impacts, and to consider a reasonable range of alternatives to the project. While CEQA requires that consideration be given to avoiding adverse environmental effects, the lead agency must balance adverse environmental effects against other public objectives, including the economic and social benefits of a project, in determining whether a project should be approved.

This EIR will be used as the primary environmental document to evaluate all aspects of construction and operation of the proposed project. The details and operational characteristics of the proposed project are identified in Chapter 2.0, Project Description, of the Draft EIR (December 2017).

1.2 ENVIRONMENTAL REVIEW PROCESS

The review and certification process for the EIR has involved, or will involve, the following general procedural steps:

NOTICE OF PREPARATION AND INITIAL STUDY

The City circulated an Initial Study and NOP of an EIR for the proposed project on February 20, 2019 to trustee agencies, the State Clearinghouse, and the public. A public scoping meeting was held on March 13, 2019 to present the project description to the public and interested agencies, and to receive comments from the public and interested agencies regarding the scope of the environmental analysis to be included in the Draft EIR. Concerns raised in response to the NOP were considered during preparation of the Draft EIR. The NOP and responses to the NOP by interested parties are presented in Appendix A of the Draft EIR.

NOTICE OF AVAILABILITY AND DRAFT EIR

The City of Lathrop published a public Notice of Availability (NOA) for the Draft EIR on August 15, 2019 inviting comment from the general public, agencies, organizations, and other interested parties. The NOA was filed with the State Clearinghouse (SCH # 2019029106) and the County Clerk, and was published in a local newspaper pursuant to the public noticing requirements of CEQA. The Draft EIR was available for public review and comment from August 15, 2019 through September 30, 2019.

The Draft EIR contains a description of the project, description of the environmental setting, identification of project impacts, and mitigation measures for impacts found to be significant, as well as an analysis of project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. The Draft EIR identifies issues determined to have no impact or a less-than-significant impact, and provides detailed analysis of potentially significant and significant impacts. Comments received in response to the NOP were considered in preparing the analysis in the Draft EIR.

RESPONSE TO COMMENTS/FINAL EIR

The City of Lathrop received four comment letters regarding the Draft EIR from public agencies and a private development group. These comment letters on the Draft EIR are identified in Table 2.0-1, and are found in Section 2.0 of this Final EIR.

In accordance with CEQA Guidelines Section 15088, this Final EIR responds to the written comments received on the Draft EIR, as required by CEQA. This Final EIR also contains minor edits to the Draft EIR, which are included in Chapter 3.0, Revisions. This document, as well as the Draft EIR as amended herein, constitute the Final EIR.

CERTIFICATION OF THE EIR/PROJECT CONSIDERATION

The City of Lathrop will review and consider the Final EIR. If the City finds that the Final EIR is "adequate and complete," the Lathrop City Council may certify the Final EIR in accordance with CEQA and City of Lathrop environmental review procedures and codes. The rule of adequacy generally holds that an EIR can be certified if:

- 1) The EIR shows a good faith effort at full disclosure of environmental information; and
- 2) The EIR provides sufficient analysis to allow decisions to be made regarding the proposed project which intelligently take account of environmental consequences.

Upon review and consideration of the Final EIR, the Lathrop City Council may take action to approve, revise, or reject the project. A decision to approve the Lathrop IWRMP Project, for which this EIR identifies significant environmental effects, must be accompanied by written findings in accordance with State CEQA Guidelines Sections 15091 and 15093. A Mitigation Monitoring and Reporting Program, as described below, would also be adopted in accordance with Public Resources Code Section 21081.6(a) and CEQA Guidelines Section 15097 for mitigation measures that have been incorporated into or imposed upon the project to reduce or avoid significant effects on the environment. This Mitigation Monitoring and Reporting Program has been designed to ensure that these measures are carried out during project implementation, in a manner that is consistent with the EIR.

1.3 ORGANIZATION OF THE FINAL EIR

This Final EIR has been prepared consistent with Section 15132 of the State CEQA Guidelines, which identifies the content requirements for Final EIRs. This Final EIR is organized in the following manner:

CHAPTER 1.0 – INTRODUCTION

Chapter 1.0 briefly describes the purpose of the environmental evaluation, identifies the lead, agency, summarizes the process associated with preparation and certification of an EIR, and identifies the content requirements and organization of the Final EIR.

CHAPTER 2.0 – COMMENTS ON THE DRAFT EIR AND RESPONSES

Chapter 2.0 provides a list of commenters, copies of written and electronic comments made on the Draft EIR (coded for reference), and responses to those written comments.

CHAPTER 3.0 – REVISIONS

Chapter 3.0 consists of minor revisions to the Draft EIR in response to comments received on the Draft EIR.

CHAPTER 4.0 – FINAL MMRP

Chapter 4.0 consists of a Mitigation Monitoring and Reporting Program (MMRP). The MMRP is presented in a tabular format that presents the impacts, mitigation measure, and responsibility, timing, and verification of monitoring.

2.1 INTRODUCTION

No new significant environmental impacts or issues, beyond those already covered in the Draft EIR for the Lathrop Integrated Water Resources Master Plan (IWRMP) Project, were raised during the comment period. Responses to comments received during the comment period do not involve any new significant impacts or add “significant new information” that would require recirculation of the Draft EIR pursuant to CEQA Guidelines Section 15088.5.

CEQA Guidelines Section 15088.5 states that: *New information added to an EIR is not “significant” unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement.*

Sections 2.0 and 3.0 of this Final EIR include information that has been added to the EIR since the close of the public review period in the form of responses to comments and revisions.

2.2 LIST OF COMMENTERS

Table 2.0-1 lists the comments on the Draft EIR that were submitted to the City of Lathrop during the 45-day public review period for the Draft EIR. The assigned comment letter or number, letter date, letter author, and affiliation, if presented in the comment letter or if representing a public agency, are also listed. Letters received are coded with letters (A, B, etc.).

TABLE 2.0-1 LIST OF COMMENTERS ON DRAFT EIR

RESPONSE LETTER/NUMBER	INDIVIDUAL OR SIGNATORY	AFFILIATION	DATE
A	Scott Morgan	Governor’s Office of Planning and Research, State Clearinghouse and Planning Unit	10-1-2019
B	Plan Review Team	Pacific Gas and Electric Company	8-13-2019
C	Susan Dell’Osso	River Islands	9-30-2019
D	Laurel Boyd	San Joaquin Council of Governments	9-25-2019

2.3 COMMENTS AND RESPONSES

REQUIREMENTS FOR RESPONDING TO COMMENTS ON A DRAFT EIR

CEQA Guidelines Section 15088 requires that lead agencies evaluate and respond to all comments on the Draft EIR that regard an environmental issue. The written response must address the significant environmental issue raised and provide a detailed response, especially when specific comments or suggestions (e.g., additional mitigation measures) are not accepted. In addition, the written response must be a good faith and reasoned analysis. However, lead agencies need only to respond to significant environmental issues associated with the project and do not need to provide all the information

requested by the commenter, as long as a good faith effort at full disclosure is made in the EIR (CEQA Guidelines Section 15204).

CEQA Guidelines Section 15204 recommends that commenters provide detailed comments that focus on the sufficiency of the Draft EIR in identifying and analyzing the possible environmental impacts of the project and ways to avoid or mitigate the significant effects of the project, and that commenters provide evidence supporting their comments. Pursuant to CEQA Guidelines Section 15064, an effect shall not be considered significant in the absence of substantial evidence.

CEQA Guidelines Section 15088 also recommends that revisions to the Draft EIR be noted as a revision in the Draft EIR or as a separate section of the Final EIR. Chapter 3.0 of this Final EIR identifies all revisions to the Lathrop IWRMP Project Draft EIR.

RESPONSES TO COMMENT LETTERS

Written comments on the Draft EIR are reproduced on the following pages, along with responses to those comments. To assist in referencing comments and responses, the following coding system is used:

- Each letter is lettered or numbered (i.e., Letter A) and each comment within each letter is numbered (i.e., comment A-1, comment A-2).



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Kate Gordon
Director

RECEIVED

OCT 08 2019

CITY OF LATHROP
PUBLIC WORKS

October 1, 2019

Greg Gibson
Lathrop, City of
390 Towne Centre Drive
Lathrop, CA 95330

Subject: Lathrop Integrated Water Resources Master Plan
SCH#. 2019029106

Dear Greg Gibson

The State Clearinghouse submitted the above named EIR to selected state agencies for review. The review period closed on 9/30/2019, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act, <https://ceqanet.opr.ca.gov/2019029106/2>.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

A-1

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
TEL 1-916-445-0613 state.clearinghouse@opr.ca.gov www.opr.ca.gov

Response to Letter A: Governor’s Office of Planning and Research, State Clearinghouse and Planning Unit

Response A-1: The comment acknowledges that the City has complied with the State Clearinghouse review requirements, pursuant to CEQA. No further response is necessary.



Plan Review Team
Land Management

PGEPlanReview@pge.com
6111 Bolinger Canyon Road 3370A
San Ramon, CA 94583

August 13, 2019

Rosemary Martinez
City of Lathrop
390 Towne Centre Dr
Lathrop, CA 95330

Ref: Gas and Electric Transmission and Distribution

Dear Ms. Martinez,

Thank you for submitting the IWRMP plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

B-1

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

B-2

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

B-3

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management



**Pacific Gas and
Electric Company**

Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <http://usanorth811.org/wp-content/uploads/2017/05/CA-LAW-English.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.

2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.

5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches $[24/2 + 24 + 36/2 = 54]$ away, or be entirely dug by hand.)



Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible (90° +/- 15°). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.

11. Cathodic Protection: PG&E pipelines are protected from corrosion with an "Impressed Current" cathodic protection system. Any proposed facilities, such as metal conduit, pipes,



*Pacific Gas and
Electric Company*

service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

Response to Letter B: Pacific Gas & Electric Company

- Response B-1:** This comment is noted. This comment serves as an introduction to the comment letter. The attachments provided in this comment letter have been forwarded to the City for their information. No further response is necessary.
- Response B-2:** The commenter notes that: the Pacific Gas & Electric (PG&E) plan review process does not replace the application process for PG&E gas or electric service that maybe required for the project; if a project is being submitted as part of a larger project, the entire scope and PG&E facilities should be included in the CEQA document; and, an engineering deposit may be required to review plans for a project. This comment is noted. This comment letter and the associated attachments have been forwarded to the City for their information. No further response is necessary.
- Response B-3:** The commenter notes that any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required. Any proposed uses within a PG&E easement associated with the project would include a Section 851 filing. This comment letter and the associated attachments have been forwarded to the City for their information. No further response is necessary.

2.0 COMMENTS ON DRAFT EIR AND RESPONSES



September 30, 2019

Mr. Greg Gibson, Senior Civil Engineer
 City of Lathrop
 390 Towne Centre Drive
 Lathrop, California 95330

Re: Comments on City of Lathrop Integrated Water Resources Master Plan Update DEIR

Dear Greg

On March 21, 2019, we provided the City comments on the Notice of Preparation (NOP) for the proposed Draft EIR for the Integrated Water Resources Master Plan (IWRMP) Update. In that letter (attached), we noted a number of issues for inclusion in the DEIR. We found that some of these issues were included in the document, however, others were not. In specific:

C-1

1. River Islands and the City entered into a Fifth Amendment to the River Islands Development Agreement (5th Amendment) by City Council action in February 2019 (effective date April 11, 2019) that clarifies the process sewer and water allocations are made for the River Islands project; a copy of the 5th Amendment is attached for your reference. The 5th Amendment requires that both parties monitor actual usage and resulting data regarding potable water and sewer allocations. The DEIR project description for wastewater and potable water should note the provisions of the 5th Amendment, including the ability of the City Manager to administratively adjust future allocations. Additionally, the project description for the DEIR should note this adjustment process agreed to by the City and River Islands and its effect on resultant wastewater demands.

C-2

Further, we continue to analyze City water consumption data for residential uses. We continue to find that water demand for River Islands residential customers appears to be much lower than the 430 gallons per day per unit currently assumed in the IWRMP and the Urban Water Management Plan. The DEIR should note that adjustments to demand assumptions for residential water usage may occur with future updates of the IWRMP.

C-3

2. We did not find in the DEIR information regarding the current status of SSJID's filed legal action against the State of California regarding any possible infringement on its water rights. While the DEIR does an adequate job of providing a summary of the current water development agreement provisions for the possible curtailment of water deliveries, the DEIR should also mention changes in deliveries that could occur as a result of State and/or Federal actions and the possibility of legal actions. Additionally, SSJID has additional treatment of potable water available with implementation of Phase 2 of the South County Surface Water Project and the IWRMP and DEIR should also include the potential for additional potable water capacity as a result.

C-4

3. Page 3.6-10 states that a second SSJID turnout is "planned" for the River Islands area. These facilities are currently under construction and are anticipated for implementation in 2020. This description should be updated as a result.

C-5

4. The DEIR states that the potential for discharge of recycled water into the San Joaquin River is a possible area of controversy. The DEIR does not however include much in the way of programmatic background information regarding the potential year-round discharge of

C-6

73 West Stewart Road
 Lathrop, California 95330
 209.879.7900
 RiverIslands.com



recycled water into the San Joaquin River system. The effort for a possible year-round discharge is on-going and the DEIR should at least mention this effort. | C-6 cont'd

- 5. The DEIR figures do not include recycled water storage ponds S11, S12, and S13 within River Islands. While these ponds may not be necessary if a seasonal or year-round discharge of recycled water becomes available, they should still be included in the figures and description as possible infrastructure during buildout conditions. | C-7

Thank you for the opportunity to comment on the DEIR. Please provide us with notice of future documents and meetings regarding the IWRMP and the DEIR. Should you have any questions or concerns regarding this letter, please contact me at (209) 879-7900. | C-8

Sincerely,

Susan Dell'Osso
Susan Dell'Osso
President

cc: Mark Meissner, Community Development Director
Stephen Salvatore, City Manager
Glenn Gebhardt, City Engineer

73 West Stewart Road
Lathrop, California 95330
209.879.7900
RiverIslands.com



March 21, 2019

Mr. Greg Gibson, Senior Civil Engineer
City of Lathrop
390 Towne Centre Drive
Lathrop, California 95330

Re: Comments on Notice of Preparation – City of Lathrop Integrated Water Resources Master Plan Update DEIR

Dear Greg:

We have reviewed the Notice of Preparation for the proposed Draft EIR for the Integrated Water Resources Master Plan (IWRMP) Update and have the following comments:

1. River Islands and the City entered into a Fifth Amendment to the River Islands Development Agreement (5th Amendment) by City Council action in February 2019 (effective date April 11, 2019) that clarifies the process sewer and water allocations are made for the River Islands project; a copy of the 5th Amendment is attached for your reference. The 5th Amendment requires that both parties monitor actual usage and resulting data regarding potable water and sewer allocations. The proposed IWRMP should reflect the provisions of the 5th Amendment, including the ability of the City Manager to administratively adjust future allocations. Additionally, River Islands staff has been analyzing recent water consumption data for its residents (from 2014 to February 2019) and have found that the water demand for River Islands residential customers appears to be much lower than the 430 gallons per day per unit currently assumed in the IWRMP and the Urban Water Management Plan. We look forward to working with you and your consultants on continuing to address this issue in the near future.
2. The NOP states that the DEIR will analyze potential reductions in potable water resources due to "curtailment of South San Joaquin Irrigation District surface water rights." It should be noted that SSJID has filed legal action against the State of California regarding any possible infringement on its water rights. The IWRMP and the DEIR needs to monitor this legal action and potential Court action or potential settlement. Additionally, SSJID has additional treatment of potable water available with implementation of Phase 2 of the South County Surface Water Project and the IWRMP and DEIR should also include the potential for additional potable water capacity as a result.
3. Tables 1 and 2 of the NOP lists current and planned Capital Improvement Program (CIP) projects within the City for sewer and water facilities. The tables do not cover River Islands related improvements, including L-2 SSJID turnout for water, booster pump station and storage, permanent sewer pump station and other facilities already under construction and others planned for the River Islands planning area. The IWRMP should include River Islands facilities; we can provide additional information on these projects to you and your consultants.
4. The NOP states that, "the Plan also recommends that the City initiate discussion with the Regional Water Quality Control Board (RWQCB) to better assess the potential for a river discharge permit." This discussion has already begun and the City's consultant, Robertson-Bryan, Inc. has been actively collecting data towards this effort. The IWRMP needs to include background information and relative data regarding the potential year-round discharge of

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recycled water into the San Joaquin River system and the DEIR should at least analyze the potential effects on a programmatic basis.

5. The draft IWRMP includes storage ponds S11, S12, and S13 within River Islands. The City should note that these ponds and possibly others may not need to be constructed if either a seasonal or year-round discharge of recycled water becomes available.

Thank you for the opportunity to comment on the NOP. Please provide us with notice of future documents and meetings regarding the IWRMP and the DEIR. Should you have any questions or concerns regarding this letter, please contact me at (209) 879-7900.

Sincerely,

A handwritten signature in black ink that reads "Susan Dell'Osso" followed by a stylized monogram.

Susan Dell'Osso
Project Director

cc: Mark Meissner, Community Development Director
Glenn Gebhardt, City Engineer

73 West Stewart Road

Lathrop, California 95330

209.879.7900

RiverIslands.com

2.0 COMMENTS ON DRAFT EIR AND RESPONSES

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Teresa Vargas
City Clerk
City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

(Above Space for Recorder's Use Only)

FIFTH AMENDMENT
TO 2003 AMENDED AND RESTATED DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF LATHROP
AND
CALIFIA, LLC

THIS FIFTH AMENDMENT TO 2003 AMENDED AND RESTATED DEVELOPMENT AGREEMENT (the "Fifth Amendment") is entered into this 14th day of January, 2019 by and between the CITY OF LATHROP, a municipal corporation (the "City"), CALIFIA, LLC, a California limited liability company ("Califia") and RIVER ISLANDS DEVELOPMENT, LLC, a California limited liability company ("RID"), successor in interest to The Cambay Group, Inc., a California corporation ("Cambay"). Califia and RID are collectively referred to hereinafter as "Califia."

RECITALS

A. The City, Cambay and Califia entered into that certain 2003 Amended and Restated Development Agreement (the "Original Agreement") dated as of February 4, 2003 and recorded on March 31, 2003 in the Official Records of San Joaquin County (the "Official Records") as Document No. 2003-069319, as amended by that certain First Amendment to 2003 Amended and Restated Development Agreement By and Between the City of Lathrop and Califia, LLC dated as of July 12, 2005 and recorded on October 19, 2005 in the Official Records as Document No. 2005-260875 (the "First Amendment"), and as further amended by that certain Second Amendment to 2003 Amended and Restated Development Agreement By and Between the City of Lathrop and Califia, LLC (the "Second Amendment") dated as of November 5, 2012 and recorded on November 6, 2012 in the Official Records as Document No. 2012-145503, and as further amended by that certain Third Amendment to the 2003 Amended and Restated Development

Agreement By and Between the City of Lathrop and Califa, LLC, (the "Third Amendment") dated October 7, 2013 and recorded on December 20, 2013 in the Official Records as Document No. 2013-156622, and as further amendment by that Fourth Amendment to the 2003 Amended and Restated Development Agreement By and Between the City of Lathrop and Califa, LLC (the "Fourth Amendment") dated as of March 16, 2015 and recorded on April 15, 2015 in the Official Records as Document No. 2015-042142.

B. The Original Agreement, the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment and this Fifth Amendment collectively constitute the "Development Agreement." The Development Agreement establishes the terms providing for the development of the Project at the Project Site.

C. The City and Califa desire to further amend the Development Agreement to make the changes as more particularly set forth herein.

NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS ACKNOWLEDGED, THE CITY AND CALIFIA AGREE AS FOLLOWS:

AGREEMENT

1. INCORPORATION OF RECITALS. The foregoing recitals are correct and are incorporated into this Fifth Amendment by this reference.
2. DEFINED TERMS. All capitalized terms not defined herein shall have the meanings ascribed to them in the Development Agreement, the First Amendment, or the Second Amendment, as the case may be.
3. EFFECTIVE DATE AND OPERATIVE DATE. This Fifth Amendment shall be effective upon its recordation pursuant to California Government Code section 65868.5 (the recordation date is the "Effective Date" of this Fifth Amendment), which date in no event shall be earlier than the effective date of Ordinance No. 19-___ approving this Fifth Amendment. Section 65868.5 of the Government Code requires this Fifth Amendment be recorded in the Official Records no later than 10 days after the City enters into this Fifth Amendment, and that the burdens of this Fifth Amendment shall be binding upon, and the benefits of this Fifth Amendment shall inure to, all successors in interest to the parties to this Fifth Amendment and/or to the land depicted in Exhibit A.
4. OWNED LAND. Exhibit A to this Fifth Amendment depicts the properties which constitute the "Owned Land" and the "Optioned Land" which are benefitted and burdened by the Development Agreement.

5. WASTEWATER TREATMENT CAPACITY ALLOCATION. Section 6.05.03 is hereby added to the Development Agreement as follows:

Section 6.05.03. Wastewater Treatment Capacity Allocation. The City hereby acknowledges that the Project's development and infrastructure, including the City's sanitary sewer pump stations and sanitary sewer collection system that serves the Project Site are isolated from the balance of the City's planning areas and that the Project's sewer flows that enter into the City's sanitary sewer collection system and into the sanitary sewer pump station that serves the Project can be measured precisely and separately from the rest of the City before such flows reach the City's Lathrop Consolidated Treatment Facility ("LCTF"). As a result, actual sewer flows from the Project's sewer pump station facilities can be utilized to estimate residential and non-residential (e.g. commercial) wastewater treatment capacity allocations for the Project's development. As such, as described below, the City shall utilize the measurement of the actual flows as generated from the Project to allocate wastewater treatment capacity for the Project.

For residential uses, the City allocates wastewater treatment capacity in Equivalent Capacity Units or "ECU's", with each ECU being equivalent to the capacity of one single family residential dwelling. As of the Operative Date of this Agreement, the City shall allocate ECUs for the Project based upon the actual measurement of wastewater flows generated from occupied homes within the Project over time, plus a reasonable buffer at the discretion of the City, to account for variations in data, and adjust the number of gallons per day ("gpd") of each ECU accordingly. As of August 2018, the City has adjusted the allocation per ECU to 200 gpd for all areas utilizing the LCTF; this shall be the starting allocation for the Project as of the Operative Date. Further, the City shall retroactively adjust all prior allocations of ECU's to 200 gpd for the Project starting with the first dwelling constructed in the project in 2014. Within 30 days of the Operative Date, the City shall provide a summary of this reallocation in writing to RID.

Keeping sewage strength as a contributing factor as noted below, the City shall base future ECU allocations beyond the initial allocation upon the actual measurement of wastewater flows from occupied homes in the Project into the City sewer system, plus a reasonable buffer at the discretion of the City, to account for variations in data. As of the Operative Date, the Parties shall continue to monitor the amount of actual flows from the Project and review data for variations in flow over time. This will include the use of separate meters for non-residential uses unless an alternative methodology is agreed upon to

determine non-residential inflows versus residential. At any time thereafter, either Party shall have the right to request an adjustment to the ECU allocation for the Project, subject to verification by the other Party, limited to only one such request within two calendar years. Any resulting adjustments are exclusive to this Project and shall not affect any other development area of the City. Any resulting adjustments shall be made administratively by the City Manager under recommendation by the Director of Public Works. Any costs associated with the adjustment shall be borne by the requesting Party. Unless agreed to by the Parties, future adjustments will not be retroactively applied, but shall only be applied to new residential subdivisions that are approved after the adjustment has been made.

With respect to sewer strength, City staff reviewed the strength (BOD5 or 5 Day Biological Oxygen Demand) of the current sewer effluent versus the strength when the gallons per day per ECU was 260. The most recent City observed strength has increased 50%, due to the reduction in potable water in the waste stream due to the water conserving fixtures used in the newer buildings. These results indicate that the amount of waste needing treatment in the existing wastewater flow per day is effectively the same as there was when the volume of flow was substantially higher. The LCTF was recently reconstructed with a design that anticipated an increase in sewer strength as measured by BOD5. The LCTF may not be able to process a higher BOD5 concentration than currently anticipated, so any additional concentrations of sewage strength may trigger dilution, or changes to the treatment process to handle that stronger flow. For this reason, any future analysis of lower sewer flows per unit (ECU) will need to include a review of sewage concentration (BOD5) or other constituents that may create a problem for the treatment of sewage or the disposal of treated sewage due to increased concentration (eg. electro conductivity) to determine if it will result in issues in the effective treatment of influent at the LCTF, in the City's collection system/pumping systems, or in the City's ability to dispose of the treated effluent before any future reductions can be approved.

6. POTABLE WATER ALLOCATION. Section 6.05.04 is hereby added to the Development Agreement as follows:

Section 6.05.04. Potable Water Allocation. The Parties hereby acknowledge that the Project depends on a consistent and reliable potable water supply as required by Applicable Law. In accordance with adopted conditions of approval for the Vesting Tentative Map Tract No. 3694 ("VTM 3694") the City shall develop a River Islands Water Conservation Plan ("Conservation Plan") that shall include,

but not be limited to: recycled water restricted landscaping plant palettes, supplemental non-potable water sources (such as water from Project lakes), irrigation saving designs for residential and non-residential private development, water saving fixtures for both residential and non-residential uses, and use of energy efficient "smart" controllers utilized when potable water is the primary source of irrigation water. The Conservation Plan shall be required to be adopted by the City Council prior to the filing of the first final map outside the VTM 3694. Further, the Plan shall have determined the actual water usage within River Islands based on annual monitoring of water usage in the VTM 3694 area and voluntarily implemented conservation measures. After this determination is made and prior to the first final map outside VTM 3694, the City shall retroactively adjust all prior allocations of ECU's to the actual usage for the Project starting with the first dwelling constructed in the project in 2014. Califa shall be responsible for its fair share contribution towards funding of the Conservation Plan. As a result of the Conservation Plan, the City shall re-allocate potable water for the Project and determine the estimated amount of potable water necessary for build out of the Project after Phase 1. The Parties may wish to update the Conservation Plan for Phase 2 development to ensure adequate supplies for the Project's build out.

The intent of the Conservation Plan is to reduce the volume of water used per ECU. Implementation of that Conservation Plan should result in lowered water usage, and that lower usage will be reflected in the required potable water to be provided for each future ECU, as explained below.

For residential uses, the City allocates potable water capacity in Equivalent Capacity Units or "ECU's", with each ECU being equivalent to the capacity of one single family residential dwelling. As of the Operative Date of this Agreement, the City shall allocate ECUs for the Project based upon the actual measurement of water flows (as measured from water meters) generated from the Project over time and adjust the number of gallons per day ("gpd") of each ECU accordingly. As of August 2018, the City has adjusted the water allocation per ECU to 430 gpd for all areas of the City; this shall be the starting allocation for the Project as of the Operative Date. Further, the City shall retroactively adjust all prior allocations of ECU's to 430 gpd for the Project starting with the first dwelling constructed in the project in 2014. Within 30 days of the Operative Date, the City shall provide a summary of this reallocation in writing to RID.

The City shall base future ECU water allocations beyond the initial allocation upon the actual measurement of water flows. As of the Operative Date, the Parties shall continue to monitor the amount of actual flows from the Project and review data for variations in flow over time. This will include the separate review of meters for residential uses. At any time thereafter, either Party shall have the right to request an adjustment to the ECU allocation for the Project, subject to verification by the other Party, limited to only one such request in two calendar years. Any resulting adjustments are exclusive to this Project and shall not affect any other development area of the City. Any resulting adjustments shall be made administratively by the City Manager under recommendation by the Director of Public Works. Any costs associated with the adjustment shall be borne by the requesting Party. Future adjustments will not be retroactively applied, but shall only be applied to new residential subdivisions that are approved after the adjustment has been made.

7. EFFECT OF THIS FIFTH AMENDMENT. Except as expressly modified by this Fifth Amendment, the Development Agreement shall continue in full force and effect according to its terms as amended to date, and the City and Califia ratify and affirm all of their respective rights and obligations under the Development Agreement. In the event of any conflict between this Fifth Amendment and the Development Agreement, the provisions of this Fifth Amendment shall govern.

8. COUNTERPARTS. This Fifth Amendment may be executed in counterparts, each of which shall constitute an original and all of which constitute the same document.

IN WITNESS WHEREOF, the City and Califia have signed this Fifth Amendment effective as of the Effective Date.

CITY OF LATHROP

CALIFIA, LLC

a California limited liability company

By: _____
Sonny Dhaliwal, Mayor.

By: _____
Name: _____
Its: _____

ATTEST:

RIVER ISLANDS DEVELOPMENT,
LLC

By: _____
Teresa Vargas, City Clerk

a California limited liability company

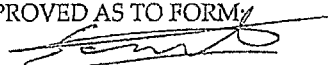
(Municipal Seal)

By: _____

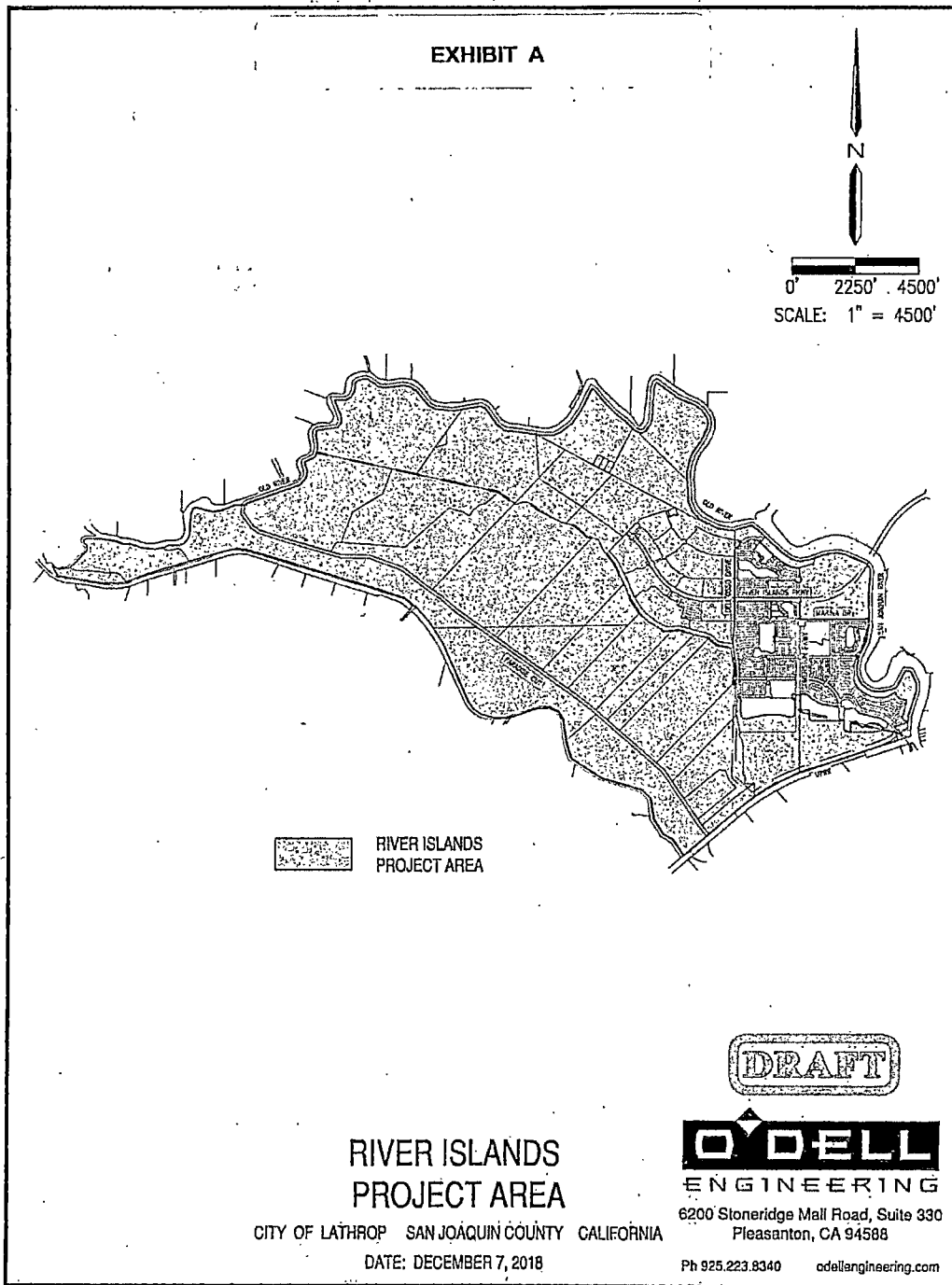
Name: _____

Its: _____

APPROVED AS TO FORM

By: 
Salvador V. Navarrete, City Attorney

[INSERT NOTARY ACKNOWLEDGMENTS]



T:\25501-RIVER ISLANDS\DWG\EXHIBITS\APN EXHIBIT\25501_RL_PROJECT AREA EXHIBIT.DWG

Response to Letter C: River Islands

Response C-1: This comment is noted. This comment serves as an introduction to the comment letter. The attachments provided in this comment letter have been forwarded to the City for their information. See Responses C-2 through C-7 for further explanations regarding the Draft EIR. No further response is necessary.

Response C-2: The commenter provides details regarding the Fifth Amendment to the River Islands Development Agreement (5th Amendment) which was adopted by City Council action in February 2019 (effective date April 11, 2019) that clarifies the process sewer and water allocations are made for the River Islands project. The commenter also requests that the Project Description chapter of the Draft EIR note the provisions of the Fifth Amendment and the adjustment process agreed to by the City and River Islands and its effect on resultant wastewater demands.

This comment is noted. See Chapter 3.0, Revisions, of this Final EIR for the requested revisions to the Project Description.

Response C-3: The commenter notes that the water demand for River Islands' residential customers appears to be much lower than the 430 gallons per day per unit currently assumed in the IWRMP and the City's Urban Water Management Plan. The commenter concludes that the Draft EIR should note that adjustments to demand assumptions for residential water usage may occur with future updates of the IWRMP.

This comment is noted. See Chapter 3.0, Revisions, of this Final EIR for the requested revisions to the Project Description.

Response C-4: The comment notes that information regarding the current status of SSJID's filed legal action against the State of California regarding any possible infringement on its water rights is not included in the Draft EIR. The commenter also notes that while the Draft EIR does an adequate job of providing a summary of the current water development agreement provisions for the possible curtailment of water deliveries, the Draft EIR should also mention changes in deliveries that could occur as a result of State and/or Federal actions and the possibility of legal actions. Additionally, the commenter concludes that SSJID has additional treatment of potable water available with implementation of Phase 2 of the South County Surface Water Project and the IWRMP, and notes that the Draft EIR should also include the potential for additional potable water capacity as a result.

This comment is noted. See Chapter 3.0, Revisions, of this Final EIR for the requested revisions to the Project Description.

Response C-5: The comment notes that the planned SSJID turnout for the River Islands area is currently under construction and are anticipated for implementation in 2020. The commenter also requests that this information on page 3.6-10 of the Draft EIR be updated as a result.

This comment is noted. See Chapter 3.0, Revisions, of this Final EIR for the requested revisions to the Project Description.

Response C-6: The comment notes that the Draft EIR does not include much information regarding the potential year-round discharge of recycled water into the San Joaquin River, which is identified in the Draft

EIR as a possible area of controversy. The comment also notes that the effort for a possible year-round discharge is on-going and the Draft EIR should mention this effort.

As discussed on pages 2.0-7 and 2.0-8 of Chapter 2.0, Project Description, of the Draft EIR, alternative uses of recycled water were evaluated in Phase 2B and beyond, including increased percolation and river discharge of CTF effluent to the San Joaquin River. These alternatives have the potential to provide increased water supply benefits and reduce the areas required for recycled water storage and disposal. The City has initiated discussions with Central Valley Regional Water Quality Control Board (RWQCB) staff regarding obtaining a National Pollutant Discharge Elimination System (NPDES) permit for a surface water discharge as a means of disposing of CTF effluent in the future and is currently preparing a report for the RWQCB regarding regionalization, reclamation, recycling, and conservation to support the permitting effort. The Recycled Water System Master Plan recommends that the City initiate a percolation study to assess locations in the City which have suitable soils for a percolation.

This section of Chapter 2.0 of the Draft EIR has been revised as requested. See Chapter 3.0, Revisions, of this Final EIR.

Response C-7: The comment notes that the Draft EIR figures do not included recycled water storage ponds S11, S12, and S13. The commenter also requests that the figures and descriptions be included in the Draft EIR figures.

This comment is noted. Storage pond S13 is included in Figure 2.0-8 on page 2.0-23 of Chapter 2.0, Project Description, of the Draft EIR. This storage pond is included in Phase 2B of the proposed recycled water system infrastructure improvements. Storage pond S13 is also discussed on page 2.0-7 of Chapter 2.0. See Chapter 3.0, Revisions, of this Final EIR for the requested revisions to the Project Description regarding storage ponds S11 and S12.

Response C-8: This comment is noted. This comment serves as a conclusion to the comment letter. The City will provide River Islands with notice of future documents and meetings regarding the IWRMP and Draft EIR. No further response is necessary.

2.0 COMMENTS ON DRAFT EIR AND RESPONSES



SJCOG, Inc.

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

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

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

To: Greg Gibson, City of Lathrop, Community Development Department

From: Laurel Boyd, SJCOG, Inc.

Date: September 25, 2019

-Local Jurisdiction Project Title: Notice of Availability for the Lathrop Integrated Water Resources Master Plan Draft EIR

Assessor Parcel Number(s): Multiple

Local Jurisdiction Project Number: N/A

Total Acres to be converted from Open Space Use: Unknown

Habitat Types to be Disturbed: Agricultural, Multi-Purpose, Natural and Urban Habitat Land

Species Impact Findings: Findings to be determined by SJMSCP biologist.

Dear Mr. Gibson:

SJCOG, Inc. has reviewed the Notice of Availability for the Lathrop Integrated Water Resources Master Plan Draft Environmental Impact Report. The proposed project includes the adoption and implementation of the IWRMP, which includes the improvement projects summarized in the proposed Water System Master Plan, Wastewater System Master Plan, and Recycled Water System Master Plan. The Water System Master Plan focuses on the development of water demand unit factors and projections, hydraulic assessment of the City's existing water infrastructure and key planned improvements, and development of recommended water system capital improvement projects (CIPs). The Wastewater System Master Plan focuses on development of wastewater flow unit factors and projections, hydraulic assessment of the City's existing infrastructure and key planned conveyances, and development of recommended wastewater CIPs. The Recycled Water System Master Plan focuses on an evaluation of recycled water use and disposal alternatives, recycled water balance analyses, hydraulic assessment of the City's existing recycled water infrastructure and key planned improvements, and development of recommended recycled water system improvements and operational recommendations. Generators would be provided in conjunction with the proposed water pump station improvements. Additionally, Supervisory Control and Data Acquisition communication towers would also be provided. The IWRMP is located throughout the City of Lathrop.

D-1

The City of Lathrop is a signatory to San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Participation in the SJMSCP satisfies requirements of both the state and federal endangered species acts, and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA). The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measure are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP. Although participation in the SJMSCP is voluntary, Local Jurisdiction/Lead Agencies should be aware that if project applicants choose against participating in the SJMSCP, they will be required to provide alternative mitigation in an amount and kind equal to that provided in the SJMSCP.

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

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

- Schedule a SJMSCP Biologist to perform a pre-construction survey **prior to any ground disturbance**
- SJMSCP Incidental take Minimization Measures and mitigation requirement:
 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.

D-2

2 | S J C O G , I n c .

2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
 4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.
- Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

D-2
cont'd

- Receive your Certificate of Payment and release the required permit

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

If you have any questions, please call (209) 235-0600.

3 | S J C O G , I n c .



S J C O G , I n c .

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

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

SJMSCP HOLD

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

FROM: Laurel Boyd, S J C O G , I n c .

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

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

- 1) SJMSCP Incidental Take Minimization Measures and mitigation requirement:
 - 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, S J C O G , I n c . staff will sign the ITMMs. This is the effective date of the ITMMs.
 - 2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 - 3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
 - 4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.
- Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

Project Title: Notice of Availability for the City of Lathrop Integrated Water Resources Master Plan DEIR

Assessor Parcel #: Multiple

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

Local Jurisdiction Contact: Greg Gibson

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

Response to Letter D: San Joaquin Council of Governments

Response D-1: The commenter indicates that SJCOG, Inc. has reviewed the project and states that the City of Lathrop is a signatory to San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) and participation in the SJMSCP requirements satisfies both the state and federal endangered species acts, and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA). The commenter states that the "LOCAL JURISDICTION" retains responsibility for ensuring that the appropriate Incidental Take Minimization Measure are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP. The commenter indicates that the project is subject to the SJMSCP.

This comment is noted. These comments are largely intended to be informative and are adequately addressed in the Draft EIR Section 3.1, Biological Resources. These comments do not warrant a response. No further response is necessary.

Response D-2: The commenter provides some information regarding the process and requirements. The commenter requests that the City and/or applicant contact SJMSCP staff regarding completing the steps to satisfy SJMSCP requirements. The commenter also notes that if the project has any potential impacts to waters of the United States (pursuant to Section 404 Clean Water Act), it would require the project to seek voluntary coverage through the unmapped process under the SJMSCP which could take up to 90 days.

The SJMSCP is discussed in Section 3.1, Biological Resources, of the Draft EIR. Tables 3.1-1 and 3.1-2 on pages 3.15 through 3.1-12 of Section 3.1 include columns that show whether each potential plant or animal species is covered by the SJMSCP. Background information and implementation strategies associated with the SJMSCP are also discussed on pages 3.1-17 through 3.1-19 the Draft EIR. Mitigation Measure 3.1-1 on page 3.1-28 of the Draft EIR requires the Project proponent to seek coverage under the SJMSCP to mitigate for habitat impacts to covered special-status species. Coverage involves compensation for habitat impacts on covered species through implementation of incidental take and minimization Measures (ITMMs) and payment of fees for conversion of lands that may provide habitat for covered special-status species. These fees are used to preserve and/or create habitat in preserves to be managed in perpetuity. Obtaining coverage for a project includes incidental take authorization (permits) under the Endangered Species Act Section 10(a), California Fish and Game Code Section 2081, and the Migratory Bird Treaty Act. Coverage under the SJMSCP would fully mitigate all habitat impacts on covered special-status species.

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This section includes minor edits and changes to the Draft EIR. These modifications resulted from responses to comments received during the public review period for the Draft EIR, as well as City staff initiated edits to clarify the details of the project.

Revisions herein do not result in new significant environmental impacts, do not constitute significant new information, nor do they alter the conclusions of the environmental analysis that would warrant recirculation of the Draft EIR pursuant to State CEQA Guidelines Section 15088.5.

Other minor changes to various sections of the Draft EIR are also shown below. These changes are provided in revision marks with underline for new text and ~~strike out for deleted text~~.

3.1 REVISIONS TO THE DRAFT EIR

ES EXECUTIVE SUMMARY

No changes were made to Chapter ES of the Draft EIR.

1.0 INTRODUCTION

No changes were made to Section 1.0 of the Draft EIR.

2.0 PROJECT DESCRIPTION

The following change was made to page 2.0-2 of Chapter 2.0 of the Draft EIR:

The IWRMP has identified significant changes from previously approved master plan documents. Some of these changes include:

- Changes in demand factors for water, sewer and associated recycled water storage and disposal capacity.
- Changes in land use and growth projections from the General Plan.
- Closure of the Sharpe Army Depot and need for City to provide water and sewer service to the Army & Air Force Exchange Services (AAFES) and other organizations at the military base.
- Potential reductions to the City’s water supply due to Sustainable Groundwater Management Act implementation, and curtailment of South San Joaquin Irrigation District surface water rights.
- Consolidation of existing proposed wastewater treatment facilities into a single facility and associated recycled water system used for land disposal of effluent.
- Need for additional treatment of groundwater for arsenic, manganese, uranium and other constituents of concern.

The project site includes the River Islands development in southwestern Lathrop. River Islands and the City of Lathrop entered into a Fifth Amendment to the River Islands Development Agreement (5th Amendment) by City Council action in February 2019 (effective date April 11, 2019) that clarifies the process sewer and water allocations are made for the River Islands project. The 5th Amendment requires that both parties monitor actual usage and resulting data regarding potable water and sewer allocations. Under the 5th Amendment provisions, the City Manager has the ability to

3.0 REVISIONS

administratively adjust future allocations. This adjustment process was agreed to by the City and River Islands.

It is noted that the River Islands development group continues to analyze City water consumption data for residential uses. Water demand for River Islands' residential customers appears to be significantly lower than the 430 gallons per day per unit currently assumed in the IWRMP and City's the Urban Water Management Plan. In accordance with the 5th Amendment provisions, adjustments to the demand assumptions for residential water usage may occur with future updates of the IWRMP.

The following change was made to pages 2.0-6 and 2.0-7 of Chapter 2.0 of the Draft EIR:

During 2017 and 2018, the Phase 2A improvements were implemented, with the exception that LAA A34 was not constructed. This resulted in an interim disposal capacity of approximately 1.55 MGD. In late 2018, LAA A34 was constructed, but as of December 2018, the permitting has not yet been performed to increase the disposal capacity to approximately 1.9 MGD.

In late 2018, there were some developments that may affect the phasing of the recycled water capacity as well as the configuration of Phase 2B. These developments include the possible removal or replacement of selected storage ponds and/or LAAs. These removals and/or replacements were not anticipated at the time of the original drafting of the Recycled Water System Master Plan and are therefore not considered in the analysis included in the Master Plan. Additional storage ponds or LAAs have also been identified in the Recycled Water Master Plan beyond the 2.5 MGD capacity in case they are needed in the future. Further, in late 2019, the RWQCB improved an increase in capacity from 1.55 MGD to 1.69 MGD, including the addition of LAA A34 and increases in capacity at PB-1 (percolation basin).

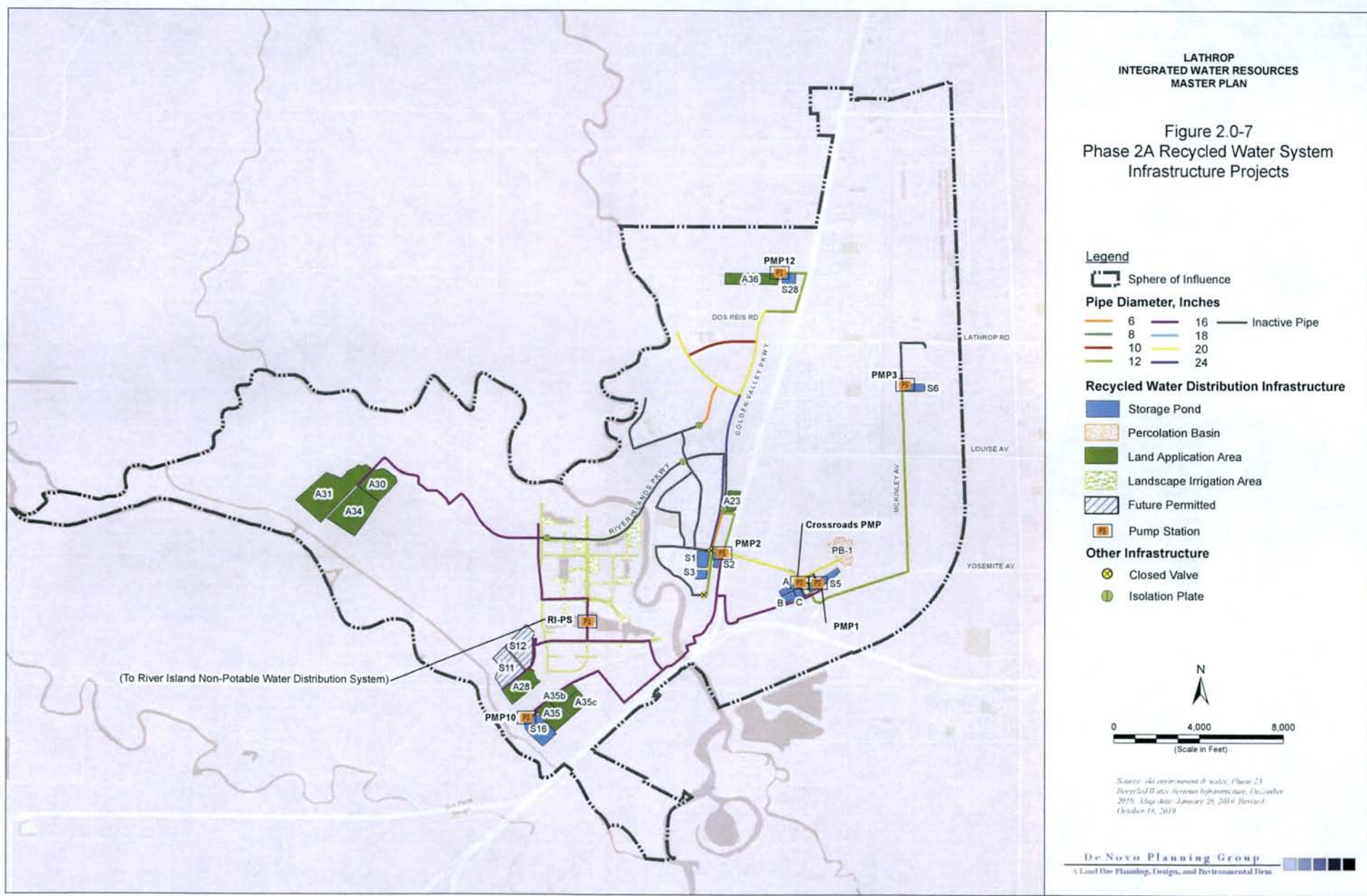
The following change was made to pages 2.0-7 and 2.0-8 of Chapter 2.0 of the Draft EIR:

Alternative uses of recycled water were evaluated in Phase 2B and beyond, including increased percolation and river discharge of CTF effluent to the San Joaquin River. The possibility of a year-round discharge of recycled water to the San Joaquin River is ongoing. These alternatives have the potential to provide increased water supply benefits and reduce the areas required for recycled water storage and disposal. The City has initiated discussions with Central Valley Regional Water Quality Control Board (RWQCB) staff regarding obtaining a National Pollutant Discharge Elimination System (NPDES) permit for a surface water discharge as a means of disposing of CTF effluent in the future. The City recently submitted the report on regionalization, reclamation, recycling, and conservation to support the permitting effort. The Recycled Water System Master Plan recommends that the City initiate a percolation study to assess locations in the City which have suitable soils for a percolation.

Figures 2.0-7 and 2.0-8 on pages 2.0-21 and 2.023 of Chapter 2.0 of the Draft EIR have been replaced with the images on the following pages:

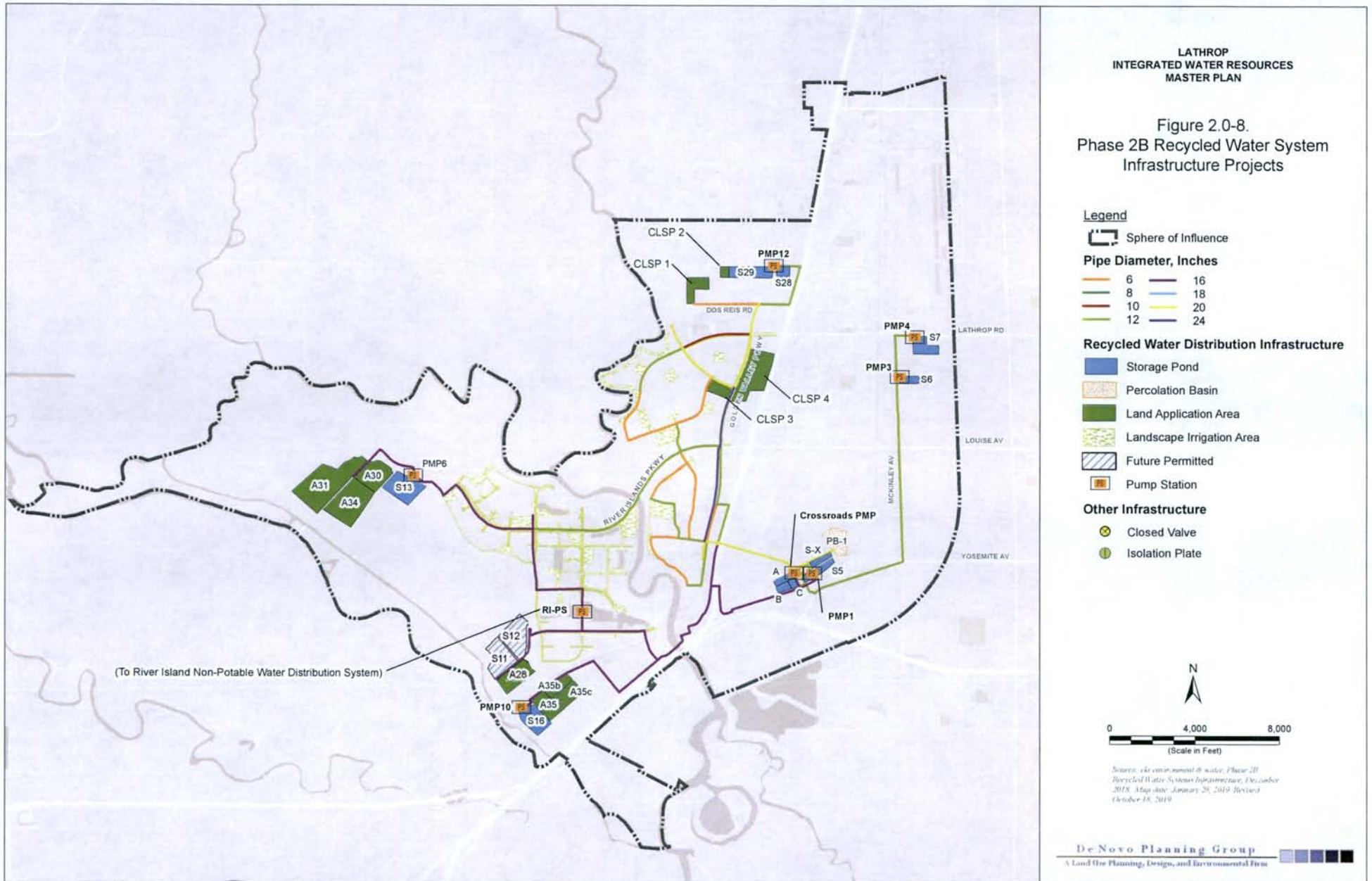
LATHROP
INTEGRATED WATER RESOURCES
MASTER PLAN

Figure 2.0-7
Phase 2A Recycled Water System
Infrastructure Projects



LATHROP
INTEGRATED WATER RESOURCES
MASTER PLAN

Figure 2.0-8.
Phase 2B Recycled Water System
Infrastructure Projects



3.1 BIOLOGICAL RESOURCES

No changes were made to Section 3.1 of the Draft EIR.

3.2 CULTURAL AND TRIBAL RESOURCES

No changes were made to Section 3.2 of the Draft EIR.

3.3 GEOLOGY AND SOILS

No changes were made to Section 3.3 of the Draft EIR.

3.4 HAZARDS AND HAZARDOUS MATERIALS

The following changes were made to pages 3.4-15 and 3.4-16 of Chapter 3.4 of the Draft EIR:

Chapter 11.34, Stormwater Management and Discharge Control, of the City’s Municipal Code outlines appropriate design standards and best management practices for new development and redevelopment projects. According to Section 11.34.120 of Chapter 11.34, any person performing construction in the City shall prevent pollutants from entering the stormwater conveyance system and comply with all applicable federal, state and local laws, ordinances or regulations including but not limited to the State Construction Activity Stormwater Permit and the City grading, erosion and sediment control policies. Additionally, any person performing construction work on a City project shall prevent pollutants from entering the stormwater conveyance system and comply with all applicable federal, state and local laws, ordinances or regulations including but not limited to the State Construction Activity Stormwater Permit and the City grading, erosion and sediment control policies. Further, each person applying for a grading or building permit for any project which does not require compliance with regulations governing State Construction Activity Stormwater Permits shall submit to the City, and implement, an erosion and sediment control plan adequate to accomplish all of the following:

- (1) Retain on site the sediments generated on or brought to the project site, using treatment control or structural best management practices;
- (2) Retain construction-related materials and wastes, spills and residues at the project site and prevent discharges to streets, drainage facilities, and the stormwater conveyance system, receiving waters or adjacent properties;
- (3) Contain non-stormwater runoff from equipment and vehicle washing at the project site; and
- (4) Control erosion from slopes and channels through use of effective best management practices, such as limitation of grading during the wet season, inspection of graded areas during rain events; planting and maintenance of vegetation on slopes, if any, and covering any slopes susceptible to erosion.

~~Mitigation Measure 3.4.1 presented below requires a Soils Management Plan (SMP) to be submitted and approved by the San Joaquin County Department of Environmental Health. The SMP will establish management practices for handling hazardous materials, including fuels, paints, cleaners, solvents, etc., during construction. Compliance with Chapter 11.34 of the City’s Municipal~~

3.0 REVISIONS

~~Code Implementation of Mitigation Measure 3.4-1 will ensure that this potential impact is reduced to a less than significant level.~~

OPERATIONAL PHASE IMPACTS

The operational phase of the project will occur after construction is completed and the water, wastewater and recycled water improvements have been brought on-line. The proposed pump stations, pipelines, agriculture irrigation areas, storage ponds, and related improvements would not involve the handling of hazardous materials.

The proposed emergency generators would use diesel fuel, although the generators would only be run for maintenance and air quality permit testing requirements. Diesel fuel may also be stored on-site, such as within a building. If handled appropriately, diesel fuel would not pose a significant risk. There will be a risk of release of these materials into the environment if they are not stored and handled in accordance with best management practices approved by San Joaquin County Environmental Health Division and the Lathrop Fire Department. Implementation of Mitigation Measure 3.4-~~12~~ will ensure that this potential impact is reduced to a **less than significant** level.

MITIGATION MEASURE(S)

~~**Mitigation Measure 3.4-1:** A Soils Management Plan (SMP) shall be submitted and approved by the San Joaquin County Department of Environmental Health prior to the issuance of the first grading permit for each phase of the project. The SMP shall establish management practices for handling hazardous materials, including fuels, paints, cleaners, solvents, etc., during construction. The approved SMP shall be posted and maintained onsite during construction activities and all construction personnel shall acknowledge that they have reviewed and understand the plan.~~

Mitigation Measure 3.4-~~12~~: Prior to bringing hazardous materials onsite, the applicant shall submit a Hazardous Materials Business Plan (HMBP) to San Joaquin County Environmental Health Division (CUPA) for review and approval. If during the construction process the contractors or the subcontractors generates hazardous waste, the applicant must register with the CUPA as a generator of hazardous waste, obtain an EPA ID# and accumulate, ship and dispose of the hazardous waste per Health and Safety Code Ch. 6.5. (California Hazardous Waste Control Law).

3.5 HYDROLOGY AND WATER QUALITY

No changes were made to Section 3.5 of the Draft EIR.

3.6 UTILITIES

The following changes were made to pages 3.6-9 and 3.6-10 of Chapter 3.6 of the Draft EIR:

Surface Water Facilities

In 2005, SSJID began providing treated surface water from the Stanislaus River to the Cities of Lathrop, Manteca, and Tracy, as part of the SCWSP. SSJID's supply is the Stanislaus River and is based on pre-1914 water rights and post-1914 appropriative water rights for direct diversion to storage. SSJID's surface water rights are subject to a 1988 Agreement and Stipulation with the United States Bureau of Reclamation regarding the New Melones Reservoir operation. Phase I of

the SCWSP construction was completed in July 2005. Phase II, including delivery to the City of Escalon, will be initiated when the participants notify SSJID of an impending need.

The SCWSP provides treated surface water from the Stanislaus River via Woodward Reservoir under a 300,000 acre-foot per year (AFY) entitlement. The supply is treated at SSJID's Nick C. DeGroot Water Treatment Plant which includes air floatation clarification and a submerged membrane filtration system. There are three large storage tanks and four pump stations that deliver the water over 20 miles to the City via SSJID's Drinking Water Pipeline.

SSJID has additional treatment of potable water available with implementation of Phase 2 of the South County Surface Water Project and the proposed IWRMP, which could result in additional potable water capacity.

On January 10, 2019, Oakdale Irrigation District and SSJID joined with other members of the San Joaquin Tributaries Authority (SJTA) in a lawsuit challenging the state's right to arbitrarily increase flows in the Stanislaus and two other rivers. The injunction request was filed in Tuolumne County Superior Court against the State Water Resources Control Board over its proposed Bay-Delta Phase 1 unimpaired flow proposal, adopted Dec. 12, 2018. The plaintiffs are OID, SSJID, the Turlock Irrigation District, and the City and County of San Francisco.

The lawsuit contends that the water board's plan to require 40% in unimpaired flows, with a range of 30% to 50% between February and June, "directly and irreparably" harms the SJTA members. The plan "will cause substantial losses to the surface water supply relied upon by the SJTA member agencies for agricultural production, municipal supply, recreational use, hydropower generation, among other things. Implementation will also cause direct impacts to groundwater resources relied upon by the SJTA member agencies."

Depending on the ultimate outcome of the lawsuit, changes in deliveries could occur as a result of State and/or Federal actions and the possibility of legal actions.

The following changes were made to page 3.6-10 of Chapter 3.6 of the Draft EIR:

The City's water distribution system consists of a single pressure zone and approximately 142 miles of distribution pipelines ranging from 2 inches to 30 inches in diameter. The following list describes the major components of the City's water distribution system facilities; these facilities include City-owned or City-operated infrastructure required to serve groundwater, surface water, and recycled water supplies:

- The City of Lathrop has an emergency intertie with the City of Stockton for potable supply.
- The City receives SSJID treated surface water at SSJID Turnout 1, which includes a 1.0 MG tank and 7.5 mgd peak capacity. Turnout 1 is not owned by the City, and is therefore not included in the City's water storage. A second SSJID turnout is currently under construction ~~planned~~ in the River Islands area with a 1 million-gallon treated storage. Turnout 1 is anticipated for implementation in 2020.

4.0 OTHER CEQA-REQUIRED TOPICS

No changes were made to Chapter 4.0 of the Draft EIR.

5.0 ALTERNATIVES TO THE PROPOSED PROJECT

No changes were made to Chapter 5.0 of the Draft EIR.

6.0 REPORT PREPARERS

No changes were made to Chapter 6.0 of the Draft EIR.

7.0 REFERENCES

No changes were made to Chapter 7.0 of the Draft EIR.

FINAL MITIGATION MONITORING AND REPORTING PROGRAM

4.0

This document is the Final Mitigation Monitoring and Reporting Program (FMMRP) for the Lathrop Integrated Water Resources Master Plan (IWRMP) Project (project). This FMMRP has been prepared pursuant to Section 21081.6 of the California Public Resources Code, which requires public agencies to “adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” A FMMRP is required for the proposed project because the EIR has identified significant adverse impacts, and measures have been identified to mitigate those impacts.

The numbering of the individual mitigation measures follows the numbering sequence as found in the Draft EIR.

4.1 MITIGATION MONITORING AND REPORTING PROGRAM

The FMMRP, as outlined in the following table, describes mitigation timing, monitoring responsibilities, and compliance verification responsibility for all mitigation measures identified in this Final EIR.

The City of Lathrop will be the primary agency responsible for implementing the mitigation measures and will continue to monitor mitigation measures that are required to be implemented during the operation of the project.

The FMMRP is presented in tabular form on the following pages. The components of the FMMRP are described briefly below:

- **Mitigation Measures:** The mitigation measures are taken from the Draft EIR in the same order that they appear in that document.
- **Mitigation Timing:** Identifies at which stage of the project mitigation must be completed.
- **Monitoring Responsibility:** Identifies the agency that is responsible for mitigation monitoring.
- **Compliance Verification:** This is a space that is available for the monitor to date and initial when the monitoring or mitigation implementation took place.

TABLE 4.0-1: MITIGATION MONITORING AND REPORTING PROGRAM

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
BIOLOGICAL RESOURCES				
Impact 3.1-1: The proposed project has the potential to result in direct or indirect effects on special-status species	Mitigation Measure 3.1-1: Prior to commencement of any grading activities, the project proponent shall seek coverage under the SJMSCP to mitigate for habitat impacts to covered special status species. Coverage involves compensation for habitat impacts on covered species through implementation of incidental take and minimization Measures (ITMMs) and payment of fees for conversion of lands that may provide habitat for covered special status species. These fees are used to preserve and/or create habitat in preserves to be managed in perpetuity. Obtaining coverage for a Project includes incidental take authorization (permits) under the Endangered Species Act Section 10(a), California Fish and Game Code Section 2081, and the MBTA. Coverage under the SJMSCP would fully mitigate all habitat impacts on covered special-status species.	San Joaquin Council of Governments	Prior to commencement of any grading activities	
CULTURAL AND TRIBAL RESOURCES				
Impact 3.2-1: The proposed project has the potential to cause a substantial adverse change to a significant historical resource, as defined in CEQA Guidelines §15064.5, or a significant tribal cultural resource, as defined in Public Resources Code §21074	Mitigation Measure 3.2-1: All construction workers shall receive a sensitivity training session before they begin site work. The sensitivity training shall inform the workers of their responsibility to identify and protect any cultural resources, including prehistoric or historic artifacts, or other indications of archaeological resources, within the project site. The sensitivity training shall cover laws pertaining to cultural resources, examples of cultural resources that may be discovered in the project site, and what to do if a cultural resource, or anything that may be a cultural resource, is discovered. If any subsurface historic remains, prehistoric or historic artifacts, paleontological resources, other indications of archaeological resources, or cultural and/or tribal resources are found during grading and construction activities, all work within 100 feet of the find shall cease, the City of Lathrop Community Development Department shall be notified, and the applicant shall retain an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, to evaluate the find(s). If tribal resources are	City of Lathrop Community Development Department Native American Heritage Commission	Prior to and during site work	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<p><i>found during grading and construction activities, the applicant shall notify the Native American Heritage Commission. If paleontological resources are found during grading and construction activities, a qualified paleontologist shall be retained to determine the significance of the discovery.</i></p> <p><i>The archaeologist and/or paleontologist shall define the physical extent and the nature of any built features or artifact-bearing deposits. The investigation shall proceed immediately into a formal evaluation to determine the eligibility of the feature(s) for inclusion in the California Register of Historical Resources. The formal evaluation shall include, at a minimum, additional exposure of the feature(s), photo-documentation and recordation, and analysis of the artifact assemblage(s). If the evaluation determines that the feature(s) and artifact(s) do not have sufficient data potential to be eligible for the California Register, additional work shall not be required. However, if data potential exists (e.g., an intact feature is identified with a large and varied artifact assemblage), further mitigation would be necessary, which might include avoidance of further disturbance to the resource(s) through project redesign. If avoidance is determined to be infeasible, additional data recovery excavations shall be conducted for the resource(s), to collect enough information to exhaust the data potential of those resources.</i></p> <p><i>Pursuant to CEQA Guidelines Section 15126.4(b)(3)(C), a data recovery plan, which makes provisions for adequately recovering the scientifically consequential information from and about the resource, shall be prepared and adopted prior to any excavation being undertaken. Such studies shall be deposited with the California Historical Resources Regional Information Center. Data recovery efforts can range from rapid photographic documentation to extensive excavation depending upon the physical nature of the resource. The degree of effort shall be determined at the discretion of a qualified archaeologist and should be sufficient to recover data considered important to the area's history and/or prehistory. Significance determinations for tribal cultural resources shall be measured in terms of criteria for inclusion on the California Register of Historical Resources (Title 14 CCR, §4852(a)), and the definition of tribal cultural resources set forth in Public Resources Code Section 21074 and 5020.1 (k). The evaluation of the tribal cultural resource(s) shall include culturally appropriate temporary</i></p>			

4.0

FINAL MITIGATION MONITORING AND REPORTING PROGRAM

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<p><i>and permanent treatment, which may include avoidance of tribal cultural resources, in-place preservation, and/or re-burial on project property so the resource(s) are not subject to further disturbance in perpetuity. Any re-burial shall occur at a location predetermined between the landowner and the Native American Heritage Commission. The landowner shall relinquish ownership of all sacred items, burial goods, and all archaeological artifacts that are found on the project area to the Native American Heritage Commission for proper treatment and disposition. If an artifact must be removed during project excavation or testing, curation may be an appropriate mitigation.</i></p> <p><i>The language of this mitigation measure shall be included on any future grading plans, utility plans, and subdivision improvement drawings approved by the City for the development of the project.</i></p>			
<p>Impact 3.2-2: The proposed project has the potential to cause a substantial adverse change to a significant archaeological resource, as defined in CEQA Guidelines §15064.5</p>	<p>Implement Mitigation Measure 3.2-1</p>	<p>See Mitigation Measure 3.2-1</p>	<p>See Mitigation Measure 3.2-1</p>	
<p>Impact 3.2-3: The proposed project has the potential to directly or indirectly destroy a unique paleontological resource or sit or unique geologic feature</p>	<p>Implement Mitigation Measure 3.2-1</p>	<p>See Mitigation Measure 3.2-1</p>	<p>See Mitigation Measure 3.2-1</p>	
<p>Impact 3.2-4: The proposed project has the potential to disturb human remains, including those interred outside of formal cemeteries</p>	<p>Mitigation Measure 3.2-2: <i>If human remains are discovered during the course of construction during any phase of the project, work shall be halted at the site and at any nearby area reasonably suspected to overlie adjacent human remains until the San Joaquin County Coroner has been informed and has determined that no investigation of the cause of death is required. If the remains are of Native American origin, either of the following steps will be taken:</i></p> <ul style="list-style-type: none"> <i>The coroner shall contact the Native American Heritage</i> 	<p>City of Lathrop Community Development Department San Joaquin County Coroner</p>	<p>If human remains are discovered during the course of construction during any phase of the</p>	

FINAL MITIGATION MONITORING AND REPORTING PROGRAM

4.0

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<p><i>Commission in order to ascertain the proper descendants from the deceased individual. The coroner shall make a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods, which may include obtaining a qualified archaeologist or team of archaeologists to properly excavate the human remains.</i></p> <ul style="list-style-type: none"> • <i>The landowner shall retain a Native American monitor, and an archaeologist, if recommended by the Native American monitor, and rebury the Native American human remains and any associated grave goods, with appropriate dignity, on the property and in a location that is not subject to further subsurface disturbance when any of the following conditions occurs:</i> <ul style="list-style-type: none"> ○ <i>The Native American Heritage Commission is unable to identify a descendent.</i> ○ <i>The descendant identified fails to make a recommendation.</i> <p><i>The City of Lathrop or its authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.</i></p>		project	
GEOLOGY AND SOILS				
Impact 3.3-2: The proposed project may result in substantial soil erosion or the loss of topsoil	<p>Mitigation Measure 3.3-1: <i>Prior to clearing, grading, and disturbances to the ground such as stockpiling, or excavation for each phase of the project, the project proponent shall submit a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) to the SWRCB to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ amended by 2010-0014-DWQ & 2012-0006-DWQ). The SWPPP shall be designed with Best Management Practices (BMPs) that the SWRCB has deemed as effective at reducing erosion, controlling sediment, and managing runoff. These include: covering disturbed areas with mulch, temporary</i></p>	<p>State Water Resources Control Board City of Lathrop Community Development Department</p>	<p>Prior to clearing, grading, and disturbances to the ground such as stockpiling, or excavation for each phase of</p>	

4.0

FINAL MITIGATION MONITORING AND REPORTING PROGRAM

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<p>seeding, soil stabilizers, binders, fiber rolls or blankets, temporary vegetation, and permanent seeding. Sediment control BMPs, installing silt fences or placing straw wattles below slopes, installing berms and other temporary run-on and runoff diversions. These BMPs are only examples of what should be considered and should not preclude new or innovative approaches currently available or being developed. Final selection of BMPs will be subject to approval by City of Lathrop and the SWRCB . The SWPPP will be kept on site during construction activity and will be made available upon request to representatives of the SWRCB .</p>		the project	
<p>Impact 3.3-3: The proposed project has the potential to be located on a geologic unit or soil that is unstable, or that would become unstable as a result of project implementation, and potentially result in landslide, lateral spreading, subsidence, liquefaction or collapse</p>	<p>Mitigation Measure 3.3-2: Prior to earthmoving activities for each phase of the project, a certified geotechnical engineer, or equivalent, shall be retained to perform a final geotechnical evaluation of the soils at a design-level as required by the requirements of the California Building Code Title 24, Part 2, Chapter 18, Section 1803.1.1.2 related to expansive soils and other soil conditions. The evaluation shall be prepared in accordance with the standards and requirements outlined in California Building Code, Title 24, Part 2, Chapter 16, Chapter 17, and Chapter 18, which addresses structural design, tests and inspections, and soils and foundation standards. The final geotechnical evaluation shall include design recommendations to ensure that soil conditions do not pose a threat to the health and safety of people or structures, including threats from liquefaction or lateral spreading. The grading and improvement plans for each phase of the project shall be designed in accordance with the recommendations provided in the final geotechnical evaluation.</p>	<p>City of Lathrop Community Development Department Certified geotechnical engineer</p>	<p>Prior to earthmoving activities for each phase of the project</p>	
<p>Impact 3.3-4: The proposed project has the potential to be located on expansive soils which may create substantial risks to life or property</p>	<p>Implement Mitigation Measure 3.3-2.</p>	<p>See Mitigation Measure 3.3-2</p>	<p>See Mitigation Measure 3.3-2</p>	
<p>HAZARDS AND HAZARDOUS MATERIALS</p>				
<p>Impact 3.4-1: The proposed project has the potential to create a significant hazard</p>	<p>Mitigation Measure 3.4-1: Prior to bringing hazardous materials onsite, the applicant shall submit a Hazardous Materials Business Plan (HMBP) to San Joaquin County Environmental Health Division (CUPA) for review and</p>	<p>San Joaquin County Environmental</p>	<p>Prior to bringing hazardous</p>	

FINAL MITIGATION MONITORING AND REPORTING PROGRAM

4.0

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
through the routine transport, use, or disposal of hazardous materials or through the reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment	<i>approval. If during the construction process the contractors or the subcontractors generates hazardous waste, the applicant must register with the CUPA as a generator of hazardous waste, obtain an EPA ID# and accumulate, ship and dispose of the hazardous waste per Health and Safety Code Ch. 6.5. (California Hazardous Waste Control Law).</i>	Health Division	materials onsite	
HYDROLOGY AND WATER QUALITY				
Impact 3.5-1: The proposed project has the potential to violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality during construction	<i>Implement Mitigation Measure 3.3-1.</i>	See Mitigation Measure 3.3-1	See Mitigation Measure 3.3-1	

FINAL MITIGATION MONITORING AND REPORTING
PROGRAM

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FINDINGS OF FACT

FOR THE

LATHROP INTEGRATED WATER RESOURCES MASTER PLAN (SCH: 2019029106)

NOVEMBER 2018

Prepared for:

City of Lathrop, Public Works Department
390 Towne Centre Drive
Lathrop, CA 95330
(209) 941-7430

Prepared by:

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1020 Suncastr Lane, Suite 106
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D e N o v o P l a n n i n g G r o u p

A Land Use Planning, Design, and Environmental Firm

FINDINGS OF FACT

FOR THE

LATHROP INTEGRATED WATER RESOURCES MASTER PLAN (SCH: 2019029106)

NOVEMBER 2018

Prepared for:

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390 Towne Centre Drive
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FINDINGS OF FACT

Section	Page Number
I. Introduction	1
II. General Findings and Overview	2
III. Findings and Recommendations Regarding Significant Impacts Which Are Mitigated to a Less than Significant Level	6
IV. Findings and Recommendations Regarding Those Impacts Which are Less Than Significant or Less Than Cumulatively Considerable	16
V. Project Alternatives	18

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FINDINGS FOR THE LATHROP INTEGRATED WATER RESOURCES MASTER PLAN

REQUIRED UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT
(Public Resources Code, § 21000 et seq.)

I. INTRODUCTION

The California Environmental Quality Act (CEQA) (Public Resources Code, § 21000 et seq.) requires the City of Lathrop (City), as the CEQA lead agency, to: 1) make written findings when it approves a project for which an environmental impact report (EIR) was certified, and 2) identify overriding considerations for significant and unavoidable impacts identified in the EIR.

This document explains the City's findings regarding the significant and potentially significant impacts identified in the environmental impact report (EIR) prepared for the Lathrop Integrated Water Resources Master Plan (IWRMP). These findings do not include the statement of overriding considerations because significant and unavoidable environmental impacts would not result from the project.

As required under CEQA, the Final EIR describes the project, adverse environmental impacts of the project, and mitigation measures and alternatives that would substantially reduce or avoid those impacts. The information and conclusions contained in the EIR reflect the City's independent judgment.

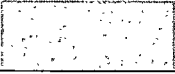
The Final EIR (which includes the Draft EIR, comments, responses to comments, and revisions to the Draft EIR) for the project, examined the proposed project and several alternatives to the project including: No Project (No Build) Alternative and Near-Term Improvements Alternative.

The Findings are presented for adoption by the City Council, as the City's findings under CEQA and the CEQA Guidelines (Cal. Code Regs., title 14, § 15000 et seq.) relating to the project. The Findings provide the written analysis and conclusions of this City Council regarding the project's environmental impacts, mitigation measures, and alternatives to the project.

II. GENERAL FINDINGS AND OVERVIEW

Project Overview

The project site is located throughout Lathrop, California. The City of Lathrop is located in San Joaquin County, approximately 10 miles south of the City of Stockton and directly west of the City of Manteca. The City lies east of the Coastal Range that separates California's Central Valley from the San Francisco Bay Area. Interstate 5 (I-5), a major north-south interstate corridor, bisects the City. The City is also connected by State Route (SR) 120 which runs east-west through the southeastern-most part of the City, and by Interstate 205, which connects Interstate 580 to I-5. The City is also served by the Altamont Commuter Express (ACE) train, which travels along the



southern and eastern border of the City. The community was originally developed primarily east of I-5. However, most major new developments have recently been constructed west of I-5 and others are currently planned or under construction in this area.

The City is relatively flat with natural gentle slope from east to west. The City's topography has an average elevation of approximately 20 feet above sea level.

The City's water service area is generally contiguous with the City limits and includes the railroad cargo container commercial enterprise that is outside of the City limits. The City's wastewater collection system service area is generally contiguous with the City limits. The City's existing recycled water distribution system is generally contiguous with the City limits, and some of the future facilities are planned for north of the City limits.

The proposed project includes adoption and implementation of the IWRMP, which includes the improvement projects summarized in the proposed Water System Master Plan, Wastewater System Master Plan, and Recycled Water System Master Plan.

The Water System Master Plan focuses on development of water demand unit factors and projections, hydraulic assessment of the City's existing water infrastructure and key planned improvements, and development of recommended water system capital improvement projects (CIPs). The Wastewater System Master Plan focuses on development of wastewater flow unit factors and projections, hydraulic assessment of the City's existing infrastructure and key planned conveyances, and development of recommended wastewater CIPs. The Recycled Water System Master Plan focuses on an evaluation of recycled water use and disposal alternatives, recycled water balance analyses, hydraulic assessment of the City's existing recycled water infrastructure and key planned improvements, and development of recommended recycled water system improvements and operational recommendations.

Generators would be provided in conjunction with the proposed water pump station improvements. The generators will be added as the new essential facilities are constructed and brought on-line, such as the Central Lathrop Specific Plan (CLSP) water tank, River Islands water tank/SSJID turnout, and sewer pump stations. The generators would all be for emergency operations in the event of a power outage, and would only be run for maintenance and air quality permit testing requirements.

Additionally, Supervisory Control and Data Acquisition (SCADA) communication towers would also be provided. Currently, SCADA towers are located at the City of Lathrop Corporation Yard (2112 E. Louise Avenue), the City of Lathrop City Hall (390 Town Centre Drive), the Lathrop Consolidated Treatment Facility (LCTF) (18800 Christopher Way), and at a few other locations in the River Islands and CLSP development areas. The proposed SCADA towers are required in order to provide a line-of-sight for radio communications between the facilities. The towers would be 50- to 100-feet in height, or taller.

The principal objective of the proposed project is the approval and subsequent implementation of the Lathrop IWRMP.

PROCEDURAL BACKGROUND

Notice of Preparation Public Circulation: The City circulated an Initial Study and NOP of an EIR for the proposed project on February 20, 2019 to trustee agencies, the State Clearinghouse, and the public. A public scoping meeting was held on March 13, 2019 to present the project description to the public and interested agencies, and to receive comments from the public and interested agencies regarding the scope of the environmental analysis to be included in the Draft EIR. Concerns raised in response to the NOP were considered during preparation of the Draft EIR. The IS and NOP comments are presented in Appendix A of the Draft EIR. The commenting agencies are provided below.

1. Central Valley Regional Water Quality Control Board (March 14, 2019);
2. Pacific Gas and Electric (February 20, 2019);
3. River Islands (March 21, 2019);
4. San Joaquin County Department of Public Works (March 22, 2019);
5. San Joaquin Valley Air Pollution Control District (March 19, 2019);
6. Terra Land Group (March 18, 2019).

Notice of Availability and Draft EIR: The City of Lathrop published a public Notice of Availability (NOA) for the Draft EIR on August 15, 2019, inviting comment from the general public, agencies, organizations, and other interested parties. The NOA was filed with the State Clearinghouse (SCH # 2019029106) the County Clerk, and a newspaper of regional circulation pursuant to the public noticing requirements of CEQA. The public review period was from August 15, 2019 through September 30, 2019 (45 days).

The Draft EIR contains a description of the project, description of the environmental setting, identification of project impacts, and mitigation measures for impacts found to be significant, as well as an analysis of project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. The Draft EIR identifies issues determined to have no impact or a less than significant impact, and provides detailed analysis of potentially significant and significant impacts. Comments received in response to the NOP were considered in preparing the analysis in the Draft EIR.

Final EIR: The City of Lathrop received four comment letters on the Draft EIR during the public review period. In accordance with CEQA Guidelines Section 15088, this Final EIR responds to the comments received during the public review period. This Final EIR also responds to all comments received after the public review period had ended. The Final EIR also contains minor edits to the Draft EIR, which are included in Section 3.0, Errata. This document and the Draft EIR, as amended herein, constitute the Final EIR.

Responses to comments do not involve any new significant impacts or “significant new information” that would require recirculation of the Draft EIR pursuant to CEQA Guidelines Section 15088.5. Each response is provided in the Final EIR.

CEQA FINDINGS

RECORD OF PROCEEDINGS AND CUSTODIAN OF RECORD

For purposes of CEQA and the findings set forth herein, the record of proceedings for the City's findings and determinations consists of the following documents and testimony, at a minimum:

- The NOP, comments received on the NOP, and all other public notices issued by the City in relation to the project (e.g., NOA).
- The Draft EIR and Final EIR, including comment letters, and technical materials cited in the documents.
- All non-draft and/or non-confidential reports and memoranda prepared by the City and consultants in relation to the EIR.
- Minutes and transcripts of the discussions regarding the project and/or project components at public hearings held by the City.
- Staff reports associated with City Council meetings on the project.
- Those categories of materials identified in Public Resources Code § 21167.6.

The City Clerk is the custodian of the administrative record. The documents and materials that constitute the administrative record are available for review at the City of Lathrop at 390 Towne Centre Drive, Lathrop, CA 95330.

FINDINGS REQUIRED UNDER CEQA

Public Resources Code § 21002 provides that “public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects[.]” Further, the procedures required by CEQA “are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects.” (*Id.*) Section 21002 also provides that “in the event specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof.”

The mandate and principles established by the Legislature in Public Resources Code § 21002 are implemented, in part, through the requirement in Public Resources Code § 21081 that agencies must adopt findings before approving projects for which an EIR is required.

CEQA Guidelines § 15091 provides the following direction regarding findings:

- (a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:

- (1) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.
- (2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- (3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.

(See also Public Resources Code, § 21081, subd. (a)(1)-(3).)

As defined by CEQA, “feasible” means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, legal, and technological factors. (Pub. Resources Code, § 21061.1; see also CEQA Guidelines, § 15126.6(f)(1) [determining the feasibility of alternatives].) The concept of “feasibility” also encompasses the question of whether a particular alternative or mitigation measure promotes the underlying goals and objectives of a project. (See *Association of Irrigated Residents v. County of Madera* (2003) 107 Cal.App.4th 1383, 1400 [court upholds findings rejecting a “reduced herd” alternative to a proposed dairy as infeasible because the alternative failed to meet the “fundamental objective” of the project to produce milk]; *Sierra Club v. County of Napa* (2004) 121 Cal.App.4th 1490, 1506-1508 [agency decision-makers, in rejecting alternatives as infeasible, appropriately relied on project objective articulated by project applicant].) Moreover, “‘feasibility’ under CEQA encompasses ‘desirability’ to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, legal, and technological factors.” (*City of Del Mar v. City of San Diego* (1982) 133 Cal.App.3d 410, 417; see also *California Native Plant Society v. City of Santa Cruz* (2009) 177 Cal.App.4th 957, 1001-1002.

MITIGATION MONITORING PROGRAM

A Mitigation Monitoring Program has been prepared for the project and has been adopted concurrently with these Findings. (See Pub. Resources Code, § 21081.6, subd. (a)(1).) The City will use the Mitigation Monitoring Program to track compliance with project mitigation measures.

CONSIDERATION OF THE ENVIRONMENTAL IMPACT REPORT

In adopting these Findings, this City Council finds that the Final EIR was presented to this City Council, the decision-making body of the lead agency, which reviewed and considered the information in the Final EIR prior to approving the project. By these findings, this City Council ratifies, adopts, and incorporates the analysis, explanation, findings, responses to comments, and conclusions of the Final EIR. The City Council finds that the Final EIR was completed in compliance with CEQA. The Final EIR represents the independent judgment of the City.

SEVERABILITY

If any term, provision, or portion of these Findings or the application of these Findings to a particular situation is held by a court to be invalid, void, or unenforceable, the remaining provisions of these Findings, or their application to other actions related to the project, shall continue in full force and effect unless amended or modified by the City.

III. FINDINGS AND RECOMMENDATIONS REGARDING SIGNIFICANT IMPACTS WHICH ARE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL

A. AIR QUALITY

1. IMPACTS (A-C): CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF THE APPLICABLE AIR QUALITY PLAN; RESULT IN A CUMULATIVELY CONSIDERABLE NET INCREASE OF ANY CRITERIA POLLUTANT FOR WHICH THE PROJECT REGION IS NON-ATTAINMENT UNDER AN APPLICABLE FEDERAL OR STATE AMBIENT AIR QUALITY STANDARD; AND, EXPOSE SENSITIVE RECEPTORS TO SUBSTANTIAL POLLUTANT CONCENTRATIONS.

(a) Potential Impact. The potential for the project to conflict with or obstruct implementation of the applicable air quality plan, result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard, and expose sensitive receptors to substantial pollutant concentrations is discussed on pages 32 and 33 of the Initial Study.

(b) Mitigation Measures. The following mitigation measures are hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measures 1 and 2.

(c) Findings. Air quality emissions would be generated during construction of the proposed project. Operational emissions would be negligible as the project does not propose any new structures or uses that would increase trip generation or vehicle-miles-travelled (VMT). The proposed project is not a traffic generator and would not cause an intersection to decline to level of service (LOS) D, E, or F. Additionally, the proposed project would not increase traffic volumes on nearby roadways by 10 percent or more. Therefore, localized carbon monoxide modeling is not warranted for this project.

Construction would result in numerous activities that would generate dust. Fine, silty soils and often strong afternoon winds exacerbate the potential for dust, particularly during the summer months. Grading, leveling, earthmoving and excavation are the activities that generate the most particulate emissions. Impacts would be localized and variable. The initial phase of project construction would involve grading and

leveling the various project site areas and associated improvements such as underground infrastructure.

Construction activities that could generate dust and vehicle emissions are primarily related to grading and other ground-preparation activities in order to prepare the various project site areas for paving. All construction activities shall comply with all applicable measures from SJVAPCD Rule VIII which limits construction related emissions and particulates.

Mitigation Measure 1 requires compliance with San Joaquin Valley Air Pollution Control District (SJVAPCD) Rule VIII. Mitigation Measure 2 requires additional fugitive dust emission reduction measures to be implemented during construction.

In accordance with Public Resources Code, § 21081, Mitigation Measures 1 and 2 are appropriate changes or alterations that have been required in, or incorporated into, the project which avoids or substantially lessens the significant environmental effect as identified in the Initial Study. Based upon the Initial Study and the entire record before this City Council, this City Council finds that the potential for the project to conflict with or obstruct implementation of the applicable air quality plan, result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard, and expose sensitive receptors to substantial pollutant concentrations will be mitigated to a less than significant level.

B. BIOLOGICAL RESOURCES

1. IMPACT 3.1-1: THE PROPOSED PROJECT HAS THE POTENTIAL TO RESULT IN DIRECT OR INDIRECT EFFECTS ON SPECIAL-STATUS SPECIES.
 - (a) Potential Impact. The potential for the project to result in direct or indirect effects on special-status species is discussed on pages 3.1-23 through 3.1-28 of the Draft EIR.
 - (b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measure 3.1-1.
 - (c) Findings. According to the CNDDDB, there are 11 special-status invertebrates that are documented within the 9-quad region for the project site. Six of these invertebrate species are covered species under the SJMSCP. All of the amphibian species are covered species under the SJMSCP, and 17 of the 18 documented bird species are covered. The least Bell's vireo (*Vireo bellii pusillus*) (FE/CE) is not covered by the SJMSCP, but this bird species is not a resident of the regional vicinity. Additionally, two of the five documented fish species are covered species under the SJMSCP, and six of the eight mammal species are covered under the SJMSCP. Further, three of the seven documented reptile species are covered under the SJMSCP, and 17 of the 33 documented plant species are covered.

The improvement projects included in the IWRMP are all designed to be within areas that are either existing roadway, existing urban areas, existing vacant fields, or existing agricultural lands. Any CIP projects constructed in the road right-of-way or urban areas would have minimal, if any, disturbance to special status species and/or their habitats given that this area is already disturbed and provides little to no habitat value. The CIP projects that would be constructed in the agricultural areas would also be considered low impact on special status species for several reasons. First, any pipe installation would be underground such that the impact would be temporary and the surface would be restored after construction. The installation of pump stations, meters, control valves, and a SCADA system would have minimal footprint. Any new LAA would remain as an agricultural field or vacant field, but the irrigation system would change from surface water well water to recycled water in some cases. The proposed LAAs near the River Islands development have surface water available as a supplemental water source, and the surrounding fields currently use surface water instead of well water. The net impact from a new LAA would be negligible because the agricultural field would remain as foraging habitat for a variety of species that use the fields.

The Recycled Water Master Plan includes development of new storage ponds during Phase 2A and 2B. The construction of proposed storage ponds would be located near existing and proposed LAAs in vacant fields or agricultural areas. The new and existing ponds provide some habitat value for water fowl and other wildlife.

Powerlines and trees located in the region represent potentially suitable nesting habitat for a variety of special-status birds. Additionally, the agricultural land represents potentially suitable nesting habitat for the ground-nesting birds, as well as foraging habitat for many species. In general, most nesting occurs from late February and early March through late July and early August, depending on various environmental conditions. New sources of noise and light during the construction and operational phases of the project could adversely affect nesters if they located adjacent to the project site in any given year. Additionally, the proposed project would temporarily disturb some agricultural areas, which serve as potential foraging habitat for birds throughout the year.

Mitigation Measure 3.1-1 requires participation in the SJMSCP. As part of the SJMSCP, SJCOG requires preconstruction surveys for projects that occur during the avian breeding season (March 1 – August 31). When active nests are identified, the biologists develop buffer zones around the active nests as deemed appropriate until the young have fledged. SJCOG also uses the fees to purchase habitat as compensation for the loss of foraging habitat.

In accordance with Public Resources Code, § 21081, and pursuant to CEQA Guidelines § 15065(b)(2), Mitigation Measure 3.1-1 is an appropriate change or alteration that has been required in, or incorporated into, the project which avoids or substantially lessens the significant environmental effect as identified in the EIR. Based upon the EIR

and the entire record before this City Council, this City Council finds that the potential for adverse effects on special-status species will be mitigated to a less than significant level.

2. IMPACT 3.1-5: THE PROPOSED PROJECT HAS THE POTENTIAL TO CONFLICT WITH AN ADOPTED HABITAT CONSERVATION PLAN.

- (a) Potential Impact. The potential for the project to conflict with an adopted habitat conservation plan is discussed on pages 3.1-31 and 3.1-32 of the Draft EIR.
- (b) Mitigation Measures. The following mitigation measures is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measure 3.1-1.
- (c) Findings. The proposed project is subject to the SJMSCP, which is an adopted Habitat Conservation Plan (USFWS) and Natural Community Conservation Plan (CDFW). The key purpose of the SJMSCP, is to provide a strategy for balancing the need to conserve Open Space and the need to Convert Open Space to non-Open Space uses while protecting the region's agricultural economy; preserving landowner property rights; providing for the long-term management of plant, fish and wildlife species, especially those that are currently listed, or may be listed in the future, under the Federal Endangered Species Act (FESA) or the California Endangered Species Act (CESA); providing and maintaining multiple-use Open Spaces which contribute to the quality of life of the residents of San Joaquin County; and accommodating a growing population while minimizing costs to Project Proponents and society at large.

The proposed project is subject to the SJMSCP. Mitigation Measure 3.1-1 requires participation in the SJMSCP.

In accordance with Public Resources Code, § 21081, Mitigation Measure 3.1-1 is an appropriate change or alteration that has been required in, or incorporated into, the project which avoids or substantially lessens the significant environmental effect as identified in the EIR. Based upon the EIR and the entire record before this City Council, this City Council finds that the potential to conflict with an adopted habitat conservation plan will be mitigated to a less than significant level.

C. CULTURAL AND TRIBAL RESOURCES

1. IMPACT 3.2-1: THE PROPOSED PROJECT HAS THE POTENTIAL TO CAUSE A SUBSTANTIAL ADVERSE CHANGE TO A SIGNIFICANT HISTORICAL RESOURCE, AS DEFINED IN CEQA GUIDELINES §15064.5, OR A SIGNIFICANT TRIBAL CULTURAL RESOURCE, AS DEFINED IN PUBLIC RESOURCES CODE §21074.

- (a) Potential Impact. The potential for the project to cause a substantial adverse change to a significant historical resource or tribal cultural resources is discussed on pages 3.2-11 and 3.2-12 of the Draft EIR.

CEQA FINDINGS

- (b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measure 3.2-1.
- (c) Findings. As noted in Chapter 3.2, 172 cultural resources have been identified within the City of Lathrop General Plan Study Area, according to files maintained by the Central California Information Center (CCIC) of the California Historical Resources Information System (CHRIS). The 172 recorded cultural resources span both the prehistoric and historic periods and range from a Native American village site to historic period railroads, a school, buildings and single-family homes. The recorded resources include a Point of Historical Interest and two California Historical Landmarks. The greatest number of recorded cultural resources are buildings at the Sharpe facility. There are no properties or districts currently listed on the National Register of Historic Places (NRHP) or California Register of Historic Places (CRHR) for the City of Lathrop.

As with most projects in the region that involve ground-disturbing activities, there is the potential for discovery of a previously unknown historical resource or tribal cultural resource. Implementation of Mitigation Measure 3.2-1 would require construction to halt in the event that a buried and previously undiscovered cultural or historical resource is encountered during construction activities so that it can be appropriately evaluated by a qualified professional.

In accordance with Public Resources Code, § 21081, Mitigation Measure 3.2-1 is an appropriate change or alteration that has been required in, or incorporated into, the project which avoids or substantially lessens the significant environmental effect as identified in the EIR. Based upon the EIR and the entire record before this City Council, this City Council finds that the potential to cause a substantial adverse change to a significant historical resource or tribal cultural resources will be mitigated to a less than significant level.

2. IMPACT 3.2-3: THE PROPOSED PROJECT HAS THE POTENTIAL TO DIRECTLY OR INDIRECTLY DESTROY A UNIQUE PALEONTOLOGICAL RESOURCE OR SITE OR UNIQUE GEOLOGIC FEATURE.
- (a) Potential Impact. The potential for the project to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature is discussed on page 3.2-13 of the Draft EIR.
- (b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measure 3.2-1.
- (c) Findings. The project site is not expected to contain subsurface paleontological resources, although it is possible. The majority of the proposed improvements would be developed in previously-disturbed areas, such as within roadway rights-of-way. Some of the proposed improvements, particularly those related to recycled water,

would be located on agricultural areas near the San Joaquin River. There will be a temporary impact to agricultural lands during construction of the water and recycled water pipes, land application areas for recycled water, and storage ponds for recycled water. Paleontological resources are not likely to be found in the urban areas of the City, and would be more likely to occur in areas near the San Joaquin River.

Damage to or destruction of a paleontological resource would be considered a potentially significant impact under local, state, or federal criteria. Implementation of Mitigation Measure 3.2-1 would require construction to halt in the event that a paleontological resource is encountered during construction activities so that it can be appropriately evaluated by a qualified professional.

In accordance with Public Resources Code, § 21081, Mitigation Measure 3.2-1 is an appropriate change or alteration that has been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the EIR. Based upon the EIR and the entire record before this City Council, this City Council finds that the potential to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature will be mitigated to a less than significant level.

3. IMPACT 3.2-4: THE PROPOSED PROJECT HAS THE POTENTIAL TO DISTURB HUMAN REMAINS, INCLUDING THOSE INTERRED OUTSIDE OF FORMAL CEMETERIES.

- (a) Potential Impact. The potential for the project to disturb human remains, including those interred outside of formal cemeteries, is discussed on page 3.2-14 of the Draft EIR.
- (b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measure 3.2-2.
- (c) Findings. Indications suggest that humans have occupied San Joaquin County for over 10,000 years and it is not always possible to predict where human remains may occur outside of formal burials. Therefore, excavation and construction activities, regardless of depth, may yield human remains that may not be interred in marked, formal burials.

Under CEQA, human remains are protected under the definition of archaeological materials as being "any evidence of human activity." Additionally, Public Resources Code Section 5097 has specific stop-work and notification procedures to follow in the event that human remains are inadvertently discovered during project implementation.

Implementation of Mitigation Measure 3.2-2 would require construction to halt in the event that human remains are encountered during construction activities.

CEQA FINDINGS

In accordance with Public Resources Code, § 21081, Mitigation Measure 3.2-2 is an appropriate change or alteration that has been required in, or incorporated into, the project which avoids or substantially lessens the significant environmental effect as identified in the EIR. Based upon the EIR and the entire record before this City Council, this City Council finds that the potential to disturb human remains, including those interred outside of formal cemeteries, will be mitigated to a less than significant level.

D. GEOLOGY AND SOILS

1. IMPACT 3.3-2: THE PROPOSED PROJECT MAY RESULT IN SUBSTANTIAL SOIL EROSION OR THE LOSS OF TOPSOIL.
 - (a) Potential Impact. The potential for the project to result in substantial soil erosion or the loss of topsoil is discussed on pages 3.3-14 through 3.3-17 of the Draft EIR.
 - (b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measure 3.3-1.
 - (c) Findings. To ensure that construction activities are covered under General Permit 2009-0009-DWQ (amended by 2010-0014-DWQ & 2012-0006-DWQ), projects in California must prepare a Stormwater Pollution Prevention Plan (SWPPP) containing Best Management Practices (BMPs) to reduce erosion and sediments to meet water quality standards. Such BMPs may include: temporary erosion control measures such as silt fences, staked straw bales/wattles, silt/sediment basins and traps, check dams, geofabric, sandbag dikes, and temporary revegetation or other ground cover. The BMPs and overall SWPPP is reviewed by the State Water Resources Control Board (SWRCB) as part of the permitting process. The SWPPP, once approved, is kept on site and implemented during construction activities and must be made available upon request to representatives of the SWRCB and/or the lead agency.

In accordance with the NPDES Stormwater Program, Mitigation Measure 3.3-1 requires an approved SWPPP designed to control erosion and the loss of topsoil to the extent practicable using BMPs that the SWRCB has deemed effective in controlling erosion, sedimentation, runoff during construction activities. In accordance with Public Resources Code, § 21081, Mitigation Measure 3.3-1 is an appropriate change or alteration that has been required in, or incorporated into, the project which avoids or substantially lessens the significant environmental effect as identified in the EIR. Based upon the EIR and the entire record before this City Council, this City Council finds that the potential to result in substantial soil erosion or the loss of topsoil will be mitigated to a less than significant level.

2. IMPACT 3.3-3: THE PROPOSED PROJECT HAS THE POTENTIAL TO BE LOCATED ON A GEOLOGIC UNIT OR SOIL THAT IS UNSTABLE, OR THAT WOULD BECOME UNSTABLE AS A RESULT OF PROJECT IMPLEMENTATION, AND POTENTIALLY RESULT IN LANDSLIDE, LATERAL SPREADING, SUBSIDENCE, LIQUEFACTION OR COLLAPSE.

- (a) Potential Impact. The potential for the project to be located on a geologic unit or soil that is unstable, or that would become unstable as a result of project implementation, and potentially result in landslide, lateral spreading, subsidence, liquefaction or collapse, is discussed on pages 3.3-17 and 3.3-18 of the Draft EIR.
- (b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measure 3.3-2.
- (c) Findings. The project site does not have a significant risk of becoming unstable as a result landslide, subsidence, or soil collapse. There is a potential for liquefaction, liquefaction induced settlement, and lateral spreading. Implementation of Mitigation Measure 3.3-2 requires a final geotechnical evaluation of the soils at a design-level.

In accordance with Public Resources Code, § 21081, Mitigation Measure 3.3-2 is an appropriate change or alteration that has been required in, or incorporated into, the project which avoids or substantially lessens the significant environmental effect as identified in the EIR. Based upon the EIR and the entire record before this City Council, this City Council finds that the potential for the project to be located on a geologic unit or soil that is unstable, or that would become unstable as a result of project implementation, and potentially result in landslide, lateral spreading, subsidence, liquefaction or collapse, will be mitigated to a less than significant level.

3. IMPACT 3.3-4: THE PROPOSED PROJECT HAS THE POTENTIAL TO BE LOCATED ON EXPANSIVE SOILS WHICH MAY CREATE SUBSTANTIAL RISKS TO LIFE OR PROPERTY.

- (a) Potential Impact. The potential for the proposed project to be located on expansive soils which may create substantial risks to life or property is discussed on page 3.3-19 of the Draft EIR.
- (b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measure 3.3-2.
- (c) Findings. According to the NRCS Web Soil Survey, the soils in the project area vary from a low shrink-swell potential to a moderate shrink-swell potential. Figure 3.3-3 provides a map of the shrink-swell potential of the soils at the project site and in the vicinity.

The California Building Code Title 24, Part 2, Chapter 18, Section 1803.1.1.2 requires specific geotechnical evaluation when a preliminary geotechnical evaluation

determines that expansive or other special soil conditions are present, which, if not corrected, would lead to structural defects. Implementation of Mitigation Measure 3.3-2 requires a final geotechnical evaluation of the soils at a design-level.

In accordance with Public Resources Code, § 21081, Mitigation Measure 3.3-2 is an appropriate change or alteration that has been required in, or incorporated into, the project which avoids or substantially lessens the significant environmental effect as identified in the EIR. Based upon the EIR and the entire record before this City Council, this City Council finds that the potential for expansive soils to create substantial risks to life or property will be mitigated to a less than significant level.

E. HAZARDS AND HAZARDOUS MATERIALS

1. **IMPACT 3.4-1: THE PROPOSED PROJECT HAS THE POTENTIAL TO CREATE A SIGNIFICANT HAZARD THROUGH THE ROUTINE TRANSPORT, USE, OR DISPOSAL OF HAZARDOUS MATERIALS OR THROUGH THE REASONABLY FORESEEABLE UPSET AND ACCIDENT CONDITIONS INVOLVING THE RELEASE OF HAZARDOUS MATERIALS INTO THE ENVIRONMENT.**

(a) **Potential Impact.** The potential to create a significant hazard through the routine transport, use, or disposal of hazardous materials or through the reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment is discussed on pages 3.4-15 and 3.4-16 of the Draft EIR.

(b) **Mitigation Measures.** The following mitigation measures are hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measures 3.4-1 and 3.4-2.

(c) **Findings.** Construction activities would occur in phases through the development of the proposed improvements. Construction equipment and materials would likely require the use of petroleum-based products (oil, gasoline, diesel fuel), and a variety of chemicals including paints, cleaners, and solvents. The use of these materials at a construction site will pose a reasonable risk of release into the environment if not properly handled, stored, and transported. A release into the environment could pose significant impacts to the health and welfare of people and/or wildlife, and could result in contamination of water (groundwater or surface water), habitat, and countless important resources. Mitigation Measure 3.4-1 requires a Soils Management Plan (SMP) to be submitted and approved by the San Joaquin County Department of Environmental Health. The SMP will establish management practices for handling hazardous materials, including fuels, paints, cleaners, solvents, etc., during construction.

The operational phase of the project will occur after construction is completed and the water, wastewater and recycled water improvements have been brought on-line. The proposed pump stations, pipelines, agriculture irrigation areas, storage ponds, and related improvements would not involve the handling of hazardous materials.

The proposed emergency generators would use diesel fuel, although the generators would only be run for maintenance and air quality permit testing requirements. Diesel fuel may also be stored on-site, such as within a building. If handled appropriately, diesel fuel would not pose a significant risk. There will be a risk of release of these materials into the environment if they are not stored and handled in accordance with best management practices approved by San Joaquin County Environmental Health Division and the Lathrop Fire Department. Mitigation Measure 3.4-2 requires a Hazardous Materials Business Plan to be submitted to the Joaquin County Environmental Health Division prior to bringing hazardous materials onsite.

In accordance with Public Resources Code, § 21081, Mitigation Measures 3.4-1 and 3.4-2 are appropriate changes or alterations that have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the EIR. Based upon the EIR and the entire record before this City Council, this City Council finds that the potential to create a significant hazard through the routine transport, use, or disposal of hazardous materials or through the reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment will be mitigated to a less than significant level.

F. HYDROLOGY AND WATER QUALITY

1. IMPACT 3.5-1: THE PROPOSED PROJECT HAS THE POTENTIAL TO VIOLATE WATER QUALITY STANDARDS OR WASTE DISCHARGE REQUIREMENTS OR OTHERWISE SUBSTANTIALLY DEGRADE SURFACE OR GROUND WATER QUALITY DURING CONSTRUCTION.
 - (a) Potential Impact. The potential to violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality during construction is discussed on pages 3.5-17 through 3.5-19 of the Draft EIR.
 - (b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measure 3.3-1.
 - (c) Findings. Grading, excavation, removal of vegetation cover, and loading activities associated with construction activities could temporarily increase runoff, erosion, and sedimentation. Construction activities also could result in soil compaction and wind erosion effects that could adversely affect soils and reduce the revegetation potential at construction sites and staging areas. To ensure that construction activities are covered under General Permit 2009-0009-DWQ (amended by 2010-0014-DWQ & 2012-0006-DWQ), projects in California must prepare a Stormwater Pollution Prevention Plan (SWPPP) containing Best Management Practices (BMPs) to reduce erosion and sediments to meet water quality standards. Such BMPs may include: temporary erosion control measures such as silt fences, staked straw bales/wattles, silt/sediment basins and traps, check dams, geofabric, sandbag dikes, and temporary

revegetation or other ground cover. The BMPs and overall SWPPP is reviewed by the Regional Water Quality Control Board as part of the permitting process. The SWPPP, once approved, is kept on site and implemented during construction activities and must be made available upon request to representatives of the RWQCB and/or the lead agency.

In accordance with the NPDES Stormwater Program, Mitigation Measure 3.3-1 contained in Section 3.3 Geology and Soils, ensures compliance with existing regulatory requirements to prepare a SWPPP designed to control erosion and the loss of topsoil to the extent practicable using BMPs that the RWQCB has deemed effective in controlling erosion, sedimentation, runoff during construction activities. The RWQCB has stated that these erosion control measures are only examples of what should be considered and should not preclude new or innovative approaches currently available or being developed. The specific controls are subject to the review and approval by the RWQCB and are an existing regulatory requirement.

In accordance with Public Resources Code, § 21081, Mitigation Measure 3.3-1 is an appropriate change or alteration that has been required in, or incorporated into, the project which avoids or substantially lessens the significant environmental effect as identified in the EIR. Based upon the EIR and the entire record before this City Council, this City Council finds that the potential to violate water quality standards or waste discharge requirements during construction will be mitigated to a less than significant level.

IV. FINDINGS AND RECOMMENDATIONS REGARDING THOSE IMPACTS WHICH ARE LESS THAN SIGNIFICANT OR LESS THAN CUMULATIVELY CONSIDERABLE

Specific impacts within the following categories of environmental effects were found to be less than significant as set forth in more detail in the Draft EIR.

Aesthetics and Visual Resources: The following were found to be less than significant or were found to have no impact: (A), (B), (C), and (D).

Agricultural Resources: The following were found to have no impact: (A), (B), (C), (D), and (E).

Air Quality: The following specific impact was found to be less than significant: (D).

Biological Resources: The following specific impacts were found to be less than significant: 3.1-2, 3.1-3, and 3.1-4.

Energy: The following specific impacts were found to be less than significant: (A) and (B).

Geology and Soils: The following specific impact was found to be less than significant: (E).

Greenhouse Gas Emissions: The following specific impacts were found to be less than significant: (A) and (B).

Hazards and Hazardous Materials: The following specific impacts were found to be less than significant: 3.4-2, 3.4-3, 3.4-4, 3.4-5, and 3.4-6.

Hydrology and Water Quality: The following specific impacts were found to be less than significant: 3.5-2, 3.5-3, 3.5-4, 3.5-5, and 3.5-6.

Land Use, Population, and Housing: The following were found to be less than significant or were found to have no impact: (A) and (B).

Mineral Resources: The following were found to have no impact: (A) and (B).

Noise: The following were found to be less than significant or were found to have no impact: (A), (B), and (C).

Population and Housing: The following were found to be less than significant or were found to have no impact: (A) and (B).

Public Services: The following was found to have no impact: (A).

Recreation: The following were found to have no impact: (A) and (B).

Transportation and Circulation: The following specific impacts were found to be less than significant: (A), (B), (C), and (D).

Utilities: The following specific impacts were found to be less than significant: 3.6-1, 3.6-2, 3.6-3, 3.6-4, 3.6-5, 3.6-6, 3.6-7, and 3.6-8.

Wildfire: The following specific impacts were found to be less than significant: (A), (B), (C), and (D).

The project was found to have a less than cumulatively considerable contribution to specific impacts within the following categories of environmental effects as set forth in more detail in the Draft EIR.

Biological Resources: The following specific impact was found to be less than cumulatively considerable: 4.1.

Cultural and Tribal Resources: The following specific impact was found to be less than cumulatively considerable: 4.2.

Geology and Soils: The following specific impact was found to be less than cumulatively considerable: 4.3.

Hazards and Hazardous Materials: The following specific impact was found to be less than cumulatively considerable: 4.4.

CEQA FINDINGS

Hydrology and Water Quality: The following specific impacts were found to be less than cumulatively considerable: 4.5, 4.6, 4.7, and 4.8.

Utilities: The following specific impacts were found to be less than cumulatively considerable: 4.9, 4.10, 4.11, 4.12, and 4.13.

The above impacts are less than significant or less than cumulatively considerable for one of the following reasons:

- The EIR determined that the impact is less than significant for the project;
- The EIR determined that the project would have a less than cumulatively considerable contribution to the cumulative impact; or
- The EIR determined that the impact is beneficial (would be reduced) for the project.

V. PROJECT ALTERNATIVES

A. IDENTIFICATION OF PROJECT OBJECTIVES

An EIR is required to identify a range of reasonable alternatives to the project. The “range of potential alternatives to the project shall include those that could feasibly accomplish most of the basic purposes of the project and could avoid or substantially lessen one or more of the significant effects.” (CEQA Guidelines Section 15126.6(c).) “Among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries (projects with a regionally significant impact should consider the regional context), and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site (or the site is already owned by the proponent).” (CEQA Guidelines Section 15126.6(f)(1).)

The principal objective of the proposed project is the approval and subsequent implementation of the Lathrop Integrated Water Resources Master Plan (IWRMP).

The proposed project identifies the following objectives:

- Construct improvements that are integrated with the City’s infrastructure geographic information system (GIS) and allow for automatic synchronization between the model and infrastructure GIS to limit future maintenance efforts;
- Provide cost-effective and fiscally responsible water, wastewater, and recycled water services that meet the water quantity, water quality, system pressure, and reliability requirements of the City’s customers;
- Improve or replace existing City water, wastewater, and recycled water system infrastructure;
- Provide future water, wastewater, and recycled water system infrastructure necessary to meet projected growth of the City’s service area.

B. ALTERNATIVES ANALYSIS IN EIR

The alternatives analysis provides a summary of the relative impact levels of significance associated with each alternative for each of the environmental issue areas analyzed in the Draft EIR. The environmental analysis for each of the alternatives is included at the project-level within each impact statement following the analysis for the proposed project within Sections 3.1 through 3.6. The cumulative analysis for each alternative is included in Chapter 4.0.

1. NO PROJECT (NO BUILD) ALTERNATIVE:

The **No Project (No Build) Alternative** is discussed on pages 5.0-3 through 5.0-7 the Draft EIR. Under the No Project (No Build) Alternative development of the project site would not occur, and the project site would remain in its current existing condition. The water, wastewater, and recycled water infrastructure improvements would not occur. It is noted that the No Project (No Build) Alternative would fail to meet the project objectives identified by the City of Lathrop.

Findings: Environmental benefits of this alternative over the proposed project include the reduction of impacts to biological resources, cultural and tribal resources, geology and soils, hazards and hazardous materials, and hydrology and water quality.

While the City recognizes the environmental benefits of the No Project (No Build) Alternative, this alternative would not achieve any of the project objectives. Specifically, this alternative would not: construct improvements that are integrated with the City's infrastructure GIS and allow for automatic synchronization between the model and infrastructure GIS to limit future maintenance efforts; provide cost-effective and fiscally responsible water, wastewater, and recycled water services that meet the water quantity, water quality, system pressure, and reliability requirements of the City's customers; improve or replace existing City water, wastewater, and recycled water system infrastructure; or provide future water, wastewater, and recycled water system infrastructure necessary to meet projected growth of the City's service area.

For these reasons, this alternative is rejected.

2. NEAR-TERM IMPROVEMENTS ALTERNATIVE:

The **Near-Term Improvements Alternative** is discussed on pages 5.0-3, 5.0-4, and 5.0-7 through 5.0-9 of the Draft EIR. Under the Near-Term Improvements Alternative, only the improvements proposed to be completed in the near-term would be constructed. The long-term water and recycled water improvements would not be constructed. The long-term water improvements include the South San Joaquin Irrigation District (SSJID) Turnout 2 Expansion, the Sadler Oak Transmission Improvement Project, and the SSJID Transmission Improvement Project. Table 5.0-1 in Chapter 5.0 summarizes all the water system improvement projects and their estimated planning level opinion of probable costs (OPCs) that would occur under this alternative.

Because all of the wastewater improvements would be completed in the near-term, this alternative would include development of all of the proposed wastewater improvements. The long-term recycled water improvements include the Phase 2B improvements, which would expand the disposal capacity to the full 2.5 million-gallons-per day (MGD) Lathrop Consolidated Treatment Facility (CTF) Phase 2 treatment capacity. The Phase 2B improvements would not be constructed under this alternative, which include:

- Increase the capacity of the PMP-1 pump station in conjunction with the installation of Pond S-X (located directly north of S5).
- Install a new pond and pump station in the western portion of the City, potentially at locations S13 storage pond and PMP-6 pump station, to meet storage requirements and to meet system pressure criteria in Phase 2B.

The recycled water Phase 2A improvements were based on the planned initial infrastructure improvements as of October 2017, which were planned to provide a disposal capacity of 1.9 MGD. The Phase 2A improvements would be constructed under this alternative. The SCADA towers and generators would also be constructed under this alternative.

Findings: Environmental benefits of this alternative over the proposed project include the reduction of impacts to biological resources and cultural and tribal resources. Impacts to geology and soils, hazards and hazardous materials, and hydrology and water quality would be the same as the proposed project.

The Near-Term Improvements Alternative would not fully meet the project objectives identified by the City of Lathrop. Specifically, this alternative would not: provide cost-effective and fiscally responsible water, wastewater, and recycled water services that meet the water quantity, water quality, system pressure, and reliability requirements of the City's customers; improve or replace existing City water, wastewater, and recycled water system infrastructure; or provide future water, wastewater, and recycled water system infrastructure necessary to meet projected growth of the City's service area.

For these reasons, this alternative is rejected.

3. ENVIRONMENTALLY SUPERIOR ALTERNATIVE:

CEQA requires that an environmentally superior alternative be identified among the alternatives that are analyzed in the EIR. If the No Project Alternative is the environmentally superior alternative, an EIR must also identify an environmentally superior alternative among the other alternatives (CEQA Guidelines Section 15126.6(e)(2)). The environmentally superior alternative is that alternative with the least adverse environmental impacts when compared to the proposed project.

As shown on Table 5.0-2 of the Draft EIR (on page 5.0-9), a comparison of alternatives is presented. The No Project (No Build) Alternative is the environmentally superior alternative. However, as required by CEQA, when the No Project (No Build) Alternative is the environmentally

superior alternative, the environmentally superior alternative among the others must be identified. Therefore, the Near-Term Improvements Alternative ranks higher than the proposed project.

It should be noted that the Near-Term Improvements Alternative does not meet all of the project objectives. This alternative would construct improvements that are integrated with the City's infrastructure GIS and allow for automatic synchronization between the model and infrastructure GIS to limit future maintenance efforts. However, as noted above, this alternative would not: provide cost-effective and fiscally responsible water, wastewater, and recycled water services that meet the water quantity, water quality, system pressure, and reliability requirements of the City's customers; improve or replace existing City water, wastewater, and recycled water system infrastructure; or provide future water, wastewater, and recycled water system infrastructure necessary to meet projected growth of the City's service area.

For the reasons provided above, this alternative is rejected.

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ATTACHMENT "D"

**CITY OF LATHROP INTEGRATED WATER RESOURCES MASTER PLAN
UPDATE (IWRMP)**

Dated December 2018

Due to the size of this document, it is not included with the staff report. Copies are available for public inspection at the City Clerk's Office at Lathrop City Hall, located at
390 Towne Centre Dr. Lathrop, CA 95330
(209) 941-7220

This document is also available on the City's website at:
<http://www.ci.lathrop.ca.us/com-dev/page/public-review-documents>

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**CITY MANAGER'S REPORT
DECEMBER 9, 2019 CITY COUNCIL REGULAR MEETING**

**ITEM: PUBLIC HEARING (PUBLISHED NOTICE) TO
CONSIDER GENERAL PLAN AMENDMENT GPA-19-140
TO UPDATE THE CITY'S HOUSING ELEMENT**

RECOMMENDATION: Council to Consider the Following:
1. Hold a Public Hearing; and
**2. Consider Adoption of a Resolution recommending
the City Council amend the General Plan to
replace the Adopted Housing Element with the
2019 Housing Element Update.**

Project Summary and Recommendation:

State law mandates that each city and county update their Housing Element regularly, with specific deadlines being established by the State Department of Housing and Community Development (HCD). The Housing Element is one of seven mandatory elements that comprise a local agency's General Plan according to Section 65302(c) of the Government Code. The Housing Element is considered to be the primary policy document to guide the development, rehabilitation and preservation of housing for all economic segments of the local population.

The City's current Housing Element was adopted on September 19, 2016. The attached Draft 2019 Housing Element addresses the 5th planning cycle and demonstrates how the City will accommodate the 2014-2023 Regional Housing Needs Allocation (RHNA) adopted by the San Joaquin Council of Governments.

Project Background and Proposed Housing Element:

The proposed 2019 Housing Element Update has been prepared to address the State-mandated requirements to accommodate housing, including affordable housing. The Housing Element includes a Housing Plan that establishes goals, policies, and programs to ensure that the City has adequate sites to accommodate its housing needs, including the 2014-2023 RHNA, to remove constraints to the development of housing, including housing for lower income groups and special needs groups, to maintain the City's existing housing stock, to further fair housing, and to encourage energy efficiency and conservation in residential development.

**CITY MANAGERS REPORT
DECEMBER 9, 2019 CITY COUNCIL REGULAR MEETING
HOUSING ELEMENT UPDATE NO. GPA-19-140**

The 2019 Housing Element consists of two components:

2019 Housing Element Policy Document: The 2019 Housing Element Policy Document addresses the purpose of the Housing Element and efforts to ensure public participation in the development of the Housing Element and establishes the City's housing plan, including the goals, policies, and implementation programs to address the City's housing needs.

Housing Element Background Report: The Background Report addresses the City's accomplishments and progress under the previous Housing Element, addresses demographic, housing, and socioeconomic characteristics of the City, quantifies the City's housing needs, including needs of special populations, addresses constraints to housing, and identifies resources, including vacant and underdeveloped residential sites, for the production and maintenance of housing.

The Draft Housing Element was submitted to HCD for a 60-day review period in September 2019 and was also made available for public review from September 19, 2019 through October 21, 2019.

During the 60-day review period, HCD provided verbal comments on the Draft Housing Element. City staff and the Housing Element consultant drafted revisions in response to HCD's comments related to public participation, Housing Element implementation, potential housing constraints, affordability levels of approved housing projects, density levels assumed for Residential Multifamily and mixed use developments, and the capacity of the City's inventory of sites for residential development. These revisions have been incorporated into the Draft Housing Element provided as Attachment #2.

During the public review period, the City did not receive any public comments on the Housing Element. One public comment was made to the Planning Commission regarding streamlining of accessory dwelling units; this issue is addressed on page 61 of the 2019 Housing Element Background Report.

HCD completed its review of the draft Housing Element on November 12, 2019 and provided a formal review letter to the City, identifying that the Housing Element, incorporating the revisions provided to HCD, meets the statutory requirements of state Housing Element law (Attachment #3).

Environmental:

The Housing Element would not result in any significant environmental impacts. Adoption and implementation of the Housing Element has been determined to be exempt from the California Environmental Quality Act as it meets with the criteria established in Section 15061(b)(3) of the CEQA Guidelines because there will be no physical changes to the environment.

**CITY MANAGERS REPORT
DECEMBER 9, 2019 CITY COUNCIL REGULAR MEETING
HOUSING ELEMENT UPDATE NO. GPA-19-140**

The Housing Element is consistent with the development capacities and intensities envisioned by the General Plan and would not change the density, location, or intensity of development allowed under the General Plan.

Public Notice

A Notice of Public Hearing was advertised in the Manteca Bulletin on November 27, 2019. Staff also mailed the public hearing notice to all individuals that have requested to receive notice of actions taken by the City relative to the General Plan. In addition, the meeting agenda was posted at our designated posting locations in the City. As of the writing of this report, no comments were received in favor or against the proposed project.

At their regular meeting of November 20, 2019, the Planning Commission voted unanimously (4-0), one absent, to recommend the City Council amend the General Plan to adopt the 2019 Housing Element, including any revisions made in response to HCD comments, to address the requirements of California Government Code Sections 65580 through 65589.8. Attached is the Planning Commission Resolution No. 19-11 for reference. (Attachment #4)

RECOMMENDATIONS:

The Planning Commission and staff recommends that the City Council consider all information presented at the public hearing, and if determined to be appropriate, adopt a resolution amending the General Plan to adopt the 2019 Housing Element (Attachment #2), including any revisions made in response to HCD comments, to address the requirements of California Government Code Sections 65580 through 65589.8.

ATTACHMENTS:

1. Resolution approving General Plan Amendment GPA-19-140.
2. City Council Review Draft Housing Element (November 2019)
3. HCD Review Letter to Mark Meissner, Director, Community Development Department (November 12, 2019)
4. Planning Commission Resolution No. 19-11


**CITY MANAGERS REPORT
DECEMBER 9, 2019 CITY COUNCIL REGULAR MEETING
HOUSING ELEMENT UPDATE NO. GPA-19-140**

APPROVALS:



Mark Meissner
Community Development Director

11-25-19
Date



Salvador Navarrete
City Attorney

12-19
Date



Stephen J. Salvatore
City Manager

12.3.19
Date

RESOLUTION NO. 19-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP AMENDING THE GENERAL PLAN TO REPLACE THE ADOPTED HOUSING ELEMENT WITH THE 2019 HOUSING ELEMENT UPDATE

WHEREAS, Sections 65580 through 65589.8 of the California Government Code require each jurisdiction to regularly update its Housing Element in accordance with deadlines established by the State; and

WHEREAS, the City has held visioning and outreach workshops in 2018 and 2019 for the General Plan Update and on August 14, 2019, the City held a public workshop to provide the community and interested agencies with an opportunity to identify priorities and concerns related to the provision of housing; and

WHEREAS, the City submitted the Draft Housing Element Update to the California Department of Housing and Community Development (HCD) for HCD for state-mandated review; and

WHEREAS, the City made the Draft 2019 Housing Element available for public review from September 19, 2019 through October 21, 2019; and

WHEREAS, the City held a public workshop on October 8, 2019 to provide the community and interested parties with an opportunity to learn about the Draft 2019 Housing Element and comment on the Draft Housing Element and no public comments were received; and

WHEREAS, HCD identified revisions to the Draft Housing Element that were necessary to comply with state law through oral comments to the City's consultant; and

WHEREAS, proposed revisions were made to the Draft Housing Element and submitted to HCD for review; and

WHEREAS, the City has analyzed the Draft Housing Element and proposed revisions and determined that the Housing Element does not have the potential to result in a significant adverse environmental effect and is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA Guidelines; and

WHEREAS, the Planning Commission held a duly noticed public hearing on November 20, 2019 regarding the Housing Element Update, including the changes requested by HCD, at which time all interested persons were given an opportunity to be heard, and the Planning Commission voted unanimously (4-0) to adopt the 2019 Housing Element; and

WHEREAS, the City Council held a duly noticed public hearing on December 9, 2019 regarding the Housing Element Update, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council has reviewed and considered all evidence submitted in connection with the Housing Element Update, including the staff report, public testimony, and all other documents and evidence that are part of the City administrative record for these actions.

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

1. The goals, policies, programs, and objectives contained in the Housing Element Update, considered individually and cumulatively, do not adversely affect the internal consistency of the City of Lathrop General Plan.
2. The above recitals are true and correct and constitute the facts supporting the findings made by the City Council in approving this Resolution.
3. The City Council has utilized its independent judgment in considering the information contained in this resolution, in the staff report and attachments and other exhibits, and in written and oral testimony during the public hearing.
4. The Housing Element does not have the potential to result in a significant adverse environmental effect and is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA Guidelines.

BE IT FURTHER RESOLVED that based on the Findings included herein, substantial evidence in the administrative record of proceedings, including the staff report, attachments to the staff report, attachments to this resolution and documents listed or referenced herein, and input provided during the public hearing; the City Council of the City of Lathrop hereby amends the General Plan to adopt the City Council Review Draft Housing Element (November 2019) provided as Attachment #2 to the Staff Report, including any revisions made in response to HCD comments, to address the requirements of California Government Code Sections 65580 through 65589.8.

PASSED AND ADOPTED by the City Council of the City of Lathrop at this regular meeting on the 9th day of December, 2019, by the following vote:

AYES:

NOES:

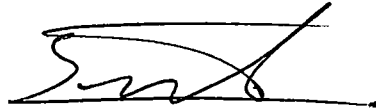
ABSTAIN:

ABSENT:

Sonny Dhaliwal, Mayor

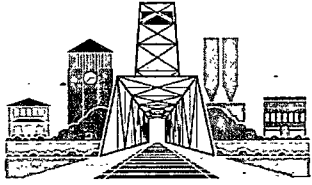
ATTEST:

APPROVED AS TO FORM:



Teresa Vargas, City Clerk

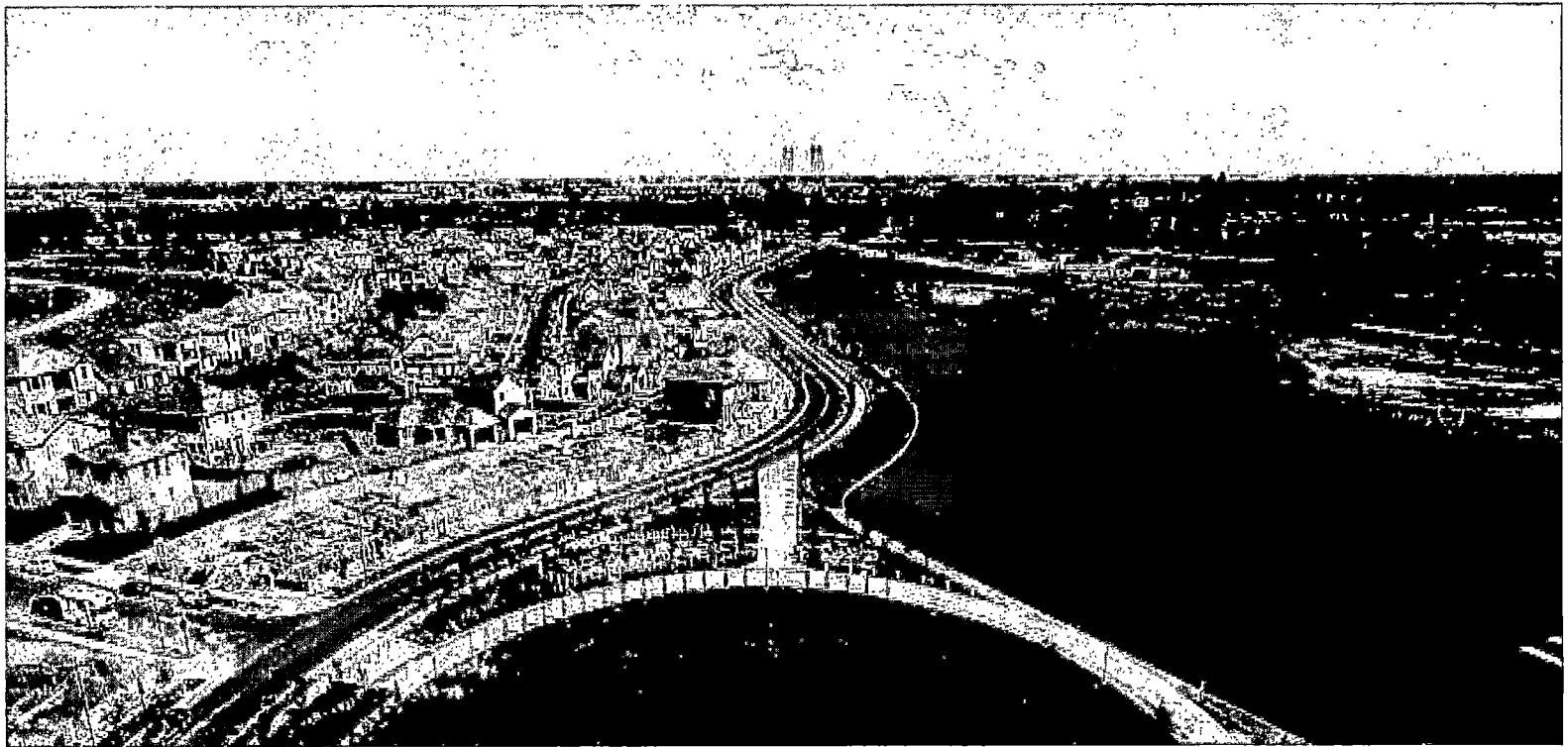
Salvador Navarrete, City Attorney



CITY OF LATHROP GENERAL PLAN UPDATE

CITY COUNCIL REVIEW DRAFT
HOUSING ELEMENT

NOVEMBER 2019



Prepared for:
City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Prepared by:
De Novo Planning Group



DE NOVO PLANNING GROUP



A LAND USE PLANNING, DESIGN, AND ENVIRONMENTAL FIRM

TABLE OF CONTENTS

POLICY DOCUMENT

1. INTRODUCTION	1
2. PUBLIC PARTICIPATION	3
3. HOUSING PLAN	10
Housing Needs.....	10
Quantified Objectives.....	10
Goals, Policies, and Programs.....	13
Implementation Plan	19

BACKGROUND REPORT

1. INTRODUCTION	1
2. ACCOMPLISHMENTS UNDER 5TH CYCLE HOUSING ELEMENT.....	3
Review of 2015 Housing Element.....	3
Housing Production During 5th Cycle RHNA Period	3
Appropriateness and Effectiveness of 2015 Housing Element.....	4
3. HOUSING NEEDS ASSESSMENT	22
Introduction and Background.....	22
Population Trends and Characteristics	22
Employment Characteristics	24
Existing Housing Needs.....	26
Housing Characteristics	30
Future Housing Needs.....	36
Units At-Risk of Conversion	52
4. CONSTRAINTS	53
Governmental Constraints	53
Potential Non-Governmental Constraints	81
5. RESOURCES	88
Inventory of Housing Sites.....	88
Adequacy of Public Facilities and Infrastructure	97
Environmental Issues.....	101
Financial/Other Resources	104
6. OTHER REQUIREMENTS	109
Consistency with General Plan.....	109
Relationship to Other City Plans and Policies	109
Priority for Water and Sewer	109
Energy Conservation	109
REFERENCES.....	111

2019 HOUSING ELEMENT BACKGROUND REPORT

FIGURES (located following Section 4)

Figure 1: General Plan Sub-Plan Areas

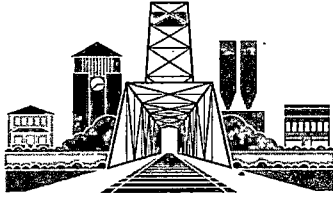
Figure-2: Inventory of Residential Sites

Figure 3: River Islands VTM 3694

Figure 4: Flood Hazard Areas

APPENDIX A: INVENTORY OF RESIDENTIAL SITES

Appendix A1: Inventory of Single Family Lots in River Island



2019 Housing Element

1. Introduction

The City of Lathrop recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city or county. The Housing Element is one of the seven mandated elements of the local general plan. State law requires that local governments address the existing and projected housing needs of all economic segments of the community through their housing elements. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the state rests largely upon the effective implementation of local general plans and, in particular, local housing elements.

Consistent with State law, the purposes of this Housing Element are to identify the community's housing needs; to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs; and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

State law requires that the City accommodate its "fair share" of regional housing needs, which are assigned by the San Joaquin Area Council of Governments (SJCOG) for all jurisdictions in San Joaquin County. SJCOG established the Regional Housing Needs Plan (RHNP) to each city and unincorporated county its share of the regional housing need based on population growth and projections (Government Code 65584). Beyond these income-based housing needs, the Housing Element must also address special needs groups; such as seniors, persons with disabilities including developmental disabilities, single female parents, large families, farm workers, and homeless persons.

The City of Lathrop Housing Element consists of two documents: the 2019 Housing Element Background Report and the 2019 Housing Element (policy document). The Background Report provides information regarding the City's population, household, and housing characteristics, quantifies housing needs, addresses special needs populations, describes potential constraints to housing, and identifies resources available, including land and financial resources, for the production, rehabilitation,

and preservation of housing. The Housing Element Background Report provides documentation and analysis in support of the goals, policies, programs, and quantified objectives in this Housing Element policy document. This Housing Element policy document is divided into the following sections:

1. Introduction

The Introduction provides a brief summary of the purpose of the Housing Element and describes the components of the Housing Element.

2. Public Participation

This section describes the outreach efforts that were taken to achieve community input from all segments of the population and representatives from traditionally under-represented or disadvantaged populations in the development of the General Plan Update, including this Housing Element Update.

3. Housing Plan

The Housing Plan identifies the City's housing goals and establishes a framework to address each goal. The policies and programs address specific needs or constraints identified in the Background Report as well as the requirements of State law. The Housing Plan provides direction for future housing development, rehabilitation of existing housing, removal of constraints to housing production, fair housing, and increasing opportunities for energy conservation. Each topic includes an overarching goal with supporting policies and implementation programs to provide direction to decision-makers and assist in achieving the stated goal.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Element Policy Document:

- Goal: Is the guiding intent and purpose for current and future housing stock. A Goal is general in nature and represents a central City issue by outlining the ultimate purpose for an effort stated in a way that is general in nature and immeasurable.
- Policy: Specific statement of action that defines a clear commitment to achieve the Goal in which it was intended.
- Implementation Program: An action, procedure, program, or technique that carries out the policy. Implementation programs also specify primary responsibility for carrying out the action and an estimated timeframe for its accomplishment. The timeframe indicates the calendar year in which the activity is scheduled to be completed. These timeframes are general guidelines and may be adjusted based on City staffing and budgetary considerations.

- Quantified Objective: The number of housing units that the City expects to be constructed, conserved, or rehabilitated; or the number of households the City expects will be assisted through Housing Element programs and based on general market conditions during the timeframe of the Housing Element
- "Affordable Housing" means housing affordable to extremely low, very low, and low income households.

2. Public Participation

During the preparation of the Lathrop Housing Element, a number of public outreach methods were employed. City officials, the Department of Housing and Community Development (HCD), and various housing and social services providers were contacted and consulted. The following meetings were held to garner public input associated with the community's vision and priorities, land use (including residential) preferences, environmental justice and housing concerns:

- **Visioning Workshop #1** - Monday, April 16, 2018
Council Chambers, Lathrop City Hall, 390 Towne Centre Drive
- **Visioning Workshop #2** - Wednesday, May 2, 2018
Senior Center, 15707 5th Street
- **Environmental Justice Workshop** - June 27th, 2019
Council Chambers, Lathrop City Hall, 390 Towne Centre Dr.
- **Housing Workshop – Wednesday, August 14, 2019**
Council Chambers, Lathrop City Hall, 390 Towne Centre Dr.
- **Housing Element Workshop – Tuesday, October 8, 2019**
Lathrop Senior Center, 15707 5th Street
- **Planning Commission Hearing**
Hearing will be held following the public and agency review period– details to be added to Final Housing Element.
- **City Council public hearing**
Hearing will be held following the public and agency review period– details to be added to Final Housing Element.

Public Outreach

The City conducted public outreach for each meeting through a formal notice in the local newspaper, the Manteca Bulletin, notices posted on the notice or community boards at City Hall, the Lathrop Manteca Fire District, Lathrop Senior Center, and Lathrop parks and recreation facilities, notices and announcements were mailed to interested individuals, and housing developers and service providers were notified. It is noted that while translation services were not offered at the meetings, staff and others who are multi-lingual attended the meetings and were available to translate if

necessary. No translation services were requested for or at any of the meetings.

For the workshop focusing on housing needs, local apartment complexes, mobile home parks, and service providers were mailed notices and invited to attend the meeting and were also asked to post each notice in a visible location so their residents and client base could learn about the meetings. Organizations notified throughout this process included:

- Housing Authority of the County of San Joaquin
- San Joaquin Fair Housing
- First 5 San Joaquin
- Human Services Agency of San Joaquin County
- San Joaquin Department of Aging
- Habitat for Humanity of San Joaquin County
- Manteca Unified School District
- Second Harvest Food Bank of San Joaquin and Stanislaus Counties
- Catholic Charities, Diocese of Stockton, Environmental Justice Program
- Lathrop Chamber of Commerce
- HOPE Family Shelter
- 911 H Street Apartments
- Lathrop Sands Mobile Home Park
- Walnut Grove Mobile Home Park
- Camino Real Mobile Estates
- Housing developers for the West Lathrop Specific Plan and Central Lathrop Specific Plan
- Raymus House
- Head Start Child Development
- Lathrop Senior Center
- Lathrop Branch Library
- Blue Mountain Construction Services
- The Schussing Company, Inc.

Visioning Workshops

Three General Plan Visioning Workshops were held in April and May, 2018 to obtain input from the community on the General Plan Update.

The intent of Workshop #1 was to begin a dialogue with the community regarding its priorities for the next 20 years. Following a brief presentation and Q&A period on the General Plan Update, the consultant team conducted two activities to help facilitate this conversation. Additionally, during the workshop the topic of Environmental Justice was raised, and the consultant team provided a brief overview of State requirements, and how this topic will be addressed in the General Plan.

The second Visioning Workshop was held on Wednesday, May 2, 2018 @

6:00 pm at the Senior Center. The focus of the Workshop #2 was the establishment and refinement of guiding principles, development of a comprehensive and cohesive community vision statement, and identification of community design and land use assets through the exploration of opportunities to enhance placemaking throughout the community.

The third Visioning Workshop was held on Thursday, May 17, 2018 @ 6:00 p.m. at River Islands Welcome Center. The intent of this workshop was to focus on circulation mobility issues and priorities.

Input from the workshops is available in the Lathrop Outreach Report on the General Plan Update website: lathrop.generalplan.org. Community input related to housing, services for special needs populations, and issues associated with development included the following priorities and challenges:

- Need for growth without loss of community character
- Maintaining the small-town feel
- Ensuring access to healthy food and fresh produce
- Ensuring fair and equal treatment
- Addressing opposition to infill development
- Attracting more condominium/townhome apartments
- Encourage infill investment and development
- Desire to promote higher density housing and mixed-use development along key transportation corridors
- Ensure residents have access to affordable housing, education, opportunity, and economic advancement
- Ensure access to affordable healthcare, nutrition, and transportation
- Develop a high quality community with high quality housing standards and high quality transit, public safety, and services

Environmental Justice Workshop

Due to the importance of local environmental justice issues, the City held a workshop focusing on June 27, 2019 focusing on environmental justice issues facing the community, including:

- Pollution Exposure and Air Quality
- Public Facilities
- Food Access
- Safe and Sanitary Homes
- Physical Activity
- "Civil" or Community Engagement

The City invited residents, service providers, the air district, farm bureau, and organizations that work with lower income populations and local community groups. Workshop participants were provided an overview of environmental justice issues, including ensuring access to safe, sanitary, and affordable housing, and then worked in small groups on several activities. The small groups were asked to prioritize a number of topics and provide potential policy solutions to each topic. Input received related to housing and special needs groups is summarized below:

Availability of Safe and Sanitary Housing: On average, small groups identified this topic as moderately important, with votes ranging from “very important” (2 groups) to “somewhat important” (1 group) to “not important” (1 group). Policy recommendations included:

- Ensuring protections are in place for existing residents.
- Increase the supply of affordable housing opportunities and housing for all residents.

Civil or Community Engagement. On average small groups identified this topic as very important and somewhat important. Recommendations to encourage equitable community engagement included:

- Ensure residents are noticed for any type of development that has impacts caused by development.
- Adopt notification policies for residents affected by projects including STAA routes and transportation improvement projects. Notifications should be mailed to residents prior to public hearing and provide residents adequate time for review.
- Enhance public participation through community outreach.
- Enhance community participation by having meetings at more accessible times for working people. Later times could accommodate those who commute home from the bay area.
- Include community members in committees formed from long range planning efforts.

Needs of Disadvantaged Communities: The needs of disadvantaged communities were identified as very important by most of the small groups. Recommendations to address needs of disadvantaged communities included:

- Pursue funding sources and grant opportunities that benefit disadvantaged communities.
- Enhance and pursue community programs related to counselling, advocacy, veteran and senior services.

- Improvements for family activities including opportunities for indoor recreational facilities, parks, community centers.
- Ensure nonprofits and programs such as WIC, Cal-Fresh, and Veterans etc. have affordable places to build or operate.

Housing Workshop

The City held a housing-focused workshop on Wednesday, August 14, 2019 at City Hall. The businesses and organizations invited by the City included public service providers, churches, mobile home park owners and managers, developers, apartment managers, and non-profit housing advocates, as previously described.

The workshop included discussion of the requirements of State housing law for housing elements, Lathrop's housing needs by income group and associated requirement to designate adequate sites, and the need for housing for seniors, large households, persons with a disability, homeless (both emergency shelter and transitional housing), extremely low, very low, and low income households, and other special needs or at-risk groups. Residents and stakeholders attended the workshop.

Workshop attendees were asked to identify housing needs and priorities in Lathrop. The following needs and priorities were identified:

- Very low and low income housing
- More affordable homes for lower income
- Build affordable duplex
- Green housing communities
- Need affordable senior apartment
- Water and sewer allocations – are there enough available?
- Where will the spray fields be constructed to accommodate growth?
- More affordable housing for seniors
- Affordable senior housing
- Inclusionary housing
- Safe housing - appropriate areas
- Police fire and schools to accommodate growth prior to approving any development
- Transitional housing

Workshop attendees were asked to identify any barriers to housing production, particularly affordable housing, multifamily housing, and housing serving special needs groups. Participants identified the following barriers:

- More incentive for low income housing
- Need focus on attracting affordable housing with redevelopments
- Sufficient emergency response
- How will growth with traffic affect one environment
- Getting grants etc. for seniors, restricted, low income, transitional housing
- Police, fire, schools should be planned and funded prior to approval
- Are there efficient roads for the upcoming large population?
- Are the roads going to be repaved prior to new construction – Yosemite and McKinley are terrible
- Adequate resources – sewer, water
- Is natural gas and propane utilities going to be available for all this growth?
- All housing must have safe routes to school
- Not enough schools
- Circulation element need to go hand and hand with housing zoning

Following the public workshop and stakeholder interviews, City staff and the consultant team reviewed the Draft Housing Element including the available residential sites inventory, sites for multifamily housing, and sites for emergency shelters and transitional/supportive housing, as well as the City's infrastructure plans and capacities to ensure that comments and input received in the workshop were fully addressed. The City staff and the consultant team also discussed the City's accomplishments, goals and programs, new programs required in light of new legislation, and constraints facing the Lathrop community to ensure that the Housing Element addresses the needs identified through the public participation process.

Public Review Draft Housing Element

The Draft Housing Element was provided to the public for a review period from September 19 to October 21, 2019. During the same time period, the Draft Housing Element was submitted to HCD for the state-required 60-day review period.

No comments were provided at the Draft Housing Element Workshop held by the City on October 8, 2019.

The Housing Element was posted to the City's website and made available for public review at the City Community Development Department, Lathrop Library, and Lathrop Senior Center for public review from

September 19, 2019 through October 21, 2019.

The City prepared a Notice of Availability for the Housing Element, inviting the public to review and comment on the Housing Element. The Notice of Availability identified locations where the Housing Element was available for review and provided directions on how to comment. **Written comments were requested to be provided to the City by October 21, 2019.** In addition to the opportunity for written comments, a **community meeting was held on October 8, 2019** to provide the public and interested parties an overview of the Housing Element, including the Housing Plan and Background Report, and will be provided an opportunity to comment on the Housing Element.

Planning Commission

Prior to adoption of the Housing Element, the Planning Commission held a noticed public hearing on November 20, 2019. Notice of the public hearing was published in the Manteca Bulletin, posted at City Hall, posted on the City's website, and sent to the housing stakeholder organizations identified above. The Planning Commission held a public hearing, considered public input, discussed the Housing Element, and recommended that the City Council adopt of the Housing Element.

City Council

Prior to adoption of the Housing Element, the City Council will hold a noticed public hearing on December 9, 2019. Notice of the public hearing was published in the Manteca Bulletin, posted at City Hall, posted on the City's website, and sent to the housing stakeholder organizations identified above. Following the public hearing, the City Council will consider public input, discuss the Housing Element, and consider the Planning Commission's recommendation to adopt the Housing Element.

3. Housing Plan

The Background Report of the Housing Element examines Lathrop’s housing needs, opportunities, and constraints. To how to refine the goals, policies, and programs from the 2016 Housing Element, an examination of the previous housing element was done. A complete summary of the 2016 Housing Element’s Policies can be found in *Section 6* of the Background Report.

Housing Needs

Table 1 summarizes the City’s housing needs by income level, including the City’s fair share of the 2014-2023 RHNA, the City’s progress to date, the amount of units that can be accommodate on residential sites, the total units accommodated, and the surplus of units that can be accommodated.

TABLE 1: LATHROP REGIONAL HOUSING NEEDS ALLOCATION

	Extremely Low, Very Low, and Low Income	Moderate Income	Above Moderate Income	Total
RHNA Allocation 2014-2023	1,778	957	2,421	5,156
Progress to Date (Background Report Table 32)	0	29	1,571	1,600
Under Construction/Permitted	0	0	197	197
RHNA Allocation not yet constructed, under construction, or permitted	1,778	928	653	3,359
Housing Sites (Background Report Table 62)	2,121	2,715	8,742	13,578
Surplus (Allocation less Progress less Housing Sites)	362	1,787	8,089	10,219

SOURCE: SAN JOAQUIN COUNCIL OF GOVERNMENTS, 2014; CITY OF LATHROP, 2019; ZILLOW, 2015, AND 2019; DE NOVO PLANNING GROUP, 2019

Quantified Objectives

State law requires that the Housing Element contains quantified objectives for the maintenance, preservation, improvement, and development of housing (Government Code Section 65583b). State law recognizes that the total housing needs identified by a community may exceed available resources and the community's ability to satisfy this need. Under these circumstances, the quantified objectives need not be identical to the total housing needs. Table 2 identifies the City’s quantified objectives; it is noted that Table 2 assumes that there is interest in housing developers in providing lower income and moderate income housing and that the developers and/or City are successful with funding applications for lower

income housing. The quantified objectives establish the number of housing units by income category anticipated to be constructed, rehabilitated, and conserved during the planning period.

Through the San Joaquin Urban County consortium, the City of Lathrop provides a program to income eligible families to assist in rehabilitation of existing residential units. Funds are allocated each year from the Community Development Block Grant (CDBG) and the HOME Investment Partnership Program. Table 2 anticipates that these funds will continue to be available to the City. While there is no assisted multifamily rental housing in the City, Table 2 anticipates conversion of existing affordable units that have been made affordable through homebuyer assistance or housing rehabilitation programs.

Table 2 provides a summary of income group breakdown in Lathrop during the previous Housing Element planning period for new construction, rehabilitation, conservation, and preservation. Table 3 summarizes the City's quantified objectives for the programs included in the Housing Plan

TABLE 2: SUMMARY OF QUANTIFIED OBJECTIVES BY INCOME - 2015-2023

Income Groups	New Construction	Rehabilitation	Conservation and Preservation*
Extremely Low	8	6	0
Very Low	33	8	4
Low	32	20	6
Moderate	462	10	10
Above Moderate	2,500	0	0
TOTAL	3,035	61	20

**The City does not have any subsidized multifamily housing that is required to be affordable to lower and moderate income households. The City's conservation and preservation objectives are to encourage the continued preservation of market-rate housing that is affordable to lower and moderate income households.*

TABLE 3: SUMMARY OF QUANTIFIED OBJECTIVES BY PROGRAM - 2015-2023

Income Groups	Extremely Low	Very Low	Low	Moderate	Above Moderate
New Construction					
Program 1a, 1b, 1c, 1f, 1k, 1n, 2a	0	20	20	450	2,500
Program 1d, 1e, 1g, 1l, 2b, 2o, 2q	6	10	10	0	0

2019 HOUSING ELEMENT

Income Groups	Extremely Low	Very Low	Low	Moderate	Above Moderate
Program 1m	2	1	0	0	0
Program 2f	0	2	2	12	0
<i>Subtotal New Construction</i>	8	33	32	462	2,500
Rehabilitation					
Programs 3a, 3c, 3e	6	8	10	0	0
Programs 3b	0	0	10	10	0
<i>Subtotal Rehabilitation</i>	6	8	20	10	0
Conservation and Preservation*					
Programs 3a, 3c, 3d, 3e	0	4	6	10	0
<i>Subtotal Conservation</i>	0	4	6	10	0
TOTAL	19	36	50	462	2,500

*The City does not have any subsidized multifamily housing that is required to be affordable to lower and moderate income households. The City's conservation and preservation objectives are to encourage the continued preservation of market-rate housing that is affordable to lower and moderate income households.

Goals, Policies, and Programs

The following presents the housing policies and implementation programs for the City of Lathrop. This is a description of the appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal, the effectiveness of the previous housing element and the progress of the City's implementation of the housing element. The updated Housing Element will incorporate what has been learned from the results of the previous element, (Government Code Section 65588). The Community Development Department is responsible for implementing the programs, with the City Council having the final responsibility to regularly review staff's efforts to ensure implementation.

Goal 1 Housing Opportunities And Accessibility

Promote the availability and quality of housing affordable to all income levels and households types, including extremely low, very low, and low income households and special needs groups, through maintaining an inventory of adequate housing sites and supporting funding opportunities.

- Policy 1-1: Facilitate the construction of a variety of housing types affordable to all income levels.
- Policy 1-2: Monitor the amount of land zoned for all types of housing, including multifamily, large group housing, single room occupancy, and emergency shelters, and initiate zone changes, if necessary to accommodate housing needs.
- Policy 1-3: Preserve and protect residentially zoned sites needed to accommodate residential development consistent with the City of Lathrop RHNA through implementing the provisions of the Government Code by preventing the down zoning of a residential property without a commitment for up-zoning of a comparable property.
- Policy 1-4: Seek assistance under federal, state, and other programs for eligible activities that address the City's affordable housing needs.
- Policy 1-5: Encourage development of housing that has, to the extent possible, a support structure of shopping, services, and jobs within easy access.
- Policy 1-6: Provide home ownership opportunities whenever possible.
- Policy 1-7: Seek funding and programs that assist First Time Homebuyers in purchasing their first home.

- Policy 1-8: Encourage mixed-use developments that provide a high density residential component.
- Policy 1-9: Encourage the development of housing and programs to assist special needs persons.
- Policy 1-10: Support housing for the homeless, including emergency shelters, transitional housing, and supportive housing.
- Policy 1-11: Support projects that provide accessible and mobility-enhancing development and services for persons with disabilities.
- Policy 1-12: Support projects that address the City's need for farmworker housing, including permanent and migrant housing.
- Policy 1-13: Support the efforts of the San Joaquin Housing Authority in its administration of Housing Choice vouchers, public housing, and farmworker housing.

See Table 4 for the implementation measures developed to support Goal 1 and associated policies.

Goal 2 Remove Constraints to Housing

Remove Constraints that hinder the development of housing, including housing for extremely low, very low, low, and moderate income households, and housing for special needs groups, including senior, disabled, developmentally disabled, single parent, large family, farmworker, and homeless populations.

- Policy 2-1: Ensure that City codes, regulations, and policies encourage a variety of housing types and do not place undue constraints on the development of housing, including affordable and special needs housing.
- Policy 2-2: Provide streamlined application processing, including filing concurrent/"piggyback" applications as a single application, and project incentives to encourage new affordable and special needs housing.
- Policy 2-3: The Community Development Department is designated lead reviewer and shall continue to promote a coordinated review process among affected city departments to reduce delays and processing time.
- Policy 2-3: Consider the impact on housing affordability of all regulatory and fee changes (e.g., development impact fee updates and

permit/application fee updates), General Plan amendments, Zoning Code updates, and other land use policies and regulations.

Policy 2-4: Encourage the development of second dwelling units to provide additional affordable housing opportunities.

Policy 2-5: Encourage developers to employ innovative or alternative construction methods to reduce housing costs and increase housing supply.

Policy 2-6: Provide technical assistance to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects for federal and state housing programs and grants.

Policy 2-7: Provide the Housing Element to developers to ensure that the development community (both non-profit and for profit) is aware of the City's housing programs and incentives as well as technical assistance available through the San Joaquin Urban County consortium and other local, state, and federal sources.

Policy 2-8: The City shall continue to review all housing projects in a quick and efficient manner. There shall be a coordinated process for City Departments to review and comment on all housing projects.

See Table 4 for the implementation measures developed to support Goal 2 and associated policies.

Goal 3: Preserve, Rehabilitate, and Enhance Existing Housing and Neighborhoods

Preserve the availability of existing housing opportunities and to conserve as well as enhance the quality of existing dwelling units and residential neighborhoods.

See Table 4 for the implementation measures developed to support Goal 3 and associated policies.

Policy 3-1: Preserve and enhance existing neighborhoods.

Policy 3-2: Protect existing stabilized residential neighborhoods from the encroachment of incompatible or potentially disruptive land uses and/or activities.

Policy 3-3: Establish code enforcement as a high priority and continue to provide adequate funding and staffing to support code

enforcement programs.

Policy 3-4: Maintain, preserve, and rehabilitate the existing housing stock.

Policy 3-5: Encourage the rehabilitation of multifamily units.

Policy 3-6: Procure housing rehabilitation funds to assist affordable single and multifamily housing, when available. To the extent possible, housing rehabilitation funds should be used first to correct health and safety code violations.

Policy 3-7: Prioritize rehabilitation and infrastructure improvements in disadvantaged areas and areas that are underserved in terms of high quality housing, complete streets, and access to services.

Goal 4: Provide Housing Free from Discrimination

Ensure that all existing and future housing opportunities are open and available to all members of the community without discrimination on the basis of race, color, religion, sex, national origin or ancestry, marital status, age, household composition or size, or any other arbitrary factors.

Policy 4-1: Ensure availability of information on state and federal fair housing laws and encourage the enforcement of federal and state fair housing standards.

Policy 4-2: Support the letter and spirit of equal housing opportunity laws.

See Table 4 for the implementation measures developed to support Goal 4 and associated policies.

Goal 5: Encourage and Enhance Housing Coordination

Coordinate local housing efforts with appropriate federal, state, regional, and local governments and/or agencies and to cooperate in the implementation of intergovernmental housing programs to ensure maximum effectiveness in solving local and regional housing problems.

See Table 4 for the implementation measures developed to support Goal 5 and associated policies.

Policy 5-1: Maximize the City's coordination and cooperation among regional housing providers and program managers.

Policy 5-2: Continue to support the San Joaquin Urban County consortium and the Housing Authority of the County of San Joaquin in their respective efforts to provide housing

assistance to extremely low, very low, low and moderate-income households.

Policy 5-3: Support non-profit development of affordable housing and encourage coordination between non-profits, the City, and regional housing assistance programs.

Goal 6: Energy Conservation

Encourage energy conservation measures in new and existing housing.

See Table 4 for the implementation measures developed to support Goal 6 and associated policies.

Policy 6-1: Promote the use of energy conservation features in the design of new residential development.

Policy 6-2: Ensure that development projects meet or exceed state standards, including the California Energy Code and CalGreen, regarding energy conservation.

Policy 6-3: Promote energy conservation activities in all residential neighborhoods and encourage improved energy conservation in residential uses.

Policy 6-4: Promote weatherization and retrofit activities for existing housing units that fall below current state performance standards for energy efficiency.

For the Housing Element to serve as an effective guide to achieving the City's vision, it must be implemented and administered. The Housing Element includes a number of programs that serve as "action" items to provide direction regarding how the City will implement the goals and policies of the Housing Element.

The Community Development Department, Planning Division is also required to provide an annual report to the City Council, the State Office of Planning and Research (State Clearinghouse), and the State Department of Housing and Community Development that includes the status of the General Plan, the City's progress in the implementation of the General Plan, and the City's progress in meeting its allocation of regional housing needs and removing governmental constraints to the maintenance, improvement, and development of housing. Table 4, Housing Element Implementation Plan, is intended to serve as a tool for tracking implementation of the Housing Element.

Implementation Plan

Table 4 identifies the general timing for the implementation of each action, the Department responsible for the action's implementation, and the status of the action. The Planning division of the Community Development Department is responsible for coordinating with other departments regarding implementation of the individual measures.

- Ongoing means that the measure is ongoing and should be implemented for every applicable action. All ongoing measures will be reviewed and addressed in the Annual Report, which will be prepared annually in compliance with State law.
- Annual means that the measure is an annual measure and should be addressed every year. Implementation of annual measures will be reviewed and addressed in the Annual Report.

In other cases, the reader may notice the use of the term "ongoing" which refers to actions already being undertaken by the City or those that are expected to continue on either a periodic or perpetual basis. The party or parties that are primarily responsible for implementing each action, whether a specific City department or, in some cases, an outside agency, are also indicated where applicable.

The reader should keep in mind that many of these programs require both staff and financial resources to implement. Programs that require outside financial resources to achieve housing production, rehabilitation, or other measures addressed at the extremely low, very low, and low income groups as well as special needs populations are subject to the availability of outside funds, the City's eligibility to receive funds, and the interest and commitment of the affordable housing development community and special needs service providers in providing housing.

TABLE 4: HOUSING ELEMENT IMPLEMENTATION PLAN

Measure	Responsible Party	Funding	Priority/Timing	Status
Goal 1: Housing Opportunities and Accessibility				
<p>Program 1a: 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.</p> <p>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>	Community Development Department, Planning Commission, City Council	General Fund	Update inventory on a biennial basis and make inventory available at City Hall and on the City website.	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p>Program 1b: 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. In order to ensure that adequate sites continue to be provided for affordable housing, the City shall:</p> <ul style="list-style-type: none"> Require development to meet the minimum development densities established for each residential zoning district. Evaluate each rezone, change in allowed density, or other action that would reduce residential densities or the residential capacity of site and ensure adequate actions and/or findings are provided to ensure consistency with Government Code Section 65863. As part of any entitlements for or amendments associated with River Islands/West Lathrop Specific Plan development, ensure that the Specific Plan and associated maps maintain a minimum of 45.67 acres of high density residential sites in River Islands that allow development at 20 to 40 du/ac. 	Community Development Department, Planning Commission, City Council	General Fund	Ongoing through the development review process	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

2019 HOUSING ELEMENT

Measure	Responsible Party	Funding	Priority/Timing	Status
<ul style="list-style-type: none"> As part of any entitlements or amendments associated with Central Lathrop Specific Plan development, ensure that the Specific Plan and associated maps maintain a minimum of 43 acres of high density residential sites (mixed use sites that allow high density residential uses are not credited for the full site and are only counted at 50% of the site size) that allow development at 20 to 40 du/ac. As part of the development review process for any amendment to existing specific plans that include residential land use designations, encourage re-designation of additional sites to High Density Residential (15-40 du/ac) land uses or to mixed use designations that 50% of the site to be developed with residential uses at a minimum density of 20 du/ac and encourage increasing Medium Density Residential densities to a minimum of 10 to 12 du/ac. 				
<p>Program 1c: 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 setback and yard requirements, allow for a higher building height, and greater floor area ratios. In addition, the City will continue to work closely with the developers of each Specific Plan to expedite processing and permit procedures.</p>	Community Development Department, Planning Commission, City Council	General Fund	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p>Program 1d: 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</p>	Community Development Department, Planning Commission,	General Fund	Ongoing on a project-by-project basis	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

Measure	Responsible Party	Funding	Priority/Timing	Status
<p>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>City Council</p>			
<p>Program 1e: 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.</p> <p>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>Community Development Department, Planning Commission, City Council</p>	<p>HOME, CDBG, and various State-administered programs</p>	<p>Biennially (by December 31st of 2021 and 2023); SB 2 funding to be requested concurrently with Housing Element Update (2019)</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
<p>Program 1f: 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>Community Development Department</p>	<p>General Fund, SB 2 funds</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
<p>Program 1g: Continue to address and encourage lower income housing, special populations, and homeless needs on an annual basis through developer and service provider outreach and</p>	<p>Community Development Department,</p>	<p>County-administered CDBG, HOME, and</p>	<p>Annual outreach coordinated</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress</p>

2019 HOUSING ELEMENT

Measure	Responsible Party	Funding	Priority/Timing	Status
<p>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. The following shall be provided as links via the Annual Action Plan hearing notice:</p> <ul style="list-style-type: none"> • A table of lower income housing sites, including the parcel size, zoning, land use designation, and realistic capacity and associated map identifying the location of each site. • A list of City incentives to encourage housing development. • Identification of the City's interest in actively supporting efforts to establish housing and facilities to serve lower income and special needs populations. Request that any developers seeking support under Housing Element Program 1d respond to request assistance through the Urban County funding as part of Annual Action Plan. 	City Council	ESG funds	with Annual Action Plan public hearing notices	Comments:
<p>Program 1h: 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>	Community Development Department, Planning Commission, City Council	General Fund	Ongoing; distribute brochures on a monthly basis or as-needed	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p>Program 1i: 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>	Community Development Department, Planning	General Fund	As needed	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

Measure	Responsible Party	Funding	Priority/Timing	Status
	Commission, City Council			
<p>Program 1j: 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>	Community Development Department, Planning Commission, City Council	General Fund	Ongoing, including Housing Authority in annual mailing under Program 1g	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p>Program 1k: 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>	Community Development Department, Planning Commission, City Council	General Fund	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p>Program 1l: Facilitate the development of market rate 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:</p> <ul style="list-style-type: none"> • 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. 	Community Development Department, Planning Commission, City Council	General Fund	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

2019 HOUSING ELEMENT

Measure	Responsible Party	Funding	Priority/Timing	Status
<p>Program 1m: 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/express 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.</p> <p>Continue to refer households with a developmentally disabled member to the Valley Mountain Regional Center for assistance.</p>	Community Development Department; City Council	General Fund	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p>Program 1n: 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:</p> <p>1: 21331033 2: 21321006 3: 19121017 5: 19122032 6: 19122039 7: 19122040 8: 19122059 11: 19608021 12: 19608026 13: 19608072</p>	Community Development Department; City Council	General Fund	No later than December 1, 2022 due to statutory requirement to be completed within 3 years of Housing Element adoption.	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

Measure	Responsible Party	Funding	Priority/Timing	Status
Goal 2: Remove Constraints				
<p>Program 2a: 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>Community Development Department, Planning Commission, City Council</p>	<p>General Fund</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
<p>Program 2b: 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:</p> <ul style="list-style-type: none"> • 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. • Prioritizing projects which include units set aside for extremely low-, very low-, and/or low income households; • Through the density bonus provisions of the Zoning Code, provide for a reduction in development standards (e.g., allowing narrower streets, variable setbacks, increased heights, etc.) for eligible projects providing housing for 	<p>Community Development Department, Planning Commission, City Council</p>	<p>General Fund</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>

2019 HOUSING ELEMENT

Measure	Responsible Party	Funding	Priority/Timing	Status
<p>extremely low-, very low-, and low income households.</p>				
<p>Program 2c: 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>Community Development Department, Planning Commission, City Council</p>	<p>General Fund</p>	<p>Biennial review (2021, 2023)</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
<p>Program 2d: 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>Community Development Department, Planning Commission, City Council</p>	<p>General Fund</p>	<p>Ongoing for review of development applications; Concurrent with this Housing Element update information provided to developers to identify sites eligible for CEQA exemptions or CEQA review has been completed</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
<p>Program 2e: 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>Community Development Department, Planning Commission, City Council</p>	<p>General Fund</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>

Measure	Responsible Party	Funding	Priority/Timing	Status
	Council			
<p>Program 2f: 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>	Community Development Department, Planning Commission, City Council	General Fund	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p>Program 2g: 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>	Community Development Department, Planning Commission, City Council	General Fund	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p>Program 2h: 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.</p> <p>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>	Community Development Department, Planning Commission, City Council	General Fund	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p>Program 2i: Continue to support female-headed households in the City with the permitting of child day care facilities as outlined</p>	Community Development	General Fund	Ongoing	<input type="checkbox"/> Complete

2019 HOUSING ELEMENT

Measure	Responsible Party	Funding	Priority/Timing	Status
in Chapter 17 of the Municipal Code.	Department, Planning Commission, City Council			<input type="checkbox"/> In progress Comments:
Program 2n: 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.	Community Development Department, Planning Commission, City Council	General Fund	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
Program 2o: 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.	Community Development Department, Planning Commission, City Council	General Fund	January 2020	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
Program 2p: 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.	Community Development Department, Planning Commission, City Council	General Fund	January 2020	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
Program 2q: Revise the Zoning Code to permit manufactured homes in the same manner as single family homes, as required	Community Development	General Fund	January 2020	<input type="checkbox"/> Complete

Measure	Responsible Party	Funding	Priority/Timing	Status
<p>by Government Code Section 65852.3. The following revision shall be made to Section 17.68.010:</p> <p><u>"The provisions of this chapter shall apply to all single-family dwellings, 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 listed as permitted uses within any zoning district that permits residential uses."</u></p>	<p>Department, Planning Commission, City Council</p>			<p><input type="checkbox"/> In progress</p> <p>Comments:</p>
<p>Program 2r: 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.:</p> <p>"Density. The allowable density for the RM multifamily residential districts shall be:</p> <p><u>RM-MH8: 1-8 units per acre</u></p> <p><u>RM-3: 8-15 units per acre</u></p> <p><u>RM-2: 16-25 units per acre</u></p> <p><u>RM-1.5: 16-25 units per acre</u></p> <p>a minimum of eight to a maximum of fifteen (15) dwelling units per net acre, per the city's general plan."</p>	<p>Community Development Department, Planning Commission, City Council</p>	<p>General Fund</p>	<p>January 2020</p>	<p><input type="checkbox"/> Complete</p> <p><input type="checkbox"/> In progress</p> <p>Comments:</p>

2019 HOUSING ELEMENT

Measure	Responsible Party	Funding	Priority/Timing	Status
<p>Program 2s: 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:</p> <ol style="list-style-type: none"> 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. 	Community Development Department, Planning Commission, City Council	General Fund	August 2020	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
Goal 3: Preserve, Rehabilitate, and Enhance Existing Housing and Neighborhoods				
<p>Program 3a: Continue to participate in the San 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.</p> <p>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</p>	Community Development Department, Planning Commission, City Council	General Fund, CDBG/HOME	Annual review of housing needs and commitment of funds through Urban County process; ongoing efforts to ensure public awareness.	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

Measure	Responsible Party	Funding	Priority/Timing	Status
<p>bedroom/bathroom additions where necessary to accommodate large families.</p> <p>To ensure public awareness of and participation in housing assistance programs, continue to provide informational packets and handouts at City Hall, community gathering areas (Community Center and Library), and on the City's website. These handouts shall include specific contact information, programs available, and how to apply for funds.</p>				
<p>Program 3b: 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>Community Development Department, Planning Commission, City Council</p>	<p>General Fund</p>	<p>Ongoing; 2019/2020 incorporate incentives into SB 2 funding opportunities</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
<p>Program 3c: 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.</p> <p>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>Community Development Department, Planning Commission, City Council</p>	<p>General Fund</p>	<p>Ongoing; biennial review of areas appropriate for targeted assistance and/or enforcement</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
<p>Program 3d: 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.</p> <p>In 2020/2021, conduct outreach to mobilehome park residents and qualified non-profits to determine if there is interest in the</p>	<p>Community Development Department, Planning Commission,</p>	<p>General Fund</p>	<p>Ongoing; Mobilehome outreach in 2020 and 2021</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>

2019 HOUSING ELEMENT

Measure	Responsible Party	Funding	Priority/Timing	Status
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.	City Council			
Program 3e: 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.	Community Development Department, Planning Commission, City Council	General Fund	Ongoing; annual outreach to developers and property owners through the Annual Action Plan process	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
Goal 4: Provide Housing Free From Discrimination				
Program 4a: 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.).	Community Development Department, Planning Commission, City Council	General Fund	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
Program 4b: 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.	Community Development Department, Planning Commission, City Council	General Fund	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

Measure	Responsible Party	Funding	Priority/Timing	Status
Goal 5: Encourage and Enhance Housing Coordination				
<p>Program 5a: 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>	Community Development Department, Planning Commission, City Council	General Fund	Ongoing; annual coordination and outreach to Housing Authority to encourage increased assistance	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p>Program 5b: 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>	Community Development Department, Planning Commission, City Council	General Fund	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
Goal 6: Energy Conservation				
<p>Program 6a: 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>	Community Development Department, Planning Commission, City Council	General Fund	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p>Program 6b: 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>	Community Development Department, Planning Commission, City Council	General Fund	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

2019 HOUSING ELEMENT

Measure	Responsible Party	Funding	Priority/Timing	Status
<p>Program 6c: 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>Community Development Department, Planning Commission, City Council</p>	<p>General Fund</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
<p>Program 6d: Encourage new residential development or significant rehabilitation projects to meet or exceed CalGreen Tier 1 and/or to achieve LEED certification.</p>	<p>Community Development Department, Planning Commission, City Council</p>	<p>General Fund</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>

TABLE OF CONTENTS

POLICY DOCUMENT

1. INTRODUCTION 1

2. PUBLIC PARTICIPATION 3

3. HOUSING PLAN 10

 Housing Needs..... 10

 Quantified Objectives..... 10

 Goals, Policies, and Programs..... 13

 Implementation Plan 19

BACKGROUND REPORT

1. INTRODUCTION 1

2. ACCOMPLISHMENTS UNDER 5TH CYCLE HOUSING ELEMENT..... 3

 Review of 2015 Housing Element..... 3

 Housing Production During 5th Cycle RHNA Period 3

 Appropriateness and Effectiveness of 2015 Housing Element..... 4

3. HOUSING NEEDS ASSESSMENT 22

 Introduction and Background 22

 Population Trends and Characteristics 22

 Employment Characteristics 24

 Existing Housing Needs..... 26

 Housing Characteristics 30

 Future Housing Needs..... 36

 Units At-Risk of Conversion 52

4. CONSTRAINTS 53

 Governmental Constraints 53

 Potential Non-Governmental Constraints 81

5. RESOURCES 88

 Inventory of Housing Sites..... 88

 Adequacy of Public Facilities and Infrastructure 97

 Environmental Issues..... 101

 Financial/Other Resources 104

6. OTHER REQUIREMENTS 109

 Consistency with General Plan..... 109

 Relationship to Other City Plans and Policies 109

 Priority for Water and Sewer 109

 Energy Conservation 109

REFERENCES..... 111

FIGURES (located following Section 4)

Figure 1: General Plan Sub-Plan Areas

Figure 2: Inventory of Residential Sites

Figure 3: River Islands VTM 3694

2019 HOUSING ELEMENT BACKGROUND REPORT

Figure 4: Flood Hazard Areas

APPENDIX A: INVENTORY OF RESIDENTIAL SITES

Appendix A1: Inventory of Single Family Lots in River Island

1. Introduction

The City of Lathrop was incorporated in 1989 and is a part of the Stockton - Lodi metropolitan area located in San Joaquin County. Lathrop is located approximately 58 miles south of Sacramento and 47 miles northeast of San Jose along Interstate Highway 5. The City is within a 50-minute of Tracy, Manteca, Stockton, Lodi, Modesto, Livermore, and Pleasanton. Lathrop has a population of approximately 24,936.

Lathrop is experiencing a unique opportunity to plan and manage its future development in a way that is seldom available to other communities throughout the State. The City is one of Northern California's fastest growing master planned communities. Three of the City's largest developments include River Islands (up to 12,700 units, under construction), Mossdale Village Master Planned Community (up to 3,200 units, under construction), and Central Lathrop Specific Plan (approximately 6,790 dwelling units).

The community is known for its central location to major transportation nodes and has become a desirable place to live due to its housing availability and affordability. The area has four elementary schools that include Joseph Widmer Jr. Elementary, Lathrop Elementary, Mossdale Elementary, STEAM Academy at River Islands, and River Islands Technology Academy. The City's first high school, Lathrop High, was completed in 2008. Lathrop's family-oriented atmosphere is especially appealing to those with younger children.

State Housing Law (Government Code Section 65583) requires that a "housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community." This report is an update of the Housing Element adopted by the City in 2016.

The assessment and inventory must include all of the following:

- Analysis of population and employment trends, documentation of projections, and a quantification of the locality's existing and projected housing needs for all income levels. Such existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584 of the Government Code.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship between zoning, public facilities, and city services to these sites.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, local processing and permit procedures, and any locally adopted ordinances that directly impact the cost and supply of residential development.
- Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, requests to develop housing at densities below the minimum densities in the inventory of sites, and the length of time between receiving approval for a housing development and submittal of an application for building permits that hinder the construction of a locality's share of the regional housing need.
- Analysis of any special housing needs, such as those of the elderly, disabled, including developmentally disabled, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.

2019 HOUSING ELEMENT BACKGROUND REPORT

- Analysis of opportunities for energy conservation with respect to residential development.
- Analysis of existing assisted multifamily rental housing developments that are eligible to change from low-income housing to market-rate during the next 10 years.

The Background Report of this housing element identifies the nature and extent of Lathrop's housing needs, including those of special populations, potential housing resources (land and funds), potential constraints to housing production, and energy conservation opportunities. By examining the City's housings, resources, and constraints, the City can then determine a plan of action for providing adequate housing. This plan is presented in the Housing Plan, which is the policy component of the Housing Element. In addition to identifying housing needs, the Background Report also presents information regarding the setting in which these needs occur. This information is instrumental in providing a better understanding of the community, which in turn is essential for the planning of future housing needs.

Since the update of the City's last Housing Element in 2016, statutory changes have occurred that must be included in the 2015-2023 Lathrop Housing Element. These laws have been incorporated in the appropriate sections throughout this Background Report as well as in its accompanying Policy Document.

2. Accomplishments under 5th Cycle Housing Element

The following section reviews and evaluates the City's progress in implementing the 2015 Housing Element. It reviews the results and effectiveness of programs, policies, and objectives from the previous Housing Element planning period, which covered 2014 through 2023. Review of the 4th Cycle Housing Element is provided in the 2015 Housing Element. This section also analyzes the difference between projected housing need and actual housing production.

REVIEW OF 2015 HOUSING ELEMENT

The 2015 Housing Element program strategy focused on the accomplishment of policies and implementation of programs to ensure adequate sites, encourage the production of new housing, including affordable and special needs housing, to encourage the rehabilitation/retrofit of existing housing, to remove various constraints to housing, including housing for special needs populations, and to encourage fair housing and non-discrimination. The 2015 Housing Element identified the following goals:

Goal 1 HOUSING OPPORTUNITIES AND ACCESSIBILITY

Promote the availability and quality of housing affordable to all income levels and household types, including extremely low, very low, and low income households and special needs groups, through maintaining an inventory of adequate housing sites and supporting funding opportunities.

Goal 2 REMOVE CONSTRAINTS

Remove Constraints that hinder the development of housing, including housing for extremely low, very low, low, and moderate income households, and housing for special needs groups, including senior, disabled, developmentally disabled, single parent, large family, farmworker, and homeless populations.

Goal 3: PRESERVE, REHABILITATE, AND ENHANCE EXISTING HOUSING AND NEIGHBORHOODS

Preserve the availability of existing housing opportunities and to conserve as well as enhance the quality of existing dwelling units and residential neighborhoods

Goal 4: PROVIDE HOUSING FREE FROM DISCRIMINATION

Ensure that all existing and future housing opportunities are open and available to all members of the community without discrimination on the basis of race, color, religion, sex, national origin or ancestry, marital status, age, household composition or size, or any other arbitrary factors.

Goal 5: ENCOURAGE AND ENHANCE HOUSING COORDINATION

Coordinate local housing efforts with appropriate federal, state, regional, and local governments and/or agencies and to cooperate in the implementation of intergovernmental housing programs to ensure maximum effectiveness in solving local and regional housing problems

Goal 6: ENERGY CONSERVATION

Encourage energy conservation measures in new and existing housing

The 2015 Housing Element included policies and programs to assist the City in achieving the identified goals. Table 66 analyzes each implementation program provided in the 2015 Housing Element, describes the results of the program and recommends whether each policy or implementation program should be kept, modified, or removed in this update to the Housing Element.

HOUSING PRODUCTION DURING 5TH CYCLE RHNA PERIOD

The City's 5th Cycle Housing Element specifically addressed housing needs for the City from 2014 through 2023. This 5th Cycle Housing Element began to be implemented in 2016 and will continue to be implemented, under this revised 5th Cycle Housing Element, through 2023.

2019 HOUSING ELEMENT BACKGROUND REPORT

Table 1 shows the total number of housing units built in the City during the 5th RHNA cycle to date and compares these units with the units required to be accommodated under the Regional Housing Needs Allocation (RHNA) provided by the San Joaquin Council of Governments. Housing development in the City has increased significantly since the 4th cycle, with the City reaching almost 42% of its overall RHNA.

During the 2014-2023 RHNA period, 1,606 units were constructed in the City, including 1,571 above moderate-market-rate single family homes and 29 moderate income units (27 homes sold at market rate prices affordable to moderate income households and 2 accessory dwelling units) as shown in Table 1. While no multifamily units were constructed, the City approved three multifamily projects, representing a total of 350 multifamily units, and anticipates that all three projects will be constructed in this planning period. While none of the multifamily projects propose affordable housing, it is anticipated that the developments will provide rentals affordable to moderate income households based on the market rates of multifamily rentals in the City:

- **Mossdale Landing Apartments (formerly Fairfield Apartments)** - This project was initially approved the Fairfield Apartments in 2007 for 208 units. On June 28, 2016, the City approved a Minor Site Plan Review to reduce the project size to 204 units and replace the garages with carports. The project has not requested issuance of building permits yet. The City extended the Development Agreement for the Mossdale Landing Apartments project and the Towne Centre Apartment projects to March 16, 2029 to provide sufficient time to complete these projects.
- **Towne Centre Apartments Phase I** – The City approved the Site Plan Review for this 62-unit multifamily project on a 2.46-acre site (two separate parcels) in 2017. The project has not requested issuance of building permits yet. Building permit plan check has been completed and issuance of building permits is pending payment of fees.
- **Towne Centre Apartments Phase II** – The City approved the Site Plan Review for this 84-unit multifamily project on a 3.4-acre site (two separate parcels) project on September 19, 2018. Building permit plan check has been completed and issuance of building permits is pending payment of fees.

The 2014-2023 RHNA time period saw less variety in housing types than earlier cycles due to economic conditions that support single family housing and limited sources of funding to encourage multifamily housing. Overall, the 2009-2014 Housing Element continued many of the City’s programs that were effective in housing production despite the economic downturn.

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

APPROPRIATENESS AND EFFECTIVENESS OF 2015 HOUSING ELEMENT

The overarching goals and policies of the 2015 Housing Element continue to be appropriate to encourage the City’s housing goals. While the majority of goals, policies, and programs included in the 2015 Housing Element continue to be appropriate to address the City’s housing needs, the Housing Plan will be updated to provide clearer guidance, to remove redundancies, and to provide more specific direction to encourage affordable and special needs housing. The

2019 HOUSING ELEMENT BACKGROUND REPORT

Housing Plan will also be updated to streamline programs so that they are easier for staff to implement and to include a matrix of programs that includes timing to make it easier to identify the applicability and timing of programs. In order to improve the ease of use of the Housing Plan, the housing programs will be presented as a user-friendly table. While this change is visual, it is anticipated to simplify the implementation and tracking of the programs.

As discussed in Table 2, the majority of housing programs have been effective or are necessary. The intent of these programs will be kept in the Housing Plan, with revisions to address identified specific housing needs, constraints, or other concerns identified as part of this update. The City implemented many of the housing programs in the last several years and anticipates that these changes will encourage affordable and special needs housing, particularly when combined with the strengthened outreach the City has begun to conduct to encourage interest from the affordable housing development community in the City's sites identified for lower income housing.

The City has made significant progress towards its overall RHNA and has approved multiple projects that would increase the variety of housing stock, including three multifamily projects. In 2019, to ensure the long-term viability of the three approved multifamily projects, the City extended the Development Agreement for the Mossdale Landing Apartments project and the Townie Centre Apartment projects to March 16, 2029 to provide sufficient time to complete these projects and to encourage the implementation of the projects.

Since adoption of the Housing Element in 2016, the City has dedicated portions of its CDBG and HOME funds for homebuyer assistance and housing rehabilitation programs. During the planning period, the City provided one housing rehabilitation loan to a very low income household through the Urban County. Due to the limited amount of funds available on an annual basis, it can require several years of accrued funds to assist a single project. The City also used CDBG and HOME funds to provide fair housing services as well as services to special needs and at-risk populations (homeless, persons at-risk of homelessness, seniors, and low income youth).

New lower income housing and special needs housing development did not occur due primarily to a lack of available local and State funds to encourage or incentivize the development of such housing. State and federal funds for lower income housing are very limited and extremely competitive to receive.

The Housing Plan included in this 2015-2023 Housing Element includes modifications to make programs more effective, clarify objectives, and ensure that the programs are implementable. See the Housing Plan provided in the Housing Element policy document for the goals, policies, and programs of this Housing Element.

The City implemented programs to ensure that high density residential opportunities would not be lost due to downzoning. The City is in the process of implementing three remaining programs to remove housing constraints. Those updates will be adopted concurrently or by January 2020, as described in the Housing Element Background Report. Programs that encourage use of regional funds, such as HOME and CDBG funds administered by the Urban County, to address the City's housing needs continue to be appropriate. However, such funds are extremely limited.

While the City took a number of significant steps to promote housing, the experience of Lathrop and other small communities throughout the State demonstrates that it is very difficult for local governments to meet their fair share housing goals for lower and moderate income housing working alone. Small cities, such as Lathrop, have limited financial and staffing resources and require substantial state and/or federal assistance, which is not available at the levels necessary to support the City's housing needs, as well as the technical assistance of area non-profit housing developers and agencies. As discussed below, the City has strengthened its outreach programs in the updated Housing Plan to provide additional information to affordable housing developers to demonstrate the readiness of the City's lower income sites and also to demonstrate the minimal permitting requirements.

2019 HOUSING ELEMENT BACKGROUND REPORT

TABLE 2: EVALUATION OF THE 2015 LATHROP HOUSING ELEMENT PROGRAMS

Program	Accomplishments
<p>Program 1a: To ensure adequate sites for extremely low, very low, low, moderate, and above 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 residential sites (Appendix A). The update shall remove sites that have been developed and add any newly designated residential sites. The biennial update shall identify the amount of extremely low, very low, low, moderate, and above moderate income units developed during the planning period and shall identify the remaining need.</p> <p>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. It is noted that group quarters for 6 or fewer persons, transitional housing, and supportive housing are allowed by right in residential zones and that farmworker housing is considered an agricultural use that is allowed by right in zones that allow agricultural uses.</p> <p>If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA.</p>	<p>Result/Evaluation: The City has maintained the inventory of residential sites on a regular basis. The City has maintained adequate capacity to accommodate its RHNA and to accommodate housing for special needs populations.</p> <p>Continue/Modify/Delete: Modify. This program provides relevant information to ensure that the City is able to accommodate its RHNA and to inform developers of potential sites appropriate for multifamily and special needs housing. As part of this update, an additional supporting figure was prepared to make it easier for developers and interested parties to identify high density opportunity sites appropriate for lower income housing. The figure includes a table identifying existing and required approvals so that developers understand that the the majority of sites are entitled and approved for housing through specific plans and subsequent review requirements are minimal, in terms of CEQA review and necessary approvals. This program will be modified to include updating the figure focusing on multifamily housing sites so that the information is meaningful and easy to understand.</p>
<p>Program 1b: 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. In order to ensure that adequate sites continue to be provided for affordable housing, the City shall:</p> <ul style="list-style-type: none"> • Continue to require development to meet the minimum development densities established for each residential zoning district. • To ensure sufficient residential capacity is maintained to accommodate the RHNA need, the City will evaluate each development project consistent with Government Code Section 56863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower or moderate income households, the City will identify and zone sufficient sites to accommodate the shortfall. Any replacement sites identified and rezoned as part of this program shall not be sites that already allow mixed use or high density residential at 15-40 du/ac. • The City shall provide flexibility on the identification of sites for accommodating its Regional Housing Needs Plan (RHNP) Allocation. A rezone request of a site counted towards meeting the City's RHNP Allocation shall include findings that justify the rezone and identify an adequate replacement site(s) that will 	<p>Result/Evaluation: The City has monitored land available for single family and multifamily development and City staff reviews development applications to ensure that land use and zoning decisions have not reduced sites available for affordable housing. As River Islands develops, the City has ensured that the minimum mixed use/high density residential acreage is maintained (there are currently 17.7 acres designated R-MU-RI planned for multifamily units and 34.7 acres designated RH-RI). While the potential site identified at Manthey Road and Brockhurst Blvd was developed with a detention basin, the City approved two multifamily residential projects during the planning period (Towne Centre Apartments Phases 1 and 2) and these sites have been added to the inventory of sites entitled for multifamily development. The City is also working with the River Islands developer to potentially identify sites appropriate for higher densities within the approved specific plan and to require the higher density sites to be divided into multiple smaller sites, through the current General Plan Update process. No land use decisions have resulted in a determination that the City would not have available capacity to accommodate its RHNA.</p> <p>Continue/Modify/Delete: Modify. This program ensures that the City is able to accommodate its RHNA, but is overly lengthy and should be revised to specifically address potential changes in West Lathrop Specific Plan/River Islands and Central Lathrop Specific Plan This program will be revised to remove the Brockhurst/Manthey site, to increase the viability of existing high density and mixed use sites by 1) ensuring that the any changes to the West Lathrop and Central</p>

2019 HOUSING ELEMENT BACKGROUND REPORT

Program	Accomplishments
<p>provide the minimum number of units by income level for accommodating the City's RHNP Allocation and is developable during the term of the Housing Element planning period.</p> <ul style="list-style-type: none"> • As part of any new entitlements for River Islands/West Lathrop Specific Plan or amendments to River Islands projects entitlements, ensure that the amendments maintain a minimum of 45.2 acres of mixed use and/or high density residential sites in River Islands that allow development at 15 to 40 du/ac and will accommodate from 1,025 to 1,200 multifamily units. • As part of the development review process for any new specific plans and for any amendment to existing specific plans or the General Plan that address residential land use designations, encourage re-designation of additional sites to High Density Residential (15-40 du/ac) land uses or to mixed use designations that require a minimum percentage of development at 20 du/ac. • Encourage the redesignation of the approximately 6.89-acre parcel at the southwest corner of Brookhurst Boulevard and Manthey Road from Service Commercial to High Density Residential to accommodate and support multifamily housing opportunities. 	<p>Lathrop Specific Plans do not reduce the multifamily capacity and ensure that the City continues to accommodate its lower income RHNA.</p>
<p>Program 1c: 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. In addition, the City will continue to work closely with the developers of each Specific Plan to expedite processing and permit procedures.</p>	<p>Result/Evaluation: The City continues to encourage well-designed and innovative projects within the West Lathrop and Central Lathrop Specific Plans. The West Lathrop Specific Plan has resulted in significant development and continues to progress toward build out and continues to provide a variety of single family housing products and has maintained its medium and high density sites. The River Islands town center area has begun developing and the City anticipates that higher density units will begin to be constructed as the mixed use/multifamily area has begun to develop. Three multifamily projects within the Mossdale Village component of the West Lathrop Specific Plan have been approved.</p> <p>During the current cycle, 1,795 single family units and 2 ADUs have been constructed. An additional 197 single family units have building permits. Three multifamily projects, totaling 350 units, have been approved and are ready for building permits to be requested. As discussed in Appendix A, the City has approved Vesting Tentative Maps in each of its specific plan areas that include additional single family, including attached single family townhomes and cluster housing, and multifamily apartments.</p> <p>Continue/Modify/Delete: Continue. This program supports the implementation of the City's specific plans and encourages the plans to be implemented to provide a range of housing types and uses.</p>
<p>Program 1d: Support affordable or special needs (including senior, disabled, developmentally disabled, farmworker, homeless, large family, and single female</p>	<p>Result/Evaluation: The City has not had any requests for assistance with securing funding for affordable housing. The City has discussed the potential for affordable housing with its active developers, but</p>

2019 HOUSING ELEMENT BACKGROUND REPORT

Program	Accomplishments
<p>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>developers typically indicate that funding beyond that associated with standard CDBG, HOME, and tax credit programs is necessary for an affordable housing development project to show positive cash flow and be financially feasible. The City has contacted multiple affordable housing developers, providing the City's inventory of sites and noting the City's interest in encouraging housing affordable to moderate and lower income groups and to serve special needs groups, but has not yet had interest expressed by affordable housing developers: It is anticipated that the revision to Program 1a to update the inventory of sites suitable multifamily housing may be of more interest to affordable housing developers, rather than the City's full inventory of residential sites which includes all residential sites and may be difficult for a developer to narrow down which sites are designated for multifamily development.</p> <p>Continue/Modify/Delete: Continue: While this program has not resulted in affordable or special needs housing, this program continues to be appropriate to encourage developers to consider Lathrop as an opportunity area and to demonstrate the City's support for available affordable housing assistance program applications, including CDBG, HOME, and tax credits.</p>
<p>Program 1e: Retain available County-administered HOME and CDBG funds to operate a First Time Homebuyer program for lower income households.</p> <p>Evaluate State-administered funding programs on a biennial basis to determine if there are additional programs appropriate for the City to use to augment First Time Homebuyer program for lower income households. If funds are identified, request funding to develop a First Time Homebuyer program.</p>	<p>Result/Evaluation: This program has been considered annually for each round of CDBG/HOME funding (2015/16 through 2019/20) that is administered through the Urban County. The City allocated funds for First Time Homebuyer assistance in 2016/17. However, the City's HOME and CDBG funds are limited and not adequate to fund a meaningful First Time Homebuyer program. No units have been assisted, despite the City's action to allocate funds. The City reviewed State programs available for assisting homebuyers – the CalHome program was considered, but has limited funding to disaster assistance programs in recent years. While the City has not identified any State programs to provide additional assistance, the City is optimistic that the increased attention to affordable housing needs at the State level will result in an increase in State-funded programs to assist jurisdictions in providing homebuyer assistance for low- and moderate-income households, so the City will continue to review available funding sources with the long-term goal of developing a local homebuyer assistance program.</p> <p>Continue/Modify/Delete: Modify: This program will be revised to remove the review of CDBG/HOME funds for a First Time Homebuyer program as the City is not anticipated to have an appreciable increase in the limited CDBG/HOME funds available to the City and, thus, adequate funds are not anticipated to be available to support this program. This program will be retained to continue to evaluate State funding programs on a biennial basis to seek funds to develop a First Time Homebuyer program. These changes streamline Housing Element implementation and better reflect availability of funds and anticipated uses.</p>

2019 HOUSING ELEMENT BACKGROUND REPORT

Program	Accomplishments
<p>Program 1f: Continue to consider regional development through working with SJCOG and local jurisdictions to plan for high quality regional development, including adequate affordable housing, and by reviewing SJCOG data and online resources to track regional development.</p>	<p>Result/Evaluation: The City has coordinated with SJCOG and local jurisdictions through the SJCOG's various planning process, including the current effort to update the Sustainable Communities Strategy and Regional Transportation Plan. Since adoption of the 5th cycle Housing Element in 2016, the City has participated with regional governments in planning for housing needs as well as needs of the lower income population through the Urban County's planning process as discussed under Program 1g. This continues to be an important program to ensure the City is engaged in regional efforts to address affordable housing.</p> <p>Continue/Modify/Delete: Continue: Revise program to include participation in the development of SJCOG's planned methodology for the distribution of the 6th Housing Element cycle regional housing needs.</p>
<p>Program 1g: Continue to address housing and services for homeless persons on a regional level through participation in the County Continuum of Care.</p>	<p>Result/Evaluation: The City participates on an annual basis in the review of housing needs, including homeless needs, through the Annual Action Plan and Continuum of Care project selection process coordinated through San Joaquin County on behalf of the Urban County. Each year the City reviews the Countywide housing programs and priorities, including activities and funds allocated to address regional homeless needs. In addition to participating at the regional level, the City holds an annual hearing to discuss housing needs, community services needs, and potential programs and facilities needed to serve the City's lower income and special needs populations, including services for homeless persons and individuals and households at risk of homelessness.</p> <p>Continue/Modify/Delete: Continue: This program is appropriate to ensure that homeless needs are considered on a regular basis. Combine with Program 1h.</p>
<p>Program 1h: Actively support efforts of homeless service providers in establishing a short-term bed facility for segments of the homeless population, including specialized groups such as the mentally ill, and chronically disabled, and work with homeless housing/service providers to apply for Emergency Shelter Grant funds, administered through the County Continuum of Care. Continue to make information regarding Continuum of Care funds and the process available to homeless service providers.</p>	<p>Result/Evaluation: The City continues to participate in the County Continuum of Care with surrounding cities and the county to support the provision of homeless shelters. The City has coordinated with homeless service providers through the Urban County/Continuum of Care efforts, which include determining funding for shelters and programs serving the homeless. To date, no homeless providers have expressed interest in developing a shelter in the City.</p> <p>Continue/Modify/Delete: Modify: This program will be consolidated with other Program 1g and other to address homeless and lower income housing needs. The program will be modified to specifically solicit interest in developing affordable housing and homeless facilities to meet the needs of the City and to provide developers and service providers with a figure and associated table that identifies sites suitable for lower income housing and homeless shelters and identifies the entitlement/permitting requirements for each site.</p>

2019 HOUSING ELEMENT BACKGROUND REPORT

Program	Accomplishments
<p>Program 1i: 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>Result/Evaluation: The City provides information on a range of housing programs, including services available to the homeless population and at-risk individuals and households. The information is available through the City's website as well as at City Hall, the library, the senior center, and the community center.</p> <p>Continue/Modify/Delete: Continue: This program continues to be appropriate.</p>
<p>Program 1j: Continue to address regional housing issues, including lower income and special needs housing, in coordination with San Joaquin County and neighboring jurisdictions. The City shall participate with San Joaquin County's efforts to establish a task force or committee to oversee the development of a County Farmworker Housing Plan. Participation with the County may include identification of potential sites and funding sources available for farm labor housing.</p>	<p>Result/Evaluation: Each year the City reviews the Countywide housing programs and priorities, including activities and funds allocated to address regional homeless needs. In addition to participating at the regional level, the City holds an annual hearing to discuss housing needs, community services needs, and potential programs and facilities needed to serve the City's lower income and special needs populations.</p> <p>While the County has not yet prepared the County Farmworker Housing Plan, the City continues to participate in Countywide planning efforts for affordable and special needs housing, including farmworker, through the Consolidated Plan and Action Plans developed through the Urban County program. While the County's efforts have not yet moved forward, the City's participation in regional planning efforts for farmworker housing continues to be appropriate.</p> <p>Continue/Modify/Delete: Modify: This program will be revised to focus on farmworker housing coordination with the County. The component addressing regional coordination will be incorporated into the updated Program 1g.</p>
<p>Program 1k: 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>Result/Evaluation: 18 housing vouchers from the San Joaquin Housing Authority are in use in Lathrop. The City has very few apartment units for rent. When rental units become available, the City through County services will work diligently toward obtaining housing vouchers for those in need of rental assistance. Due to the limited amount of multifamily housing in Lathrop, the City should continue to encourage the use of vouchers in single-family homes, working with the County on how to best administer this program.</p> <p>Continue/Modify/Delete: Continue.</p>
<p>Program 1l: 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>Result/Evaluation: The City continues to permit Planned Development zoning to promote a variety of housing types. While the City has not had many PD applications recently, this program continues to be appropriate and may be used more in the future if development outside of the Specific Plan areas increases.</p> <p>Continue/Modify/Delete: Continue.</p>
<p>Program 1m: Facilitate the development of market rate 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:</p> <ul style="list-style-type: none"> • Regulatory incentives, such as expediting permit 	<p>Result/Evaluation: Lathrop has a very short processing time for all projects. The City continually endeavors to process applications as quickly as possible and still comply with time frames for CEQA and legal noticing. The City encourages concurrent applications as a time saving program as part of the entitlement process. While the City prioritizes affordable housing applications, the City has not received</p>

2019 HOUSING ELEMENT BACKGROUND REPORT

Program	Accomplishments
<p>processing, deferred fees, and/or reduced parking requirements based on the bedroom mix of the project; and</p> <ul style="list-style-type: none"> • 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>any during the 2015-2023 planning period. All housing projects are fast-tracked. The City has approved the Central Lathrop and West Lathrop Specific Plans and has approved large vesting tentative maps within these specific plans that include several multifamily sites. Through Program 1d, the City encourages development to meet lower income and other special housing needs. As identified by this program, the City provides for density bonus, parking reductions; and other incentives for affordable and special needs housing development. While the City has had 3 multifamily projects approved but not yet developed, these incentives continue to be appropriate to encourage affordable and special needs housing development. This is particularly important as development of the West Lathrop Specific Plan/River Islands and Central Lathrop Specific Plan progresses and the multifamily sites in these areas become increasingly likely to be constructed as the demand for housing in the region remains strong and a need for a range of housing types and options continues to be desirable.</p> <p>Continue/Modify/Delete: Continue. This program continues to be relevant and appropriate to facilitating housing development.</p>
<p>Program 1n: Through the San Joaquin Urban County consortium, continue to coordinate in contacting developers on a regular basis and provide the Urban County consortium with a list of available sites that are ready for development.</p>	<p>Result/Evaluation: The City has continued to coordinate with the County to document Countywide housing needs and priorities through the Urban County consortium. The City provides housing information and input during development of the Consolidated Plan and holds an annual hearing to receive community input on the housing, services, and other programs to benefit lower income households and individuals through the Annual Action Plan process. As part of this process, the City coordinates with developers and service providers to address housing and community development priorities each fiscal year.</p> <p>Continue/Modify/Delete: Modify. This program will be combined with Program 1g to simplify Housing Element implementation.</p>
<p>Program 1o: 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.</p> <p>Continue to refer households with a developmentally disabled member to the Valley Mountain Regional Center for assistance.</p>	<p>Result/Evaluation: The City has coordinated with the Valley Mountain Regional Center to identify needed housing types to serve the developmentally disabled population. The Valley Mountain Regional Center has indicated that independent living, group home, and supportive living situations continue to be appropriate to serve developmentally disabled persons. However, the Valley Mountain Regional Center does not develop housing. The City has added several housing providers that serve the developmentally disabled population to its outreach list in an effort to increase interest in developing housing specifically targeted to the disabled and developmentally disabled population.</p> <p>Continue/Modify/Delete: Continue: This program continues to be relevant and appropriate to assist in addressing needs of the developmentally disabled population.</p>
<p>Program 1p: Encourage development of affordable and multifamily housing, including housing for special needs and/or extremely low, very low, and/or low income</p>	<p>Result/Evaluation: The City continues to participate in the County-administered Urban County program for CDBG, HOME, and ESG funding. Funds from these programs that are available to Lathrop are</p>

2019 HOUSING ELEMENT BACKGROUND REPORT

Program	Accomplishments
<p>households through outreach to affordable housing developers.</p> <p>The City shall contact affordable housing developers on an annual basis to solicit interest in developing affordable and/or special housing. The outreach materials shall include a list of incentives for affordable housing, a summary of the City's housing needs, including the City's RHNA, the City's inventory of housing sites, and the map of the City's housing sites. Affordable housing developers contacted should include Bridge Housing, Mercy Housing, St. Anton Partners, Domus Development, and Eden Housing.</p>	<p>used primarily for housing rehabilitation as the City's funding allocation is too small to be a significant source of funding for new housing construction. While the City has included affordable housing developers as part of its outreach for CDBG and HOME funding opportunities, the City does not have significant funding available to attract affordable housing.</p> <p>Continue/Modify/Delete: Modify. This program will be combined with Program 1g to streamline Housing Element implementation.</p>
<p>Program 2a: 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>Result/Evaluation: The City continues to offer pre-application meetings to assist developers with submitting applications that meet the City's requirements and to reduce the length of time for the application review and approval process. Planning staff provides and discusses applicable city codes and development standards. Additional permits that may be required for unique projects (such as a variance or use permit) can also be determined at this time. Applicants are also strongly encouraged to meet with members of the Public Works and Fire Departments during pre-application process to identify pertinent issues. The Planning Department staff will work with applicants to set up joint meetings between the various departments involved in site plan review. Developers have indicated that pre-application meetings are a useful tool and the majority of developers take advantage of the pre-application meeting. Developers are encouraged to meet with pertinent staff to discuss funding strategies, project design, etc. The applicant may go through a pre-application process to receive feedback on a prospective project.</p> <p>Continue/Modify/Delete: Continue: This project streamlines the housing application review process and assists in removing constraints by ensuring that developers have the opportunity to understand City requirements in advance of submitting an application and can thus craft their application to address City requirements and reduce the need for revisions to application materials.</p>
<p>Program 2b: Provide incentives to encourage the development of special needs and affordable housing. Incentives shall include:</p> <ul style="list-style-type: none"> • 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. 	<p>Result/Evaluation: The City makes these programs available to affordable housing developers. While the City has contacted multiple affordable housing developers to encourage construction of new affordable and special needs housing, developers have not demonstrated any interest in developing in Lathrop. Developers have indicated that direct funding or land is desirable to pursue a project. The City does not own sites designated for multifamily housing and the does not have affordable housing funds available to subsidize affordable projects (the City's annual allocation of HOME funds is approximately \$20,000). It is anticipated that the modification to Program 1b may result in multifamily sites that are more suitably sized (less than 10 acres) that may be of interest to affordable housing developers. This program will be retained in order to continue to provide mechanisms to prioritize and encourage affordable and</p>

2019 HOUSING ELEMENT BACKGROUND REPORT

Program	Accomplishments
<ul style="list-style-type: none"> • 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. • Prioritizing projects which include units set aside for extremely low-, very low-, and/or low income households; • Through the density bonus provisions of the Zoning Code, provide for a reduction in development standards (e.g., allowing narrower streets, variable set backs, increased heights, etc.) for eligible projects providing housing for extremely low-, very low-, and low income households. 	<p>special needs housing development</p> <p>Continue/Modify/Delete: Continue. This program continues to be applicable to encourage lower income housing.</p>
<p>Program 2c: 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>Result/Evaluation: The City continues to monitor its processing time for discretionary permits as well as ministerial permits. The City is extremely responsive and does not have any significant delays in the permitting process that would constrain development. When necessary, the City works with outside consultants to augment City staff in order to ensure that review times are reasonable.</p> <p>Continue/Modify/Delete: Continue: This program continues to be applicable to ensuring timely processing of housing projects.</p>
<p>Program 2d: Review affordable housing and in-fill projects for eligible CEQA exemptions and exempt those projects that are eligible from further CEQA review.</p>	<p>Result/Evaluation: The City provides for streamlined CEQA review. The City's infill housing has resulted in several single family units in the core area of Lathrop; these units have received ministerial approvals which do not require CEQA documentation. It is noted that the majority of affordable housing sites are within specific plan areas and that CEQA review for these areas has been conducted, so additional CEQA review would not be required for such projects. Where allowed, the City will exempt any affordable housing project from CEQA if the specific criteria are met under the CEQA guidelines. This will be determined during the staff review process. To date, there have been no affordable housing projects requested.</p> <p>Continue/Modify/Delete: Modify: Revise this program to update the inventory of sites maintained by Program 1a to identify the required approvals and CEQA review for the lower income housing sites. This will assist affordable and special needs housing developers in understanding that the majority of sites in Lathrop can be developed with a Site Plan Review and do not require public hearings or costly CEQA analysis.</p>
<p>Program 2e: 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.</p>	<p>Result/Evaluation: In 2016, the City updated the Zoning Code to include reasonable accommodation procedures. The City continues to review updates and revisions to the City's code, policies, and procedures to ensure that there would not be constraints to reasonable accommodation.</p> <p>Continue/Modify/Delete: Continue:</p>
<p>Program 2f: Amend Title 17 to allow for the location of Single Room Occupancy (SRO) uses as a conditional use in Multiple Family Residential (RM) district and adopt</p>	<p>Result/Evaluation: In 2016, the City updated the Zoning Code to implement this program. The Zoning Code now provides clear</p>

2019 HOUSING ELEMENT BACKGROUND REPORT

Program	Accomplishments
<p>development standards that allow and accommodate the inclusion of new SRO's. Development standards may include:</p> <ul style="list-style-type: none"> • Ensure development standards do not constrain the development of SROs, the City will adopt development standards which may include: • Requirements for a management plan outlining policies and procedures. • 24- hour on- site management • Room limitation to single occupancy, with allowance for overnight guests • Requirements for monthly tenancies • Units must be 250-300 square feet in size and include kitchen or bathroom • Parking ratio of one space per unit and bicycle rack storage of one rack per 5 units 	<p>requirements for SRO uses.</p> <p>Continue/Modify/Delete: Delete: This program has been implemented and no further action is necessary.</p>
<p>Program 2g: Continue to encourage developers to include second dwelling units as an integral part of their project and to plan for second dwelling units in the design of their projects.</p>	<p>Result/Evaluation: Since adoption of the 2015 Housing Element, 2 ADUs have been constructed. In 2019, the City updated the Zoning Code to modify standards for ADUs to be consistent with the requirements of State law. ADUs are allowed in all zoning districts that permit residential uses and are allowed to be up to 1,200 s.f. in size. In 2019, the City further encouraged ADUs through adopting policy guidance that exempts ADUs from utility connection fees and limits any applicable fees to the multifamily rate in order to ensure that rates for ADUs do not constrain their development.</p> <p>Continue/Modify/Delete: Modify: The City shall continue this program and revise it to include language that ADUs will continue to be permitted in all residential zones and that the City will continue to provide a reduced fee structure for ADUs. The City's efforts to encourage ADU-type units have been successful, with recent homes including second master suites, casitas, and similar options that expand the potential to accommodate additional households. The City's effort to reduce fees for ADUs, through exempting ADUs from water and sewer fees and ensuring any applicable fees are collected at the reduced multifamily rate, is anticipated to increase the demand for ADUs. Continuation of this program and the City's efforts to encourage ADUs should yield additional stand-alone ADUs or attached ADUs.</p>
<p>Program 2h: 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. T</p>	<p>Result/Evaluation: At this time, developers have not requested to utilize the density bonus program provided under State law. In 2016, the City updated the Zoning Code to provide for density bonuses and incentives for affordable and senior housing program in compliance with State law.</p> <p>Continue/Modify/Delete: Modify: The City shall continue to encourage developers to utilize available density bonuses and incentives for affordable, senior, and special needs housing. The program will be revised to remove the language to update the Zoning Code since that effort was completed in 2016. The program will also</p>

2019 HOUSING ELEMENT BACKGROUND REPORT

Program	Accomplishments
	be updated to include information on the maximum densities allowed with density bonuses in the City's zoning districts, which will be distributed to housing developers as part of the information provided through Programs 1a and 1g.
Program 2i: Amend the Zoning Code to allow emergency shelters by right in the City's Multiple Family Residential (RM) and Professional Office (PO) zone districts without any discretionary action. Standards for emergency shelters shall be consistent with standards permitted by Government Code Section 65583 (a)(4)(A).	<p>Result/Evaluation: In 2016, the City updated the Zoning Code to identify emergency shelters as a permitted use in the RM and PS districts. No discretionary approvals are required and the City's standards for emergency shelters are consistent with the standards allowed under State law.</p> <p>Continue/Modify/Delete: Delete: This program has been fully implemented and will be removed from the Housing Element.</p>
Program 2j: Amend the Zoning Code to allow transitional and supportive housing as a residential use and only subject to those requirements that apply to other residential uses of the same type in the same zone as required by State law and to define supportive housing, supportive services, target population, and transitional housing consistent with Government Code Section 65582.	<p>Result/Evaluation: In 2016, the City updated the Zoning Code to define transitional and supportive housing and related terms consistent with the definitions in Government Code Section 65582 and to identify that requirements for transitional and supportive housing are the same as would apply to other residential uses of the same type in the same zone (e.g., single family transitional or supportive housing developments are treated in the same manner as a standard single family development; multifamily transitional or supportive housing developments are treated in the same manner as a standard multifamily housing project).</p> <p>Continue/Modify/Delete: Delete: This program has been fully implemented and will be removed from the Housing Element.</p>
<p>Program 2k: 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.</p> <p>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 informational flyers at the Community Development Department and in all specific plan and subdivision application packets.</p>	<p>Result/Evaluation: The City has encouraged development of affordable housing, including housing with 3 or more bedrooms. While no developers have demonstrated interest in affordable housing, the City has worked with developers to provide a range of housing types including large units with 6 or more bedrooms to accommodate large households and units with second master suites to accommodate large households and combined family/household living situations. While not a recognized affordable housing product, large homes that allow multiple generations or multiple families to reside together provide for sharing of housing costs and increase the affordability of a unit while avoiding overcrowded situations.</p> <p>Continue/Modify/Delete: Continue: The need for affordable housing for all special needs groups including large households, continues to be of vital importance.</p>
Program 2l: 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>Result/Evaluation: The City continues to permit child day care facilities, including small family day cares and large family day cares, in its residential zoning districts. This program provides for a variety of in-home care options for families.</p> <p>Continue/Modify/Delete: Continue: This program continues to be appropriate to support households with children, including female-headed households.</p>
Program 2m: Amend the Municipal Code to develop formal procedures for reasonable accommodation for housing for persons with disabilities in accordance with fair	Result/Evaluation: In 2016, the City updated the Zoning Code to include reasonable accommodation procedures as described by

2019 HOUSING ELEMENT BACKGROUND REPORT

Program	Accomplishments
<p>housing and disability laws. Include provisions for clear rules, policies, and procedures, for reasonable accommodation in order to promote equal access to housing. Policies and procedures should be ministerial and include but not be limited to identifying who may request a reasonable accommodation (i.e., persons with disabilities, family-members, landlords, etc.), timeframes for decision-making, and provision for relief from the various land-use, zoning, or building regulations that may constrain the housing for persons of disabilities.</p>	<p>Program 2m.</p> <p>Continue/Modify/Delete: Delete: This program has been implemented. Program 2e will continue to address reasonable accommodation for persons with disabilities.</p>
<p>Program 2n: 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>Result/Evaluation: The City requires new development to offer universal design measures to ensure new homes include accessible features.</p> <p>Continue/Modify/Delete: Continue: This program continues to be appropriate to ensure accessible housing.</p>
<p>Program 2o: Revise the Zoning Code to allow manufactured housing to be constructed on a permanent foundation in all zoning districts that allow residential uses and to remove the minimum floor area and minimum width requirements from Section 17.68.020.</p>	<p>Result/Evaluation: This program was implemented by the City in 2019. The standards for manufactured housing are consistent with State law. This program was successful in removing constraints to manufactured housing and ensuring that manufactured housing is permitted in the same manner as conventional residential construction in all districts that allow residential uses.</p> <p>Continue/Modify/Delete: Delete: This program has been implemented and will be removed from the Housing Element.</p>
<p>Program 2p: Revise the Zoning Code to accommodate employee housing, including housing for agricultural employees consistent with State law.</p> <p>The Zoning Code shall be revised to: 1) permit employee housing providing accommodations for six or fewer employees as a single-family structure, and 2) identify that employee housing serving six or fewer employees shall be subject to the same standards and requirements for a family dwelling (residential unit) of the same type in the same zone.</p> <p>The Zoning Code shall define housing for agricultural employees that is no more than 36 beds in a group quarters or 12 single family units as an agricultural use subject to the same standards and permit requirements as a permitted agricultural use. As required by Health and Safety Code Section 17021.6, no conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the employee housing is located.</p>	<p>Result/Evaluation: This program was implemented by the City in 2016, revising the Zoning Code to permit employee housing and agricultural employee housing consistent with State law. This program ensures that employee housing for 6 or fewer employees is treated as a single family residential use and that agricultural housing consisting of up to 36 beds in group quarters or 12 units is considered an agricultural use and permitted subject to the same standards and permit requirements as an agricultural use.</p> <p>Continue/Modify/Delete: Delete: This program has been implemented and will be removed from the Housing Element.</p>
<p>Program 2q: Revise the Zoning Code to allow the</p>	<p>Result/Evaluation: In 2016, the City updated the Zoning Code to</p>

2019 HOUSING ELEMENT BACKGROUND REPORT

Program	Accomplishments
<p>approving party (Community Development Director for permitted uses, Planning Commission for conditional uses) to reduce parking requirements for projects serving disabled persons where there is a demonstrated reduction in parking need.</p>	<p>provide for reduced parking requirements as provided by this program. This change removes potential constraints to housing by reducing development costs and providing the potential for additional units, depending on project design.</p> <p>Continue/Modify/Delete: Delete: This program has been implemented and no further changes to the Zoning Code are necessary.</p>
<p>Program 2r: Revise the Zoning Code to define 'family' and 'household' as two or more related persons living in a dwelling unit or a group of individuals living together in a dwelling unit as the functional equivalent of a family where the residents may share living expenses and responsibilities. A family includes, for example, the residents of small group homes for seniors or persons with disabilities. A family does not include larger institutional group living situations such as large residential care facilities, dormitories, fraternities, sororities, monasteries, or convents. "Household" has the same definition as "family".</p>	<p>Result/Evaluation: The City updated the Zoning Code to define family and household as described by this program. This change removes potential constraints for non-family households and implements fair housing best practices.</p> <p>Continue/Modify/Delete: Delete: This program has been implemented and no further changes to the Zoning Code are necessary.</p>
<p>Program 2s: 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>Result/Evaluation: The City did not implement this program. The City has not experienced a shortage of water or sewer capacity and availability of water and sewer service has not been a constraint on new development, including housing affordable to lower-income households. However, to comply with State law, the City is preparing written policies and procedures to ensure that housing affordable to lower income households, including extremely low, very low, and low income housing, is granted priority when seeking water and sewer commitments and connections. These policies and procedures are anticipated to be adopted concurrently with the Housing Element or within one month of Housing Element adoption.</p> <p>Continue/Modify/Delete: Continue: This program continues to be necessary.</p>
<p>Program 2t: Update the West Lathrop Specific Plan to permit heights of up to 40 feet in the RM-MV zone.</p>	<p>Result/Evaluation: The City did not implement this program. The revision to the West Lathrop Specific Plan was identified in error and the height increase is not necessary to accommodate the 8 to 15 units per acre densities allowed in the RM-MV zone. The RH-MV zone, which was not addressed in the previous analysis, allows 15 to 40 units per acre with maximum heights up to 50 feet.</p> <p>Continue/Modify/Delete: Delete: This program is not necessary.</p>
<p>Program 2u: Support multifamily housing on sites that accommodate lower income households by revising the Zoning Ordinance to only permit development of single family units on lower income sites, including all of the sites identified in Table 62, if the single family unit(s) are:</p> <ol style="list-style-type: none"> 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 	<p>Result/Evaluation: The City did not implement this program. The revision to the Zoning Ordinance is being drafted and is anticipated to be adopted concurrently with the Housing Element or within one month of Housing Element adoption.</p> <p>Continue/Modify/Delete: Modify: This program continues to be necessary, but will be modified to address detached single family housing rather than all single family housing and to revise the 3rd exception to allow single family housing when part of a housing development with a minimum of 20% of the units affordable to</p>

2019 HOUSING ELEMENT BACKGROUND REPORT

Program	Accomplishments
units affordable to extremely low, very low, and/or low income households.	extremely low, very low, and/or low income households.
<p>Program 3a: Continue to participate in the San 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.</p> <p>To ensure public awareness of and participation in housing assistance programs, continue to provide informational packets and handouts at City Hall, community gathering areas (Community Center and Library), and on the City's website. These handouts shall include specific contact information, programs available, and how to apply for funds.</p>	<p>Result/Evaluation: The City continues to receive an allocation of funds each fiscal year under the Urban County with San Joaquin County and the Cities of Escalon, Manteca, and Ripon. With the exception of one fiscal year, all HOME funds have been allocated to the Housing Rehabilitation Program that is run by San Joaquin County on behalf of the City of Lathrop. A portion of CDBG funds have been allocated to housing rehabilitation. Although funds are extremely limited, the Rehabilitation Assistance Program provided housing rehabilitation assistance to one single family, very low income household since adoption of the 2015 Housing Element. The City allocated additional funds for housing rehabilitation and homebuyer assistance that have not yet been expended. The City has also allocated funds to provide fair housing services, food services for lower income youth, seniors, and households at-risk of homelessness, and various other supportive services targeted to lower income and special needs populations. The City makes information regarding housing programs available at City Hall at the Community Development public counter, in the City's newsletter, and in handouts at the Community Center and Library. This program has been effective.</p> <p>Continue/Modify/Delete: Continue: This program has been successful in providing services to lower income and special needs populations and assisting lower income households with housing rehabilitation. The City will continue to partner with the San Joaquin County Consortium.</p>
<p>Program 3b: 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>Result/Evaluation: The City reviewed the Historic Lathrop Overlay District boundaries, permitted uses, and development standards and determined they were appropriate, as they provide extensive opportunities for reinvestment and new development in the core Historic Lathrop area. Standards and incentives for new residential development are available in Historic Lathrop as well as other areas of the City. Due to the City's limited funding for housing programs, there were not funds available during the planning period for a targeted rehabilitation program in this area.</p> <p>Continue/Modify/Delete: Continue: Continue this program.</p>
<p>Program 3c: 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.</p>	<p>Result/Evaluation: The City continues to actively enforce building and safety codes. The City's code enforcement targets specific areas based on complaints received and also strives to address city-wide code compliance. This program is effective.</p> <p>Continue/Modify/Delete: Continue: The City shall continue this program.</p>
<p>Program 3d: Continue to coordinate 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 and update the housing stock condition data</p>	<p>Result/Evaluation: The City continues to coordinate code enforcement with its housing rehabilitation program. The need for code enforcement has been highest in the Lathrop core area, due to the age of housing stock in the core area and east of I-5 in general. As described previously, the City has limited amounts of funding</p>

2019 HOUSING ELEMENT BACKGROUND REPORT

Program	Accomplishments
<p>gathered for the Housing Element Update 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>available for a housing rehabilitation program which limits the ability for this program to result in significant rehabilitation activities. The City is optimistic that the increased attention to affordable housing needs at the State level will result in an increase in State-funded programs to assist jurisdictions in addressing housing rehabilitation and other needs, so the City will continue to review available funding sources with the long-term goal of increasing funds for housing rehabilitation as well as emergency and minor repairs.</p> <p>Continue/Modify/Delete: Modify. This program will be combined with Program 3c.</p>
<p>Program 3e: 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.</p>	<p>Result/Evaluation: The City has continued to participate in the San Joaquin Urban County consortium. In 2017, 2108, and 2019, the City designated a portion of its available funds for housing rehabilitation. These funds are available to lower income homeowners, including owners of mobile homes, for housing rehabilitation.</p> <p>Continue/Modify/Delete: Modify: Continue this program and expand to review the potential use of the State's Mobilehome Park Rehabilitation and Resident Ownership Program to encourage long-term affordability of the City's existing mobilehome parks.</p>
<p>Program 3f: Support the application of multifamily housing owners for federal or state funds to rehabilitate existing dwelling units. When appropriate and feasible, provide technical assistance to the project applicant with the funding application.</p>	<p>Result/Evaluation: The City has not received any requests for assistance from multifamily housing owners or other entities for housing rehabilitation programs. During the planning period, the City did support the application for a rezone and site plan review in order to facilitate the conformance of a multifamily use and subsequent substantial rehabilitation of 6 dilapidated fourplexes (24 multifamily units) in the City's core area.</p> <p>Continue/Modify/Delete: Modify: Continue this program and expand to review the potential use of the State's Mobilehome Park Rehabilitation and Resident Ownership Program to encourage long-term affordability of the City's existing mobilehome parks.</p>
<p>Program 3g: Regularly review the City's eligibility for Federal and State home repair, renovation, and replacement programs annually and apply for programs, as appropriate.</p>	<p>Result/Evaluation: The City has participated in multiple clean energy financing programs, including CSCDA Open PACE, Figtree PACE, and Golden State Finance Authority, and the California Municipal Finance Authority Open PACE program to ensure that loans and financing are available for residential and commercial property owners to make clean-energy and energy-efficient improvements to their homes. The City did not identify any additional funding programs, apart from the CDBG and HOME funds, for housing repair, renovation, and replacement. The City is optimistic that the increased attention to affordable housing needs at the State level will result in an increase in State-funded programs to assist jurisdictions in addressing housing rehabilitation and other needs, so the City will continue to review available funding sources with the long-term goal of increasing funds for housing rehabilitation as well as emergency and minor repairs.</p> <p>Continue/Modify/Delete: Continue. This program will be consolidated with Program 3e to continue to encourage and support</p>

2019 HOUSING ELEMENT BACKGROUND REPORT

Program	Accomplishments
	rehabilitation and repair of the City's existing housing stock.
<p>Program 4a: 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>Result/Evaluation: The City funds fair housing services for Lathrop residents and tenants through an annual allocation of its CDBG funds to San Joaquin Fair Housing, through the Urban County. San Joaquin Fair Housing provides information regarding fair housing that addresses disability, familial status, and tenants rights in both English and Spanish. The City also provides DFEH brochures which also address familial status and disability, among other fair housing topics. The City ensures that fair housing brochures are available at City Hall as well as other community locations.</p> <p>Continue/Modify/Delete: Continue: This program is important to ensure that access to fair housing information and fair housing services is available to the City's residents as well as property owners.</p>
<p>Program 4b: 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>Result/Evaluation: The City did not have any locally-administered housing funds during the reporting period.</p> <p>Continue/Modify/Delete: Continue: This program is important to ensure that housing projects comply with fair housing laws.</p>
<p>Program 5a: Continue to maintain membership in the San Joaquin Housing Authority to qualify City residents for Section 8 Housing Choice Vouchers and other assistance administered by the Housing Authority. The City shall provide information on the availability of Housing Authority programs to interested residents.</p>	<p>Result/Evaluation: The City continues to support use of Housing Choice Vouchers in the City. While there are a limited number of Housing Choice vouchers provided by the San Joaquin Housing Authority to City residents, this program continues to be an important source of assistance, particularly to extremely low and very low income households.</p> <p>Continue/Modify/Delete: Continue: This program provides essential support for lower income households.</p>
<p>Program 5b: 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>Result/Evaluation: The City makes its housing funding (CDBG and HOME) information readily available through annual outreach to developers and service providers regarding funding availability and annual public hearings to determine the allocation of such funds. The City provides information on its development requirements (General Plan, Zoning, and Specific Plans) on-line and provides in-person assistance at the Planning counter. As described previously, the City also offers pre-application meetings to developers to ensure the development community understands the City's requirements and to facilitate housing applications. The City is currently updating its outreach list and supporting materials to ensure that the annual outreach is meaningful and offers up-to-date information on the City's housing sites and opportunities.</p> <p>Continue/Modify/Delete: Continue: This program ensures information is available regarding the City's housing programs.</p>
<p>Program 6a: 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>Result/Evaluation: The City encourages energy-efficiency in all activities, including land use planning. The City requires projects to comply with CalGreen and encourages projects to exceed CalGreen requirements. CalGreen requirements for single family and multifamily housing are discussed in Chapter 5, Energy Conservation.</p> <p>In 2018, the City joined the California Municipal Finance Authority</p>

2019 HOUSING ELEMENT BACKGROUND REPORT

Program	Accomplishments
	<p>(CMFA) joint powers authority to provide a streamlined approach through the Open Property Assessment Clean Energy (PACE) program to funding clean-energy improvements to commercial and residential projects. In 2016 and 2017, the City in multiple clean energy financing programs, including CSCDA Open PACE, Figtree PACE, and Golden State Finance Authority. The CMFA program ensures that property owners can apply for financing are available for residential and commercial property owners to make clean-energy and energy-efficient improvements, including renewable energy, water conservation, and electric vehicle charging. Property owners who participate in the CMFA Open PACE program can defer the upfront costs of the improvements and repay the loans through a voluntary contractual assessment that is collected together with the property taxes. The loan is attached to the property, which reflects the benefits of the improvements to the future owners of the property.</p> <p>Continue/Modify/Delete: Continue: This program ensures information is available regarding the City's housing programs.</p>
<p>Program 6b: Encourage pre-application meetings to address site layout and design 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>Result/Evaluation: The City encourages pre-application meetings as discussed under Program 2a. All projects are required to comply with CalGreen, which includes mandatory standards for energy-efficiency and water conservation and the approach to compliance with these standards can be discussed at the pre-application meeting.</p> <p>Continue/Modify/Delete: Continue: This program encourages addressing energy-efficient design as part of the pre-application process.</p>
<p>Program 6c: Continue to provide the community energy conservation information, including information on programs available to fund energy conservation improvements and information on CalGreen standards, available at City Hall and on the City's website.</p>	<p>Result/Evaluation: The City provides information on methods to conserve energy, including CalGreen requirements and opportunities to retrofit existing properties through the Open PACE program at City Hall and via the City's website.</p> <p>Continue/Modify/Delete: Continue: This program encourages energy-efficiency.</p>
<p>Program 6d: Encourage new residential development or significant rehabilitation projects to meet or exceed CalGreen Tier 1 and/or to achieve LEED certification.</p>	<p>Result/Evaluation: The City provides information on methods to conserve energy, including CalGreen requirements and opportunities to retrofit existing properties through the Open PACE program at City Hall and is developing information for the City's website to encourage green and energy-efficient development. Subdivisions at River Islands have incorporated water-conservation measures, energy-efficient lighting and appliances, and solar and electric vehicle charging options. The City works with each developer to ensure that optional energy-saving measures are implemented to the extent appropriate and feasible, while recognizing that these initial costs are passed on to the homebuyer or renter and can result in an increase in monthly housing costs while also providing cost-savings in energy and water costs.</p> <p>Continue/Modify/Delete: Continue: This program encourages energy-efficiency.</p>

3. Housing Needs Assessment

INTRODUCTION AND BACKGROUND

The purpose of the Housing Needs Assessment is to describe housing, economic, and demographic conditions in Lathrop, assess the demand for housing for households at all income levels, and document the demand for housing to serve various special needs populations. The Housing Needs Assessment also addresses whether assisted housing projects are at-risk of converting to market rate projects. The Housing Needs Assessment is intended to assist Lathrop in developing housing goals and formulating policies and programs that address local housing needs.

Several sources of data were used to describe existing demographic and housing conditions, including the following:

- Data from the 2000 and 2010 U.S. Census, 2103-2017 U.S. Census American Community Survey (ACS), California Department of Finance (DOF), California Employee Development Department (EDD), and U.S. Department of Housing and Urban Development (HUD) is included to provide information on population, household, housing, income, employment, and other demographic characteristics.
- Regional information from the San Joaquin Fair Housing and Equity Assessment (California Coalition for Rural Housing, 2014).
- Other sources of economic data such as information from the website rental listings, multiple listing service, and other published data are used where current Census, ACS, DOF, HUD, and other standard data sources do not provide relevant data.
- Interviews with key agencies and organizations were conducted to obtain information on housing needs and, in particular, needs of populations with special housing needs.

POPULATION TRENDS AND CHARACTERISTICS

Table 3 shows population growth for Lathrop and San Joaquin County from 1990 through 2019. According to data prepared by the California DOF, the population of Lathrop in 2019 was 24,936 persons, an increase of approximately 38% since 2010. During the previous decade (2000 to 2010), the City's population increased 81.2% to total 18,023 in 2010. Lathrop's growth has outpaced Countywide growth, with San Joaquin County experienced significantly lower population growth rates during both the 2000 to 2010 and 2010 to 2019 periods, as shown in Table 3. The City's population is anticipated to increase to approximately 85,292 persons upon buildout of lands within the City limits.

TABLE 3 POPULATION GROWTH

	1990	2000	2010	2019
Lathrop				
Population	6,841	10,445	18,023	24,936
Percent Change	-	52.7%	81.2%	38.4%
Annual Percent Change	-	5.3%	8.1%	4.7%
San Joaquin County				
Population	480,628	563,598	685,306	723,761
Percent Change	-	17.3%	21.6%	5.6%
Annual Percent Change	-	1.7%	2.1%	0.6%

SOURCE: U.S. CENSUS, 1990, 2000, AND 2010; DOF, 2019

2019 HOUSING ELEMENT BACKGROUND REPORT

Table 4 compares the growth rate of Lathrop to other cities in San Joaquin County from 2000 to 2019. While Stockton had the greatest numeric change in population (72,639 persons), Lathrop had the largest percentage change in population (138.7%).

TABLE 4: POPULATION TRENDS - NEIGHBORING JURISDICTIONS

Jurisdiction	2000	2019	Change	% Change
Escalon	5,963	7,765	1,802	30.2%
Lathrop	10,445	24,936	14,490	138.7%
Lodi	57,011	68,272	11,261	19.8%
Manteca	49,255	83,781	34,526	70.1%
Ripon	10,158	16,613	6,455	63.5%
Stockton	243,771	316,410	72,639	29.8%
Tracy	56,929	92,800	35,871	63.0%

SOURCE: US CENSUS, 2000; DOF, 2019

Changes in the age groups can indicate future housing needs. Table 5 compares age group sizes in 2000 and 2017 for Lathrop. Children under fifteen comprise 24.3% of the City's population, teens and young adults (15 to 24) represent 13.7%, and adults in family-forming age groups (25 - 44) comprise 29.4%. Adults aged 45 to 64 represent 24.2% of the population and seniors (65 and over) comprise 8.5%. In 2017, the median age in Lathrop (33.0 years) is slightly lower than that of San Joaquin County, 33.9 years, and 3 years less than the Statewide median age of 36.1 years. The median age of City residents has increased from the 2010 median age of 30.1 years.

TABLE 5: POPULATION BY AGE

Age	2017	
	Number	Percent
Under 5 Years	1,487	7.1%
5 to 9	1,954	9.3%
10 to 14	1,663	7.9%
15 to 19	1,588	7.5%
20 to 24	1,315	6.2%
25 to 34	3,126	14.9%
35 to 44	3,044	14.5%
45 to 54	2,615	12.4%
55 to 64	2,478	11.8%
65 to 74	1,149	5.5%
75 to 84	511	2.4%
85 and Over	120	0.6%
TOTAL	21,050	100%

SOURCE: US CENSUS, 2013-2017 ACS

Table 6 shows the ethnic composition of Lathrop's population. The slight majority of the City's population are White (44.9%). The next largest racial group is Asian (26%), followed by 'other race' (12.9%), 'two or more races' (9.1%), Black and African American (6.4%), and American Indian and Alaskan Native and Native Hawaiian and Pacific Islander (0.4%). Just over two-fifths of the population (40.7%) is of Hispanic origin.

2019 HOUSING ELEMENT BACKGROUND REPORT

TABLE 6: RACE AND ETHNICITY

Race/Ethnicity	Number	Percent
White	9,449	44.9%
Black and African American	1,339	6.4%
American Indian and Alaskan Native	90	0.4%
Asian	5,463	26%
Native Hawaiian and Pacific Islander	75	0.4%
Some Other Race	2,720	12.9%
Two or More Races	1,914	9.1%
TOTAL	21,050	100%
Hispanic Origin (of any race)	8,560	40.7%

SOURCE: US CENSUS ACS, 2013-2017

EMPLOYMENT CHARACTERISTICS

One of the factors that can contribute to an increase in demand for housing is expansion of the employment base. Table 7 shows the employment and unemployment rates for persons 16 years and older that were in the labor force in 2000 and 2017. The number of employed residents has more than tripled since 2000, increasing from 4,622 in 2000 to 15,624 in 2017. In 2017, ACS data indicated that the unemployment rate in Lathrop was approximately 8.9%, an increase from 7.2% in 2000. According to the labor report data compiled by the California EDD, Lathrop's average annual unemployment rate in 2018 was estimated at 5.2%, while San Joaquin County's rate was 6.0%, and California's was 4.2%.

TABLE 7: JOB GROWTH AND EMPLOYMENT STATUS

	2000		2017	
	Number	Percent	Number	Percent
Total Persons in Labor Force	4,622	100%	15,624	100%
Employed	4,291	92.8%	14,233	91.1%
Unemployed	331	7.2%	1,391	8.9%

SOURCE: US CENSUS, 2000; US CENSUS ACS, 2013-2017

Industry and Occupation

The 2013-2017 ACS data identified 8,813 employed persons in the Lathrop labor force. Table 8 shows 2017 employment by industry for the City and San Joaquin County. Of Lathrop's employed residents, the "Educational, Health and Social Services" industry employed the most people at 17.5%. The second largest employment sector was the "Professional, scientific, and management, and administrative and waste management services" industry, which had 13.8% of the total employed persons in Lathrop. The top employment category in San Joaquin County was also the "Educational, Health and Social Services" industry at 20.6% with "Retail Trade" at 12% as the second largest employment industry. The City's workforce holds a variety of types of jobs as shown in Table 9, with the largest sector (24.4%) working in management, business, science, and arts occupations, followed by 22.7% in the production, transportation, and material moving occupations.

TABLE 8: JOBS BY INDUSTRY (2017)

Industry	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	198	2.2%
Construction	640	7.3%
Manufacturing	965	10.9%
Wholesale trade	169	1.9%
Retail trade	1,031	11.7%

2019 HOUSING ELEMENT BACKGROUND REPORT

Industry	Number	Percent
Transportation, warehousing, and utilities	986	11.2%
Information, finance, insurance, real estate, rental and leasing	523	5.8%
Professional, scientific, management, administration	1,215	13.8%
Educational, health and social services	1,439	17.5%
Arts, entertainment, recreation, and services	819	9.3%
Other services	393	4.5%
Public administration	435	4.9%
TOTAL	8,813	100%

SOURCE: US CENSUS, 2013-2017 ACS

TABLE 9: JOBS BY OCCUPATION (2017)

	Number	Percent
Management, business, science, and arts occupations	2,153	24.4%
Service occupations	1,590	18.0%
Sales and office occupations	1,934	21.9%
Natural resources, construction, and maintenance occupations	1,133	12.9%
Production, transportation, and material moving	2,003	22.7%

SOURCE: US CENSUS, 2013-2017 ACS

Travel to Work

Just over half of Lathrop residents, 50.4%, travelled less than 30 minutes to work. Over 32.5% of residents drive more than 60 minutes to work. Most Lathrop workers, 76.7%, drive alone to work and 15.3% carpool. Table 10 identifies travel time to work and Table 11 identifies commute methods for Lathrop workers in 2017.

TABLE 10: TRAVEL TIME TO WORK (2017)

	Number	Percent
Less than 10 minutes	462	5.7%
10-19 minutes	2,286	28.2%
20-29 minutes	1,341	16.5%
30-44 minutes	761	9.4%
45-59 minutes	628	7.7%
60 + minutes	2,638	32.5%

SOURCE: US CENSUS, 2013-2017 ACS

TABLE 11: COMMUTE METHOD (2017)

	Number	Percent
Drive Alone	6,499	76.7%
Carpooled	1,296	15.3%
Public Transportation	155	1.9%
Walk	50	0.6%
Other	102	1.2%
Work at Home	356	4.2%

SOURCE: US CENSUS, 2013-2017 ACS

2019 HOUSING ELEMENT BACKGROUND REPORT

EXISTING HOUSING NEEDS

Housing Trends

Table 12 identifies population, housing, and household characteristics in Lathrop from 2005 through 2019. During the 2005-2019 timeframe, the average rate of increase in population was 4.5%, compared with a 5.2% increase in housing units and a 0.2% increase in persons per household. As shown, housing production has kept pace with population growth, with the total increase in housing units occurring at a greater average rate than the increase in population and households. At buildout (based on the existing City limits), the City is anticipated to have approximately 85,292 persons and 23,356 housing units (City of Lathrop Municipal Services Review and Sphere of Influence Plan, 2016).

TABLE 12: POPULATION AND HOUSEHOLD TRENDS

	2005	2010	2019	Average Annual Growth Rate: 2005-2019
Population	12,813	18,023	24,936	4.5%
Total Housing Units	3,577	5,261	6,895	5.2%
Households	3,467	4,782	6,160	4.2%
Household Population	12,803	18,011	24,924	4.5%
Group Quarters Population	10	12	12	2.2%
Persons Per Household	3.69	3.77	4.05	0.2%

SOURCE: STATE OF CALIFORNIA, DEPARTMENT OF FINANCE, 2009, 2019.

The U.S. Census divides households into categories based on their composition. Family households are those that consist of two or more related persons living together. Non-family households include persons who live alone or in groups composed of unrelated individuals. As shown in Table 13, Lathrop primarily has married couple families (62.9%), followed by female householders (14.7%) and non-family households (13.6%).

TABLE 13: HOUSEHOLD TYPE (2017)

Category	Number	Percent
Married Couple Family	3,447	62.9%
Male Householder, No Wife Present	485	8.8%
Female Householder, No Husband Present	807	14.7%
Non-family Household	744	13.6%

SOURCE: US CENSUS, 2013-2017 ACS

Table 14 shows the rate of home ownership in Lathrop was nearly 78.5% in 2000. While there has not been an increase in multifamily housing, the ownership rate has decreased to 70.1% in 2017, with a commensurate increase in renters to from 21.5% to 29.9%.

TABLE 14: HOUSEHOLDS BY TENURE

	2000		2017	
	Number	Percent	Number	Percent
Owner	1,512	78.5%	3,844	70.1%
Rental	415	21.5%	1,639	29.9%

SOURCE: US CENSUS ACS, 2013-2017

Household Income

From 2000 to 2017, the median household income increased by 24.0% to \$72,094 and the per capita income increased by almost 31.9% to \$21,710. From 2010 to 2017, there was an increase in both median per capita and median household incomes. Table 14 identifies the per capita and median household income.

TABLE 15: MEDIAN HOUSEHOLD AND PER CAPITA INCOME

	2000	2010	2017
Median Household Income	\$55,037	\$68,226	\$72,094
Per Capita Income	\$16,032	\$21,139	\$21,710

SOURCE: US CENSUS, 2000; US CENSUS, 2006-2010 ACS; US CENSUS, 2013-2017 ACS

In 2017, the majority (52.6%) of Lathrop's households earned in excess of \$50,000 per year. The incidence of households earning less than \$35,000 per year was higher among owner households (11.7%) than renter households (9.2%). Table 14 identifies household income by tenure. As shown in Table 16, the average income of owner households is almost \$20,000 more than renter households.

TABLE 16: HOUSEHOLD INCOME FOR ALL HOUSEHOLDS AND BY TENURE (2017)

Income	All Households		Owner Households		Renter Households	
	Number	Percent	Number	Percent	Number	Percent
Less than \$5,000	146	2.7%	97	1.8%	49	0.9%
\$5,000 to \$9,999	54	1.0%	14	0.3%	40	0.7%
\$10,000 to \$14,999	195	3.6%	129	2.4%	66	1.2%
\$15,000 to \$19,999	141	2.6%	65	1.2%	76	1.4%
\$20,000 to \$24,999	227	4.1%	105	1.9%	122	2.2%
\$25,000 to \$34,999	384	7.0%	230	4.2%	154	2.8%
\$35,000 to \$49,999	465	8.5%	322	5.9%	143	2.6%
\$50,000 to \$74,999	1259	23.0%	866	15.8%	393	7.2%
\$75,000 to \$99,999	979	17.9%	673	12.3%	306	5.6%
\$100,000 to \$149,999	1173	21.4%	933	17.0%	240	4.4%
\$150,000 or more	460	8.4%	410	7.5%	50	0.9%
Median Household Income	\$72,094		\$78,528		\$59,725	

SOURCE: US CENSUS, 2013-2017 ACS

Table 17 shows the distribution of household incomes for Lathrop in 2017 compared to 2000. The median income increased by 31.0% from \$55,037 (2000) to \$72,094 (2017). The income groups that experienced the most growth were at the opposite ends of the spectrum with households earning \$150,000 or more increasing by 1,079.5%, \$100,000 to \$149,999 increasing by 399.1%, and households earning less than \$10,000 increasing by 159.7%. The increase in the upper income groups is attributed largely to households living in expensive communities or regions, such as the Bay Area, moving to Lathrop where they can enjoy a comfortable home that is affordable relative to the community they relocated from and a high quality of life.

2019 HOUSING ELEMENT BACKGROUND REPORT

TABLE 17: HOUSEHOLD INCOME DISTRIBUTION

	2000		2017		Percent Change
	Households	Percent	Households	Percent	
Less than \$10,000	77	2.7%	200	3.6%	159.7%
\$10,000 to \$14,999	117	4.1%	195	3.6%	66.7%
\$15,000 to \$24,999	272	9.6%	368	6.7%	35.3%
\$25,000 to \$34,999	271	9.5%	384	7.0%	41.7%
\$35,000 to \$49,999	510	17.9%	292	5.3%	-42.7%
\$50,000 to \$74,999	813	28.6%	1,259	23.0%	54.9%
\$75,000 to \$99,999	510	17.9%	979	17.9%	92.0%
\$100,000 to \$149,999	235	8.3%	1,173	21.4%	399.1%
\$150,000 or more	39	1.4%	460	8.4%	1,079.5%
Median Household Income	\$55,037		\$72,094		31.0%

SOURCE: U.S. CENSUS BUREAU, 2000; US CENSUS, 2013-2017 ACS

Poverty Levels

The 2013-2017 ACS data indicates that 568 (10.9%) of all Lathrop families and 2,634 individuals (12.6%), had incomes at or below the poverty level. Approximately 13.6% of all San Joaquin County families were classified at or below the poverty level in 2017. While the San Joaquin Fair Housing and Equity Assessment (California Coalition for Rural Housing, 2014) does not provide data specific to Lathrop it does provide an overview of economic challenges in the 8-county San Joaquin Valley region. The Assessment notes that poverty rates are disparate between races and economic indicators are particularly severe for non-White populations. In 2010, non-Hispanic Whites had a Countywide poverty rate of 9.0% compared to 22.1% for Hispanics/Latinos, 22.0% for African Americans/Blacks, and 15.6% for Asians/Pacific Islanders.

Households by Income Group

A special aggregation of 2011-2015 ACS data performed by HUD provides a breakdown of households by income group by tenure, as shown in Table 16. The number of households in Extremely Low, Very Low, Low, and Moderate/Above Moderate income groups is shown in Table 18. The majority of households (56%) are above median income. The HUD CHAS data indicates the extremely low income group represents 8.4% of households and a higher proportion are renters (220) than owners (205). The very low income group represents 9.4% of households and the low income group represents 13.6% of households. The small amount of extremely low and very low income households in the City is likely due to the limited housing opportunities for the lower income groups in the City, including a lack of housing with restricted affordable rents. The City's RHNA (see Table 32) identifies the City's share of regional housing needs of the extremely low, very low, and low income households, as well as for moderate and above moderate income households. As shown in Table 16, there is a larger proportion of renters in the extremely low, very low, and low income groups, while there is a larger rate of moderate and above moderate income groups in owner households.

TABLE 18: HOUSEHOLDS BY INCOME GROUP (2015)

Income Group	Total		Owner		Renter	
	Households	Percent	Households	Percent	Households	Percent
Extremely Low	425	8.4%	205	5.8%	220	14.5%
Very Low	475	9.4%	210	6.0%	265	17.5%
Low	685	13.6%	470	1.3%	215	14.2%
Moderate and Above Moderate	3,455	68.6%	2,640	74.9%	815	53.8%
TOTAL	5,040	100%	3,525	100%	1,515	100%

SOURCE: HUD (SPECIAL AGGREGATION OF US CENSUS ACS 2011-2015 DATA)

AVAILABLE: [HTTPS://WWW.HUDUSER.GOV/PORTAL/DATASETS/CP.HTML](https://www.huduser.gov/portal/datasets/cp.html)

Overpayment

As with most communities, the location of the home is one of the biggest factors with regards to price. Compared to the rest of the state, housing in Lathrop is still relatively affordable. However, housing is not affordable for all income levels, particularly the very-low and low-income households.

As shown in Table 19, 80% of renters in Lathrop and 74% of homeowners overpay for housing. The majority of renters that overpay are in the lower income groups, with 80% in the extremely low income group and 57% in the very low income group severely overpaying for housing (over 50% of their monthly income), compared to 54% of extremely low income owners and 55% of very low income owners severely overpaying. While overpayment is more predominate among lower income renter households, overpayment is an issue for both renter and owner households, with 43% of all homeowners and 46% of all renters in Lathrop overpaying. More than three-quarters of all very low, low, and moderate income households overpay for housing.

TABLE 19: HOUSEHOLDS BY INCOME LEVEL AND OVERPAYMENT (2015)

Household Overpayment	Renters	Owners	Total	% of Income Category
Extremely Low Income Households	220	205	425	100%
With Cost Burden 30%-50%	0/0%	50/24%	50	12%
With Cost Burden >50%	175/80%	110/54%	285	67%
Very Low Income Households	265	210	475	100%
With Cost Burden 30%-50%	75/28%	55/26%	80	17%
With Cost Burden >50%	150/57%	115/55%	365	77%
Low Income Households	215	470	685	100%
With Cost Burden 30%-50%	125/58%	120/26%	245	36%
With Cost Burden >50%	40/19%	210/45%	250	36%
Total Extremely Low, Very Low, and Low Income Households Paying >30%	565/80%	660/74%	1,225	77% of lower income households
Moderate and Above Moderate Income Households	815	2,640	3,455	100%
With Cost Burden 30%-50%	115/14%	690/32%	690	20%
With Cost Burden >50%	10/1%	165/6%	175	5%
Total Households	1,515	3,525	5,040	100%
With Cost Burden 30%-50%	315/21%	915/26%	1,020	20%
With Cost Burden >50%	375/25%	600/17%	1,074	21%

*NOTE: DATA IS ROUNDED TO THE NEAREST 5.

SOURCE: HUD, 2015 (SPECIAL AGGREGATION OF 2011-2015 ACS DATA)

2019 HOUSING ELEMENT BACKGROUND REPORT

HOUSING CHARACTERISTICS

Table 20 identifies the types of housing units in Lathrop in 2019. The table summarizes total housing stock according to the type of structure, total occupied units, and the vacancy rate. As shown in the table, the majority of housing in Lathrop is single-family detached housing, which accounted for 91.3% of units in 2019. Mobile homes represent 5.5% of the housing stock. Multifamily units represent 1.6% of the housing stock, with duplex through fourplex units accounting for less than 1% and multifamily developments with five or more units accounting for 1.0%. Single family attached homes represent 1.6% of housing units.

TABLE 20: HOUSING STOCK BY TYPE AND VACANCY (2019)

	Total	Single Family		Multifamily		Mobile Homes	Occupied	Vacant
		Detached	Attached	2 - 4	5 + Units			
Units	6,895	6,296	108	42	71	378	6,160	738
Percent	100%	91.3%	1.6%	0.6%	1.0%	5.5%	89.3%	10.7%

SOURCE: STATE OF CALIFORNIA DEPARTMENT OF FINANCE (DOF), 2019.

Vacancy Rate

Table 20 also shows the number and percentage of occupied units and the percentage of vacant units. It is important to note that these counts include all vacant units, including those units that are newly constructed but not yet occupied. Lathrop is shown as relatively steady vacancy rate over the last five years, at 10.7% in 2017 compared to 9.1% in 2010.

The 2017 ACS data indicates that there were 235 vacant units in 2017 (4.1%). As shown in Table 21, of the total vacant units in 2017, none were for rent, 74 were for sale, 52 were rented or sold but not yet occupied, 81 were classified as other vacant, and 28 were for seasonal, recreational, or migratory worker use. According to DOF data, the overall vacancy rate in Lathrop in 2019 was 10.7%. Another 11.9% are for seasonal, recreational, or occasional use and 34.5% are other types of vacant units.

It is noted that the vacancy rate reported by DOF over the past several years is much higher than the vacancy rate identified by the ACS data, with DOF-reported vacancy rates increasing from 8.6% in 2015 to 10.7% in 2019. This is likely due to the increase in residential construction and a high number of residential homes that are recently constructed and either sold or for sale, but not yet occupied.

TABLE 21: VACANCY BY TYPE

Vacancy Type	Number	Percent
For rent	0	0.0%
Rented or sold, not occupied	52	22.1%
For sale only	74	31.5%
For seasonal, recreational, or occasional use	28	11.9%
For migrant workers	0	0.0%
Other vacant	81	34.5%
TOTAL	235	100%

SOURCE: US CENSUS, 2013-2017 ACS

Housing Conditions

The U.S. Census provides only limited data that can be used to infer the condition of Lathrop's housing stock. In most cases, the age of a community's housing stock is a good indicator of the condition of the housing stock. The 2013-2017 ACS data indicates that most of the housing in the City is less than 50 years old; 92.9% of units have been built in 1970 or later. Due to the relatively young age of the City's housing stock, overall housing conditions are good. While units built after 1970 may require new roofs and windows, it is anticipated that most units after 1970 would not need significant rehabilitation to the structure, foundation, electrical, and plumbing systems. Units built prior to 1970 may

2019 HOUSING ELEMENT BACKGROUND REPORT

require aesthetic and maintenance repairs including roof, window, and paint improvements and some units in this age range may also require significant upgrades to structural, roof, plumbing, and other systems.

When examining a housing stock to figure out what condition it is in, there are certain factors that the Census considers. For example, older units may not have plumbing that is fully functional or the plumbing might be substandard. Table 22 indicates that all but 17 rental units had complete plumbing facilities in 2017.

TABLE 22: HOUSING STOCK CONDITIONS (2017)

	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
Year Structure Built						
2014 or later	207	5.4%	32	2.0%	239	4.4%
2010 to 2013	207	5.9%	59	3.6%	286	5.2%
2000 to 2009	227	37.9%	599	36.5%	2055	37.5%
1999 to 1999	1,456	20.9%	305	18.6%	1110	20.2%
1980 to 1989	805	13.3%	252	15.4%	764	13.9%
1970 to 1979	512	9.5%	225	13.7%	589	10.7%
1960 to 1969	364	3.0%	63	3.8%	179	3.3%
1950 to 1959	116	2.1%	44	2.7%	126	2.3%
1940 to 1949	82	1.0%	29	1.8%	66	1.2%
1939 or earlier	37	1.0%	31	1.9%	69	1.3%
TOTAL	3,844	100%	1,639	100%	5,483	100%
Plumbing Facilities						
Units With Complete Plumbing Facilities	3,844	100%	1,622	100%	5,483	100%
Units Lacking Complete Plumbing Facilities	0	-	17	1.0%	17	0.3%

SOURCE: US CENSUS, 2013-2017 ACS

2015 Housing Conditions

The City's planning staff has indicated that rehabilitation is needed in the older neighborhoods. As part of the 2015 Housing Element Update, a review of housing conditions was performed in December 2015 that focused on the condition of the roof, siding, windows, and doors; most foundations and electrical systems were not significantly visible from the street and thus were not considered in the review. While the review considered housing conditions Citywide, the survey intentionally focused on older neighborhoods east of I-5 that were likely to have some units in need of repair. The results of the 2015 survey indicated that the majority of the City's housing stock (392 units surveyed, 87%) are in good or fair condition and the repairs needed are primarily aesthetic.

Approximately 8% of the units surveyed (35 units) needed at least one major improvement (roof replaced, windows replaced, siding replaced, etc). The remaining 22 units (5%) need substantial rehabilitation of the majority of the unit and some of these units may need to be demolished. It was not possible from the windshield survey to determine whether any entire housing unit should be demolished, or if there is a portion of the units in need of significant repair that remains structurally sound.

By applying the results of the 2015 survey to the City's housing stock that was built prior to 1990 (2,496 units), it can be estimated that approximately 200 units in the City are in need of major repair and 125 units need substantial repairs or demolition.

Results from the 2015 survey will be incorporated with findings from the Building and Code Enforcement Divisions to target homes that may benefit the most from the use of CDBG and other potential funds for housing rehabilitation, as described in Housing Plan Program.

2019 HOUSING ELEMENT BACKGROUND REPORT

TABLE 23: LATHROP HOUSING STOCK CONDITIONS, 2015

Condition	Single Family		Multi Family		Mobile Homes		TOTAL	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Good/Fair	327	93%	22	42%	43	96%	392	87%
Needs Major Improvement	22	6%	11	21%	2	4%	35	8%
Needs Substantial Improvements	2	<1%	20	38%	0	0%	22	5%
TOTAL	352	100%	53	100%	45	100%	449	100%

SOURCE: DE NOVO SURVEY, 2015

Overcrowding

Typically, a housing unit is considered overcrowded if there is more than one person per room and severely overcrowded if there are more than 1.5 persons per room. Table 24 summarizes overcrowding data for Lathrop. It should be noted that kitchenettes, strip or Pullman kitchens, bathrooms, porches, balconies, foyers, halls, half-rooms, utility rooms, unfinished attics, basements, or other space for storage are not defined as rooms for Census purposes.

Overcrowded households are usually a reflection of the lack of affordable housing available. Households that cannot afford housing units suitably sized for their families are often forced to live in housing that is too small for their needs, which may result in poor physical condition of the dwelling unit. In 2017, 399 housing units (7.3% of the total occupied units) were overcrowded, which represents 5.5% of owner units and 11.5% of renter units.

TABLE 24: OVERCROWDING BY TENURE (2017)

Persons per Room	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
1.00 or less	3,633	94.5%	1,451	88.5%	5,084	92.7%
1.01 to 1.50	173	4.5%	138	8.4%	311	5.7%
1.51 or more	38	1.0%	50	3.1%	88	1.6%
TOTAL	3,844	100%	1,639	100%	5,483	100%
Overcrowded	211	5.5%	188	11.5%	399	7.3%

SOURCE: US CENSUS, 2013=2017 ACS

As shown in Table 25, the average household size in Lathrop was 3.83 persons, which is a slight increase from the average household size of 3.77 persons in 2010. Table 25 shows Lathrop's household sizes for owner, renter, and all households. The average household size is higher for renters (4.20 persons). Owner households have an average size of 3.68 persons, with the majority of owner and renter households having three to five persons (52% for owners, 54% for renters). Approximately 36.3% of owner households and 30.7% of renter households are two persons or less in size. Table 26 identifies bedrooms by tenure. While renter households are generally larger than owner households, the proportion of larger (4 or more bedroom homes) is higher for owner households.

2019 HOUSING ELEMENT BACKGROUND REPORT

TABLE 25: HOUSEHOLD SIZE BY TENURE (2017)

Household Size	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
1-person	367	9.5%	133	8.1%	500	9.1%
2-person	1,030	26.8%	371	22.6%	1,401	25.6%
3-person	585	15.2%	297	18.1%	882	16.1%
4-person	861	22.4%	243	14.8%	1,104	20.1%
5-person	552	14.4%	346	21.1%	898	16.4%
6-person	258	6.7%	130	7.9%	388	7.1%
7-or-more-person	191	5%	119	7.2%	310	5.7%
TOTAL	3,844	100% (70.1% of total)	1,639	100% (29.9% of total)	5,483	100%
Median Household Size	3.68		4.20		3.83	

SOURCE: US CENSUS, 2013-2017 ACS

TABLE 26: NUMBER OF BEDROOMS BY TENURE

Bedroom Type	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
No bedroom	42	1.1%	8	0.5%	50	0.9%
1-bedroom	14	0.4%	98	6.0%	112	2.0%
2-bedroom	258	6.7%	274	16.7%	532	9.7%
3-bedroom	1,556	40.5%	612	37.3%	2,168	39.5%
4-bedroom	1,485	38.6%	427	26.1%	1,912	34.9%
5 or more bedroom	489	12.7%	220	13.4%	709	12.9%
TOTAL	3,844	100%	1,639	100%	5,483	100%

SOURCE: US CENSUS, 2013-2017 ACS

For Sale Housing Market

Home sales in Lathrop have fluctuated significantly over the past decade. As shown in Chart 1, median housing prices in Lathrop have risen over the past seven years, increasing from approximately \$176,200 in September 2009 to a high of \$465,000 in March 2017.

In August 2019, there were 72 homes listed for sale on Zillow.com with prices ranging from \$59,000 to \$720,000 in price. Of these homes, there were 66 detached single family homes, with sales prices beginning at \$349,900 and 6 mobile homes ranging from to \$59,000 to \$95,000. As

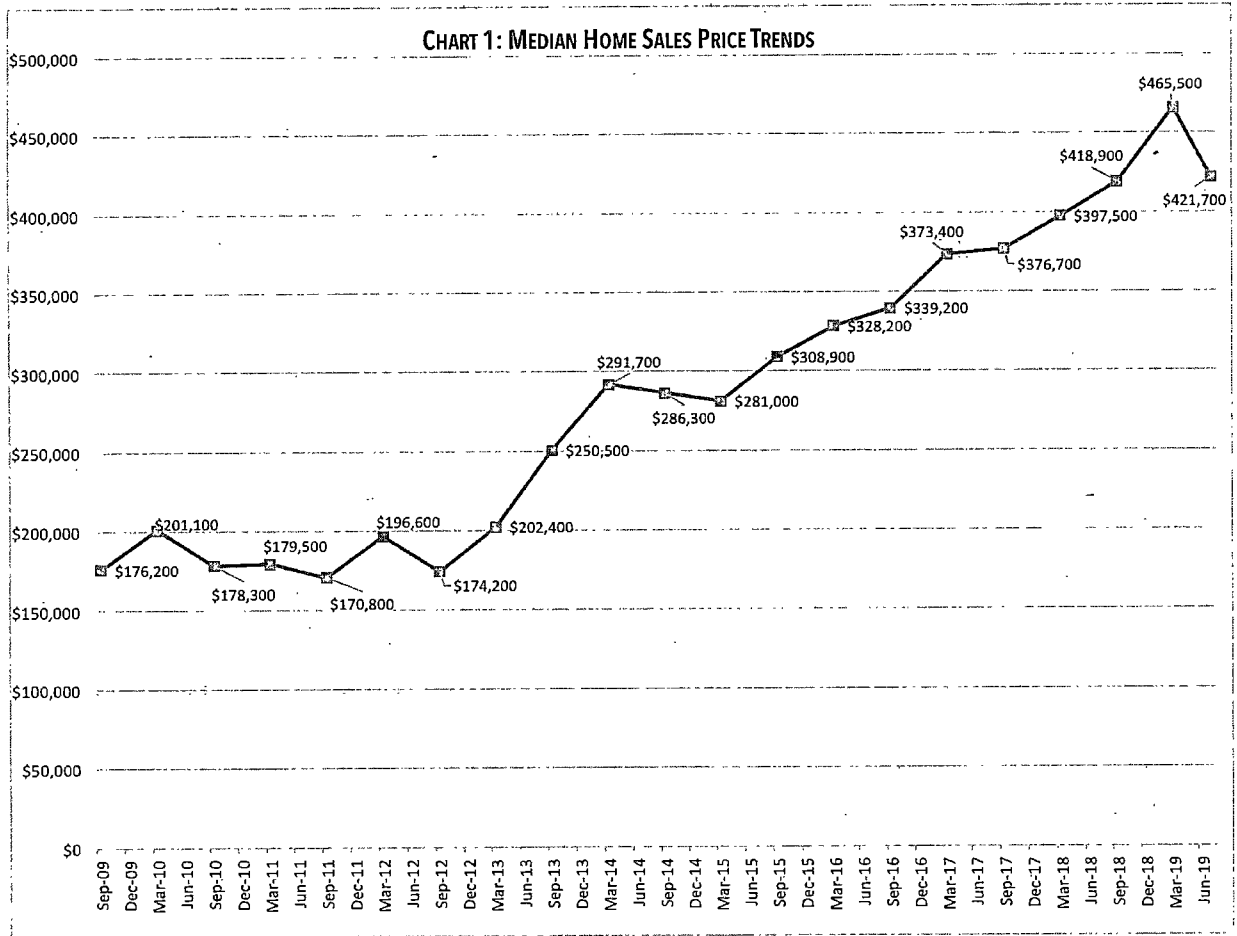
shown in Table 27, the majority of homes for sale are in the \$400,000 to \$499,999 and \$500,000+ price ranges, with 15.3% of homes in the \$300,000 to \$399,999 range and 6 priced under \$100,000. Zillow identifies the July 2019 median sales prices as \$421,470. While the median sales price is not affordable to lower and moderate income households, the City's home sales prices are relatively low compared to the Bay Area (Zillow reported a median home sales price of \$1,040,000 for the San Jose metropolitan area in July 2019), which results in demand for the City's higher priced housing units, which offer more amenities and are significantly more affordable than comparable homes in the Bay Area.

TABLE 27: HOMES FOR SALE (AUGUST 2019)

Price	Homes	Percent
\$500,000 and more	24	33.3%
\$400,000 - \$499,999	31	43.1%
\$300,000 - \$399,999	11	15.3%
\$200,000 - \$299,999	0	0%
\$100,000 - \$199,999	0	0%
\$0 - \$99,999	6	8.3%

SOURCE: ZILLOW.COM, 2019;

2019 HOUSING ELEMENT BACKGROUND REPORT



SOURCE: ZILLOW, 2019

Rental Housing Costs

Table 28 summarizes rents paid in Lathrop by rental range. There were no units renting for less than \$250 dollars and the majority of units rented for \$1,500 or more. Only 1.8% of rentals were in the \$200 to \$299 range and another 4.5% were in the \$300 to \$749 range. Almost one-quarter of rentals were in the \$1,000 to \$1,499.

Based on a review of rental ads in the Lathrop Times, Craigslist.org, and Zillow.com, the median rent in Lathrop is \$1,995 per month. Very few rentals were available in June, 2019. Rents range from \$1,400 to \$2,000 for 3 bed/2 bath homes to \$2,095 to \$3,100 for a four bedroom homes. Table 29 summarizes rental rates Citywide in 2017, based on ACS data as well as a survey of units advertised for rent in June 2019.

TABLE 28: RENTAL COSTS (2017)

Rent Range	Number	Percent
Less than \$200	0	-
\$200 to \$299	29	1.8%
\$300 to \$499	11	0.7%
\$500 to \$749	63	3.8%
\$750 to \$999	157	9.6%
\$1,000 to \$1,499	395	24.1%
\$1,500 or more	883	53.9%
Median (dollars)	\$1,604	

SOURCE: 2013-2017 ACS

2019 HOUSING ELEMENT BACKGROUND REPORT

TABLE 29: RENTAL RATES BY NUMBER OF BEDROOMS

Bedroom Type	2019 Rental Survey		Census Data	
	Units Available	Range	Median Rent (2017)	Median Rent (2000)
Studio	0	N/A	-	\$500
1 bed	0	N/A	\$745	\$625
2 bed	2	\$1,395	\$979	\$750
3 bed	7	\$1,400 - \$2,500	\$1,518	\$800
4 bed or more	11	\$2,095 - \$3,650	\$1,846 (4)/ \$2,380 (5+)	N/A

SOURCE: US CENSUS, 2000; US CENSUS ACS, 2013-2017; ZILLOW.COM, 2019, CRAIGSLIST.COM, 2019

Housing Affordability

Income Groups

The California Department of Housing and Community Development (HCD) publishes household income data annually for areas in California. Table 30 shows the maximum annual income level for each income group adjusted for household size for San Joaquin County. The maximum annual income data is then utilized to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for housing assistance programs.

- *Extremely Low Income Households* have a combined income at or lower than 30% of area median income (AMI), as established by the state Department of Housing and Community Development (HCD).
- *Very Low Income Households* have a combined income between 30 and 50% of AMI, as established by HCD.
- *Low Income Households* have a combined income between 50 and 80% of AMI, as established by HCD.
- *Moderate Income Households* have a combined income between 80 and 120% of AMI, as established by HCD.
- *Above Moderate Income Households* have a combined income greater than 120% of AMI, as established by HCD.

TABLE 30: STATE INCOME LIMITS - SAN JOAQUIN COUNTY (2019)

Income Group	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low	\$14,700	\$16,910	\$21,330	\$25,750	\$30,170	\$34,590	\$39,010	\$43,430
Very Low	\$24,500	\$28,000	\$31,500	\$35,000	\$37,800	\$40,600	\$43,400	\$46,200
Low	\$39,200	\$44,800	\$50,400	\$56,000	\$60,500	\$65,000	\$69,450	\$74,950
Moderate	\$60,000	\$68,550	\$77,150	\$85,700	\$92,550	\$99,400	\$106,250	\$113,100
Above Moderate	\$60,000+	\$68,550+	\$77,150+	\$85,700+	\$92,550+	\$99,400+	\$106,250+	\$113,100+

SOURCE: HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT, 2019

Housing Affordability

Table 31 shows the maximum rents and sales prices, respectively, that are affordable to very low, low, moderate, and above moderate-income households. Affordability is based on a household spending 30% or less of their total household income for shelter. Affordability is based on the maximum household income levels established by HCD (Table 30). The annual income limits established by HCD are similar to those used by the US Department of Housing and Urban Development (HUD) for administering various affordable housing programs. In order to provide an idea of affordable housing costs by income group, affordable home sales prices are estimated for one, two, four, and six person households (see Table 29). Maximum affordable sales price is based generally on the following assumptions: 5% interest rate, 30-year fixed loan, and downpayments that vary with income level, as described in Table 31.

Comparing the maximum affordable housing costs in Table 31 to the rental rates in Tables 28 and 29, rental rates in Lathrop are generally affordable to moderate income households of two or more persons and to above moderate income

2019 HOUSING ELEMENT BACKGROUND REPORT

households. While there are some units affordable to extremely low, very low, and low income households, there is a very limited number of the more affordable units. The median rental rates reported by 2013-2017 ACS (Table 29) are in the affordability range of low, moderate, and above moderate income households. The 2019 rental survey indicated that there are currently a limited number of smaller rental units (studio, 1 bedroom, and 2 bedroom units) in Lathrop that are affordable to very low and low income households, but that there are units affordable to low income households with 4 or more persons as well as to moderate and above moderate income households of all sizes. The majority of available rentals were larger units; there were no studio or 1 bedroom units listed for rent and only two 2-bedroom units. Moderate and above moderate income households can afford a broad range of available housing.

Similarly, homes for sale in Lathrop are affordable to moderate and above moderate income households, based on a comparison of Tables 27 and 31. There is a small number of units, all mobile homes, affordable to very low and low income households. Current home sales prices are not affordable to extremely low income households.

TABLE 31: HOUSING AFFORDABILITY BY INCOME GROUP

Income Group	One Person		Two Person		Four Person		Six Person	
	Home Sale Price*	Monthly Rent or Housing Cost	Home Sale Price*	Monthly Rent or Housing Cost	Home Sale Price*	Monthly Rent or Housing Cost	Home Sale Price*	Monthly Rent or Housing Cost
Extremely Low	\$51,100	\$367	\$58,100	\$422	\$86,000	\$643	\$114,900	\$864
Very Low	\$89,000	\$612	\$100,400	\$700	\$123,100	\$875	\$141,200	\$1,015
Low	\$138,000	\$980	\$155,600	\$1,120	\$190,900	\$1,400	\$219,200	\$1,625
Moderate	\$226,600	\$1,500	\$255,500	\$1,713	\$313,400	\$2,142	\$359,600	\$2,485
Above Moderate	\$226,600+	\$1,500+	\$255,500+	\$1,713+	\$313,400+	\$2,142+	\$359,600+	\$2,485+

*MAXIMUM AFFORDABLE SALES PRICE IS BASED ON THE FOLLOWING ASSUMPTIONS: 5% INTEREST RATE, 30-YEAR FIXED LOAN, DOWNPAYMENT: \$5,000 – EXTREMELY LOW, \$10,000 – VERY LOW; \$15,000 – LOW, \$25,000 – MODERATE, PROPERTY TAX, UTILITIES, AND HOMEOWNERS INSURANCE AS 30% OF MONTHLY HOUSING COST (EXTREMELY LOW), 28% OF MONTHLY HOUSING COST (LOW), AND 25% OF MONTHLY HOUSING COST (MODERATE/ABOVE MODERATE). HOMES SALES PRICES ARE ROUNDED TO NEAREST \$100.

SOURCE: DE NOVO PLANNING GROUP, 2019

Affordable Housing Inventory

There are no subsidized or otherwise rent-restricted affordable multifamily complexes in Lathrop.

Mobile Home Parks

Lathrop has four mobilehome parks with a total of 259 spaces, as listed below. None of the mobilehome parks are restricted to lower income households, however, mobilehomes typically present a lower cost housing option.

- Lathrop Sands, 15550 S. Harlan Road – 36 spaces
- Walnut Grove Mobile Home Park, 365 E. Louise Avenue – 54 spaces
- Camino Real Mobile Estates, 15820 S. Harland Road – 167 spaces
- Harlan Park, 11424 S. Harlan Road – 2 spaces

FUTURE HOUSING NEEDS

A Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code [GC], Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The RHNP for San Joaquin County is developed by the San Joaquin Council of Governments (SJCOC), and allocates a "fair share" of regional housing needs to individual cities and unincorporated county. The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also that needs for the entire region are fairly distributed to all communities. A major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

2019 HOUSING ELEMENT BACKGROUND REPORT

This Housing Element addresses SJCOC's Regional Housing Need Allocation (RHNA) schedule from 2014 through 2023. The City will need to plan to accommodate 5,156 new units, which includes 526 extremely low income units, 493 very low, 759 low, 957 moderate, and 2,421 above moderate income units. SJCOC determined the City's extremely low and very low income housing needs as part of the allocation process, which resulted in a higher number of extremely low income units than very low low income units. To date, 29 moderate and 1,571 above moderate income units have been constructed and another 197 above moderate income units are under construction. Table 32 summarizes Lathrop's fair share, progress to date, and remaining units.

TABLE 32: REGIONAL HOUSING NEEDS ALLOCATION 2014-2023

Status	Extremely	Very Low	Low	Moderate	Above	TOTAL
	Low				Moderate	
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 2 ADUS BUILT IN THE 2016-2019 PERIOD

²AN ADDITIONAL 104 BUNGALOW UNITS ARE UNDER CONSTRUCTION IN RIVER ISLANDS; THESE UNITS WILL BE MONITORED FOR AFFORDABILITY BASED ON MARKET RATE PRICES.

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

Special Housing Needs

Household groups with special needs include seniors, mentally, physically, and developmentally disabled persons, large family households, female-headed households, agricultural workers, and homeless persons. Households with special housing needs often have greater difficulty in finding decent and affordable housing. As a result, these households may experience a higher prevalence of overpaying, overcrowding, and other housing problems. Where data is available, estimates of the population or number of households in Lathrop falling into each group is presented. The special housing needs are a subset of the overall housing needs identified in Table 32, unless otherwise noted.

Seniors

Seniors are considered persons age 65 or older in this Housing Element. However, it must be noted that some funding programs have lower age limits for persons to be eligible for their senior housing projects. Seniors have special housing needs primarily resulting from physical disabilities and limitations, fixed or limited income, and health care costs. Additionally, senior households also have other needs to preserve their independence including supportive services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with personal care and financial affairs, public administration assistance to manage and resolve estate issues and networks of care to provide a wide variety of services and daily assistance.

Various portions of the Housing Element describe characteristics of the senior population, the extent of their needs for affordable housing, housing designated for seniors, and City provisions to accommodate their need. The senior population (persons 65 and older) in Lathrop is shown in Table 33. There were 631 seniors (65 years and over) in Lathrop in 2000; the senior population increased by 507.1% to 1,780 persons in 2017.

TABLE 33: SENIOR POPULATION BY AGE

Age Group	2000		2017		Percent Change
	Number	Percent	Number	Percent	
65 to 74 years	386	61.2%	1,149	64.6%	197.7%
75 to 84 years	197	31.3%	511	28.7%	159.4%
85 years and over	48	7.6%	120	6.7%	150%
TOTAL	631	100%	1,780	100%	182.1%

2019 HOUSING ELEMENT BACKGROUND REPORT

SOURCE: US CENSUS, 2000; US CENSUS ACS, 2013-2017

There are 659 senior households in Lathrop. The majority of senior households are owners, 523 or 79.4%. Approximately 20.6% of senior households, 136, are renters. Lathrop has a higher percentage of owner-occupied and a lower percentage of renter-occupied elderly households than in San Joaquin County. Elderly renters tend to prefer affordable units in smaller single-story structures or multi-story structures with an elevator, close to health facilities, services, transportation and entertainment.

Senior household growth in Lathrop from 2010 to 2017 is shown in Table 34. The large increase in elderly persons is likely due to the residential growth experienced in Lathrop as well as aging in place of Lathrop's residents. Senior households have increased by approximately 37.3% from 2010 to 2017. While seniors represent approximately 7.5% of the City's population, senior households represent approximately 13% of total households, which is primarily due to the smaller senior household size.

TABLE 34: SENIOR POPULATION AND HOUSEHOLDS

Population	2010	2017
Number	1,169	1,780
Percent Change	-	52.3%
Annual Percent Change	-	7.5%
Households		
Number	480	659
Percent Change	-	37.3%
Annual Percent Change	-	3.1%

SOURCE: US CENSUS, 2010; US CENSUS, 2013-2017 ACS

During the planning period; senior households are anticipated to increase at a rate commensurate with overall population and household growth. It is anticipated that approximately 550 of the City's RHNA will be needed or used by senior households. Senior housing types can include market rate homes, senior single family housing communities, senior apartments, and mobile homes.

Most senior households own their home, 79.4%. One-fifth of senior households rent. The incidence of renting increases with age for Lathrop's senior population; a higher percentage of householders 65 to 74 own than do households in the 75 and over age bracket. Table 35 summarizes senior households by age and tenure.

TABLE 35: HOUSEHOLDER AGE BY TENURE (2017)

Age Group	Owners		Renters	
	Number	Percent	Number	Percent
65-74 years	359	68.6%	85	62.5%
75-84 years	119	22.8%	31	22.8%
85 plus years	45	8.6%	20	14.7%
TOTAL	523	79.4% (of total)	136	20.6% (of total)

SOURCE: US CENSUS, 2013-2017 ACS

The 2013-2017 ACS survey indicates that 11% of senior households in Lathrop are below the poverty level. It is likely that a portion of these senior households overpay for housing due to their limited income. The median income of households with a head of household that is 65 years and over is \$32,396, significantly less (44.9%) than the median household income of \$72,094.

In 2007, the City's Senior Center was completely renovated and additional renovations are currently planned for the Center. The Center provides the areas seniors with a meeting space, various recreational activities, and assistance with food and other necessities. Below is a list of the programs offered at the Lathrop Senior Center.

- Senior Lunch Program
- Senior Brown Bag food distribution
- Mobile Farmer's Market and "Nutrition on the Move"
- Country Breakfast (monthly)

2019 HOUSING ELEMENT BACKGROUND REPORT

- Activities – arts and recreation classes and group activities

Senior Housing

There is increasing variety in the types of housing available to the senior population. This section focuses on three basic types.

Independent Living – housing for healthy seniors who are self-sufficient and want the freedom and privacy of their own separate, apartment or house. Many seniors remain in their original homes, and others move to special residential communities which provide a greater level of security and social activities of a senior community.

Group Living – shared living arrangements in which seniors live in close proximity to their peers and have access to activities and special services.

Assisted Living – provides the greatest level of support, including meal preparation and assistance with other activities of daily living.

There are three assisted living residential care facilities for the elderly in Lathrop:

- Home Sweet Home for the Elderly, 14110 Jasper Street – 6-bed elderly residential care facility
- Johanan Care Home, 13754 Jasper Street – 6-bed elderly residential care facility
- Stonebridge Care Facility, 555 Deerwood Avenue – 6-bed elderly residential care facility

Although there are several senior residential care facilities in Lathrop, there are no senior communities or affordable senior multifamily complexes. In addition, there are no residential projects with supportive services or assisted-living type projects that serve low- and very low-income seniors who cannot afford to pay the market rates for housing and services.

Senior Resources

The Lathrop Senior Center serves adults 50 and above, offering a range of classes and activities. The center serves a nutritious lunch daily and also distributes 'Brown Bag' food and commodities to seniors in need weekly. The center also hosts a program of legal services for seniors that are 60 and older.

Supplement Security Income (SSI) is a federal welfare program for persons 65 and over and for blind or disabled persons of any age. "Disabled" means that you have a physical or mental disability that is expected to keep you from working for 12 months or longer, or will result in death. Medicare is a federal health insurance program for people who are 65 and over, for some younger people with permanent disabilities, and for people with end-stage kidney disease. SSI may provide total monthly income or it may supplement a low income. In addition to cash payments, SSI recipients are automatically covered by Medi-Cal, the state health insurance plan.

The Area Agency on Aging (AAA) is a legislated overseeing body within the Aging and Community Services Division of San Joaquin County Human Services Agency (I). The Board of Supervisors and Area on Agency Staff are assisted and guided by the Commission on Aging which serves as an Advisory Board. The AAA/HAS provides a directory of services available for seniors, including an explanation of Medicare and Medi-Cal, resources to prevent elder abuse and elder fraud, and a listing of agencies and programs providing services to seniors with specific needs.

The San Joaquin HSA administers the Meals on Wheels Program. This program promotes the health, well-being, and independence of elder adults and the disabled by providing meals to persons 60 years and older that are homebound.

In-Home Supportive Services (IHSS) serves low-income aged, blind, or disabled persons who are unable to perform the activities of daily living and cannot remain safely in their own homes without help. The services provided, such as transportation, shopping, and household management enable these clients to continue to live in their own homes or apartments.

Dignity Alcove in Stockton helps homeless veterans find permanent housing, secure a substantial income and address

2019 HOUSING ELEMENT BACKGROUND REPORT

the specific challenges that veterans face, including but not limited to mental illness, physical illness, and substance abuse.

The Emergency Crisis Intervention Program (ECIP) provides assistance with utility bills for low-income individuals in crisis, if they have a 48-hour notice or a shut off notice. Clients are required to call for an appointment on Monday mornings and are required to attend an Energy class and bring appropriate documents to receive immediate help with their utility bill. Similar to the program above, no numbers were available for how many seniors are served in Lathrop.

Home Energy Assistance Program (HEAP) assists low-income households to pay their energy costs. Assistance is in the form of a dual or single-party warrant, or, a direct payment to the utility company on behalf of the applicant. The amount of assistance is based on the number of persons in the household, total household income, the cost of energy within the County the household resides in, and funding availability. HEAP provides one payment per year.

The Housing Authority of the County of San Joaquin is the agency responsible for providing decent, safe, and affordable housing for low-income families, elderly, and the disabled. Programs include the Housing Choice Voucher Program (Section 8), Migrant Family Centers, and Family Self Sufficiency.

PG&E offers assistance to low-income, disabled and senior citizen customers through numerous programs and community outreach projects which include: California Alternate Rates for Energy (CARES), Family Electric Rate Assistance (FERA), and the Balanced Payment Plan Program.

San Joaquin County Community Development Department administers the Urban County CDBG/HOME Home Rehabilitation Program, a creative financing program that assists property owners in making residential building improvements. It offers low interest amortized and deferred payment loans. The program is designed to make needed renovations affordable for low income homeowners as well as offering a range of services to help make property improvements as easy as possible. County loans are secured by second deeds of trust. Loans are processed on a first come, first served basis unless it is an emergency; and the homeowner must occupy the home as their principal residence while they own it.

San Joaquin County Behavioral Health Services provides emergency, inpatient and outpatient behavioral health counseling and services including Adult Day Health Care, throughout San Joaquin County with offices in Lodi, Manteca and Tracy.

San Joaquin County provides State and federally-mandated public assistance and a variety of social service programs for the citizens of San Joaquin County. Programs include: California Work Opportunity and Responsibility to Kids (CalWORKs), Foster Care, CalFresh, General Assistance, Medi-Cal, Adoptions, Child Protective Services, Adult Protective Services, In-Home Supportive Services (IHSS), Refugee Assistance, and the Mary Graham Children's Shelter. Federal and State legislation and local regulations govern the methods by which resources of the Agency are allocated.

San Joaquin Human Services Agency provides the Weatherization Program for home or duplex weatherization services such as: minor home repair, glass replacement, attic ventilation, low-flow showerheads, ceiling insulation, evaporative cooler vent cover, door weatherstripping, water heater blanket, duct wrap, switches & outlet gaskets, caulking, and other weatherstripping.

San Joaquin Rapid Transit District Dial-A-Ride. The service area includes the entire San Joaquin County, to assure accessibility to basic services such as shopping, public hospitals, and connections to Metro Stockton, (Stockton Metropolitan Area) and intercity fixed routes.

Disabled Persons

A "disability" includes, but is not limited to, any physical or mental disability as defined in California Government Code Section 12926. A "mental disability" involves having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limits a major life activity. A "physical disability" involves having any physiological disease, disorder, condition, cosmetic disfigurement,

2019 HOUSING ELEMENT BACKGROUND REPORT

or anatomical loss that affects body systems including neurological, immunological, musculoskeletal, special sense organs, respiratory, speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin and endocrine. In addition, a mental or physical disability limits a major life activity by making the achievement of major life activities difficult including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a persons' mobility or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation.

- Individuals with a mobility, visual, or hearing limitation may require housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (i.e., lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices including smoke alarms and flashing lights.
- Individuals with self-care limitations (which can include persons with mobility difficulties) may require residential environments that include in-home or on-site support services ranging from congregate to convalescent care. Support services can include medical therapy, daily living assistance, congregate dining, and related services.
- Individuals with developmental disabilities and other physical and mental conditions that prevent them from functioning independently may require assisted care or group home environments.
- Individuals with disabilities may require financial assistance to meet their housing needs because a higher percentage than the population at large are low-income and their special housing needs are often more costly than conventional housing.

According to the 2013-2017 ACS, there were 2,338 persons with one or more disabilities in Lathrop. Of the disabled population, 70.4% are aged 5 to 64 and 29.6% are aged 65 and over. No disabilities were reported in the population aged five and under. Of the disabled persons in the 16 to 64 age bracket, 36% were employed and 1.2% were unemployed. Table 36 identifies disabilities by type of disability and Table 37 identifies disabled persons by age and employment status:

TABLE 36: DISABILITIES BY DISABILITY TYPE

Type of Disability	Persons Ages 5-64		Persons Ages 65 +		Total	
	Number	Percent	Number	Percent	Number	Percent
Hearing Difficulty	223	13.5%	244	35.3%	472	20.2%
Vision Difficulty	319	19.4%	113	6.4%	432	18.5%
Cognitive Difficulty	710	43.1%	105	5.9%	815	34.9%
Ambulatory Difficulty	694	42.2%	417	23.6%	1,111	47.5%
Self-Care Difficulty	330	20%	130	7.4%	460	19.7%
Independent Living Difficulty	647	39.3%	279	15.8%	926	39.6%
Total Persons with One or More Disabilities	1,646	100% / 70.4% of disabled	692	100% / 29.6% of disabled	2,338	100%

¹A PERSON MAY HAVE MORE THAN ONE DISABILITY, SO THE TOTAL DISABILITIES MAY EXCEED THE TOTAL PERSONS WITH A DISABILITY

SOURCE: US CENSUS ACS, 2013-2017

2019 HOUSING ELEMENT BACKGROUND REPORT

As shown in Table 37, the 2013-2017 ACS indicates that for individuals between the ages of 16 and 64, approximately 886 persons had some form or type of disability and were not in the labor force. This indicates that their disability may impede their ability to earn an adequate income, which in turn could affect their ability to afford suitable housing accommodations to meet their special needs. Therefore, many in this group may be in need of housing assistance.

TABLE 37: DISABLED PERSONS BY AGE AND EMPLOYMENT STATUS

	Ages 16 to 64	Percent
Employed with Disability	508	36%
Unemployed with Disability	18	1.2%
Not in Labor Force	886	62.7%
Total	1,412	100%

SOURCE: US CENSUS ACS, 2013-2017

While recent Census data does not provide income levels or overpayment data for persons with a disability, the 2013-2017 ACS survey does report on indicators that relate to a disabled person's or household's income. The 2013-2017 ACS data indicates that 372 persons with a disability are below the poverty level. It is likely that a portion of these disabled persons are in households that overpay for housing due to their limited income. The 2013-2017 ACS data indicates that 46.4% of households receiving food stamps or similar assistance have a disabled member. Of the 1,598 households with a disabled member, 272 households receive food stamps or similar assistance. The 2013-2017 ACS data indicates that the median earnings for males 16 years and over with a disability were \$32,350 compared with \$40,617 for males with no disability. Median earnings for females 16 years and over with a disability were \$30,757, compared to \$27,500 for females with no disability.

The persons in the "with a disability" category in Tables 36 and 37 include persons with developmental disabilities. "Developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual." This term includes mental retardation, cerebral palsy, epilepsy, autism, and disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

While the US Census reports on a broad range of disabilities, the Census does not identify the subpopulation that has a developmental disability. The California Department of Developmental Services (DDS) maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. The DDS data is reported by zip code, so the data reflects a larger area than the City of Lathrop, however approximately 57% of the population within the zip code resides in Lathrop based on 2013-2017 ACS population data. The DDS data indicates that 252 developmentally disabled persons reside in zip code 95330. Table 38 breaks down the developmentally disabled population by residence type. Of these persons, the majority (127) live at home with a parent or guardian and less than 23 live independently or in a community care environment.

TABLE 38: DEVELOPMENTALLY DISABLED PERSONS BY RESIDENCE TYPE (ZIP CODE 95330)

Zip Code	Home of Parent/Guardian	Independent Living	Foster/ Family Home	Other	TOTAL
95330	222	<11	30	0	252
Lathrop*	127	<6	<17	0	150

*DATA FOR THE ZIP CODE INCLUDES LATHROP AND UNINCORPORATED AREAS ADJACENT THE CITY

SOURCE: CA DDS, 2019

Housing for Disabled Persons

Households with a disabled member will require a mixture of housing units with accessibility features, in-home care, or group care housing facilities. Some of these households will have a member with developmental disability and are

2019 HOUSING ELEMENT BACKGROUND REPORT

expected to have special housing needs. Developmentally disabled persons may live with a family in a typical single family or multifamily home, but some developmentally disabled persons with more severe disabilities may have special housing needs that may include extended family homes, group homes, small and large residential care facilities, intermediate care, and skilled nursing facilities and affordable housing such as extremely low/very low/low income housing (both rental and ownership), Section 8/housing choice vouchers, and single room occupancy-type units.

In Lathrop, there are eight residential facilities serving adults with special needs, including physical, mental, and developmental disabilities; two of these facilities are pending approval of licensing.

- Casa de Esperanza (license pending), 400 Olivine Avenue - 4-bed adult (ages 18-59) residential facility
- Conti Estate II, 800 Quaker Ridge Court - 6-bed adult (ages 18-59) residential facility
- Harmony Care Home, 13200 Cedarbrook Way - 6-bed adult (ages 18-59) residential facility
- Haven Place Care Home (license pending), 961 Englewood - 4-bed adult (ages 18-59) residential facility
- Laguna's Care Home, 721 E. Mingo Way - 4-bed adult (ages 18-59) residential facility
- Lathrop Ranch Home, 15198 South Fifth Street - 6 bed adult (ages 18-59) residential facility
- Schumard Care Home, 18268 Schumard Oak - 6-bed adult (ages 18-59) residential facility
- Vista Haven 758 Frewert Road - 6-bed adult (ages 18-59) residential facility

ACS 2013-2017 data indicated that for individuals between the ages of 5 and 64, approximately 2.7% of the total population of Lathrop has an ambulatory difficulty, 1.2% have vision difficulty, 0.9% have a hearing difficulty, and 2.6% have an independent living difficulty. These types of disabilities may impede their ability to find suitable housing accommodations to meet their special needs. Therefore, many in these groups may be in need of housing assistance. Households containing physically handicapped persons may also need housing with universal design measures or special features to allow better physical mobility for occupants.

The 2013-17 ACS data indicates that 1,598 households (29.1 percent) in Lathrop had one or more disabled persons, including developmentally disabled persons. It is anticipated that this rate will remain the same during the planning period. Housing needed for persons with a disability during the planning period is anticipated to include community care facilities or at-home supportive services for persons with an independent living difficulty or self-care difficulty) (approximately 7% of the population), as well as housing that is equipped to serve persons with ambulatory and sensory disabilities. Approximately 10% of the RHNA, 516 units, may be needed to have universal design measures or be accessible to persons with a disability.

Resources for Disabled Persons

Supplement Security Income (SSI) is a federal welfare program for persons 65 and over and for blind or disabled persons of any age. "Disabled" means that you have a physical or mental disability that is expected to keep you from working for 12 months or longer, or will result in death. Medicare is a federal health insurance program for people who are 65 and over, for some younger people with permanent disabilities, and for people with end-stage kidney disease. SSI may provide total monthly income or it may supplement a low income. In addition to cash payments, SSI recipients are automatically covered by Medi-Cal, the state health insurance plan.

The Area Agency on Aging (AAA) is a legislated overseeing body within the Aging and Community Services Division of San Joaquin County Human Services Agency (HSA). The Board of Supervisors and Area on Agency Staff are assisted and guided by the Commission on Aging which serves as an Advisory Board. The AAA/HAS provides a directory of services available for seniors, including an explanation of Medicare and Medi-Cal, resources to prevent elder abuse and elder fraud, and a listing of agencies and programs providing services to seniors with specific needs.

The San Joaquin HSA administers the Meals on Wheels Program. This program promotes the health, well-being, and independence of elder adults and the disabled by providing meals to persons 60 years and older that are homebound.

2019 HOUSING ELEMENT BACKGROUND REPORT

In-Home Supportive Services (IHSS) serves low-income aged, blind, or disabled persons who are unable to perform the activities of daily living and cannot remain safely in their own homes without help. The services provided, such as transportation, shopping, and household management enable these clients to continue to live in their own homes or apartments.

California Healthy Families is low cost insurance for children up to 18 years old and pregnant mothers. This includes Health, Dental and Vision coverage for qualifying applicants.

Community Center for the Blind and Visually Impaired provides case management, personal adjustment support, orientation and mobility, independent living skills training, Braille and accessible computer classes.

Dignity Alcove in Stockton helps homeless veterans find permanent housing, secure a substantial income and address the specific challenges that veterans face, including but not limited to mental illness, physical illness, and substance abuse.

The Emergency Crisis Intervention Program (ECIP) provides assistance with utility bills for low-income individuals in crisis, if they have a 48-hour notice or a shut off notice. Clients are required to call for an appointment on Monday mornings and are required to attend an Energy class and bring appropriate documents to receive immediate help with their utility bill. Similar to the program above, no numbers were available for how many seniors are served in Lathrop.

Home Energy Assistance Program (HEAP) assists low-income households to pay their energy costs. Assistance is in the form of a dual or single-party warrant, or, a direct payment to the utility company on behalf of the applicant. The amount of assistance is based on the number of persons in the household, total household income, the cost of energy within the County the household resides in, and funding availability. HEAP provides one payment per year.

The Housing Authority of the County of San Joaquin is the agency responsible for providing decent, safe, and affordable housing for low-income families, elderly, and the disabled. Programs include the Housing Choice Voucher Program (Section 8), Migrant Family Centers, and Family Self Sufficiency.

PG&E offers assistance to low-income, disabled and senior citizen customers through numerous programs and community outreach projects which include: California Alternate Rates for Energy (CARES), Family Electric Rate Assistance (FERA), and the Balanced Payment Plan Program.

San Joaquin County Community Development Department administers the Urban County CDBG/HOME Home Rehabilitation Program, a creative financing program that assists property owners in making residential building improvements. It offers low interest amortized and deferred payment loans. The program is designed to make needed renovations affordable for low income homeowners as well as offering a range of services to help make property improvements as easy as possible. County loans are secured by second deeds of trust. Loans are processed on a first come, first served basis unless it is an emergency; and the homeowner must occupy the home as their principal residence while they own it.

San Joaquin County Behavioral Health Services provides emergency, inpatient and outpatient behavioral health counseling and services including Adult Day Health Care, throughout San Joaquin County with offices in Lodi, Manteca and Tracy.

San Joaquin County HSA provides State and federally-mandated public assistance and a variety of social service programs for the citizens of San Joaquin County. Programs include: California Work Opportunity and Responsibility to Kids (CalWORKs), Foster Care, CalFresh, General Assistance, Medi-Cal, Adoptions, Child Protective Services, Adult Protective Services, In-Home Supportive Services (IHSS), Refugee Assistance, and the Mary Graham Children's Shelter. Federal and State legislation and local regulations govern the methods by which resources of the Agency are allocated.

San Joaquin Human Services Agency provides the Weatherization Program for home or duplex weatherization services such as: minor home repair, glass replacement, attic ventilation, low-flow showerheads, ceiling insulation, evaporative cooler vent cover, door weatherstripping, water heater blanket, duct wrap, switches & outlet gaskets, caulking, and other

weatherstripping.

San Joaquin Rapid Transit District Dial-A-Ride. The service area includes the entire San Joaquin County, to assure accessibility to basic services such as shopping, public hospitals, and connections to Metro Stockton, (Stockton Metropolitan Area) and intercity fixed routes.

The Valley Mountain Regional Center provides a range of housing and supportive services for persons with a qualifying developmental disability. Services and programs include California Mentor (homes for developmentally delayed adults 18 and older, Central Valley Training Center (employment training, community integration, behavioral support, and advocacy),

Large Family Households

Large family households are defined as households of five or more persons. Large family households are considered a special needs group because there is often a limited supply of adequately sized housing to accommodate their needs. The more persons in a household, the more rooms are needed to accommodate that household. Specifically, a five-person household would require three or four bedrooms, a six-person household would require four-bedrooms, and a seven-person household would require four to six bedrooms.

In Lathrop, 1,596 households, 29.2% of all households, have five or more persons as described in Table 25. Of the large households, 62.7% own their home and 37.3% rent. Typically, there are more owner occupied large households that are cost burdened when compared to renter households and the population as a whole. However, the 2013-2017 ACS survey does not provide data regarding overpayment for large households. Table 39 compares the median income for households with five or more persons to the Citywide median income. While the median income is slightly lower for five persons households (\$68,929 versus the Citywide median of \$72,094), the median income is higher for six and seven or more persons households.

TABLE 39: MEDIAN INCOME BY HOUSEHOLD SIZE

Size	Median Income
Five Person Households	\$68,929
Six Person Households	\$91,923
Seven or More Person Households	\$82,900
Median Household Income (All Households)	\$72,094

SOURCE: US CENSUS, 2013-2017 ACS

Large families can have a difficult time finding housing units large enough to meet their needs. In Lathrop, there appears to be an adequate amount of housing available to provide units with enough bedrooms both for larger households that own their home and that rent. Table 40 identifies the number of large households by household size versus the number of large owner and rental units. While there are adequate units in Lathrop to accommodate all large owner and renter households, it does not mean that there is a match between housing units that exist and large families. As described in Table 24, 55.4% of owner-occupied homes and 11.5% of renter-occupied homes are overcrowded.

TABLE 40: HOUSEHOLD SIZE VERSUS BEDROOM SIZE BY TENURE (2017)

Tenure	3 BR Units	5 Person Households		4+ BR Units	6 Person and Larger Households	
		Households	Shortfall/Excess		Households	Shortfall/Excess
Owner	1,556	552	1,004	1,974	268	1,706
Renter	612	346	266	647	130	517

SOURCE: US CENSUS, 2013-2017 ACS

Large households require housing units with more bedrooms than housing units needed by smaller households. In

2019 HOUSING ELEMENT BACKGROUND REPORT

general, housing for these households should provide safe outdoor play areas for children and should be located to provide convenient access to schools and child-care facilities. These types of needs can pose problems particularly for large families that cannot afford to buy or rent single-family houses. It is anticipated that approximately 25% of the regional housing needs allocation units will be needed to accommodate large households and an emphasis should be placed on ensuring rental units are available to large households.

Single Parent and Female-Headed Households

Single parent households are households with children under the age of 18 at home and include both male- and female-headed households. These households generally have a higher ratio between their income and their living expenses (that is, living expenses take up a larger share of income than is generally the case in two-parent households). Therefore, finding affordable, decent, and safe housing is often more difficult for single parent and female-headed households. Additionally, single parent and female-headed households have special needs involving access to daycare or childcare, health care and other supportive services.

While the majority of households in Lathrop are either two-spouse couples or single person households, 23.6% of family households are headed by a single male or single female. There are 485 male heads of household with no wife present and 307 of these households have children under 18. There is a larger number of female householders with no husband present, 807 households or 14.7% of households, and 468 of these female-headed households have children under 18. Table 41 identifies single parent households by gender of the householder and presence of children.

The median income of female-headed families (no husband present) is \$58,559, 33.8% more than the median income of a male-headed, no wife present family (\$41,648) and 20.7% less than the median income of all households in the City (\$72,094). Approximately 10.7% of families are under the poverty level; 23.1% of female-headed households with related children under 18 are under the poverty level.

TABLE 41: FAMILIES AND FEMALE HOUSEHOLDER WITH CHILDREN UNDER 18 (2017)

Category	Number	Percent
Total Families	5,483	
Male householder, no wife present:	485	8.8%
With children under 18	307	5.6%
Female householder, no husband present:	807	14.7%
With children under 18	468	8.5%

SOURCE: ACS, 2009-2013

As Lathrop's population and households grow, there will be a continued need for supportive services for single parent households with children present. To address both the housing and supportive service needs of female-headed households, additional multifamily housing should be developed that includes childcare facilities (allowing single mothers to actively seek employment).

In addition, the creation of innovative housing for female-headed households could include co-housing developments where childcare and meal preparation responsibilities can be shared. The economies of scale available in this type of housing would be advantageous to this special needs group as well as all other low-income household groups. Limited equity cooperatives sponsored by non-profit housing developers are another financing structure that could be considered for the benefit of all special needs groups.

Agricultural Workers

Farm workers traditionally are defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm workers work in the fields, processing plants, or support activities on a year-round basis. When workloads increase during harvest periods, the labor force is supplemented by seasonal or migrant labor. Farm workers' special housing needs typically arise from their limited income and the unstable, seasonal nature of their employment, according to the California Institute for Rural Studies. Because of these factors, farm worker households have limited housing choices and are often forced to double up to afford rents.

2019 HOUSING ELEMENT BACKGROUND REPORT

Most data related to the farmworker population is collected at the County and regional levels and does not identify farmworker data at the City level. The San Joaquin Fair Housing and Equity Assessment (California Coalition for Rural Housing, 2014) indicates that the 8-County San Joaquin Valley has more farm workers than any other region of the state and that the majority of the Valley's nearly 190,000 workers are foreign born from Mexico, receive very low wages, and have limited access to education, housing, and healthcare. The Assessment indicates that in San Joaquin County there were 23,037 farmworkers, of which 20.5% are foreign born and 18.4% are linguistically isolated.

The 2017 US Agricultural Census, reported by the US Department of Agriculture, indicates that there were 3,430 farms in San Joaquin County totaling 772,762 acres. Of the 3,430 farms, there are 1,707 farms with hired labor, which collectively hire a total of 19,741 workers. Of the workers, 11,738 worked less than 150 days and 12,097 workers were migrant workers.

While there has been an increase in the number of farms since the 1992 USDA Census (2,106 farms in 1992, 2,427 farms in 2002), there has been a decrease in the number of workers as shown in Table 42. Workers have declined from 34,816 in 1992 to 19,741 in 2017. Several reasons could be attributed to the trend (increasing farms and decreasing farmworkers), but the primary factor is likely that advanced farm equipment is replacing the need for human labor and there is an increase in smaller owner-operator farms that do not hire farm labor in large amounts. This is demonstrated by the data that out of the 3,430 farms in San Joaquin County in 2012, only 1,707 farms hired farm workers.

TABLE 42: SAN JOAQUIN COUNTY FARMS AND FARM LABOR WORKERS

	1992	2002	2012	2017
Hired farm labor (farms)	2,106	2,427	3,580	3,430
Hired farm labor (workers)	34,816	30,957	24,872	19,741

SOURCE: 2010 HOUSING ELEMENT; USDA, 2012 CENSUS OF FARMWORKERS.

While US Census data is available at the City level; there is no specific Census data available for the job category of "Farm Worker." The Census groups "agriculture, forestry, fishing and hunting, and mining" together (see Table 8); and there is no method for separating individual job classifications from the grouping, meaning that farm owners and operators are grouped in with the farm labor. There are 198 workers reported in Lathrop's agriculture, forestry, fishing and hunting, and mining industry sector, according to the 2013-2017 ACS.

The City has actively farmed agricultural lands, with orchards and field and row crops (alfalfa, safflower, small grains, melons, corn, etc.) the predominant agricultural use in the City. While undeveloped land in the City is generally planned for urban uses, including residential, commercial, and industrial, the 704-acre Paradise Cut area of River Islands is planned for long-term resource conservation uses, including seasonal flooding, open space, and agricultural. In San Joaquin County, there are 615,075 acres of important farmland (California Department of Conservation Farmland Mapping and Monitoring Program, 2016). Farmland within the City limits, 8,049 acres, accounts for approximately 1.3% of the agricultural land in San Joaquin County. Applying the City's proportion of farmland (1.3%) to the 2017 USDA farmworker count for the County, there are approximately 256 farmworkers associated with farming operations in the City. Based on the USDA data for the County, approximately 104 of these workers worked 150 days or more and approximately 157 workers are migrant workers. The most recent wage data released by EDD indicates that in San Joaquin County, the average farm, fishing, and forestry occupations wage was \$10.33 per hour in the first quarter of 2015. The average wage per hour for fruit and tree nut labor was \$9.28 and the average annual wage was \$19,315.

In 2015, EDD identified three agricultural operations in Lathrop. While no farm or agricultural operations are currently listed in Lathrop by EDD, the following agricultural operations appear to continue to be in business:

- A&W Farms, Miscellaneous Crop Farming, (EDD indicated 1-4 employees in 2015)
- Dell'Osso Farm, Miscellaneous Crop Farming, (EDD indicated 1-4 employees in 2015)
- Classy Grass Turf, Nursery and Tree Production, (EDD indicated 5-9 employees in 2015)
- Fabulously Feathered Silkie's, Livestock/Poultry (No EDD employment data)

2019 HOUSING ELEMENT BACKGROUND REPORT

The Housing Authority of San Joaquin County currently manages three migrant family farm labor housing developments within the County, with the capacity to accommodate 285 individuals. Two of the farm labor housing centers are located in French Camp and one is located in Lodi. The Housing Authority also manages 30 units of year-round farmworker housing. In Lathrop, Dell'osso Farm, which has row crop and agritourism operations, provides farmworker housing for two families.

Farmworkers are generally considered to have special housing needs because of their limited income and the often unstable nature of employment (i.e., having to move throughout the year from one harvest to the next). Historically, many migrant agricultural workers resided in farm labor camps throughout San Joaquin County. It was not uncommon to see rows of housing, mobile homes, or trailers right at the job site where workers lived. This scenario was also common throughout California's farming and ranching communities. These temporary, migrant farmworkers may have the need for temporary trailers or other mobile housing or for dormitory-style housing or other type of group quarters developed to provide temporary housing. Some of the migrant farmers who formerly moved from state to state or from other countries to California to pursue agricultural employment may have now become permanent residents of Lathrop. For those agricultural workers in Lathrop who are full-time residents, housing needs are best met through the provision of permanent affordable housing. The City is aware of the need for permanent housing that is suitable for farmworkers. As described, the housing needs of farm workers may need to be addressed through both permanent housing and migrant farm labor camps. Their housing need may be the same as other households and large families who are in need of affordable housing with three or more bedrooms.

In 2016, the City updated the Zoning Code to allow farmworker housing as a permitted use, in all zones where agriculture is a permitted use and to permit employee housing for six or few employees in the same manner as a single family home, consistent with the requirements of Health and Safety Code Sections 17021.5 and 17021.6. The Housing Plan includes policies and programs directed to encourage the provision of adequate farmworker housing.

Homeless Persons

The federal definition of a homeless person per the McKinney Act, P.L. 100-77, Sec. 193(2), 101 Stat. 485 (1987) is cited as:

" a person is considered homeless when the person or family lacks a fixed regular night-time residence, or has a primary night-time residence that is a supervised publicly-operated shelter designated for providing temporary living accommodations or is residing in a public or private place not designated for, or ordinarily used as, a regular sleeping accommodation for human beings."

In 2019, the San Joaquin Continuum of Care Report on the Point in Time Count of the Sheltered and Unsheltered Homeless identified 1,071 sheltered and 1,558 unsheltered homeless persons Countywide and 14 homeless persons in Lathrop. This is consistent with the 2015 Housing Element, which estimated the number of homeless persons in Lathrop to be between 15-20, based on information from the Police Department. Local police officials have stated that they believe that the homeless who pass through Lathrop are transient and do not remain in the City due to a lack of support services. There does not appear to be seasonal fluctuation in the number of homeless in the City. The homeless in San Joaquin County are provided shelter primarily in Stockton, Lodi, Tracy, and Manteca. Homeless persons in Lathrop are referred to Stockton, as Stockton provides the most comprehensive range of services and shelter.

Countywide, there has been an increase in the homeless population since the 2015 homeless surveys (see Table 43), primarily due to more accurate counting measures. During this time frame, the number of homeless in shelters has decreased by approximately 8.7% (-293 homeless), while the unsheltered homeless increased by 191.6% (1,023 homeless). The 2015 survey only provided Countywide information and did not identify homeless persons by place within the County.

2019 HOUSING ELEMENT BACKGROUND REPORT

TABLE 43: HOMELESSNESS IN SAN JOAQUIN COUNTY - 2015-2019

	Sheltered	Unsheltered	TOTAL
Homeless Point-in-Time Survey 2019	1,071	1,558	2,629
Homeless Point-in-Time Survey 2017	985	567	1,552
Homeless Point-in-Time Survey 2015	1,173	535	1,708
Change: 2019 to 2015	-102/-8.7%	+1,023/+191.2%	+921/+53.9%

SOURCE: HUD CONTINUUM OF CARE, 2015 AND 2017; SAN JOAQUIN COUNTY HOMELESS POINT IN TIME SURVEY, 2019

Data is available regarding certain characteristics of the Countywide homeless population. As shown in Table 44, the majority of homeless persons are in households, including households both with and without children. Subpopulations of the homeless include the chronically homeless, severely mentally ill persons, persons with chronic substance abuse, veterans, persons with HIV/AIDS, and victims of domestic violence. The largest subpopulations in San Joaquin County are chronic substance abusers (1,183 homeless), victims of domestic violence (999 homeless), and severely mentally ill (815 homeless). Data is not available at the city-level regarding population and household characteristics of the homeless population.

TABLE 44: HOMELESS POPULATION CHARACTERISTICS IN SAN JOAQUIN COUNTY (2019)

Characteristics	Sheltered	Unsheltered	Total
Chronically Homeless	145	327	552
Veterans	82	71	153
Chronic Substance Abuse ¹	N/A	N/A	59%
Mentally Ill ¹	N/A	N/A	34%
Household Type	Emergency Shelter	Transitional Housing	Total Sheltered and Unsheltered
Persons in households without children	381	171	1,548
Persons in households with at least one adult/one child	458	57	10
Persons in households with only children	4	0	0
TOTAL	843	228	1,558
			2,629

¹THE POINT-IN-TIME SURVEY REPORTS THE TOTAL PERCENTAGES FOR THESE SELF-REPORTED POPULATIONS, BUT DOES NOT IDENTIFY SHELTERED/UNSHELTERED COUNTS.

SOURCE: SAN JOAQUIN COUNTY HOMELESS POINT IN TIME SURVEY, 2019.

In 2016, the City amended the Zoning Code to allow 1) emergency shelters as a permitted use in the RM and PO zones, and 2) transitional and supportive housing as a residential use subject to the same requirements for residential uses of the same type (e.g., single family or multifamily) in the same zone. The Housing Plan includes policies and programs directed to encourage the provision of housing and services for the homeless population as well as persons and households at-risk of homelessness.

Homeless Resources

As part of the Urban County consortium, the City participates in the Countywide homeless programs and resources are funded primarily through the federal Emergency Shelter Grant and Community Development Block Grant programs. The homeless in San Joaquin are provided shelter primarily in Stockton, Lodi, Tracy, and Manteca. Homeless from virtually all other County towns are referred to Stockton. Some of the major shelter providers, most of which are in Stockton, are the Stockton Shelters for the Homeless, the Gospel Center's Rescue Mission and New Hope Family Shelter, and Salvation Army. There are over a dozen other shelter providers whose operations are smaller in scale.

2019 HOUSING ELEMENT BACKGROUND REPORT

City of Lathrop

Second Harvest Food Bank: Second Harvest Food Bank serves San Joaquin and Stanislaus Counties. Second Harvest provides supplemental groceries to families with children, senior brown bag groceries, fresh fruits and vegetables to at-risk populations through local partners, and provides referrals to local food programs and other programs to persons and households in need of assistance.

Our Lady of Guadalupe, 16200 Cambridge Drive: Our Lady of Guadalupe partners with Second Harvest's mobile fresh program to provide groceries and fresh fruits and vegetables to at-risk populations (food provided on Wednesdays at 10:30 am).

Prayer Valley: 14172 Avon Ave, Prayer Valley partners with Second Harvest's mobile fresh program to provide groceries and fresh fruits and vegetables to at-risk populations (food provided Tuesdays/Thursdays at 10 am).

Food For You - Commodity Program: The Commodity Program delivers over 9 million pounds of USDA, FEMA, and donated foodstuffs to 16 community centers and sites that, in turn, distribute the food to needy individuals and families on the third Thursday of every month. Food donors and prospective volunteers may contact the Commodity Program at Lathrop's Senior Center.

St. Vincent de Paul Society: The food pantry and clothes closet are run by a group of volunteers who serve men, women, and children who are currently without the means to attain adequate food or clothing. Parish and community donations fund the food pantry and clothes closet. Special food collections take place during the holiday season.

Countywide Supportive Programs

Coordinated Agency Response Effort (CARE): The CARE program was designed to allow smaller family shelters to provide continuing support services to clients that moved from shelters to transitional housing. The primary focus is on households with dependent children. Continuing case management is often, but not always, provided by the shelter where they previously resided.

Shelter Plus Care: This program provides rent assistance to homeless and disabled persons. Qualifying disabilities include serious mental illness, HIV/AIDS, or physical disabilities through the Central Valley Low Income Housing Corporation (CHLIVC) located in Stockton.

Central Valley Low Income Housing Corporation: This supportive housing program provides rent assistance and supportive services to homeless families and individuals. Supportive services include case management, budgeting assistance/counseling, education assistance, and job search preparation.

Hermanas I & II: The Hermanas Programs were designed to provide transitional housing to homeless households with significant substance abuse problems. The focus is on single mothers with dependent children.

Homeless to Homes I & II & Horizons: The Homeless to Homes and Horizons Programs provides transitional housing and support services to homeless families. The Programs put an emphasis on the transition from emergency shelter to stable housing.

Lutheran Social Services of Northern California: This permanent supportive housing program provides rent assistance and support services to homeless former foster youth with disabilities. Supportive services include case management, education assistance, child care, and transportation assistance.

New Directions: This supportive housing program serves homeless individuals, most of whom have had contact with the criminal justice system because of a history of substance abuse. The program participants reside in dormitories and receive supportive services which include individual and group counseling.

Project Hope: A program geared towards aged-out foster youth at high risk of homelessness. The Program uses scattered site apartments throughout Stockton and Lodi and offers educational and life skills training.

2019 HOUSING ELEMENT BACKGROUND REPORT

Supporting People In a Community Environment (SPICE): The SPICE program offers permanent housing for people with disabilities. Eight separate households provide a shared housing experience for up to 27 individuals.

Emergency Shelters

Family and Youth Services (Stockton): Provides a safe, caring shelter to runaway and throw away youth. The Program also offers hot meals and counseling services (family, group, and individual) to assist in their employment and educational needs.

Gospel Center Rescue Mission (Stockton): Provides emergency food, clothing, shelter, health care services and life skills training for both homeless families and individuals. The Emergency lodging program provides residential lodging to families and individuals on an emergency basis. The New Life Program provides longer-term assistance - two-six month residential programs that include daily meals, housing, clothing, chapel services, and addiction counseling and an array of supportive services.

Haven of Peace (French Camp): Since 1959 has provided emergency shelter, food, clothing, and hygiene services to single women and children. Clients receive case management services, job readiness, and life skills training in preparation in becoming self-sufficient.

Hope Harbor Shelter (Lodi): Offers emergency shelter services and transitional housing for families and individuals, as well as meals and clothing. Hope Ministries (Manteca) – Operates two family shelters offering meals and clothing services.

Lodi House (Lodi): Offers shelter, meals, and clothing services to homeless women and their children. In addition, Lodi House also offers counseling services to assist women in gaining control of their lives and to making the transition to self-sufficiency.

Mary Graham's Children's Shelter (French Camp): Marcy Graham's Children's Shelter provides educational, medical, dental, immunizations and mental health services to all residents. The facility strives to meet the children's recreational, religious, social and emotional needs through various programs/activities. This residential children's shelter provides protective custody on a temporary emergency basis for abused and neglected children in San Joaquin County.

McHenry House (Tracy): Offers meals, shelter for up to 12 weeks, and clothes for homeless families with children. Services such as life skills training, parenting skills, family counseling, budgeting skills, are offered to assist families to self sufficiency. Follow up counseling is offered for up to one year after leaving the shelter to ensure clients are improving their lives.

New Home Family Shelter (Stockton): Offers shelter and related services for homeless single women and women with children. Services including counseling, coping skills, parenting skills, anger management, relapse prevention, nutrition, personal hygiene, and job readiness, and savings assistance.

St. Mary's Interfaith Community Services (Stockton): Provides care to the community's homeless and working men, women and children living significantly below the poverty line since 1955. Services include the Fr. Alan McCoy Dining Room, Virgil Gianelli Medical Clinic, St. Raphael's Dental Clinic, Kara Brewer Family Clothing and Hygiene Center and Social Services Department. Clients are able to care for their basic human needs in a compassionate and caring environment on a daily basis.

Stockton Shelter (Stockton): Offers emergency shelter, food, and clothing services for single adults and families at two facilities in Stockton. During the winter months additional shelter for families is provided in French Camp. Also provides mental health services, drug screening and hygiene products. Transitional housing for individuals and families with AIDS is provided year round.

Women's Center (Stockton, Lodi, Tracy): Operates two emergency shelters for women and children fleeing violent and abusive environments. Both sites offer case management, parenting classes, domestic violence and self-esteem support

2019 HOUSING ELEMENT BACKGROUND REPORT

groups, financial literacy, and services for employment preparation. The Women's Center also operates the Just for Kids Program and an aftercare support group.

HOPE Family Shelter (Manteca): Offers emergency shelter for adults with children.

Raymus House (Manteca): Offers emergency shelter to single mothers.

UNITS AT-RISK OF CONVERSION

California housing element law requires jurisdictions to include a study of low-income assisted multifamily housing units that are eligible to change from low-income housing uses during the next ten years due to termination of subsidy contracts, mortgage payment, or expiration of restricted use (Government Code 65583). These units risk the termination of various subsidy groups which could convert certain multifamily housing from affordable to market rate. State Law requires housing elements to assess at-risk housing in order to project any potential loss of affordable housing.

Lathrop does not have any assisted multifamily rental housing, based on a review of HUD, LIHTC, USDA, and public housing data for the region (California Housing Partnership Corporation mapping tool, 2015) and, consequently, does not have any units at-risk of conversion.

4. Constraints

Constraints to housing development are defined as government measures or non-government conditions that limit the amount or timing of residential development.

Government regulations can potentially constrain the supply of housing available in a community if the regulations limit the opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing, or make the development process so arduous as to discourage housing developers. State law requires housing elements to contain an analysis of the governmental constraints on housing maintenance, improvement, and development (Government Code, Section 65583(a)(4)). Lathrop is undertaking many changes to its Zoning Ordinance as part of its work program to implement the 2010 Housing Element and is also addressing potential constraints identified during the preparation of this Housing Element.

Non-governmental constraints (required to be analyzed under Government Code, Section 65583(a)(5)) cover land prices, construction costs, and financing. While local governments cannot control prices or costs, identification of these constraints can be helpful to Sebastopol in formulating housing programs.

GOVERNMENTAL CONSTRAINTS

Land Use Controls

General Plan Land Use Designations

By definition, local land use controls constrain housing development by restricting housing to certain sections of the City and by limiting the number of housing units that can be built on a given parcel of land. The City's General Plan establishes land use designations for all land within the City's boundaries.

Lathrop's General Plan designations are separated into three sub-plan areas as shown in Figure 1. Lands east of the San Joaquin River are part of sub-plan areas #1 and #2 (this area does not include the Central Lathrop Specific Plan area). Lands east of the San Joaquin River are part of sub-plan #2 (this area includes the Mossdale Landing and Central Lathrop Specific Plan area). Lands west of the San Joaquin River are part of sub-plan #3, which is referred to as the Stewart Tract (this area includes River Islands and Southeast Stewart Tract).

The General Plan includes designations that accommodate a range of residential development types in each sub-areas (see Table 45 and Figure 1).

TABLE 45: CITY GENERAL PLAN RESIDENTIAL LAND USE DESIGNATIONS

General Plan Designation	Description
Low Density Residential	Single family detached homes with densities of 1-7 housing units per net acre
Medium Density Residential	Single-family and multifamily housing with densities of 8-15 units per net acre
High Density Residential	Multifamily and group homes with densities of 16-25 units per net acre
Recreational Residential	No description provided. See zoning.
Professional Office (Office Centers)	Provides for office complexes as distinct centers of business activity in close relation to the Central Business District
Community Commercial	Provides for a full-range of retail goods
Neighborhood Commercial	Provides for convenience store and personal services
Central Lathrop - Variable Density	Single family, multifamily with a density range of 3-16 units per acre
Central Lathrop - Residential/Mixed	Residential and commercial uses with densities of 10-40 units per net acre
Central Lathrop - High Density	Multifamily dwellings (flats, townhouses, condominiums, apartments, duplexes, with a density range of 15-40 units per net acre
River Islands - Low Density	Up to 9 housing units per acre

2019 HOUSING ELEMENT BACKGROUND REPORT

General Plan Designation	Description
River Islands - Medium Density	Up to 20 housing units per net acre
River Islands - High Density	Up to 40 housing units per net acre
River Islands - Mixed Use	3 to 40 housing units per acre

SOURCE: CITY OF LATHROP GENERAL PLAN, AMENDED 11/09/04

Zoning

The City's Zoning Code provides for a range of densities and residential uses, including single family, multifamily, mobile homes and manufactured housing, second units, and residential care as shown in Table 46.

The City's Zoning Code also addresses three areas within Specific Plans (River Islands, Central Lathrop, and Mossdale Village). For each of these areas, the applicable specific plan documents provide additional guidance regarding permitted densities, lot sizes, and development permitted. Table 46 reflects densities, lot sizes, and uses allowed by both the Zoning Code and applicable specific plan documents.

TABLE 46: RESIDENTIAL ZONING DISTRICT REGULATIONS

	Permitted Density (DU/AC)	Minimum Lot Sizes (sf)	Types of Units Permitted (w/o Conditional Use Permit)
Residential Acreage (RA)	1	20,000	Single family, second unit, residential care (6 or less)
One-Family Residential (R-1-6, R-1-6X)	Minimum: 1 Maximum: 7	6,000	Single family, second unit, residential care (6 or less)
One-Family Residential (R-1-5)	Minimum: 1 Maximum: 7	5,000	Single family, second unit, residential care (6 or less)
Multifamily Residential (RM-3)	Minimum: 8 Maximum: 15	6,000 (3,000 per unit)	Single family, duplex, multifamily, second unit, residential care (6 or less)
Multifamily Residential (RM-2) ¹	Minimum: 16 Maximum: 25	6,000 (2,000 per unit)	Single family, duplex, multifamily, second unit, residential care (6 or less)
Multifamily Residential (RM-1.5) ¹	Minimum: 16 Maximum: 25	6,000 (1,500 per unit)	Single family, duplex, multifamily, second unit, residential care (6 or less)
Multifamily Residential (RM-MH8)	Minimum: 1 Maximum: 8	5 acres	
Professional Office (PO)	Maximum: 25	Single family: 6,000 Multifamily: 2,000	Single family, duplex, multifamily, residential care (6 or less)
Neighborhood Commercial (CN)	Same as RM-2	6,000	Single family over or to the rear of a permitted use, residential care (6 or less)
Central Commercial (CC)	Same as RM-1.5	Same as RM-1.5	Conditional use permit required for residential uses allowed in RM-1.5
Recreational Residential (R-REC-ST)	29.04	1,500	Single family, duplex, multifamily, small residential care
River Islands (-RI)			
Residential Low Density (RL-RI)	Minimum: 3 Maximum: 9	2,400	Single family, duplex, multifamily, second unit, residential care (6 or less)

2019 HOUSING ELEMENT BACKGROUND REPORT

	Permitted Density (DU/AC)	Minimum Lot Sizes (sf)	Types of Units Permitted (w/o Conditional Use Permit)
Residential Medium Density (RM-RI)	Minimum: 6 Maximum: 20	2,400	Single family, duplex, multifamily, second unit, residential care (6 or less)
Residential High Density (RH-RI)	Minimum: 15 Maximum: 40	0 - 20,000	Single family, duplex, multifamily, second unit, residential care (6 or less)
Mixed Use (MU-RI)	Low: 3-9 High: Minimum: 15 Maximum: 40	2,400	Single family, multifamily, residential care (6 or less)
Central Lathrop (-CL)			
Variable Density Residential (VR-CL)	Minimum: 3 Maximum: 16	Single Family: less than 4,000 to over 5,000	Single family, duplex, multifamily, second unit, residential care (6 or less)
High Density Residential (HR-CL)	Minimum: 15 Maximum: 40		Single family, duplex, multifamily, second unit, residential care (6 or less)
Residential/Mixed-Use (R/MU-CL)	Single Family: 0.14-4 Multifamily Minimum: 10 Maximum: 40	Single Family: less than 4,000 to over 5,000	Single family, duplex, multifamily, second unit, residential care (6 or less)
Mossdale Village (-MV)			
Single Family Residential (R-MV, RX-MV)	1-7	6,000	Single family, multifamily, residential care (6 or less)
Multi-family Residential (RM-MV)	Minimum: 8 Maximum: 15	6,000 (multifamily) 5,000 (single family)	Single family, duplex, multifamily, residential care (6 or less)
Residential High Density (RH-MV)	Minimum: 15 Maximum: 40	None	Single family, duplex, multifamily, second unit, residential care (6 or less)
Village Commercial (CV-MV)	Minimum: 16 Maximum: 25	None	High density residential (apartments, senior housing, condominiums, live/work)

SOURCE: LATHROP ZONING CODE, 2015; WEST LATHROP SPECIFIC PLAN (RIVER ISLANDS, SOUTHEAST STEWART TRACT, AND MOSSDALE VILLAGE), 2012; RIVER ISLANDS URBAN DESIGN CONCEPT, 2013; CENTRAL LATHROP SPECIFIC PLAN, 2011
1 ZONING CODE SECTION 17.36.010 AND GENERAL PLAN TABLE IV-2.5 ARE CLEAR THAT THE RM-3 ZONING DISTRICT ACCOMMODATES 8-15 DU PER ACRE AND THE RM-2.5 AND RM-1.5 ACCOMMODATE 16-25 DU/AC. HOWEVER, ZONING CODE SECTION 17.36.050.D CREATES CONFUSION BY INCORRECTLY INDICATING THAT ALL RM MULTIFAMILY DISTRICTS ACCOMMODATE 8-15 DU/AC. PROGRAM 2R IN THE HOUSING PLAN WILL REMOVE THIS ERROR IN THE ZONING CODE.

The City's Zoning Code and specific plans provide for a range of residential uses, including single family, duplex, multifamily, mobile or manufactured housing, second units, residential care (small and large), and mobile home parks. Table 46 identifies the residential uses permitted in each zoning district. As shown in Table 47, single family uses are permitted in the zoning districts for the sites identified in Table 61 to accommodate lower income housing. The Housing Plan includes a program to limit the development of single family housing on sites identified for lower income development, in order to encourage multifamily and affordable development projects.

2019 HOUSING ELEMENT BACKGROUND REPORT

TABLE 47: PERMITTED RESIDENTIAL USES

Zoning District	Single Family	Duplex	Multi-family	Mobile / Manuf Housing	ADU	SRO	Residential Care, 6 or less	Residential Care, 7 +	Mobile-home Park
Residential Acreage (RA)	P			P	P	-	P	C	
One-Family Residential (R)	P			P	P	-	P	C	C
Multifamily Residential (RM-3, RM-2, RM-1.5)	P	P	P	P	P	C	P	A/C1	C
Multifamily Residential (RM-MH8)	P	P	P	P	P	-	P	A/C1	C
Professional Office (PO)	P	P	P	P	P	-	P	C	
Neighborhood Commercial (CN)	A2			A2	P	-	A2		
Community Commercial (CC)	C3	C3	C3	C3	P	-	C3		
Recreational Residential (R-REC-ST)	P	A	S	P	P	-	P	C	-
River Islands (-RI)									
Mixed Use (MU-RI)	P		P	P	P	-	P	C	A
Residential Low Density (RL-RI)	P	P	P	P	P	-	P	C	C
Residential Medium Density (RM-RI)	P	P	P	P	P	-	P	C	-
Residential High Density (RH-RI)	P	P	P	P	P	-	P	C	
Central Lathrop (-CL)									
Variable Density Residential (VR-CL)	P	P	P	P	P	-	P	C	
High Density Residential (HR-CL)	P	P	P	P	P	-	P	C	
Residential/Mixed-Use (R/MU-CL)	P	P	P	P	P	-	P	C	
Mossdale Village (-MV)									
Single Family Residential (R-MV, RX-MV)	P		P	P	P	-	P	PC	
Multi-family Residential (RM-MV)	P	A	S	P	P	-	P	PC	PC
Residential High Density (RH-MV)	P	P	P	P	P	-	P		
Village Commercial (VC-MV)			P		P	-	P		

ADU=ACCESSORY DWELLING UNIT; SRO = SINGLE ROOM OCCUPANCY.

P = PERMITTED USE; A= PERMITTED USE, ADMINISTRATIVE APPROVAL (CH. 17.108); S= PERMITTED USE, SITE PLAN REVIEW; C = CONDITIONAL USE PERMIT (CH. 17.112); PC -PLANNING COMMISSION APPROVAL REQUIRED

FAMILY CARE HOME - 17.32.020; MANUFACTURED HOUSING - 17.68

¹ ADMINISTRATIVE (NURSING HOMES, REST HOMES) AND CONDITIONAL (GROUP HOMES)

² SINGLE FAMILY ALLOWED IN CN DISTRICT IF OVER OR AT REAR OF PERMITTED USE, SUBJECT TO THE DEVELOPMENT STANDARDS OF THE RM-2 DISTRICT

³ RESIDENTIAL ALLOWED IN CC DISTRICT IF OVER A PERMITTED USE, SUBJECT TO THE DEVELOPMENT STANDARDS OF THE RM-1.5 DISTRICT

2019 HOUSING ELEMENT BACKGROUND REPORT

Development Standards

Table 48 summarizes development standards, including minimum lot size, setbacks, lot coverage, and building height, by zoning district. Zoning districts within a specific plan are addressed in Tables 49 through 51 for residential zoning districts that are not within a specific plan. Table 49 summarizes development standards for River Islands zoning districts and Mossdale Village zoning districts, both addressed by the West Lathrop Specific Plan.

Table 50 describes development standards for conventional plotted single family lots and multifamily lots in zoning districts addressed by the Central Lathrop Specific Plan. Table 51 summarizes development standards for unconventional lots, such as rear- or alley-loaded single family lots and cluster housing for zoning districts in the Central Lathrop Specific Plan. Development standards have not been established for the R-REC-ST district; standards for this district will be established by an urban concept plan during the planning process for future development in this district.

The City's standards are appropriate to accommodate the permitted uses in each zone, with the exception of the height limits for multifamily uses in Mossdale Village. It is noted that the lot coverage standards are limited to structures (homes, garages, etc.) and do not apply to features such as driveways, parking areas, or patios or features for the disabled (walkways, ramps, etc.).

The maximum building height for all residential zoning districts is between 32 to 75 feet. This allows for development to exceed two stories in all zones for all residential housing types. The zoning code allows the maximum height limit to be exceeded for architectural features and projections such as fire and parapet walls, skylights, towers, spires, cupolas, flagpoles, chimneys, and similar structures.

While all of the base residential development standards are listed above, the City's zoning code contains other provisions that provide flexibility for many of the base standards, which allows property owners and developers to maximize development on their lots without requiring discretionary action. For instance, certain architectural features may project into required yards such as sills, chimneys, fireplaces, cornices and eaves may extend into a required rear yard or a space between structures not more than 36 inches and may extend into a required front yard not more than 6 feet; provided, that where an architectural feature extends more than 24 inches into a required side yard, said extension shall be protected by a minimum 1-hour fire resistant standard. Also, open, unenclosed, uncovered metal fire escapes and depressed ramps or stairways may project into any required yard or space between buildings not more than 4 feet; planter boxes attached to a building may be extended into a required front yard by not more than 3 feet. The Central Lathrop Zoning District allows several elements to project into the right-of-way; entry features up to 12 inches, awnings up to 5 feet, bay windows up to 3 feet.

TABLE 48: DEVELOPMENT STANDARDS BY ZONING DISTRICT

Development Standards	RA	R		RM				HIST. LATH ⁶	PO	CN/CC
		R-1-6, R-1-6X	R-1-5	RM-MH8	RM-3	RM-2	RM-1.5			
Density	1	1-7	1-7	8-15	8-15	16-25 ¹	16-25 ¹	8.71 to 29.04	7.26 - SF 21.78 MF	CN: Same as RM-1.5 CC: Same as RM-2
Min. Site Area (sf) ²	20,000 / 40,000 average lot size	6,000	5,000	5 acres	6,000 (3,000 per du)	6,000 (2,000 per du)	6,000 (1,500 per du)	2,800-3,200	6,000 - SF 2,000 - MF	CN: Same as RM-1.5 CC: Same as RM-2
Minimum Lot Width (ft)	100	65/60	60/50	50	50	50	50	50-35	50	No limit
Minimum lot depth (ft)	150	80/90	80/90	80	80	80	80	75-35	100	-

2019 HOUSING ELEMENT BACKGROUND REPORT

Development Standards	RA	R		RM				HIST LATH ⁶	PO	GN/CC
		R-1-6, R-1-6X	R-1-5	RM-MH8	RM-3	RM-2	RM-1.5			
Minimum Setbacks (ft)										
Front	35	20	20	15	15	15	15	8-10/15-20	15	15/10
Side interior/Street ³	5	5	5/10	5	5/5	5/5	5/5	4-5	5	0/10 if abutting residential
Rear single-story/two-story ⁴	5/10	10/10	10/20	5/10	5/10 ⁶	5/10 ⁶	5/10 ⁶	5-10/20	5/5	0/10 if abutting residential
Maximum Height (ft)	35	35	35	35	35	35	35	32-35	40	65/75
Maximum Lot Coverage ⁵	35%	40%	40%	NA	50%	60%	65%	60-70%	70%	No limit

SOURCE: LATHROP MUNICIPAL CODE, TITLE 17, 2015.

¹ZONING CODE SECTION 17.36.010 AND GENERAL PLAN TABLE IV-2.5 ARE CLEAR THAT THE RM-3 ZONING DISTRICT ACCOMMODATES 8-15 DU PER ACRE AND THE RM-2,5 AND RM-1.5 ACCOMMODATE 16-25 DU/AC. HOWEVER, ZONING CODE SECTION 17.36.050.D CREATES CONFUSION BY INCORRECTLY INDICATING THAT ALL RM MULTIFAMILY DISTRICTS ACCOMMODATE 8-15 DU/AC. PROGRAM 2R IN THE HOUSING PLAN WILL REMOVE THIS ERROR IN THE ZONING CODE.

²IN RM DISTRICTS, SITE AREA IS SHOWN AS MINIMUM SITE AREA PER PARCEL/MINIMUM SITE AREA PER DWELLING UNIT.

³SIDE YARD SETBACKS INCREASED BY 10 FEET IN RA AND R DISTRICTS PER EACH STORY OVER ONE STORY AND BY 5 FEET IN RM DISTRICTS

⁴REAR SETBACK INCREASED BY 10 FEET IN ALL RESIDENTIAL DISTRICTS (5 FEET IN PO) PER EACH STORY OVER ONE STORY

⁵LOT COVERAGE APPLIES TO AREAS COVERED BY STRUCTURES

⁶HISTORIC LATHROP OVERLAY DISTRICT PROVIDES FOR FOUR ZONING DISTRICTS: R ONE-FAMILY RESIDENTIAL LARGE AND SMALL LOTS, RM MULTIFAMILY RESIDENTIAL UNITS ATTACHED AND DETACHED. THE TABLE PROVIDES FOR RANGES WITHIN THE DIFFERENT DISTRICTS.

⁷SIDE YARDS SHALL BE 10 FEET IF PROVIDING ACCESS TO MORE THAN ONE UNIT.

TABLE 49: DEVELOPMENT STANDARDS – WEST LATHROP SPECIFIC PLAN

Development Standards	River Islands ¹				Mossdale Village			
	RL	RM	RH	MU	Single Family Residential (R-MV, RX-MV)	Multi-Family Residential (RM-MV)	High Density Residential (RH-MV)	Village Commercial (VC-MV)
Density (DU/AC)	3-9	6-20	15-40	Low density 3-9 High density: 15-40	1-7	8-15	15-40	16-25; Max. 2.0 floor area ratio
Min. Site Area (sf)	2,400	2,400	0-20,000	2,400 – Single; 20,000 – Multifamily	6,000	6,000 (multifamily developments or 2 or more single family units on a site) 5,000 (single family)	None	
Minimum Lot Width Corner/Interior	35	35	-	-	65/60	50	None	-
Minimum lot	75/75	75/75	-	-	80/90	50	None	-

2019 HOUSING ELEMENT BACKGROUND REPORT

Development Standards	River Islands ¹				Single Family Residential (R-MV, RX-MV)	Mossdale Village		
	RL	RM	RH	MU		Multi-Family Residential (RM-MV)	High-Density Residential (RH-MV)	Village Commercial (VC-MV)
depth Corner/Interior Minimum Setbacks								
Front	0 - 10	0 - 10	0 - 20		10-20 (must vary within subdivision)	10-20 (must vary within subdivision)	Primary streets: 15 Interior streets: 10	5 ft - ground floor residential
Side	0 - 10	0 - 10	0 - 20		5 10 - Corner lot		0 - 20	0 ft - 5 ft - corner lot with ground floor residential
Rear	0 - 20	0 - 20	0 - 20		10 - first story 10 - additional story	10 - first story 10 - add'l story (single family) 5 - add'l story (multifamily)	0 - 20	
Maximum Height	35	50	50	125	35	35	50	38
Maximum Lot Coverage by Structures	50%	65%	90%	Low density - 50% High density - 90%	40% (6,000 sq.ft. or more) 50% (5,000 sq.ft. or less)	50% (6,000 sq.ft. or more) 60% (5,000 sq.ft. or less)	70%	

SOURCE: WEST LATHROP SPECIFIC PLAN (RIVER ISLANDS, SOUTHEAST STEWART TRACT, AND MOSSDALE VILLAGE), 2012; URBAN DESIGN CONCEPT (RIVER ISLANDS), 2013

1. GENERAL SETBACKS PROVIDED. SETBACKS VARY WITHIN EACH DISTRICT BASED ON DISTANCE FROM STREETS (ARTERIAL, PARKWAY, AND COLLECTOR), CANALS, AND WATERFRONT SETBACKS VARY BASED ON DISTANCE

TABLE 50: DEVELOPMENT STANDARDS - CENTRAL LATHROP SPECIFIC PLAN: CONVENTIONAL LOTS

Development Standards	SF - Large Lot	SF - Medium Lot	SF - Small Lot	High Density
Min. Site Area (sf)	5,000+	4,000-5,000	<4,000	--
Lot Width	45	40	32	-
Lot Depth	85	75	60	-
Building Setbacks (ft)				
Street to Porch	12	10	8	8
Street to Living	15	12	10	10
Street to Garage	12	10	8	3-5 or 20+
Side - Interior	5	5	0/5	10
Side - Street	15	12	10	10
Rear	15	12	5	10
Open Space (sf)	400	300	180	80/unit
Building Height (ft)				50

2019 HOUSING ELEMENT BACKGROUND REPORT

Development Standards	SF - Large Lot	SF - Medium Lot	SF - Small Lot	High Density
Lots 45' wide or more	35	35	35	
Lots less than 45' wide	30	30	30	
Maximum Site Coverage (Structures)	50% - one story 60% multi-story	50% - one story 60% multi-story	65%	65%

SOURCE: CENTRAL LATHROP SPECIFIC PLAN, 2011

TABLE 51: CENTRAL LATHROP ZONING DISTRICT: UNCONVENTIONAL PLOTTED LOTS

Lot Type	Land Use Category	Setbacks (Front/Rear/Side/Interior Side) (ft.)	Coverage	Height (ft.)
Single Family Detached- Rear Loaded				
SFD Large Lot (5,000 sq. ft. or greater)	SFD	15/5/10	50-60%	40
SFD Medium (4,000-5,000 sq. ft.)	SFD	12/3/10	50-60%	40
SFD Small (up to 4,000 sq. ft.)	SFD	10/3/10	65%	40
Single Family Detached Cluster				
SFD Large Lot (5,000 sq. ft. or greater)	SFD	15/5/10	50-60%	40
SFD Medium Lot (4,000-5,000 sq. ft.)	SFD	12/3/10	50-60%	40
SFD Small Lot (up to 4,000 sq. ft.)	SFD	10/3/10	65%	40
Rear Loaded Triplex	SFD	10/3/10	65%	40
Rear Loaded Townhomes	SFD	8/4/10	65%	40

SOURCE: CENTRAL LATHROP SPECIFIC PLAN, 2011

NOTES:

FRONT SETBACK TO LIVING AREA

REAR SETBACK TO LIVING AREA AVERAGE 20'/15'/10'

ZERO LOT LINE PRODUCTS ARE PERMITTED IF BUILDING SEPARATION IS 10'

REAR LOADED AND DETACHED CLUSTER UNITS DO NOT HAVE REAR SETBACKS STANDARDS. STANDARDS ARE FROM DRIVE AISLE TO LIVING AREA. SIDE SETBACKS ARE FROM DRIVE AISLE TO SIDE-ON GARAGE.

Parking

Residential parking standards are based on the number of units for both single and multi-family developments. All single-family residences are required to provide a minimum of two enclosed parking spaces for each unit, except developments financed by the Farmer's Home Administration (USDA Rural Housing Service) are permitted to have a single space in a garage. Duplexes, apartments and multiple-family dwellings are based on the number of bedrooms. Studio and one bedroom units must provide 1.5 parking spaces per unit and two or more bedroom units are required to provide two parking spaces per unit. The City does not require additional guest or visitor spaces for multifamily units. Multifamily parking is not required to be enclosed.

In the case of mixed uses, the total requirements for all off-street parking is the sum of the requirements each individual use computed separately. The City encourages mixed uses and shared parking by allowing 75% of the parking facilities required for a primarily daytime use considered to be counted toward the parking facilities of a use considered to be primarily a nighttime use, or the reciprocal.

In 2016, the City updated the Zoning Code to include density bonus provisions required by State law and to provide flexibility to reduce parking requirements for housing serving disabled persons. As provided by State law, reduced parking requirements for eligible affordable housing are as follows: one on-site parking space for each zero and one-bedroom unit, two on-site parking spaces for each two- and three-bedroom unit, and two and a half on-site parking

2019 HOUSING ELEMENT BACKGROUND REPORT

spaces for units with four or more bedrooms. The Zoning Code also allows on-site parking to be accommodated by tandem parking or uncovered parking. The City's parking requirements do not constrain housing and encourage affordable housing, as well as housing serving seniors and disabled persons, through provisions for reduced parking requirements.

Accessory Dwelling Units

Government Code Section 65852.2(a)(1) allows cities to designate areas within the City where accessory dwelling units (ADUs) may be permitted and to impose development standards addressing issues such as unit size, height, setbacks, parking, lot coverage, landscaping, and architectural review. The City recently established a policy to exempt ADUs from utility connection fees and to reduce any applicable fees to the multifamily rate rather than the single family rate to encourage development of ADUs.

In 2019, the City updated Chapter 17.80 (Accessory Dwelling Units) to ministerially permit an ADU on a lot with an existing or proposed single family unit in all areas zoned to allow single-family or multi-family use. The ordinance sets forth criteria for ADUs, which include:

- Maximum floor area – detached ADU: 1,200 square feet
- Maximum floor area – ADU attached to residence: 50% of the existing residence, with a maximum increase of 1,200 square feet
- Setbacks: Minimum interior side and rear of 5 feet, street side of 10 feet. No setback for a garage converted to an ADU. 5 feet from side and rear lot lines for an ADU above a garage.
- Lot size: 5,000 square feet
- Compatibility and Appearance: Compatible with the existing house as to height, roofing, style, materials, and colors.
- Access: From the side or rear of the ADU.
- Off-street parking: One off-street space, which can be in tandem with parking for the main residential structure; off-street parking not required if the ADU is within ½-mile of public transit, located within an architecturally and historically significant historic district, is part of the existing primary residence or an existing accessory structure, when on-street parking permits are required but no offered to the ADU occupant, and when there is a car share vehicle located within 1 block of the ADU.
- Utility service and kitchen: ADUs shall have adequate water, sewer, and other utilities and shall have full kitchen facilities.
- Mobilehomes or Manufactured Housing: Allowed if installed on permanent foundation and complies with the 1974 National Manufactured Housing Construction and Safety Act.

In addition to permitting ADUs, the City also allows guest houses, which can be a more affordable alternative to constructing an ADU. A guest house is different from an ADU in that it doesn't include a kitchen; however, it can have a bathroom. "Guest house" means living or sleeping quarters within an accessory building for the sole use of occupants of the premises, and guests of such occupants or persons employed on the premises. Such quarters shall have no kitchen facilities and shall not be rented. The development standards/requirements for a guest house are less than that for an ADU. For example, there is not an off-street parking requirement for a guest house and school facility fees would not be assessed since the guest house is typically less than 500 square feet in size.

The City does receive inquiries about ADUs from time to time; however, in previous Housing Element cycles, only a few were constructed. The City has encouraged development of ADUs and has begun to see an increase in second master and guest suites, both as attached and detached units, in its developing communities. In addition, two ADUs have been built since adoption of the 2015 Housing Element; no ADUs were constructed in the previous cycle. The City's ADU standards are consistent with the requirements of Government Code Section 65852.2 and provides for ADUs as a permitted use in all zoning districts that allow single family and multifamily uses.

2019 HOUSING ELEMENT BACKGROUND REPORT

Planning for a Variety of Housing Types

The City's Zoning Code and Specific Plans include provisions for a range of housing types as described below.

Single Family: The Zoning Code and specific plans accommodate single family housing in a range of densities. Single family housing can be built as large lot rural developments, low and medium density subdivisions, medium or high density cluster or small lot housing, and high density attached housing.

Multifamily: Multifamily housing is accommodated in a range of densities, from RM-3 developments at 14.52 units per acre up to 40 units per acre in the River Islands, Central Lathrop, and Mossdale Village zones. Multifamily housing can be constructed as apartments, townhomes, condominiums, and as mixed-use housing above or in conjunction with commercial or office uses. Duplexes are allowed in most residential zones, as shown in Table 47.

Small Lot Development: The MD designation in General Plan Sub-Plan Areas #1 and #2 provides for a wide variety of housing types within walking distance of shopping centers and employment centers. MD housing types would include zero lot line, multi-plexes, patio homes on lots with reduced setbacks, garden apartments, condominiums, townhouses, and mobile homes in mobile home parks (General Plan Pg. 4-A-7). The standards act as an alternative to attached housing in multi-family districts. They apply to all small lot subdivisions, whether the tentative map is designed with single or multiple units per lot (condominium). By providing greater development flexibility and allowing smaller lot sizes, the ordinance facilitates development and reduces development costs. Development standards for small lot development are summarized in Table 52.

TABLE 52: SMALL LOT DEVELOPMENT STANDARDS

Zoning	Minimum Lot Size (Gross Sq.Ft.)	Lot Dimensions	Front Setback House/Garage/Porch	Side Setback Interior/Street	Rear Yard Setback	Height
R-1-6/R-1-6x	6,000	60' x 100'	20'	5'	10'	35'
R-1-5	5,000	50'x 100'	20'	5'	10'	35'
R-1 small lots	3,200	40'x80'	10'/15'	5'/4'*	10/20**'	35'
RM-1.5	6,000	60' x 100'	15'	5'	5'	35'
RM-2	6,000	60' x 100'	15'	5'	5'	35'
RM-3	6,000	60' x 100'	15'	5'	5'	35'

SOURCE: CITY OF LATHROP COMMUNITY DEVELOPMENT, 2008.

*FOR LOTS OTHER THAN ZERO LOTS, THE MINIMUM DISTANCE FROM THE PROPERTY LINE ALONG THE SIDE YARD TO A STRUCTURE SHALL BE FIVE FEET EXCEPT THAT ENCROACHMENTS MAY ENCROACH INTO THIS FIVE FOOT AREA AS PROVIDED IN SECTION 17.38.070. FOR ZERO LOTS, THE MINIMUM DISTANCE SHALL BE ZERO FOR THE LENGTH OF THE GARAGE, A WALL WHICH SITS ON THE PROPERTY LINE, AND FOUR FEET FOR THE REMAINDER ON ONE SIDE WITH EIGHT FEET ON THE OTHER SIDE AND WITH EIGHT FEET ON ADJACENT PROPERTY WITH A FOUR FOOT RECIPROCAL ACCESS EASEMENT ON THE ADJACENT LOT, EXCEPT THAT ENCROACHMENTS AS DESCRIBED BELOW MAY ENCROACH INTO RECIPROCAL ACCESS AREA BY UP TO ONE FOOT.

** TWO-STORY HOME

Manufactured Housing: State law requires that manufactured housing, when constructed as a single family dwelling on a permanent foundation, be treated as a conventional single family home subject to the same development standards as a single family residential dwelling on the same lot would require, except for architectural requirements limited to its roof overhang, roofing material, and siding material. In April 2019, the City Council amended the Zoning Code to remove constraints to manufactured housing. Section 17.68.010 allows manufactured housing in any zoning district that permits residential uses; it is noted that the revised Zoning Code language still is unclear as to whether a mobile home would be allowed where a single family home is listed as a conditionally permitted use. Program 2r in the Housing Plan will clarify that manufactured housing on a permanent foundation is permitted in the same manner as single family, subject to the requirements of State law. The development and architectural standards established under Section 17.68.080 removed minimum width and floor area requirements for manufactured homes and establish roof overhang, roofing material, and siding material requirements as well requirements for the manufactured housing to be placed on a permanent foundation.

2019 HOUSING ELEMENT BACKGROUND REPORT

Mobilehome Park: Mobilehome parks are allowed in all RM zones as a conditional use and in the RM-MV zone as a permitted use subject to Planning Commission approval.

Small Residential Care Home: In 2016, the City updated the Zoning Code to remove constraints to small residential care homes. Small residential care homes, which are a licensed group home or residential care facility serving six or fewer persons not including the operator, operator's family, or staff, are treated as a single family home and allowed as a permitted use in all residential zones subject to the same requirements as residential uses of the same type in the same zone.

Large Residential Care Facility: Residential care facilities serving seven or more persons are allowed in all residential zones. Permit requirements vary from zone and include permitted (administrative), conditional, and permitted with planning commission review.

Single Room Occupancy: The City's Zoning Code was revised in 2016 to allow single room occupancies as a conditional use in the RM district. The development standards for SROs include requirements for a management plan, 24-hour on-site management, room limitation to single occupancy with allowance for overnight guests, requirements for monthly tenancies, minimum unit size of 275 square feet (including bathroom), and parking ratio of one vehicle space per unit and bicycle rack storage of one rack per 5 units.

Farmworker Housing: In 2016, the City updated the Zoning Code to define housing for agricultural employees that is no more than 36 beds in a group quarters or 12 single family units as an agricultural use subject to the same standards and permit requirements as an agricultural use, pursuant to the requirements of Health and Safety Code Section 17021.6.

Employee Housing: In 2016, the City updated the Zoning Code to define employee housing that accommodates up to six employees as a single family use subject to the same standards permit requirements as a single family residence, pursuant to the requirements of Health and Safety Code Section 17021.5.

Emergency Shelter: In 2016, the City updated the Zoning Code to permit emergency shelters as a permitted use without discretionary action in the City's RM and PO zoning districts. The City has 8 vacant parcels ranging from 0.25 to 1.03 acres in size that are designated RM (specifically, RM 3) and PO (see Appendix A). These parcels are located east of I-5 and are primarily infill parcels in developed areas and are suitable for emergency shelters. Water, sewer, and utilities are available in the roadways adjacent these parcels. The sites designated PO are located along Reverend Maurice Cotton Drive north of Lathrop Road and the sites designated RM-3 are generally located along along Reverend Maurice Cotton Drive or Avon Avenue, also north of Lathrop Road. The parcels range from 0.25 to 2.43 acres in size and any of the sites would accommodate a shelter with up to 14 beds, which would meet the needs of the City's unsheltered homeless population. The PO parcels are located 0.2 to 0.25 mile from services (shopping is located north and south of Lathrop Road and Harlan Road) and transit service stops (San Joaquin Regional Transit District Routes 90 and 97) located at Lathrop Road and Harlan Road; the sites designated RM-3 are located approximately 0.5 mile from the same shopping and services as the PO sites. It is noted that services, including transit, are limited in Lathrop and most supportive services, including public health and governmental assistance, are mainly focused in Stockton. The proximity of these sites to Routes 90 and 97 provide better public transit access to Stockton than sites and districts located farther from these routes, as these routes are the only routes serving Lathrop.

Emergency shelters are subject to objective standards established in Chapter 17.74, which are consistent with those standards allowed under State law, including hours of operation, maximum number of beds to be served nightly by the facility, off-street parking requirements, size and location of waiting and intake areas, on-site management, proximity to other shelters (300 feet apart), length of stay, lighting, and on-site security.

Low Barrier Navigation Centers: Low barrier navigation centers are a housing first, low barrier, temporary, service-enriched shelter that are identified and defined by State law. AB 2162 requires jurisdictions to further streamline approval of eligible low barrier navigation center applications in areas zoned for mixed use and residential zones permitting multifamily uses, subject to specific criteria. The City's Zoning Code does not address these recent

2019 HOUSING ELEMENT BACKGROUND REPORT

requirements. Program 2t in the Housing Plan requires the Zoning Code to be updated to address this requirement.

Transitional and Supportive Housing: In 2016, the City updated the Zoning Code to define transitional and supportive housing consistent with requirements of State law. The Zoning Code permits transitional and supportive housing as residential uses, subject to the same permit requirements and development standards applicable to residential uses of the same type of development (single family or multifamily). AB 101 requires jurisdictions to further streamline approval of eligible supportive housing applications, including allowing supportive housing by right in all zones that allow residential and mixed use. The City's Zoning Code does not address these recent requirements. Program 2t in the Housing Plan requires the Zoning Code to be updated to address this requirement.

Condominium Conversions: The City's subdivision ordinance refers to the State Subdivision Map Act for requirements for condominium conversion. The conversion requirements include providing notice to tenants and offering tenants the right to exclusive contract for purchase in condominium, community apartment or stock cooperative projects.

Housing for Disabled Persons: On January 1, 2002, SB 520 became effective and required local jurisdictions to analyze local government constraints on developing, maintaining, and improving housing for persons with disabilities. In accordance with SB 520 and Government Code 65583(a)(7) the City recognizes the importance of providing housing for persons with disabilities. The City has since conducted a review of development applications and processing for adherence to the American Disabilities Act (ADA). This review addressed constraints during the entitlement processing stage as well as during the issuance of building permits for minor alterations.

In 2008, the City amended Title 18 (Zoning) to allow group homes/residential facilities of six or fewer persons as a permitted use in all districts where single-family homes are allowed (residential districts). No discretionary approvals for group homes of six or fewer persons are required in residential zones. In 2016, the City further amended the Zoning Code to define small residential care facilities consistent with State law and to allow small residential care facilities in all residential zones, subject to the same permit requirements and standards as a residential unit.

The Lanterman Development Disabilities Act (Lanterman Act) is that part of California law that sets out rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local zoning ordinances by requiring the use property for the care of six or fewer disabled persons to be classified as a residential use under zoning. Municipal Code Section 17.32.020 defines a state authorized, certified or licensed family care home, foster home or group home serving six or fewer mentally disordered or otherwise handicap persons, or dependent or neglected children. This classification includes only those services and facilities licensed by the State for such purposes. The City currently allows "Residential Care Homes" in the R and the R-M zones as a permitted use without further discretionary entitlements. The City does not impose additional zoning, building code, or permitting procedures other than those allowed by State law.

The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements. Such retrofitting is permitted under the California Building Standards Code. The City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint.

As part of the 2010 Housing Element, the 2015 Housing Element, and this Housing Element update, the City's zoning and development requirements have been reviewed to identify potential constraints to housing for persons with a disability. Single family, multifamily, and other housing types in Lathrop may accommodate persons with disabilities. State laws and building codes mandate accessibility provisions for certain types and sizes of housing developments.

The City's Zoning Code allows for small residential care facility uses by right in residential zones and in several of the non-residential zones. Small residential care facility means a home that provides services to six or fewer persons, excluding the owner/operator and employees of the home. This use includes small congregate living facilities, housing for the developmentally disabled, small rest homes, intermediate care facilities, alcoholism and drug abuse recover and treatment facilities, and similar housing. Large residential care facilities are allowed as an administrative or conditional,

2019 HOUSING ELEMENT BACKGROUND REPORT

Planning Commission-approved use in multiple residential and non-residential zoning districts.

The parking requirements for housing serving disabled persons are the same as the requirements for single family and multifamily housing that does not serve disabled persons. Depending on the disabled population being served, the need for on-site parking may be less than a similar project serving a non-disabled population. The Zoning Code was updated in 2016 to revise Section 17.76.090 to provide for a reduction in parking, based on demonstrated need for the reduction, in order to remove this potential constraint. The approving party (Community Development Director for permitted uses, Planning Commission for conditional uses) would reduce the parking requirement by up to 20% based on the project applicant demonstrating a reduction in need.

The Zoning Code was updated in 2016 to revise the definition of family to be consistent with fair housing requirements to ensure that disabled or other household types that function as a single unit with shared living expenses and responsibilities are treated in the same manner as a family household. Household has the same definition as family.

The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The City's requirements for building permits and inspections are the same as for other residential projects and are straightforward and not burdensome. City officials are not aware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities.

Lathrop provides reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits, but does not have a written policy or procedure. For new construction, the City's building department requires new housing to comply with the California Building Code and the 1998 amendment to the Fair Housing Act, with multi-family development also subject to the Americans with Disabilities Act (ADA) standards. These standards assure that all new apartment buildings are subject to requirements for unit "adaptability" on ground floor units. Adaptable units are built for easy conversion to disabled access, such as doorway and hallway widths, and added structural support in the bathroom to allow the addition of handrails. In 2016, the City updated the Zoning Code to establish reasonable accommodation procedures in Chapter 17.126 that are consistent with State law and modeled after HCD's sample reasonable accommodation procedure.

Assembly Bill 2787 (Chapter 726 of Statutes of 2002) adopted Section 17959 of the Health & Safety Code. This law required the California Department of Housing and Community Development (HCD) to develop and certify one or more model universal design ordinances applicable to new construction and alterations for voluntary adoption by local governments. In 2005, HCD certified a "Model Universal Design Local Ordinance" which, among other things, requires that various universal design features be offered to homebuyers. As part of the ordinance, builders must install those universal design features that are requested by the buyer, provided the buyer pays the homebuilder's corresponding upgrade costs. In 2016, the City updated the Zoning Code to require universal design and accessibility measures for new and rehabilitated residential development projects, except in certain circumstances (undue hardship or constraint, rebuilding from a flood or other disaster).

Density Bonus: In 2016, the City updated the Zoning Code to allow density bonuses for affordable and senior housing projects in accordance with State law. Chapter 17.81 of the Zoning Code requires density bonuses and other incentives for housing and/or child care facilities to be granted in accordance with the requirements of State law, including Government Code Title 7, Division 1, Chapter 4.3 (Density Bonuses and Other Incentives)/

Historic Lathrop Overlay District: Ordinance No. 05-252 established an overlay zone for low and medium residential areas in Historic Lathrop. The overlay zone includes lots that permit property owners to increase the size of their existing house and vacant infill parcels that can be developed into small lot, zero lots, or zipper lots. Development standards for multi-family land uses included such townhouses, condominiums, apartments, cluster housing, and duet units. The Historic Overlay District provides for reduced setbacks thereby increasing density and promoting property owner development.

2019 HOUSING ELEMENT BACKGROUND REPORT

Inclusionary Requirements

The City does not have any requirements that obligate developers to provide or fund housing at specific affordability levels.

Short-term Rentals

The City does not have an ordinance that addresses short-term rentals. There are 18 rentals listed on Airbnb.com; however, none of the rentals are for an entire house. All 18 rentals are limited to a room or suite within a home and do not decrease the amount of housing stock available for permanent occupancy. There are no short-term rentals listed in the City on VRBO.com.

Growth Controls/Growth Management

The City manages growth primarily through the General Plan, Zoning Code, and specific plans. The General Plan establishes relatively finite limits to ultimate urban expansion, with definite future boundaries for urban development during the timeframe of the General Plan. The City's General Plan planning boundaries are to be considered relatively "fixed" for very important reasons pertaining to the logical spheres of influence of neighboring cities as a means to assure the preservation of environmental qualities and amenities of the sub-region. Lathrop is located in the near-center of the triangle formed by Stockton, Modesto, and Tracy, and is almost adjacent to Manteca to the east. The spheres of influence of neighboring cities constrain Lathrop from future expansion to the north, east and southwest. The environmental qualities of lands to the northwest, particularly for continued agricultural use and fish and wildlife, contribute to the appropriateness of limiting urban expansion within the boundaries depicted in the Lathrop's General Plan Diagram. Apart from defined growth boundaries (City Limits, Sphere of Influence) in the General Plan, the City does not have established growth controls (e.g., limitations on the amount of growth that can occur on an annual basis or process for allocating a limited number building permits) and has not adopted a growth management program.

Building Codes and Enforcement

New construction in Lathrop, including additions and remodels, must comply with the 2016 California Building Standards Code, Title 24. The City adopted the 2016 California Building Standards Code with all required updates. The Building Standards Code establishes construction standards necessary to protect public health, safety and welfare, and the local enforcement of this code does not unduly constrain development of housing. The City implements the 2016 California Building Standards Code without one amendment, which requires that provisions related to grading, excavation, and earthwork in Reclamation District 2062 are governed by the applicable geotechnical report in the event of conflicts between the California Building Code and the geotechnical report.

With regard to existing residences, the City does not require compliance with current codes, with one exception. The Fire Department inspects all apartment buildings annually to ensure that the units comply with life safety requirements, such as having appropriate smoke detectors and emergency exits. Other than the inspections of apartments, City inspectors will only inspect existing residences in response to complaints of substandard housing or life safety conditions received from the public. In these cases, the City takes enforcement action only in cases where the dwelling in question does not comply with the Uniform Housing Code, which specifies minimum standards for the health, safety, and welfare of residents. These standards are less stringent than the California Building Standards Code for new construction. Existing residences may be remodeled or expanded provided that the existing structure has no obvious sanitary or safety hazards, all building code requirements have been met, and the necessary permits have been issued.

On/Off Site Improvement Requirements

The City requires that developers complete certain minimum site improvements in conjunction with new housing development. Required improvements include the construction of streets, curbs, gutters, and sidewalks and, where necessary, the installation of water mains, fire hydrants, sewer mains, storm drainage mains, and street lights. These standards are typical of many communities and do not adversely affect the provision of affordable housing in Lathrop. However, whenever the developer advances the costs for improvements not located on the development project, which are required as a condition of such development project, the developer shall be entitled to reimbursement for that part

of the required improvement which contains supplemental size, capacity, number or length for the benefit of property not within the development project.

The City's General Plan establishes roadway standards for four and eight-lane roadways. The improvement requirements for a midblock four-lane arterial require an 88-foot right-of-way with 68 feet of constructed curb-to-curb improvements, including two 12-foot inner travel lanes and two outer 22-foot travel lanes. A four-lane arterial at an intersection approach location requires 116 feet of right-of-way with 84 feet of constructed curb-to-curb improvements, including a 12-foot turn lane, two 12-foot travel lanes, and two 24-foot outer travel lanes. For both four- and eight-lane roadways, the City requires sufficient right-of-way to include room for landscaped pedestrian corridors on either side and to have adequate space for bike lanes. Collector streets typically have a right-of-way of 60 to 64 feet, which includes a separated sidewalk. Minor streets, which generally serve residential areas, typically have a 60-foot right-of-way requirement with a minimum of 40 feet between curbs. Typically, minor streets have a sidewalk adjacent the street (rather than adjacent a landscaped separator) and an unstriped bike lane.

Bicycle routes are included in the street system, with Class II striping along major arterials and without striping in other areas. The City has also planned an open space corridor system within Sub-Plan Area #3 to encourage bicycle/pedestrian movement and reduce potential auto conflicts.

Each Specific Plan identifies standards for arterials, collectors, and other roadways within the Specific Plan. As part of the development impact fees associated with each Specific Plan, the City collects roadway improvement fees that go towards each development project's fair-share of roadway improvements that serve the Specific Plan, ensuring that the backbone roadway system is constructed and remove the burden of each individual development project constructing full road improvements.

Fees and Exactions

The City requires a number of permits and development fees to cover the cost of processing development requests, providing public facilities and services to new development, and mitigating the environmental impacts of new development. Although these fees are necessary to provide services necessary for health and safety and to meet State environmental mitigation requirements, they can have a substantial impact on the cost of housing, particularly affordable housing.

Residential development is assessed fees by the City, County and school district to cover the costs of infrastructure improvements and maintenance, and the provision of services. The largest fees are related to sewer and water service, and reflect the cost of providing, improving and expanding these utilities. Fees are also charged to cover the costs of City staff's review and processing of applications and permits related to housing development. A project's application fees are estimated upon submittal and the developer pays a deposit covering the estimate. Actual staff time spent in the project is then deducted from the deposit amount, and any unspent remainder is refunded.

Other types of exactions include land dedication, which may be required of residential development for right-of-ways or as an alternative to the park development fee, in addition to on-site improvements that are necessary for the public health, safety and welfare. On-site improvements may include water, sewer and other utility line extensions, street construction and traffic control device installations that are reasonably related to a project.

Table 53 details the City's processing fees for development project entitlements and Table 54 describes the fee schedule for residential building permits. Lathrop has not raised its development project processing fees since the 2015 Housing Element. One or more of the entitlements would be required to process a residential project and a building permit is required for each residential structure.

2019 HOUSING ELEMENT BACKGROUND REPORT

TABLE 53: DEVELOPMENT PROJECT PROCESSING FEES - 2019

Permits/Entitlements	
Administrative Permit	\$382
Conditional Use Permit	\$2,167
General Plan Amendment	\$3,561
Variance	\$938
Rezone	\$2,327
Minor Site Plan Review	\$382
Site Plan Review	\$1,330
Rezone to PD	\$3,413
General Plan Text Amendment	\$2,178
Zoning /Subdivision Ordinance Amendment	\$2,109
PUD Permit	\$2,867
Environmental	
Initial Study	Consultant cost plus 15%
Negative Declaration	Consultant cost plus 15%
Mitigated Negative Declaration	Consultant cost plus 15%
Land Division	
Certificate of Compliance	\$498
Lot Line Adjustment	\$456
Lot Merger	\$424
Tentative Subdivision Map	\$3,837
Tentative Parcel Map	\$461

SOURCE: CITY OF LATHROP, 2019

NOTES: EACH FEE REPRESENTS THE TOTAL PROCESSING FEE FOR PLANNING, PUBLIC WORKS, FIRE, POLICE, AND PARKS.

SOME DEVELOPMENT PROJECTS WILL BE DEEMED "MAJOR PROJECTS" AND WILL BE CHARGED TIME AND MATERIALS.

MAJOR PROJECTS INCLUDE PROJECTS REQUIRING AN EIR.

NOTE: THIS IS ONLY A PARTIAL LIST OF TYPICAL PLANNING FEES.

TABLE 54: RESIDENTIAL BUILDING PERMIT FEES - 2019

Permit	Fee
Building Permit Fees	
Building Permit Residential Valuation \$50,001- to \$100,000	\$606 for the first \$50,000 plus \$6 for each additional \$1,000 or fraction thereof to and including \$100,00
Building Permit Residential Valuation \$100,001 to \$500,000	\$906 for the first \$100,000 plus \$5 for each additional \$1,000 or fraction thereof to and including \$500,000
Building Permit Residential Valuation \$500,001 to \$1,000,000	\$2,906 for the first \$500,000 plus \$4 for each additional \$1,000 or fraction thereof to and including \$1,000,000
Plan Check fee	70% of Building Permit Fee
Electrical Permit	25% of Building Permit Fee
Plumbing Permit	15% of Building Permit Fee
Storm Drain Plan Check	Cost plus 15% Administration Fee
Other Inspections and Fees (including inspection of fire sprinkler systems)	
Code Compliance inspection	\$159
Inspections outside of normal business hours (minimum charge-two hours)	\$74 per hour
Re-inspection fees	\$50 per hour
Other inspections	\$50 per hour

SOURCE: CITY OF LATHROP, 2019

2019 HOUSING ELEMENT BACKGROUND REPORT

Development impact fees have a much larger effect than permit fees on the final cost of a home. Development impact fees include water and sewer impact and hook-up costs, park fees (in lieu of land dedication), traffic impact fees, and similar charges. Fees collected for development

Table 55 identifies the development impact fees collected for development in the City by impact area. Projects developed in each of the impact areas, East Lathrop, North Harlan, Mossdale Village, Mossdale Landings, Central Lathrop, and Stewart Tract, pay development impact fees specific to the service needs of the area as well as City-wide and regional fees. Where fees are not calculated by unit, the fees are estimated for single family units based on a 6,000-square foot lot with a 1,900-square foot home and for multifamily units based on a 24 du/ac density (1,815-square foot lot size per unit) and a 850- square feet home.

In 2019, the City reviewed its fee structure and adopted a policy identifying that capital facility fees for water and sewer service are not applicable to ADUs and further identified that any applicable fees collected for an ADU are at the multifamily rate.

Developer fees established by Lathrop range from \$24,817 to \$40,981 per single family unit and \$15,726 to \$29,180 per multifamily unit. In neighboring cities, local development impact fees range from a low of \$27,926 per single family unit (Oakdale) and \$16,268 per multifamily unit (Oakdale) to a high of \$43,949 per single family unit (Ripon) and \$29,073 per multifamily unit (Modesto). Lathrop's fees are comparable to regional fees. In addition to the City's fees, County and school district fees of approximately \$10,000 per single family unit and \$5,000 per multifamily unit are required. Most of Lathrop's available sites are located in the Stewart Tract and Central Lathrop areas, which have fees comparable to the lower to mid range of regional fees. Development fees in East Lathrop are similar to the upper range of regional fees and East Lathrop fees are affected by higher fees, particularly for sewer, wastewater treatment, and water. East Lathrop is served by different water, wastewater, and sewer facilities than the other areas of the City. There is limited development potential in East Lathrop, compared to the rest of the City, so the cost of water, sewer, and wastewater upgrades needed to support development are borne by a smaller number of new units resulting in a higher cost per unit. However, these fees are necessary to provide essential public health and safety services.

2019 HOUSING ELEMENT BACKGROUND REPORT

TABLE 55: DEVELOPMENT IMPACT FEES (CITY AND REGIONAL FEES) FOR SINGLE FAMILY AND MULTIFAMILY UNITS, 2019

Development Impact Fees	East Lathrop		North Harlan		Mossdale Village		Mossdale Landings		Central Lathrop		Stewart Tract (incl. River Islands)	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
Parks	\$5,685	\$4,060	\$5,685	\$4,060	\$5,685	\$4,060	\$5,683	\$4,059	\$6,247	\$4,463	\$0	\$0
Facilities	\$3,483	\$2,487	\$3,483	\$2,487	\$3,483	\$2,487	\$2,282	\$1,629	\$3,483	\$2,487	\$3,483	\$2,487
Municipal Services	\$3,902	\$2,787	\$3,902	\$2,797	\$3,902	\$2,797	\$3,833	\$2,738	\$3,902	\$2,787	\$3,902	\$2,787
In-Lieu Community Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,413	\$1,724	\$0	\$0
Water Supply/Water Storage ¹	\$3,901	\$2,032	\$3,825	\$1,993	\$4,261	\$2,217	\$921	\$480	\$5,768	\$3,004	\$0	\$0
Water System Well Improv. ¹	\$0	\$0	\$0	\$0	\$778	\$405	\$778	\$405	\$778	\$405	\$778	\$405
Sewer (incl. Recycled Water)	\$5,697	\$2,967	\$5,697	\$2,967	\$1,114	\$580	\$1,114	\$580	\$2,661	\$2,262	\$0	\$0
Recycled Water Outfall	\$0	\$0	\$0	\$0	\$47	\$24	\$47	\$24	\$47	\$24	\$47	\$24
Storm Drainage	\$919	\$919	\$919	\$919	\$351	\$188	\$351	\$188	\$0	\$0	\$0	\$0
Environmental Mitigation	\$0	\$0	\$0	\$0	\$205	\$42	\$205	\$42	\$0	\$0	\$0	\$0
Agricultural Mitigation	\$399	\$121	\$399	\$121	\$399	\$121	\$399	\$121	\$399	\$121	\$399	\$121
Manteca WQCF	\$8,710	\$8,710	\$8,710	\$8,710	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Economic Development Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000	\$5,000
Local Transportation	\$3,661	\$2,692	\$3,661	\$2,692	\$3,661	\$2,692	\$3,661	\$2,692	\$3,661	\$2,692	\$3,661	\$2,692
WLSP Regional Transportation	\$0	\$0	\$0	\$0	\$353	\$413	\$353	\$413	\$353	\$413	\$353	\$413
West/Central Lathrop Transportation	\$0	\$0	\$0	\$0	\$3,573	\$2,204	\$0	\$0	\$3,658	\$2,245	\$4,113	\$2,525
Mossdale CFD One-Time Fee	\$0	\$0	\$0	\$0	\$996	\$332	\$996	\$332	\$0	\$0	\$0	\$0
Offsite Roadway Improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150	\$92	\$0	\$0
North Lathrop Transportation Impact	\$747	\$747	\$767	\$767	\$747	\$747	\$747	\$747	\$648	\$648	\$747	\$747
Mossdale Tract Levee	\$2,575	\$709	\$2,575	\$709	\$2,575	\$709	\$2,575	\$709	\$2,575	\$709	\$2,575	\$709
Administrative Fee	\$1,302	\$945	\$1,343	\$958	\$1,118	\$712	\$873	\$566	\$1,257	\$834	\$777	\$569
<i>City/CFD Fees Subtotal</i>	<i>\$40,981</i>	<i>\$29,177</i>	<i>\$40,965</i>	<i>\$29,180</i>	<i>\$33,248</i>	<i>\$20,731</i>	<i>\$24,817</i>	<i>\$15,726</i>	<i>\$37,999</i>	<i>\$24,910</i>	<i>\$25,834</i>	<i>\$18,480</i>
County CFF Transportation	\$2,487	\$1,846	\$2,487	\$1,846	\$2,487	\$1,846	\$2,487	\$1,846	\$2,487	\$1,846	\$0	\$0
San Joaquin RTIF	\$3,406	\$2,044	\$3,406	\$2,044	\$3,406	\$2,044	\$3,406	\$2,044	\$3,406	\$2,044	\$3,406	\$2,044
School District Fees	\$6,384	\$2,856	\$6,384	\$2,856	\$6,384	\$2,856	\$6,384	\$2,856	\$6,384	\$2,856	\$4,560	\$2,040
SJMSCP ²	\$0	\$0	\$1,426	\$431	\$1,426	\$431	\$1,426	\$431	\$1,426	\$431	\$1,426	\$431
<i>Regional Fees Subtotal</i>	<i>\$9,790</i>	<i>\$4,900</i>	<i>\$11,216</i>	<i>\$5,331</i>	<i>\$11,216</i>	<i>\$5,331</i>	<i>\$11,216</i>	<i>\$5,331</i>	<i>\$11,216</i>	<i>\$5,331</i>	<i>\$9,392</i>	<i>\$4,515</i>
TOTAL³	\$50,771	\$34,077	\$52,181	\$34,511	\$44,463	\$26,062	\$36,033	\$21,057	\$49,214	\$30,241	\$35,226	\$22,995

¹ASSUMES 4" WATER METER PER 48 UNITS

²AVERAGE OF AGRICULTURE OR MULTI-PURPOSE OPEN SPACE FEES (\$13,999/ACRE AND \$6,700/AC, RESPECTIVELY); LAND IN THE EAST LATHROP AREA IS GENERALLY EXEMPT.

³THE SUM OF THE INDIVIDUAL FEES MAY NOT EQUAL THE TOTAL DUE TO ROUNDING.

SOURCE: CITY OF LATHROP, 2019

2019 HOUSING ELEMENT BACKGROUND REPORT

TABLE 56: DEVELOPMENT IMPACT FEE COMPARISON¹

Jurisdiction	Single Family	Multifamily
Lathrop	\$24,817 (Mossdale Landings) - \$40,981 (East Lathrop)	\$15,726 (Mossdale Landings) - \$29,180 (North Harlan)
Manteca	\$37,592	\$28,952
Modesto	\$39,821	\$29,073
Oakdale	\$27,926	\$16,268
Ripon	\$43,949	\$26,049
Stockton	\$30,257	\$22,216

¹FEES REFLECT CITY AND CFD FEES AND ARE EXCLUSIVE OF REGIONAL AND OUTSIDE AGENCY FEES
 SOURCE: CITY OF MANTECA FEE SCHEDULE, MARCH 2019; CITY OF MODESTO FEE SCHEDULE, JULY 2018; CITY OF OAKDALE FEE SCHEDULE, JANUARY 2016; CITY OF STOCKTON FEE SCHEDULE, 2018; CITY OF RIPON FEE SCHEDULE, 2018; CITY OF ESCALON, 2018

As shown in Table 57, total City and regional fees, including planning, building, and development impact fees, range from approximately \$35,833 per unit for a multifamily development of 48 units averaging 850 square feet to \$58,824.74 per unit for a 200-unit single family subdivision with a typical home size of 1,900 square feet to \$62,156.91 for an individual single family home on an existing lot.

TABLE 57: DEVELOPMENT FEES - SINGLE FAMILY SUBDIVISION, SINGLE FAMILY HOME, AND MULTIFAMILY DEVELOPMENT

Fees	200 Unit Subdivision	Single Family Unit	48-Unit Multifamily Project
Planning Fees			
Administrative Permit/Minor Site Plan Review	-	\$382	-
Site Plan Review	\$1,330	-	\$1,330
Environmental Review (CEQA)	\$22,000	-	-
Tentative Subdivision Map	\$3,837	-	-
Building Permit Fees (building permit, plan check, electrical, etc.)	\$540,800	\$2,704	\$67,468
Development Impact Fees (Central Lathrop Specific Plan)	\$9,842,800	\$49,214	\$1,451,568
TOTAL	\$10,410,767	\$52,300	\$1,520,366
Total Fees Per Unit	\$52,054	\$52,300	\$31,674

SOURCE: CITY OF LATHROP, 2019; DE NOVO PLANNING GROUP, 2019

Processing and Permit Procedures

The evaluation and review process required by City procedures contributes to the cost of housing in that holding costs incurred by developers are ultimately manifested in the selling price of the home. The City Council and Planning Commission govern the review process in the City, or depending on the project, it might be reviewed by the Community Development Director.

Permits Requiring Community Development Director Approval

Uses which are a permitted use under the zoning ordinance and acted upon without environmental review under CEQA may be approved by the Community Development Director, rather than the Planning Commission or City Council. ADU permits are ministerial and reviewed by the Community Development Director.

Administrative Permit Review

An Administrative Permit is the City's application for development permits that only require approval of the Community Development Director. Decisions of the Director can be appealed to the Planning Commission and if necessary, the City Council. Such entitlements include, but are not limited to home occupation permits and minor site plan review permits.

2019 HOUSING ELEMENT BACKGROUND REPORT

Minor Site Plan Review

The purpose of the minor site plan review process is to enable the Community Development Director to review development proposals that do not include major improvements or renovation and can be considered exempt under the provisions of the California Environmental Quality Act (CEQA). If a development proposal cannot be considered for an exemption under CEQA, it must be approved through the full site plan review process. It differs from the minor revision to approved site plan review application (as described above), in that a minor site plan review provides the initial review of a project in which conditions of approval are issued. A revision to an approved site plan has conditions of approval previously issued by the Planning Commission.

Minor Revision to Approved Site Plan Review

Once a site plan review application has been approved by the Planning Commission, only minor modifications to the approved site plan can be made. The minor revision to approved site plan review application is utilized by staff to review such modifications to an approved site plan and ensure that no additional or revised conditions of approval are necessary in approving any changes to the plan. If staff determines that additional or revised conditions of approval are necessary, a new site plan review application will be required.

Minor Variance

In certain situations where a full variance is not necessary, a minor variance may be utilized. The Community Development Director may approve such requests if the request is not subject to the provisions of the California Environmental Quality Act (CEQA) and deals only with small changes in development requirements, such as with minor setback and side yard requirements. Minor variances are only approved when an applicant can show that there are special circumstances that prevent the applicant from enjoying the same land use privilege as surrounding property owners.

Discretionary Permits Requiring Planning Commission Approval

The Discretionary Permit Application is the City's application for development permits that require Planning Commission and/or City Council approval. Such entitlements include, but are not limited to conditional use permits, site plan review permits and variances.

Site Plan Review

The purpose of the Site Plan Review process is to enable the Planning Commission to make a finding that a proposed development is in conformity with the intent and provisions of the City Code (primarily the zoning ordinance) and to guide the Building Official in the issuance of building permits for that development.

The project applicant is required to provide a site plan that includes the site dimensions, all buildings and structures (including location, size, height, and proposed use), yards, setbacks, walls and fences, off-street parking and loading, site access, signage, lighting, street names, landscaping, and garbage enclosures. Site plan review is performed concurrently with the requested entitlement (e.g., subdivision map, multifamily development, mixed-use project).

As described under Section 17.100.040, each site plan must demonstrate consideration of the following, to the extent that each topic is applicable to the proposed project:

- Special yards, spaces and buffers;
- Fences and walls;
- Surfacing of parking areas and provisions for surface water drainage subject to city specifications;
- Requiring street dedications and improvements, subject to the provisions of Section 17.100.060, including service roads or alleys when practical, and the requiring of drainage, sewer and water connection fees, and other development fees when applicable;
- Regulation of points of vehicular ingress and egress;
- Regulation of signs, in accordance with the standards prescribed in the Zoning Code;

2019 HOUSING ELEMENT BACKGROUND REPORT

- Requiring maintenance of the grounds and the undergrounding of utilities;
- Requiring landscaping and refuse enclosures and maintenance thereof;
- Regulation of noise, vibration, odors and other similar characteristics;
- Measures necessary to eliminate or to effect mitigation to acceptable levels of environmental impact;
- Regulation of time for certain activities to be conducted on the site;
- Regulation of the time period within which the proposed use shall be developed; and
- A bond, deposit of money, recorded lien secured by deed of trust, or letter of credit for the completion of street and site improvements and other facilities or for the removal of such use within a specified period of time to assure conformance with the intent and purposes set forth in this chapter.

The following findings are required for site plan approval:

1. That the site plan complies with all applicable provisions of Chapter 17.100 (Site Plan Review);
2. That the following are so arranged that traffic congestion is avoided and that pedestrian and vehicular safety and welfare are protected, and there will not be adverse effect on surrounding property:
 - a. Facilities and improvements,
 - b. Vehicular ingress, egress, internal circulation and off-street parking and loading,
 - c. Setbacks,
 - d. Height of buildings,
 - e. Location of service,
 - f. Walls and fences,
 - g. Landscaping, including screen planting and street trees,
 - h. Drainage of site, and
 - i. Refuse enclosures;
3. Proposed lighting is so arranged as to deflect the light away from adjoining properties;
4. Proposed signs will comply with all of the applicable provisions of Section 17.16.010 and Chapters 17.64 through 17.72, 17.80 and 17.84; and
5. That adequate provision is made to reduce adverse or potentially adverse environmental impacts to acceptable levels.

In order to make the findings, the Planning Commission must review the site plan and the related standards of the City's adopted planning documents, including the General Plan, Zoning Code, and, if applicable, the relevant Specific Plan. Projects that are consistent with the development standards and requirements established by the City's planning documents are considered to meet the requirements for Findings 1, 2, 3, 4, and 5. The Planning Commission is not required to hold a public hearing for a site plan review permit.

The site plan review process is a straightforward process that is not considered a constraint to providing housing.

Conditional Use Permit

Due to their unusual characteristics, projects subject to a conditional use permit require special considerations so that they may be located properly with respect to the objectives of the Zoning Code and their effects on surrounding properties. A Conditional Use Permit is reviewed by the Planning Commission and requires a public hearing. The Planning Commission must make the following findings to approve a conditional use permit:

1. That all applicable provisions of Chapter 17.112 are complied with;
2. That the following are so arranged that traffic congestion is avoided and pedestrian and vehicular safety and

2019 HOUSING ELEMENT BACKGROUND REPORT

welfare are protected, and there will be no adverse effect on surrounding property:

- a. All facilities and improvements,
 - b. Vehicular ingress, egress and internal circulation,
 - c. Setbacks,
 - d. Height of buildings,
 - e. Location of utilities and other services,
 - f. Walls,
 - g. Landscaping, including screen landscaping and street trees,
 - h. Drainage of site, and
 - i. Trash enclosures and refuse pickup;
3. Proposed lighting is so arranged as to deflect the light away from adjoining properties; and
 4. Proposed signs will comply with all applicable provisions of Chapter 17.84.

The above findings are not considered a constraint to providing a variety of housing types. As shown in the inventory of residential sites, there are adequate residential sites to accommodate a variety of single family, duplex, multifamily, second unit, and other housing types to meet the City's housing needs without the requirement for a Conditional Use Permit.

Variance

In certain situations where, strictly interpreted, the zoning code prevents a physical land use entitlement applicable to real property, a variance may be requested. Under the zoning code, variances are allowed when special circumstances applicable to size, shape, topography, or location and surroundings, for a particular property deprives such property privileges enjoyed by other property owners in the vicinity.

Time Extension

This application is to extend the life of a particular development permit. The amount of time that may be extended is a one-time extension of one year from the expiration date.

Appeal of Staff Code Interpretation

In the event that an applicant or interested party does not agree with an interpretation of city code or decision made by staff on a development permit, an appeal may be filed with the Planning Commission for reconsideration. Any decision made by the Commission may also be appealed to the City Council. Appeal requests are heard by the Council at the next available City Council meeting.

Addition of Permitted Use to Code

This application is utilized to add a permitted use to a particular zoning district under circumstances where a certain use is compatible with other permitted uses within the same district and is allowed by general plan policy, but not specifically included in the text of the zoning code. The Planning Commission can approve the application by adopting a resolution adding the use to the list of permitted uses as codified in the adopted city zoning code.

Discretionary Permits Requiring City Council Approval:

Tentative Subdivision Map

A tentative subdivision map is reviewed by Planning Commission and then forwarded to the City Council for final review and approval.

Appeal of Planning Commission Decision

Any interested party may file an appeal with the City Council after a decision has been made by the Planning Commission. An appellant has ten (10) days to file an appeal with the Planning Division office. The appeal would then

be heard by the Council at their next available Council meeting.

Permit Processing

The time required to process a project varies greatly from one entitlement to another and is directly related to the size and complexity of the proposal, as well as the number of actions or approvals needed to complete the process. Table 58 identifies the typical processing times for most entitlements and the reviewing body for each entitlement. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with general plan and zoning designations do not generally require Environmental Impact Reports (EIR), General Plan Amendments, Rezones, or Variances). Also, certain review and approval procedures may run concurrently. For example, a ministerial review for a single-family home would be processed concurrently with the design review.

The City also encourages the joint processing of related applications for a single project. For example, a rezone petition may be reviewed in conjunction with the required site plan, a tentative tract map, and any necessary variances. These procedures save time, money, and effort from both the public and private sector and could decrease the costs for the developer by as much as 30%. The typical process for a single-family and multi-family residence usually consists of an Administrative Permit (permitted use) which is approved by the Community Development Director. The plans are checked for compliance with applicable codes and development standards. A property owner will bring their plans to the Building Department for submittal into plan check.

For most new single-family dwellings and some multi-family residential projects, a property owner will leave their plans with the Building Department. Depending on the quality of plans submitted by the property owner, the entire plan check could take as little as two weeks but may take longer if subsequent plan checks are required. As indicated in Table 58, average processing times for plan check/building permits is 2-4 weeks. As most property owners and developers will factor some amount of time for plan check and building permits into a project's budget, typical processing times for most single-family dwellings and some multi-family projects do not impact housing costs.

When a single-family dwelling proposes to deviate from applicable codes, a discretionary entitlement such as a variance is required. The Planning Commission acts on these requests and processing times would be an additional two months than the plan check times noted above. Multi-family residential projects typically require some type of discretionary action. All new buildings except for single-family homes (which are constructed on a residential site with complete street improvements) require site plan review. Site plan review is a discretionary permit which requires Planning Commission approval and make take an additional two months.

TABLE 58: TYPICAL PERMIT PROCESSING TIMES AND REVIEWING BODY

Type of Approval or Permit	Processing Time	Reviewing Body
Administrative Approval	1 - 6 weeks	City Staff
Minor Revision to Approved Site Plan Review	4 - 8 weeks	City Staff
Minor Site Plan Review	4-12 weeks	City Staff
Minor Variance	4-8 weeks	City Staff
Design Review (Ministerial)	6-8 weeks	City Staff
Lot Merger	8-12 weeks	City Staff
Tentative Parcel Map	8-12 weeks	City Staff
Final Map	1-3 weeks	City Staff
Tentative Map	4-6 months	Planning Commission/City Council
Tentative Map Extension	6-8 weeks	Planning Commission/City Council
Variance	6-12 weeks	Planning Commission
Negative Declaration/Mitigated Negative Declaration	3-6 months	Planning Commission

2019 HOUSING ELEMENT BACKGROUND REPORT

Design Review (Discretionary)	8-16 weeks	Planning Commission/City Council
Conditional Use Permit	12-16 weeks	Planning Commission/City Council
General Plan Amendment	4-12 months	Planning Commission/City Council
General Plan Text Amendment	4-12 months	Planning Commission/City Council
Rezoning	4-12 months	Planning Commission/City Council
Zoning/Subdivision Ordinance Amendment	4-12 months	Planning Commission/City Council
Environmental Impact Report	6-12 months	Planning Commission/City Council
Plan Checking/Building Permits	2-4 weeks	Building Department

SOURCE: CITY OF LATHROP, 2019

City staff avoids any unnecessary timing constraints on development by working closely with developers to expedite approval procedures. In addition, the City staff will assist the developer through the permit processing to ensure a rapid processing time.

For most proposed projects, the City invites the developer to a pre-application meeting. These meetings provide developers with an opportunity to meet various City staff representing numerous City departments (e.g. Planning, Building, Public Works, Fire and Police) to strategize about project design, City standards, necessary public improvements, and funding strategies (where appropriate).

The next step in the process usually includes submittal of an application for the proposed entitlement. The application includes instructions that are meant to simplify the process for the applicant by providing steps on how to proceed. Once staff is satisfied that all required information has been submitted to the City, and the application is consistent with Lathrop's General Plan and Zoning Code, an Initial Study in accordance with CEQA will soon follow. During the Initial Study period, many departments will review the project and provide comments. At the same time, planning staff is likely to be preparing other documents to expedite the process as previously mentioned. All scheduling, noticing, and correspondence with interested parties usually coincides with this period. After the project is approved, the building department performs plan checks and issues building permits. Administrative approval projects requiring minor permits are approved by City staff. Minor site plan review and minor variances are also reviewed by staff. Throughout construction, the building department will perform building checks to monitor the progress of the project. This process does not put an undue time constraint on most developments because of the close working relationship between City staff, developers, and the decision-making body.

It should be noted that each project does not necessarily have to complete each step in the process (e.g., small scale projects consistent with General Plan and zoning designations do not generally require Environmental Impact Reports (EIRs), General Plan Amendments, Rezones, or Variances). Also, certain review and approval procedures may run concurrently. Since a majority of EIRs are prepared in response to a General Plan Amendment request, these two actions are often processed simultaneously. The City also encourages the joint processing of related applications for a single project. As an example, a rezone petition may be reviewed in conjunction with the required site plan, a tentative map, and any other necessary variances. Such procedures save time, money, and effort for both the private and public sector. It is important to note that some processing timelines cannot be made shorter without violating State laws, particularly as they relate to public noticing, compliance with CEQA, etc.

Architectural Design Review

As with all other development-related matters in Lathrop, design review is handled by the Community Development Department. Anyone considering a development project is instructed to make an appointment to discuss the project and design standards with a member of the Community Development Department staff. The staff member will help explain the City's development procedures and determine if design review is required. The staff member can also provide an approximate timetable for the processing of the project and describe any other permits or approvals that may be required.

Chapter 17.104 of the Zoning Code identifies site and architectural design review provisions that apply to permitted and

conditional uses listed within the R, RM, PO, C, or I districts.

As part of the Architectural Design Review process, architectural designs drawn to scale must be submitted with an application for any site plan review, conditional use permit, planned unit development, tentative subdivision map, tentative parcel map, or administrative approval permit.

Architectural design is reviewed based on the following standards: 1) generally accepted principles of architecture and design related to building design, particularly in terms of scale, bulk, mass, color, texture and form, and 2) review of proposed development in the context of the surrounding land use and structures. Site design is reviewed based on the following standards: 1) City code requirements for development as they relate to circulation, parking, setbacks, and landscape design issues, and 2) general principles related to site planning.

The design review process is completed in conjunction with review of other entitlements requested (site plan approval, parcel map, etc.) and is based on the City's zoning standards, including site design (setbacks, building height, etc.), parking, circulation, and landscaping. The Architectural Design Review process is straightforward and does not result in delays in development or present a constraint to residential development.

Specific Plan Design Review

Development within each specific plan is reviewed based on the design criteria proposed by each specific plan applicant/development team and adopted in conjunction with the specific plan.

Central Lathrop Specific Plan

The Central Lathrop Design Guidelines were prepared by the CLSP development team to implement the adopted Central Lathrop Specific Plan. CLSP is designed to provide traditional neighborhoods organized around interior neighborhood parks and schools.

Planning and design concepts are defined to create a clear and common understanding of the design expectations for the area, and to contribute towards the creation of a community that is characterized by high quality, diverse, attractive, and functional development. The Central Lathrop Design Guidelines encourage creativity in addressing solutions to specific design opportunities, and are structured to emphasize flexibility in satisfying the intent of particular goals and provisions. This flexibility complements the CLSP land uses and zoning, which provide for a range of residential densities, mixed uses and potential development standard exceptions. The Central Lathrop Design Guidelines are structured to allow design innovation and choices to accommodate the diversity of dwelling types and land uses anticipated by the CLSP, and to create a vibrant and livable community.

Section 4, District Specific Design Elements, of the Design Guidelines establishes requirements for residential neighborhoods including single family and high density residential uses. Neighborhoods are composed of assembled residential subdivisions and projects. Design concepts applicable to overall neighborhood design are provided first, followed by more detailed guidelines that apply specifically to Conventional Single Family Detached, CLSP Variable Density Residential, and High Density Residential land uses. The neighborhood design requirements address residential buffers, interfaces between residential uses and linear parks, open space, and neighborhood edges, site planning for a range of densities, lot sizes, and product types, and architectural requirements. Specific requirements that address architectural design (massing, scale, and articulation), building elements (entries, porches, windows, balconies, garages, roofs, exterior stairs, colors/materials, and building plans/styles), landscaping, access, fences, mailboxes, and lighting are identified for conventional single family residences, unconventional single family residences, and multifamily development.

The CLSP emphasizes higher densities and a wide diversity of product types in order to provide more efficient land use, better use of public infrastructure, and to expand purchase and rental opportunities to households at a broad range of economic levels. The basic design elements and criteria are included in the Central Lathrop Design Guidelines that are intended to provide creative new approaches to the challenge of creating high quality, high amenity neighborhoods. The underlying objective of the Central Lathrop Design Guidelines is that neighborhood form not only follows function but also provides a visually interesting and exciting stimulus to function. By pulling living spaces towards the street, de-

2019 HOUSING ELEMENT BACKGROUND REPORT

emphasizing garages, and encouraging a variety of architectural styles which make use of a board range of materials and colors; a friendlier and sustaining community character can be achieved for residents and visitors alike.

Design Review for projects within the CLSP are completed concurrently with entitlement requests, such as a subdivision map or site plan review. The Design Review requirements provide detailed descriptions and include written and graphic examples to ensure that the requirements are simple and straightforward to implement. The Design Review requirements are typical and ensure well-designed neighborhoods that interface well with surrounding uses. The Design Review requirements were prepared by the CLSP development team to assist with the implementation of the CLSP and do not present a constraint to development.

River Islands

The River Islands Urban Design Concept establishes Urban Design Standards for each district within the River Islands planned community. The Urban Design Concept was prepared by the River Islands development team to implement the standards of the West Lathrop Specific Plan.

The Urban Design Concept is a detailed document that illustrates the lotting, street patterns, and layout of residential and mixed-use communities within River Islands. The neighborhood design guidelines for River Islands include objective parameters for both single-family and multi-family projects including emphasizing entryways, deemphasized garages, methods to conserve energy, using appropriate window forms, varying roof styles, and emphasizing the appropriate use of trim, materials, and colors where appropriate. Multi-family projects are required to use a variety of materials and colors with architectural variations.

Staff works closely with the architects to ensure designs conform with existing guidelines. While there are no cost provisions within the Urban Design Concept, the purpose of these Urban Design Concept is not to be cost prohibitive but rather to provide detailed assistance for developers and architects during the initial design process.

Mossdale Landing

The Mossdale Landing Urban Design Concept emphasizes the creation of a livable, pedestrian-oriented community that provides identity and variety. Lathrop's Mossdale Landing is based upon the Mossdale Village plan and policies presented in the West Lathrop Specific Plan (WLSP). It is consistent with the City's General Plan. Mossdale Landing is unique in that it follows neo-traditional planning principles for greater community interaction and access, provides opportunities for a wide range of housing options, supplies a catalyst for commercial development, imparts more park acreage than is required- meaning more play and green areas, presents local and regional bicycle and pedestrian trails, and provides street trees and separated sidewalks on all streets.

Neighborhood Design Review is applicable only to proposed subdivisions within the Mossdale Village section of the West Lathrop Specific Plan (which encompasses both the Stewart Tract and Mossdale Village). Neighborhood Design Review is utilized to provide a uniform and consistent design standard program (including public facilities) for a planned unit of residential development consistent with the Mossdale Landing Urban Design Concept. Neighborhood Design Review approval typically takes 8-12 weeks. Neighborhood Design Review is not required for multifamily developments.

Streamlining Approvals

Lower Income Sites included in Previous Elements

While the site plan review process is not considered a constraint to housing, Program 1n has been provided to comply with Government Code 65583.2. This program will provide for ministerial approval (e.g., Community Development Director approval of site plan review and entitlements other than a subdivision map) of housing projects with a minimum of 20 percent of units affordable to lower income households and will increase certainty for affordable and multifamily developers on R-3 sites.

SB 35

SB 35 provides provisions for streamlining projects based on a jurisdiction's progress towards its RHNA and timely submittal of the Housing Element Annual Progress Report. When jurisdictions have insufficient progress toward their

2019 HOUSING ELEMENT BACKGROUND REPORT

above moderate income RHNA and/or have not submitted the latest Housing Element Annual Progress Report, these jurisdictions are subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 10% affordability.

HCD reviews the annual progress report deadlines and RHNA progress on an annual basis. Lathrop is currently subject to SB 35 streamlining provisions when proposed developments include 10% affordability. Program 2t has been provided to incorporate the mandatory streamlining provisions into the City's Zoning Code. These streamlining provisions will reduce approval requirements for projects that include a minimum of 10 percent of units affordable to lower income households and that meet the criteria specified by State law.

Specific Plan Capacities

Development within each adopted Specific Plan is limited to the approved and development intensitiés for each plan. The West Lathrop Specific Plan approved 12,700 units for River Islands and 3,480 units for Mossdale Village. River Islands is approved to develop with a range of 9,100 to 12,700 units, as shown in Table 59 below. Mossdale Village is approved to develop with up to 3,480 units. Table 60 identifies the units anticipated in each area of Mossdale Village, based on development occurring at the average allowed density. Central Lathrop Specific Plan is approved for 6,790 units as shown in Table 61 below.

The development approved for each specific plan is not considered a constraint to growth. As shown below, each specific plan accommodates a range of development densities and is planned to include low, medium, and high density residential uses, ensuring that there is an opportunity to distribute a variety of housing types throughout each specific plan, as well as throughout the City as a whole.

TABLE 59: APPROVED DEVELOPMENT CAPACITIES - RIVER ISLANDS

District	Low Density (3-9 DU/AC)		Medium Density (8-20 DU/AC)		High Density (15-40 DU/AC)	
	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum
Town Center	100	300	0	0	500	700
Old River Road	600	800				
Lakeside	1,200	1,600				
Lake Harbor	400	600				
East Village	1,800	2,000	200	600		
West Village	1,600	1,800	200	550	500	650
Woodlands	1,600	2,000	400	1,100		
TOTAL	7,300	9,100	800	2,250	1,000	1,350

SOURCE: WEST LATHROP SPECIFIC PLAN, AMENDED 2012

TABLE 60: APPROVED DEVELOPMENT CAPACITIES - MOSSDALE VILLAGE

Residential Area	Average Density	Acres	Dwelling Units
A-E	5.5 du/ac	235.0	1,293
F	10.0 du/ac	620	620
G-I	5.5 du/ac	82.0	451
J	10.0 du/ac	20.0	200
K - O	5.5 du/ac	115.5	637
TOTAL		1072.5	3,201

Note: Up to 3,480 units are permitted in Mossdale Village and it is anticipated that some neighborhoods or sites may develop at higher than the average densities

SOURCE: WEST LATHROP SPECIFIC PLAN, AMENDED 2012

2019 HOUSING ELEMENT BACKGROUND REPORT

TABLE 61: APPROVED DEVELOPMENT CAPACITIES – CENTRAL LATHROP SPECIFIC PLAN

Designation	Acres	Density/Intensity Range (du/ac)	Dwelling Units
VR-CL	703.1	3-16	5,114
HR-CL	28.3	15-40	453
R/MU-CL	45.2	10-40 or 0.17-4.0	723 ¹
OC-VR	67.0	3-16	500
TOTAL	843.6	-	13,298

1. IN ADDITION TO 723 RESIDENTIAL UNITS, THE R/MU SITES ARE ANTICIPATED TO DEVELOP WITH APPROXIMATELY 590,674 SQUARE FEET OF NON-RESIDENTIAL USES.

SOURCE: CENTRAL LATHROP SPECIFIC PLAN, AMENDED 2011

Local Efforts to Remove Barriers

Historic Lathrop Overlay District

Consistent with State law, the City has developed several programs to help remove barriers to creating affordable housing. In 2005, the City amended its Municipal Code, to include Ordinance 05-252 (Historic Overlay District Lathrop). This amendment established the overlay zone for medium and for low density residential areas in Historic Lathrop. The Historic Overlay district provides for reduced setbacks and small lot sizes thereby increasing density and promoting development of parcels in the older neighborhoods in the City.

Residential Review

The evaluation and review process required by City procedure contributes to the cost of housing. One way to reduce housing costs is to reduce the time required to process permits. The City has streamlined its development review process through 1) ensuring that all City departments participate early in the development review process through pre-application meetings and application review, 2) encouraging concurrent processing of permits and entitlements, and 3) providing straightforward and clear design guidelines and development standards. As shown Table 54, the City has a relatively short processing time. From 1-6 weeks for Administrative Approval to 4-12 months for Discretionary Review Approval.

The majority of new development will occur within planned communities (Central Lathrop, River Islands, and Mossdale Landing) which means that much of the planning, design review, and entitlements have been completed and infrastructure is planned and underway. The completion of significant advance planning, detailed design concepts, and infrastructure planning means that the process for subsequent projects and development phases has been simplified and is straightforward.

Zoning Code Updates

In 2016, the City updated the Zoning Code to reduce potential governmental constraints and provide for a variety of housing types. The revisions to the Zoning Code addressed density bonus law, single room occupancy uses, emergency shelters, transitional housing, supportive housing, large residential care homes, farmworker/agricultural employee housing, reasonable accommodation procedures, and incentives for affordable housing.

In 2019, the City adopted additional revisions to the Zoning Code to allow accessory dwelling units subject to the requirements of State law and to accommodate manufactured housing consistent with State law.

Fees

In 2019, the City adopted policy direction to support staff's interpretation of fees applicable to ADUs. The policy ensures that water and sewer connection fees are not included in ADU fee calculation and ensure that any applicable fees are applied at the multifamily rate, rather than the single family rate. This ensures reduced fees for ADUs and is intended to promote development of ADUs.

POTENTIAL NON-GOVERNMENTAL CONSTRAINTS

Development Costs

Land Costs

The cost of to develop housing is influenced by the cost of the raw land, the cost of holding the land during the development process, and the cost of providing services to meet City standards for development. The cost of raw land is influenced by variables such as scarcity, location, availability of public utilities, zoning, general plan designation, and unique features like trees, water frontage, and adjoining uses. A review of lots for sale and recently sold indicates that land prices range from approximately \$14,000 to \$50,000 per acre for unentitled land to \$134,474 per acre for land approved for single family and multifamily development based on a review of zillow and loopnet listings. Finished subdivision phases within the River Islands development have sold from to \$108,300 to \$131,221 per finished lot.

Several underdeveloped parcels with a single family unit that could be redeveloped with single family or multifamily developments with 8 to 15 units have been sold for \$245,000 to \$356,000 per acre (approximately \$20,000 to \$30,000 per potential unit) in the past year. A recently sold parcel previously approved for a 12-unit subdivision sold for \$356,000, which translates to an average of \$29,667 per single family lot.

Multifamily land sales in Lathrop have included the Mossdale Landing Apartments parcels, which are entitled for a 204-unit apartment complex, for a price of \$5,900,500 (\$28,924 per unit) and 231 Towne Centre Drive (191-550-74), a 3.4-acre site, which sold for \$1,300,000 zoned CV-MV and is assumed to develop at approximately 24 units per acre, which would result in a land cost of approximately \$15,931 per unit.

Cost of Construction

The cost of construction is primarily dependent on the cost of labor and materials. Construction costs in Lathrop are comparable to costs throughout the Central Valley. Non-union labor is typically used for residential construction and there are no unusual costs with obtaining materials.

Single family homes that were issued permits and constructed in 2019 cost an average of \$127 per square unit to construct, based on an average cost of \$319,892 (U.S. Census building permits data, 2019) and an average size of 2,506 square feet (Zillow, 2019). Building permit data indicates that single family construction costs range from approximately \$115 to \$150 per square foot. Lathrop uses the International Conference of Building Officials good standard for a basis of building permit fees.

Upon securing the raw land, a residential developer would have to make certain site improvements to "finish" the lot before a home could actually be built on the property. Such improvements would include the installation of water mains; fire hydrants; sewer mains; storm drainage mains; street lights; and the construction of streets, curbs, gutters, and sidewalks. In addition, the developer is required to provide other improvements, including, but not limited to bridges, culverts, fencing of watercourses and hazardous areas, ornamental walls, landscaping, noise barriers, recreation areas and facilities, and providing access to the San Joaquin River. In 2019, the site improvement cost for a single-family lot in Lathrop is estimated at approximately \$20,000 based on estimated in-tract improvement costs for River Islands CFD2003-1. This estimate does not include the cost of land.

Construction cost increases, like land cost increases, affect the ability of consumers to pay for housing. Construction cost increases occur due to the cost of materials, labor, and higher government imposed standards (e.g., energy conservation requirements). The development community is currently producing market rate for-sale housing that is affordable to moderate and above moderate income households.

Cost and Availability of Financing

Financing is critical to the housing market. Developers require construction financing, and buyers require permanent financing. The two principal ways in which financing can serve as a constraint to new residential development are the availability and cost of construction financing and the availability and cost of permanent financing.

- If financing is not easily available, then more equity may be required for developing new projects and fewer

2019 HOUSING ELEMENT BACKGROUND REPORT

homebuyers can purchase homes, since higher down payments are required.

- Higher construction period interest rates for developers result in higher development costs. For homebuyers, higher interest rates translate into higher mortgage payments (for the same loan amount), and therefore reduces the purchasing power of homebuyers.

On August 22, 2019, the reported average rate for a 30-year mortgage was 3.55% with 0.5 points (FreddieMac, 2019). From 2005 through 2019, average monthly mortgage rates have ranged from a high of 6.76% in July 2006 to a low of 3.35% in November and December, 2012. For homebuyers, it is necessary to pay a higher down payment than in the immediate past, and demonstrate credit worthiness and adequate incomes, so that loan applications meet standard underwriting criteria. While adherence to strict underwriting criteria was not required during the early and mid-2000s, the return to stricter standards is consistent with loan standards prior to 2001.

Approved and Built Densities

While the City's regulations identify minimum and maximum densities that may be developed in the City, individual developers may opt to build at the lower, mid-range, or higher end of allowed densities. Recent projects in Lathrop that are built or are under construction are consistent with the densities anticipated by the City's General Plan, Specific Plans, and Zoning Code. A review of final subdivision maps for projects with low density residential designations and zoning indicates projects zoned RL-RI, which allows 3 to 9 units per acre, are constructing housing from approximately 6 units per acre to the maximum densities allowed, averaging approximately 7 units per acre. In the medium density residential districts and designations, a single project with a density of 18 units per acre has been constructed in the RM-RI zone, which allows 6 to 20 units per acre. Towne Centre Phase I and II have been approved at densities of 24.96 units per acre in the CV-MV zone, which allows 16-25 units per acre.

While not yet constructed, several multifamily projects have been reviewed as well. Towne Centre Phase I and II have been approved at densities of 24.96 units per acre in the CV-MV zone, which allows 16-25 units per acre. The Mossdale Landing Apartments are approved at a density of 22.6 units per acre in the RH-MV zone, which allows 15-40 units per acre.

Building Permit Timing

Typically, single family home developers apply for the first building permits for a subdivision upon or near completion of grading and infrastructure improvements for a development. Depending on the timing of the initial approval, this can occur anywhere from 1 month (approvals issued during the dry season) to 6 months (entitlements issued during the wet season when grading and infrastructure improvements are prohibited in compliance with water quality requirements) from the initial entitlement. For large-scale projects such as the City's specific plans, building permits will be issued over multiple years based on the phasing and market demand. For smaller-scale projects, building permits may be issued over a one or two month period.

Developers of multifamily projects in the City have failed to request building permits in a timely fashion. The City approved the Fairfield Apartments in 2007 for the construction of 208-units, and has subsequently approved revisions to the site plan in 2016 as the Mossdale Landing Apartments (204 units). The City has reviewed and approved the construction plans; however, the developer is working to secure financing and has yet to request issuance of building permits. The Towne Centre Apartments Phase I and II were approved in 2017 and 2018, respectively; during the approval meeting for Phase II, the developer indicated that permits would be requested in approximately 6 months but site related issues due to conflicts with existing easements delayed submittal of plans. As of October 2019, the developer has submitted plans and the City has completed the building permit plan check for both Phases I and II, resulting in 11 months from project approval to the developer completing plan check. Issuance of building permits for Phases I and II is pending payment of fees. The developer is diligently working towards issuance of building permits.

Affordable Housing Development Constraints

In addition to the constraints to market rate housing development discussed above, affordable housing projects face additional constraints. While there is a range of sites available for potential affordable housing projects, as well as projects that focus on special needs populations, there is very little financial assistance for the development of affordable

housing.

Multiple funding sources are needed to construct an affordable housing project, since substantial subsidies are required to make the units affordable to extremely low, very low, and low income households. It is not unusual to see five or more financing sources required to make a project financially feasible. Each of these sources may have different requirements and application deadlines, and some sources may require that the project has already successfully secured financing commitments. Since financing is so critical and is also generally competitive, organizations and agencies that provide funding often can effectively dictate the type and sizes of projects. Thus, in some years senior housing may be favored by financing programs, while in other years family housing may be preferred. Target income levels can also vary from year to year.

This situation has worsened in recent years. Federal and state funding has decreased and limited amounts of housing funds are available and the process to obtain funds is extremely competitive. Tax credits, often a fundamental source of funds for affordable housing, are no longer selling on a one for one basis. In other words, once a project has received authorization to sell a specified amount of tax credits to equity investors, the investors are no longer purchasing the credits at face value, but are purchasing them at a discount. (Tax credits are not worth as much to investors if their incomes have dropped.)

The City does not have any local funds for affordable housing. While the City can support CDBG and/or HOME funding applications made to the Urban County/San Joaquin County, there are limited funds available to City projects (approximately \$20,000 in HOME funds per year) and there is no guarantee of funding.

Figure 1

Figure 2

Figure 3

Figure 4

5. Resources

This section of the Housing Element describes resources available for housing development. Resources include land designated for housing development and financial resources to assist with the development of housing.

INVENTORY OF HOUSING SITES

Housing element law requires an inventory of land suitable for residential development (Government Code Section 65583(a)(3)). An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet the jurisdiction's share of the regional housing need, including housing to accommodate the needs of all household income levels.

This section provides an analysis of the land available within the City for residential development. In addition to assessing the quantity of land available to accommodate the City's total housing needs, this section also considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs.

Criteria for Identifying Housing Sites

This Housing Element identifies vacant and underutilized sites that would accommodate residential uses within Lathrop. It is noted that the underutilized sites are not necessary for the City to accommodate the RHNA and have been included to provide additional options for developers that review the inventory of sites. A citywide parcel database, aerial photos, and General Plan GIS data were used to locate parcels for this update. Parcel acreages by land use designation are based on assessor and GIS data.

Parcels in the inventory fall into three categories:

- 1) Parcels with approved projects,
- 2) Parcels that are vacant and designated for residential development, and
- 3) Parcels that are underutilized and are suitable for higher intensity residential redevelopment. Underutilized (or underdeveloped) parcels are defined as those where a significant portion of the site is vacant, there is potential for additional residential units, and the site exceeds one acre.

All identified developable land designated for residential use (all residential land use designations in the General Plan) is considered available for residential development. Additionally, land within the Community Commercial and Professional Office designations is also considered available for residential development as the Zoning Code permits residential uses for these sites. It is noted that the CC and PO sites are not counted toward the City's sites to accommodate lower income housing units. The methodology shall consider factors including the extent to which existing uses may constitute an impediment to additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites.

Summary of Residential Sites

Table 62 summarizes the City's inventory of sites with approved projects and sites that are vacant or underutilized. Available sites are shown in Figure 2 and are described in detail in Appendix A.

The majority of sites are in specific plans, as shown in Table 62. These sites were anticipated to develop with residential uses at densities consistent with the approved specific plans and are consistent with the capacities of each specific plan. Vacant and underutilized sites that are not in specific plans are located east of I-5. Development in eastern Lathrop was generally assumed to occur at approximately 80% of capacity. Each of the underutilized sites in eastern Lathrop is at least an acre in size and many larger lot (0.5 acres and higher) in eastern Lathrop have expressed interest in dividing their parcels or in developing higher intensity uses. Development assumptions in eastern Lathrop assumed development at 80% of capacity. For the three underutilized lots with an existing residence, the potential capacity shown is net of the existing residence (e.g., the residence was subtracted from the total development potential).

2019 HOUSING ELEMENT BACKGROUND REPORT

As described in the previous section, the City was allocated 5,156 housing units by the SJCOG Regional Housing Needs Allocation (RHNA) for 2014 through 2023. The City's progress to date includes 1,600 constructed units and 197 units that are under construction or have been permitted (see Table 32). The City has 3,359 units remaining to be accommodated. As is shown in Table 62, the City has adequate sites to accommodate the RHNA for all income levels. For lower income units, the City has an allocation of 1,778 units and has 103.3 acres that can accommodate 2,121 units on sites that allow densities of at least 20 units per acre, consistent with the assumptions for lower income sites established by Government Code Section 65583.2(c)(3)(B)(iii). The City also has a surplus of sites for moderate and above moderate income units.

As shown in Appendix A, the City has sites in a range of sizes. Sites available for single family development appropriate for above moderate income households range from small lots of 0.10 to 0.38 acres in existing subdivisions to in-fill lots of 0.43 to 3.45 acres in east Lathrop to lots over 100 acres. Lots for moderate income households accommodate higher density single family (e.g., townhomes, attached single family, cluster housing) and medium/high density multifamily units. These lots vary in size from smaller lots of 0.25 acres to large lots of more than 30 acres. Sites for lower income, multifamily housing range from 1 to 27.5 acres and are described in more detail in Table 63.

TABLE 62: COMPARISON OF RHNA TO INVENTORY OF SITES

	Extremely Low, Very Low, & Low		Moderate		Above Moderate		TOTAL	
	Acres	Units ¹	Acres	Units ¹	Acres	Units ¹	Acres	Units ¹
2014-2023 RHNA Remaining Allocation (Table 32)		1,778		928		653		3,359
West Lathrop Specific Plan/Mosssdale	2.84	70	41.3	613	98.7	542	142.8	1,225
West Lathrop Specific Plan/River Islands	45.2	1,025	195.5	1,444	2,655.0	5,514	2,895.7	7,983
Central Lathrop Specific Plan	52.5	978	55.4	440	382.2	2,634	490.1	4,052
Individual Sites not in specific plans	2.49	48	20.88	218	8.78	52	32.2	318
Total Capacity	103.03	2,121	313.1	2,715	3,144.7	8,742	3,560.8	13,578
<i>Surplus</i>	-	343	-	1,787	-	8,089	-	10,219

¹CALCULATIONS DO NOT REPRESENT MAXIMUM CAPACITY; DEVELOPMENT POTENTIAL IS HIGHER IF SITES ARE DEVELOPED AT MAXIMUM DENSITIES ALLOWED

SOURCE: CITY OF LATHROP, 2019; DE NOVO PLANNING GROUP, 2019

Approved Projects

Many of the City's sites are in approved projects, including approved Vesting Tentative Maps (VTM 3647 – Central Lathrop Specific Plan and VTM 3789 – Central Lathrop Specific Plan), approved final maps (River Islands Maps – all portions of Tract 3694), and three approved multifamily projects. These approved projects are included in the inventory of sites shown in Table 62. Each approved project is described in more detail, including applicable APNs, land use designations, and number of units, in Appendix A.

While no multifamily units were constructed, the City did approve three multifamily projects. Although there is no affordability component proposed for these projects, it is anticipated that the market-rate rents will be affordable to

2019 HOUSING ELEMENT BACKGROUND REPORT

moderate income households.

- Mossdale Landing Apartments (formerly Fairfield Apartments) - This project was initially approved the Fairfield Apartments in 2007 for 208 units. On June 28, 2016, the City approved a Minor Site Plan Review to reduce the project size to 204 units and replace the garages with carports. The project has applied for building permits and has been approved through plan check; however, the developer has not requested issuance of building permits yet. The City extended the Development Agreement for the Mossdale Landing Apartments project and the Towne Centre Apartment projects to March 16, 2029 to provide sufficient time to complete these projects.
- Towne Centre Apartments Phase I - The City approved the Site Plan Review for this 62-unit multifamily project on a 2.46-acre site (two separate parcels) in 2017. The developer has applied for and obtained approval of building permits; however, has not requested issuance of building permits yet.
- Towne Centre Apartments Phase II - The City approved the Site Plan Review for this 84-unit multifamily project on a 3.4-acre site (two separate parcels) project on September 19, 2018. The developer has applied for and obtained approval of building permits; however, has not requested issuance of building permits yet.

Lower Income Sites

The City has 103.3 acres of land that allows multifamily uses at densities of 15 to 40 units per acre. These sites will accommodate 2,121 lower income units, as shown in Table 63, based on realistic capacity assumptions. If these sites are developed at maximum densities, more than 3,600 units could be developed, so there is significant potential for multifamily development beyond what was calculated under the realistic capacity scenario. All of the sites identified for lower income units in Table 63 allow densities of at least 20 units per acre, consistent with the assumptions for lower income sites established by Government Code Section 65583.2(c)(3)(B)(iii).

In River Islands, Vesting Tentative Map 3694 designates 17.7 acres for development with approximately 425 multifamily apartments in the mixed use zone. While densities are allowed at 15-40 du/ac, Vesting Tentative Map 3694 is entitled at a density of approximately 24 du/ac would occur. An additional 27.5-acre site is located in River Islands that was identified for 500 to 650 units in the West Lathrop Specific Plan; this site is anticipated to accommodate a minimum of 600 units at a density of approximately 21.8 du/ac. It is noted that the mixed use site, while not split-zoned, has been designated for several types of development; only the portion identified to accommodate multifamily apartments has been included in the lower income sites inventory. The remainder of this parcel is anticipated to accommodate moderate income units (townhomes) and above moderate income units and the associated acreages of the remainder of the parcel are counted separately in the moderate and above moderate income inventories. The 27.5-acre site is part of a larger parcel that has been designated in the Specific Plan for low, medium, and high density residential uses; only the portion of this site that is designated for high density residential uses is included in the lower income sites inventory.

In Central Lathrop Specific Plan, Vesting Tentative Map 3647 identifies Neighborhood 4 for multifamily uses at 15 to 40 du/ac. This site was anticipated to accommodate approximately 341 units. Central Lathrop Specific Plan identifies one additional high density site and four additional sites for mixed use; these sites are allowed to develop at 15-40 du/ac. For the purposes of this inventory, the mixed use sites in Central Lathrop Specific Plan were assumed to develop with multifamily uses at 25 du/ac for approximately 50% of the site. These sites could develop at higher densities on a larger portion of the site, but a reduced amount of development was assumed in order to provide a conservative estimate.

As identified in Table 63 below, the majority of sites in the inventory of lower income sites are vacant (Sites 1, 2, 3, 4, 6, 8, 9, 10, 11, and 13). Sites 5, 7, and 12 are underutilized with a small older structure.

Site 5 has two agricultural industrial buildings that occupy approximately 10% of the parcel; the existing agricultural industrial use is planned to be replaced with approved Specific Plan uses. Site 7 has two residences and several outbuildings that occupy approximately 10 to 15% of the parcel; these uses are planned to be replaced with approved Specific Plan uses. Both Sites 5 and 7 are significantly underutilized and are appropriate for future residential use. The existing uses on these sites are not considered an impediment to development. The City has incentivized development of these sites by removing regulatory barriers to development through approval of the Central Lathrop Specific Plan, which has planned for urbanization of the area and it is anticipated that these sites will be developed as envisioned by

2019 HOUSING ELEMENT BACKGROUND REPORT

the Specific Plan. This is consistent with the development patterns in the City's other specific plan areas, which have included agricultural-industrial uses, rural residential uses, and a variety of other uses that were envisioned for urbanization and were developed with higher density uses consistent with the applicable Specific Plan. Site 12 is underutilized with a small older structure.

Development of individual subdivision maps under the approved Vesting Tentative Maps is moving forward and it is likely that development in the City and the region will continue to be strong and encourage development of these multifamily housing sites. As development progresses in each of the City's specific plan areas, it is anticipated that the demand for the multifamily housing will increase and that the multifamily sites will begin to be planned for development, as has recently occurred with approved multifamily projects.

The lower income sites shown in Table 63 are adequate to accommodate the City's RHNA for extremely low, very low, and low income sites. As described in Table 63, each of the sites is anticipated to develop with high density uses as each site: 1) has a required minimum density, 2) has an approval with a density of 20 units/acre or more, 3) are required to have a minimum number of units in the Specific Plan that addresses the site, or 4) are suitable for high density development and are infill sites.

While many of the City's lower income sites exceed the 10-acre size recommended by the Government Code, these sites are located within specific plan areas and required to accommodate a minimum number of multifamily units. Because these sites have been master planned by the specific plan developer, have plans in place to ensure infrastructure is provided to the site, and will be developed as part of the overall plan, the City has determined that these larger sites are realistic and feasible. The City has also included one small (0.25-acre) site in the lower income inventory; this site is vacant and could be used to develop a small housing project serving a special needs population.

While all of the sites are realistic and feasible, Program 1b has been included in the Housing Element to ensure that the multifamily sites located within the West Lathrop and Central Lathrop Specific Plans are maintained or replaced within the Specific Plans as the General Plan Update, future subdivisions, and project approvals move forward. Program 1b would ensure that a realistic capacity of 1,025 lower income units (45.2 acres designated for 15-40 du/ac) in the West Lathrop Specific Plan and 972 lower income units (39.2 acres designated for 15-40 du/ac).

2019 HOUSING ELEMENT BACKGROUND REPORT

TABLE 63: INVENTORY OF LOWER INCOME SITES

Site/ APN(s)	General Plan/ Zoning	Site Size (Acres)	Realistic Unit Capacity	Max. Unit Capacity	Status	Infrastructure	Included in Previous Housing Element(s)
Site 1: 21331033	MU-RI/ MU-RI	17.7	425	700	<p>River Islands Vesting Tentative Map 3694 includes approximately 17.7 acres of this 119.92-acre mixed use parcel for multifamily development at approximately 24 du/ac. A portion of this parcel has been developed with planned commercial uses, which are included in the range of uses identified by the West Lathrop Specific Plan. The high density component of this site is required to include a minimum of 500 and a maximum of 700 multifamily units. The site is entitled at the higher end of the range, with Vesting Tentative Map 3694 approved for 425 apartments and 243 townhomes on this parcel (11.3 acres assumed for apartments and 8.4 acres assumed for townhomes). The apartments are assumed to accommodate lower income housing as the densities can range from 15 to 40 du/ac. The townhomes are anticipated to be affordable to moderate income households as attached for sale products typically are not affordable in the lower income range and affordable housing developers typically do not build townhomes. The required multifamily units may be built in multiple locations on the site as separate projects. The area identified for multifamily housing is vacant and backbone infrastructure is being extended throughout the site. This site is owned by the River Islands Master Developer (Califia LLC) and is anticipated to be sold to subsequent developers in the same manner as the single family sites have been improved with infrastructure and then sold to housing developers. This site is a realistic lower income site as it is required to include a minimum of 500 multifamily units by the Specific Plan; this requirement is reflected in the approved Vesting Tentative Map.</p> <p>Program 1b of the Housing Element requires the West Lathrop Specific Plan to maintain 45.67 acres for multifamily development at 15-40 du/ac, which means that the multifamily component of this site cannot be developed with less intensive uses or non-residential uses, without replacing the site within the West Lathrop Specific Plan.</p>	West Lathrop Specific Plan establishes requirements and financing mechanisms to provide water, sewer, and dry utilities to all sites within the plan.	Yes: 2 or more cycles. Program 1n in the Housing Element would ensure that the approval requirements for this site are consistent with Government Code Section 65583.2.
Site 2: 21321006	RH-RI/ RH-RI	27.5	600	650	<p>Vacant. Realistic capacity is based on the optimal number of multifamily units identified for this 270-acre parcel by West Lathrop Specific Plan. West Lathrop Specific Plan designates this River Islands site (West Village) for a minimum of</p>	West Lathrop Specific Plan establishes	Yes: 2 or more cycles. Program 1n in the

2019 HOUSING ELEMENT BACKGROUND REPORT

Site/ APN(s)	General Plan/ Zoning	Site Size (Acres)	Realistic Unit Capacity	Max. Unit Capacity	Status	Infrastructure	Included in Previous Housing Element(s)
					<p>500 and a maximum of 650 multifamily units and identifies 600 multifamily units (equal to 21.8 du/ac) as optimal. It is noted that this site is part of a larger parcel that has multiple zoning designations under the Specific Plan; each portion of this parcel and associated zoning is shown in Appendix A. The required multifamily units may be built in multiple phases as separate projects. This site is realistic for multifamily and affordable development as it is planned for multifamily development in the West Lathrop Specific Plan and is required to include a minimum of 500 units.</p> <p>Housing Plan Program 1b requires the West Lathrop Specific Plan to maintain 45.67 acres for multifamily development at 15-40 du/ac, which means that the multifamily component of this site cannot be developed with less intensive uses or non-residential uses, without replacing the site within the West Lathrop Specific Plan.</p>	requirements and financing mechanisms to provide water, sewer, and dry utilities to all sites within the plan.	Housing Element would ensure that the approval requirements for this site are consistent with Government Code Section 65583.2.
Site 3: 19121017	HR/DS-CL/ HR-CL	13.65	341	546	<p>Central Lathrop Specific Plan Vesting Tentative Map 3647, Neighborhood 4 requires 15 to 40 du/ac on this parcel. Vacant.</p> <p>This site is realistic for multifamily and affordable development as it is planned for multifamily development in the Central Lathrop Specific Plan and is required to develop at a density of 15 to 40 du/ac.</p> <p>Housing Plan Program 1b requires the Central Lathrop Specific Plan to maintain 43 acres for multifamily development at 15-40 du/ac, which means that this site cannot be developed with less intensive uses, without replacing the site within the Central Lathrop Specific Plan.</p>	Central Lathrop Specific Plan establishes requirements and financing mechanisms to provide water, sewer, and dry utilities to all sites within the plan.	Yes: 2 or more cycles: Program 1n in the Housing Element would ensure that the approval requirements for this site are consistent with Government Code Section 65583.2.
Site 4: 19121041	HR/DS-CL/ HR-CL	12.32	305	493	<p>Central Lathrop Specific Plan requires 15 to 40 du/ac on this parcel. Vacant.</p> <p>This site is realistic for multifamily and affordable development as it is planned for multifamily development in the Central Lathrop Specific Plan and is required to develop at a density of 15 to 40 du/ac. Program 1b of the Housing Element requires the Central Lathrop Specific Plan to maintain 43 acres for multifamily development at 15-40 du/ac, which means that this site cannot be developed with less intensive uses, without replacing the site within the Central Lathrop Specific Plan.</p>	Central Lathrop Specific Plan establishes requirements and financing mechanisms to provide water, sewer, and dry	This site was not included in the previous Housing Element cycle.

2019 HOUSING ELEMENT BACKGROUND REPORT

Site/ APN(s)	General Plan/ Zoning	Site Size (Acres)	Realistic Unit Capacity	Max. Unit Capacity	Status	Infrastructure	Included in Previous Housing Element(s)
						utilities to all sites within the plan.	
Site 5: 19122032	R/MU/DS- CL/ R/MU-CL	11.89	149	475	<p>Central Lathrop Specific Plan identifies sites allows multifamily densities of 15-40 du/ac on mixed use sites. This site can develop with solely multifamily uses, or with a mix of uses. To reflect the potential for mixed use development, the realistic capacity is assumed at 50% of the site. However, the entire 11.89 acres may develop with multifamily uses. A portion of this 24.36-acre parcel is designated NP-DS-CL and has not been included in the site size or unit calculations.</p> <p>Nonvacant. This site has two agricultural industrial buildings that occupy approximately 10% of the parcel; this use is planned to be replaced with approved Specific Plan uses.</p> <p>Housing Plan Program 1b requires the Central Lathrop Specific Plan to maintain 43 acres for multifamily development at 15-40 du/ac, which means that this site cannot be developed with less intensive uses, without replacing the 50% of the site within the Central Lathrop Specific Plan.</p>		Yes: 2 or more cycles. Program 1n in the Housing Element would ensure that the approval requirements for this site are consistent with Government Code Section 65583.2.
Site 6: 19122039	R/MU/DS- CL/ R/MU-CL	5.99	75	239	<p>Central Lathrop Specific Plan identifies sites for mixed uses and allows multifamily densities of 15-40 du/ac. To reflect the potential for mixed use development, the realistic capacity is assumed at 50% of the site. However, the entire 5.99-acre site may develop with multifamily uses. A portion of this 12.28-acre parcel is designated NP-DS-CL and has not been included in the site size or unit calculations. Vacant.</p> <p>Housing Plan Program 1b requires the Central Lathrop Specific Plan to maintain 43 acres for multifamily development at 15-40 du/ac, which means that this site cannot be developed with less intensive uses, without replacing the 50% of the site within the Central Lathrop Specific Plan.</p>	Central Lathrop Specific Plan establishes requirements and financing mechanisms to provide water, sewer, and dry utilities to all sites within the plan.	Yes: 2 or more cycles. Program 1n in the Housing Element would ensure that the approval requirements for this site are consistent with Government Code Section 65583.2.
Site 7: 19122040	R/MU/DS- CL/ R/MU-CL	5.81	73	232	<p>Central Lathrop Specific Plan identifies sites for mixed uses and allows multifamily densities of 15-40 du/ac. To reflect the potential for mixed use development, the realistic capacity is assumed at 50% of the site. However, the entire 5.81-acre site may develop with multifamily uses. The realistic capacity calculation assumes development at 24 du/ac for 50% of the mixed use sites. A</p>	Central Lathrop Specific Plan establishes requirements and financing	Yes: 2 or more cycles. Program 1n in the Housing Element

2019 HOUSING ELEMENT BACKGROUND REPORT

Site/ APN(s)	General Plan/ Zoning	Site Size (Acres)	Realistic Unit Capacity	Max Unit Capacity	Status	Infrastructure	Included in Previous Housing Element(s)
					portion of this 11.70-acre parcel is designated NP-DS-CL and has not been included in the site size or unit calculations. Nonvacant. This site has two residences and several outbuildings that occupy approximately 10 to 15% of the parcel and are planned to be replaced with approved Specific Plan uses. Housing Plan Program 1b requires the Central Lathrop Specific Plan to maintain 43 acres for multifamily development at 15-40 du/ac, which means that this site cannot be developed with less intensive uses, without replacing the 50% of the site within the Central Lathrop Specific Plan.	mechanisms to provide water, sewer, and dry utilities to all sites within the plan.	would ensure that the approval requirements for this site are consistent with Government Code Section 65583.2.
Site 8: 19122059	R/MU/DS- CL/ R/MU-CL	2.81	35	112	Central Lathrop Specific Plan identifies sites for mixed uses and allows multifamily densities of 15-40 du/ac. To reflect the potential for mixed use development, the realistic capacity is assumed at 50% of the site. However, the entire 2.81 acres may develop with multifamily uses. The realistic capacity calculation assumes development at 25 du/ac. Vacant. Housing Plan Program 1b requires the Central Lathrop Specific Plan to maintain 43 acres for multifamily development at 15-40 du/ac, which means that this site cannot be developed with less intensive uses, without replacing the 50% of the site within the Central Lathrop Specific Plan.	Central Lathrop Specific Plan establishes requirements and financing mechanisms to provide water, sewer, and dry utilities to all sites within the plan.	Yes: 2 or more cycles. Program 1n in the Housing Element would ensure that the approval requirements for this site are consistent with Government Code Section 65583.2.
Site 9: 19155071	VC/ CV-MV	1.47	36	58	Vacant. This site allows multifamily residential development at densities up to 2.0 floor area ratio (this floor are ratio supports densities up to approximately 60 units per acre). The recently approved Towne Centre Apartments projects are located in the immediate vicinity and have the same land use designation and zoning, indicating that this site has the potential for multifamily development similar to Towne Center Phase 1 and Phase 2 Apartments.	Utilities are available in the public road right-of-way adjacent the site.	No.
Site 10: 19155073	VC/ CV-MV	1.39	34	55	Vacant. This site allows multifamily residential development at densities up to 2.0 floor area ratio (this floor are ratio supports densities up to approximately 60 units per acre). The recently approved Towne Centre Apartments projects are located in the immediate vicinity and have the same land use designation and zoning, indicating that this site has the potential for multifamily development similar to Towne Center Phase 1 and Phase 2 Apartments.	Utilities are available in the public road right-of-way adjacent the site.	No.

2019 HOUSING ELEMENT BACKGROUND REPORT

Site/ APN(s)	General Plan/ Zoning	Site Size (Acres)	Realistic Unit Capacity	Max. Unit Capacity	Status	Infrastructure	Included in Previous Housing Element(s)
Site 11: 19608021	PO/PO	1.0	19	25	Assumed development at R3 densities (can build from R-1-6 to RM-1.5 densities). Emergency shelter is a permitted use. Due to the small parcel size, it is not anticipated that a mixed-use project would be constructed. Existing development in the PO zone is all residential, indicating that it is likely residential uses would continue to be constructed in the PO zone. Vacant.	Infill site. Utilities are available in the public road right-of-way adjacent the site.	Yes: 1 or more cycles. Program 1n in the Housing Element would ensure that the approval requirements for this site are consistent with Government Code Section 65583.2.
Site 12: 19608026	PO/PO	1.5	29	37	Assumed development at R1.5 densities consistent with recently approved multifamily projects in the City (can build from R-1-6 to RM-1.5 densities). Emergency shelter is permitted use. Underutilized - small older structure on large lot. Due to the small parcel size, it is not anticipated that a mixed-use project would be constructed. Existing development in the PO zone is all residential, indicating that it is likely residential uses would continue to be constructed in the PO zone.	Infill site. Utilities are available in the public road right-of-way adjacent the site.	Yes: 1 or more cycles. Program 1n in the Housing Element would ensure that the approval requirements for this site are consistent with Government Code Section 65583.2.
TOTAL		103.03	2121	3622			

1 15 DU/AC IS THE MINIMUM ALLOWED DENSITY FOR ALL OF THE THE SITES INCLUDED IN THIS TABLE; THE REALISTIC CAPACITY OF EACH SITE WAS CALCULATED AT 24 DU/AC, WHICH IS CONSISTENT WITH THE DENSITIES OF THREE APPROVED PROJECTS IN THE CITY ON SITES DESIGNATED AS HIGH DENSITY RESIDENTIAL OR MIXED USE: MOSSDALE LANDING APARTMENTS (FORMERLY FAIRFIELD APARTMENTS), TOWNE CENTRE APARTMENTS PHASE 1, AND TOWNE CENTRE APARTMENTS PHASE 2.

SOURCE: CITY OF LATHROP, 2019; DE NOVO PLANNING GROUP, 2019

Moderate Income Sites

As identified in Table 62 and Appendix A, the City has 313.1 acres of land that can accommodate 2,715 moderate income units.

Medium density sites that accommodate 10 units per acre or higher were anticipated to accommodate moderate income units. Available moderate income sites include APN 21331033, a mixed use parcel in River Islands that has been approved for 668 multifamily units (this is designated for 243 townhomes at densities that could be developed as housing affordable to moderate income households as well as 425 apartments counted toward the lower income range) by Vesting Map 3694. River Islands also includes parcels designated for courtyard homes (single family small lot homes) and medium density residential development (RM-RI) – the RM-RI parcels can accommodate townhomes, clustered single family housing, or high density single family development and are appropriate for development in the moderate income range. In the Central Lathrop Specific Plan, Neighborhood 1 is approved for 103 attached courtyard housing units and Neighborhoods 2, 3, and 5 are approved for small lot single family projects and are anticipated to be appropriate for moderate income units. East of I-5, there are a number of RM3 and PO lots that can accommodate mid-to high densities that are appropriate for moderate or lower income development. As described in Appendix A, the majority of above moderate and moderate income sites are vacant, except for several parcels that have rural residential uses, barns/outbuildings, or agricultural industrial uses. All of these uses are appropriate for development at higher densities and intensities and are anticipated to be developed with urban uses as planned by the City's General Plan and adopted Specific Plans.

In addition, the three approved multifamily projects have been included in the moderate income inventory. While there is the potential for any of these three projects to apply for subsidies for all or a portion of the project through the Low Income Housing Tax Credit program, Project-Based Voucher Program, or other affordable housing programs, the developer has not indicated an interest in developing these projects as affordable housing. Therefore, these projects are anticipated to be market-rate rentals; market rates for rentals in Lathrop are generally in the range affordable to moderate income households.

Above Moderate Income Sites

As identified in Table 62 and Appendix A, the City has 3,144.7 acres of land anticipated to accommodate 8,742 above moderate income units.

Sites planned for lower density single family uses were anticipated to be appropriate for above moderate income development. As described in Appendix A, the majority of above moderate and moderate income sites are vacant, except for several parcels that have rural residential uses, barns/outbuildings, or agricultural industrial uses. All of these uses are appropriate for development at higher densities and intensities and are anticipated to be developed with urban uses as planned by the City's General Plan and adopted Specific Plans.

ADEQUACY OF PUBLIC FACILITIES AND INFRASTRUCTURE

Roads

The General Plan indicates the City must manage its roadways to maintain a Level of Service (LOS) C or better on all roadways, except within one-half mile of State or Federal highways and freeways and within the Downtown core. In these areas, an LOS of D or better must be maintained. The General Plan further states that all new development projects are required to construct or fund improvements necessary to mitigate any traffic impacts resulting from the project.

The City's Transportation Management Program (TMP) Update identifies roadway improvements required to accommodate growth planned by the General Plan. The TMP uses revised traffic counts to update the traffic model, which projects future traffic patterns based on build out land use estimates, resulting LOS, development of a future project list, evaluation of policy considerations, and prioritization of projects. The City's development impact fees include roadway fees to construct improvements to accommodate planned growth. The TMP is updated from time to time to reflect development conditions and to continue to ensure that adequate roadway improvements are planned to accommodate future growth under the General Plan.

2019 HOUSING ELEMENT BACKGROUND REPORT

Water

This section discusses the City's ability to provide adequate water service to future planned development. This section is based on the most recent water assessments performed for Lathrop, including the water analysis provided in the City of Lathrop Municipal Services Review and Sphere of Influence Plan (MSR) prepared by the City in February 2016, the City's 2018 Draft Water System Master Plan (WSMP), and the City's 2015 Urban Water Management Plan (UWMP). The UWMP addresses the City's planned supplies and projected demands and addresses the supply/demand balance under normal, single dry year, and multiple dry year conditions and identifies measures necessary to ensure the City can meet its water demand in normal and dry year conditions. The WSMP analyzes the City's water supply and demand and identifies the improvements necessary for the City to deliver its projected water supply under long-term and buildout growth conditions.

The City's ultimate water service area is determined by the Lathrop General Plan. The service area includes the City Limits, the City's proposed SOI, and two areas of County land. The City has three water sources: groundwater from the San Joaquin groundwater basin, surface water from the South San Joaquin Irrigation District (SSJID), and recycled water from the Lathrop Consolidated Treatment Facility (LCTF).

Groundwater

The groundwater basin used by the City for municipal potable water is the Tracy Sub-Basin of the Eastern San Joaquin County Groundwater Basin. The basin is located in the Sacramento-San Joaquin Delta sub-region, a part of the Central Valley aquifer system that occupies most of the large basin in central California between the Sierra Nevada and the Coastal Range Mountains. Prior to surface water supplies becoming available from the South County Surface Water Supply Project (SCSWSP), the City relied solely on local groundwater wells to meet municipal and industrial water demands.

Currently, six groundwater wells supply potable water to City residents: Wells No. 6, 7, 8, 9, 10, and 21. Well 21 is currently inactive; the City is upgrading the well and water treatment facility over multiple phases to utilize the full capacity of Well 21. Well 21 Phase 1 improvements are anticipated to be completed by 2020 and yield 403 acre-feet per year (AFY); Phase 2 will be completed by 2025 and yield 1,210 AFY. Most City wells are currently treated for arsenic which requires a ferric removal process and disposal of the removed compounds in an approved landfill. The City does not plan to expand its groundwater supply.

The use of groundwater throughout the region as a water supply source has created overdraft conditions and contamination of the groundwater aquifer. Overdraft occurs when the rate of groundwater extraction exceeds the rate of groundwater recharge. According to the Department of Water Resources (DWR) Bulletin 118, the Eastern San Joaquin County Groundwater Basin is in a critical condition of overdraft due to extraction rates higher than the aquifer can safely yield. The safe yield of an aquifer is defined as the maximum rate of groundwater extraction that can be regularly withdrawn without causing adverse impacts to groundwater levels or quality. The estimated safe yield of the entire groundwater basin is approximately 670,000 AFY, or approximately 0.95 AFY per acre.

Surface Water

The City purchases Stanislaus River surface water from SSJID through the South County Water Supply Program (SCWSP), which is planned to be implemented in two phases. Phase 1 was completed in 2005. Phase 2 will increase the treatment capacity of the water treatment plant. Lathrop has an agreement with SSJID to receive treated water through December 2029. If SSJID and the cities participating in the SCWSP do not agree to extend the contract past 2029, then SSJID would transfer the project to a Joint Powers Authority composed of the four cities, which would then be responsible for operation and maintenance of the SCWSP. The total Phase 1 capacity of the SCWSP is approximately 31,500 AFY. Phase 2 is anticipated to increase the treatment capacity of the water treatment plant to approximately 43,000 AFY. Lathrop's SCWSP Phase 1 allotment is 6,887 AFY; the City's total allotment with completion of Phase 2 (anticipated to be available by 2040) is 10,671 AFY.

Future Supply and Demand and Improvements to System

There are two main sources of water available to the City, surface water supplied by SSJID and groundwater. The

2019 HOUSING ELEMENT BACKGROUND REPORT

projected supplies under normal water year conditions exceed the projected demand. This is because groundwater supplements surface water to make up for any unmet demand after surface water supplies are used. Groundwater will also be utilized to meet peak flow events and emergencies.

Water demand projections through 2040 are shown in Table 64. The projected demand is based on known proposed new development projects within the City and a reasonable amount of projected growth. Demand assumptions and further detail are available in the City's 2018 WSMP. The water demand estimates are specific to each product type within each proposed development as described by the developers and relevant land use planning documents. The City recently prepared its Recycled Water System Master Plan (RWSMP), which includes comprehensive plans to harvest recycled water to be used more efficiently in public landscaping and open spaces. It is reasonable to assume that as the City's recycled water system is expanded, the non-potable water supply will increase significantly in the future.

Under the most conservative scenario, which anticipates multiple dry years and no reduction in demand, the City would potential experience water shortages in 2030 and 2040 as shown in Table 64. However, the City has developed a Water Reduction Contingency Plan and series of water demand management measures to be implemented in the event of one or more dry years. The City's demand management measures are projected to be more than adequate to offset the anticipated deficits, as calculated in Appendix J of the 2015 UWMP.

TABLE 64: WATER SUPPLY AND DEMAND DURING DRY YEARS (AFY)

	2020	2025	2030	2035	2040
Water Supply (Multiple Dry Years Scenario)					
SCWSP ¹	5,694	5,737	5,781	5,825	9,026
Groundwater Wells 6 - 10	5,850	5,850	5,850	5,850	5,850
Groundwater Well 21	403	1,210	1,210	1,210	1,210
Total	11,947	12,797	12,841	12,885	16,086
Projected Demand (without reduction for Water Shortage Contingency Plan Measures)					
Demand	7,665	10,645	12,696	14,230	15,584
Surplus or Deficit	4,284	2,152	1,345 (9%) ²	502	-2,891 (15%) ²
Water Reduction Contingency Plan/ Demand Management Measures	The City's Water Reduction Contingency Plan identifies measures the City can implement in the event of one or more dry years. The water-saving measures would result in an approximately 50% reduction in demand and would be adequate to offset the potential deficit in multiple dry years.				

¹ PHASE 1 ALLOTMENT IS 6,887 AFY; PHASE 2 ALLOTMENT (ANTICIPATED TO BE UTILIZED IN 2040) IS 10,671 AFY.

SOURCE: CITY OF LATHROP WATER SYSTEM MASTER PLAN, 2018; CITY OF LATHROP 2015 URBAN WATER MANAGEMENT PLAN, 2017

The City's WSMP identifies infrastructure needed for new development and the City's development impact fees have been developed to support the City's planned water and groundwater supply, including water treatment and distribution facilities. To ensure that appropriate funding is available when the water related infrastructure is needed, developers of approved projects have committed through development agreements to cover all the costs of the infrastructure upfront even if they are only responsible for their portion of costs. The developers are then reimbursed at a later point (e.g., when additional development fees are collected) for any payments in excess of what they are responsible. The infrastructure would be built by the projects and includes distribution pipelines, tanks, and booster pump stations.

Under the 2040 scenario, water supply would exceed demand as described in the WSMP under normal conditions. However, under dry year scenarios, demand would exceed supply. The worst-case multiple dry year scenario is shown in Table 64. In order to ensure that the City's existing and future water customers have an adequate supply, the City has developed a water reduction contingency plan that includes water-saving measures, including requirements for water customers to reduce their water supply under certain conditions. As demonstrated by the UWMP, implementation of the City's water demand management measures would result in significant reductions to water demand and would ensure that the City's supply is adequate to meet the demand through 2040 conditions. The Water Master Plan anticipates approximately 13,592 dwelling units between 2018 and 2040, which greatly exceeds the City's RHNA.

2019 HOUSING ELEMENT BACKGROUND REPORT

Therefore, the City's water supply is more than adequate to accommodate the City's full RHNA.

Wastewater

This section discusses the City's ability to provide adequate wastewater service to future planned development. This section is based on the most recent wastewater analysis performed for Lathrop, which was provided in the 2016 City of Lathrop MSR, the 2018 Wastewater System Master Plan (WWSMP), and the 2019 Recycled Water System Master Plan (RWSMP). These documents outline a long term strategy for meeting future discharge and capacity requirements in order to meet community needs for a planning horizon that extends to build-out of the City Limits and SOI regardless of when build-out occurs.

The wastewater collection system in the City is owned and operated by the City of Lathrop. Wastewater is treated at the newly consolidated Lathrop Consolidated Treatment Facility (LCTF) which became operational August 25, 2015 and at the Manteca-Lathrop Wastewater Quality Control Facility (WQCF). The City owns the LCTF and a percentage of the WQCF.

Wastewater Collection and Treatment

Wastewater from the City is currently treated at the LCTF and the Manteca-Lathrop WQCF. The wastewater collection system consists of gravity sewer lines that range from 6 to 18 inches in diameter, pumping stations, and force mains. A portion of the existing City's wastewater is conveyed via gravity sewer and pump stations to a regional pump station. The regional pump station conveys wastewater to a force main, which discharges to the Manteca-Lathrop WQCF. A sewer project was recently completed that allows the McKinley Corridor area to pump wastewater to the WQCF through a new sewer force main pipeline.

The City owns 14.7% of the Manteca-Lathrop WQCF by contract with the City of Manteca. The City of Lathrop, however, does not participate in the operation of the plant. Most wastewater generated in the areas east of I-5 and north of Louise Avenue is conveyed to the Manteca-Lathrop WQCF. The current design capacity of the WQCF is 9.87 million gallons per day (MGD); the City's capacity is approximately 1.45 MGD. At buildout, the WQCF is planned to have capacity to treat 23.0 MGD and Lathrop's allocation of the planned capacity would be 3.97 MGD.

The City owns the LCTF. This wastewater treatment plant operates under a separate permit. All of the wastewater generated in the areas west of I-5 and Crossroads is conveyed to the LCTF. The daily operations of LCTF are performed by a private contractor, Veolia Water NA. The LCTF has a current capacity of 2.5 MGD and is permitted for 1.5 MGD until the recycled water disposal facilities for the expansion are complete. The City has the ability to upgrade the existing LCTF to increase the treatment capacity and operational flexibility of the plant to 7.5 MGD.

The City has established development impact fees and capital accounts as part of the planning to construct improvements for future capacity when needed.

Wastewater Disposal and Reuse

Wastewater at the LCTF is treated to meet the State's recycled water requirements. The City's recycled water system has a disposal capacity of 1.0 MGD; recycled water is applied to seven agricultural land application areas. The City plans to expand recycled water application to landscaping areas to reduce the use of potable water for landscape irrigation. The City is currently expanding its recycled water distribution system to meet disposal requirements for the Phase 2 expansion of the LCTF, which will increase the LCTF treatment capacity and disposal capacity to 2.5 MGD. The Phase 2 recycled water system expansion is planned to be completed in two phases. Phase 2A improvements would provide a disposal capacity of 1.9 MGD and Phase 2B facilities would expand the disposal capacity to the full 2.5 MGD LCTF Phase 2 treatment capacity. The Phase 2A improvements were implemented in 2017 and 2018 and the permitting needs to be completed to increase the disposal capacity to 1.9 MGD in order to utilize the Phase 2A improvements. Phase 2B is anticipated to be completed in the near-term. The City is planning to convert the recycled water system from manual operation to a pressurized on-demand system. Improvements for the automation of these operations are being designed. Future LCTF expansions are anticipated to produce up to 5.22 MGD of recycled water at buildout. The recycled water supply could be expanded from land application uses to increased use of percolation basins in order to increase groundwater supplies and reduce the land area needed for discharge and land application. All potential uses of the recycled water system that have been evaluated, including land application, increased percolation, and discharge of

LCTF effluent to the San Joaquin River, have the potential to provide water supply benefits to the City and to reduce the areas required for recycled water storage and disposal.

Future Wastewater Demand and System Improvement

The Wastewater System Master Plan projects new developments will increase the total wastewater flow to an average dry weather flow of approximately 5.34 MGD in 2040, as shown in Table 65. All wastewater flows will be treated at the LCTF or WQCF. The City has identified capital improvement projects needed to increase system capacity; these projects are funded through the City's development impact fees. Projects include Lathrop CTF Expansion to 5.0 MGD (WWT-1) and a range of pump station, gravity main, and infrastructure replacement and upgrade projects. With the planned improvements, the City is anticipated to reach capacity in 2027. The current capacity would accommodate approximately 5,790 units and is adequate to accommodate the City's remaining RHNA of 5,156 units. While wastewater treatment capacity would exceed the City's projected RHNA, Program 2o in the Housing Element is essential to ensuring that adequate capacity is maintained to accommodate the City's lower income units. This program was included in the 2015 Housing Element and was not implemented. The City is preparing policy language concurrently with this Housing Element Update and anticipates adopting policies to ensure water and sewer priority for lower income units consistent with the requirements of Government Code 65589.7.

TABLE 65: PROJECTED WASTEWATER FLOWS AND TREATMENT CAPACITY (MGD)

YEAR	Projected Flows	Treatment Capacity					Total Capacity
		Manteca WQCF	CTF Phase 0	CTF Phase 1	CTF Phase 2 ¹	CTF Future Phases	
2018 (Existing)	1.66	1.45	0.75	0.25	1.5	0	3.95
2040	5.34	1.45	0.75	0.25	1.5	2.5	6.45

¹CTF PHASE 2 IS COMPLETED AND HAS A PERMITTED CAPACITY OF 1.5 AND, ONCE RECYCLED WATER DISPOSAL FACILITIES ARE COMPLETE, WILL HAVE A FULL CAPACITY OF 2.5

SOURCE: 2018 WASTEWATER SYSTEM MASTER PLAN, 2018

The City's Wastewater Collection Master Plan, Wastewater Treatment and Disposal Master Plan (prepared in 2000 and updated in 2004) and the 2006 Lathrop 5-year Plan have identified the requirements anticipated to be necessary for the conveyance and treatment of wastewater at build-out, whenever it may occur. Furthermore, the Master Plan outlines a phasing plan for the implementation and anticipated cost for construction. The City collects development impact fees to fund needed wastewater improvements. To ensure that appropriate funding is available when the wastewater related infrastructure is needed, the developers of approved projects are required through development agreements to cover all the costs of the infrastructure upfront even if they are only responsible for their portion of costs. The developers are then reimbursed at a later point (e.g. when additional development fees are collected) for any payments in excess of what they are responsible.

The City's Wastewater Treatment and Disposal Master Plan is a phased plan to provide treatment capacity for the anticipated 11.9 MGD at build-out, whenever it may occur. This plan accounts for the phasing and location of each planned future development area within the City. The City has planned adequate capacity to accommodate General Plan buildout, which is more than enough to accommodate growth associated with the 2014-2023 RHNA.

ENVIRONMENTAL ISSUES

Special Status Species

The vegetation associations in the Lathrop area support a variety of wildlife and plant species and subspecies indigenous to California, including special-status species, and also include areas of sensitive habitats. San Joaquin County and the cities of Escalon, Lathrop, Lodi, Manteca, Ripon, Stockton, and Tracy developed the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) to conserve open space for wildlife and to address the effects of development and other activities that affect special-status species and convert habitat lands for species to other uses.

The SJMSCP identifies six different land use categories, including A - Exempt, B - Other Open Spaces, C - Agricultural

2019 HOUSING ELEMENT BACKGROUND REPORT

Habitat Open Spaces, D - Natural Lands Habitat, E - Vernal Pools, F - Prior Agreement. All sites east of I-5 that are identified in the Inventory of Residential Sites in Lathrop are designated Category A. The majority of residential sites located east of I-5 are identified as Category C - Cropland, with the remaining sites in Categories A, B, and D.

The SJMSCP facilitates development by providing pre-approved mitigation measures and streamlining the permitting process to address special-status species. The SJMSCP allows specific permittees, including Lathrop and SJCOG, to issue incidental take permits and allows project applicants to mitigate for impacts to SJMSCP covered species resulting from development projects as well as other specified activities. Project applicants have four options to receive coverage under the SJMSCP: 1) pay appropriate fees (based on habitat type), 2) conserve habitat lands, 3) purchase mitigation bank credits, or 4) propose an alternative mitigation plan.

Geology

The San Joaquin Valley is a geologic structural trough with its axis oriented northwest and southwest. The valley is bounded to the east by the granitic and metamorphic rocks of the Sierra Nevada, and to the west by the folded and faulted sedimentary, volcanic, and metamorphic rocks of the Coast Ranges. The crystalline rocks of the Sierra Nevada extend westward beneath the valley. These rocks are overlain by a westward-thickening wedge of marine and continental deposits about 10,000 feet thick in the Ripon area. The marine deposits are siltstone, shale, and sandstones. The thicker continental sediments overlie the marine deposits. These consist of unconsolidated alluvium, lacustrine, and flood plain sediments derived from the Sierra Nevada.

Faults. Earthquakes originate as movement or slippage occurring along an active fault. These movements generate shock waves that result in ground shaking. Structures of all types, if not designed or constructed to withstand ground shaking, may suffer severe damage or collapse. No known faults are located within the City of Lathrop or the Sphere of Influence. Faults located within San Joaquin County include the Tracy-Stockton Fault, the Black Butte Fault, the Tesla Fault, the Patterson Pass Fault, and the Midland Fault.

According to the California Division of Mines and Geology Bulletin 198, "Urban Geology Master Plan for California," the Lathrop area is shown to be in a low severity zone with a probable maximum intensity of VI or VII on the Modified Mercalli Scale.

New buildings and significant rehabilitation of existing buildings in Ripon are constructed in accordance with the standards established by the California Building Standards Code to prevent loss of life as a result of an earthquake.

Flooding

Flood zone mapping prepared by the Federal Emergency Management Agency (FEMA) and California Department of Water Resources indicates that the majority of Lathrop is within a 200-year flood hazard area, as shown in Figure 3.

100-year flood protection is primarily provided by levees certified by the Federal Emergency Management Agency (FEMA). The levees are maintained by three local reclamation districts (RDs): RD 17, RD 2062, and RD 2107. Although 100-year flood protection is provided by the levees, there are extensive areas within the 200-year floodplain. Until the passage of recent State law (Senate Bill 5), 100-year flood protection was the standard statewide. Senate Bill 5 amended State law to require 200-year flood protection. The new 200-year flooding requirements of State law exceed FEMA's 100-year standards. Senate Bill 5 requires urban and urbanizing areas must be provided with 200-year flood protection no later than 2025. After July 2, 2016, new development in areas potentially exposed to 200-year flooding more than three feet deep will be prohibited unless the local land use agency certifies that 200-year flood protection has been provided, or that "adequate progress" has been made toward provision of 200-year flood protection by 2025.

The City amended its Safety Element in 2015 to incorporate the 200-year standards. The City prepared a financing plan in coordination with RD 17 for future levee improvements in order to demonstrate "adequate progress" for areas within RD 17 consistent with State law. RD 2067 is independently pursuing 200-year flood protection for the River Islands project, which is under construction. The City demonstrated "adequate progress" toward meeting the 200-year flooding requirements for urban and urbanizing areas in RDs 17 and 2062, consistent with the requirements of State law, prior to July 2, 2016.

2019 HOUSING ELEMENT BACKGROUND REPORT

RDs 17 and 2062 - together with the City - are responsible for providing flood protection to urban and urbanizing portions of Lathrop; in addition, RD 17 along with the City of Manteca is responsible for flood protection in portions of Manteca immediately adjacent to Lathrop.

The City of Lathrop, City of Manteca, and RD 17 developed a program for design, funding and improvement of the RD 17 levees, including the "non-project" levee, to meet the ULDC and provide ULOP. A technical evaluation of levee conditions, improvements needed to meet ULDC and a preliminary cost estimate for improvements was completed in 2014 (KSN, 2014) based on existing data, including the DWR ULEP studies and the 200-Year Freeboard Analysis and Floodplain Mapping within RD 17 (PBI, 2014). The evaluation found that there were no ULDC deficiencies in height, geometry or other physical characteristics. The primary concern with respect to meeting the ULDC is potential for underseepage. The plan to provide flood protection consists of two primary components: 1) RD 17's ongoing Levee Seepage Repair Project and 2) SJAFCA Levee Improvements to achieve ULDC 200-year requirements. \$20.85 million in bonds have been issued to fund the work and construction of improvements is underway.

Adequate progress has been demonstrated annually for the RD 17 levee improvements. The 2019 Annual Adequate Progress Report Update documented that the total project scope, schedule, and cost of the completed flood protection system have been developed to meet the appropriate standard of protection; that 90% of the required revenues scheduled to be received by that year have been appropriated and are being expended; that critical features of the flood protection system are under construction and each critical feature is progressing as indicated by the actual expenditures of the construction budget; and, that the city or county has not been responsible for a significant delay in the completion of the system.

RD 2062 Stewart Tract is responsible for flood protection for approximately 4,900 City acres located west of the San Joaquin River and north of the UPRR, which is the site of the River Islands planned urban development. Flood protection for the Stewart Tract as a whole is provided by "project" and SPFC levees along the banks of the San Joaquin River, Old River and Paradise Cut (Figure 4). RD 2062 was organized, and initial levee plans were approved, in 1922. The entirety of Stewart Tract, including the levee system, was annexed to the City of Lathrop and approved for urban development in 1997. In 2003, the River Islands planned urban community was approved. Stage 1 of the River Islands project is currently under development. This portion of the Stewart Tract is protected from 100-year flooding by FEMA-accredited levees constructed in 2005 and 2006. The Stage 1 area is mapped as Zone X (areas protected by levees) by the FEMA Flood Insurance Rate Maps. RD 2062 is planning and will improve the balance of the levees to provide ULOP for planned urban development; an application has been submitted to the USACE for approval of levee and related improvements within the USACE jurisdiction, including improvements that will prevent flooding of River Islands caused from a levee failure in the RD 2107 portion of Stewart Tract. The USACE prepared and released a Draft Environmental Impact Statement covering this work for public review in November 2014. RD 2062 has submitted reports demonstrating how the River Islands area levees meet the "Adequate Progress" requirement for an ultimate 200-year level of certification in 2025.

It is noted that RD 2107 is not working to achieve flood protection as it is not an urbanizing area; none of the sites in the City's inventory of residential sites are located in RD 2107.

While 200-year flood protection is not required to be in place until 2025, which is after the end of this Housing Element planning period (2015-2023), "adequate progress" to address the 200-year flooding requirements must be demonstrated annually for the City to continue to permit urban development. This requirement has been met on an annual basis and urban development has not been delayed or constrained by the 200-year flood protection requirements. The City and RDs 17 and 2062 continue to demonstrate "adequate progress" for levee improvements to provide 200-year flood protection in order to ensure that development in the City may continue. The Housing Plan includes a program to address flood constraints.

2019 HOUSING ELEMENT BACKGROUND REPORT

Disadvantaged Unincorporated Communities

The City has a very limited Sphere of Influence; there are approximately 4 residences in the portion of the Sphere that is west of I-5/Roth Road. These residences and the overall area do not meet the definition of a disadvantaged unincorporated community (DUC). The remaining portion of the Sphere is located north of Roth Road and east of I-5; this area is industrial and does not include any residential communities or uses. Further, the 2016 City of Lathrop MSR reviewed the City's Sphere of Influence for potential DUCs and identified that there are no DUCs located within the City's Sphere of Influence.

FINANCIAL/OTHER RESOURCES

Federal and State Programs

Affordable Housing and Sustainable Communities Program (AHSC) funds land use, housing, transportation, and land preservation projects that support infill and compact development and reduce greenhouse gas (GHG) emissions. Funds are available in the form of loans and/or grants in two kinds of project areas: Transit Oriented Development (TOD) Project Areas and Integrated Connectivity (ICP) Project Areas. There is an annual competitive funding cycle.

Community Development Block Grants (CDBG) funds are awarded to entitlement communities on a formula basis for housing activities. Funding is awarded on a competitive basis to each participating city. Activities eligible for CDBG funding include acquisition, rehabilitation, economic development and public services. The City participates in the Urban County program, through which San Joaquin County administers CDBG funds for the unincorporated County as well as cities that participate in the program. The City may receive funds, on a competitive basis, through the Urban County program.

HOME Investment Partnership funds are granted by a formula basis from HUD to increase the supply of decent, safe, sanitary, and affordable housing to lower income households. Eligible activities include new construction, acquisition, rental assistance and rehabilitation. The City participates in the San Joaquin County-administered HOME Program, which administers HOME funds to projects in participating jurisdictions. County-administered HOME funds for first time homebuyer assistance are made available to residents or employees of the local jurisdictions participating in the HOME program. New development projects are typically allocated funding on a competitive basis.

Housing Choice Voucher Program (formerly Section 8) provides monthly rental assistance payments to private landlords on behalf of low-income families who have been determined eligible by the San Joaquin Housing Authority. The program's objective is to assist low-income families by providing rental assistance so that families may lease safe, decent, and sanitary housing units in the private rental market. The program is designed to allow families to move without the loss of housing assistance. Moves are permissible as long as the family notifies the Housing Authority ahead of time, terminates its existing lease within the lease provisions, and finds acceptable alternate housing. There are 33 Section 8 vouchers in use in Lathrop.

Project Based Housing Voucher program is a component of the former Section 8 Housing Choice Voucher program funded through HUD. The program's objective is to induce property owners to make standard housing available to low-income families at rents within the program limits. In return, the Housing Authority or HUD enters into a contract with the owner that guarantees a certain level of rents. Currently, there is no project-based Section 8 housing in Lathrop.

Section 811/202 Program (Supportive Housing for Persons with Disabilities/Elderly) - Non-profit and consumer cooperatives can receive no interest capital advances from HUD under the Section 202 program for the construction of Very-Low Income rental housing for seniors and persons with disabilities. These funds can be used in conjunction with Section 811, which can be used to develop group homes, independent living facilities and immediate care facilities. Eligible activities include acquisition, rehabilitation, new construction and rental assistance.

California Housing Finance Agency (CalHFA) Multifamily Programs provide permanent financing for the acquisition, rehabilitation, and preservation or new construction of rental housing that includes affordable rents for Low and Moderate Income families and individuals. One of the programs is the Preservation Acquisition Finance Program that is designed to facilitate the acquisition of at-risk affordable housing developments and provide low-cost funding to

preserve affordability.

CalHOME Program provides grants to local public agencies and non-profit developers to assist households in becoming homeowners. CalHome funds may be used for predevelopment, development, acquisition, and rehabilitation costs as well as downpayment assistance. While CalHOME funding has been limited to disaster assistance in recent years, this would be an appropriate program for the City to pursue to begin to develop a local portfolio of housing assistance programs and funds.

California Housing Finance Agency (CHFA) offers permanent financing for acquisition and rehabilitation to for-profit, non-profit, and public agency developers seeking to preserve "at-risk" housing units. In addition, CHFA offers low interest predevelopment loans to nonprofit sponsors through its acquisition/rehabilitation program.

Emergency Housing and Assistance Program (EHAP) provides funds to local government agencies and non-profit corporations for capital development activities and facility operation for emergency shelters, transitional housing and safe havens that provide shelter and supportive services for homeless individuals and families. No current funding is offered for this program.

Emergency Shelter Grant (ESG) Program provides emergency shelter and related services to the County's homeless populations. Eligible activities include: the rehabilitation and conversion of buildings for use as emergency shelters; the provision of essential services to the homeless; operating support for emergency shelters; and homeless prevention/rapid rehousing activities. ESG funds administered by San Joaquin County can be used within the Urban County.

Federal Home Loan Bank System facilitates Affordable Housing Programs (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service within California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very low income households must occupy at least 20% of the units for the useful life of the housing or the mortgage term.

Housing for a Healthy California (HHC) provides funding on a competitive basis to deliver supportive housing opportunities to developers using the federal National Housing Trust Funds (NHTF) allocations for operating reserve grants and capital loans. The Department will also utilize from a portion of moneys collected in calendar year 2018 and deposited into the Building Homes and Jobs Trust Fund to provide funding through grants to counties for capital and operating assistance. Funds will be announced through a Notice of Funding Availability.

Infill Infrastructure Grant Program (IIG) funds infrastructure improvements to facilitate new housing development with an affordable component in residential or mixed use infill projects and infill areas. If an affordable or special needs housing developer is interested in developing in the City's core area, this program could be useful to fund infrastructure improvements.

Joe Serna Jr. Farmworker Housing Grant Program finances the new construction, rehabilitation and acquisition of owner- and renter-occupied housing units for agricultural workers, with a priority for lower income households. No current funding is offered for this program.

Low Income Housing Tax Credits. The California Tax Credit Allocation Committee (CTCAC) administers the federal and state Low-Income Housing Tax Credit Programs. Both programs were created to encourage private investment in affordable rental housing for households meeting certain income requirements. Under these programs, housing tax credits are awarded to developers of qualified projects. 20% of federal credits are reserved for rural areas, and 10% for non-profit sponsors. To compete for the credit, rental housing developments have to reserve units at affordable rents to households at or below 46% of area median income. The assisted units must be reserved for the target population for 55 years. The federal tax credit provides a subsidy over ten years towards the cost of producing a unit. Developers sell these tax benefits to investors for their present market value to provide up-front capital to build the units. Credits can be used to fund the hard and soft costs (excluding land costs) of the acquisition, rehabilitation, or new construction of rental housing. Projects not receiving other federal subsidy receive a federal credit of 9% per year for ten years and a state credit

2019 HOUSING ELEMENT BACKGROUND REPORT

of 30% over four years (high cost areas and qualified census tracts get increased federal credits). Projects with a federal subsidy receive a 4% federal credit each year for ten years and a 13% state credit over four years. The CTCAC also administers a Farmworker Housing Assistance Program and a Commercial Revitalization Deduction Program.

Low-Income Housing Preservation and Residential Home Ownership Act (LIHPRHA) requires that all eligible HUD Section 236 and Section 221(d) projects "at-risk" of conversion to market-rate rental housing through the mortgage prepayment option be subject to LIHPRHA Incentives. The incentives to owners include HUD subsidies which guarantee owners an 8% annual return on equity. Owners must file a Plan of Action to obtain incentives or offer the project for sale to a) non-profit organizations, b) tenants, or c) public bodies for a 12 month period followed by an additional three-month sale to other purchasers. Only then are owners eligible to prepay the subsidized mortgages.

Mobilehome Park Rehabilitation and Resident Ownership Program (MPRRP) makes short- and long-term low interest rate loans for the preservation of affordable mobilehome parks for ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies. MPRROP also makes long-term loans to individuals to ensure continued affordability. Funds are made available through a periodic, competitive process. MPRROP is currently accepting applications on an over-the-counter basis.

Multifamily Housing Program (MHP) provides low interest loans to developers of affordable rental and transitional housing projects. Funds may be used for new construction, rehabilitation, acquisition and rehabilitation, or conversion of non-residential structures.

National Housing Trust Fund is a permanent federal program with dedicated sources of funding not subject to the annual appropriations. The funds can be used to increase and preserve the supply of affordable housing, with an emphasis on rental housing for extremely low-income households. California is receiving approximately \$10.1 Million for the program in 2019. Funds will be made available through a competitive process and will be announced through a Notice of Funding Availability.

Preservation Interim Repositioning Program (PIRP) is a short-term loan program designed to preserve housing at risk of conversion to market rates. Only non-profits, dedicated to the provision of affordable housing, may apply. Local matching funds, together with PIRP funds, may not exceed 20% of total costs. No current funding is offered for this program.

SB 2 Planning Grants Program provides one-time funding and technical assistance to all eligible local governments in California to adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production. Eligible activities include updating a variety of planning documents and processes such as general plans and zoning ordinances, conducting environmental analyses, and process improvements that expedite local planning and permitting. The planning grants program is funded through the Building Homes and Jobs Act Trust Fund (SB 2, Chapter 364, Statutes of 2017). The City is eligible to receive funds through this program and this program should be considered to develop an affordable housing program for the City.

California Community Reinvestment Corporation (CCRC) is a multifamily affordable housing lender whose mission is to increase the availability of affordable housing for Low Income families, seniors and residents with special needs by facilitating private capital flow from its investors for debt and equity to developers of affordable housing. Eligible activities include new construction, rehabilitation and acquisition of properties.

Supplement Security Income (SSI) is a federal welfare program for persons 65 and over and for blind or disabled persons of any age. "Disabled" means that you have a physical or mental disability that is expected to keep you from working for 12 months or longer, or will result in death. Medicare is a federal health insurance program for people who are 65 and over, for some younger people with permanent disabilities, and for people with end-stage kidney disease. SSI may provide total monthly income or it may supplement a low income. In addition to cash payments, SSI recipients are automatically covered by Medi-Cal, the state health insurance plan.

Local Programs

San Joaquin County Community Development Department administers the federally-funded Urban County CDBG/HOME Home Rehabilitation Program, a creative financing program that assists property owners in making residential building improvements. It offers low interest amortized and deferred payment loans. The program is designed to make needed renovations affordable for low income homeowners as well as offering a range of services to help make property improvements as easy as possible. County loans are secured by second deeds of trust. Loans are processed on a first come, first served basis unless it is an emergency; and the homeowner must occupy the home as their principal residence while they own it.

San Joaquin County Human Services Agency (HSA) provides State and federally-mandated public assistance and a variety of social service programs for the citizens of San Joaquin County. Programs include: California Work Opportunity and Responsibility to Kids (CalWORKs), Foster Care, CalFresh, General Assistance, Medi-Cal, Adoptions, Child Protective Services, Adult Protective Services, In-Home Supportive Services (IHSS), Refugee Assistance, and the Mary Graham Children's Shelter. Federal and State legislation and local regulations govern the methods by which resources of the Agency are allocated.

San Joaquin County Behavioral Health Services provides emergency, inpatient and outpatient behavioral health counseling and services including Adult Day Health Care, throughout San Joaquin County with offices in Lodi, Manteca and Tracy.

The *Housing Authority of the County of San Joaquin* is the agency responsible for providing decent, safe, and affordable housing for low-income families, elderly, and the disabled. Programs include the Housing Choice Voucher Program (Section 8), Migrant Family Centers, and Family Self Sufficiency.

Area Agency on Aging (AAA) is a legislated overseeing body within the Aging and Community Services Division of San Joaquin County HSA. The Board of Supervisors and Area on Agency Staff are assisted and guided by the Commission on Aging which serves as an Advisory Board. The AAA/HAS provides a directory of services available for seniors, including an explanation of Medicare and Medi-Cal, resources to prevent elder abuse and elder fraud, and a listing of agencies and programs providing services to seniors with specific needs.

The San Joaquin HSA administers the Meals on Wheels Program. This program promotes the health, well-being, and independence of elder adults and the disabled by providing meals to persons 60 years and older that are homebound.

In-Home Supportive Services (IHSS) serves low-income aged, blind, or disabled persons who are unable to perform the activities of daily living and cannot remain safely in their own homes without help. The services provided, such as transportation, shopping, and household management enable these clients to continue to live in their own homes or apartments.

California Healthy Families is low cost insurance for children up to 18 years old and Pregnant Mothers. This includes Health, Dental and Vision coverage for qualifying applicants.

Dignity Alcove in Stockton helps homeless veterans find permanent housing, secure a substantial income and address the specific challenges that veterans face, including but not limited to mental illness, physical illness, and substance abuse.

Emergency Crisis Intervention Program (ECIP) provides assistance with utility bills for low-income individuals in crisis, if they have a 48-hour notice or a shut off notice. Clients are required to call for an appointment on Monday mornings and are required to attend an Energy class and bring appropriate documents to receive immediate help with their utility bill. Similar to the program above, no numbers were available for how many seniors are served in Lathrop.

Home Energy Assistance Program (HEAP) assists low-income households to pay their energy costs. Assistance is in the form of a dual or single-party warrant, or, a direct payment to the utility company on behalf of the applicant. The amount of assistance is based on the number of persons in the household, total household income, the cost of energy within the County the household resides in, and funding availability. HEAP provides one payment per year.

2019 HOUSING ELEMENT BACKGROUND REPORT

PG&E offers assistance to low-income, disabled and senior citizen customers through numerous programs and community outreach projects which include: California Alternate Rates for Energy (CARES), Family Electric Rate Assistance (FERA), and the Balanced Payment Plan Program.

Weatherization Program administered through San Joaquin HSA provides home or duplex weatherization services such as: minor home repair, glass replacement, attic ventilation, low-flow showerheads, ceiling insulation, evaporative cooler vent cover, door weatherstripping, water heater blanket, duct wrap, switches & outlet gaskets, caulking, and other weatherstripping.

San Joaquin Rapid Transit District Dial-A-Ride provides dial-a-ride services to handicapped persons with an ADA certification. The service area includes the entire San Joaquin County, to assure accessibility to basic services such as shopping, public hospitals, and connections to Metro Stockton, (Stockton Metropolitan Area) and intercity fixed routes.

6. Other Requirements

CONSISTENCY WITH GENERAL PLAN

Government Code Section 65300.5 states: "In construing the provisions of this article, the Legislature intends that the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency." Additionally, Government Code Section 65583(c)(7) requires the identification of "means by which consistency will be achieved with other general plan elements and community goals."

The Housing Element of a general plan sets out a city's overall long-range planning strategy for providing housing for all segments of the community. The California Government Code requires general plans to contain an integrated, consistent set of goals and policies. The Housing Element is, therefore, affected by policies contained in other elements of a general plan. The housing element is most intricately related to the land use element. The Land Use Element establishes the framework for development of housing by laying out the land use designations for residential development and indicating the type and density permitted by a city.

Working within this framework, the City of Lathrop's Housing Element identifies priority goals, objectives, and program actions for the 2015-2023 planning period that directly address the housing needs of Lathrop's existing and future residents. The policies contained in other elements of the City's General Plan affect many aspects of life that residents enjoy such as the amount and variety of open space; the preservation of natural, historic and cultural resources; permitted noise levels in residential areas; and the safety of the residents in the event of a natural or man-made disaster. The Housing Element has been reviewed for consistency with the City's other General Plan Elements and the policies and programs in this Element do not conflict with the policy direction contained in other parts of the General Plan.

As the General Plan Update proceeds and as portions of the General Plan are amended in the future, the Housing Element will be reviewed to ensure that internal consistency is maintained. The General Plan Update will address all requirements of State law related to the scope and content of a General Plan, including updated goals, policies, and programs to address complete streets, environmental justice, climate adaptation and resiliency, and air quality.

RELATIONSHIP TO OTHER CITY PLANS AND POLICIES

The Housing Element identifies priority goals, objectives, policies, and action programs for the next five years that directly address the housing needs of Lathrop. The City's other plans and policies including its Municipal Code, Zoning Code, Master Plan, and Specific Plans must all remain consistent with the Housing Element. As revisions are considered to the City's Code and various plans, each revision will be reviewed to ensure that no conflicts with the Housing Element occur.

PRIORITY FOR WATER AND SEWER

Per Chapter 727, Statutes of 2004 (SB 1087), upon completion of an amended or adopted housing element, a local government is responsible for immediately distributing a copy of the Element to area water and sewer providers. Water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. As the responsible agency, the City of Lathrop will supply a copy of the adopted housing element to the Lathrop Public Works Department (LPWD), as well as to all other water and sewer providers serving the City. The City is also preparing policy language to ensure that all lower income housing projects receive priority for water and sewer service, consistent with State law.

ENERGY CONSERVATION

Energy efficiency has direct application to affordable housing because the more money spent on energy, the less available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and many times must choose between basic needs such as shelter, food, and energy.

2019 HOUSING ELEMENT BACKGROUND REPORT

City Standards

The City has adopted and enforces the 2016 California Energy Code and the 2016 California Green Building Standards Code (CALGreen). CALGreen has streamlined energy efficiency and conservation measures for jurisdictions throughout California. CALGreen addresses energy efficiency through requiring compliance with Title 24 energy efficiency standards which address energy efficiency through appliances, air conditioning/heating units, water heating systems, windows/doors, insulation, roofing, lighting, solar-readiness, as well as requiring additional mandatory measures that address site development (stormwater management), construction (construction waste reduction/recycling, pollution control,) and long-term use of the residence (indoor water use, outdoor water use, building maintenance and operation, fireplaces, indoor air quality and exhaust, and interior moisture control). Single family and duplex developments are required to be wired for electric vehicle charging and the multifamily projects with 17 or more units must provide electric vehicle charging spaces. The 2019 CalGreen, which will be mandatory in 2020, will require an increase in the number of electric vehicle charging spaces at multifamily projects. The 2019 CalGreen also places California at the forefront of renewable energy requirements for residential uses, requiring all new homes under three stories to install solar panels. CALGreen has standardized energy efficiency throughout California, making the process straightforward for developers who often work in multiple jurisdictions.

Chapter 13.08 of the Municipal Code establishes water conservation and rationing standards, including measures for water conservation and water restrictions. Section 17.92.060 of the Zoning Code establishes water conservation requirements for landscaping in new development.

Households benefit from increased energy efficiency and water conservation requirements as demand for electric, natural gas, and water is reduced which can result in reduced electric, natural gas, and water bills. The Housing Plan includes policies and actions to encourage energy efficiency and conservation in residential development.

Energy Efficiency and Assistance Programs

Owners of existing housing can benefit from home improvements, such as window, door, and appliance replacement, increased insulation, and weatherization that reduce energy and water demand and thus reduce energy and water bills. Energy efficient programs include but are not limited to the following:

- **California Municipal Finance Authority Open PACE program.** The City participates in this program to ensure that loans and financing are available for residential and commercial property owners to make clean-energy and energy-efficient improvements to their homes. This program provides for deferred payments and can be used for extensive energy-efficiency and renewable energy improvements.
- **PG&E Energy Savings Assistance Program.** This program provides qualified customers with energy-saving improvements at no charge. Energy-saving measures through the Energy Savings Assistance Program can include repairing or replacing appliances, including the refrigerator, furnace, or water heater, and installing insulation, weatherproofing, energy-efficient light bulbs, caulking, and low-flow showerheads. Participants must live in a home that is at least five years old and must meet household income requirements.
- **Rebate Programs.** PG&E offers rebates for eligible appliances including clothes washers and gas, electric, or solar water heaters. Appliances eligible for rebates typically change annually.
- **Home Upgrade Program.** PG&E offers up to \$6,500 in home upgrades based on an energy assessment performed by a participating provider. Home upgrade options include air conditioner, furnace, water heater, wall insulation, floor insulation, duct insulation, high efficiency windows, and wall heaters.
- **Weatherization Program.** San Joaquin County Weatherization Program administered through San Joaquin HSA provides home or duplex weatherization services such as: minor home repair, glass replacement, attic ventilation, low-flow showerheads, ceiling insulation, evaporative cooler vent cover, door weatherstripping, water heater blanket, duct wrap, switches & outlet gaskets, caulking, and other weatherstripping.

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Zillow, 2019. Homes sales and rental data.

Appendix A - Inventory of Residential Sites

APN	Zone	General Plan	Acres	Realistic Unit Count	Notes	Income Category
West Lathrop Specific Plan/Mosssdale						
19119001	RL-MV	LD	82.06	451	West Lathrop Specific Plan/Mosssdale Area D. Acreage column does not include portion of 190.5-acre site designated for non-residential and recreational uses. Assumed density of at 5.5 units per acre for this site. Primarily vacant; home and outbuildings located in portion of parcel that is east of River Islands Parkway.	AM
19120002	RL-MV	LD	16.33	89	West Lathrop Specific Plan/Mosssdale identifies 5.5 units per acre. Vacant. Acreage does not include portion of 39.4-acre parcel designated for non-residential uses.	AM
24170025	RL-MV	LD	0.14	1	Mosssdale - vacant single family lot.	AM
24170026	RL-MV	LD	0.16	1	Mosssdale - vacant single family lot.	AM
24102063	RM-MV	MD	13.38	133	This site accommodates densities of 8-15 du/ac; densities are assumed at 10 du/ac as there is no minimum density. Does not include portion of 19.12-acre parcel designated P-MV and CS-MV.	M
24102034	RM-MV	MD	3.50	35	This site accommodates densities up to 8-15 du/ac; densities are assumed at 10 du/ac as there is no minimum density. Does not include remainder of 4.14-acre site zoned P-MV and OS-MV.	M
24102068	RM-MV	MD	9.50	95	This site accommodates densities up to 8-15 du/ac; densities are assumed at 10 du/ac as there is no minimum density. Does not include remainder of site zoned P-MV and OS-MV.	M
24102061	RH-MV	HD	5.76	204	Mosssdale Landing South. Mosssdale Apartments approved for 204 units (APNs 24102061,065,066). Building permits have not been pulled; while this site has potential to be sold to an affordable housing developer or developed as an affordable project. However, it is assumed to be market-rate in order to provide a conservative estimate of lower income sites and as the developer has not expressed interest in seeking funding to provide affordable housing. Vacant.	M
24102065	RH-MV	HD	2.67	-	See APN 24102061.	M
24102066	RH-MV	HD	0.60	-	See APN 24102061.	M
19170014	CV-MV	VC	2.46	62	Approved. Towne Centre Apartments 1.	M
19155074	CV-MV	VC	2.17	84	Approved. Towne Centre Apartments 2. APNs 19155074, 19155075.	M
19155075	CV-MV	VC	1.22	-	See APN 19155074.	M

* Identifies parcels with split zoning

Appendix A - Inventory of Residential Sites

APN	Zone	General Plan	Acres	Realistic Unit Count	Notes	Income Category
19155071	CV-MV	VC	1.46	36	Vacant. Site has same designation as the approved Towne Centre Apartments projects and is anticipated to develop at comparable densities (24.96 du/ac).	L
19155073	CV-MV	VC	1.38	34	Vacant. Site has same designation as the approved Towne Centre Apartments projects and is anticipated to develop at comparable densities (24.96 du/ac).	L
Subtotal: Residential Low			98.68	542		AM
Subtotal: Residential Medium			26.38	263		M
Subtotal: Residential High			14.88	350		M
Subtotal: Residential High			2.84	70		L
West Lathrop Specific Plan/River Islands						
21323001	RL-RI	RL-RI	91.09	137	River Islands Vesting Tentative Map 3694 is approved for 3,616 single family units and 668 multifamily units including 425 apartments (approx. 17.7 net acres at 24 du/ac) and 243 townhomes (approx. 21 net acres at 11.6 du/ac) in the Mixed Use area. Approximately 1,331 single family units are completed and an additional 197 single family units have been permitted. There are 2,088 single family units remaining to be permitted; approximately 740 single family lots are in final maps which includes the 197 single family units that are permitted/under construction and the remaining 1,545 single family units are allocated to the remaining parcels based on each parcel's proportionate share of the parcels. See Appendix A1 for single family parcels that have been subdivided; these are all assumed to be above moderate income. The remaining parcels in the Vesting Tentative Map will accommodate 425 lower income units (15-40 du/ac, assumed at approx. 24 du/ac located in the Town Center), 627 moderate income units at medium densities (including 243 townhomes in the Mixed Use Area and 384 single family attached units in Villages S and CC), and 1,320 single family units at low and medium densities.	AM
21322004	RL-RI	RL-RI	28.33	42		AM
21021017	RL-RI	RL-RI	11.84	18		AM
21323002	RL-RI	RL-RI	2.00	3		AM
21323003	RL-RI	RL-RI	2.00	3		AM
21323004	RL-RI	RL-RI	2.00	3		AM
21323005	RL-RI	RL-RI	95.47	143		AM
21323006	RL-RI	RL-RI	89.79	135		AM
21033001	RL-RI	RL-RI	13.81	21		AM
21034031	RL-RI	RL-RI	9.94	15		AM
24040003	RL-RI	RL-RI	16.97	25		AM
24040005	RL-RI	RL-RI	19.65	29		AM
24040006	RL-RI	RL-RI	2.78	4		AM
24040009	RL-RI	RL-RI	21.22	32		AM
24040010	RL-RI	RL-RI	24.16	36		AM
24040011	RL-RI	RL-RI	10.84	16		AM
24040012	RL-RI	RL-RI	11.45	17		AM
21040013	RL-RI	RL-RI	11.71	18		AM
21040014	RL-RI	RL-RI	14.71	22		AM
21040016	RL-RI	RL-RI	75.76	114		AM
21040023	RL-RI	RL-RI	18.80	28	AM	
21042051	RL-RI	RL-RI	0.62	1	AM	
21042052	RL-RI	RL-RI	1.26	2	AM	
21042053	RL-RI	RL-RI	0.83	1	AM	
21043052	RL-RI	RL-RI	0.84	1	AM	
21045051	RL-RI	RL-RI	4.40	7	AM	
21046017	RL-RI	RL-RI	2.66	4	AM	
21046018	RL-RI	RL-RI	2.02	3	AM	
21047034	RL-RI	RL-RI	1.54	2	AM	

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Appendix A - Inventory of Residential Sites

APN	Zone	General Plan	Acres	Realistic Unit Count	Notes	Income Category
21048045	RL-RI	RL-RI	1.45	2		AM
21048046	RL-RI	RL-RI	0.91	1		AM
21048047	RL-RI	RL-RI	1.05	2		AM
21048049	RL-RI	RL-RI	0.70	1		AM
21048050	RL-RI	RL-RI	0.47	1		AM
21312005	RL-RI	RL-RI	16.71	25		AM
21321004	RL-RI	RL-RI	68.40	103		AM
21321005	RL-RI	RL-RI	62.83	94		AM
21322005	RL-RI	RL-RI	58.19	87		AM
21322006	RL-RI	RL-RI	36.92	55		AM
21325001	RL-RI	RL-RI	103.96	156		AM
21325002	RL-RI	RL-RI	47.23	71		AM
21004002	RL-RI	RL-RI	6.59	10		AM
21021022	RL-RI	RL-RI	2.84	4		AM
21331033*	RL-RI	RL-RI	33.18	50		AM
21331033*	MU-RI	MU-RI	17.70	425		EV/VL/L
21331033*	MU-RI	MU-RI	21.00	243		M
21311001*	RL-RI	RL-RI	202.60	551	West Lathrop Specific Plan/River Islands. Assumed proportional share of 4,916 low density units allocated to Woodlands, West Village, and remaining portions of districts not developed by VTM 3694. Development would occur at approx. 3.15 du per gross acre or 4.5-5 du per net acre. Vacant.	AM
21311002*	RL-RI	RL-RI	149.26	441		AM
21311003*	RL-RI	RL-RI	143.98	425		AM
21312001*	RL-RI	RL-RI	206.06	609		AM
21312003*	RL-RI	RL-RI	0.95	3		AM
21312004*	RL-RI	RL-RI	173.59	513		AM
21321002*	RL-RI	RL-RI	106.87	316		AM
21321003*	RL-RI	RL-RI	11.99	35		AM
21321004	RL-RI	RL-RI	65.60	194		AM
21321005	RL-RI	RL-RI	60.25	178		AM
21321006*	RL-RI	RL-RI	225.89	667		AM
21325001	RL-RI	RL-RI	103.98	307		AM
21325002	RL-RI	RL-RI	53.43	158		AM
21325003	RL-RI	RL-RI	46.70	138		AM
21325004	RL-RI	RL-RI	112.68	333		AM
21311001*	RM-RI	RM-RI	16.71	115	West Lathrop Specific Plan/River Islands. Assumed proportional share of 1,200 medium density units designated for the Woodlands, East Village, West Village. Approx. 10.16 du/ac net density, 7.62 du/ac gross density. Vacant.	M
21311002*	RM-RI	RM-RI	26.22	180		M
21311003*	RM-RI	RM-RI	6.91	48		M
21312001*	RM-RI	RM-RI	26.84	185		M
21312002	RM-RI	RM-RI	18.29	126		M
21312003*	RM-RI	RM-RI	1.05	7		M
21312004*	RM-RI	RM-RI	17.22	118		M
21321002*	RM-RI	RM-RI	33.24	229		M

* Identifies parcels with split zoning

Appendix A - Inventory of Residential Sites

APN	Zone	General Plan	Acres	Realistic Unit Count	Notes	Income Category
21321003*	RM-RI	RM-RI	17.02	117		M
21321006*	RM-RI	RM-RI	6.66	46		M
21322003*	RM-RI	RM-RI	4.33	30		M
21321006*	RH-RI	RH-RI	27.50	600	West Lathrop Specific Plan/River Islands designates site for 500 to 650 units and identifies 600 units (21.8 du/ac) as optimal. Vacant.	EL, VL, L
Subtotal: Residential Low			2,654.95	5,514		AM
Subtotal: Residential Medium			195.49	1,444		M
Subtotal: Residential High			45.20	1,025		EL, VL, L
Central Lathrop Specific Plan						
19120023	VR/DS-CL	VR-CL	10.85	103	Neighborhood 1: 103 attached courtyard housing lots in approved Vesting Tentative Map 3647. Vacant.	M
19120024	VR/DS-CL	VR-CL	15.34	136	Neighborhood 2: 136 35x72 lots in approved Vesting Tentative Map 3647. Vacant.	M
19120021	VR/DS-CL	VR-CL	17.02	119	Neighborhood 3: 119 45x75 lots in approved Vesting Tentative Map 3647. Vacant.	M
19121017	HR/DS-CL	HR-CL	13.65	341	Neighborhood 4: approved Vesting Tentative Map 3647 allows 210 to 560 units on this site (15-40 du/ac), in addition to the 1,040 residential lots. Assumed 25 du/ac. Vacant.	EL, VL, L
19120026	VR/DS-CL	VR-CL	12.17	82	Neighborhood 5: 82 45x75 lots in approved Vesting Tentative Map 3647. Vacant.	M
19121018	VR/DS-CL	VR-CL	16.85	98	Neighborhood 6: 98 50x80 lots in approved Vesting Map 3647. Vacant.	AM
19121023	VR/DS-CL	VR-CL	19.54	104	Neighborhood 7: 104 45x100 lots in approved Vesting Map 3647. Vacant.	AM
19121022	VR/DS-CL	VR-CL	20.90	100	Neighborhood 8: 100 50x100 lots in approved Vesting Map 3647. Vacant.	AM
19121021	VR/DS-CL	VR-CL	22.51	107	Neighborhood 9: 107 55x100 lots in approved Vesting Map 3647. Vacant.	AM
19121035	VR/DS-CL	VR-CL	20.62	87	Neighborhood 10: 87 50x100 lots in approved Vesting Map 3647. Vacant.	AM
19121033	VR/DS-CL	VR-CL	19.52	104	Neighborhood 11: 104 45x100 lots in approved Vesting Map 3647. Vacant.	AM
19121041	HR/DS-CL	HR-CL	12.32	305	Central Lathrop high density residential site.	EL, VL, L
19121037	R/MU/DS-CL	R/MU-CL	12.38	61	Central Lathrop Vesting Tentative Map 3789 permits a total of 430 single family units. Vacant.	AM
19121013	VR/DS-CL	VR-CL	24.47	120		AM
19121016	VR/DS-CL	VR-CL	13.31	65		AM

* Identifies parcels with split zoning

Appendix A - Inventory of Residential Sites

APN	Zone	General Plan	Acres	Realistic Unit Count	Notes	Income Category
19121024	VR/DS-CL	VR-CL	17.02	84		AM
19121025	VR/DS-CL	VR-CL	20.36	100		AM
19121019	VR/DS-CL	VR-CL	18.03	113	Central Lathrop Vesting Tentative Map 3967 permits 113 residential lots.	AM
19122032	R/MU/DS-CL	R/MU-CL	11.89	149	Central Lathrop Specific Plan. Assumed 24.8 du/ac for 50% of mixed use site. Existing agricultural industrial use will be replaced with planned Specific Plan uses.	EL, VL, L
19122039	R/MU/DS-CL	R/MU-CL	5.99	75	Central Lathrop Specific Plan. Assumed 24.8 du/ac for 50% of mixed use site. Vacant.	EL, VL, L
19122040	R/MU/DS-CL	R/MU-CL	5.81	73	Central Lathrop Specific Plan. Assumed 24.8 du/ac for 50% of mixed use site. Two residences and outbuilding planned to be replaced with approved Specific Plan uses.	EL, VL, L
19122059	R/MU/DS-CL	R/MU-CL	2.81	35	Central Lathrop Specific Plan. Assumed 25 du/ac for 50% of mixed use site. Vacant.	EL, VL, L
19122006	VR/DS-CL	VR-CL	12.61	95	Small portion developed with agricultural structures. Assumed 7.5 du/ac.	AM
19122007	VR/DS-CL	VR-CL	1.48	11	Vacant. Assumed 7.5 du/ac.	AM
19122008	VR/DS-CL	VR-CL	14.85	111	Vacant. Assumed 7.5 du/ac.	AM
19122009	VR/DS-CL	VR-CL	16.38	123	Small portion developed with single family home. Assumed 7.5 du/ac.	AM
19122010	VR/DS-CL	VR-CL	5.15	39	Vacant. Assumed 7.5 du/ac.	AM
19122011	VR/DS-CL	VR-CL	10.43	78	Vacant. Assumed 7.5 du/ac.	AM
19122012	VR/DS-CL	VR-CL	0.96	7	Vacant. Assumed 7.5 du/ac.	AM
19122013	VR/DS-CL	VR-CL	15.66	117	Vacant. Assumed 7.5 du/ac.	AM
19122014	VR/DS-CL	VR-CL	47.82	359	Vacant. Assumed 7.5 du/ac.	AM
19122016	VR/DS-CL	VR-CL	5.00	38	Single family home and outbuildings. Assumed 7.5 du/ac.	AM
19122017	VR/DS-CL	VR-CL	6.04	45	Vacant. Assumed 7.5 du/ac.	AM
19122018	VR/DS-CL	VR-CL	18.51	139	Vacant. Assumed 7.5 du/ac.	AM
19122019	VR/DS-CL	VR-CL	5.89	44	Single family home. Assumed 7.5 du/ac.	AM

* Identifies parcels with split zoning

Appendix A - Inventory of Residential Sites

APN	Zone	General Plan	Acres	Realistic Unit Count	Notes	Income Category
19122035	VR/DS-CL	VR-CL	8.96	67	Vacant. Assumed 7.5 du/ac.	AM
19122036	VR/DS-CL	VR-CL	5.00	38	Barn or outbuilding. Assumed 7.5 du/ac.	AM
Subtotal: Residential Low			382.21	2,634		AM
Subtotal: Residential Medium			55.38	440		M
Subtotal: Residential High			52.48	978		EL, VL, L
Individual Sites						
19651008	R-1-6	LD	3.13	18	Vacant.	AM
19651010	R-1-6	LD	0.48	3	Vacant.	AM
19612068	R-1-6	LD	2.72	16	Vacant.	AM
19631029	R-1-6	LD	1.47	9	Vacant.	AM
19638050	R-1-6	LD	0.98	6	Vacant.	AM
19605017	RM3	MD	1.03	6	Vacant.	M
19605020	RM3	MD	1.00	6	Vacant.	M
19605030	RM3	MD	0.97	10	Underdeveloped. Small, older home anticipated to be replaced with permitted higher density uses based on market demand; site has capacity to support significant additional development.	M
19605032	RM3	MD	0.97	11	Vacant.	M
19605033	RM3	MD	0.99	12	Vacant.	M
19608039	RM3	MD	1.08	12	Underdeveloped with significant capacity for additional development. Single family home anticipated to be replaced with permitted higher density uses based on market demand.	M
19605052	RM3	MD	1.03	11	Underdeveloped with significant capacity for additional development. Single family home anticipated to be replaced with permitted higher density uses based on market demand.	M
19608041	RM3	MD	1.00	11	Underdeveloped with significant capacity for additional development. Single family home anticipated to be replaced with permitted higher density uses based on market demand.	M
19605034	RM3	MD	0.99	10	Underdeveloped with significant capacity for additional development. Single family home anticipated to be replaced with permitted higher density uses based on market demand.	M
19605036	RM3	MD	1.01	11	Underdeveloped with significant capacity for additional development. Single family home anticipated to be replaced with permitted higher density uses based on market demand.	M

* Identifies parcels with split zoning

Appendix A - Inventory of Residential Sites

APN	Zone	General Plan	Acres	Realistic Unit Count	Notes	Income Category
19608038	RM3	MD	1.00	11	Underdeveloped with significant capacity for additional development. Single family home anticipated to be replaced with permitted higher density uses based on market demand.	M
19608052	RM3	MD	0.94	10	Underdeveloped with significant capacity for additional development. Single family home anticipated to be replaced with permitted higher density uses based on market demand.	M
19608040	RM3	MD	1.00	11	Underdeveloped with significant capacity for additional development. Single family home anticipated to be replaced with permitted higher density uses based on market demand.	M
19605053	RM3	MD	0.50	6	Vacant.	M
19605062	RM3	MD	0.13	2	Vacant.	M
19650001	RM3	MD	2.43	25	Three units on site. Capacity for site to support additional development.	M
19650005	RM3	MD	1.32	14	One single family dwelling. Site has capacity to support additional residential development.	M
19650008	RM3	MD	0.69	10	Vacant. Previously approved for a 10-unit apartment project (Griffith Apartments).	M
19607004	CC	CC	0.46	5	Residential required to be above commercial use. Assumed 20 du/ac (25 du/ac reduced by 20% for site improvements) on 50% of parcel. Vacant.	M
19607005	CC	CC	0.67	7	Residential required to be above commercial use. Assumed 20 du/ac (25 du/ac reduced by 20% for site improvements) on 50% of parcel. Vacant.	M
19607011	CC	CC	0.31	3	Residential required to be above commercial use. Assumed 20 du/ac (25 du/ac reduced by 20% for site improvements) on 50% of parcel. Vacant.	M
19608078	CC	CC	0.56	6	Residential required to be above commercial use. Assumed 20 du/ac (25 du/ac reduced by 20% for site improvements) on 50% of parcel. Vacant.	M
19608079	CC	CC	0.80	8	Residential required to be above commercial use. Assumed 20 du/ac (25 du/ac reduced by 20% for site improvements) on 50% of parcel. Vacant.	M
19608021	PO	PO	1.00	19	Assumed development at RM-1.5 densities (can build from R-1-6 to RM-1.5 densities) with a 20% reduction to account for site improvements. PO allows residential-only development with no requirement for mixed-use; residential-only is considered a reasonable assumption as 90% of the City's PO sites are developed with solely residential uses. Emergency shelter is permitted use. Vacant.	L

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Appendix A - Inventory of Residential Sites

APN	Zone	General Plan	Acres	Realistic Unit Count	Notes	Income Category
19608026	PO	PO	1.50	29	Assumed development at RM-1.5 densities (can build from R-1-6 to RM-1.5 densities) with a 20% reduction to account for site improvements. PO allows residential-only development with no requirement for mixed-use; residential-only is considered a reasonable assumption as 90% of the City's PO sites are developed with solely residential uses Underutilized - small older structure on large lot.	L
19608072	PO	PO	0.25		Assumed development at RM-1.5 densities (can build from R-1-6 to RM-1.5 densities) with a 20% reduction to account for site improvements would allow 4 units. PO allows residential-only development with no requirement for mixed-use. Emergency shelter is permitted use. Vacant. Due to small size (less than 0.5 acre), this site is not used in the lower income sites inventory but is included as it can accommodate an emergency shelter. It cannot be used as a replacement lower income site unless supplemental analysis is provided pursuant to Government Code Section 65583.2(c)(2)(B).	L
Subtotal: Residential Low			8.78	52		AM
Subtotal: Residential Medium			20.88	218.00		M
Subtotal: Residential High			2.49	48.00		L

* Identifies parcels with split zoning

Appendix A1: River Islands Single Family Parcels

Parcel	General Plan	Zoning	Acres	Status	Units	Income Level
21024074	RL-RI	RL-RI	0.1607	Vacant single family lot.	1	AM
21027022	RL-RI	RL-RI	0.133	Vacant single family lot.	1	AM
21027023	RL-RI	RL-RI	0.1313	Vacant single family lot.	1	AM
21027024	RL-RI	RL-RI	0.1313	Vacant single family lot.	1	AM
21027025	RL-RI	RL-RI	0.1313	Vacant single family lot.	1	AM
21027026	RL-RI	RL-RI	0.1313	Vacant single family lot.	1	AM
21027027	RL-RI	RL-RI	0.149	Vacant single family lot.	1	AM
21027028	RL-RI	RL-RI	0.1516	Vacant single family lot.	1	AM
21027029	RL-RI	RL-RI	0.1499	Vacant single family lot.	1	AM
21027030	RL-RI	RL-RI	0.1458	Vacant single family lot.	1	AM
21027031	RL-RI	RL-RI	0.1206	Vacant single family lot.	1	AM
21027032	RL-RI	RL-RI	0.1194	Vacant single family lot.	1	AM
21027033	RL-RI	RL-RI	0.1196	Vacant single family lot.	1	AM
21027034	RL-RI	RL-RI	0.1336	Vacant single family lot.	1	AM
21027035	RL-RI	RL-RI	0.2433	Vacant single family lot.	1	AM
21027036	RL-RI	RL-RI	0.2357	Vacant single family lot.	1	AM
21027037	RL-RI	RL-RI	0.2057	Vacant single family lot.	1	AM
21027038	RL-RI	RL-RI	0.1948	Vacant single family lot.	1	AM
21028020	RL-RI	RL-RI	0.1194	Vacant single family lot.	1	AM
21028021	RL-RI	RL-RI	0.1194	Vacant single family lot.	1	AM
21028022	RL-RI	RL-RI	0.1194	Vacant single family lot.	1	AM
21028023	RL-RI	RL-RI	0.1194	Vacant single family lot.	1	AM
21028024	RL-RI	RL-RI	0.1194	Vacant single family lot.	1	AM
21029070	RL-RI	RL-RI	0.1315	Vacant single family lot.	1	AM
21029071	RL-RI	RL-RI	0.1157	Vacant single family lot.	1	AM
21029072	RL-RI	RL-RI	0.1136	Vacant single family lot.	1	AM
21029073	RL-RI	RL-RI	0.1136	Vacant single family lot.	1	AM
21029074	RL-RI	RL-RI	0.1271	Vacant single family lot.	1	AM
21029075	RL-RI	RL-RI	0.1301	Vacant single family lot.	1	AM
21029076	RL-RI	RL-RI	0.1331	Vacant single family lot.	1	AM
21034004	RL-RI	RL-RI	0.1859	Vacant single family lot.	1	AM
21034005	RL-RI	RL-RI	0.1747	Vacant single family lot.	1	AM
21034006	RL-RI	RL-RI	0.1343	Vacant single family lot.	1	AM
21034007	RL-RI	RL-RI	0.1343	Vacant single family lot.	1	AM
21034008	RL-RI	RL-RI	0.1343	Vacant single family lot.	1	AM
21034009	RL-RI	RL-RI	0.1343	Vacant single family lot.	1	AM
21034014	RL-RI	RL-RI	0.1418	Vacant single family lot.	1	AM
21034015	RL-RI	RL-RI	0.1499	Vacant single family lot.	1	AM
21034016	RL-RI	RL-RI	0.1646	Vacant single family lot.	1	AM
21034017	RL-RI	RL-RI	0.168	Vacant single family lot.	1	AM
21034018	RL-RI	RL-RI	0.1502	Vacant single family lot.	1	AM
21034019	RL-RI	RL-RI	0.1522	Vacant single family lot.	1	AM
21034020	RL-RI	RL-RI	0.1355	Vacant single family lot.	1	AM

Appendix A1: River Islands Single Family Parcels

21034021	RL-RI	RL-RI	0.1343	Vacant single family lot.	1	AM
21034029	RL-RI	RL-RI	0.1287	Vacant single family lot.	1	AM
21034034	RL-RI	RL-RI	0.188	Vacant single family lot.	1	AM
21034035	RL-RI	RL-RI	0.1729	Vacant single family lot.	1	AM
21034036	RL-RI	RL-RI	0.1398	Vacant single family lot.	1	AM
21034037	RL-RI	RL-RI	0.1375	Vacant single family lot.	1	AM
21034038	RL-RI	RL-RI	0.1463	Vacant single family lot.	1	AM
21034039	RL-RI	RL-RI	0.1697	Vacant single family lot.	1	AM
21034040	RL-RI	RL-RI	0.1525	Vacant single family lot.	1	AM
21034041	RL-RI	RL-RI	0.1434	Vacant single family lot.	1	AM
21034042	RL-RI	RL-RI	0.1682	Vacant single family lot.	1	AM
21034043	RL-RI	RL-RI	0.1631	Vacant single family lot.	1	AM
21034044	RL-RI	RL-RI	0.143	Vacant single family lot.	1	AM
21034045	RL-RI	RL-RI	0.1574	Vacant single family lot.	1	AM
21034046	RL-RI	RL-RI	0.1513	Vacant single family lot.	1	AM
21034047	RL-RI	RL-RI	0.1521	Vacant single family lot.	1	AM
21034048	RL-RI	RL-RI	0.2018	Vacant single family lot.	1	AM
21034049	RL-RI	RL-RI	0.1594	Vacant single family lot.	1	AM
21034050	RL-RI	RL-RI	0.178	Vacant single family lot.	1	AM
21034051	RL-RI	RL-RI	0.3654	Vacant single family lot.	1	AM
21034052	RL-RI	RL-RI	0.3396	Vacant single family lot.	1	AM
21034053	RL-RI	RL-RI	0.1523	Vacant single family lot.	1	AM
21034054	RL-RI	RL-RI	0.1841	Vacant single family lot.	1	AM
21034055	RL-RI	RL-RI	0.1861	Vacant single family lot.	1	AM
21034056	RL-RI	RL-RI	0.1789	Vacant single family lot.	1	AM
21034057	RL-RI	RL-RI	0.1817	Vacant single family lot.	1	AM
21034058	RL-RI	RL-RI	0.3546	Vacant single family lot.	1	AM
21034059	RL-RI	RL-RI	0.3259	Vacant single family lot.	1	AM
21034060	RL-RI	RL-RI	0.1535	Vacant single family lot.	1	AM
21034061	RL-RI	RL-RI	0.1625	Vacant single family lot.	1	AM
21034063	RL-RI	RL-RI	0.1785	Vacant single family lot.	1	AM
21034064	RL-RI	RL-RI	0.2284	Vacant single family lot.	1	AM
21034065	RL-RI	RL-RI	0.1358	Vacant single family lot.	1	AM
21034066	RL-RI	RL-RI	0.1931	Vacant single family lot.	1	AM
21034067	RL-RI	RL-RI	0.1601	Vacant single family lot.	1	AM
21034068	RL-RI	RL-RI	0.1486	Vacant single family lot.	1	AM
21034069	RL-RI	RL-RI	0.1448	Vacant single family lot.	1	AM
21034070	RL-RI	RL-RI	0.1876	Vacant single family lot.	1	AM
21035003	RL-RI	RL-RI	0.1475	Vacant single family lot.	1	AM
21035004	RL-RI	RL-RI	0.1343	Vacant single family lot.	1	AM
21035005	RL-RI	RL-RI	0.171	Vacant single family lot.	1	AM
21035006	RL-RI	RL-RI	0.1449	Vacant single family lot.	1	AM
21035007	RL-RI	RL-RI	0.158	Vacant single family lot.	1	AM
21035008	RL-RI	RL-RI	0.3577	Vacant single family lot.	1	AM
21035009	RL-RI	RL-RI	0.1698	Vacant single family lot.	1	AM

Appendix A1: River Islands Single Family Parcels

21035010	RL-RI	RL-RI	0.3936	Vacant single family lot.	1	AM
21035011	RL-RI	RL-RI	0.4832	Vacant single family lot.	1	AM
21035012	RL-RI	RL-RI	0.1991	Vacant single family lot.	1	AM
21035013	RL-RI	RL-RI	0.1897	Vacant single family lot.	1	AM
21035014	RL-RI	RL-RI	0.1722	Vacant single family lot.	1	AM
21037001	RL-RI	RL-RI	0.1301	Vacant single family lot.	1	AM
21037002	RL-RI	RL-RI	0.1301	Vacant single family lot.	1	AM
21037003	RL-RI	RL-RI	0.1301	Vacant single family lot.	1	AM
21037004	RL-RI	RL-RI	0.1301	Vacant single family lot.	1	AM
21037005	RL-RI	RL-RI	0.1301	Vacant single family lot.	1	AM
21037006	RL-RI	RL-RI	0.1296	Vacant single family lot.	1	AM
21037018	RL-RI	RL-RI	0.1301	Vacant single family lot.	1	AM
21037019	RL-RI	RL-RI	0.1301	Vacant single family lot.	1	AM
21037020	RL-RI	RL-RI	0.1301	Vacant single family lot.	1	AM
21037021	RL-RI	RL-RI	0.1301	Vacant single family lot.	1	AM
21037022	RL-RI	RL-RI	0.1271	Vacant single family lot.	1	AM
21037023	RL-RI	RL-RI	0.1136	Vacant single family lot.	1	AM
21037024	RL-RI	RL-RI	0.1136	Vacant single family lot.	1	AM
21037025	RL-RI	RL-RI	0.1136	Vacant single family lot.	1	AM
21037026	RL-RI	RL-RI	0.1271	Vacant single family lot.	1	AM
21037027	RL-RI	RL-RI	0.1251	Vacant single family lot.	1	AM
21037028	RL-RI	RL-RI	0.1157	Vacant single family lot.	1	AM
21037029	RL-RI	RL-RI	0.1136	Vacant single family lot.	1	AM
21037030	RL-RI	RL-RI	0.1157	Vacant single family lot.	1	AM
21037031	RL-RI	RL-RI	0.1251	Vacant single family lot.	1	AM
21037047	RL-RI	RL-RI	0.1301	Vacant single family lot.	1	AM
21037048	RL-RI	RL-RI	0.1301	Vacant single family lot.	1	AM
21037049	RL-RI	RL-RI	0.1301	Vacant single family lot.	1	AM
21037050	RL-RI	RL-RI	0.1301	Vacant single family lot.	1	AM
21037051	RL-RI	RL-RI	0.1301	Vacant single family lot.	1	AM
21037052	RL-RI	RL-RI	0.1271	Vacant single family lot.	1	AM
21037053	RL-RI	RL-RI	0.1136	Vacant single family lot.	1	AM
21037054	RL-RI	RL-RI	0.1136	Vacant single family lot.	1	AM
21037055	RL-RI	RL-RI	0.1136	Vacant single family lot.	1	AM
21037056	RL-RI	RL-RI	0.1271	Vacant single family lot.	1	AM
21037057	RL-RI	RL-RI	0.1301	Vacant single family lot.	1	AM
21037058	RL-RI	RL-RI	0.1301	Vacant single family lot.	1	AM
21037059	RL-RI	RL-RI	0.1301	Vacant single family lot.	1	AM
21037060	RL-RI	RL-RI	0.1301	Vacant single family lot.	1	AM
21037061	RL-RI	RL-RI	0.1293	Vacant single family lot.	1	AM
21037062	RL-RI	RL-RI	0.117	Vacant single family lot.	1	AM
21037063	RL-RI	RL-RI	0.1315	Vacant single family lot.	1	AM
21037064	RL-RI	RL-RI	0.1157	Vacant single family lot.	1	AM
21037065	RL-RI	RL-RI	0.1136	Vacant single family lot.	1	AM
21037066	RL-RI	RL-RI	0.1136	Vacant single family lot.	1	AM

Appendix A1: River Islands Single Family Parcels

21037067	RL-RI	RL-RI	0.1271	Vacant single family lot.	1	AM
21037068	RL-RI	RL-RI	0.1271	Vacant single family lot.	1	AM
21037069	RL-RI	RL-RI	0.1136	Vacant single family lot.	1	AM
21037070	RL-RI	RL-RI	0.1136	Vacant single family lot.	1	AM
21037071	RL-RI	RL-RI	0.1157	Vacant single family lot.	1	AM
21037072	RL-RI	RL-RI	0.1251	Vacant single family lot.	1	AM
21038002	RL-RI	RL-RI	0.1313	Vacant single family lot.	1	AM
21038003	RL-RI	RL-RI	0.1528	Vacant single family lot.	1	AM
21038004	RL-RI	RL-RI	0.1952	Vacant single family lot.	1	AM
21038005	RL-RI	RL-RI	0.1359	Vacant single family lot.	1	AM
21038006	RL-RI	RL-RI	0.1158	Vacant single family lot.	1	AM
21038007	RL-RI	RL-RI	0.1148	Vacant single family lot.	1	AM
21038008	RL-RI	RL-RI	0.1327	Vacant single family lot.	1	AM
21038009	RL-RI	RL-RI	0.1984	Vacant single family lot.	1	AM
21038010	RL-RI	RL-RI	0.1468	Vacant single family lot.	1	AM
21038012	RL-RI	RL-RI	0.3528	Vacant single family lot.	1	AM
21038013	RL-RI	RL-RI	0.1415	Vacant single family lot.	1	AM
21038014	RL-RI	RL-RI	0.1878	Vacant single family lot.	1	AM
21038015	RL-RI	RL-RI	0.1368	Vacant single family lot.	1	AM
21038016	RL-RI	RL-RI	0.1634	Vacant single family lot.	1	AM
21038017	RL-RI	RL-RI	0.2194	Vacant single family lot.	1	AM
21038018	RL-RI	RL-RI	0.2619	Vacant single family lot.	1	AM
21038019	RL-RI	RL-RI	0.2034	Vacant single family lot.	1	AM
21038020	RL-RI	RL-RI	0.1839	Vacant single family lot.	1	AM
21038029	RL-RI	RL-RI	0.1247	Vacant single family lot.	1	AM
21038030	RL-RI	RL-RI	0.135	Vacant single family lot.	1	AM
21038031	RL-RI	RL-RI	0.1413	Vacant single family lot.	1	AM
21038032	RL-RI	RL-RI	0.1568	Vacant single family lot.	1	AM
21038033	RL-RI	RL-RI	0.1429	Vacant single family lot.	1	AM
21038034	RL-RI	RL-RI	0.123	Vacant single family lot.	1	AM
21038035	RL-RI	RL-RI	0.1268	Vacant single family lot.	1	AM
21038036	RL-RI	RL-RI	0.1242	Vacant single family lot.	1	AM
21038037	RL-RI	RL-RI	0.1162	Vacant single family lot.	1	AM
21038038	RL-RI	RL-RI	0.1148	Vacant single family lot.	1	AM
21038039	RL-RI	RL-RI	0.1148	Vacant single family lot.	1	AM
21038040	RL-RI	RL-RI	0.1182	Vacant single family lot.	1	AM
21038045	RL-RI	RL-RI	0.1148	Vacant single family lot.	1	AM
21038046	RL-RI	RL-RI	0.1148	Vacant single family lot.	1	AM
21039001	RL-RI	RL-RI	0.0943	Vacant single family lot.	1	AM
21039002	RL-RI	RL-RI	0.0928	Vacant single family lot.	1	AM
21039003	RL-RI	RL-RI	0.0885	Vacant single family lot.	1	AM
21039004	RL-RI	RL-RI	0.0906	Vacant single family lot.	1	AM
21039005	RL-RI	RL-RI	0.0885	Vacant single family lot.	1	AM
21039006	RL-RI	RL-RI	0.0928	Vacant single family lot.	1	AM
21039008	RL-RI	RL-RI	0.0943	Vacant single family lot.	1	AM

Appendix A1: River Islands Single Family Parcels

21039009	RL-RI	RL-RI	0.0928	Vacant single family lot.	1	AM
21039010	RL-RI	RL-RI	0.0885	Vacant single family lot.	1	AM
21039011	RL-RI	RL-RI	0.0906	Vacant single family lot.	1	AM
21039012	RL-RI	RL-RI	0.0885	Vacant single family lot.	1	AM
21039013	RL-RI	RL-RI	0.0928	Vacant single family lot.	1	AM
21039014	RL-RI	RL-RI	0.0906	Vacant single family lot.	1	AM
21039015	RL-RI	RL-RI	0.0928	Vacant single family lot.	1	AM
21039016	RL-RI	RL-RI	0.0885	Vacant single family lot.	1	AM
21039017	RL-RI	RL-RI	0.0916	Vacant single family lot.	1	AM
21039018	RL-RI	RL-RI	0.0885	Vacant single family lot.	1	AM
21039019	RL-RI	RL-RI	0.0928	Vacant single family lot.	1	AM
21039020	RL-RI	RL-RI	0.0885	Vacant single family lot.	1	AM
21039021	RL-RI	RL-RI	0.0928	Vacant single family lot.	1	AM
21039022	RL-RI	RL-RI	0.0906	Vacant single family lot.	1	AM
21039023	RL-RI	RL-RI	0.0928	Vacant single family lot.	1	AM
21039024	RL-RI	RL-RI	0.0885	Vacant single family lot.	1	AM
21039025	RL-RI	RL-RI	0.0928	Vacant single family lot.	1	AM
21039026	RL-RI	RL-RI	0.0883	Vacant single family lot.	1	AM
21041001	RL-RI	RL-RI	0.1061	Vacant single family lot.	1	AM
21041002	RL-RI	RL-RI	0.104	Vacant single family lot.	1	AM
21041003	RL-RI	RL-RI	0.1065	Vacant single family lot.	1	AM
21041004	RL-RI	RL-RI	0.1088	Vacant single family lot.	1	AM
21041005	RL-RI	RL-RI	0.102	Vacant single family lot.	1	AM
21041006	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041007	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041008	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041009	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041010	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041011	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041012	RL-RI	RL-RI	0.1054	Vacant single family lot.	1	AM
21041013	RL-RI	RL-RI	0.1099	Vacant single family lot.	1	AM
21041014	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041015	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041016	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041017	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041018	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041019	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041020	RL-RI	RL-RI	0.102	Vacant single family lot.	1	AM
21041021	RL-RI	RL-RI	0.1023	Vacant single family lot.	1	AM
21041022	RL-RI	RL-RI	0.1052	Vacant single family lot.	1	AM
21041023	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041024	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041025	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041026	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041027	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM

Appendix A1: River Islands Single Family Parcels

21041028	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041029	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041030	RL-RI	RL-RI	0.1098	Vacant single family lot.	1	AM
21041031	RL-RI	RL-RI	0.1054	Vacant single family lot.	1	AM
21041032	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041033	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041034	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041035	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041036	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041037	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041038	RL-RI	RL-RI	0.0992	Vacant single family lot.	1	AM
21041039	RL-RI	RL-RI	0.1052	Vacant single family lot.	1	AM
21042001	RL-RI	RL-RI	0.1249	Vacant single family lot.	1	AM
21042002	RL-RI	RL-RI	0.0996	Vacant single family lot.	1	AM
21042003	RL-RI	RL-RI	0.0996	Vacant single family lot.	1	AM
21042004	RL-RI	RL-RI	0.0996	Vacant single family lot.	1	AM
21042005	RL-RI	RL-RI	0.0973	Vacant single family lot.	1	AM
21042006	RL-RI	RL-RI	0.102	Vacant single family lot.	1	AM
21042007	RL-RI	RL-RI	0.1935	Vacant single family lot.	1	AM
21042050	RL-RI	RL-RI	0.1131	Vacant single family lot.	1	AM
21043017	RL-RI	RL-RI	0.109	Vacant single family lot.	1	AM
21043018	RL-RI	RL-RI	0.109	Vacant single family lot.	1	AM
21043019	RL-RI	RL-RI	0.109	Vacant single family lot.	1	AM
21043020	RL-RI	RL-RI	0.109	Vacant single family lot.	1	AM
21043021	RL-RI	RL-RI	0.109	Vacant single family lot.	1	AM
21043022	RL-RI	RL-RI	0.109	Vacant single family lot.	1	AM
21043023	RL-RI	RL-RI	0.109	Vacant single family lot.	1	AM
21043024	RL-RI	RL-RI	0.109	Vacant single family lot.	1	AM
21043025	RL-RI	RL-RI	0.109	Vacant single family lot.	1	AM
21043026	RL-RI	RL-RI	0.109	Vacant single family lot.	1	AM
21043027	RL-RI	RL-RI	0.109	Vacant single family lot.	1	AM
21043028	RL-RI	RL-RI	0.109	Vacant single family lot.	1	AM
21043029	RL-RI	RL-RI	0.1087	Vacant single family lot.	1	AM
21043030	RL-RI	RL-RI	0.1726	Vacant single family lot.	1	AM
21044001	RL-RI	RL-RI	0.1623	Vacant single family lot.	1	AM
21044002	RL-RI	RL-RI	0.1489	Vacant single family lot.	1	AM
21044003	RL-RI	RL-RI	0.1595	Vacant single family lot.	1	AM
21044004	RL-RI	RL-RI	0.1605	Vacant single family lot.	1	AM
21044005	RL-RI	RL-RI	0.1389	Vacant single family lot.	1	AM
21044006	RL-RI	RL-RI	0.1201	Vacant single family lot.	1	AM
21044007	RL-RI	RL-RI	0.1195	Vacant single family lot.	1	AM
21044008	RL-RI	RL-RI	0.1196	Vacant single family lot.	1	AM
21044009	RL-RI	RL-RI	0.1196	Vacant single family lot.	1	AM
21044010	RL-RI	RL-RI	0.1553	Vacant single family lot.	1	AM
21044011	RL-RI	RL-RI	0.1443	Vacant single family lot.	1	AM

Appendix A1: River Islands Single Family Parcels

21044012	RL-RI	RL-RI	0.1368	Vacant single family lot.	1	AM
21044013	RL-RI	RL-RI	0.1295	Vacant single family lot.	1	AM
21044014	RL-RI	RL-RI	0.1408	Vacant single family lot.	1	AM
21044015	RL-RI	RL-RI	0.142	Vacant single family lot.	1	AM
21044016	RL-RI	RL-RI	0.1302	Vacant single family lot.	1	AM
21044017	RL-RI	RL-RI	0.1375	Vacant single family lot.	1	AM
21044018	RL-RI	RL-RI	0.1294	Vacant single family lot.	1	AM
21044019	RL-RI	RL-RI	0.1577	Vacant single family lot.	1	AM
21044020	RL-RI	RL-RI	0.1205	Vacant single family lot.	1	AM
21044021	RL-RI	RL-RI	0.1213	Vacant single family lot.	1	AM
21044022	RL-RI	RL-RI	0.1205	Vacant single family lot.	1	AM
21044023	RL-RI	RL-RI	0.1201	Vacant single family lot.	1	AM
21044024	RL-RI	RL-RI	0.1389	Vacant single family lot.	1	AM
21044025	RL-RI	RL-RI	0.1307	Vacant single family lot.	1	AM
21044026	RL-RI	RL-RI	0.127	Vacant single family lot.	1	AM
21044027	RL-RI	RL-RI	0.119	Vacant single family lot.	1	AM
21044028	RL-RI	RL-RI	0.1162	Vacant single family lot.	1	AM
21044029	RL-RI	RL-RI	0.1395	Vacant single family lot.	1	AM
21044030	RL-RI	RL-RI	0.1452	Vacant single family lot.	1	AM
21044031	RL-RI	RL-RI	0.1192	Vacant single family lot.	1	AM
21044032	RL-RI	RL-RI	0.1192	Vacant single family lot.	1	AM
21044033	RL-RI	RL-RI	0.1192	Vacant single family lot.	1	AM
21044034	RL-RI	RL-RI	0.1192	Vacant single family lot.	1	AM
21044035	RL-RI	RL-RI	0.1192	Vacant single family lot.	1	AM
21044036	RL-RI	RL-RI	0.1192	Vacant single family lot.	1	AM
21044037	RL-RI	RL-RI	0.1192	Vacant single family lot.	1	AM
21044038	RL-RI	RL-RI	0.1192	Vacant single family lot.	1	AM
21044039	RL-RI	RL-RI	0.1192	Vacant single family lot.	1	AM
21044040	RL-RI	RL-RI	0.1192	Vacant single family lot.	1	AM
21044041	RL-RI	RL-RI	0.1481	Vacant single family lot.	1	AM
21044042	RL-RI	RL-RI	0.1429	Vacant single family lot.	1	AM
21044043	RL-RI	RL-RI	0.1191	Vacant single family lot.	1	AM
21044044	RL-RI	RL-RI	0.1191	Vacant single family lot.	1	AM
21044045	RL-RI	RL-RI	0.1191	Vacant single family lot.	1	AM
21044046	RL-RI	RL-RI	0.1191	Vacant single family lot.	1	AM
21044047	RL-RI	RL-RI	0.1191	Vacant single family lot.	1	AM
21044048	RL-RI	RL-RI	0.1191	Vacant single family lot.	1	AM
21044049	RL-RI	RL-RI	0.1191	Vacant single family lot.	1	AM
21044050	RL-RI	RL-RI	0.1191	Vacant single family lot.	1	AM
21044051	RL-RI	RL-RI	0.1191	Vacant single family lot.	1	AM
21044052	RL-RI	RL-RI	0.1191	Vacant single family lot.	1	AM
21044053	RL-RI	RL-RI	0.1375	Vacant single family lot.	1	AM
21044054	RL-RI	RL-RI	0.1177	Vacant single family lot.	1	AM
21044055	RL-RI	RL-RI	0.0982	Vacant single family lot.	1	AM
21045001	RL-RI	RL-RI	0.1512	Vacant single family lot.	1	AM

Appendix A1: River Islands Single Family Parcels

21045002	RL-RI	RL-RI	0.1258	Vacant single family lot.	1	AM
21045003	RL-RI	RL-RI	0.1192	Vacant single family lot.	1	AM
21045004	RL-RI	RL-RI	0.1183	Vacant single family lot.	1	AM
21045005	RL-RI	RL-RI	0.1295	Vacant single family lot.	1	AM
21045006	RL-RI	RL-RI	0.1389	Vacant single family lot.	1	AM
21045007	RL-RI	RL-RI	0.1201	Vacant single family lot.	1	AM
21045008	RL-RI	RL-RI	0.1205	Vacant single family lot.	1	AM
21045009	RL-RI	RL-RI	0.1213	Vacant single family lot.	1	AM
21045010	RL-RI	RL-RI	0.1205	Vacant single family lot.	1	AM
21045011	RL-RI	RL-RI	0.1592	Vacant single family lot.	1	AM
21045012	RL-RI	RL-RI	0.1228	Vacant single family lot.	1	AM
21045013	RL-RI	RL-RI	0.1244	Vacant single family lot.	1	AM
21045014	RL-RI	RL-RI	0.1148	Vacant single family lot.	1	AM
21045015	RL-RI	RL-RI	0.1305	Vacant single family lot.	1	AM
21045016	RL-RI	RL-RI	0.1827	Vacant single family lot.	1	AM
21045017	RL-RI	RL-RI	0.1357	Vacant single family lot.	1	AM
21045018	RL-RI	RL-RI	0.2386	Vacant single family lot.	1	AM
21045019	RL-RI	RL-RI	0.12	Vacant single family lot.	1	AM
21045020	RL-RI	RL-RI	0.12	Vacant single family lot.	1	AM
21045021	RL-RI	RL-RI	0.1201	Vacant single family lot.	1	AM
21045022	RL-RI	RL-RI	0.1339	Vacant single family lot.	1	AM
21045023	RL-RI	RL-RI	0.1496	Vacant single family lot.	1	AM
21045024	RL-RI	RL-RI	0.1266	Vacant single family lot.	1	AM
21045025	RL-RI	RL-RI	0.1228	Vacant single family lot.	1	AM
21045026	RL-RI	RL-RI	0.1425	Vacant single family lot.	1	AM
21045027	RL-RI	RL-RI	0.151	Vacant single family lot.	1	AM
21045028	RL-RI	RL-RI	0.124	Vacant single family lot.	1	AM
21045029	RL-RI	RL-RI	0.124	Vacant single family lot.	1	AM
21045030	RL-RI	RL-RI	0.124	Vacant single family lot.	1	AM
21045031	RL-RI	RL-RI	0.1238	Vacant single family lot.	1	AM
21045032	RL-RI	RL-RI	0.1243	Vacant single family lot.	1	AM
21045033	RL-RI	RL-RI	0.124	Vacant single family lot.	1	AM
21045034	RL-RI	RL-RI	0.124	Vacant single family lot.	1	AM
21045035	RL-RI	RL-RI	0.124	Vacant single family lot.	1	AM
21045036	RL-RI	RL-RI	0.1501	Vacant single family lot.	1	AM
21045037	RL-RI	RL-RI	0.1398	Vacant single family lot.	1	AM
21045038	RL-RI	RL-RI	0.1215	Vacant single family lot.	1	AM
21045039	RL-RI	RL-RI	0.1214	Vacant single family lot.	1	AM
21045040	RL-RI	RL-RI	0.1214	Vacant single family lot.	1	AM
21045041	RL-RI	RL-RI	0.1214	Vacant single family lot.	1	AM
21045042	RL-RI	RL-RI	0.1214	Vacant single family lot.	1	AM
21045043	RL-RI	RL-RI	0.1214	Vacant single family lot.	1	AM
21045044	RL-RI	RL-RI	0.1214	Vacant single family lot.	1	AM
21045045	RL-RI	RL-RI	0.1214	Vacant single family lot.	1	AM
21045046	RL-RI	RL-RI	0.1214	Vacant single family lot.	1	AM

Appendix A1: River Islands Single Family Parcels

21045047	RL-RI	RL-RI	0.1398	Vacant single family lot.	1	AM
21045048	RL-RI	RL-RI	0.1159	Vacant single family lot.	1	AM
21045049	RL-RI	RL-RI	0.1159	Vacant single family lot.	1	AM
21045050	RL-RI	RL-RI	0.1159	Vacant single family lot.	1	AM
21045052	RL-RI	RL-RI	0.0706	Vacant single family lot.	1	AM
21046001	RL-RI	RL-RI	0.1711	Vacant single family lot.	1	AM
21046002	RL-RI	RL-RI	0.1538	Vacant single family lot.	1	AM
21046003	RL-RI	RL-RI	0.1538	Vacant single family lot.	1	AM
21046004	RL-RI	RL-RI	0.1538	Vacant single family lot.	1	AM
21046005	RL-RI	RL-RI	0.2119	Vacant single family lot.	1	AM
21046019	RL-RI	RL-RI	0.1536	Vacant single family lot.	1	AM
21046021	RL-RI	RL-RI	0.4161	Vacant single family lot.	1	AM
21047001	RL-RI	RL-RI	0.19	Vacant single family lot.	1	AM
21047002	RL-RI	RL-RI	0.1538	Vacant single family lot.	1	AM
21047003	RL-RI	RL-RI	0.1538	Vacant single family lot.	1	AM
21047004	RL-RI	RL-RI	0.1538	Vacant single family lot.	1	AM
21047005	RL-RI	RL-RI	0.1538	Vacant single family lot.	1	AM
21047006	RL-RI	RL-RI	0.1538	Vacant single family lot.	1	AM
21047007	RL-RI	RL-RI	0.1538	Vacant single family lot.	1	AM
21047008	RL-RI	RL-RI	0.1717	Vacant single family lot.	1	AM
21047009	RL-RI	RL-RI	0.1722	Vacant single family lot.	1	AM
21047010	RL-RI	RL-RI	0.1574	Vacant single family lot.	1	AM
21047011	RL-RI	RL-RI	0.1618	Vacant single family lot.	1	AM
21047012	RL-RI	RL-RI	0.1643	Vacant single family lot.	1	AM
21047013	RL-RI	RL-RI	0.2125	Vacant single family lot.	1	AM
21047014	RL-RI	RL-RI	0.1492	Vacant single family lot.	1	AM
21047015	RL-RI	RL-RI	0.1492	Vacant single family lot.	1	AM
21047016	RL-RI	RL-RI	0.1492	Vacant single family lot.	1	AM
21047017	RL-RI	RL-RI	0.1492	Vacant single family lot.	1	AM
21047018	RL-RI	RL-RI	0.1939	Vacant single family lot.	1	AM
21047019	RL-RI	RL-RI	0.1675	Vacant single family lot.	1	AM
21047020	RL-RI	RL-RI	0.1569	Vacant single family lot.	1	AM
21047025	RL-RI	RL-RI	0.2599	Vacant single family lot.	1	AM
21047035	RL-RI	RL-RI	0.1488	Vacant single family lot.	1	AM
21047037	RL-RI	RL-RI	0.0812	Vacant single family lot.	1	AM
21048001	RL-RI	RL-RI	0.1794	Vacant single family lot.	1	AM
21048002	RL-RI	RL-RI	0.1983	Vacant single family lot.	1	AM
21048003	RL-RI	RL-RI	0.2032	Vacant single family lot.	1	AM
21048004	RL-RI	RL-RI	0.1978	Vacant single family lot.	1	AM
21048005	RL-RI	RL-RI	0.1731	Vacant single family lot.	1	AM
21048006	RL-RI	RL-RI	0.1275	Vacant single family lot.	1	AM
21048007	RL-RI	RL-RI	0.1275	Vacant single family lot.	1	AM
21048008	RL-RI	RL-RI	0.171	Vacant single family lot.	1	AM
21048009	RL-RI	RL-RI	0.2025	Vacant single family lot.	1	AM
21048010	RL-RI	RL-RI	0.1263	Vacant single family lot.	1	AM

Appendix A1: River Islands Single Family Parcels

21048011	RL-RI	RL-RI	0.1263	Vacant single family lot.	1	AM
21048012	RL-RI	RL-RI	0.1263	Vacant single family lot.	1	AM
21048013	RL-RI	RL-RI	0.1263	Vacant single family lot.	1	AM
21048014	RL-RI	RL-RI	0.1263	Vacant single family lot.	1	AM
21048015	RL-RI	RL-RI	0.1263	Vacant single family lot.	1	AM
21048016	RL-RI	RL-RI	0.1263	Vacant single family lot.	1	AM
21048017	RL-RI	RL-RI	0.142	Vacant single family lot.	1	AM
21048018	RL-RI	RL-RI	0.1421	Vacant single family lot.	1	AM
21048019	RL-RI	RL-RI	0.1263	Vacant single family lot.	1	AM
21048020	RL-RI	RL-RI	0.1263	Vacant single family lot.	1	AM
21048021	RL-RI	RL-RI	0.1263	Vacant single family lot.	1	AM
21048022	RL-RI	RL-RI	0.1263	Vacant single family lot.	1	AM
21048023	RL-RI	RL-RI	0.1263	Vacant single family lot.	1	AM
21048024	RL-RI	RL-RI	0.1263	Vacant single family lot.	1	AM
21048025	RL-RI	RL-RI	0.144	Vacant single family lot.	1	AM
21048026	RL-RI	RL-RI	0.1357	Vacant single family lot.	1	AM
21048027	RL-RI	RL-RI	0.1384	Vacant single family lot.	1	AM
21048028	RL-RI	RL-RI	0.1512	Vacant single family lot.	1	AM
21048029	RL-RI	RL-RI	0.1297	Vacant single family lot.	1	AM
21048030	RL-RI	RL-RI	0.1297	Vacant single family lot.	1	AM
21048031	RL-RI	RL-RI	0.1297	Vacant single family lot.	1	AM
21048032	RL-RI	RL-RI	0.1297	Vacant single family lot.	1	AM
21048033	RL-RI	RL-RI	0.1297	Vacant single family lot.	1	AM
21048034	RL-RI	RL-RI	0.1297	Vacant single family lot.	1	AM
21048035	RL-RI	RL-RI	0.1297	Vacant single family lot.	1	AM
21048036	RL-RI	RL-RI	0.1297	Vacant single family lot.	1	AM
21048037	RL-RI	RL-RI	0.1297	Vacant single family lot.	1	AM
21048038	RL-RI	RL-RI	0.1297	Vacant single family lot.	1	AM
21048039	RL-RI	RL-RI	0.1297	Vacant single family lot.	1	AM
21048040	RL-RI	RL-RI	0.1297	Vacant single family lot.	1	AM
21048041	RL-RI	RL-RI	0.1297	Vacant single family lot.	1	AM
21048042	RL-RI	RL-RI	0.1297	Vacant single family lot.	1	AM
21048043	RL-RI	RL-RI	0.1294	Vacant single family lot.	1	AM
21048044	RL-RI	RL-RI	0.5406	Vacant single family lot.	1	AM
21048053	RL-RI	RL-RI	0.2201	Vacant single family lot.	1	AM
21049001	RL-RI	RL-RI	0.1415	Vacant single family lot.	1	AM
21049002	RL-RI	RL-RI	0.1275	Vacant single family lot.	1	AM
21049003	RL-RI	RL-RI	0.1282	Vacant single family lot.	1	AM
21049004	RL-RI	RL-RI	0.131	Vacant single family lot.	1	AM
21049005	RL-RI	RL-RI	0.131	Vacant single family lot.	1	AM
21049006	RL-RI	RL-RI	0.131	Vacant single family lot.	1	AM
21049007	RL-RI	RL-RI	0.1451	Vacant single family lot.	1	AM
21049008	RL-RI	RL-RI	0.1451	Vacant single family lot.	1	AM
21049009	RL-RI	RL-RI	0.131	Vacant single family lot.	1	AM
21049010	RL-RI	RL-RI	0.131	Vacant single family lot.	1	AM

Appendix A1: River Islands Single Family Parcels

21049011	RL-RI	RL-RI	0.131	Vacant single family lot.	1	AM
21049012	RL-RI	RL-RI	0.2112	Vacant single family lot.	1	AM
21049013	RL-RI	RL-RI	0.1622	Vacant single family lot.	1	AM
21049014	RL-RI	RL-RI	0.1381	Vacant single family lot.	1	AM
21049015	RL-RI	RL-RI	0.1299	Vacant single family lot.	1	AM
21049016	RL-RI	RL-RI	0.1303	Vacant single family lot.	1	AM
21049017	RL-RI	RL-RI	0.1304	Vacant single family lot.	1	AM
21049018	RL-RI	RL-RI	0.1306	Vacant single family lot.	1	AM
21049019	RL-RI	RL-RI	0.1628	Vacant single family lot.	1	AM
21049020	RL-RI	RL-RI	0.1605	Vacant single family lot.	1	AM
21049021	RL-RI	RL-RI	0.2303	Vacant single family lot.	1	AM
21049022	RL-RI	RL-RI	0.1991	Vacant single family lot.	1	AM
21049023	RL-RI	RL-RI	0.1944	Vacant single family lot.	1	AM
21049024	RL-RI	RL-RI	0.1847	Vacant single family lot.	1	AM
21049025	RL-RI	RL-RI	0.1681	Vacant single family lot.	1	AM
21049026	RL-RI	RL-RI	0.1302	Vacant single family lot.	1	AM
21049027	RL-RI	RL-RI	0.1302	Vacant single family lot.	1	AM
21049028	RL-RI	RL-RI	0.1303	Vacant single family lot.	1	AM
21049029	RL-RI	RL-RI	0.1459	Vacant single family lot.	1	AM
21049030	RL-RI	RL-RI	0.1492	Vacant single family lot.	1	AM
21049031	RL-RI	RL-RI	0.1376	Vacant single family lot.	1	AM
21049032	RL-RI	RL-RI	0.1376	Vacant single family lot.	1	AM
21049033	RL-RI	RL-RI	0.1375	Vacant single family lot.	1	AM
21049034	RL-RI	RL-RI	0.1375	Vacant single family lot.	1	AM
21049035	RL-RI	RL-RI	0.1375	Vacant single family lot.	1	AM
21049036	RL-RI	RL-RI	0.1282	Vacant single family lot.	1	AM
21049037	RL-RI	RL-RI	0.1276	Vacant single family lot.	1	AM
21049038	RL-RI	RL-RI	0.1275	Vacant single family lot.	1	AM
21049039	RL-RI	RL-RI	0.1275	Vacant single family lot.	1	AM
21049040	RL-RI	RL-RI	0.14	Vacant single family lot.	1	AM
21049041	RL-RI	RL-RI	0.14	Vacant single family lot.	1	AM
21049042	RL-RI	RL-RI	0.14	Vacant single family lot.	1	AM
21049043	RL-RI	RL-RI	0.14	Vacant single family lot.	1	AM
21049044	RL-RI	RL-RI	0.1395	Vacant single family lot.	1	AM
21049045	RL-RI	RL-RI	0.1305	Vacant single family lot.	1	AM
21049046	RL-RI	RL-RI	0.1275	Vacant single family lot.	1	AM
21049047	RL-RI	RL-RI	0.392	Vacant single family lot.	1	AM
21049048	RL-RI	RL-RI	0.3719	Vacant single family lot.	1	AM
21049049	RL-RI	RL-RI	0.0973	Vacant single family lot.	1	AM
21040022	RL-RI	RL-RI	0.2368	Vacant single family lot.	1	AM
21043008	RM-RI	RM-RI	0.109	Vacant single family lot.	1	AM
21043010	RM-RI	RM-RI	0.1134	Vacant single family lot.	1	AM
21043045	RM-RI	RM-RI	0.1079	Vacant single family lot.	1	AM
21042048	RM-RI	RM-RI	0.0987	Vacant single family lot.	1	AM
21042009	RM-RI	RM-RI	0.1027	Vacant single family lot.	1	AM

Appendix A1: River Islands Single Family Parcels

21042049	RM-RI	RM-RI	0.1717	Vacant single family lot.	1	AM
21036008	RM-RI	RM-RI	1.0234	Vacant single family. Village L.	15	AM
21043032	RM-RI	RM-RI	0.1079	Vacant single family lot.	1	AM
21043046	RM-RI	RM-RI	0.1079	Vacant single family lot.	1	AM
21042047	RM-RI	RM-RI	0.0987	Vacant single family lot.	1	AM
21042013	RM-RI	RM-RI	0.0995	Vacant single family lot.	1	AM
21043003	RM-RI	RM-RI	0.1105	Vacant single family lot.	1	AM
21043014	RM-RI	RM-RI	0.109	Vacant single family lot.	1	AM
21042027	RM-RI	RM-RI	0.1482	Vacant single family lot.	1	AM
21042010	RM-RI	RM-RI	0.0971	Vacant single family lot.	1	AM
21042016	RM-RI	RM-RI	0.0995	Vacant single family lot.	1	AM
21043043	RM-RI	RM-RI	0.1079	Vacant single family lot.	1	AM
21043050	RM-RI	RM-RI	0.1079	Vacant single family lot.	1	AM
21043056	RM-RI	RM-RI	1.8235	Vacant single family. Village T.	16	AM
21043054	RM-RI	RM-RI	1.3187	Vacant single family. Village T.	12	AM
21043006	RM-RI	RM-RI	0.109	Vacant single family lot.	1	AM
21043047	RM-RI	RM-RI	0.1122	Vacant single family lot.	1	AM
21036002	RM-RI	RM-RI	0.1684	Vacant. Village L.	3	AM
21043036	RM-RI	RM-RI	0.1079	Vacant single family lot.	1	AM
21042045	RM-RI	RM-RI	0.0964	Vacant single family lot.	1	AM
21042035	RM-RI	RM-RI	0.0964	Vacant single family lot.	1	AM
21042037	RM-RI	RM-RI	0.0988	Vacant single family lot.	1	AM
21042012	RM-RI	RM-RI	0.0995	Vacant single family lot.	1	AM
21042026	RM-RI	RM-RI	0.0994	Vacant single family lot.	1	AM
21042024	RM-RI	RM-RI	0.0994	Vacant single family lot.	1	AM
21043051	RM-RI	RM-RI	0.1079	Vacant single family lot.	1	AM
21043009	RM-RI	RM-RI	0.109	Vacant single family lot.	1	AM
21043012	RM-RI	RM-RI	0.109	Vacant single family lot.	1	AM
21042025	RM-RI	RM-RI	0.0994	Vacant single family lot.	1	AM
21042018	RM-RI	RM-RI	0.1047	Vacant single family lot.	1	AM
21036003	RM-RI	RM-RI	0.194	Vacant. Village L.	3	AM
21043031	RM-RI	RM-RI	0.1331	Vacant single family lot.	1	AM
21043039	RM-RI	RM-RI	0.1872	Vacant single family lot.	1	AM
21043034	RM-RI	RM-RI	0.1079	Vacant single family lot.	1	AM
21042011	RM-RI	RM-RI	0.0995	Vacant single family lot.	1	AM
21036004	RM-RI	RM-RI	0.3435	Vacant. Village L.	6	AM
21043001	RM-RI	RM-RI	0.1612	Vacant single family lot.	1	AM
21043040	RM-RI	RM-RI	0.1079	Vacant single family lot.	1	AM
21036007	RM-RI	RM-RI	1.0081	Vacant. Village L.	18	AM
21043002	RM-RI	RM-RI	0.1105	Vacant single family lot.	1	AM
21042043	RM-RI	RM-RI	0.0987	Vacant single family lot.	1	AM
21046014	RM-RI	RM-RI	0.1536	Vacant single family lot.	1	AM
21047022	RM-RI	RM-RI	0.2034	Vacant single family lot.	1	AM
21042019	RM-RI	RM-RI	0.097	Vacant single family lot.	1	AM
21042032	RM-RI	RM-RI	0.0988	Vacant single family lot.	1	AM

Appendix A1: River Islands Single Family Parcels

21036009	RM-RI	RM-RI	1.5165	Vacant. Village L.	21	AM
21043038	RM-RI	RM-RI	0.1981	Vacant single family lot.	1	AM
21047023	RM-RI	RM-RI	0.1617	Vacant single family lot.	1	AM
21046006	RM-RI	RM-RI	0.1507	Vacant single family lot.	1	AM
21046016	RM-RI	RM-RI	0.7869	Vacant single family. Village U.	5	AM
21046008	RM-RI	RM-RI	0.165	Vacant single family lot.	1	AM
21047031	RM-RI	RM-RI	0.1998	Vacant single family lot.	1	AM
21047026	RM-RI	RM-RI	0.2013	Vacant single family lot.	1	AM
21047033	RM-RI	RM-RI	0.1507	Vacant single family lot.	1	AM
21046011	RM-RI	RM-RI	0.2668	Vacant single family lot.	1	AM
21047030	RM-RI	RM-RI	0.1818	Vacant single family lot.	1	AM
21046015	RM-RI	RM-RI	0.1536	Vacant single family lot.	1	AM
21046010	RM-RI	RM-RI	0.1927	Vacant single family lot.	1	AM
21047032	RM-RI	RM-RI	0.1569	Vacant single family lot.	1	AM
21047029	RM-RI	RM-RI	0.1499	Vacant single family lot.	1	AM
21047021	RM-RI	RM-RI	0.1859	Vacant single family lot.	1	AM
21047028	RM-RI	RM-RI	0.1743	Vacant single family lot.	1	AM
21046022	RM-RI	RM-RI	0.2077	Vacant single family lot.	1	AM
21046009	RM-RI	RM-RI	0.1492	Vacant single family lot.	1	AM
21046012	RM-RI	RM-RI	0.1536	Vacant single family lot.	1	AM
21043055	RM-RI	RM-RI	1.3837	Vacant single family. Village T.	12	AM
21047024	RM-RI	RM-RI	0.1529	Vacant single family lot.	1	AM
21047036	RM-RI	RM-RI	0.1098	Vacant single family lot.	1	AM
21046013	RM-RI	RM-RI	0.1536	Vacant single family lot.	1	AM
21046007	RM-RI	RM-RI	0.1923	Vacant single family lot.	1	AM
21047027	RM-RI	RM-RI	0.2702	Vacant single family lot.	1	AM

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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November 12, 2019

Mark Meissner, Director
Community Development Department
City of Lathrop
390 Towne Center Drive
Lathrop, CA 95330

Dear Mark Meissner:

RE: Review of the City of Lathrop's 5th Cycle (2015-2023) Draft Four-Year Housing Element Update

Thank you for submitting Lathrop's draft Housing Element update received for review on September 18, 2019, along with revisions received on October 23, 2019. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a telephone conversation on October 14, 2019 with Beth Thompson, Principal, De Novo Planning Group.

The draft element, incorporating the revisions submitted, meets the statutory requirements of state Housing Element law. The Housing Element will comply with state Housing Element law (Article 10.6 of the Government Code) when it is adopted, submitted to and approved by HCD, in accordance with Gov. Code section 65585, subdivision (g).

Public participation in the development, adoption and implementation of the Housing Element is essential to effective housing planning. Throughout the Housing Element process, the city must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate.

Government Code section 65588, subdivision (e)(4), requires a jurisdiction that failed to adopt its Housing Element within 120 calendar days from the statutory due date to revise its element every four years until adopting at least two consecutive revisions by the applicable due dates. The city is subject to the four-year revision requirement provided the city adopts its Housing Element on or before December 31, 2019, it will meet the first four-year update requirement.

Mark Meissner, Director
Page 2

For your information, some general plan element updates are triggered by Housing Element adoption. For example, a jurisdiction must address environmental justice in its general plan by the adoption of an environmental justice element, or by the integration of environmental justice goals, policies, and objectives into other general plan elements upon the adoption or next revision of two or more elements concurrently on or after January 1, 2018. (Gov. Code, § 65302, subd. (h).) HCD reminds the City of Lathrop to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

Several federal, state, and regional funding programs consider Housing Element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and the SB 2 Planning Grants as well as ongoing SB 2 funding consider Housing Element compliance and/or annual reporting requirements pursuant to Gov. Code section 65400. With a compliant Housing Element, Lathrop meets Housing Element requirements for these funding sources.

HCD appreciates the hard work and dedication Beth Thompson, Principal, De Novo Planning Group, provided in preparation of the Housing Element and looks forward to receiving Lathrop's adopted Housing Element. If you have any questions or need technical assistance, please contact Cynthia Marsh, of our staff, at (916) 263-7421.

Sincerely,

A handwritten signature in black ink, appearing to read "Shannan West". The signature is fluid and cursive, with the first name being more prominent.

Shannan West
Land Use & Planning Manager

CITY OF LATHROP

PLANNING COMMISSION RESOLUTION NO. 19-11

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LATHROP
RECOMMENDING THAT THE CITY COUNCIL AMEND THE GENERAL PLAN TO
REPLACE THE ADOPTED HOUSING ELEMENT WITH THE 2019 HOUSING
ELEMENT UPDATE**

WHEREAS, Sections 65580 through 65589.8 of the California Government Code require each jurisdiction to regularly update its Housing Element in accordance with deadlines established by the State; and

WHEREAS, the City has held visioning and outreach workshops in 2018 and 2019 for the General Plan Update and on August 14, 2019, the City held a public workshop to provide the community and interested agencies with an opportunity to identify priorities and concerns related to the provision of housing; and

WHEREAS, the City submitted the Draft Housing Element Update to the California Department of Housing and Community Development (HCD) for HCD for state-mandated review; and

WHEREAS, the City made the Draft 2019 Housing Element available for public review from September 19, 2019 through October 21, 2019; and

WHEREAS, the City held a public workshop on October 8, 2019 to provide the community and interested parties with an opportunity to learn about the Draft 2019 Housing Element and comment on the Draft Housing Element and no public comments were received; and

WHEREAS, HCD identified revisions to the Draft Housing Element that were necessary to comply with state law through oral comments to the City's consultant; and

WHEREAS, proposed revisions were made to the Draft Housing Element and submitted to HCD for review; and

WHEREAS, the City has analyzed the Draft Housing Element and proposed revisions and determined that the Housing Element does not have the potential to result in a significant adverse environmental effect and is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA Guidelines; and

WHEREAS, the Planning Commission held a duly noticed public hearing on November 20, 2019 regarding the Housing Element Update, including the changes requested by HCD, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission has reviewed and considered all evidence submitted in connection with the Housing Element Update, including the staff report, public testimony, and all other documents and evidence that are part of the City administrative record for these actions.

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

1. The goals, policies, programs, and objectives contained in the Housing Element Update, considered individually and cumulatively, do not adversely affect the internal consistency of the City of Lathrop General Plan.
2. The above recitals are true and correct and constitute the facts supporting the findings made by the Planning Commission in approving this Resolution.
3. The Planning Commission has utilized its independent judgment in considering the information contained in this resolution, in the staff report and attachments and other exhibits, and in written and oral testimony during the public hearing.
4. The Housing Element does not have the potential to result in a significant adverse environmental effect and is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA Guidelines.

BE IT FURTHER RESOLVED that based on the Findings included herein, substantial evidence in the administrative record of proceedings, including the staff report, attachments to the staff report, attachments to this resolution and documents listed or referenced herein, and input provided during the public hearing; the Planning Commission of the City of Lathrop hereby recommends the City Council amend the General Plan to adopt the Draft Housing Element dated November 5, 2019, including any revisions made in response to HCD comments, to address the requirements of California Government Code Sections 65580 through 65589.8.


PASSED AND ADOPTED by the Planning Commission of the City of Lathrop at this regular meeting on the 20th day of November, 2019, by the following vote:

AYES: Gatto, Ralmilay, Dresser, Ishihara


NOES: Rhodes

ABSTAIN: None


ABSENT: None



Bennie Gatto, Chair

ATTEST:


Mark Meissner, Secretary

APPROVED AS TO FORM:


Salvador Navarrete, City Attorney

ITEM 5.3

CITY MANAGER'S REPORT DECEMBER 9, 2019 CITY COUNCIL REGULAR MEETING

ITEM: PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER MUNICIPAL CODE TEXT AMENDMENT TA-19-141

RECOMMENDATION: Council to Consider the Following:

1. Hold a Public Hearing; and
2. First Reading and Introduction of an Ordinance to Amend the Zoning Code, Title 17 of the Lathrop Municipal Code, to Implement the Housing Element of the General Plan. The Amendments to the Municipal Code Include the Following:
 - Sections 17.36.020 And 17.62.032, and Table 17.61.1 are Revised to Limit Development of Single Family Units on Sites Designated for High Density Residential Uses.
 - Section 17.68.010 is Revised to Permit Manufactured Housing in the Same Manner as Single Family Homes.
 - Section 17.36.050.D. Is Revised to Identify Densities for the RM Zone that are Consistent with the Densities Allowed in the General Plan Land Use Element.

Project Summary and Recommendation:

The City is in the process of updating the Housing Element to meet the State deadline for the current update, which addresses the 5th cycle with a planning period through 2023. As part of the Housing Element Update, the City and its consultant have identified a number of programs for implementation, as described below.

Staff recommends that the City Council consider all information presented at the public hearing, consider all public testimony, and if determined to be appropriate, adopt an Ordinance to amend the Zoning Ordinance, Title 17 of the Municipal Code adopting Municipal Code Text Amendment TA-19-141 to implement the Housing Element of the General Plan.

Project Background and Proposed Zoning Amendment:

The proposed Zoning Ordinance amendments implement the 2019 Housing Element programs related to accommodating a variety of housing types and removing constraints to the development of housing. Each amendment is described below.

**CITY MANAGERS REPORT
DECEMBER 9, 2019 CITY COUNCIL REGULAR MEETING
MUNICIPAL CODE TEXT AMENDMENT TA-19-141**

- Sections 17.36.020 and 17.62.032, and Table 17.61.1 (Attachments #2-4) are revised to limit development of single family units on sites designated for high density residential uses (2019 Housing Element Program 2p).
- Section 17.68.010 (Attachment #5) is revised to permit manufactured housing in the same manner as single family homes (2019 Housing Element Program 2q).
- Section 17.36.050.D (Attachment #6) is revised to identify densities for the RM zone that are consistent with the densities allowed in the General Plan Land Use Element (2019 Housing Element Program 2r).

Environmental:

The proposed Municipal Code text amendments would not result in any significant environmental impacts. The potential effects associated with adoption and implementation of the amendments to Title 17 have been reviewed and have been determined to be exempt from the California Environmental Quality Act as it meets with the criteria established in Section 15061(b)(3) of the CEQA Guidelines because there will be no physical changes to the environment.

Public Notice

A Notice of Public Hearing was advertised in the Manteca Bulletin on November 27, 2019. Staff also mailed the public hearing notice to all individuals that have requested to receive notice of actions taken by the City relative to the General Plan. In addition, the meeting agenda was posted at our designated posting locations in the City. As of the writing of this report, no comments were received in favor or against the proposed project.

At their regular meeting of November 20, 2019, the Planning Commission voted unanimously (4-0), one absent, to recommend the City Council adopt Municipal Code Text Amendment TA-19-141 to amend the Zoning Ordinance, Title 17 of the Municipal Code, to implement the Housing Element of the General Plan

RECOMMENDATIONS:

The Planning Commission and staff recommend that the City Council consider all information provided and submitted, take and consider all public testimony and, if determined to be appropriate, take the following actions:

- Introduce an Ordinance adopting amendments to Title 17 of the Lathrop Municipal Code to implement the 2019 Housing Element programs related to accommodating a variety of housing types and removing constraints to the development of housing.


**CITY MANAGERS REPORT
DECEMBER 9, 2019 CITY COUNCIL REGULAR MEETING
MUNICIPAL CODE TEXT AMENDMENT TA-19-141**

Attachments:

1. Ordinance to Adopt the Municipal Code Text Amendment TA-19-141
2. Section 17.36.020 – Residential Multifamily Permitted Uses Mark Up
3. Section 17.62.032 – Central Lathrop Permitted Uses Mark Up
4. Table 17.61.1 – Stewart Tract/River Islands Permitted Uses Table Mark Up
5. Section 17.68.010 – Manufactured Housing Mark Up
6. Section 17.36.050.D - Residential Multifamily Density Mark Up
7. Planning Commission Resolution 19-12

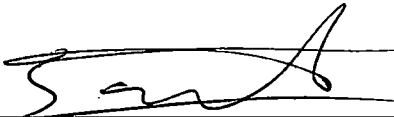
**CITY MANAGERS REPORT
DECEMBER 9, 2019 CITY COUNCIL REGULAR MEETING
MUNICIPAL CODE TEXT AMENDMENT TA-19-141**

APPROVALS:




Mark Melssner
Community Development Director

11-25-19
Date



Salvador Navarrete
City Attorney

12-1-19
Date



Stephen J. Salvatore
City Manager

12-3-19
Date

ORDINANCE NO. 19-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP ADOPTING MUNICIPAL CODE TEXT AMENDMENT TA-19-141 TO AMEND THE ZONING ORDINANCE, TITLE 17 OF THE LATHROP MUNICIPAL CODE, TO IMPLEMENT THE HOUSING ELEMENT OF THE GENERAL PLAN

WHEREAS, the City of Lathrop Planning Commission held a duly noticed public meeting on November 20, 2019, at which they adopted PC Resolution No. 19-12 recommending the City Council adopt Municipal Code Text Amendment TA-19-141 pursuant to the Lathrop Municipal Code; and

WHEREAS, the City of Lathrop City Council held a duly noticed public hearing at a regular meeting on December 9, 2019 to review and consider Municipal Code Text Amendment TA-19-141; and

WHEREAS, the proposed text amendment is Citywide and affects all applicable properties in the City; and

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

WHEREAS, the proposed text amendment is exempt according to the California Environmental Quality Act (CEQA) Article 5 §15061 by the "General Rule" that CEQA applies only to projects that have a potential for causing a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment; and

WHEREAS, the City Council finds that the proposed text amendment is consistent with applicable provisions of the Lathrop General Plan and will implement the City's Housing Element goals by clarifying development standards and removing constraints to housing development as described in the Staff Report; and

WHEREAS, proper notice of this public hearing was given in all respects as required by law; and

WHEREAS, the City Council has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lathrop based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby recommend the City Council adopt Municipal Code Text Amendment No. TA-19-141 as shown in Attachments "2", "3", "4", "5" and "6", incorporated by reference herein.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LATHROP DOES
HEREBY ORDAIN AS FOLLOWS:**

Section 1. The Lathrop Municipal Code is hereby amended as shown in Municipal Code Text Amendment No. TA-19-141 as shown in Attachments "2", "3", "4", "5", and "6", incorporated by reference herein.

Section 2. This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the city or any officer or employee thereof a mandatory duty of care toward persons and property within or without the city so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 3. Severability. If any section, subsequent subdivision, paragraph, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such a decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance irrespective of the unconstitutionality or invalidity of any section, subsection, subdivision, paragraph, sentence, clause or phrase.

Section 4. Effective Date. This Ordinance shall take legal effect 30 days from and after the date of its passage.

Section 5. Publication. The City Clerk shall certify to the adoption of this ordinance and shall publish a summary thereof and post a certified copy of the full ordinance in the office of the City Clerk at least five days prior to the adoption of the proposed ordinance; and within fifteen days after adoption, the City Clerk shall publish a summary of the ordinance with the names of the members of the City of Lathrop City Council voting for and against the same.

THIS ORDINANCE was regularly introduced at a meeting of the City Council of the City of Lathrop on the 9th day of December, 2019 and was PASSED AND ADOPTED at a regular meeting of the City Council of the City of Lathrop on this ____th day of _____, 2020, by the following vote:

AYES:

NOES:

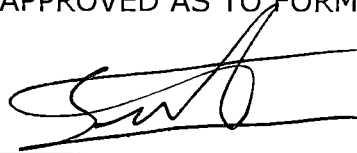
ABSTAIN:

ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:



Teresa Vargas, City Clerk

Salvador Navarrete, City Attorney

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

Chapter 17.36 RM MULTIFAMILY RESIDENTIAL DISTRICT

17.36.20 Permitted uses

- A. One-family dwellings limited to:
 - 1. a single family dwelling replacing an existing single family dwelling on a one for one basis,
 - 2. a single family dwelling on an existing lot of 8,000 square feet or less, or
 - 3. single family dwellings that are part of a housing development with the majority of units affordable to extremely low, very low, and/or low income households; Multifamily dwellings;
- B. A small family day care home, a substance abuse recovery facility or a small residential care home, as provided in Section 17.32.020;
- C. Fenced or enclosed swimming pools for either individual, family or communal use on an exclusive noncommercial basis; provided, that no swimming pool shall be located within a utility easement or a front yard;
- D. Incidental and accessory structures and uses located on the same site with a permitted use;
- E. Other uses which are added to this list according to the procedure in Section 17.16.020;
- F. The keeping of animals in accordance with the standards of Chapter 17.28;
- G. Emergency shelters, in accordance with the provisions of Chapter 17.74. (Ord. 16-365 § 1; Ord. 92-96; Ord. 92-73)

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Chapter 17.62 CENTRAL LATHROP ZONING DISTRICTS

17.62.032 Permitted Uses

- A. One-family dwellings limited to:
 - 1. a single family dwelling replacing an existing single family dwelling on a one for one basis,
 - 2. a single family dwelling on an existing lot of 8,000 square feet or less, or
 - 3. single family dwellings that are part of a housing development with the majority of units affordable to extremely low, very low, and/or low income households;
Multifamily dwellings;
- B. Two or more single-family dwellings proposed for the same site limited to:
 - 1. one of the single family dwellings is replacing an existing single family dwelling on a one for one basis,
 - 2. the dwellings are on an existing lot of 8,000 square feet or less, or
 - 3. single family dwellings that are part of a housing development with the majority of units affordable to extremely low, very low, and/or low income households;
- C. Multi-family dwellings, flats, townhouses or apartments;
- D. Duplexes;
- E. Artist's studios; live/work units;
- F. A small family day care home, a substance abuse recovery facility, or a small residential care home as provided in Section 17.32.020 of the Lathrop Zoning Code;
- G. Fenced or enclosed swimming pools for either individual, family or communal use or an exclusive non-commercial basis, provided that no swimming pool shall be located within a utility easement or a front yard;
- H. Incidental and accessory structures and uses on the same site as a permitted use;
- I. Neighborhood parks;
- J. Open space;
- K. Public or private playgrounds;
- L. The keeping of animals in accordance with Chapter 17.28 of the Lathrop Zoning Code;

M. Other uses added to this list according to the procedures in Section 17.16.020 of the Lathrop Zoning Code. (Ord. 16-365 § 1; Ord. 04-245 § 3)

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

Chapter 17.61 RIVER ISLANDS ZONING DISTRICTS

TABLE 17.61.1

Stewart Tract—River Islands Zoning Districts and Permitted Uses ¹

Land Use	RL-RI	RM-RI	RH-RI ²	MU	CR	CN	RCO
AGRICULTURAL USES							
Raising of field crops (including cotton), vegetables, horticultural specialties and rangelands					C		P
Raising of fruit and nut trees, vines and cotton on land for which Swainson’s Hawk Mitigation has been paid					P		P
Raising of fruit and nut trees, vines and cotton on land for which Swainson’s Hawk Mitigation has not been paid							
Raising of livestock					C		
Breeding, hatching, raising and fattening of fowl and/or rabbits					C		
Barns, stables and other farm-type out-buildings					C		
Coops for fowl; bee-keeping structures					C		
RESIDENTIAL USES							
SF detached	P	P	P	P			
SF attached	P	P	P	P			
MF attached	P	P	P	P	C		
Mobile homes	PA	C					
Second housing units	PA	PA	PA				
Apartments/hotels			C	P			
Small family day care home (eight or fewer children)	P	P	P	P			

17.61.1 Table: Stewart Tract /River Islands Zoning Districts and Permitted Use

Large family day care home (nine to fourteen children)	P	P	P	P			
Private garages and carports when not on the same lot as a residential unit	PA	PA	PA	PA			
Recreation rooms and hobby rooms or shops when not on the same lot as a residential unit	C	C	C	C			
Residential care home, small	P	P	P	P			
Residential care home, large		C					
Storehouses; garden structures; greenhouses	PA	PA	PA	PA			
Fenced or enclosed private swimming pools or tennis courts	PA	PA	PA	PA			
Home occupations	PA	PA	PA	PA			
Model home display areas	PA	PA	PA	PA			
COMMERCIAL USES							
Adult entertainment				C			
Apparel				P	C	P	
Arcades				C		C	
Art and antiques				P			
Arts and crafts schools/colleges				P	C		
Art galleries	C	C	C	P	C	P	
Art supply				P		P	
Auction rooms				P			
Auto and motorcycle dealerships				C	C		
Automobile and tractor repair and maintenance				C	C		
Automobile supply (no repair or installation)				C		P	
Bakery goods				P	P	P	
Banks and other lending institutions				P	P	P	
Banquet facility				P	C		
Bars, cocktail lounges, nightclubs				C			
Barbershops and beauty shops				P		P	
Bicycle shops				P		P	
Billiard and pool halls				P			
Blacksmiths				P			
Blueprint and photocopy				P	C		
Boat sales and services				P		C	

17.61.1 Table: Stewart Tract /River
Islands Zoning Districts and Permitted Use

Book binderies				P			
Books and rental libraries				P		P	
Bowling alleys				C		PA	
Business, professional and trade schools and colleges				P	C		
Cafeterias				P	P		
Camera equipment and supplies				P		P	
Candy and confectionaries				P		P	
Card rooms				C			
Carpenters/cabinetmakers				P			
Carpeting and flooring				P			
Catering				P	C		
Christmas tree or pumpkin sales				PA		P	
Clothing cleaning (Pick-up and delivery, dry cleaning within enclosed machines; self serve laundromats				P	P	P	
Clothing and costume rental				P			
Convenience stores (max. 5,000 square feet)				P	C	P	
Commercial small business offices (not more than 8,000 square feet)				P	P	P	
Copying and mailing businesses				P	P	P	
Dairy products				P		P	
Dance halls				C			
Day spas				P			
Department stores				P	C		
Drapery				P		P	
Drive-through restaurants, pharmacies and dry cleaning				C	C	C	
Drugs				P		P	
Dry goods				P		P	
Electrical small appliance repair				P		P	
Employment agencies				P	P	P	
Exterminators				C			
Factory outlets				C			
Farmers' markets				C			
Florists				P	P	P	
Food market; delicatessen				P	P	P	
Furniture stores				P			
Garden supplies and nurseries				P		P	

17.61.1 Table: Stewart Tract /River
Islands Zoning Districts and Permitted Use

(provided that all equipment, supplies, merchandise other than plants and mulch shall be kept within completely enclosed building)						
Gifts, novelties and souvenirs				P		P
Glass installation				P		
Gunsmith				P		
Gymnasium and health studios				C	C	
Hardware				P		P
Health foods				P		P
Hobby supplies				P		P
Home furnishings				P		
Home improvement supplies				P		
Hospitals and sanitariums				C	C	
Hotels and motels				PA	PA	
Household repair shops				P		P
Ice dispensers (outdoor)				P		P
Inns (temporary accommodations with accessory recreation and commercial facilities)				PA	PA	
Interior decoration				P		
Jewelry				P		
Kennels				C	P	
Kiosks				C	C	
Leather goods and luggage				P		
Liquor (packaged)				C		
Locksmith				P		P
Massage (with city license)				C		
Medical and orthopedic supplies				P		
Meeting halls				P		
Messenger offices				P		
Millinery				P		
Musical instruments & supplies				P		
Music and dance studios				P		
News and magazine stands				P	P	P
Office and business machines stores				P	P	
Outdoor cafes				P	P	P
Paint and wallpaper				P		
Pet and bird stores and pet grooming (but not pet				P		

17.61.1 Table: Stewart Tract /River
Islands Zoning Districts and Permitted Use

boarding)							
Pawn shops				C			
Photographic supplies				P			
Photographic studios				P	P		
Picture framing				P			
Post/delivery offices				P	P	P	
Pressing of wearing apparel				P	P	P	
Printing				P	P	P	
Private clubs and lounges				PA		PA	
Publishers				P			
Public and private non-profit charitable institutions				P			
Radio, television and film broadcasting/studios				P	P		
Radio, television and audio-visual equipment sales and repair				P			
Reading rooms				P			
Retail stores larger than 75,000 square feet				C	C		
Restaurants, including cafes				P	P	P	
Scientific instrument stores				P			
Secretarial services				P	P		
Self-service laundry and dry cleaning				P		P	
Self-service carwash				C			
Service station, excluding automotive repair services not included in the definition of "service station", provided that all operations, except the sale of gasoline, shall be conducted in a building enclosed on three sides				C	C	C	
Self storage facilities				C	C		
Shoes				P		P	
Shoe repair				P		P	
Skating rinks				P			
Small animal hospitals and clinics; veterinarian offices				C	P	C	
Soda fountains				P	P	P	
Sporting goods (excluding incidental boat sales, resales and camper sales)				P			
Sports arenas within				C	C		

17.61.1 Table: Stewart Tract /River
Islands Zoning Districts and Permitted Use

buildings							
Stamps and coins				P			
Stationers				P	P	P	
Storage buildings incidental to a permitted use				PA	PA	PA	
Supermarkets				P			
Tailoring and dressmaking				P		P	
Taxidermists				P			
Theaters and auditoriums, including movie theaters and performing arts				PA	C		
Thrift shops; second hand stores				C			
Theme parks				C	C		
Tobacconists				P			
Tool or cutlery sharpening or grinding				P		P	
Toys				P			
Transit stations				C	C	C	
Travel agents				P	P	P	
Upholsterers				P			
Variety stores				P		P	
Vending machines within enclosed areas				P	P	P	
Video stores (subject to the limitation of Chapter 5.08)				P		P	
Warehouse style retail					C		
Wedding chapels				P			
OFFICE USES							
Professional offices, business and administrative offices		C	C	P	P	P	
Research & development offices				P	P		
Financial services				P	P		
INDUSTRIAL USES							
Warehousing					X		
Light industrial and related uses					X		
Heavy industrial and related uses					X		
MEDICAL USES							
Elderly care facilities; assisted living facilities; nursing homes and rest homes except as provided				C	C	C	

17.61.1 Table: Stewart Tract /River
Islands Zoning Districts and Permitted Use

under Section 17.34.040							
Medical clinic				C	C	P	
Medical or dental office building				P	P	P	
Medical and orthopedic appliance stores				P			
CIVIC/COMMUNITY USES							
Bus depots; transit stations (with storage elsewhere)				C	C	C	
City offices				P	PA	PA	
Administrative centers and courts				P	P		
Community center	C	C	C	P	P		
Convention centers				C	C		
Fire station	C	C	C	C	C	C	
Libraries	C	C	C	C	C		
Mortuaries, columbariums and crematoriums				C	C		
Police station	C	C	C	C	C		
Post office				P	C		
Religious facilities and schools	C	C	C	C	C	PA	
Private schools and other educational facilities	C	C	C	C	C	PA	
Public schools and other educational facilities	C	C	C	C	C	PA	
Public and private charitable institutions	C	C	C	C	C		
Substance abuse recovery facility for six or fewer persons	P	P	P				
State authorized, certified or licensed family care facility, foster home or group home serving six or fewer persons	P (sm) C (lg)	P (sm) C (lg)	P (sm) C (lg)				
PARKS & OPEN SPACE							
Boat dock - individual	P	P	P	P	P	P	
Boat dock - group	C	C	C	C	C	C	
Boat rental facility	C	C	C	C	C	P	
Gas dock and associated gasoline storage facilities				C		C	
Pony rings, race tracks, riding stables							C
Public and private parks and playgrounds and such	P	P	P	P	P	PA	C

17.61.1 Table: Stewart Tract /River
Islands Zoning Districts and Permitted Use

buildings, structures and facilities appropriate to such uses							
Public or private golf courses	PA	PA	PA		PA		
Private recreation facilities, other	C	C	C	C	C		
Wildlife Preserves					C		PA
OTHER							
Incidental and accessory structures and uses located on the same site as permitted use	PA	PA	PA	PA	PA	PA	
Expansion or remodeling of an existing nonconforming use of a structure or land, up to 50% of the value of the structure, or reestablishment of a nonconforming use which has been damaged, except nonconforming signs and outdoor advertising structures, nonconforming uses occupying a structure with assessed valuation of less than two hundred dollars (\$200) and nonconforming fences, walls and hedges	C	C	C	C	C	C	C
Expansion, remodeling or additions to a conditional use not considered an incidental or accessory use as defined in Section 17.04.080	C	C	C	C	C	C	C
Incidental and accessory structures and uses located on the same site as a conditional use	C	C	C	C	C	C	C
Gas/electrical transmission lines subject to provisions of Section 17.108.080; electrical substations; gas regulator stations	P	PA	PA	PA	PA	PA	C
Communications equipment buildings	P	PA	PA	PA	PA	PA	C
Enclosed temporary materials storage yards	PA	PA	PA	PA	PA	PA	

17.61.1 Table: Stewart Tract /River
Islands Zoning Districts and Permitted Use

Flood control, water pumping stations/reservoirs; elevated pressure tanks; irrigation ditches/ canals; settling and water conservation recharge basins; drainage ponds; streets & roads as necessary for access to permitted uses	P	P	P	P	P	P	P
Parking lots and garages improved in conformity with the standards prescribed for off-street parking facilities			C	P	P	C	
Underground storage tanks for petroleum or oils				P			
Other uses added to this list by the Planning Commission according to the procedure in Section 17.16.020	PA	PA	PA	PA	PA	PA	PA

- 1 P = Permitted uses; PA = Permitted but administrative approval required; C = Conditional uses, administrative approval required; X = Prohibited use
- 2 Single family detached dwellings are limited to:
 - a. a single family home replacing an existing single family unit on a one for one basis,
 - b. a single family home on an existing lot of 8,000 square feet or less, or
 - c. single family dwellings that are part of a housing development with the majority of units affordable to extremely low, very low, and/or low income households.

None of the above applies when the box is blank.
(Ord. 16-365 § 1)

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

Chapter 17.68 MANUFACTURED HOUSING

17.68.010

Application.

“The provisions of this chapter shall apply to all single-family ~~dwellings~~ 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 listed as ~~permitted uses~~ within any zoning district that permits residential uses.”

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

Chapter 17.36. MULTIFAMILY RESIDENTIAL DISTRICT

17.36.50 Property development standards.

- A. Fences, walls and hedges shall conform to the provisions of Chapter 17.92.
- B. Site Area. The minimum site area in the RM-3, RM-2 and RM-1.5 districts shall be six thousand (6,000) square feet. The minimum site area in the RM-MH8 district shall be five acres (see Section 17.72.030)
- C. Site Area Per Dwelling Unit. The minimum site area shall be as follows:

District	Area per Unit
RM-MH8	3,000 sq. ft.
RM-3	3,000 sq. ft.
RM-2	2,000 sq. ft.
RM-1.5	1,500 sq. ft.

- D. "Density. The allowable density for the RM multifamily residential districts shall be as identified below a minimum of eight to a maximum of fifteen (15) dwelling units per net acre, per the city's general plan:
 - RM-MH8: a minimum of one (1) and a maximum of eight (8) units per acre
 - RM-3: a minimum of eight (8) and a maximum of fifteen (15) units per acre
 - RM-2: a minimum of sixteen (16) and a maximum of twenty-five (25) units per acre
 - RM-1.5: a minimum of sixteen (16) and a maximum of twenty-five (25) units per acre
- E. Frontage, Width and Depth of Site.
 - 1. Each site, other than for a mobilehome in a mobilehome park, shall not have less than fifty (50) feet of frontage on a public street, except that those sites which front on a cul-de-sac or loop-out street may have a frontage of not less than forty (40) feet, provided the width of the site, as measured along the front yard setback line, is at least sixty (60) feet.
 - 2. The minimum width of each site, other than for a mobilehome park, shall be fifty (50) feet.
 - 3. The minimum depth of each site, other than for a mobilehome in a mobilehome park, shall be eighty (80) feet.

**CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 19-12**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LATHROP
RECOMMENDING CITY COUNCIL ADOPT MUNICIPAL CODE TEXT
AMENDMENT TA-19-141 TO AMEND THE ZONING ORDINANCE, TITLE 17 OF
THE LATHROP MUNICIPAL CODE, TO IMPLEMENT THE HOUSING ELEMENT
OF THE GENERAL PLAN**

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

WHEREAS, the proposed text amendment is Citywide and affects all applicable properties in the City; and

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

WHEREAS, the proposed text amendment is exempt according to the California Environmental Quality Act (CEQA) Article 5 §15061 by the "General Rule" that CEQA applies only to projects that have a potential for causing a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment; and

WHEREAS, the Planning Commission finds that the proposed text amendment is consistent with applicable provisions of the Lathrop General Plan and will implement the City's Housing Element goals by clarifying development standards and removing constraints to housing development as described in the Staff Report; and

WHEREAS, the Planning Commission held a duly noticed public hearing on November 20, 2019 regarding the Housing Element Update, including the changes requested by HCD, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, proper notice of this public hearing was given in all respects as required by law; and

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

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 adopt Municipal Code Text Amendment No. TA-19-141 as shown in Exhibit 1, incorporated by reference herein.

PASSED AND ADOPTED by the Planning Commission of the City of Lathrop at this regular meeting on the 20th day of November, 2019, by the following vote:

AYES: Gatto, Ralmilay, Dresser, Ishihara

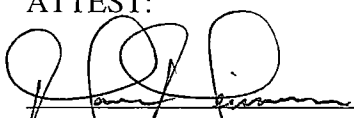
NOES: Rhodes

ABSTAIN: None

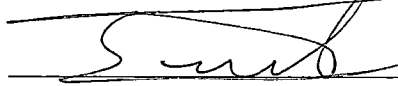
ABSENT: None



Bennie Gatto, Chair

ATTEST:


Mark Meissner, Secretary

APPROVED AS TO FORM:


Salvador Navarrete, City Attorney

**CITY OF LATHROP
 PLANNING COMMISSION RESOLUTION NO. 19-12
 EXHIBIT 1**

Municipal Code Text Amendment TA-19-141 will amend Municipal Code Title 17, Zoning Ordinance, as shown below.

1. Section 17.36.020, Paragraph A is revised as follows:

- A. One-family dwellings limited to:
 - 1. a single family dwelling replacing an existing single family dwelling on a one for one basis,
 - 2. a single family dwelling on an existing lot of 8,000 square feet or less, or
 - 3. single family dwellings that are part of a housing development with the majority of units affordable to extremely low, very low, and/or low income households;

2. Section 17.62.032, Paragraphs A and B, is revised as follows:

- A. One-family dwellings limited to:
 - 1. a single family dwelling replacing an existing single family unit on a one for one basis,
 - 2. a single family dwelling on an existing lot of 8,000 square feet or less, or
 - 3. single family dwellings that are part of a housing development with the majority of units affordable to extremely low, very low, and/or low income households;
- B. Two or more single-family dwellings proposed for the same site limited to:
 - 1. one of the single family dwellings is replacing an existing single family dwelling on a one for one basis,
 - 2. the dwellings are on an existing lot of 8,000 square feet or less, or
 - 3. single family dwellings that are part of a housing development with the majority of units affordable to extremely low, very low, and/or low income households;

3. The heading row of Table 17.61.1 is revised to add a footnote to the RH-RI category as shown below.

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

Land Use	RL-RI	RM-RI	RH-RI ²	MU	CR	CN	RCO
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4. The following footnote is added to Table 17.61.1:

² Single family detached dwellings are limited to:

**CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 19-12
EXHIBIT 1**

- a. a single family home replacing an existing single family unit on a one for one basis,
- b. a single family home on an existing lot of 8,000 square feet or less, or
- c. single family dwellings that are part of a housing development with the majority of units affordable to extremely low, very low, and/or low income households.

5. *Section 17.68.010 is revised as follows:*

17.68.010 Application.

“The provisions of this chapter shall apply to all single-family-dwellingsmanufactured 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~~listed as permitted uses within any zoning district that permits residential uses.~~”

6. *Section 17.36.050, Paragraph D, is revised as follows:*

D. “Density. The allowable density for the RM multifamily residential districts shall be as identified below~~a minimum of eight to a maximum of fifteen (15) dwelling units per net acre, per the city’s general plan:~~

RM-MH8: a minimum of one (1) and a maximum of eight (8) units per acre

RM-3: a minimum of eight (8) and a maximum of fifteen (15) units per acre

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

RM-1.5: a minimum of sixteen (16) and a maximum of twenty-five (25) units per acre

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**CITY MANAGERS REPORT
DECEMBER 9, 2019 CITY COUNCIL REGULAR MEETING**

ITEM: **PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER AN ORDINANCE PROHIBITING PEDESTRIAN USE OF MOBILE ELECTRONIC DEVICES IN CROSSWALKS AND A RESOLUTION APPROVING RELATED BUDGET AMENDMENT**

RECOMMENDATION: **City Council to Consider the Following:**

- 1. Hold a Public Hearing; and**
- 2. Introduction and First Reading of an Ordinance Amending the Lathrop Municipal Code by Adding Chapter 8.48 to Title 8 to Prohibit Pedestrian Use of Mobile Electronic Devices in Crosswalks; and**
- 3. Resolution Approving Budget Amendment for Purchase of Signs Prohibiting/Discouraging Pedestrian Use of Mobile Electronic Devices in Crosswalks.**

SUMMARY

Although State law prohibits the use of mobile electronic devices while driving, no such law exists to prohibit pedestrian use of mobile electronic devices while using crosswalks. At its last meeting, City Council approved a referral by Councilmember Torres-O'Callaghan to consider this item. This staff report provides two options:

Option 1: City Council consider adoption of an Ordinance to prohibit pedestrian use of mobile electronic devices in crosswalks with enforcement provisions.

Option 2: City Council direct the City Manager to have staff install signage at crosswalks to warn pedestrians against use of mobile electronic devices in crosswalks.

BACKGROUND

At the City Council meeting of October 14, 2019 Council voted to approve a referral by Councilmember Torres-O'Callaghan to consider prohibiting pedestrian use of mobile electronic devices in crosswalks. As a result of City Council's approval, the City Attorney requested additional information from Councilmember Torres-O'Callaghan. Councilmember Torres-O'Callaghan provided two examples of Ordinances adopted by other jurisdictions (Montclair, CA and Honolulu, HI) to use as a starting point in drafting an Ordinance for consideration by the City of Lathrop.

CITY MANAGERS REPORT **PAGE 4**
DECEMBER 9, 2019 CITY COUNCIL REGULAR MEETING
OPTIONS TO PROHIBIT PEDESTRIAN USE OF ELECTRONIC DEVICES IN
CROSSWALKS

cost of the signs is approximately \$50 per sign resulting in the need of 160 signs for the 20 signalized crossings. The total cost of the signs is approximately \$8,000.

- **Unsignalized Crossings Near Schools:** A sign or decal could also be installed at all unsignalized crosswalks within 100 yards of any school within the City of Lathrop. The cost of each sign, hardware and post is approximately \$140 each resulting in the need of 154 units for the 24 unsignalized crossings within 100 yards of each school in the City. The total cost of the signs, hardware and posts is estimated at approximately \$21,560.

Option 2: Instead of adopting an Ordinance with enforcement provisions, City Council could choose to simply direct the City Manager to have staff install decals and/or signs at or near City crosswalks to discourage the use of mobile devices by pedestrians when using the City's crosswalks. This approach would avoid the enforcement concerns that are associated with issuing fines pursuant to an Ordinance. The proposed Resolution allows Council to authorize a budget amendment for the purchase of signs to prohibit/discourage pedestrian use of mobile electronic devices in crosswalks.

RECOMMENDATION: Staff recommends the City Council consider:

Option 1: The proposed Ordinance amending the Lathrop Municipal Code to add prohibition of pedestrian use of mobile electronic devices in crosswalks and a budget allocation for up to \$30,000 to cover the cost of signage.

Option 2: Direction to the City Manager to install signage to discourage the use of mobile devices by pedestrians when using crosswalks and a budget allocation for up to \$30,000 to cover the cost of signage.

FISCAL IMPACT:

Adoption of either option and the proposed Resolution would have a fiscal impact on the City's General Fund Streets Reserve Fund of approximately \$30,000 for signage. In order to have adequate funds for this project, staff request City Council approve a budget amendment transferring \$30,000 from the General Streets Repair Reserve Fund (1010) to the Local Streets Other Maintenance & Reserve Fund (2080) as follows:

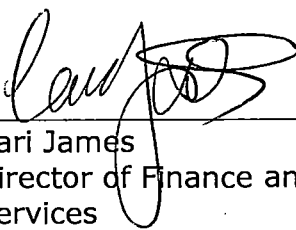
CITY MANAGERS REPORT
DECEMBER 9, 2019 CITY COUNCIL REGULAR MEETING
OPTIONS TO PROHIBIT PEDESTRIAN USE OF ELECTRONIC DEVICES IN
CROSSWALKS

APPROVALS:




Michael King
Director of Public Works

12-3-19
Date



Cari James
Director of Finance and Administrative
Services

12/4/19
Date



Salvador Navarrete
City Attorney

12-3-19
Date



for Stephen J. Salvatore
City Manager

12-4-19
Date

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP ADDING CHAPTER 8.48 ("PEDESTRIAN USE OF MOBILE ELECTRONIC DEVICES") TO TITLE 8 ("HEALTH AND SAFETY") TO THE LATHROP MUNICIPAL CODE

WHEREAS, Section VII of Article XI of the California Constitution provides that a City may make and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws; and

WHEREAS, a number of national university and safety studies, including a 2012 study conducted by the Harborview Injury Prevention and Research Center, University of Washington, reveal that approximately one in three pedestrians use their mobile electronic devices or text messages while crossing busy streets; and

WHEREAS, according to the Safe Kids Worldwide advocacy group approximately half of students age 15 to 19 report they use a mobile device when walking to and from school; and

WHEREAS, a study by the journal, Injury Prevention, has determined that an increase in the use of headphones by pedestrians in environments with moving vehicles has led to a dramatic rise in the number of injuries, with teenagers, young adults and men the most at risk and that the wearing of headphones may have played a direct part in the injury accidents, as the users could not hear or were distracted from warning that they were in danger; and

WHEREAS, pedestrians now account for 15 percent of all vehicle-related fatalities;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LATHROP DOES ORDAIN AS FOLLOWS:

Section 1. Add Chapter 8.48 ("Pedestrian Use of Mobile Electronic Devices") to Title 8 ("Health and Safety") of the Lathrop Municipal Code as follows:

8.48.010 Definitions.

As used in this section, the following definitions shall apply. For purposes of this chapter, these definitions shall supersede any other definitions of the same terms elsewhere in this Code.

Emergency Responders include, but not limited to, public safety officers of either municipal or county police department or fire department, emergency medical technicians, paramedics, private ambulance service responders, emergency management workers, and federal and state law enforcement and fire service officers on duty and responding to an emergency service request.

Mobile Electronic Devices means any handheld, head- or body-mounted, or portable electronic equipment capable of providing wireless and/or data communication between two or more persons or a device for providing amusement, including but not limited to a cellular phone, smart phone, text messaging device, paging device, personal digital assistant, laptop computer, video game, video/audio player, digital photographic device, or any other similar electronic device.

Pedestrian means a person who is afoot or who is using and of the following: (1) a means of conveyance propelled by human power other than a bicycle: or (2) an electronic personal mobility device.

Personal Audio Equipment means any device placed in, on or around a person's ear capable of providing an audible sound, including but not limited to headphones or ear buds.

Viewing means looking in the direction of the screen of a mobile electronic device.

8.48.020 Prohibition against Pedestrian Use of Mobile Electronic Devices.

- A. No pedestrian shall cross a street or highway while engaged in a phone call, viewing a mobile device or with both ears covered or obstructed by personal audio equipment.
- B. Upon presenting evidence, it is an affirmative defense to any citation for a violation of subsection (A) that the cited person was engaged in, or making a "911" emergency communication with a mobile electronic device.
- C. Emergency responders viewing a mobile electronic device, or whose ears are covered or obstructed by audio equipment, while in the performance and scope of his or her official duties are exempt from subsection (A).
- D. Persons, whose disability necessitates the use of a mobile electronic device or personal audio equipment to safely cross a street or highway, are exempt from subsection (A).

8.48.030 Violation.

- A. A violation of this chapter shall constitute an infraction. Conviction of an infraction under this chapter shall be punishable only by fine as follows: for the first conviction, the fine shall not exceed the amount of fifty dollars (\$50.00), for the second and any subsequent conviction within a twelve (12) month period, the fine shall not exceed the amount of one hundred dollars (\$100.00).

Section 2. Severability. If any section, subsequent subdivision, paragraph, sentence, clause or phrase of this Ordinance is for any reason held to be

unconstitutional or otherwise invalid, such a decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance irrespective of the unconstitutionality or invalidity of any section, subsection, subdivision, paragraph, sentence, clause or phrase.

Section 3. - Effective Date. This Ordinance shall take legal effect 30 days from and after the date of its passage.

Section 4. - Publication. Within fifteen days of the adoption of this Ordinance, the City Clerk shall cause a copy of this Ordinance, to be published in full accordance with Section 36933 of the Government Code.

The foregoing Ordinance was introduced the 9th day of December and adopted this day of by the following vote:

AYES:

NOES:

ABSENT:

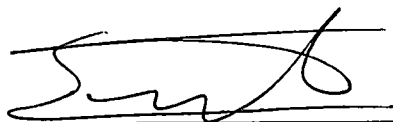
ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP
APPROVING A BUDGET AMENDMENT FOR THE PURCHASE OF SIGNS
PROHIBITING/DISCOURAGING PEDESTRIAN USE OF MOBILE ELECTRONIC
DEVICES WITHIN CROSSWALKS**

WHEREAS, at the City Council meeting of October 14, 2019 Council voted to approve a referral by Councilmember Torres-O'Callaghan to consider prohibiting pedestrian use of mobile electronic devices in crosswalks; and

WHEREAS, City Council was presented with two possible options: 1.) the adoption of an Ordinance to amend the Lathrop Municipal Code to prohibit pedestrian use of mobile electronic devices in crosswalks with enforcement provisions and signage or 2.) direct the City Manager to install signage to discourage pedestrian use of mobile electronic devices in crosswalks; and

WHEREAS, both options include provisions which describe the installation of signage at signalized and unsignalized crosswalks within the City; and

WHEREAS, the total projected expense to install signs at signalized crosswalks and unsignalized crosswalks within 100 yards of any school within the City is \$29,560; and

WHEREAS, staff request City Council approve a budget amendment transferring \$30,000 from the General Streets Repair Reserve Fund (1010) to the Local Streets Other Maintenance & Reserve Fund (2080) as follows:

<u>Decrease Reserve</u>	
1010-251-03-00	\$30,000
<u>Increase Transfer Out</u>	
1010-9900-990-9010	\$30,000
<u>Increase Transfer In</u>	
2080-9900-393-0000	\$30,000
<u>Increase Expenditures</u>	
2080-5010-430-2600	\$30,000

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop does hereby approve signs to be installed at all signalized and unsignalized crosswalks to discourage/prohibit pedestrian use of mobile electronic devices within crosswalks; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council of the City of Lathrop does hereby approve a budget amendment transferring \$30,000 from the from the General Streets Repair Reserve Fund (1010) to the Local Streets Other Maintenance & Reserve Fund (2080) to fund the purchase of signage.

The foregoing resolution was passed and adopted this 9th day of December 2019, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

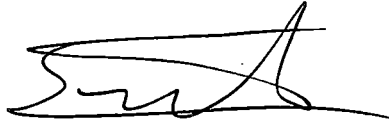
ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney



ITEM 5.5

CITY MANAGER'S REPORT DECEMBER 9, 2019 CITY COUNCIL REGULAR MEETING

ITEM: REVIEW AND PROVIDE DIRECTION ON PARK IMPROVEMENTS FOR SANGALANG PARK

RECOMMENDATION: Council to Discuss and Consider the Adoption of a Resolution Approving the Creation of CIP PK 20-18 for Improvements at Sangalang Park and Authorizing Related Budget Amendment

SUMMARY:

Staff is requesting City Council review the following park improvement projects for Sangalang Park and consider the creation of CIP PK 20-18 Sangalang Park Improvements.

Project 1: Replacement of the playstructure.

Project 2: Installation of restroom adjacent to the playstructure.

Project 3: Installation of a six element waterplay splashpad.

The funding for these proposed improvements at Sangalang Park would be paid from Measure C funds, with the approval of the Measure C oversight committee. Staff requests Council review proposed improvements, provide direction on which projects to include, and approve a budget amendment of \$20,000 from Measure C funds for the creation of construction drawings for these improvements. Completed construction drawings will allow staff to issue a request for bids for the project and return to Council for approval of a construction contract for the selected improvements at a future meeting.

BACKGROUND:

Sangalang Park is an approximately 10 acre parksite within the Stonebridge development of Lathrop, located along the north boundry of Joseph Widmer Elementary School and along Opal Street, Deerwood Avenue, and Slate Street. Based on the age of the existing playstructure and outreach from our local community, staff is asking Council to consider the following park improvements.

Project 1: Playstructure Replacement

Sangalang Park, which was constructed more than 20 years ago, includes the original children's play structure which is in need of replacement. This improvement would include the removal of the existing structure and replacement with an updated playstruture to meet the developmental needs of the park users. Staff estimates the cost of this improvement to be approximately \$250,000.

Project 2: Installation of a Second Restroom

The park currently includes a public restroom on the south east corner of the park with the children's play area along the park's northern edge (Deerwood Avenue).

Recently, a number of local families who regularly use the Sangalang Park have contacted the department regarding the possibility of placing a restroom facility closer to the playstructure and picnic areas within the park. Currently, families with multiple children utilizing these areas have to collect their children and walk across the park to use the restroom. A restroom closer to the picnic shelters and playstructure would better meet the needs of the park users. Staff estimates the cost of a an additional restroom adjacent to the picnic areas and children's playstructure to be approximately \$200,000.

Project 3: Installation of a Six Element Waterplay Splashpad

Currently, the City of Lathrop has two waterplay areas within the community. Mossdale Community Park and Valverde Park has a smaller fountain feature. This project would consider the installation of an approximately 30' x 40' splashpad with six features to be installed between the existing playground and the picnic shelter along Deerwood Avenue. Staff estimates the cost to purchase the proposed splashpad to be approximately \$175,000.

REASON FOR RECOMMENDATION:

As stated within this report, the children's play structure at Sangalang Park is more than 20 years old and needs to be replaced, a second restroom closer to the picnic shelter and childrens play area would improve accessibility for the users of this facility, and the installation of a splashpad waterplay area would provide an additional water play experience for the residents of Lathrop. Staff asks Council to review the projects presented and provide direction as to which projects should be considered as part of CIP PK 20-18 Sangalang Park Improvements.

FISCAL IMPACT:

Staff estimates the following approximate costs associated with each of the projects presented within this report:

Playstructure removal and replacement	\$250,000
Purchase and installation of restroom	\$200,000
Purchase and installation of splashpad	\$175,000
Project Design Services	<u>\$ 20,000</u>
Estimated cost (all projects)	\$645,000
Project Contingency (10%)	<u>\$ 64,500</u>

Total Estimated Cost **\$709,500**

Based on the direction of Council, staff will move forward with the creation of construction drawings for these improvements. The completed drawing will allow staff to issue a request for bids for this project and return to Council for approval of a construction contract for the selected improvements at a future meeting.

Allocation of funds to CIP PK 20-18

Budget Amendment

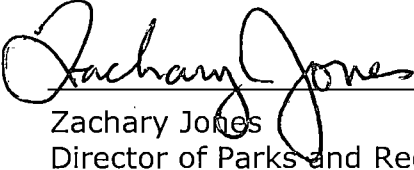
Transfer Out		
1060-99-00-990-90-10	(Measure C)	\$20,000
Transfer In		
3010-99-00-393-00-00	PK 20-18	\$20,000
Increase Expenditure		
3010-80-00-420-12-00	PK 20-18	\$20,000

ATTACHMENTS:

- A. Resolution Approving the Creation of CIP PK 20-18 and Authorizing Related Budget Amendments.

**CITY MANAGER'S REPORT
DECEMBER 9, 2019 CITY COUNCIL REGULAR MEETING
PARK IMPROVEMENTS FOR SANGALANG PARK**

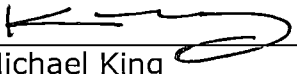
APPROVALS:



Zachary Jones
Director of Parks and Recreation

11-18-2019


Date



Michael King
Director of Public Works

11-25-19


Date



Cari James
Director of Finance and Administrative Services

11-27-19

Date



Salvador Navarrete
City Attorney

11-21-19

Date



Stephen J. Salvatore
City Manager

12-2-19

Date

RESOLUTION NO. 19-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING CREATION OF CIP PK 20-18 AND A BUDGET AMENDMENT OF \$20,000 FROM THE MEASURE C FUNDS, WITH APPROVAL OF THE MEASURE C OVERSIGHT COMMITTEE, FOR SELECTED IMPROVEMENTS AT SANGALANG PARK.

WHEREAS, on December 9th 2019 Council reviewed and selected improvement projects for Sangalang Park; and

WHEREAS, staff requests City Council authorize a budget amendment of \$20,000 from the Measure C fund 1060, with the approval of the Measure C oversight committee, to the General CIP Fund 3010 to fund CIP PK 20-18 to allow for the creation of construction drawings for selected improvements at Sangalang Park; and

WHEREAS, the creation of these construction drawings will allow staff to issue a request for bids for this project and return to Council for approval of a construction contract for selected improvements at a future meeting.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop approves a budget amendment of \$20,000 from Measure C fund 1060, with subject to subsequent review and approval by the Measure C oversight committee, into the General CIP Fund to fund CIP PK 20-18 for the creation of construction drawings for selected improvements at Sangalang Park to allow staff to issue a request for bids for this project and return to Council for approval of a construction contract at a future meeting;

Transfer Out		
1060-99-00-990-90-10	(Measure C)	\$20,000
Transfer In		
3010-99-00-393-00-00	PK 20-18	\$20,000
Increase Expenditure		
3010-80-00-420-12-00	PK 20-18	\$20,000

ATTACHMENT A

The foregoing resolution was passed and adopted this 9th day of December 2019 by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

ITEM: FIVE-YEAR WATER AND SEWER RATE PLAN REVIEW

RECOMMENDATION: Council to Consider a Resolution Postponing the Scheduled Rate Increase for both the Water and Wastewater Funds for 2020

SUMMARY:

In January 2016, a water and wastewater (sewer) rate study proposing a five-year rate increase for years 2016 through 2020 was approved by Council. Rate increases took effect in March 2016 and were schedule to escalate automatically every January starting in 2017 through 2020. Staff reviews the performance of the Water and Sewer Funds annually to assess the funds' fiscal health.

The City has followed the approved Water and Sewer Fund rate increase schedule for the first three (3) years for Water and four (4) years for Sewer. The next scheduled rate increase is programmed for January 2020.

The ability to keep rates low is at the forefront of every action that staff has control over. Over the last several years, staff has worked diligently to reduce expenses and make informed policy decision for both the water and the sewer funds to keep rate increases to a minimum. The following are some cost saving policy decisions and expense reductions that the City has implemented:

- **Sustainable Groundwater Management Act (SGMA)** - Water Fund cost savings emerged in the policy decisions surrounding the City's ability to negotiate its destiny in the Sustainable Groundwater Management Act (SGMA). The City overlies two groundwater subbasins of the San Joaquin Valley Basin designated by the Department of Water Resources (DWR); the Tracy Subbasin, and the Eastern San Joaquin Subbasin (ESJS). The City successfully lobbied for a Basin Boundary Modification Request to Align the Eastern San Joaquin and Tracy Subbasins with the City's Limit. This basin boundary modification allowed the City of Lathrop to disassociate with the overdrawn ESJS and allowed the City to avoid having to do costly capital expenditures that would have been required had the City still been a participating agency in the ESJS.
- **Water Meter Reads** - The decision was made to start upgrading the meter reading system from a labor-intensive manual process to the ability to remotely read meters digitally. This has improved efficiencies and allowed staff to spend time more effectively and efficiently. All new development, will install the new remote read meters, and the City will begin replacing older meters in the City beginning in 2020.

- **Economy of Scale** - The Crossroads Wastewater Treatment Facility (WWTF) was nearing the end of its service life and staff proposed/ council adopted the Crossroads decommissioning project. This action permanently shut down the Crossroads Wastewater Treatment Facility and sent its influent flow to the adjacent, existing Lathrop Consolidated Treatment Facility (LCTF). Combining the two facilities into one has broadened and diversified the rate base for those customers located in the Crossroads industrial area as well as those businesses and residents located West of I-5.
- **Surface Water Discharge Project** - Another example of Sewer Fund savings materializing over fiscally sound policy making has recently been approved at the October 14, 2019 Council meeting. Through the creation of CIP WW 20-17 Surface Water Discharge Project. This Project lays the ground work for the City to construct the necessary infrastructure needed to obtain a National Pollutant Discharge Elimination System (NPDES) permit from the Central Valley Regional Water Quality Control Board (RWQCB) to allow discharge of tertiary treated effluent from the Lathrop CTF to the San Joaquín River. The ability to dispose of effluent from the LCTF to surface water is necessary to minimize future rate increases and support growth as the City's wastewater flows increase and land becomes unavailable for the storage and disposal of recycled water.

Value engineered capital improvements paired with fiscally sound policy making decisions has materialized in the ability to keep rates flat in both the Water and Sewer Funds. Staff recommends postponing the approved water and sewer rate increases scheduled for January 2020. A review will be conducted in the Fall of 2020 to evaluate the Water and Sewer fund's fiscal performance to determine if additional rate increases are necessary.

BACKGROUND:

Regulations of Proposition 218, the "Right to Vote on Taxes Act" require Municipalities to increase utility rates through a specific set of guidelines. This includes preparing rate studies, providing notification to customers of the proposed rate increases, allowing for protests, holding a public hearing, and having a majority council approval. In February 2014, the City entered into a contract with Municipal Financial Services (MFS) to perform a water and sewer rate study for the next five-year period (2016-2020).

In January 2016, MFS prepared a water and sewer rate study, proposing rate increases for years 2016 through 2020. The rate study showed expenses increase in both the water and sewer funds, yet revenues continue to decrease due to diminishing consumption based on mandated water conservation measures. Council adopted the rate increases for years 2016 through 2020 beginning in March 2016 and escalating every January thereafter.

**CITY MANAGER'S REPORT
DECEMBER 9, 2019 CITY COUNCIL REGULAR MEETING
WATER AND SEWER RATE PLAN REVIEW**

Staff monitors the performance of the Water and Sewer Funds annually to assess the funds' fiscal health. Due to the importance of utility rates and the sensitivity of the impacts that increases may have on rate payers, staff is recommending the following actions. The City has followed the approved Water and Sewer Fund rate increase schedule for the first three (3) years for Water and four (4) years for Sewer. The next scheduled rate increase is programmed for January 2020 as shown on the table below.

PROP 218 APPROVED UTILITY RATES

YEAR	East Lathrop Monthly Bill Increase from Previous Year			West of I-5 Monthly Bill Increase from Previous Year		
	Water	Sewer	Total	Water	Sewer	Total
MARCH 2016	\$5	\$3	\$112	\$5	\$6	\$106
JANUARY 2017	\$6	\$4	\$122	\$6	\$6	\$118
JANUARY 2018	\$6	\$4	\$132	\$6	\$7	\$131
JANUARY 2019	\$8	\$4	\$144	\$8	\$5	\$144
JANUARY 2020	\$8	\$4	\$156	\$8	\$3	\$155

COUNCIL APPROVED / STAFF PROPOSED UTILITY RATES

YEAR	East Lathrop Monthly Bill Increase from Previous Year			West of I-5 Monthly Bill Increase from Previous Year		
	Water	Sewer	Total	Water	Sewer	Total
MARCH 2016 (APPROVED)	\$5	\$3	\$112	\$5	\$6	\$106
JANUARY 2017 (APPROVED)	\$6	\$4	\$122	\$6	\$6	\$118
JANUARY 2018 (APPROVED)	\$6	\$4	\$132	\$6	\$7	\$131
JANUARY 2019 (APPROVED)	\$0	\$4	\$136	\$0	\$5	\$136
JANUARY 2020 (PROPOSED)	\$0	\$0	\$136	\$0	\$0	\$136

During the 2019 annual review, staff determined that the Sewer Fund revenues were trending at levels equal to the rate study's projection. Sewer rates are based on a flat rate rather than unit consumption and staff will continue to monitor increased development activity that contributes to a larger rate base for the Sewer Fund. Therefore, staff is recommending to postpone the previously approved rate increase of \$4.

In contrast, the Water Fund was outperforming the rate study's projections mainly due to increased development activity and the lifting of drought restrictions. The study conducted in 2015 took a conservative approach to projecting the City's water consumption since the region had strict drought conservation mandates. Since 2015, drought conservation mandates have been lifted and water usage has returned to a new normal. Normalization in water consumption equates to the Water Fund meeting revenue requirements without the need for additional rate increases at this time.

Close monitoring of fiscal, usage and policy trends for the Water Fund will be kept to determine the need to implement additional rate increases in the future.

It is important to note that rates are directly impacted by short term and long term outside influences, such as changes in Federal or State regulations and declining revenues due to mandatory water conservation. In the City's case, both of these factors directly impact the water and sewer enterprise funds operational costs. In the short term, revenues could drastically decline if drought conditions appear due to conservation measures. In the long term, State and Federal regulations, such as sustainable groundwater legislation and hazardous materials disposal (arsenic) could increase expenses to the water and sewer funds.

REASON FOR RECOMMENDATION:

Postponing the 2020 water and sewer rate increases will have an economic benefit to our residents while still supporting each fund's ongoing operations and debt obligations.

FISCAL IMPACT:

Postponing the scheduled rate increase for the Water and Sewer fund will be offset by revenue generated through the City's growing customer base. A review will be conducted in the Fall of 2020 to evaluate the Water and Sewer Fund's fiscal performance, to determine if future rate increases are warranted.

ATTACHMENTS:

- A. Resolution Postponing the 2020 Rate Increases for the Water and Sewer Fund Approved by Council on January 11, 2016.

**CITY MANAGER'S REPORT
DECEMBER 9, 2019 CITY COUNCIL REGULAR MEETING
WATER AND SEWER RATE PLAN REVIEW**

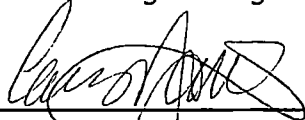
APPROVALS:



Thomas Hedegard
Accounting Manager

11/20/19

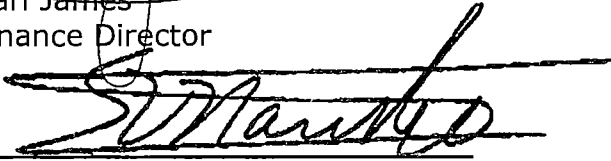
Date



Cari James
Finance Director

11/26/19

Date



Salvador Navarrete
City Attorney

11/27/19

Date



for Stephen Salvatore
City Manager

12/4/19

Date

RESOLUTION NO. 19-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP
POSTPONING THE CITY'S WATER AND SEWER RATE INCREASE FOR 2020**

WHEREAS, Chapters 13.04 and 13.16 of Title 13 of the Lathrop Municipal Code permit the City Council of the City of Lathrop to set the City's water and sewer charges; and

WHEREAS, pursuant to Article XIIID, Section 6 of California Constitution and applicable state law, notice of the public hearing was mailed to each customer and property owner affected by the proposed increases; and

WHEREAS, on January 11, 2016, the City Council held a full and fair public hearing and approved the Five-Year Water and Sewer Rate increases effective March 2016 and escalating every January thereafter through 2020; and

WHEREAS, a full fiscal review of the Water and Sewer Funds was conducted at the end of fiscal year 2018/19 concluding the Water and Sewer fund's fiscal performance met projections;

NOW, THEREFORE, BE IT RESOLVED that the City Council of Lathrop does hereby postpone the Water Rate increase scheduled for 2020; and

BE IT FURTHER RESOLVED that the City Council of Lathrop does hereby postpone the Sewer Rate increase scheduled for 2020;

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Lathrop on the 9th day of December, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

SONNY DHALIWAL, MAYOR

APPROVED AS TO FORM:



Teresa Vargas, City Clerk

Salvador Navarrete, City Attorney

ITEM 6.2

CITY MANAGER'S REPORT DECEMBER 9, 2019 CITY COUNCIL REGULAR MEETING

ITEM: MAYOR'S REFERRAL

RECOMMENDATION: Appointment of One (1) Member to the Youth Advisory Commission with Term Expiring May 31, 2020

YOUTH ADVISORY COMMISSION – LMC CHAPTER 2.20

The commission currently has one (1) available vacancy; two (2) applications were received.

Former Commissioner(s);	Date of Appointment	Reappointment Date	Term Expiration Date
Angelica Gomez	8/13/18	n/a	5/31/19

APPLICANTS FOR CONSIDERATION:

1. Tiana Duong
2. Cheyenne Rains



COMMISSION/COMMITTEE APPLICATION

RECEIVED

Applying for: YAC

SEP 11 2019

Special Requirements:

CITY CLERK

Youth Advisory Commission: Must be a Lathrop resident between 13 to 18 years of age to serve on this commission

Senior Advisory Commission: Must be 50 years of age or over and a registered voter to serve on this commission.

Planning and Parks & Recreation Commissions: Must be a Lathrop resident and a registered voter to serve on this commission.

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION:

Name: Tiana Duong
Address: [redacted] City: Lathrop Zip: 95350
Telephone (home) [redacted] Telephone (work) [redacted]
Telephone (cell) [redacted] Telephone (other) [redacted]
Email: [redacted] Resident of the City of Lathrop: 3 years

Do you have Transportation to attend the Commission meetings and Functions? Yes No

Background Information:

Are you related to a current City Employee? No
If yes, give name and relationship N/A

Employment/Volunteer Information:

Manterca Unified School District February 2015
Organization *Date*
Mossdale Elementary Teacher Assistant
Location *Position(s)*

Responsibilities/accomplishments: I assisted a teacher in her fourth grade classroom. I helped her grade paperwork and instruct the class.

Organization *Date*
Location *Position(s)*

Responsibilities/accomplishments: _____

Community Activities that you have been involved with (feel free to attach additional pages)

FFA	Member	August 2018 - May 2019
Name of Organization	Position/Responsibilities	Dates
Sing with Hear	Publicity Officer	August 2019 - January 2020
Name of Organization	Position/Responsibilities/Accomplishments	Dates

Special Awards or Recognitions you have received: N/A



Educational Information:

Lathrop High School	In Progress	N/A	2021
Educational Institution	Degree/Diploma	Field	Year
Educational Institution	Degree/Diploma	Field	Year

Additional Information (Please provide any other information which you feel would be useful to the City Council in reviewing your application.)

I work well with people of all ages and enjoy community services. I mainly work with children as young as elementary school and teens of the senior year. Since my dream goal would be a social worker, I think it's essential to have bonds with many diverse people. My outgoing yet mature nature helps me maintain a cooperative and professional outlook no matter what I'm doing or where I am. I am hoping to receive any bit of knowledge and experience by serving others.

Please sign and date your application and submit to the Office of the City Clerk at the address below.

	9/11/19
Signature	Date
	
Parent/Guardian Signature (Required for Youth Advisory Candidates only)	

City Clerk
City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330



COMMISSION/COMMITTEE APPLICATION

Applying for: YAC

RECEIVED
SEP 25 2013
PARKS AND RECREATION

Special Requirements:

Youth Advisory Commission: Must be a Lathrop resident between 13 to 18 years of age to serve on this commission
Senior Advisory Commission: Must be 50 years of age or over and a registered voter to serve on this commission.
Planning and Parks & Recreation Commissions: Must be a Lathrop resident and a registered voter to serve on this commission.

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION:

Name: Cheyenne Rains

Address: [redacted] City: Lathrop Zip: 95330

Telephone (home) [redacted] Telephone (work) [redacted]

Telephone (cell) [redacted] Telephone (other) [redacted]

Email: [redacted] Resident of the City of Lathrop: 8 years

Do you have Transportation to attend the Commission meetings and Functions? Yes No

Background Information:

Are you related to a current City Employee? NO

If yes, give name and relationship _____

Employment/Volunteer Information:

Organization _____ Date _____

Location _____ Position(s) _____

Responsibilities/accomplishments: _____

Organization _____ Date _____

Location _____ Position(s) _____

Responsibilities/accomplishments: _____

Community Activities that you have been involved with (feel free to attach additional pages)

Name of Organization	Position/Responsibilities	Dates
Name of Organization	Position/Responsibilities/Accomplishments	Dates

Special Awards or Recognitions you have received: _____

Educational Information:

Lathrop High School	in progress	12 th	2020
<i>Educational Institution</i>	<i>Degree/Diploma</i>	<i>Field</i>	<i>Year</i>
<i>Educational Institution</i>	<i>Degree/Diploma</i>	<i>Field</i>	<i>Year</i>

Additional Information (Please provide any other information which you feel would be useful to the City Council in reviewing your application.)

I'm very responsible and reliable. I think on why I would be good at this by being able to communicate well with other people and I'm very good of working with kids and I'm also very social able.

Please sign and date your application and submit to the Office of the City Clerk at the address below.

<u>Chyenne Reid</u>	<u>9-25-19</u>
Signature	Date
<u>Amie Willett</u>	<u>9-25-19</u>
Parent/Guardian Signature (Required for Youth Advisory Candidates only)	

**City Clerk
City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330**

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ITEM: APPOINTMENT OF VICE MAYOR

RECOMMENDATION: Mayor to Appoint Vice Mayor for 2020

BACKGROUND:

Chapter I, Section F of the City Council Handbook of Rules and Procedures provides: The Vice Mayor shall be appointed by the Mayor for a one-year term at the meeting in December.

If, in any year in which an election for Mayor of Council takes place, the appointment of Vice Mayor should occur after certification of election results. Since this is not an election year, staff is requesting the appointment at this time.

FISCAL IMPACT:

None.

ATTACHMENTS:

None.

SUBMITTED BY:



Teresa Vargas
City Clerk

12/4/19

Date

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**CITY MANAGER'S REPORT
DECEMBER 9, 2019 CITY COUNCIL REGULAR MEETING**

ITEM: MAYOR AND COUNCILMEMBER APPOINTMENTS TO SERVE ON OUTSIDE AGENCY BOARDS, COMMISSION AND COMMITTEES FOR 2020

RECOMMENDATION: Mayor to Assign City Council Appointments for 2020

BACKGROUND:

Councilmembers serve on various outside agency boards, commissions and committees in order to represent the interests of the City of Lathrop. Chapter V, Section B(2) of the City Council Handbook of Rules and Procedures provides: "The Mayor shall, instead of nominating, announce the appointment of the designated Councilmember as a member of a County, regional, multi-public agency, or other outside agency, at the time the matter is considered at the City Council meeting. If no motion is made by a Councilmember, immediately following the Mayor's announcement, to submit the Mayor's intended appointment to formal vote of the City Council, the Mayor's announced appointment is deemed approved."

The Mayor traditionally reviews these appointments each year, following Council reorganization, to examine whether current assignments should remain the same or if they should be changed for the upcoming year. Some assignments are made by jurisdictions that the City of Lathrop does not control. Attached to this report is a list of current appointments, some appointments require filing a Form 700 Statement of Economic Interest at the time of assuming or leaving office and annually. The Form 700 filings must be provided directly to the subject agency.

FISCAL IMPACT

None.

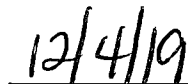
ATTACHMENTS:

- A. Current Mayor and Councilmember Appointments (*Assigned for 2019*)

SUBMITTED BY:



Teresa Vargas
City Clerk



Date

**CITY OF LATHROP
MAYOR AND COUNCILMEMBER APPOINTMENT LIST FOR 2019**



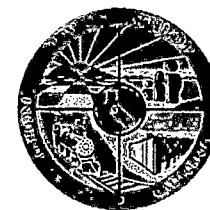
REGIONAL COMMITTEE APPOINTMENTS			
Committee	When and Where	Delegate	Alternate
Central Valley Executive Committee (League of California Cities)	<i>When:</i> As needed <i>Time:</i> As scheduled <i>Where:</i> Various locations League Address: 1400 K St., Suite 400 Sacramento, CA 95814 <i>Contact:</i> Stephen Qualls – (209) 614-0118 squalls@cacities.org (916) 658-8200 Main <i>Website:</i> www.cacities.org	Councilmember Akinjo	Vice Mayor Salcedo
Council of Governments (COG) Board of Directors <i>Form 700</i>	<i>When:</i> 4 th Thursday of each month <i>Time:</i> 4:00 p.m. <i>Where:</i> 555 East Weber Stockton, CA 95202 <i>Contact:</i> Rosie Gutierrez, Office Administrator San Joaquin Council of Governments (209) 235-0600 <i>Website:</i> www.sjcog.org	Mayor Dhaliwal	Councilmember Lazard
Integrated Waste Management Task Force (Solid Waste Division)	<i>When:</i> As needed <i>Time:</i> As scheduled <i>Where:</i> Various locations 1810 East Hazelton Avenue Stockton, CA 95202 <i>Contact:</i> Dave Gorton Solid Waste Division dgorton@sjgov.org (209) 468-3066 <i>Website:</i> http://www.sjgov.org/solidwaste/	Councilmember Akinjo	Councilmember Torres- O'Callaghan

**CITY OF LATHROP
MAYOR AND COUNCILMEMBER APPOINTMENT LIST FOR 2019**



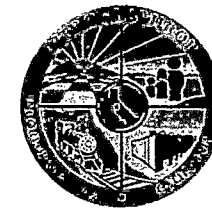
REGIONAL COMMITTEE APPOINTMENTS			
Committee	When and Where	Delegate	Alternate
<p>Reclamation District 17 Joint Powers Authority</p> <p align="right">Form 700 <i>(mail to: Mia Brown, Attorney at Law)</i></p>	<p><i>When:</i> As needed <i>Time:</i> As scheduled <i>Where:</i> Various locations 235 E Weber Avenue Stockton, CA 95202 Mailing address: P.O. Box 1461 Stockton, CA 95201-1461 <i>Contact:</i> Dante John Nomellini, Special Counsel ngmplcs@pacbell.net <i>Website:</i> n/a</p>	Stephen Salvatore	N/A
<p>San Joaquin County Commission on Aging</p>	<p><i>When:</i> 1st Monday of each month <i>Time:</i> 1:30 p.m. <i>Where:</i> 102 S. San Joaquin St., Conf. Rm. C Stockton, CA 95202 <i>Contact:</i> Barbara Parrish (209) 468-2202 bparrish@sjgov.org <i>Website:</i> http://www.sjgov.org</p>	Nellie Zavala	N/A
<p>San Joaquin Partnership Board of Directors</p>	<p><i>When:</i> 4th Thursday of each month <i>Time:</i> 8:00 a.m. <i>Where:</i> 2800 W. March Lane, Suite 470 Stockton, CA 95219 <i>Contact:</i> Chris Bamesberger-Youngsma Office Manager cby@sjpnet.org (209) 956-3380 <i>Website:</i> www.sjpnet.org</p>	Stephen Salvatore	N/A

**CITY OF LATHROP
MAYOR AND COUNCILMEMBER APPOINTMENT LIST FOR 2019**



REGIONAL COMMITTEE APPOINTMENTS			
Committee	When and Where	Delegate	Alternate
<p>San Joaquin Valley Air Pollution Control District Special City Selection Committee</p> <p align="right">Form 700</p>	<p><i>When:</i> As needed <i>Time:</i> As scheduled <i>Where:</i> 4800 Enterprise Way Modesto, CA 95356-8718 <i>Contact:</i> Michelle Franco Deputy Clerk of the Boards Michelle.Franco@valleyair.org (559) 230-6038 <i>Website:</i> www.valleyair.org</p>	Councilmember Akinjo	Mayor Dhaliwal
<p>San Joaquin County Water Advisory Commission</p> <p align="right">Form 700</p>	<p><i>When:</i> 3rd Wednesday of each month <i>Time:</i> 11:30 a.m. to 1:00 p.m. with a Brown Bag from 1:00 p.m. to 3:00 p.m. <i>Where:</i> Public Health Building 1601 E. Hazelton Avenue Stockton, CA 95201 <i>Contact:</i> Kelly Villalpando kvillalpando@sjgov.org (209)468-3073 <i>Website:</i> www.sjwater.org</p>	Councilmember Torres-O'Callaghan	Councilmember Lazard
<p>Tri Valley-San Joaquin Valley Regional Rail Authority Board of Directors</p> <p align="right">Form 700</p>	<p><i>When:</i> 2nd Wednesday of each month <i>Time:</i> 2:00 p.m. to 4:00 p.m. <i>Where:</i> Alternating from Tracy/Livermore <i>Tracy Transit Center</i> 50 East 6th Street, Tracy <i>Robert Livermore Community Center</i> 4444 East Avenue, Livermore <i>Contact:</i> Michael Tree, Executive Director mtree@lavta.org (925) 455-7564 <i>Website:</i> http://www.acetobart.org/</p>	Councilmember Akinjo	N/A (Alternate has no voting rights)

**CITY OF LATHROP
MAYOR AND COUNCILMEMBER APPOINTMENT LIST FOR 2019**



REGIONAL COMMITTEE APPOINTMENTS

Committee	When and Where	Delegate	Alternate
<p>San Joaquin Area Flood Control Agency (SJAFC) – <i>Two Board Members Required</i></p> <p align="right">Form 700</p>	<p><i>When:</i> 2nd Thursday of each month <i>Time:</i> 9:00 a.m. <i>Where:</i> San Joaquin Area Flood Control Agency 425 N. El Dorado, City Hall, Council Chamber, 2nd Floor Stockton, CA 95202 <i>Contact:</i> Marlo Duncan, Project Manager marlo.duncan@stocktongov.com Dawn Clement, Office Specialist Dawn.Clement@stocktonca.gov (209)937-8211 <i>Website:</i> https://www.sjafca.com/</p>	<p>Councilmember Akinjo Councilmember Lazard</p>	<p>N/A</p>

STANDING COMMITTEES

Committee	When and Where	Delegate	Alternate
<p>City of Manteca & City of Lathrop 2x2 Meetings</p>	<p><i>When:</i> As needed <i>Time:</i> As scheduled <i>Where:</i> TBD</p>	<p>Mayor Dhaliwal</p>	<p>Councilmember Torres-O'Callaghan</p>
<p>Lathrop Manteca Fire Department & City of Lathrop 2x2 Meetings</p>	<p><i>When:</i> As needed <i>Time:</i> As scheduled <i>Where:</i> TBD</p>	<p>Mayor Dhaliwal</p>	<p>Councilmember Akinjo</p>
<p>Manteca Unified School District & City of Lathrop 2x2 Meetings</p>	<p><i>When:</i> As needed <i>Time:</i> As scheduled <i>Where:</i> MUSD Administration Offices <i>Contact:</i> Chelo De Leon, Superintendent's Office cdeleon@musd.net / (209)858-0729</p>	<p>Mayor Dhaliwal</p>	<p>Councilmember Torres-O'Callaghan</p>
<p>Lathrop Police Services Review 2-City Councilmember Committee</p>	<p><i>When:</i> As needed <i>Time:</i> As scheduled <i>Where:</i> TBD</p>	<p>Mayor Dhaliwal</p>	<p>Councilmember Akinjo</p>
<p>Lathrop Economic Development Review Committee 2-City Councilmember Committee</p>	<p><i>When:</i> As needed <i>Time:</i> As scheduled <i>Where:</i> TBD</p>	<p>Mayor Dhaliwal</p>	<p>Councilmember Lazard</p>

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