



CITY OF LATHROP

GENERAL PLAN UPDATE

MEMORANDUM

June 9, 2021

TO: Lathrop Planning Commission

FROM: Ben Ritchie, De Novo Planning Group

SUBJECT: General Plan Land Use Map Review and Next Steps

MEETING DATE: June 16, 2021

INTRODUCTION

Over the past three years, City staff and the project team have been working on a comprehensive update to the Lathrop General Plan. We have reached a key stage in this effort, wherein a Draft General Plan Land Use Map has been completed. The project team now seeks input from the Planning Commission on the Draft Land Use Map.

This memo outlines the role of the Planning Commission in reviewing the Draft Land Use Map, provides a summary of key steps in the General Plan Update process that have been completed to-date, and identifies next steps in the process as we work towards General Plan adoption.

REVIEW OF DRAFT LAND USE MAP

Two versions of the working draft Land Use Map are attached to this memo. The “tracked” version identifies individual parcels that have been changed when compared to the existing (currently adopted) Land Use Map. This tracked version also identifies, in the legend, land use designations that have been changed, deleted, or added.

The “clean” version of the Land Use Map shows the same parcel designations as the “tracked” version, but has been cleaned up so as to be easier to read.

Also attached to this memo is the working draft of the General Plan land use designation descriptions, which will be included in the Land Use Element of the updated General Plan. These designation descriptions identify the allowed uses and general densities/intensities of development for each land use category on the Land Use Map. This is a key resource to use during review of the Land Use Map.

The attached maps have been reviewed by the General Plan Steering Committee, and all minor edits and revisions requested by the Committee are reflected on these maps. During their May 12, 2021 meeting to discuss the Land Use Map, the Steering Committee expressed unanimous support for the changes shown on the attached maps.

The Planning Commission is being asked to review the attached Land Use Maps, and identify any areas of concern, note any parcel designations that should be changed, and provide any other key input or observations.

Please come to the June 16th workshop prepared to discuss any specific questions or concerns you may have with the proposed Land Use Map changes, and any requested changes or revisions that you would like to discuss with the Planning Commission.

The following provides a summary of the notable changes to the Lathrop General Plan Land Use Map.

Overview of Notable Map Changes

- It is noted that most of the changes on the Land Use Map are made to select parcels scattered throughout the City. These changes resulted from “clean up” efforts to reconcile existing inconsistencies between mapped uses and existing or entitled uses, and to correct errors and inconsistencies in the existing map data files. Minor changes were also made in response to input and requests received from property owners, who were provided an opportunity to request changes to their parcel designations during the early stages of the General Plan Update.
- Significant areas throughout Lathrop are governed by adopted Specific Plans. In most cases, the land uses shown on the General Plan Land Use Map match the land uses shown on the relevant adopted Specific Plans.
- A large area in northwest Lathrop (approximately 675 acres), north of Dos Reis Road and west of I-5, (within the Central Lathrop Specific Plan Area) has been changed from primarily Variable Density Residential to Light Industrial. Senate Bill 5 requirements by the State to complete the newly defined 200-year flood improvements by 2028, estimated to cost in excess of \$250 million, will make residential development in this area risky. It will take several years to entitle and construct infrastructure to serve the northern Central Lathrop Specific Plan area. Residential building permits cannot be issued after 2028 unless the 200-year flood improvements are complete, and will be stopped earlier if Lathrop cannot guarantee Adequate Progress toward completing the improvements by 2028. However, building permits for industrial projects can continue to be issued after 2028 if all discretionary permits are received. Due to the risk of terminating residential building permits, and conversely the ability to continue issuing industrial building permits, plus the high demand for industrial property in Lathrop, the change is recommended to rezone this area to Light Industrial uses. This change provides opportunities for increased local employment, the generation of tax revenues for the City, and a higher degree of certainty for the development community. The General Plan Land Use Element will include policies and actions that would require buffers between future light industrial uses within this area and the existing Lathrop High School campus and residential uses to the south. Policies and actions will also be developed to establish truck routes within this area that divert truck trips away from the high school and residential areas in order to access I-5. These policies are intended to minimize potential impacts associated with truck trips and light industrial uses on sensitive

receptors in the vicinity. The Planning Commission will have an opportunity to review and comment on these new policies at future meetings, prior to adoption of the General Plan Update.

- The General Plan Update process will not result in any changes to the River Islands area, beyond those being reviewed and approved by the City under a separate process. The General Plan team will update these attached maps to reflect what was approved and entitled for the River Islands project.

KEY STEPS THAT HAVE BEEN COMPLETED FOR THE GENERAL PLAN UPDATE

The following provides a summary overview of key steps that have already been completed in the General Plan Update process. Referenced documents are hyperlinked below, and can be found on the project website at: www.Lathrop.GeneralPlan.org

- **Community Outreach and Visioning Workshops**
 - The City hosted three General Plan Update Visioning Workshops between April and May of 2018. Each Workshop focused on addressing a different topic and included a brief overview of the General Plan, including why it's important and why the City is updating its Plan, some background information on the evening's topic, and a series of facilitated activities to solicit input on key topics or ideas. The topics explored in each Workshop along with summaries of what we heard from the community are provided in the [Outreach Summary Report](#).
 - A fourth community workshop was held in June 2019, which focused on the topic of **Environmental Justice**. Due to the importance of local Environmental Justice (EJ) issues, the City of Lathrop in an effort to continue to involve and engage the community on local issues of importance, held a standalone workshop focusing specifically on EJ issues in Lathrop. The [Environmental Justice Summary Report](#) summarizes the public's participation and input received during the General Plan Update's Environmental Justice Workshop conducted on June 27th 2019.
 - A series of Newsletters have been published, which provide an overview of the General Plan, and identify opportunities for community participation.
 - The [Lathrop Community Vision](#) is an aspirational statement of what Lathrop wants to become through the implementation of its General Plan. The Vision Statement provides a sense of purpose and mission for the General Plan, and sets the tone for the Plan's guiding principles and core values to aid in the development of goals, policies and actions that will guide development in the coming years.

- **Existing Conditions Analysis**

- The [Existing Conditions Report](#) takes a "snapshot" of Lathrop's current trends and conditions. It provides a detailed description of a wide range of topics within the city, such as demographic and economic conditions, land use, public facilities, and environmental resources. The Existing Conditions Report provides decision-makers, the public, and local agencies with context for making policy decisions.
- The [Community Profile](#) summarizes key development patterns, natural resources, socioeconomic conditions, and environmental constraints in the city that must be considered when charting the course for Lathrop's future.

- **Administrative Draft General Plan**

- The General Plan Update will include the following elements:
 - Land Use
 - Circulation
 - Noise
 - Safety
 - Recreation and Resources (Conservation and Open Space)
 - Economic Development
 - Public Facilities and Services
 - Health and Environmental Justice
 - Implementation
- These elements have been drafted, and are currently being reviewed and refined by staff and the consultant team.

NEXT STEPS AND PATH FORWARD

The following outlines key next steps in the process:

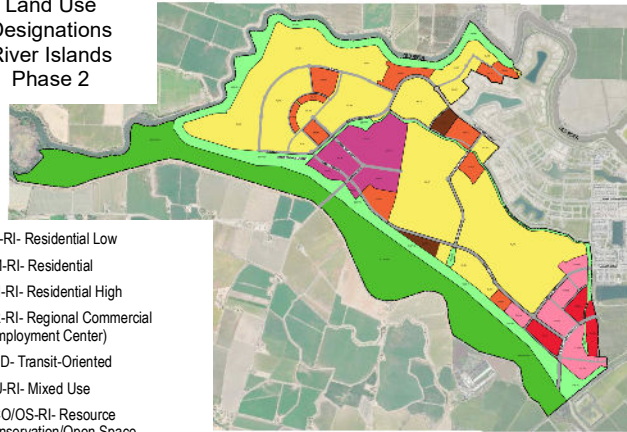
- The Planning Commission reviews the Draft Land Use Map, and revisions are made accordingly.
- The revised Draft Land Use Map is presented to the City Council for review, comment and input (workshop scheduled for July 7, 2021).
- Following revisions to the Map based on Planning Commission and City Council input, the City Council will be asked to informally approve the general form and content of the Land Use Map.
 - This is a critical step. The environmental impact report (EIR) requires the preparation of future growth projections, which are the basis for the environmental analysis. Land uses on the map dictate future growth potential. As such, the project team needs a certain degree of confidence that the map is “mostly correct” before getting too far into the environmental analysis.
- Staff and the project team will complete the text of the Draft General Plan, and then present the Draft General Plan to the Steering Committee for review.
- Work on the EIR will commence.
- Steering Committee input on the Draft General Plan will be incorporated, and then the Draft General Plan will be presented to the Planning Commission and City Council for review and input.
- Following Planning Commission and City Council input, and any subsequent revisions, the Draft General Plan and Draft EIR will go out for a formal 45-day public review and comment period.
 - Public workshops will be conducted during the review period.
- The Final EIR will be prepared, and public comments will be presented to the Planning Commission and City Council.
- Public hearings with the Planning Commission and City Council will be conducted, culminating in adoption of the new General Plan.

ATTACHMENTS

1. Land Use Change Recommendations Map
2. Proposed Land Use Map
3. Proposed Land Use designations text for Land Use Element

CITY OF LATHROP GENERAL PLAN Land Use Change Requests

Proposed Land Use Designations River Islands Phase 2



- RL-RI- Residential Low
- RM-RI- Residential
- RH-RI- Residential High
- CR-RI- Regional Commercial (Employment Center)
- TOD- Transit-Oriented
- MU-RI- Mixed Use
- RCO/OS-RI- Resource Conservation/Open Space
- OS/P-RI - Open Space/Public

All existing uses (CP-CL, K-8-CL, NP-CL, OC-CL, VR-CL, WWTP-CL) changed to Limited Industrial (LI) and area removed from Central Lathrop Specific Plan

P-SP-CL and NP-CL to R/MU-CL

CP-CL to R/MU-CL

HR-CL to P/QP-CL

SPC-CL to P/QP-CL

SPC-CL to R/MU-CL

Relocated Park

HR-CL to VR-CL

VR/K-8/DS-CL to VR-CL

OC-CL to HR-CL

NC to MD

P to OS

P, RecR, VC to LD

RM-RI to RL-RI

RL-RI to RM-RI

MU-RI to RL-RI

RC-ST to UR-ST

UR-ST to RC-ST

FC to LI

R/MU-CL to P-CL (re-shaped park)

R/MU-CL to VR-CL

CC to MD

LD to MD

PO to HD

PO to HD

NC to P

FS to P

FS to LD

SC to GI

LD to P

LD to P

NC to P

CP to LD

LD to P

LD to HD

NC to LD

LD to MD

W Louise Ave

SC to LI

NC to LD

FC to GI

SC to VC

FS to LI

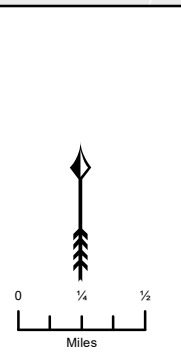
SC to LI

SC to HDR

MD to SC

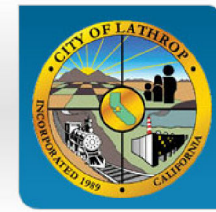
RC-ST and RR-ST to AOI-ST

- ### Legend
- Lathrop City Boundary
 - Manteca City Boundary
 - Lathrop Sphere of Influence
 - Manteca Sphere of Influence
 - Stockton Sphere of Influence
 - Area of Interest
 - Assessor Parcel Boundary
 - Area with Land Use Change Request
 - Potential TOD Areas
 - Existing ACE Station
 - Future Valley Link Station



Land Use Designations

- LD- Low Density Residential (1-7 du/A)
 - RecR- Recreational Residential (1-15 du/A)
 - MD- Medium Density (8-15 du/A)
 - HD- High Density Residential (16-25 du/A)
 - NC- Neighborhood Commercial
 - VC- Village Center
 - PO- Professional Office
 - CC- Community Commercial
 - SC- Service Commercial
 - FC- Freeway Commercial
 - LI- Limited Industrial
 - GI- General Industrial
 - P/QP- Public/Quasi-Public
 - P - Park (CP-Community Park & NP-Neighborhood Park Combined)
 - OS- Open Space
 - ES- Elementary School (included in P/QP)
-
- VR-CL- Variable Density Residential (3-16 du/A)
 - HR-CL- High Density Residential (15-49 du/A)
 - R/MU-CL- Residential/Mixed Use (10-40 du/A)
 - OC/VR/WWTP-CL- Office Commercial/Variable (3-16 du/A) Rest Wastewater Treatment Plant
 - OC-CL- Office Commercial
 - NC-CL- Neighborhood Commercial
 - SPC-CL- Speciality Commercial
 - P/QP-CL- Public/Quasi-Public
 - K-8-CL- Elementary School (included in P/QP-CL)
 - HS-CL- High School (included in P/QP-CL)
 - VR/K-8/DS-CL- Elementary School (included in P/QP-CL)
 - P-CL- Park (CP-CL-Community Park & NP-CL-Neighborhood Park Combined)
 - OS-CL- Open Space
-
- CO-LG- Commercial Office
 - SC-LG- Service Commercial
 - LI-LG- Limited Industrial
-
- CO-SL- Commercial Office
 - LI-SL- Limited Industrial
 - P/QP-SL- Public/Quasi-Public Facilities
 - OS-SL- Open Space River/Levee Park
-
- RL-RI- Residential Low (3-9 du/A)
 - RM-RI- Residential Medium (6-20 du/A)
 - RH-RI- Residential High (16-40 du/A) (21-40 du/A)
 - TV-RI- Transit Village (up to 50 du/A)
 - MU-RI- Mixed Use Town Center
 - RGC-RI- Regional Commercial
 - NC-RI- Neighborhood Retail
 - RCO-RI- Resource Conservation
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- R-ST- Residential - Stewart Tract
 - RC-ST- Recreation Commercial
 - RCO-ST- Resource Conservation
 - RR-ST- Recreation Residential
 - UR-ST- Urban Reserve
 - R/MU-ST- Residential Mixed Use



De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

OVERVIEW

The Land Use Map (Figure LU-1) depicts the City’s vision for how open space, commercial, industrial, residential, and other uses will occur in the Planning Area. The Land Use Map identifies the location of land uses by land use designation. Uses allowed in each designation are described below under Policy LU 1-2. The Land Use Element demonstrates the City’s commitment to supporting local job growth and economic development opportunities, and a range of housing types and community services that are accessible to all residents.

Background information regarding land use is presented in Chapter 1.0 of the General Plan Existing Conditions Report.

PLANNING AREA BOUNDARIES

CITY LIMITS: The City Limits include all area within the City’s corporate boundary, over which the City exercises land use authority and provides public services.

SPHERE OF INFLUENCE: A Sphere of Influence (SOI) is the probable physical boundary and service area of a local agency, as adopted by a Local Agency Formation Commission (LAFCO). A SOI includes both incorporated and unincorporated areas within which a city or special district will have primary responsibility for the provision of public facilities and services.

AREA OF INTEREST (AOI): The Area of Interest (AOI) is a geographic area beyond the sphere of influence in which land use decisions or other governmental actions of one local agency (the “Acting Agency”) impact directly or indirectly upon another local agency (“the Concerned Agency”). The AOI includes land in the northwest portion of the Planning Area north of the city limits and SOI, and areas in the Stewart Tract outside of the existing City Limits and SOI. Lands within the northwest portion of the Planning Area had previously been included within the SOI and was subsequently removed during the 2016 Municipal Services Review Sphere Amendment. All lands currently within the AOI are outside of the Lathrop City Limits and SOI.

SPECIFIC PLAN AREAS: Specific Plan Areas within Lathrop include: West Lathrop Specific Plan, Central Lathrop Specific Plan, South Lathrop Specific Plan, and Lathrop Gateway Business Park Specific Plan. The Specific Plans guiding development in these areas aim to integrate development and allow for the coordination of planning efforts between many property owners, and allow for infrastructure cost sharing arrangements.

All new development occurring within each of the Specific Plan Areas of the city must adhere to the General Plan and also to the development standards and guidelines established by the relevant Specific Plan.

PLANNING AREA: For the purposes of the General Plan, the Planning Area is defined as the city limits, SOI, and AOI that is included in the analysis and planning for the 20-year horizon of the General Plan.

The Land Use Map (Figure LU-1) identifies the location of various land use designations throughout the Planning Area. Uses allowed in each designation are described below under Policy LU 1-2.

Land Use Concepts

The Land Use Designations in this General Plan specify the type of allowed uses associated with each designation and the allowed range of development intensity, expressed in density or floor area ratio. Zoning, specific plans, and individual development projects must be consistent with the intensities allowed under the General Plan. Land use concepts, including density, floor area ratio, and net versus gross acreage, are described below.

DENSITY. Density refers to the intensity of residential uses in terms of a range, from a minimum to a maximum, of dwelling units per gross acre. Various building configurations representing different densities are shown below.

Add Density figure

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

Add FAR figure

Goal LU-1

Accommodate a mix of land uses that meets the needs of residents, businesses, and visitors with places to live, work, shop, be entertained and culturally engaged

POLICIES

LU 1-1 Support a full spectrum of conveniently located residential, commercial, industrial, public, and quasi-public uses that support business development, regional transportation objectives and the livability of residential neighborhoods.

LU 1-2 Assign the following range of land use designations throughout the Planning Area, as shown on the Land Use Map (Figure LU-1), and regulate the levels of building intensity and density consistent with the designations established by the Land Use Map, as described below:

City Proper Land Use Designations

Lands included within the city proper planning area include all lands east of Interstate-5 north of Vierra Rd and S Howland Rd, as well as lands to the west of Interstate 5 within the west Lathrop Specific Plans (WLSP) Mossdale Village Project Area.

See Land Use Map (Figure LU-1) for City Proper land use areas within Lathrop.

LD- Low Density Residential (1-7 du/A)

Low Density Residential development will typically involve single-family detached housing on individual lots although developments at the higher range of the allowed development densities may accommodate clustered developments as part of a Planned Development.

MD- Medium Density Residential (8-15 du/A)

Medium Density Residential provides for a wide variety of housing types including zero lot line, multiplexes, and patio homes on lots with reduced front yard setbacks, garden apartments, condominiums, townhouses, and mobile homes in mobile home parks.

HD- High Density Residential (16-25 du/A)

This designation provides for multi-family development in structures of two to three stories. This density range accommodates a variety of multi-family housing types, ranging from row houses to triplexes and four-plexes, stacked townhouses, walk-up garden apartments, and multi-family apartments and condominiums.

VC- Village Center (Max FAR 0.85) (16-25 du/A)

The Village Center designation provides for a variety of commercial, professional, civic and residential uses. Projects in these areas should be pedestrian-oriented developments typical of a traditional main street with storefronts and residential entryways oriented toward public streets. Projects may consist of wholly residential uses, wholly non-residential uses, or a mix of both residential and non-residential uses. Residential densities within this category shall fall within the HDR density range (16-25 du/A). Sites developed with a mix of uses, or non-residential uses, must adhere to a FAR maximum of up to 0.85. The FAR calculation is not inclusive of the residential component.

NC- Neighborhood Commercial (Max FAR 0.35)

The Neighborhood Commercial classification is designed to encourage the location of smaller local-serving commercial uses and centers near residential areas. Neighborhood Commercial uses generally include retail stores, offices and service establishments which supply goods or provide services primarily to meet the convenience of residents of one or more residential neighborhoods. Uses should be compatible with surrounding neighborhoods, and properties should be accessible by automobile, bicycle, and by foot.

CC- Community Commercial (Max FAR 0.5)

The Community Commercial designation provides for a wide range of retail sales, shopping centers, office uses, and personal and business services, accessed primarily by automobile, and intended to serve the community and the surrounding areas. Residential dwellings are conditionally allowed within this designation, provided they are constructed over a permitted use. Residential densities shall be in accordance with density requirements established within the HDR density range (16-25 du/A).

SC- Service Commercial (Max FAR 0.65)

Service Commercial areas provide for the location of service-oriented uses such as auto sales and repairs, building materials supply, equipment service, and storage. The service commercial designation is intended primarily for establishments engaged in servicing equipment, materials and products, but which do not require the manufacturing, assembly, packaging or processing of articles or merchandise for distribution and retail sale.

FC- Freeway Commercial (Max FAR 0.65)

Freeway Commercial uses cater primarily to the needs of the highway traveler, and include but are not limited to hotels, motels, inns, restaurants and auto services, auto and truck sales and service, fuel stations, auto repair, sales and service.

LI- Limited Industrial (Max FAR 1.0)

The Limited Industrial designation accommodates a wide range of jobs-generating uses, including business parks; clean light industrial; research and development (R&D); science, technology, engineering, and math (STEM); tech/biotech manufacturing; high-tech services that incorporate some combination of assembly, warehousing, and/or sales, hospitals and other health care-related uses, warehouses and distribution centers.

GI- General Industrial (Max FAR 0.75)

General Industrial areas provide opportunities for large-scale industries requiring substantial acreage, with access to rail and freeway facilities. The term "general" implies industrial operations which are relatively high in intensity of operation and which may require special conditions such as noise attenuation equipment or emission controls to mitigate potential adverse impacts.

P/QP- Public/Quasi-Public

This broad category of land use includes government offices and utility service yards, drainage basins, hospitals, schools, and religious institutions.

P- Park

The Park designation provides for neighborhood, community and regional parks, greenways, golf courses, and other outdoor recreational facilities within urban development. Specific uses include public recreation sites, including ball fields, tot lots and play apparatus, adult softball and soccer playing fields, swimming pools, community center buildings, meeting facilities, libraries, art centers, after school care facilities, art in public places, facilities for night-time recreation, trails benches, interpretive markers, picnic areas, barbecue facilities, landscaping, irrigation, city wells, trees and natural habitat areas. Parks also may be designed to accommodate multi-level storm drainage detention basins that will allow recreation use of areas not needed for detention during a given storm.

OS- Open Space

The Open Space designation identifies areas designated for linier systems along waterways, sensitive habitat areas, groundwater recharge areas, creek corridors, and trails. Development in these areas shall be limited to such structures that support the uses described above. Examples of acceptable buildings and structures may include park facilities, restrooms, trails, signage and utilities infrastructure.

Central Lathrop Land Use Designations

See Land Use Map (Figure LU-1) for Central Lathrop land use areas within Lathrop. The Central Lathrop area is located west of the I-5 freeway, north of the West Lathrop Specific Plan area, and east of the San Joaquin River. This area's development is also is guided by the Central Lathrop Specific Plan, approved in 2004. The area was annexed into the City in May 2005.

See Land Use Map (Figure LU-1) for Central Lathrop land use areas within Lathrop.

VR-CL- Variable Density Residential (3-16 du/A)

The Variable Density Residential designation uses include single family or multi-family units provided by way of a variety of product types. These uses are typically scattered throughout the interior of the Plan and may include either detached or attached units. The density range is between 3 and 16 units per acre. Neighborhoods may be designed to accommodate conventional lots, small lots, clusters, duets, zero lot lines, courtyards, townhouses, and other innovative lotting strategies and product types that accommodate the demand for higher density housing products.

HR-CL- High Density Residential (15-49 du/A)

The High Density Residential designation uses generally require attached units and accommodate a variety of product types such as flats, townhouses, condominiums, live/work, lofts, and apartments. These uses are typically located in the core of a project, adjacent to higher intensity services and streets to provide active walkable areas with convenient access to services while acting as a buffer between commercial areas and less dense neighborhoods.

R/MU-CL- Residential/Mixed Use (0.17-0.6 FAR) (10-40 du/A)

The Residential/Mixed-use designation can accommodate all commercial uses, all residential uses, or a mixture of the two. This designation permits a wide variety of uses to occur and provides flexibility to respond to market demand. While various residential and commercial uses are permitted, no one use is required. Mixed-use development provides a wide range of lively and convenient interactions between different land uses. Commercial uses within this category are generally more local serving in nature.

OC-CL- Office Commercial 0.6 FAR

The Office Commercial designation provides for regional as well as local serving retail and business/professional workspace. Typical uses include a wide variety of shopping including grocery/drug, large floor plate stores, smaller specialty retail, restaurants and fast food, as well as professional offices, incubator and research and development space, and small business flex space. Hotels are also a permitted use. Any mix of office and commercial uses are permitted within this designation. Standalone residential dwellings are conditionally allowed within this designation. Residential densities shall be in accordance with density requirements established within the High Density Residential designation of 16-25 units per acre.

NC-CL- Neighborhood Commercial 0.45 FAR

The Neighborhood Commercial designation allows for convenience shopping for goods and services necessary to provide for local residents as well as smaller scale local serving office development. Standalone residential uses are conditionally allowed within this designation. Residential densities shall be in accordance with density requirements established within the High Density Residential designation of 16-25 units per acre.

P/QP -CL- Public/Quasi-Public

The Public/Quasi-Public designation permits the development of civic, cultural, and governmental uses that serve the community. These uses typically are provided by the City or other public entity, and may include a civic center, library, fire station, police station, animal shelter, cultural center, senior center, schools, or boys and girls center.

P-CL- Neighborhood Park

The Park designation provides for neighborhood, community and regional parks, greenways, golf courses, and other outdoor recreational facilities within urban development. Specific uses include public recreation sites, including ball fields, tot lots and play apparatus, adult softball and soccer playing fields, swimming pools, community center buildings, meeting facilities, libraries, art centers, after school care facilities, art in public places, facilities for night-time recreation, trails benches, interpretive markers, picnic areas, barbecue facilities, landscaping, irrigation, city wells, trees and natural habitat areas. Parks also may be designed to accommodate multi-level storm drainage detention basins that will allow recreation use of areas not needed for detention during a given storm.

OS-CL- Open Space

Open Space designations encompass a large variety of natural features, buffers, storm water and water quality management, natural habitat preservation and maintenance, and active or passive recreational opportunities which include the river, associated lands along the river and levee, drainage corridors, and other uses such as boat launches, picnic facilities, and fishing sites. Permitted uses include passive and active recreation, linear detention basins and other storm water and water quality features, and trails.

Lathrop Gateway Land Use Designations

The Lathrop Gateway area is located south of Vierra Road and Yosemite Avenue, between two Union Pacific Railroad tracks that pass through southern Lathrop, east of the I-5 freeway and north of SR-120. This area is immediately south of the City Proper. This area's development is guided primarily by the Gateway Specific Plan (adopted May 16, 2011).

See Land Use Map (Figure LU-1) for Lathrop Gateway land use areas within Lathrop.

CO-LG- Commercial Office - maximum FAR.0.60

The Commercial Office designation includes administrative, educational, bio-tech, medical, R&D and other professional and commercial office uses, with retail commercial and highway-oriented uses near and along the SR 120 Corridor. Supporting lodging and eating services are also envisioned within this designation.

SC-LG- Service Commercial - maximum FAR 0.66

The Service Commercial designation is characterized by a variety of service-oriented uses, including large-scale service and sales centers, communication centers, storage/warehousing, energy production centers, equipment sales and other service centers, with allowance for a limited number of small support retail stores, and locally-serving eating shops and stores. In addition, other uses may also include professional and administrative support services, automotive, truck, boat, and other vehicle sales and services, building materials businesses, reproduction services, carpenters' shops, communications equipment shops, freight forwarding terminals, and wine-oriented businesses and service.

LI-LG- Limited Industrial - maximum FAR 0.65

The Limited Industrial designation, is envisioned as an important employment-generating land use, intended to provide for well-designed groupings of buildings for manufacturing, assembling, construction, maintenance, administrative office, research and development, bio-tech, warehousing, distribution, and service commercial uses

South Lathrop Land Use Designations

The South Lathrop land use area is located east of the I-5 freeway and south of SR-120 and the Lathrop Gateway Specific Plan Area. This area's development is guided primarily by the South Lathrop Specific Plan (SLSP) (adopted July 20, 2015).

See Land Use Map (Figure LU-1) for South Lathrop land use areas within Lathrop.

CO-SL- Commercial Office FAR maximum 0.60

The Commercial Office designation includes administrative, educational, bio-tech, medical, R&D and other professional and commercial office uses, with retail commercial and highway-oriented uses near and along the SR 120 Corridor. Supporting lodging, eating services, and clean light industrial are also envisioned. within this designation.

LI-SL- Limited Industrial - maximum FAR 0.65

The Limited Industrial designation, is envisioned as an important employment-generating land use, intended to provide for well-designed groupings of buildings for manufacturing, assembling, construction, maintenance, administrative office, research and development, bio-tech, warehousing, distribution, and service commercial uses.

P/QP-SL- Public/Quasi-Public

The Public/Quasi Public designation includes detention and retention facilities for stormwater and public easements.

OS-SL- Open Space River/Levee Park

The Open Space designation is envisioned to connect the City's levee/open space/trail network. The open space corridor along the San Joaquin River is intended as a local community wide facility with the possibility of regional linkage. This Open Space Corridor would also provide the ability to connect the South Lathrop Specific Plan with the West Lathrop Specific Plan Area and other development to the north. provision is for the construction and use of outdoor recreation facilities such as recreation fields, fitness equipment and courses, or other such uses intended for the physical recreation and wellbeing of the community and/or the employee users may also be allowed in this area.

Refer to the South Lathrop Specific Plan for the full range of permitted uses under this land use category.

River Islands Land Use Designations

The River Islands area (adopted in 2002 with subsequent addendums through May 14, 2015), is located within the West Area Specific Plan west of I-5 and the San Joaquin River and north of I-205. Encompassing nearly 5,000 acres, River Islands provides a waterfront master-planned community with a mix of housing types, and commercial uses.

See Land Use Map (Figure LU-1) for River Islands land use areas within Lathrop.

RL-R- Residential Low (3-9 du/A)

The Residential Low designation is intended to provide for and protect neighborhoods comprised of single-family dwellings, two-family residences, duplexes, water-oriented residential uses and residential use types compatible with single-family neighborhood communities.

RM-RI- Residential Medium (6-20 du/A)

The Residential Medium designation is intended to provide for and protect neighborhoods comprised of single-family dwellings, two-family residences, multi-family residences, water-oriented residential uses and residential use types compatible with medium density neighborhoods.

RH-RI- Residential High (15-40 du/A)

The Residential High designation is intended to provide for and protect neighborhoods comprised of single-family dwellings, two-family residences, multi-family residences, water-oriented residential uses and residential use types compatible with higher density neighborhoods.

TOD-RI- Transit-Oriented Development (6-40 du/A)

The Transit-Oriented Development designation provides for a combination of high-density residential uses and supporting service retail, as well as office uses and parking facilities, intended to offer a vibrant, walkable, mixed-use community adjacent to a transit hub.

MU-RI- Mixed Use - (6-40 DU/AC)

The Mixed Use designation allows for a combination of residential, office, retail, entertainment, and public uses and is the most diverse zone in River Islands. Residential uses may be horizontally mixed with other nonresidential uses (as with apartment complexes near retail) or may be combined within, above, or attached to nonresidential uses. A mixed-use zone typically includes finer-grain block patterns supported by pedestrian-friendly streets to encourage walking. Residential uses may range from 6 to 40 dwelling units per acre

RGC-RI- Regional Commercial - Maximum FAR of 0.5

The Regional Commercial designation is intended to provide primarily office and employment-generating uses. Use types generally include office buildings, research and development, support retail, restaurants, service commercial, medical facilities, medical office buildings, animal campus, educational and institutional facilities, hotels, conditional uses, such as hospitals, and other uses consistent with the scale and character of the district.

OS-RI- Open Space

The Open Space designation applies to open space areas within River Islands which are outside of Paradise Cut. The OS area differs from the RCOS designation for Paradise Cut in that these lands interface with adjacent development areas, and some transitional uses, such as parks and recreational uses, are allowed.

RCOS-RI- Resource Conservation-Open Space

The Resource Conservation designation is intended to provide for habitat restoration and preservation-related activities within Paradise Cut.

Stewart Tract Land Use Designations

The Stewart Tract Land Use Area is bisected by SR-120 and is bound to the south and east by Paradise Cut Canal and the San Joaquin River, and to the north by the Union Pacific Railroad tracks.

See Land Use Map (Figure LU-1) for Stewart Tract land use areas within Lathrop.

R-ST- Residential - Stewart Tract (1-7 du/A)

The Residential designation is intended primarily to provide low density, detached single-family dwellings.

RC-ST- Recreation Commercial maximum FAR of 0.5

The Recreation Commercial designation allows for theme parks, entertainment, participatory activities, spectator events, and commercial lodging. This category embraces a wide variety of uses which reflect the dynamic character of the market for commercial recreation and entertainment related activities.

RCO-ST- Resource Conservation

The Resource/Conservation designation includes agricultural land, wildlife habitat, watershed areas, rangeland, and conservation areas of.

UR-ST- Urban Reserve

The purpose of the Urban Reserve designation is to hold in reserve those areas designated by the general plan to be held in reserve for future urban expansion and to preserve the availability of agricultural land and vacant land required for future urban expansion and to prevent the premature development of land where the range of municipal-type services are not yet available.