

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 1993112027

Project Title: River Islands at Lathrop Phase 2 Project

Lead Agency: City of Lathrop Contact Person: Mark Meissner
 Mailing Address: 390 Towne Centre Drive Phone: (209) 941-7266
 City: Lathrop Zip: 95330 County: San Joaquin

Project Location: County: San Joaquin City/Nearest Community: Lathrop
 Cross Streets: I-5/Manthey Road exit Zip Code: 95330
 Longitude/Latitude (degrees, minutes and seconds): 37 ° 47 ' 25 " N / 121 ° 17 ' 58 " W Total Acres: 3,434
 Assessor's Parcel No.: Multiple Section: _____ Twp.: _____ Range: _____ Base: MtnDiablo
 Within 2 Miles: State Hwy #: CA-120 Waterways: San Joaquin River, Old River, Paradise Cut
 Airports: -- Railways: UPRR Schools: Banta, RI Tech Academy

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) 1993112027 Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 10,726 Acres 1,273.9
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type Streets: 198.6 acres
 Commercial: Sq.ft. 1,837K Acres 61.9 Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW
 Educational: Schools: 108.6 acres Waste Treatment: Type _____ MGD
 Recreational: Parks, Lakes, Other Open Space: 1,087.3 acres Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD Other: Resource Conservation/Open Space: 703.8 acres

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Town Center(MU-RI),Employ Center(CR-RI),Neighbor Comm(CN-RI),residential(RL-RI, RM-RI, RH-RI),TransitOrientDev(TOD-RI),etc

Project Description: (please use a separate page if necessary)

Approved by the City in 2003, the River Islands at Lathrop Project is a mixed-use, water-oriented master planned community, on approximately 4,905 acres on Stewart Tract and Paradise Cut. Project construction is split among two primary development phases, following an approximately 20-year buildout schedule. Much of the Phase 1 area has already been completed. Proposed changes to the approved Phase 2 Project would include densification of the Phase 2 area with additional multi-family units as well as single-family units, creation of a smaller "town center" mixed-use area at Paradise Road, addition of a mixed-use Transit Village to complement the future planned Valley Link transit station, and changes in the circulation pattern. Construction in the Phase 2 area would likely begin in 2021, with buildout expected to be complete by December 2040.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

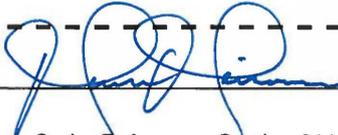
- | | |
|--|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input checked="" type="checkbox"/> Boating & Waterways, Department of | <input checked="" type="checkbox"/> Office of Public School Construction |
| <input checked="" type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District #10 | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #5 |
| <input checked="" type="checkbox"/> Caltrans Planning | <input checked="" type="checkbox"/> Resources Agency |
| <input checked="" type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input checked="" type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input checked="" type="checkbox"/> State Lands Commission |
| <input checked="" type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region #3 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input checked="" type="checkbox"/> General Services, Department of | Other: _____ |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date February 12, 2021 Ending Date March 29, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>Ascent Environmental</u>	Applicant: <u>Califia, LLC</u>
Address: <u>455 Capitol Mall, Suite 300</u>	Address: <u>73 West Stewart Road</u>
City/State/Zip: <u>Sacramento, CA 95814</u>	City/State/Zip: <u>Lathrop, CA 95330</u>
Contact: <u>Sean Bechta</u>	Phone: <u>(209) 879-7900</u>
Phone: <u>(916) 930-3180</u>	

Signature of Lead Agency Representative:  Date: 2/9/2021

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.