



NOTICE OF AVAILABILITY OF A DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (DRAFT SEIR) AND NOTICE OF PUBLIC MEETING TO PROVIDE COMMENTS ON THE DRAFT SEIR

The Draft Subsequent Environmental Impact Report (Draft SEIR) (State Clearinghouse # 1993112027) for the River Islands at Lathrop Phase 2 Project is now available for review. Public review and comment on this document is invited for a 45-day period extending from February 12, 2021 through March 29, 2021.

PROPOSED PROJECT: River Islands at Lathrop Phase 2 Project

PROJECT LOCATION: The project is located in the city of Lathrop, San Joaquin County, California. Lathrop is situated in the San Joaquin Valley, at the junction of Interstate 5 (I-5), I-205, and State Route 120 (SR 120), approximately 65 miles east of San Francisco and 55 miles south of Sacramento.

Development of the approved River Islands Project is split among two primary development phases—Phase 1 and Phase 2. The project site is the Phase 2 area of the River Islands Project (Phase 2 area), located on Stewart Tract and Paradise Cut within the West Lathrop Specific Plan (WLSP) area in the city of Lathrop. The Phase 2 area includes approximately 3,434 acres of land and open space, with 2,730 acres located on Stewart Tract (an inland island bounded by Paradise Cut, the San Joaquin River, and Old River) and 704 acres located in Paradise Cut (a flood control bypass that receives water from the San Joaquin River when there are sufficient flows and connects downstream to Old River). Local access is currently provided by River Islands Parkway, Paradise Road (reopening after levee construction activities), and Manthey Road.

BACKGROUND: The River Islands Project is a mixed-use, water-oriented master planned community. Project construction is split among two primary development phases, following an approximately 20-year buildout schedule. Phase 1, currently under construction, includes 4,284 residential dwelling units, a Town Center, a portion of a Business Park (Employment Center), lakes, parks, schools, and other open space. Phase 2, as it was described in the 2003 SEIR, includes 6,716 dwelling units, the balance of the Business Park, a neighborhood commercial area, lakes, parks, golf courses, schools, and additional open space areas. In 2003, the City certified the SEIR and approved the River Islands Project. Since certification of the SEIR in 2003, the City has prepared various addenda to evaluate modifications to the River Islands Project.

PROJECT DESCRIPTION: The project applicant (Califia, LLC) proposes to modify the approved Phase 2 Project. The overall project boundary of the River Islands Project would not change from that analyzed in the 2003 SEIR. The proposed changes would include densification of a portion of the Phase 2 area with additional multi-family units as well as additional attached single-family units, the creation of a “town center” mixed-use area at Paradise Road, the addition of a mixed-use Transit Oriented Development area to complement the future planned Valley Link transit station, and changes in the circulation pattern. The project also includes an amendment to the existing 2002 West Lathrop Specific Plan (WLSP) and Lathrop General Plan to reflect these changes. It is anticipated that traffic generated by the River Islands Project will eventually increase traffic volumes sufficiently on Paradise Road that criteria will be triggered for widening of the road. The widening of Paradise Road is considered in the SEIR. Construction in the Phase 2 area would likely begin in 2021, with buildout expected to be complete by December 2040.

SIGNIFICANT ENVIRONMENTAL EFFECTS ANTICIPATED: The Draft SEIR identifies significant or potentially significant impacts associated with traffic and transportation; air quality; noise and vibration; geology, soils, and mineral resources; hydrology and water quality; hazardous materials and public health; public services; public utilities; agricultural resources; terrestrial biology; fisheries; cultural and tribal cultural resources; aesthetics;

greenhouse gas emissions and climate change; and wildfire. Most of these impacts can be reduced to a less-than-significant level through mitigation.

The following impacts were identified in the Draft SEIR as significant and unavoidable; that is, no feasible mitigation is available to reduce the project's impacts to a less-than-significant level:

- ▶ **Air Quality:** Increases in Long-Term Regional Emissions
- ▶ **Noise:** Increases in Existing Traffic Noise Levels (project and cumulative)
- ▶ **Noise:** Compatibility of the Proposed Land Uses with Projected Onsite Noise Levels
- ▶ **Agricultural Resources:** Conversion of Important Farmland (project and cumulative)
- ▶ **Greenhouse Gas Emissions and Climate Change:** Project-Generated GHG Emissions (project and cumulative)

ALTERNATIVES: The State CEQA Guidelines require that an EIR evaluate a range of reasonable alternatives to the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project. Consideration of a "no project" alternative is also required. The analysis of alternatives from the 2003 SEIR is part of the "range of reasonable alternatives" to be considered per State CEQA Guidelines Section 15126.6(a). In addition to the alternatives evaluated under the 2003 SEIR, the Draft SEIR includes analysis of the following alternatives:

- ▶ **No Project—No Development Alternative**, which assumes no new development occurs on the project site beyond the Phase 1 Project, which is in progress; and
- ▶ **No Project—WSP Development Alternative**, which assumes that the proposed Phase 2 modifications are not approved and that development occurs consistent with the approved WSP as described in the 2003 SEIR (as amended), with up to 11,000 residences at buildout.

HAZARDOUS MATERIALS/WASTE DISCLOSURE: On the project site there are no hazardous materials/waste sites listed in the EnviroStor and Geotracker databases maintained pursuant to Government Code Section 65962.5.

WHERE DRAFT EIR MAY BE OBTAINED: A copy of the Draft SEIR is available for viewing and download on the City's website at <https://www.ci.lathrop.ca.us/com-dev/page/public-review-documents>. To prevent the spread of COVID-19, printed copies of the Draft SEIR will not be available for review at public buildings or libraries. Individuals that are unable to access the Draft SEIR at the website listed above or would require a computer disk or thumb drive containing a copy of the document should contact Mark Meissner at planning@ci.lathrop.ca.us or 209-941-7290 to obtain a copy.

PUBLIC REVIEW AND COMMENT PERIOD: February 12, 2021 through March 29, 2021

PUBLIC MEETING: A public meeting for the Draft SEIR will be hosted online via WebEx on March 16, 2021 from 5:30 p.m. to 6:30 p.m. at the following web address:

<https://cityoflathrop.webex.com/cityoflathrop/onstage/g.php?MTID=ebe3e50d36db838d6010d0fafbb450069>

Event number (access code): 187 334 0561

Event password: 7290

Audio conference: To receive a call back, provide your phone number when you join the event, or call the number below and enter the access code; call in number: +1-408-418-9388 and Access code: 187 334 0561

The purpose of the public meeting is to present the findings of the environmental analysis and receive comments on the Draft SEIR.

SEND COMMENTS TO: Mark Meissner, Director of Community Development
390 Towne Centre Drive
Lathrop, CA 95330
Email: planning@ci.lathrop.ca.us