



CITY OF LATHROP

GENERAL PLAN UPDATE

Notice of Availability Lathrop General Plan Update Environmental Impact Report

Date: May 27, 2022

To: State Clearinghouse, Agencies, Organizations and Interested Parties

Subject: Notice of Availability of an Environmental Impact Report

Project Title: City of Lathrop General Plan Update

Project Location: All lands within the City of Lathrop General Plan Planning Area

Project Description: The City of Lathrop (City) is preparing a comprehensive update to its existing General Plan. State law requires the City to adopt a comprehensive, long-term general plan for the physical development of its planning area. The Plan must include land use, circulation, housing, conservation, open space, noise, and safety elements, as specified in Government Code Section 65302, to the extent that the issues identified by State law exist in the City's planning area. Additional elements that relate to the physical development of the city may also be addressed in the Plan. The degree of specificity and level of detail of the discussion of each Plan element need only reflect local conditions and circumstances. The Plan has been prepared to address the requirements of State law and the relevant items addressed in Government Code Section 65300 et seq.

The Lathrop General Plan includes a comprehensive set of goals, policies, and actions (implementation measures), as well as a revised Land Use Map (Figure 1).

The Plan has been prepared to address the requirements of State law and the relevant items addressed in Government Code Section 65300 et seq. The Lathrop General Plan is intended to reflect the desires and vision of residents, businesses, and City Council.

The following objectives are identified for the proposed update to the General Plan:

- Provide a range of high-quality housing options;
- Attract and retain businesses and industries that provide high-quality and high-paying jobs;
- Continue to maintain and improve multimodal transportation opportunities;
- Maintain strong fiscal sustainability and continue to provide efficient and adequate public services;
- Address new requirements of State law; and
- Address emerging transportation, housing, and employment trends.

The EIR evaluates the anticipated development that could occur within the Planning Area under the proposed General Plan. While no specific development projects are proposed as part of the General Plan

Update, the General Plan will accommodate future growth in Lathrop, including new businesses, expansion of existing businesses, and new residential uses. The buildout analysis utilizes approximately a 20-year horizon, and 2040 is assumed to be the buildout year of the General Plan.

As shown in Table 1, buildout of the General Plan could yield a total of up to 25,126 housing units, a population of 95,065 people, 43,958,435 square feet of non-residential building square footage, and 58,403 jobs within the Planning Area. This represents development growth over existing conditions of up to 17,379 dwelling units, and 30,630,722 square feet of non-residential building square footage.

TABLE 1: GROWTH PROJECTIONS - PROPOSED LAND USE MAP

	<i>POPULATION</i>	<i>DWELLING UNITS</i>	<i>NONRESIDENTIAL SQUARE FOOTAGE</i>	<i>JOBS</i>	<i>JOBS PER HOUSING UNIT</i>
<i>EXISTING CONDITIONS</i>					
	28,503	7,747	13,327,713	9,153	1.18
<i>NEW GROWTH POTENTIAL</i>					
Proposed General Plan	66,562	17,379	30,630,722	49,250	2.83
<i>EXISTING PLUS NEW GROWTH POTENTIAL</i>					
Proposed General Plan	95,065	25,126	43,958,435	58,403	2.32

SOURCES: SAN JOAQUIN COUNTY ASSESSOR 2021; CALIFORNIA DEPARTMENT OF FINANCE 2021; U.S CENSUS ONTHEMAP; ESRI 2020, DE NOVO PLANNING GROUP 2021.

Growth projections should not be considered a prediction for growth, as the actual amount of development that will occur throughout the planning horizon of the General Plan is based on many factors outside of the City’s control. Actual future development would depend on future real estate and labor market conditions, property owner preferences and decisions, site-specific constraints, and other factors. New development and growth are largely dictated by existing development conditions, market conditions, and land turnover rates. Very few communities in California actually develop to the full potential allowed in their respective General Plans during the planning horizon.

Public Review: 45 days, extending from May 27, 2022 to July 11, 2022 at 5:00 p.m.

Document Availability: The Draft EIR, the Lathrop General Plan Update, and additional project documents and information are available at the City of Lathrop, Community Development Department, Planning Division located at City of Lathrop 390 Towne Centre Drive. Lathrop, CA 95330, and on-line at: www.lathrop.generalplan.org

Provision of Comments: Members of the public and other interested agencies and individuals are invited to provide comments on the Lathrop General Plan Update and Draft EIR. All Comments in response to this notice must be submitted in writing at the address below, or via email, by the close of the 45-day review period, which is 5:00 PM on July 11, 2022:

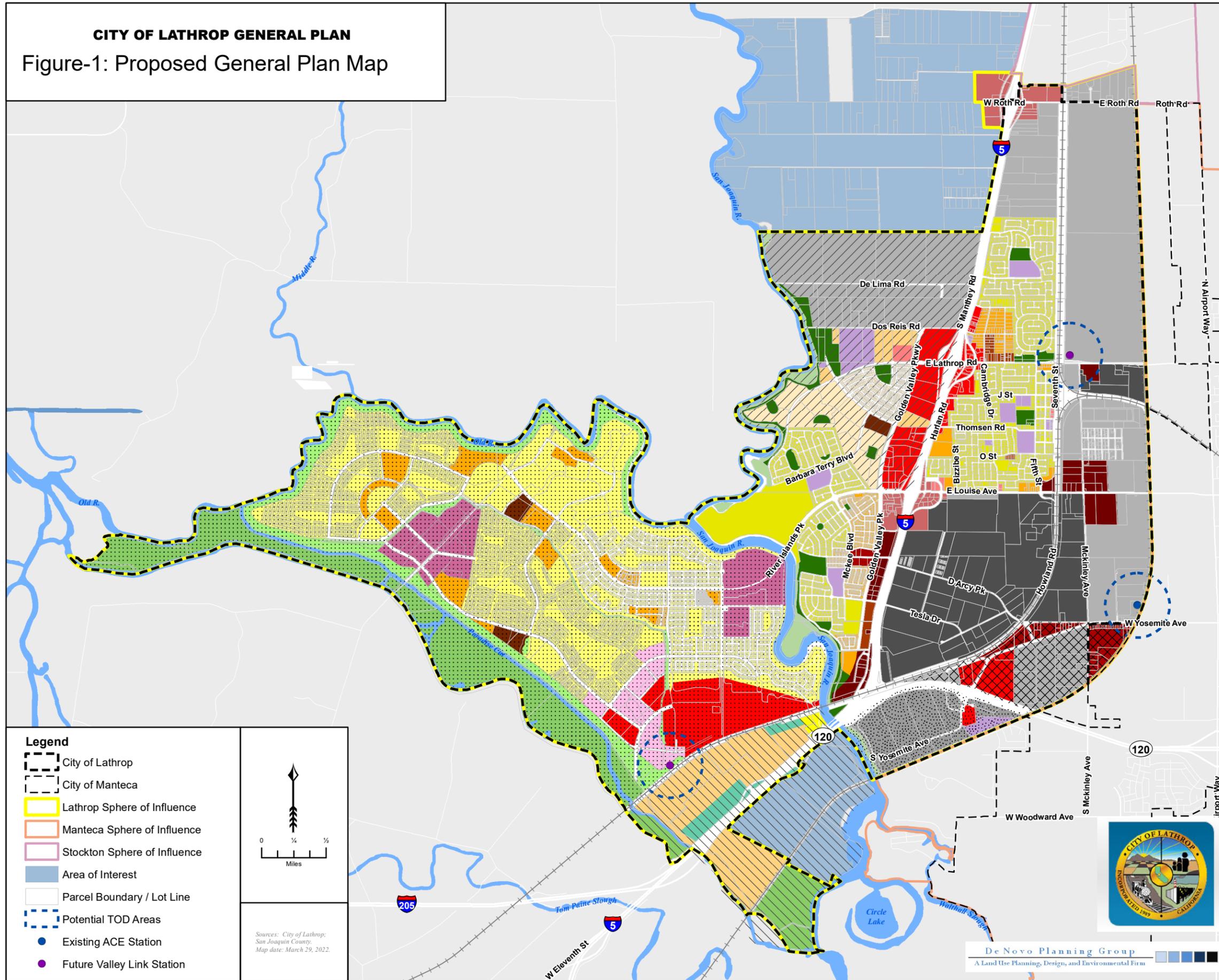
Mark Meissner
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City of Lathrop
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planning@ci.lathrop.ca.us

Significant Environmental Impacts: The Draft EIR identifies significant environmental impacts related to the following environmental topics: Agricultural Resources, Cumulative Agricultural Resources, Air Quality, Cumulative Air Quality, Climate Change and GHG, Cumulative Climate Change and GHG, Mineral Resources, Cumulative Mineral Resources, Noise, Cumulative Noise, Transportation and Circulation, Cumulative Transportation and Circulation, Utilities, and Cumulative Utilities, and Irreversible and Adverse Effects.

Public Workshop: The City will host a public workshop to provide additional opportunities for agency representatives and the public to participate in the General Plan Update and EIR process. The Workshop will be held on June 29, at 6:00 p.m. at:

City Hall Council Chambers
City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

CITY OF LATHROP GENERAL PLAN
Figure-1: Proposed General Plan Map



Land Use Designations

- LD: Low Density Residential (1-7 du/A)
- MD: Medium Density Residential (8-15 du/A)
- HD: High Density Residential (16-25 du/A)
- NC: Neighborhood Commercial
- VC: Village Center
- CC: Central Commercial
- SC: Service Commercial
- FC: Freeway Commercial
- LI: Limited Industrial
- GI: General Industrial
- P/QP: Public/Quasi-Public
- P: Park
- OS: Open Space

City Proper

- 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-CL: Office Commercial
- NC-CL: Neighborhood Commercial
- LI-CL: Limited Industrial
- P/QP-CL: Public/Quasi-Public
- P-CL: Park
- OS-CL: Open Space

Central Lathrop

- CO-LG: Commercial Office
- SC-LG: Service Commercial
- LI-LG: Limited Industrial

Lathrop Gateway

- CO-SL: Commercial Office
- LI-SL: Limited Industrial
- P/QP-SL: Public/Quasi-Public
- OS-SL: Open Space River/Levee Park

South Lathrop Specific Plan

- RL-RI: Residential Low (3-9 du/A)
- RM-RI: Residential Medium (6-20 du/A)
- RH-RI: Residential High (15-40 du/A)
- RC-RI: Regional Commercial
- TOD-RI: Transit-Oriented Development
- MU-RI: Mixed Use
- RCO/OS-RI: Resource Conservation/Open Space
- OS/P-RI: Open Space/Public Uses

River Islands

- R-ST: Residential
- RC-ST: Recreation Commercial
- RCO-ST: Resource Conservation
- UR-ST: Urban Reserve

Stewart Tract

Legend

- City of Lathrop
- City of Manteca
- Lathrop Sphere of Influence
- Manteca Sphere of Influence
- Stockton Sphere of Influence
- Area of Interest
- Parcel Boundary / Lot Line
- Potential TOD Areas
- Existing ACE Station
- Future Valley Link Station

0 1/4 1/2 Miles

Sources: City of Lathrop; San Joaquin County. Map date: March 29, 2022.



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