



NOTICE OF PREPARATION AND INITIAL STUDY

FOR THE

MOSSDALE LANDING WEST SPECIFIC PLAN

MARCH 2024

Prepared for:

City of Lathrop, Community Development Department
390 Towne Centre Drive
Lathrop, CA 95330
(209) 941-7290

Prepared by:

De Novo Planning Group
1020 Suncast 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



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NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING

DATE: March 22, 2024

TO: State Clearinghouse
State Responsible Agencies
Other Public Agencies
Organizations and Interested Parties

SUBJECT: Notice of Preparation of an Environmental Impact Report and Scoping Meeting for the Mossdale Landing West Specific Plan

LEAD AGENCY: City of Lathrop
Community Development Department, Planning Division
390 Towne Centre Drive
Lathrop, CA 95330

PROJECT PLANNER: Rick Caguiat, Director of Community Development
planning@ci.lathrop.ca.us
(209) 941-7290

SCOPING MEETING: Wednesday, April, 3 at 6:00 PM

COMMENT PERIOD: March 22, 2024 to April 22, 2024

PURPOSE OF NOTICE: This is to notify public agencies and the general public that the City of Lathrop, as the Lead Agency, will prepare an Environmental Impact Report (EIR) for the Mossdale Landing West Specific Plan and to announce the Public Scoping Meeting. The City of Lathrop is interested in the input and/or comments of public agencies and the public as to the scope and content of the environmental information that is germane to the agencies' statutory responsibilities in connection with the proposed project pursuant to State CEQA Guidelines Section 15082. Responsible/trustee agencies will need to use the EIR prepared by the City of Lathrop when considering applicable permits, or other approvals for the proposed project.

COMMENT PERIOD (30 DAYS): In accordance with the time limits established by CEQA, the NOP public review period will begin on March 22, 2024 and end on April 22, 2024. Consistent with the time limits mandated by State law, your input, comments or responses must be received in writing at the address or via email listed below by 5:00 PM, on April 22, 2024:

City of Lathrop, Community Development Department
Attn: Rick Caguiat, Community Development Director
390 Towne Centre Dr. Lathrop, CA 95330
planning@ci.lathrop.ca.us

SCOPING MEETING: The City of Lathrop will conduct a public scoping meeting to solicit input and comments from public agencies and the general public on the proposed project and scope of the EIR. The scoping meeting will be held on Wednesday, April, 3 at 6:00 PM at:

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

For comments before or after the meeting or additional information, please contact Rick Caguiat, Community Development Director at 209-941-7290 or by email: planning@ci.lathrop.ca.us

PROJECT LOCATION AND SETTING: The Mossdale Landing West Specific Plan Area (Specific Plan Area, Plan Area, or Project site) is located within the West Lathrop Specific Plan (WLSP) area in the City of Lathrop, San Joaquin County, California (Figures 1 and 2 of the Initial Study). The site is bounded by Barbara Terry Boulevard to the north, open space and an existing subdivision to the northeast, River Islands Parkway to the southeast, and the San Joaquin River to the west, north and south. The elevation of the site is generally flat and ranges from approximately 14 feet to 21 feet above mean sea level (MSL). The Project site is not located on a Cortese List site.

The Specific Plan Area is comprised of the following APNs (Figure 3 of the Initial Study):

- 191-190-010;
- 191-190-072;
- 191-610-020;
- 191-610-022;
- 191-620-590; and
- 191-340-030.

The majority of the Plan Area is currently undeveloped (Figure 4 of the Initial Study). There is a two-story single-family residential structure east of River Islands Parkway near the San Joaquin River. There are approximately six other structures associated with the residence, such as a barn structure and shed structures.

Surrounding land uses include the San Joaquin River and associated tributaries to the north, west, and south, vacant agricultural land San Joaquin County to the north and west, Mossdale Landing, a mixed use master planned community with largely single-family residences in the Project vicinity to the east, and single-family residential uses to the west and south.

PROJECT DESCRIPTION: The Mossdale Landing West Specific Plan (Specific Plan or Project) would include the construction and associated operation of up to 912 residential units with associated park, circulation, and utility improvements over five phases (Figure 5 and Figure 6 of the Initial Study). The Specific Plan provides a total of 829 dwelling units, which creates a density of 5.43 dwelling units / acre. However, to provide a residential unit buffer, a maximum of 912 units are assumed in this analysis. As such, the analysis is conservative as the number of units constructed at buildout would likely be closer to 829, as shown on the Vesting Tentative Subdivision Map. The Mossdale Landing West Specific Plan is based upon the Mossdale Village plan and policies presented in the West Lathrop Specific Plan (WLSP), which is consistent with the City of Lathrop's General Plan. The Specific Plan provides the approximate acreages of the following land uses:

- approximately 152.4 acres of Low-Density Residential;

- approximately 16.5 acres of Public designated uses that are made up of:
 - approximately 5.3 acres of linear park;
 - approximately 6.2 acres of neighborhood community park;
 - approximately 2 acres of parkland dedication south of River Islands Parkway;
 - approximately 2.5 acres of other open space (including landscaped entries); and
 - approximately 1.4 acres of levee slope easement.

There is also a remainder of 38.2 acres of undeveloped land.

For more details regarding the residential components, park, landscaping, circulation, utility improvements, objectives, and entitlements, please see the Project Description in the attached Initial Study.

PROJECT APPROVALS: The City of Lathrop is the Lead Agency for the proposed project, pursuant to the State Guidelines for Implementation of CEQA, Section 15050.

If the City Council certifies the EIR in accordance with CEQA requirements, the City may use the EIR to support the following actions:

- A General Plan Amendment to update the City of Lathrop General Plan designation from LD to LD, P, and O;
- A rezone from RL-MV and P-MV to RL-MV, P-MV, and OS-MV;
- A Specific Plan approval;
- Approval of a Code Text Amendment to the Lathrop Municipal Code;
- A Vesting Tentative Map approval;
- Williamson Act cancellation;
- Approval of development agreement between the applicant and the City;
- Improvement plan approval; and
- Project CEQA approval.

Agencies that may rely on the certified EIR to issue permits or approve certain aspects of the proposed Project includes but not limited to:

- Regional Water Quality Control Board – Construction activities would be required to be covered under the National Pollution Discharge Elimination System;
- RWQCB – The Storm Water Pollution Prevention Plan would be required to be approved prior to construction activities pursuant to the Clean Water Act;
- San Joaquin Valley Air Pollution Control District – Construction activities would be subject to the SJVAPCD codes and requirements.

AREAS OF POTENTIAL IMPACTS: The Draft EIR will examine most of the environmental areas contained in Appendix G of the State CEQA Guidelines. The topics to be addressed in the Draft EIR include: Aesthetics, Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gases and Climate Change, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities, Cumulative Impacts, and Growth Inducing Impacts.

INITIAL STUDY: An Initial Study has been prepared for this project. The Initial Study identifies environmental areas/issues that would result in No Impact or a Less than Significant Impact, and

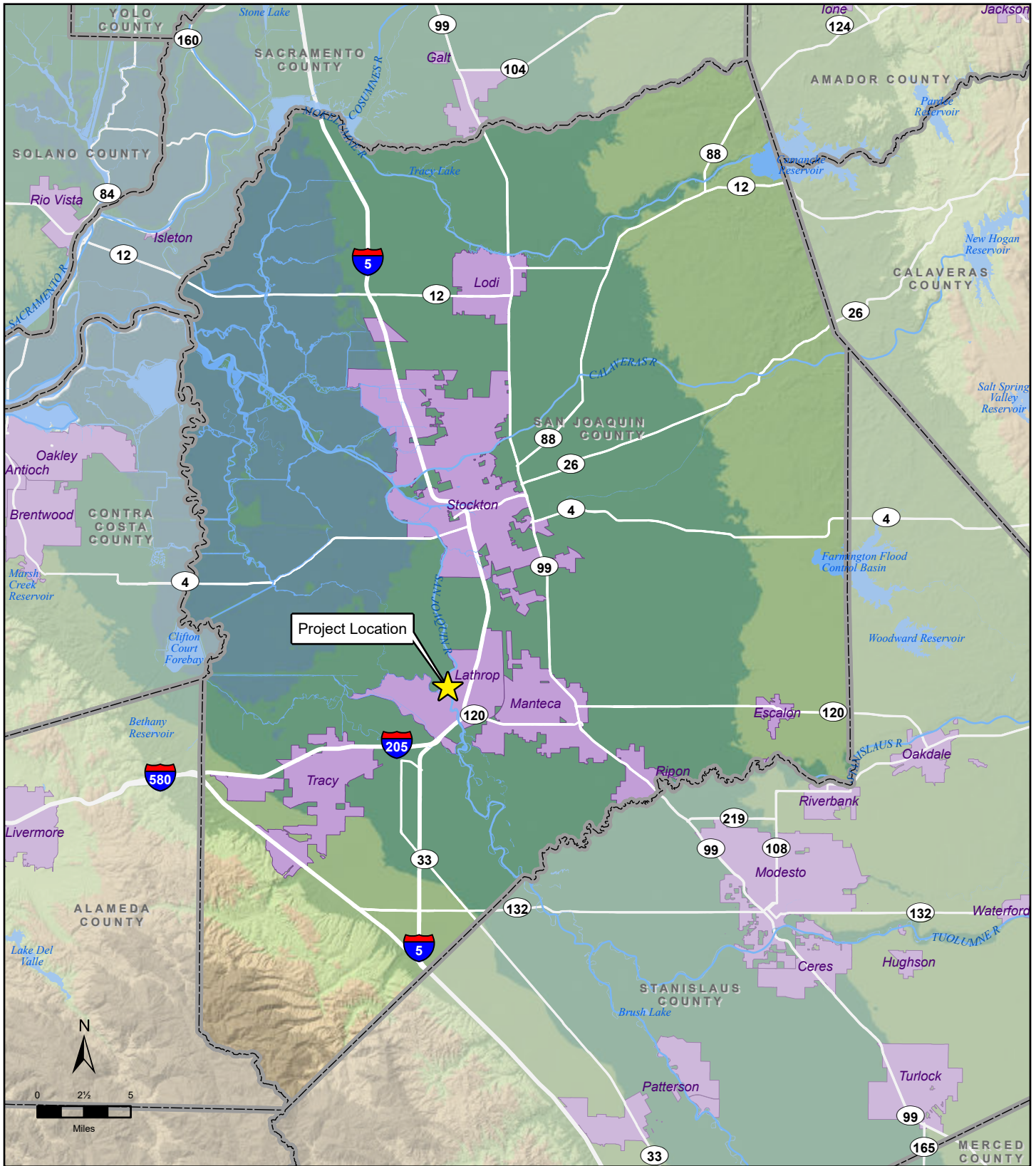
environmental areas/issues that would result in a Potentially Significant Impact. All Potentially Significant Impact areas/issues will be addressed in greater detail in the Draft EIR. Areas/issues that would result in No Impact or a Less than Significant Impact, as identified in the Initial Study, will not be addressed further in the Draft EIR.

ADDITIONAL INFORMATION: A copy of the Initial Study is available on the City's website at: <https://www.ci.lathrop.ca.us/com-dev/page/public-review-documents>

Signature:  _____ Date: 3/22/24

Name/Title: Rick Caguiat, Director of Community Development

Phone/Email: (209) 941-7290, planning@ci.lathrop.ca.us

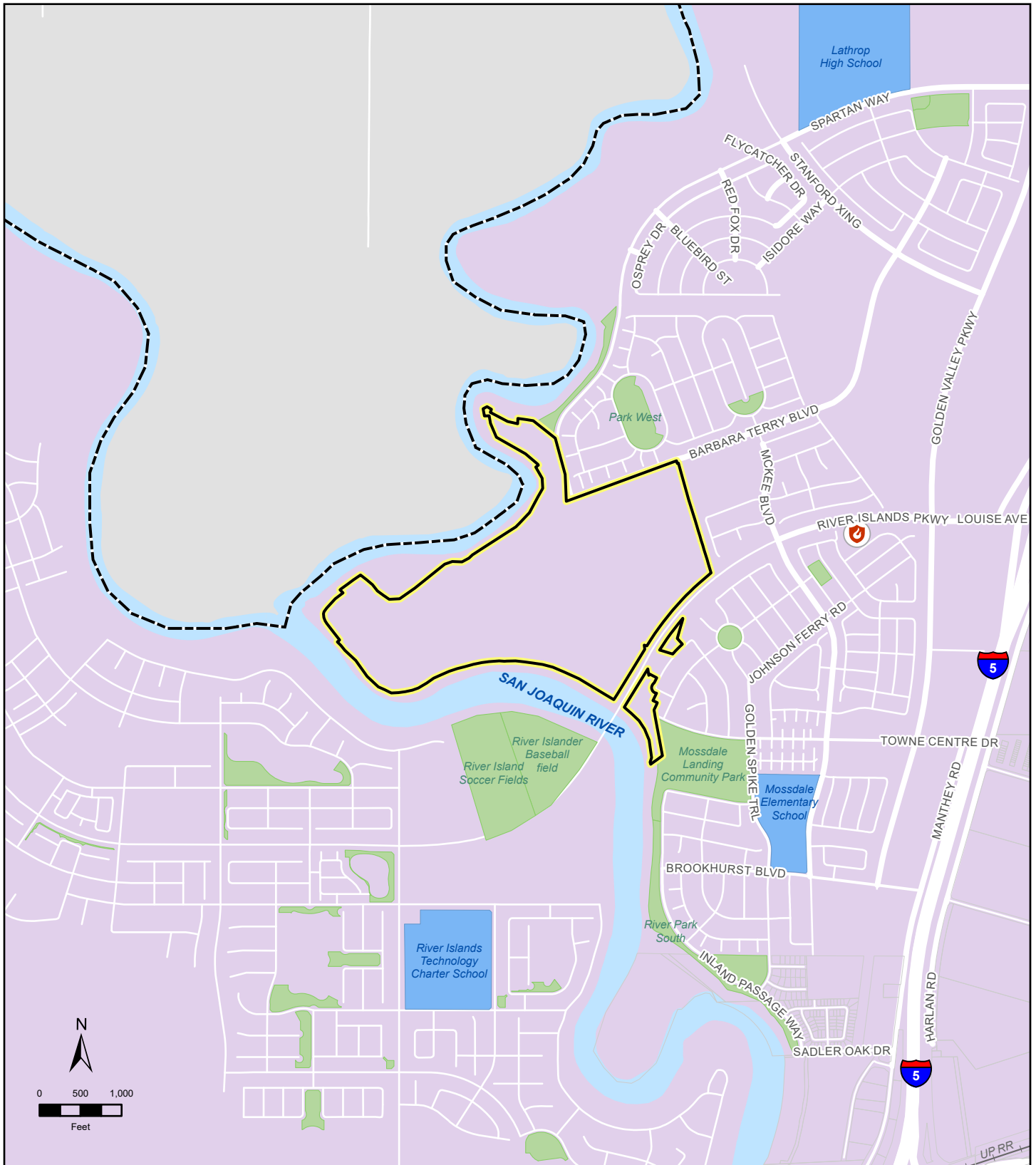


LEGEND

- Incorporated Area
- County Boundary

LATHROP MOSSDALE LANDING WEST SPECIFIC PLAN

Figure 1. Regional Project Location

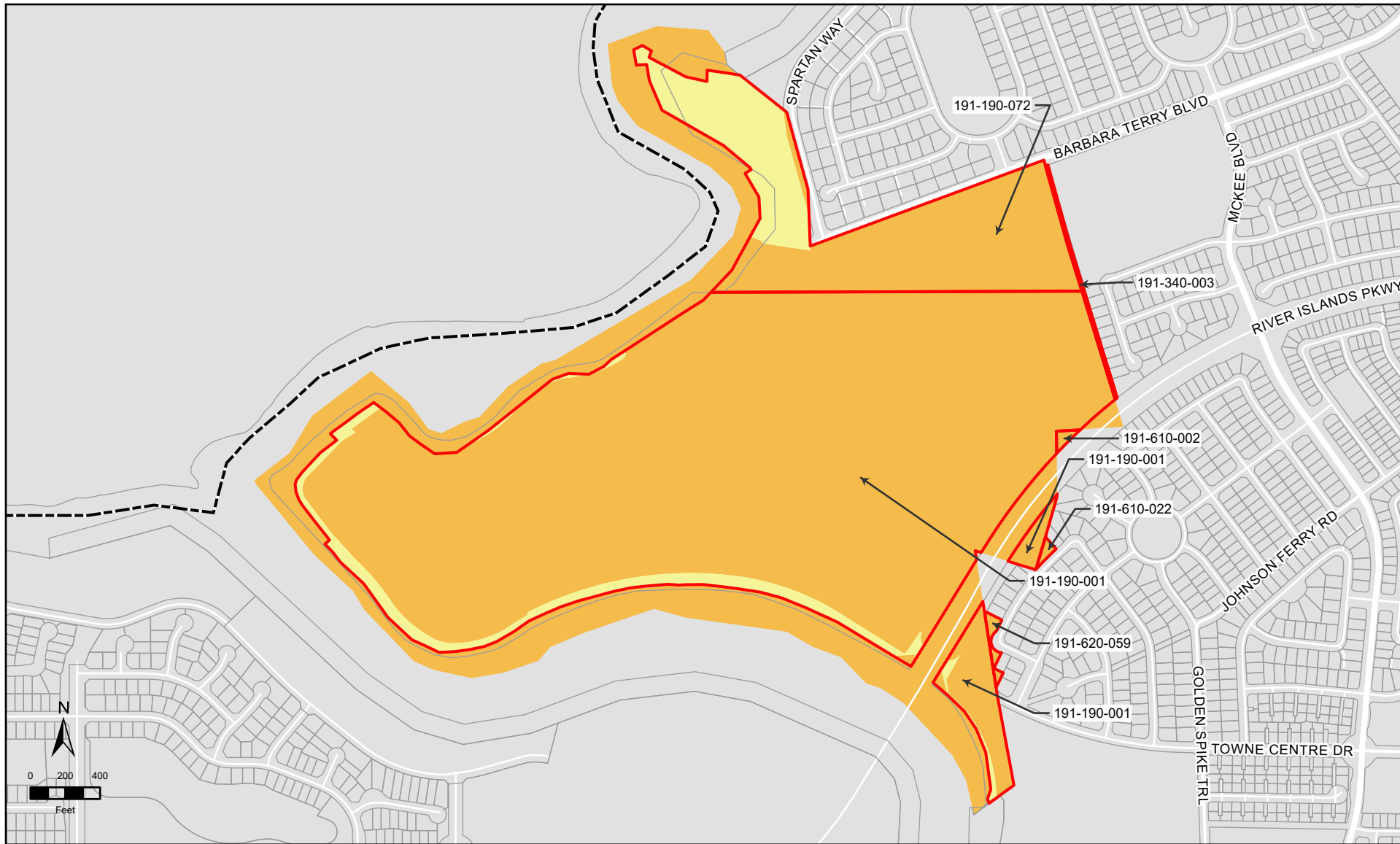


LEGEND






- Project Location
- Lathrop City Limits
- 🔥 Lathrop Fire Department - Station #34
- Schools
- Parks

LATHROP MOSSDALE LANDING WEST SPECIFIC PLAN

Figure 2. Project Vicinity

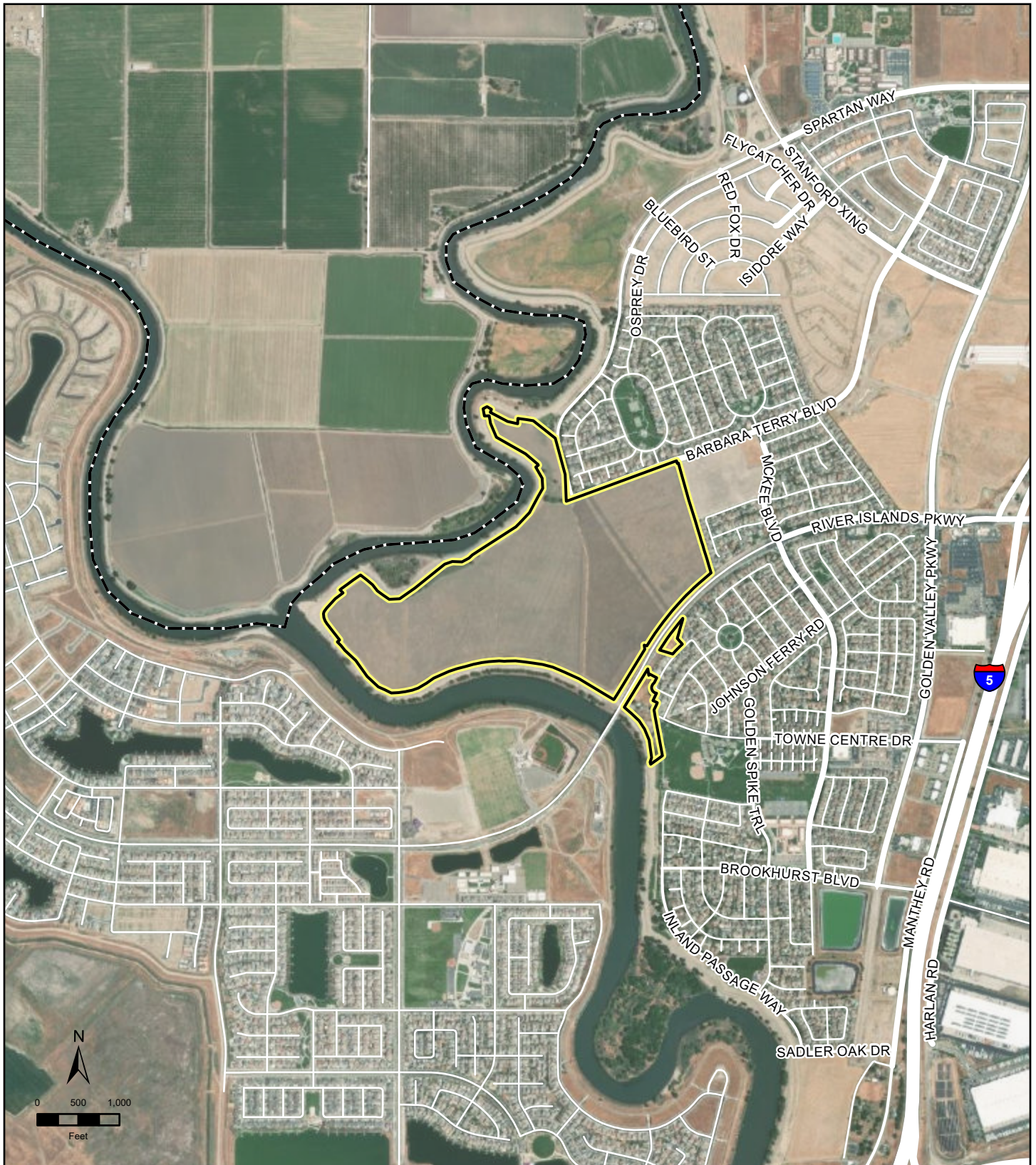


LEGEND

- | | |
|--|--|
|  Project Parcels | Property Ownership |
|  Surrounding Parcels |  Reclamation District #17 |
|  Tracy City Limits |  WSBG Investment LP |

LATHROP MOSSDALE LANDING WEST SPECIFIC PLAN

Figure 3. APN and Property Ownership

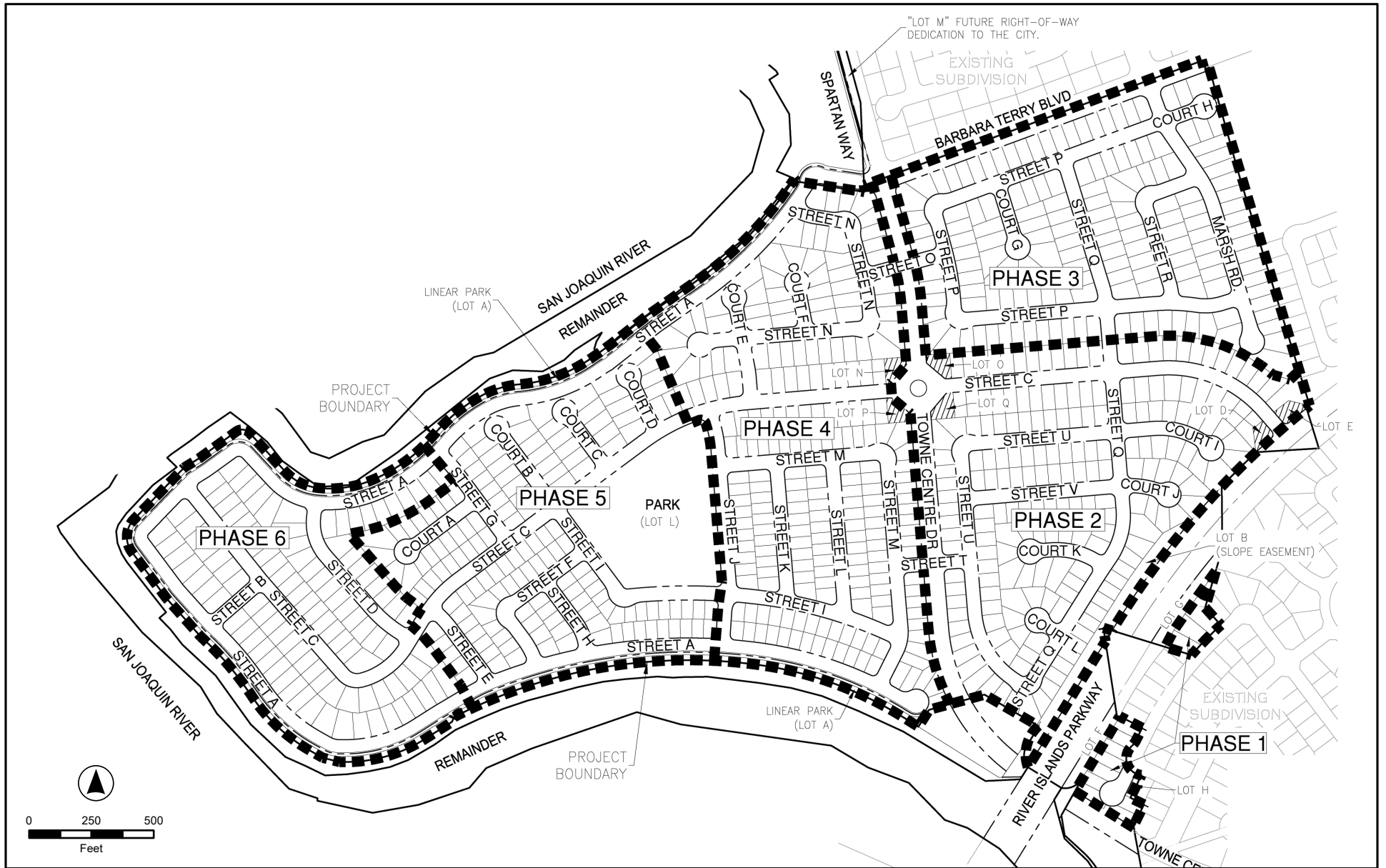


LEGEND

- Project Location
- Lathrop City Limits

LATHROP MOSSDALE LANDING WEST SPECIFIC PLAN

Figure 4. Aerial View of Project Site



Legend

Phase

LATHROP MOSSDALE LANDING WEST SPECIFIC PLAN

Figure 5. Phasing Map



Legend

- 42'x80' and 42'x85' Lots
- 50'x100' Lots
- 45'x75' Lots
- Open Space
- 50'x80' Lots

LATHROP MOSSDALE LANDING WEST SPECIFIC PLAN

Figure 6. Project Site Map

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INITIAL STUDY CHECKLIST

PROJECT TITLE

Mossdale Landing West Specific Plan

LEAD AGENCY NAME AND ADDRESS

City of Lathrop
Community Development Department, Planning Division
390 Towne Centre Drive
Lathrop, CA 95330

CONTACT PERSON AND PHONE NUMBER

Rick Caguiat, Director of Community Development
Community Development Department, Planning Division
390 Towne Centre Drive
Lathrop, CA 95330
planning@ci.lathrop.ca.us
(209) 941-7290

PROJECT SPONSOR'S NAME AND ADDRESS

WSBG Investments, LP
2217 Coffee Road
Modesto, CA 95355

PROJECT LOCATION AND SETTING

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PROJECT DESCRIPTION

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RESIDENTIAL

The Specific Plan provides a total of 829 dwelling units, which creates a density of 5.43 dwelling units / acre. However, to provide a residential unit buffer, a maximum of 912 units are assumed in this analysis. As such, the analysis is conservative as the number of units constructed at buildout would likely be closer to 829, as shown on the Vesting Tentative Subdivision Map.

The Specific Plan will provide a singular housing type: low-density, single-family, detached housing units, governed by the development standards under Low Density in the WLSP. WLSP defines Low Density as 3 to 9 dwelling units per net acre with maximum coverage of 50 percent. For the proposed residential uses, four lot sizes are proposed ranging from 3,360 square feet to 5,000 square feet with two different lot frontage widths and three different lot lengths. The following lot dimensions would be provided: 42 feet by 80 feet, 42 feet by 85 feet, 50 feet by 80 feet, and 50 feet by 100 feet.

PARKS AND LANDSCAPING

The Specific Plan will feature two park areas: a 6.2-acre park near the center of the subdivision, and a 30-foot wide, 5.5-acre linear park around the perimeter where the site is adjacent to the San Joaquin River. In addition, each major road right-of-way will include street trees, which will be a mixture of evergreen and deciduous varieties best suited to the climate, spaced 30-40 feet on center. Every residential lot will have a minimum of one street tree. The park spaces will include street trees, accent trees, low water use shrubs and turf. There is also a two-acre parkland dedication south of Towne Center Drive that may or may not be developed as a part of the proposed Project.

Irrigation for the landscaping will be provided as follows:

- Root watering systems for the trees;
- Rotor/rotary for turf; and
- Point source for shrubs.

The Specific Plan includes landscape architectures standards. Landscaping would be provided throughout the Plan Area, such as along roadways, paths, and parks. Tree species with invasive characteristics would be avoided. When selecting plant species, species that would minimize

maintenance challenges would be preferred. Evergreen shrubs would be utilized where appropriate for screening of fences or utility structures. A mix of deciduous and evergreen tree varieties would be utilized to create interest throughout the seasons. Traditional “lawn” species would be highly discouraged in parkway strips and should be limited to parks and public open spaces for recreational use. Further, deep rooting species that use less water would be utilized when “lawn” species are used.

CIRCULATION

The Specific Plan will include a network of arterial streets, collector streets, and local streets (Figure 7). The local roads will be designed according to City of Lathrop standards with a 56-foot right-of-way. The one exception would Towne Center Drive, which will have a City standard 80-foot right-of-way width. Existing Towne Centre Drive south of River Islands Parkway will be extended under River Islands Parkway and continue north through the Mossdale West site to Barbara Terry Boulevard. Full frontage improvements will be added to the extension south of River Islands Parkway. Additionally, the scope of the Project includes widening the existing River Islands Parkway and Barbara Terry Boulevard with full frontage improvements where they are adjacent to the site to the ultimate right-of-way widths of 156 feet and 45 feet to 52 feet respectively.

The Specific Plan will include bicycle, pedestrian, and transit facilities (Figures 7 and 8). Pedestrian walkways would be provided along all local streets. Class II bike lanes will be provided along the proposed arterial and collector streets. A multi-use trail with a Class I bike path would be provided along the San Joaquin River. Additionally, two bus stops are proposed along Town Centre Drive.

UTILITIES

Sanitary sewer, water and storm drain systems will be built in the rights-of-way of the proposed streets and will connect to nearby existing systems (Figure 9).

The proposed Project would connect to existing City infrastructure to provide water, sewer, and storm drainage utilities. Existing storm drain, sewer, water, and gas lines/pipes are currently located within the roadways of the adjacent residential uses to the north and west.

The Project would be served by the following existing service providers:

1. City of Lathrop for water;
2. City of Lathrop for wastewater collection and treatment;
3. City of Lathrop for stormwater collection; and
4. Pacific Gas and Electric Company for gas and electricity.

Utility extensions would be installed to provide services to the Project. Utility lines within the Project site and adjacent roadways would be extended throughout the Project site. Wastewater, water, and storm drainage lines would be connected via existing lines along the various residential roadways adjacent north and west of the site.

The water system for Mossdale Landing West will be designed and constructed according to the City’s 2019 Water System Master Plan.

The wastewater system for Mossdale Landing West will be designed and constructed according to the City’s 2019 Wastewater System Master Plan. Wastewater from the Mossdale Landing West site will be directed via a gravity system to the existing Mossdale Pump Station, located near the

northwest corner of the intersection of River Islands Parkway and McKee Boulevard. From there, it will travel via force main to be treated at the City-owned Lathrop Consolidated Treatment Facility, which is located on S Howland Road, northeast of the Interstate 5/120 Interchange. Upgrades may be required to the pump station and the downstream system to accommodate wastewater from the Mossdale Landing West site.

According to the Mossdale Landing Master Drainage Plan, the Mossdale Village drainage shed is divided into six sub-sheds with a combined area of 912 acres. Each sub-shed functions independently and has its own pump station, storm water quality basin or vault and flood control detention basin. Underground detention solutions are permitted to be used where appropriate. Each sub-shed is required to treat the first flush storm event, which is the volume of water equal to the 85th percentile of a 24-hour storm event. The pumps will begin to discharge water to a single outfall at the San Joaquin River (up to 30 percent of the peak discharge rate) once the first flush event has been treated. After the rain event is over, the pumps will continue to direct water to the river; however, if the San Joaquin River rises to a base flood level of 21.0 feet, the pumps will shut off until the water level in the river subsides. More information can be obtained from the Drainage Plan.

The storm drain lines in each individual residential street in Mossdale Landing West will drain towards the main line in Towne Centre Drive, which crosses River Islands Parkway and connects to an existing main near the intersection of Village Avenue. Water will then travel via gravity to the existing pump station located in the southwest corner of the Mossdale Landing Community Park, which will eventually pump the water into the San Joaquin River. Upgrades to the existing pump and storm drain system will be determined.

If an interim storm drain solution is required, a temporary detention basin can be constructed near the southern border of the site to hold water until it can be slowly released to enter the existing storm drain system.

In order to meet the requirements of the NPDES General Permit for Stormwater Discharges from Small MS4s, the City has prepared a Stormwater Management Plan and adopted the 2015 Multi-Agency Post-Construction Stormwater Standards Manual. Because it is likely to undergo elevated population growth, the City must also adhere to the supplemental provisions of Attachment 4 of the General Permit, which contains design standards and receiving water restrictions that must be incorporated into the design and installation of infrastructure associated with new development. According to the General Permit, both structural and non-structural Best Management Practices (BMPs) for post-construction must be installed for any new development. Structural BMPs capture and treat the first flush runoff. Examples include grassy swales, stormwater quality basins and underground vaults. To help guarantee the proper continuing operation and maintenance of these BMPs, operations and maintenance (O&M) manuals and recommended maintenance schedules are required. Examples of non-structural BMPs include good housekeeping and employee training.

SPECIFIC PLAN

Before establishing a planned development or issuing development or building permits, the WLSP states that a Specific Plan document must be approved and adopted by the City Council. The Specific Plan provides a framework of development and Project implementation for use by the City, developers and builders, which includes street and design standards and guidelines, detailed land uses, infrastructure, site planning, architecture, landscape. The approval of the proposed Specific Plan document satisfies the requirements of the City's Specific Plan process.

VESTING TENTATIVE MAP

Also referred to as a Tentative Subdivision Map, a Vesting Tentative Map will be submitted to initiate the process of subdividing the Project site. The Vesting Tentative Map design will be governed by the Subdivision Map Act, the City of Lathrop Subdivision Ordinance, the WLSP, the Specific Plan, and the City's infrastructure master plans. The Vesting Tentative Map will be subject to review by the City's Planning Commission and approval by the Lathrop City Council.

ARCHITECTURAL DESIGN REVIEW

Architectural Design Review is a discretionary permit and will be required at the Final Map stage. The purpose of the Architectural Design Review is to confirm that the proposed plans for the Project are consistent with the policies and guidelines set forth in the WLSP and the proposed Mossdale Landing West Specific Plan. The City requires projects to meet specific standards with respect to architectural styles and signage, landscape and design themes. The Architecture Design Review discretionary permit is subject to review and approval by the City's Community Development Director.

WILLIAMSON ACT CANCELLATION

The entire Plan Area falls under the Williamson Act and will require existing contracts to go through the process of cancellation and non-renewal. The Williamson Act cancellation process cannot occur until after the properties are annexed to the City of Lathrop.

Cancellation of the Williamson Act is provided in Sections 51240-51287 of the Government Code. The state law requires those who wish for non-renewal, to file a Notice of Non-Renewal signifying intent to not renew the contract and file a petition for cancellation with the Lathrop City Council. The Lathrop City Council must find that the cancellation is consistent with the purposes of the Williamson Act and furthers public interest to approve the cancellation. Once approved, the land may continue to be used for agricultural purposes up until the development of land requires discontinuation.

PROJECT OBJECTIVES

The Specific Plan has been designed to meet the following Project objectives:

- Complete neighborhoods which foster a mixture of compatibly scaled housing types on urban lots.
- A residential development that will incorporate traditional elements found throughout Central Valley communities including a hierarchy of interconnected streets, the incorporation of assorted architectural styles, tree lined thoroughfares, an emphasis upon pedestrian scale and access with a nod to the agricultural traditions of the Valley.
- Street patterns which are carefully configured to allow for multiple outlets from neighborhoods, and to provide for connections between neighborhoods, without encouraging through traffic to create convenience and access without a private automobile.
- A network of planned walkways and bikeways which make getting outside convenient, easy and enjoyable.
- Durable construction materials and designs suited to local conditions to contribute to the ongoing costs of the housing will be encouraged.
- Provide a range of housing opportunities to support a diverse population, lifestyles, and family groups.
- Establish a planning/zoning concept that is responsive to the market.

- Implement the Phasing Plan for logical development in line with the West Lathrop Specific Plan.
- Implement City's Infrastructure Master Plans.

GENERAL PLAN AND ZONING

The Plan Area is designated as Low Density Residential (LD) by the City's General Plan Land Use Map (Figure 10) and is zoned as RL-MV (Low Density Residential) and P-MV (Public Schools Parks Open Space) by the City's Zoning Map (Figure 11).

GENERAL PLAN AMENDMENT

The proposed Project will include a General Plan Amendment from LD to LD, Park (P), and Open Space (O).

REZONE

The proposed Project will include a rezone from RL-MV and P-MV to RL-MV, P-MV (Park), and OS-MV (Open Space).

REQUESTED ENTITLEMENTS AND OTHER APPROVALS

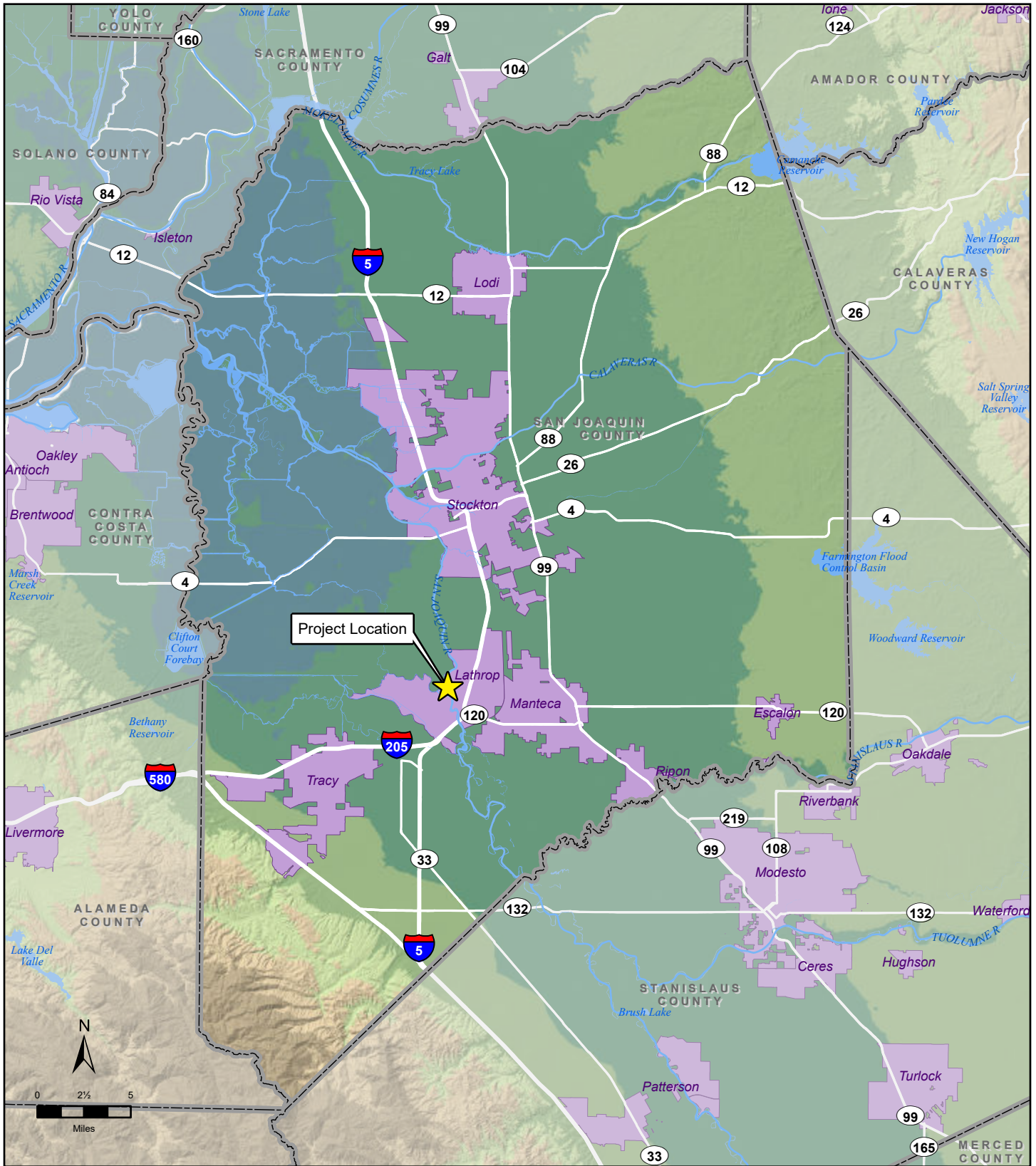
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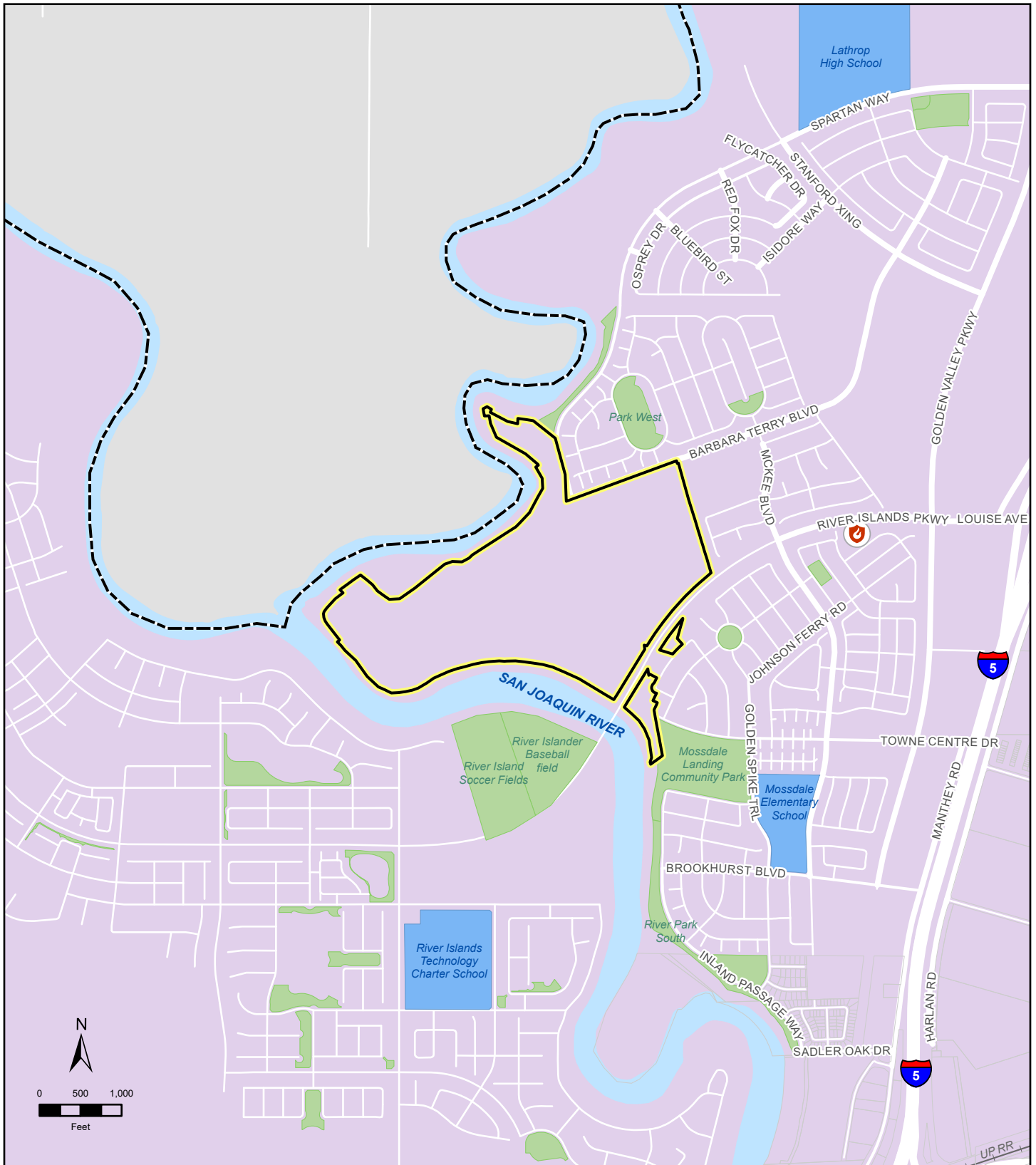
LEGEND

- Incorporated Area
- County Boundary






LATHROP MOSSDALE LANDING WEST SPECIFIC PLAN

Figure 1. Regional Project Location

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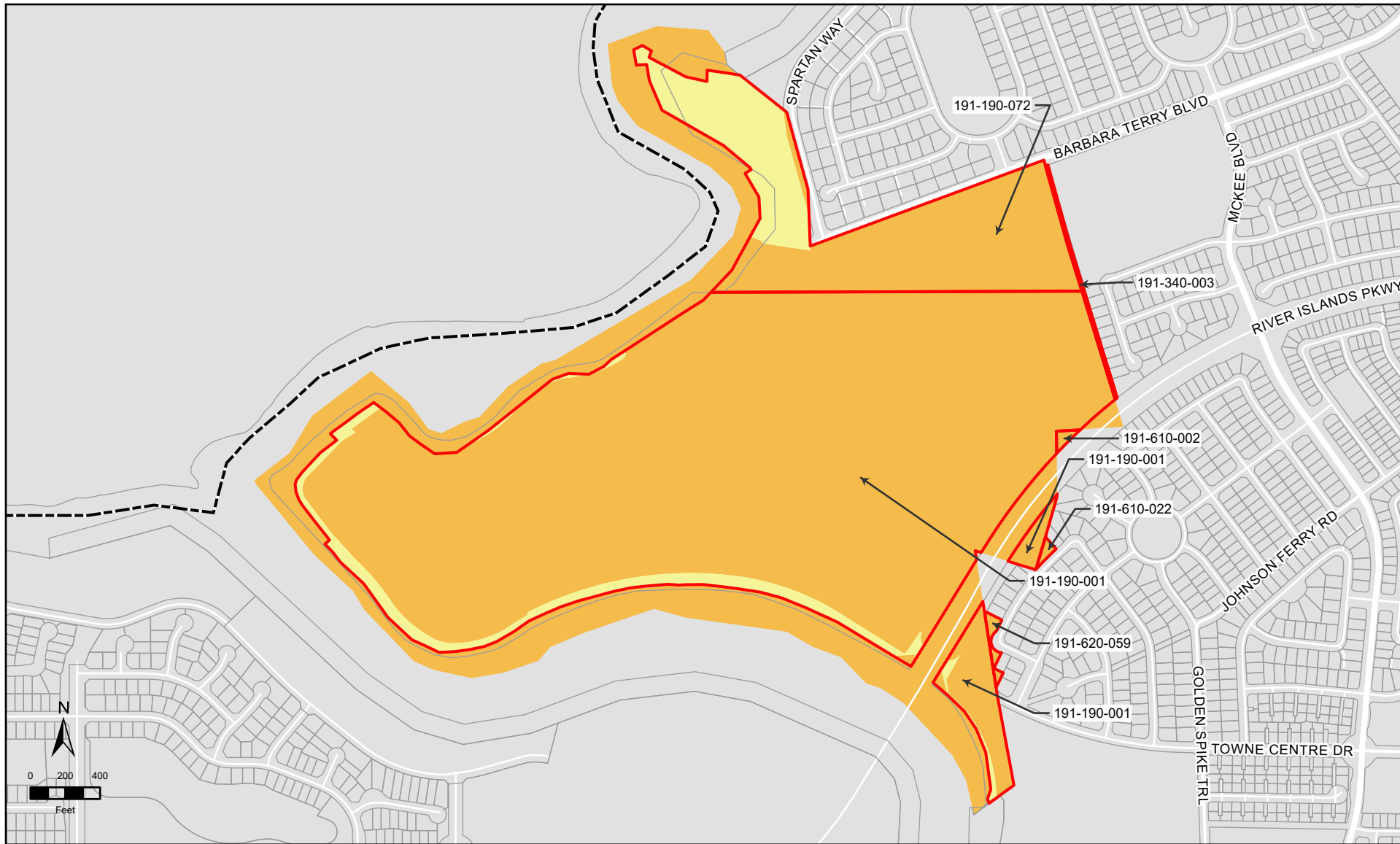
LEGEND

-  Project Location
-  Lathrop City Limits
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-  Parks






LATHROP MOSSDALE LANDING WEST SPECIFIC PLAN

Figure 2. Project Vicinity

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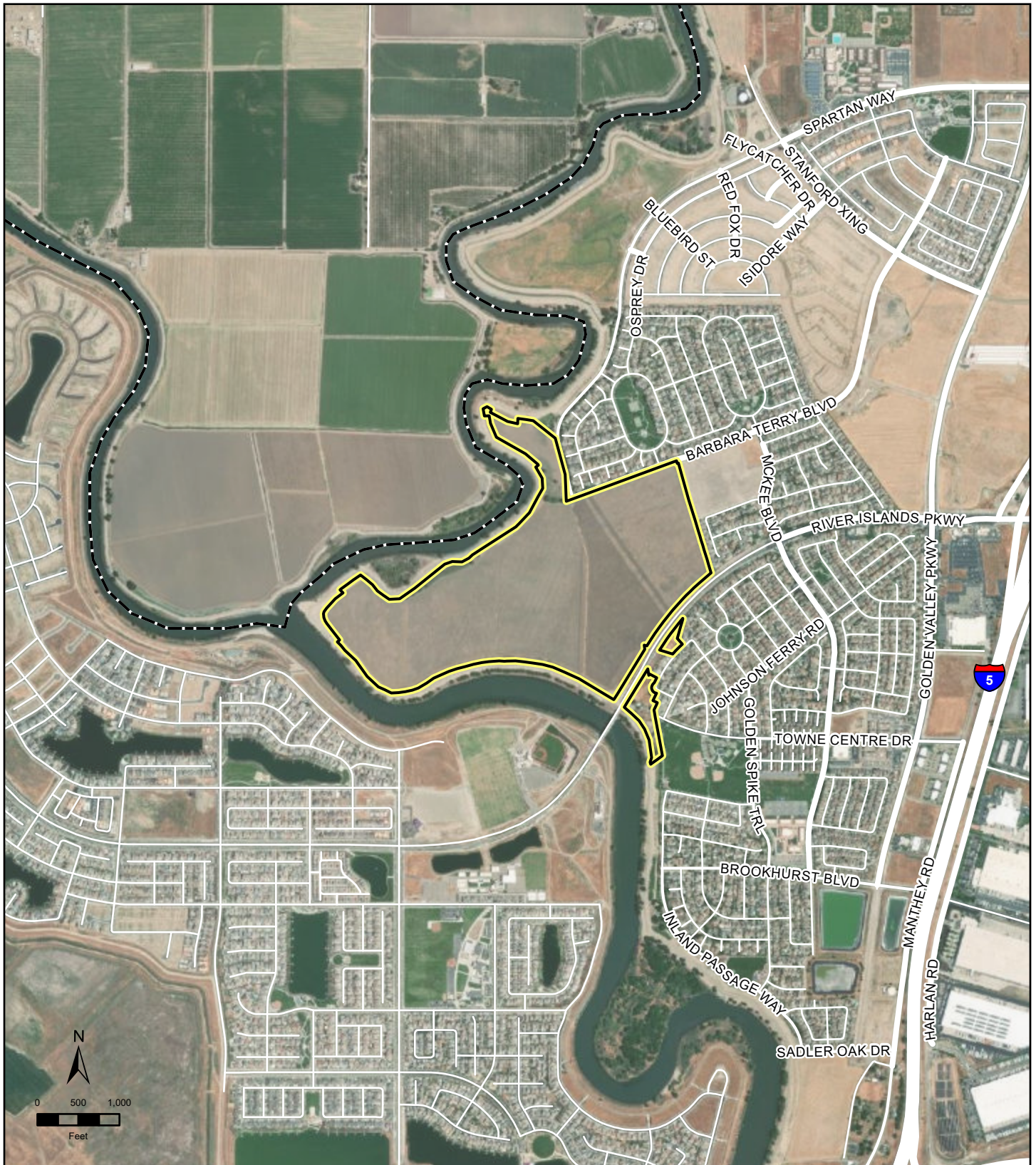
LEGEND

- | | |
|--|--|
|  Project Parcels | Property Ownership |
|  Surrounding Parcels |  Reclamation District #17 |
|  Tracy City Limits |  WSBG Investment LP |

LATHROP MOSSDALE LANDING WEST SPECIFIC PLAN

Figure 3. APN and Property Ownership

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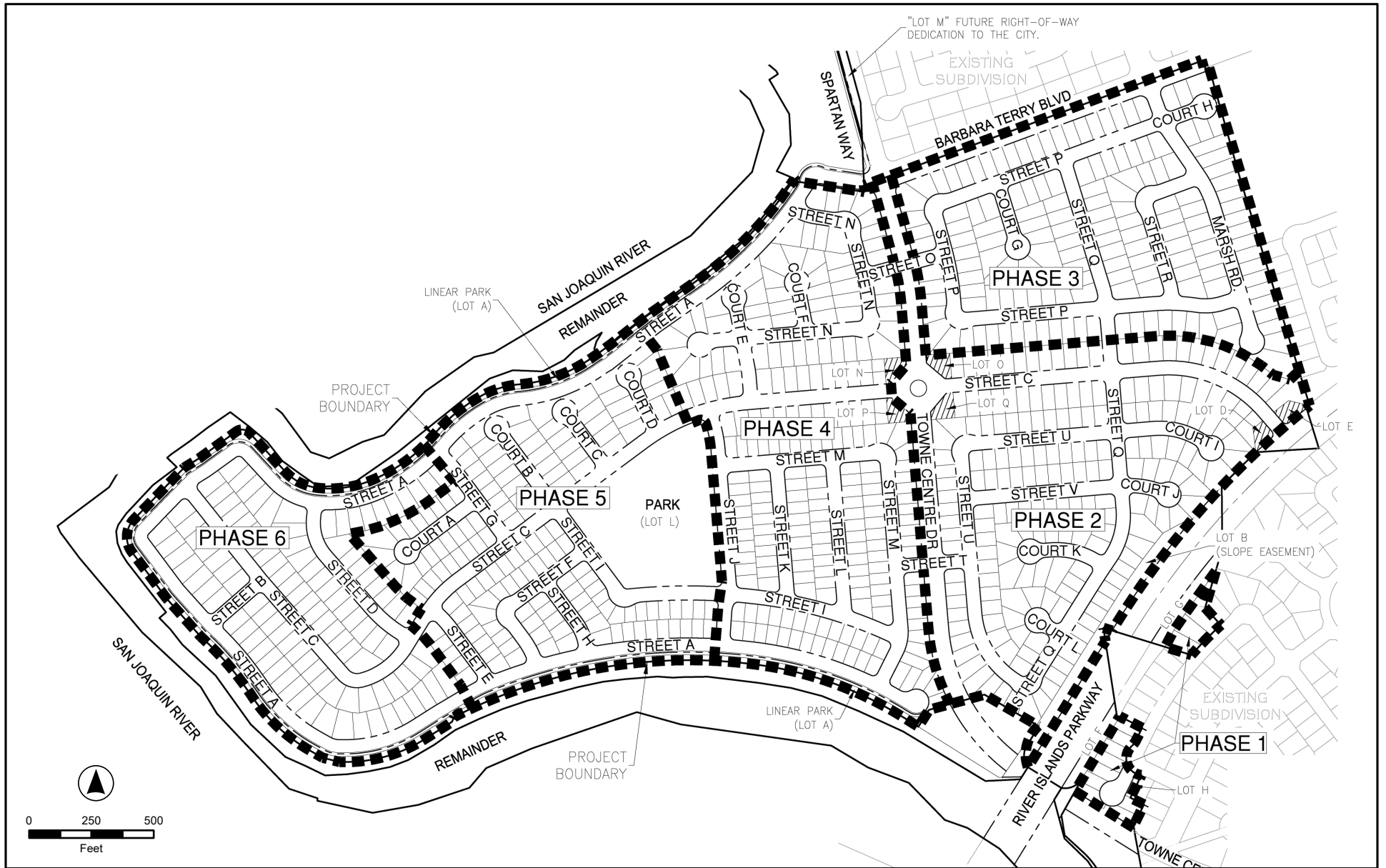
LEGEND

- Project Location
- Lathrop City Limits

LATHROP MOSSDALE LANDING WEST SPECIFIC PLAN

Figure 4. Aerial View of Project Site

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Legend

Phase

LATHROP MOSSDALE LANDING WEST SPECIFIC PLAN

Figure 5. Phasing Map

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Legend

- 42'x80' and 42'x85' Lots
- 50'x100' Lots
- 45'x75' Lots
- Open Space
- 50'x80' Lots

LATHROP MOSSDALE LANDING WEST SPECIFIC PLAN

Figure 6. Project Site Map

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LATHROP MOSSDALE LANDING WEST SPECIFIC PLAN

Figure 7. Circulation Map

Legend

- Arterial
- Collector
- Local Street
- Proposed Bus Stop

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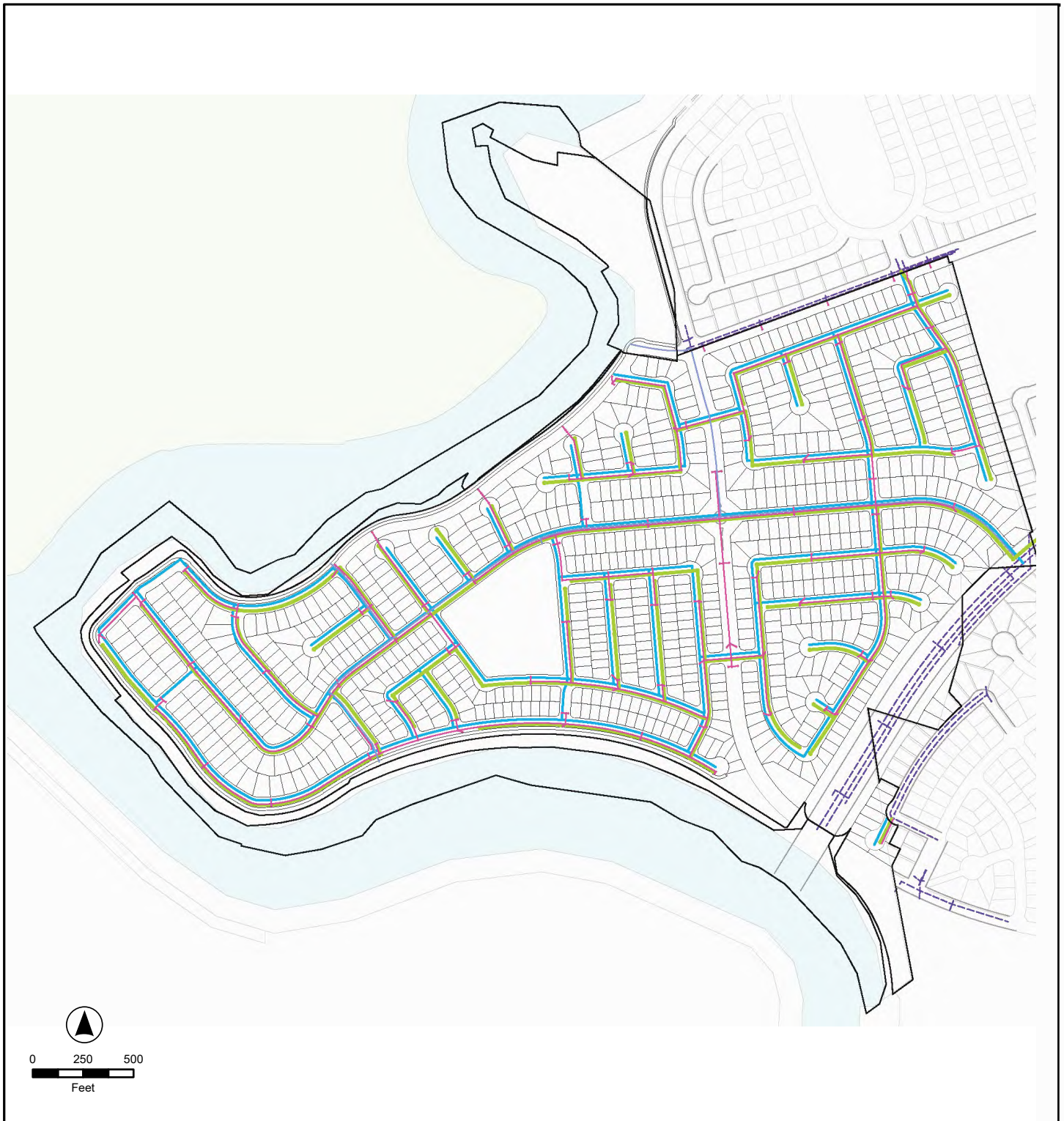
Legend

- Pedstrian Walkway
- Multi-use Trail with Class I Bike Path
- Class II Bike Lane

LATHROP MOSSDALE LANDING WEST SPECIFIC PLAN

Figure 8. Bicycle and Pedestrian Map

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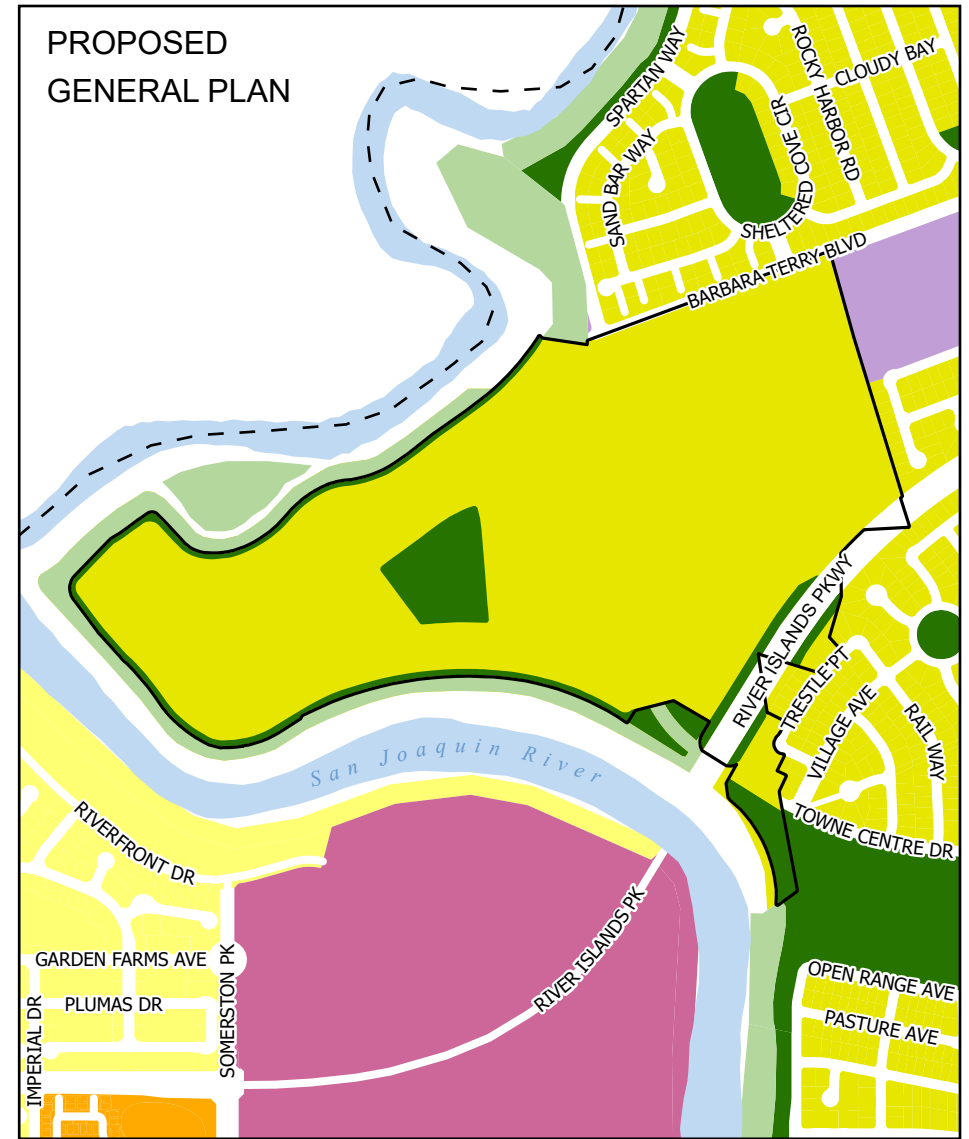
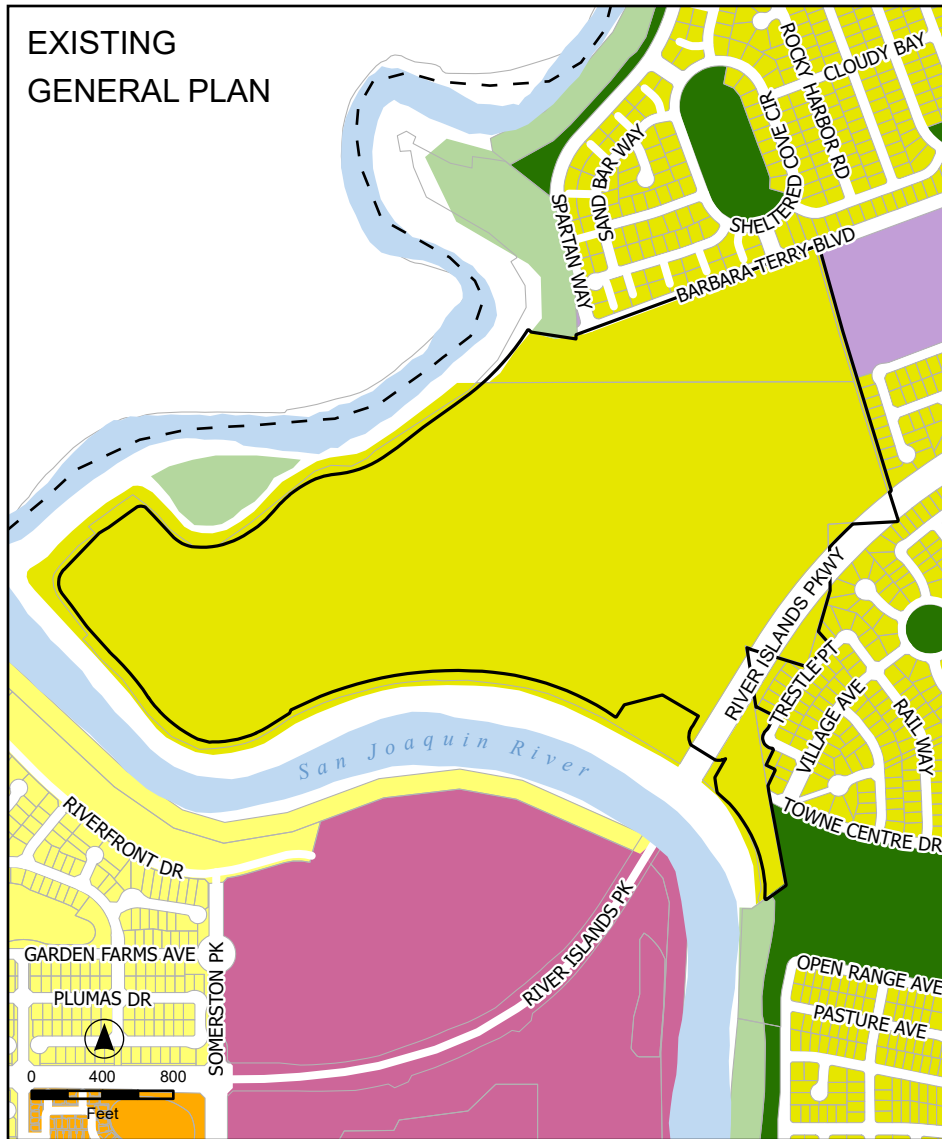
Legend

- Storm Drain
- Water Main
- Sanitary Sewer
- - - Existing Utilities

LATHROP MOSSDALE LANDING WEST SPECIFIC PLAN

Figure 9. Utilities Map

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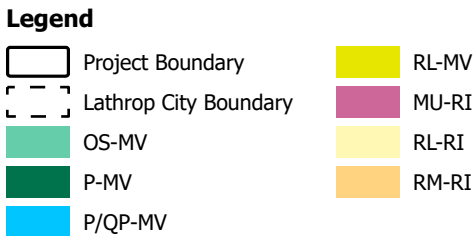
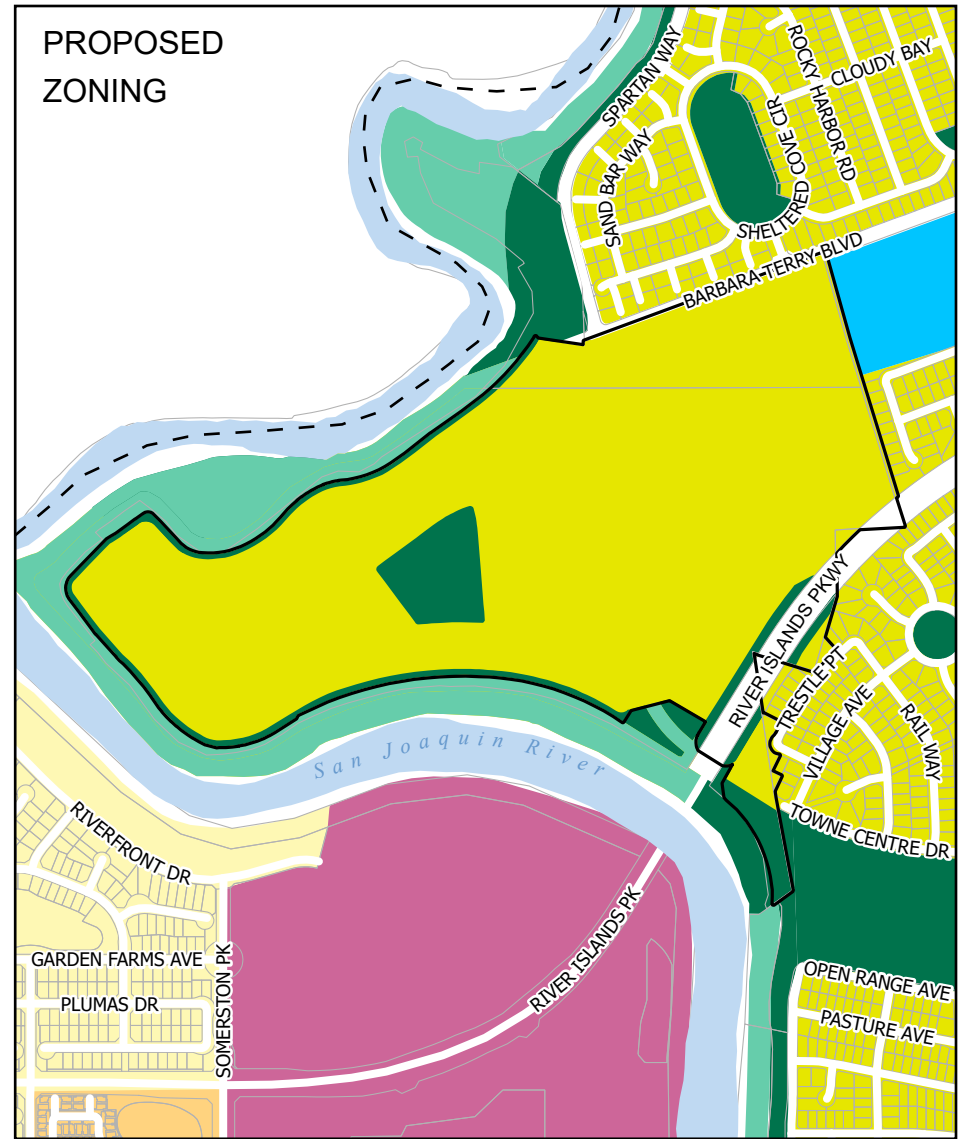
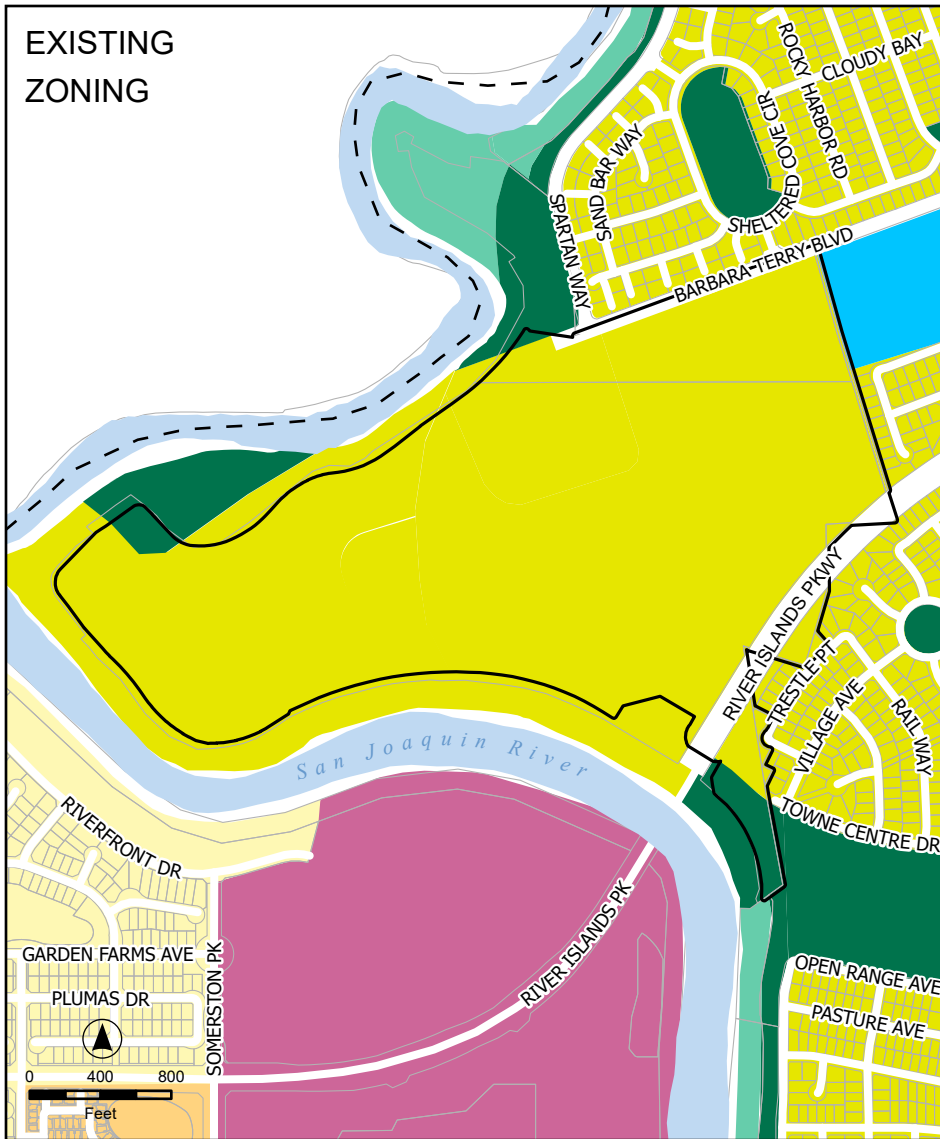
Legend

- Project Boundary
- Lathrop City Boundary
- LD: Low Density Residential (1-7 du/A)
- P/QP: Public/Quasi-Public
- P: Park
- OS: Open Space
- RL-RI: Residential Low (3-9 du/A)
- RM-RI: Residential Medium (6-20 du/A)
- MU-RI: Mixed Use

LATHROP MOSSDALE LANDING WEST SPECIFIC PLAN

Figure 10. Existing and Proposed General Plan Land Use Designations

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LATHROP MOSSDALE LANDING WEST SPECIFIC PLAN

Figure 11. Existing and Proposed Zoning

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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

X	Aesthetics	X	Agriculture and Forestry Resources	X	Air Quality
X	Biological Resources	X	Cultural Resources	X	Energy
X	Geology/Soils	X	Greenhouse Gases	X	Hazards and Hazardous Materials
X	Hydrology/Water Quality	X	Land Use/Planning		Mineral Resources
X	Noise	X	Population/Housing	X	Public Services
X	Recreation	X	Transportation	X	Tribal Cultural Resources
X	Utilities/Service Systems		Wildfire	X	Mandatory Findings of Significance

DETERMINATION

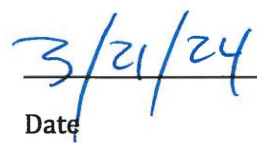
On the basis of this initial evaluation:

	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
X	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

Rick Caquiati, CDD Director



Date

EVALUATION INSTRUCTIONS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significant.

EVALUATION OF ENVIRONMENTAL IMPACTS

In each area of potential impact listed in this section, there are one or more questions which assess the degree of potential environmental effect. A response is provided to each question using one of the four impact evaluation criteria described below. A discussion of the response is also included.

- **Potentially Significant Impact.** This response is appropriate when there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries, upon completion of the Initial Study, an EIR is required.
- **Less than Significant With Mitigation Incorporated.** This response applies when the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact". The Lead Agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.
- **Less than Significant Impact.** A less than significant impact is one which is deemed to have little or no adverse effect on the environment. Mitigation measures are, therefore, not necessary, although they may be recommended to further reduce a minor impact.
- **No Impact.** These issues were either identified as having no impact on the environment, or they are not relevant to the project.

ENVIRONMENTAL CHECKLIST

This section of the Initial Study incorporates the most current Appendix "G" Environmental Checklist Form contained in the CEQA Guidelines. Impact questions and responses are included in both tabular and narrative formats for each of the 21 environmental topic areas.

I. AESTHETICS

<i>Except as provided in Public Resources Code Section 21099, would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Have a substantial adverse effect on a scenic vista?	X			
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	X			
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with the applicable zoning and other regulations governing scenic quality?	X			
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	X			

Responses to Checklist Questions

Responses a-d) The proposed Project includes development of up to 912 residential units as well as parkland, circulation improvements, and utility improvements, which would alter the existing condition of the largely undeveloped land previously used for agricultural purposes and introduce new sources of light and glare to the site. A scenic vista is generally described as a clear, expansive public view of significant regional features possessing visual and aesthetic qualities of value to the community.

It has been determined that the potential impacts on aesthetics caused by the proposed Project will require a detailed analysis in the EIR. Consequently, the lead agency will examine all of the environmental issues listed in the checklist above (a – d) in the EIR and will decide whether the proposed Project has the potential to have a significant impact on aesthetics. At this point, a definitive impact conclusion for each of these environmental topics will not be made. Rather, all are considered ***potentially significant*** until a detailed analysis is prepared in the EIR.

The EIR will include a visual analysis that presents the methodology, thresholds of significance, a project-level impact analysis, a cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce any potential impacts on aesthetics. The analysis will look at foreground, middleground, and background views from public vantage points along the perimeter of the Project site. The analysis will include photographs from public vantage points, architectural elevations of the buildings, an evaluation of the building materials

for reflective values/glare, and an evaluation of the lighting and the potential for light pollution offsite. The EIR will also compare the proposed Project to applicable zoning and other regulations related to scenic qualities.

II. AGRICULTURE AND FORESTRY RESOURCES

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	X			
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	X			
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1222(g)) or timberland (as defined in Public Resources Code section 4526)?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	X			

Responses to Checklist Questions

Responses a), b), e): It has been determined that the potential impacts on agricultural resources caused by the proposed Project will require a more detailed analysis in the EIR. As such, the lead agency will examine each of the environmental issues listed in the checklist above in the EIR and will decide whether the proposed Project will have a potentially significant impact on agriculture resources. At this point, a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is prepared in the EIR.

The EIR will describe the character of the region's agricultural lands, including maps of prime farmlands, other important farmland classifications, and protected farmland (including Williamson Act contracts). The County Agricultural Commissioner's Office and the State Department of Conservation will be consulted and their respective plans, policies, laws, and regulations affecting agricultural lands will be presented within the analysis.

The EIR will include thresholds of significance, a project-level impact analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to offset the loss of agricultural lands and/or Williamson Act cancellations as a result of Project implementation.

Responses c), d): There are no forest resources or zoning for forest lands located on the Project site. This CEQA topic is not relevant to the proposed Project and does not require further analysis. Therefore, there would be ***no impact*** regarding the loss of forest or timber resources.

III. AIR QUALITY

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with or obstruct implementation of the applicable air quality plan?	X			
b) 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?	X			
c) Expose sensitive receptors to substantial pollutant concentrations?	X			
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	X			

Existing Setting

The Project site is located within the SJVAPCD. This agency is responsible for monitoring air pollution levels and ensuring compliance with federal and state air quality regulations within the San Joaquin Valley Air Basin (SJVAB) and has jurisdiction over most air quality matters within its borders.

The SJVAPCD has primary responsibility for compliance with both the federal and state standards and for ensuring that air quality conditions are maintained. They do this through a comprehensive program of planning, regulation, enforcement, technical innovation, and promotion of the understanding of air quality issues.

Activities of the SJVAPCD include the preparation of plans for the attainment of ambient air quality standards, adoption and enforcement of rules and regulations concerning sources of air pollution, issuance of permits for stationary sources of air pollution (i.e., Authority to Construct and Permit to Operate), inspection of stationary sources of air pollution and response to citizen complaints, monitoring of ambient air quality and meteorological conditions, and implementation of programs and regulations required by the Federal Clean Air Act and California Clean Air Act.

The SJVAPCD has prepared the *2007 Ozone Plan* to achieve Federal and State standards for improved air quality in the SJVAB regarding ozone. The *2007 Ozone Plan* provides a comprehensive list of regulatory and incentive-based measures to reduce emissions of ozone and particulate matter precursors throughout the SJVAB. The *2007 Ozone Plan* calls for major advancements in pollution control technologies for mobile and stationary sources of air pollution. The *2007 Ozone Plan* calls for a 75-percent reduction in ozone-forming oxides of nitrogen emissions.

The SJVAPCD has also prepared the *2007 PM₁₀ Maintenance Plan and Request for Redesignation* (2007 PM₁₀ Plan). On April 24, 2006, the SJVAPCD submitted a Request for Determination of PM₁₀ Attainment for the Basin to the California Air Resources Board (CARB). CARB concurred with the request and submitted the request to the U.S. EPA on May 8, 2006. On October 30, 2006, the EPA issued a Final Rule determining that the Basin had attained the National Ambient Air Quality Standards (NAAQS) for PM₁₀. However, the EPA noted that the Final Rule did not constitute a

redesignation to attainment until all of the Federal Clean Air Act requirements under Section 107(d)(3) were met.

The SJVAPCD has prepared the *2008 PM_{2.5} Plan* to achieve Federal and State standards for improved air quality in the San Joaquin Valley Air Basin. The *2008 PM_{2.5} Plan* provides a comprehensive list of regulatory and incentive-based measures to reduce PM_{2.5}.

In addition to the *2007 Ozone Plan*, the *2008 PM_{2.5} Plan*, and the *2007 PM₁₀ Plan*, the SJVAPCD prepared the *Guide for Assessing and Mitigating Air Quality Impacts* (GAMAQI). The GAMAQI is an advisory document that provides Lead Agencies, consultants, and project applicants with analysis guidance and uniform procedures for addressing air quality impacts in environmental documents. Local jurisdictions are not required to utilize the methodology outlined therein. This document describes the criteria that SJVAPCD uses when reviewing and commenting on the adequacy of environmental documents. It recommends thresholds for determining whether or not projects would have significant adverse environmental impacts, identifies methodologies for predicting project emissions and impacts, and identifies measures that can be used to avoid or reduce air quality impacts. An update of the GAMAQI was approved on March 19, 2015, and is used as a guidance document for this analysis.

The GAMAQI notes that, for CEQA purposes, a sensitive receptor is generically defined as a location where human populations, especially children, seniors, and sick persons are found, and there is reasonable expectation of continuous human exposure according to the averaging period for the Ambient Air Quality Standards (e.g., 24-hour, 8-hour, 1-hour). These typically include residences, hospitals, and schools. Locations of sensitive receptors may or may not correspond with the location of the maximum off-site concentration.

Responses to Checklist Questions

Responses a-d): Based on the current air quality conditions in the SJVAB, as well as the number of proposed residential units, it has been determined that the potential impacts on air quality caused by the proposed Project will require a detailed analysis in the EIR. As such, the lead agency will examine each of the environmental issues listed in the checklist above in the EIR and will decide whether the proposed Project has the potential to have a significant impact on air quality. At this point, a definitive impact conclusion for each of these environmental topics will not be made. Rather, all are considered ***potentially significant*** until a detailed analysis is prepared in the EIR.

The EIR will include an air quality analysis that presents the methodology, thresholds of significance, a project-level impact analysis, a cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce any potential impacts on air quality. The Project may result in toxic air contaminants, short-term construction-related emissions, and long-term operational emissions, primarily attributable to emissions from vehicle trips and from energy consumption by the industrial uses. The air quality analysis will include the following:

- A description of regional and local air quality as well as meteorological conditions that could affect air pollutant dispersal or transport in the vicinity of the Project site. Applicable air quality regulatory framework, standards, and significance thresholds will be discussed.
- An analysis of the proposed Project's potential to conflict with or obstruct implementation of SJVAPCD's 2015 GAMAQI, and any other applicable air quality plans.

- An analysis of the SJVAPCD Rules and Regulations that are applicable to the proposed Project.
- Short-term (i.e., construction) increases in regional criteria air pollutants will be quantitatively assessed. The latest version of the CARB-approved California Emissions Estimator Model (CalEEMod) computer model will be used to estimate regional mobile source and particulate matter emissions associated with the construction of the proposed Project.
- Long-term (i.e., operational) increases in regional criteria air pollutants will be quantitatively assessed for area source, mobile sources, and stationary sources. The CARB-approved CalEEMod computer model will be used to estimate emissions associated with the proposed Project. Modeling will be provided for the worst-case proposed Project land use scenario.
- Exposure to odorous or toxic air contaminants during the Project's operational phase will be assessed through an air toxics health risk assessment, utilizing AERMOD and HARP-2 risk modeling software, following guidance as provided by the SJVAPCD and the CARB. Incremental cancer risk for residents and workers, and chronic and acute hazards will be assessed.
- Local mobile-source (carbon monoxide) (CO) concentrations will be assessed through a CO screening method as recommended by the SJVAPCD. If the screening method indicates that modeling is necessary, upon review of the traffic analysis, CO concentrations will be modeled using the California Department of Transportation (Caltrans)-approved CALINE4 computer model.
- The potential for the proposed Project to generate objectionable odors on neighboring sensitive receptors will be assessed qualitatively following CARB recommendations.

IV. BIOLOGICAL RESOURCES

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	X			
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	X			
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	X			
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	X			
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	X			
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	X			

Responses to Checklist Questions

Responses a-f): Based on the documented special status species, sensitive natural communities, wetlands, and other biological resources in the region, it has been determined that the potential impacts on biological resources caused by the proposed Project will require a detailed analysis. As such, the lead agency will examine each of the environmental issues listed in the checklist above in the EIR and will decide whether the proposed Project has the potential to have a significant impact on biological resources. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is prepared in the EIR.

The EIR will provide a summary of local biological resources, including descriptions and mapping of plant communities, the associated plant and wildlife species, and sensitive biological resources known to occur, or with the potential to occur in the Project vicinity. The analysis will conclude with a project-level impact analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented in order to reduce any significant impacts on biological resources.

V. CULTURAL RESOURCES

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Cause a substantial adverse change in the significance of a historical resource pursuant to '15064.5?	X			
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?	X			
c) Disturb any human remains, including those interred outside of formal cemeteries?	X			

Responses to Checklist Questions

Responses a-c): Based on known historical and archaeological resources in the region, and the potential for undocumented underground cultural resources in the region, it has been determined that the potential impacts on cultural resources caused by the proposed Project will require a detailed analysis in the EIR. As such, the lead agency will examine each of the environmental issues listed in the checklist above in the EIR and will decide whether the proposed Project has the potential to have a significant impact on cultural resources. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is prepared in the EIR.

The EIR will include an overview of the prehistory and history of the area, the potential for surface and subsurface cultural resources to be found in the area, the types of cultural resources that may be expected to be found, a review of existing regulations and policies that protect cultural resources, an impact analysis, and mitigation that should be implemented in order to reduce any significant impacts to cultural resources. In addition, the CEQA process will include a request to the Native American Heritage Commission for a list of local Native American groups that should be contacted relative to this Project. The CEQA process will also include consultation with any Native American groups that have requested consultation with the City of Lathrop.

VI. ENERGY

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	X			
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	X			

Responses to Checklist Questions

Responses a-b): Appendix F of the State CEQA Guidelines requires consideration of the potentially significant energy implications of a project. CEQA requires mitigation measures to reduce “wasteful, inefficient and unnecessary” energy usage (Public Resources Code Section 21100, subdivision [b][3]). According to Appendix F of the CEQA Guidelines, the means to achieve the goal of conserving energy include decreasing overall energy consumption, decreasing reliance on natural gas and oil, and increasing reliance on renewable energy sources. In particular, the proposed Project would be considered “wasteful, inefficient, and unnecessary” if it were to violate state and federal energy standards and/or result in significant adverse impacts related to Project energy requirements, energy inefficiencies, energy intensiveness of materials, cause significant impacts on local and regional energy supplies or generate requirements for additional capacity, fail to comply with existing energy standards, otherwise result in significant adverse impacts on energy resources, or conflict or create an inconsistency with applicable plan, policy, or regulation.

Due to the size of the proposed Project site and number of residential units resulting from the Project, the potential impacts on energy caused by the proposed Project will require a detailed analysis in the EIR. Consequently, the lead agency will examine each of the environmental issues listed in the checklist above in the EIR and will decide whether the proposed Project has the potential to have a significant impact on energy resources. The EIR will include a discussion and analysis that provides calculated levels of energy use expected for the proposed Project, based on commonly used modelling software (i.e. CalEEMod and the CARB’s EMFAC). At this point, a definitive impact conclusion for each of these environmental topics will not be made. Rather, all are considered ***potentially significant*** until a detailed analysis is prepared in the EIR.

VII. GEOLOGY AND SOILS

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	X			
ii) Strong seismic ground shaking?	X			
iii) Seismic-related ground failure, including liquefaction?	X			
iv) Landslides?	X			
b) Result in substantial soil erosion or the loss of topsoil?	X			
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	X			
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	X			
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	X			

Responses to Checklist Questions

Responses a.i-a.iv, b, c, d, f): It has been determined that the potential impacts from geology and soils will require a detailed analysis in the EIR. As such, the lead agency will examine each of the potentially significant environmental issues listed in the checklist above in the EIR and will decide whether the proposed Project has the potential to have a significant impact from geology and soils. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered *potentially significant* until a detailed analysis is prepared in the EIR.

The EIR will include a review of existing geotechnical reports, published documents, aerial photos, geologic maps, and other geological and geotechnical literature pertaining to the site and surrounding area to aid in evaluating geologic resources and geologic hazards that may be present. The EIR will include a description of the applicable regulatory setting, a description of the existing geologic and soils conditions on and around the Project site, an evaluation of geologic hazards, a description of the nature and general engineering characteristics of the subsurface conditions within the Project site, and the provision of findings and potential mitigation strategies to address any geotechnical concerns or potential hazards.

This section will provide an analysis including thresholds of significance, a Project -level impact analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce any significant impacts associated with geology and soils.

Response e): The proposed Project would connect to the municipal sewer system for wastewater disposal. Septic tanks or septic systems are not proposed as part of the Project. As such, this CEQA topic is not relevant to the proposed Project and does not require further analysis. Therefore, there would be ***no impact*** regarding septic tanks or alternative wastewater disposal systems.

VIII. GREENHOUSE GAS EMISSIONS

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	X			
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	X			

Responses to Checklist Questions

Responses a), b): Implementation of the proposed Project could generate greenhouse gases (GHGs) from a variety of sources, including but not limited to vehicle trips, electricity consumption, water use, and solid waste generation. It has been determined that the potential impacts from GHG emissions by the proposed Project will require a detailed analysis in the EIR. As such, the lead agency will examine each of the environmental issues listed in the checklist above in the EIR and will decide whether the proposed Project has the potential to have a significant impact from GHG emissions. At this point, a definitive impact conclusion for each of these environmental topics will not be made. Rather, all are considered ***potentially significant*** until a detailed analysis is prepared in the EIR.

The EIR will include a GHG emissions analysis pursuant to the requirements of the California Governor's Executive Order S-3-05 and The Global Warming Solutions Act of 2006 (AB 32), Senate Bill 375 (SB 375), and Senate Bill 32 (SB 32). The analysis will follow the California Air Pollution Control Officers Association (CAPCOA) white paper methodology and recommendations presented in "Climate Change and CEQA", which was prepared in coordination with the CARB and the Governor's Office of Planning and Research (OPR) as a common platform for public agencies to ensure that GHG emissions are appropriately considered and addressed under CEQA. Also, a GHG emissions analysis using the SJVAPCD's two-tiered approach in assessing significance of the Project specific GHG emissions increases will be performed. These analyses will consider a regional approach toward determining whether GHG emissions are significant, and will present mitigation measures to reduce any potential impacts. The discussion and analysis will include quantification of GHGs generated by the Project using the CalEEMod computer model as well as a qualitative discussion of the Project's consistency with any applicable state and local plans to reduce the impacts of climate change.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	X			
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	X			
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	X			
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	X			
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	X			
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	X			
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

Responses to Checklist Questions

Responses a-f): It has been determined that the potential impacts from hazards and/or hazardous materials by the proposed Project will require a detailed analysis in the EIR. As such, the lead agency will examine each of the environmental issues listed in the checklist above in the EIR and will decide whether the proposed Project has the potential to have a significant impact from hazards and/or hazardous materials. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered **potentially significant** until a detailed analysis is prepared in the EIR.

The EIR will include a review of existing environmental site assessments and any other relevant studies for the Project site to obtain a historical record of environmental conditions. The environmental hazards evaluation will include a review of hazardous site databases. A site reconnaissance will be performed to observe the site and potential areas of interest. The potential for Project implementation to introduce hazardous materials to and from the area during construction and operation will be assessed. If environmental conditions are identified, mitigation measures, as applicable, will be identified to address the environmental conditions.

This section will provide an analysis including the methodology, thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce impacts associated with hazards and hazardous materials.

Response g): The risk of wildfire is related to a variety of parameters, including fuel loading (vegetation), fire weather (winds, temperatures, humidity levels and fuel moisture contents) and topography (degree of slope). Steep slopes contribute to fire hazard by intensifying the effects of wind and making fire suppression difficult. Fuels such as grass are highly flammable because they have a high surface area to mass ratio and require less heat to reach the ignition point.

The Project site and surrounding area are not located within an area identified as a fire hazard severity zone by the Fire Hazard Severity Zones Maps prepared by Cal Fire.¹ This is a ***less than significant*** impact, and no additional analysis of this CEQA topic is warranted.

¹ Cal Fire, *Fire Hazard Severity Zone Maps*, <https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones/fire-hazard-severity-zones-maps>, accessed February 2, 2024.

X. HYDROLOGY AND WATER QUALITY

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	X			
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	X			
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
(i) result in substantial erosion or siltation on- or off-site;	X			
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	X			
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems to provide substantial additional sources of polluted runoff; or	X			
(iv) impede or redirect flood flows?	X			
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	X			
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	X			

Responses to Checklist Questions

Responses a-e): Human activities have an effect on water quality when chemicals, heavy metals, hydrocarbons (auto emissions and car crank case oil), and other materials are transported with storm water into drainage systems. Construction activities can increase sediment runoff, including concrete waste and other pollutants.

It has been determined that the potential impacts on hydrology and water quality caused by the proposed Project will require a detailed analysis in the EIR. As such, the lead agency will examine each of the potentially significant environmental issues listed in the checklist above in the EIR and will decide whether the proposed Project has the potential to have a significant impact on hydrology and water quality. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is prepared in the EIR.

This section of the EIR will provide an analysis including the methodology, thresholds of significance, a project-level impact analysis, cumulative impact analysis, and a discussion of

feasible mitigation measures that should be implemented to reduce any potential impacts associated with hydrology and water quality.

The EIR will present the Project's hydrology and hydraulic calculations under existing and proposed conditions. Some of the specific items to be reviewed may include: land use classification; acreage calculations; runoff coefficients; time of concentration; and methodology. Calculations will be reviewed for reasonableness and consistency with the site plan and with the City's master plans. This section will describe the surface drainage patterns of the Project site and adjoining areas, and identify surface water quality in the Project site based on existing and available data. The EIR will also evaluate the potential construction and operational impacts of the proposed Project on water quality, including surface water and groundwater. The potential for substantial erosion on-site and dam inundation will be analyzed. The potential for the proposed Project to substantially decrease groundwater supplies or interfere with groundwater recharge will also be analyzed. This section will also identify 303(D)-listed impaired water bodies in the vicinity of the Project site. Conformity of the proposed Project to water quality regulations and the Project site's potential to be inundated by seiche or tsunami will also be discussed. Mitigation measures will be developed to incorporate Best Management Practices (BMPs), and any other applicable local, state, and federal requirements to reduce the potential for site runoff.

XI. LAND USE AND PLANNING

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	X			

Responses to Checklist Questions

Response a): The Project site is located in Lathrop. Surrounding land uses include the San Joaquin River and associated tributaries to the north, west, and south, vacant agricultural land San Joaquin County to the north and west, Mossdale Landing, a mixed use master planned community with largely single-family residences in the Project vicinity to the east, and single-family residential uses to the west and south.

The Project would result in an extension of developed uses within an area of the City that currently has approved development plans within the vicinity of the Project site. Development of the Project site would not result in physical barriers, such as a highway, wall, or other division, that would divide an existing community, but would serve as an orderly extension of existing and planned development. The Project would have **no impact** in regards to the physical division of an established community. This topic does not warrant additional analysis and will not be addressed further in the EIR.

Response b): It has been determined that the potential impact related to conflicts with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect caused by the proposed Project will require a detailed analysis in the EIR. Consequently, the lead agency will analyze this environmental issue in the EIR and will decide whether the proposed Project has the potential to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. At this point, a definitive impact conclusion for this environmental topic will not be made. Rather, this topic is considered **potentially significant** until a detailed analysis is prepared in the EIR.

This section will provide an analysis including the thresholds of significance, a project-level impact analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce any identified significant effects.

XII. MINERAL RESOURCES

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Responses to Checklist Questions

Responses a-b): According to Figure 3.11-1 of the City's General Plan Draft EIR, the Project site is not located in Mineral Resources Zones 1 or 2. Given this finding, the likelihood that implementation of the proposed Project would result in the loss of availability of a known valuable mineral resource or the loss of availability of a locally important mineral resource recovery site is considered low. Additionally, impacts to mineral resources as a result of General Plan buildout (including development of the Project site with residential uses) were analyzed in the General Plan EIR. Therefore, there is **no impact** related to mineral resources. This topic does not warrant additional analysis and will not be addressed further in the EIR.

XIII. NOISE

<i>Would the project result in:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Generation of a temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	X			
b) Generation of excessive groundborne vibration or groundborne noise levels?	X			
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	X			

Responses to Checklist Questions

Responses a-c): Based on existing and projected noise levels along roadways, and the potential for noise generated during Project construction and operational activities, it has been determined that the potential impacts from noise caused by the proposed Project will require a detailed analysis in the EIR. As such, the lead agency will examine each of the two potentially significant environmental issues listed in the checklist above in the EIR and will decide whether the proposed Project has the potential to have a significant impact from noise. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather both are considered **potentially significant** until a detailed analysis is prepared in the EIR.

The EIR will include a noise study. The noise study will identify the noise level standards contained in the City of Lathrop General Plan Noise Element which are applicable to this Project, as well as any state and federal standards. The EIR will address the existing noise environment, including an evaluation of existing ambient noise levels. Existing noise levels due to the local roadway network will be quantified. The Federal Highway Administration (FHWA) traffic noise prediction model will be used for the prediction of traffic noise levels. The EIR will also analyze mobile noise generated by the Project, including noise from on-site activities on the nearest noise-sensitive receptors. The noise study will also include an analysis of the noise and vibration impacts associated with construction of the Project and any infrastructure outside of the Project site. The study will present appropriate and practical recommendations for noise control aimed at reducing any noise impacts.

The EIR will include thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce impacts associated with noise.

XIV. POPULATION AND HOUSING

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	X			
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	X			

Responses to Checklist Questions

Responses a-b): It has been determined that the potential population and housing impacts caused by the proposed Project will require a detailed analysis in the EIR. As such, the lead agency will examine each of these environmental issues in the environmental impact report and will decide whether the proposed Project has the potential to have a significant impact. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is prepared in the environmental impact report.

The EIR will include a detailed discussion of the Project characteristics as it relates to the existing General Plan Housing Element, and other local regulations. The local, regional, state, and federal jurisdictions potentially affected by the Project will be identified, as well as their respective plans, policies, laws, and regulations, and potentially sensitive land uses. The proposed Project will be evaluated for consistency the City of Lathrop General Plan, the Zoning Ordinance, and other local planning documents. Planned development and housing and population trends in the region will be identified based on currently available plans.

This section will provide an analysis including the thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to ensure population and housing consistency with the existing and planned land uses.

XV. PUBLIC SERVICES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	X			
ii) Police protection?	X			
iii) Schools?	X			
iv) Parks?	X			
v) Other public facilities?	X			

Responses to Checklist Questions

Responses a)i-a)v: Implementation of the proposed Project would result in increased demand for police, fire protection, schools, parks, and other public facilities in the area. It has been determined that the potential impacts from increased demands on public services caused by the proposed Project will require a detailed analysis in the environmental impact report. As such, the lead agency will examine each of these five environmental issues listed in the checklist above in the environmental impact report and will decide whether the proposed Project has the potential to have a significant impact on public services. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered **potentially significant** until a detailed analysis is prepared in the environmental impact report.

During the preparation of the environmental impact report, the public service providers will be consulted in order to determine existing service levels in the Project areas. This would include documentation regarding existing staff levels, equipment and facilities, current service capacity, existing service boundaries, and planned service expansions. Master plans from such public service providers and City policies, programs, and standards associated with the provision of public services will be presented in the environmental impact report.

The environmental impact report will provide an analysis including the thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented reduce impacts associated with public services.

XVI. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	X			
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	X			

Responses to Checklist Questions

Responses a-b): Implementation of the proposed Project would result in increased demand for parks, and other recreational facilities in the area. It has been determined that the potential impacts from increased demands to recreation facilities caused by the proposed Project will require a detailed analysis in the environmental impact report. As such, the lead agency will examine each of these environmental issues listed in the checklist above in the environmental impact report, and will decide whether the proposed Project has the potential to have a significant impact on recreational facilities. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered **potentially significant** until a detailed analysis is prepared in the environmental impact report.

During the preparation of the environmental impact report, the recreational facilities and services will be analyzed to determine existing service levels in the Project areas. This would include documentation regarding existing and future facility needs, current service capacity, and planned service expansions. City policies, programs, and standards associated with the provision of public services will be presented in the environmental impact report.

The environmental impact report will provide an analysis including the thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented reduce impacts associated with public services.

XVII. TRANSPORTATION

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	X			
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	X			
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	X			
d) Result in inadequate emergency access?	X			

Responses to Checklist Questions

Response a-d): The proposed Project includes the development of uses that will increase traffic on existing and planned roadways. Based on existing and projected traffic volume levels along roadways and potential increases in vehicle miles travelled as a result of the Project, it has been determined that traffic impacts will require a detailed analysis in the EIR. As such, the lead agency will examine each of the environmental issues listed in the checklist above in the EIR and will determine whether the proposed Project has the potential to have a significant impact from traffic. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is conducted in the EIR.

The EIR will include a Traffic Impact Analysis (TIA) to address the impacts of the proposed Project on the surrounding transportation system including the roadways, transit service, pedestrian facilities, and bicycle facilities. The TIA will be conducted to address compliance with the City's General Plan and other requirements under CEQA. It will be prepared following applicable guidelines of the City of Lathrop, San Joaquin County, and Caltrans, as applicable. The EIR will analyze total vehicle trips and associated vehicle-miles-traveled (VMT) that are modeled to be generated by the proposed Project. Potential impacts associated with roadway access, on-site circulation, and consistency with CEQA Guidelines section 15064.3, subdivision (b) will also be addressed in the EIR. Significant impacts will be identified in accordance with the established criteria, and mitigation measures will be identified to lessen the significance of any potential impacts.

The EIR will provide an analysis including the thresholds of significance, a project-level impact analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce any significant impacts associated with transportation.

XVIII. TRIBAL CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?	X			
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resources to a California Native American tribe.	X			

Responses to Checklist Questions

Responses a-b): Based on known historical, cultural, tribal, and archaeological resources in the region, and the potential for undocumented underground cultural resources in the region, it has been determined that the potential impacts on tribal cultural resources caused by the proposed Project will require a detailed analysis in the EIR. As such, the lead agency will examine the environmental issues listed in the checklist above in the EIR and will decide whether the proposed Project has the potential to have a significant impact on tribal cultural resources. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is prepared in the EIR.

The EIR will include an overview of the prehistory and history of the area, the potential for surface and subsurface tribal cultural resources to be found in the area, the types of tribal cultural resources that may be expected to be found, a review of existing regulations and policies that protect tribal cultural resources, an impact analysis, and mitigation that should be implemented in order to reduce potential impacts to tribal cultural resources. In addition, the CEQA process will include a request to the Native American Heritage Commission for a list of local Native American groups that should be contacted relative to this Project, as per the requirements of AB 52. The CEQA process will also include consultation with any Native American groups that have requested consultation with the City of Lathrop.

XIX. UTILITIES AND SERVICE SYSTEMS

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	X			
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	X			
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?	X			
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reductions goals?	X			
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	X			

Responses to Checklist Questions

Responses a-e): Implementation of the proposed Project would result in increased demands for utilities to serve the Project. As such, the EIR will examine each of the environmental issues listed in the checklist above and will decide whether the proposed Project has the potential to have a significant impact to utilities and service systems. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is prepared in the EIR.

The EIR will analyze wastewater, water, and storm drainage infrastructure, as well as other utilities (i.e. solid waste, gas, electric, etc.), that are needed to serve the proposed Project. The wastewater assessment will include a discussion of the proposed collection and conveyance system, treatment methods and capacity at the treatment plants, disposal location(s) and methods, and the potential for recycled water use for irrigation in the future. The EIR will analyze the impacts associated with on-site construction of the conveyance system, including temporary impacts associated with the construction phase. The proposed infrastructure will be presented. The EIR will provide a discussion of the wastewater treatment plants that are within proximity to the Project site, including current demand and capacity at these plants. The analysis will discuss the disposal methods and location, including environmental impacts and permit requirements associated with disposal of treated wastewater.

The storm drainage assessment will include a discussion of the proposed drainage collection system including impacts associated with on-site construction of the storm drainage system. The

EIR will identify permit requirements and mitigation needed to minimize and/or avoid impacts. The proposed infrastructure will be presented.

The EIR will include an assessment for consistency with City Master Plans and Management Plans that are directly related to these utilities.

The EIR will analyze the impacts associated with water supply and on-site and off-site construction of the water system, including temporary impacts associated with the construction phase. The results of a Project-specific Water Supply Assessment will be provided. The EIR will also identify permit requirements and mitigation needed to minimize and/or avoid impacts, and will present the proposed infrastructure as provided by the Project site engineering reports.

The EIR will also address solid waste collection and disposal services for the proposed Project. This will include an assessment of the existing capacity and Project demands. The assessment will identify whether there is sufficient capacity to meet the Project demands.

The EIR will provide thresholds of significance, a project-level impact analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce impacts associated with utilities and service systems.

XX. WILDFIRE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	

Responses to Checklist Questions

Response a): The Project site and surrounding area are not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. Therefore, this CEQA topic is not relevant to the proposed Project and does not require further analysis. For these reasons, the impacts related to wildfire would be *less than significant* and no additional analysis of this CEQA topic is warranted.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	X			
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	X			
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	X			

Responses to Checklist Questions

Responses a-c): It has been determined that the potential for the proposed Project to: substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory; degrade the quality of the environment; create cumulatively considerable impacts; or adversely affect human beings will require more detailed analysis in an EIR. As such, the City of Lathrop will examine each of these environmental issues in the EIR and will decide whether the proposed Project has the potential to have significant impacts on these environmental issues. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is prepared in the EIR.

REFERENCES

- California Department of Conservation. 2015. CGS Information Warehouse: Mineral Land Classification (GIS). Available at:
<https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc>
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