

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

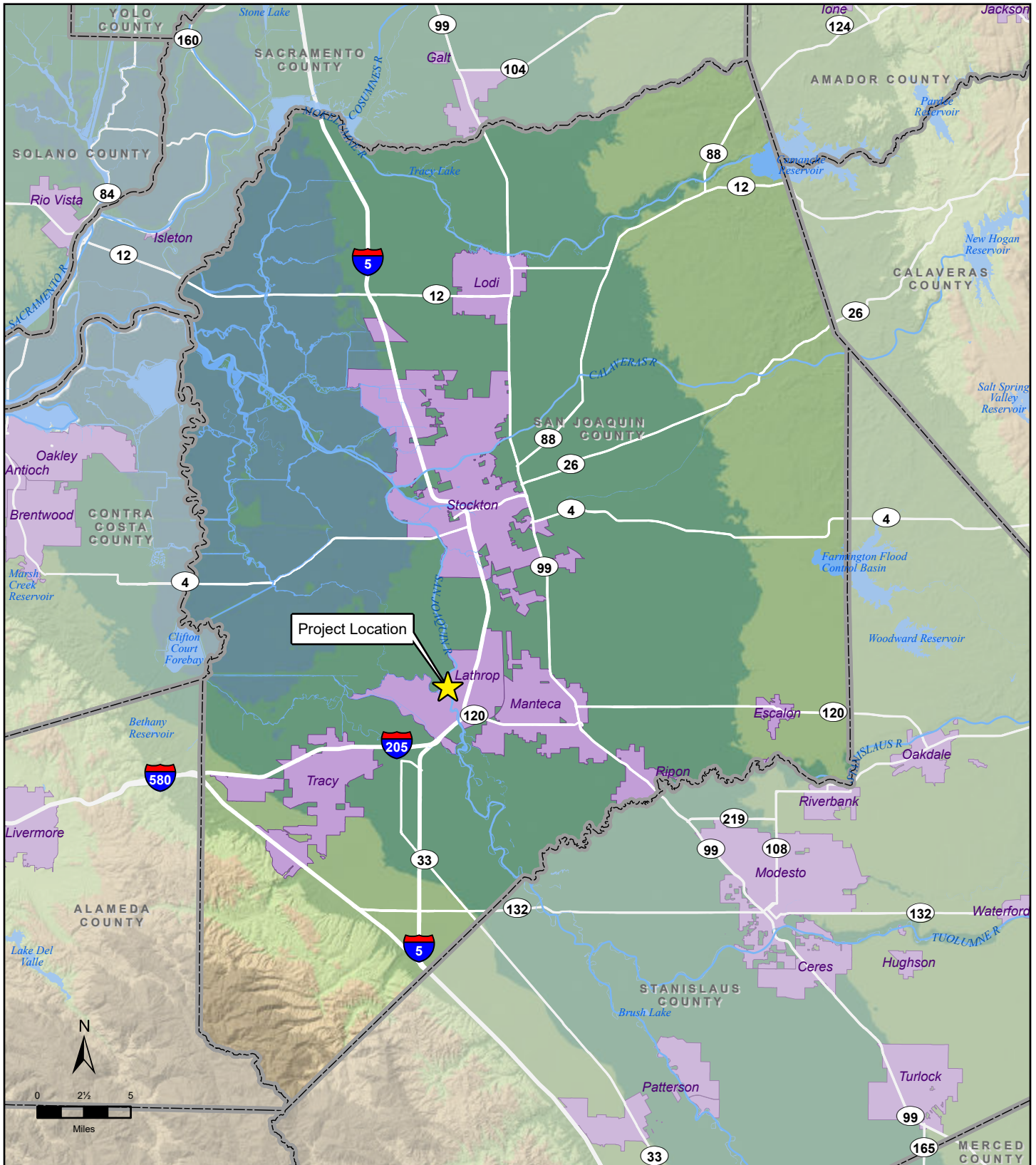
environmental areas/issues that would result in a Potentially Significant Impact. All Potentially Significant Impact areas/issues will be addressed in greater detail in the Draft EIR. Areas/issues that would result in No Impact or a Less than Significant Impact, as identified in the Initial Study, will 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

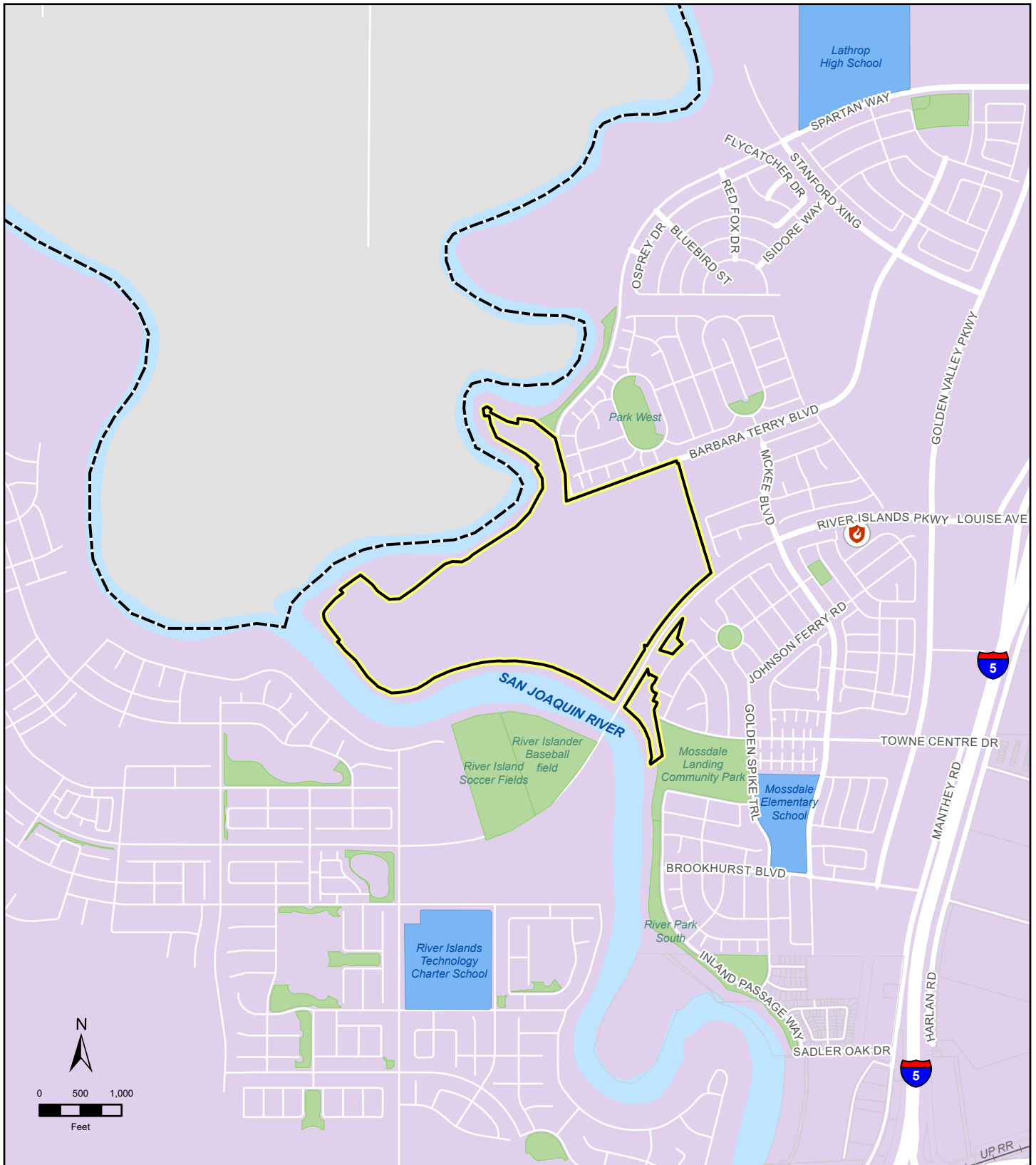


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
- Incorporated Area
- County Boundary

LATHROP MOSSDALE LANDING WEST SPECIFIC PLAN

Figure 1. Regional Project Location

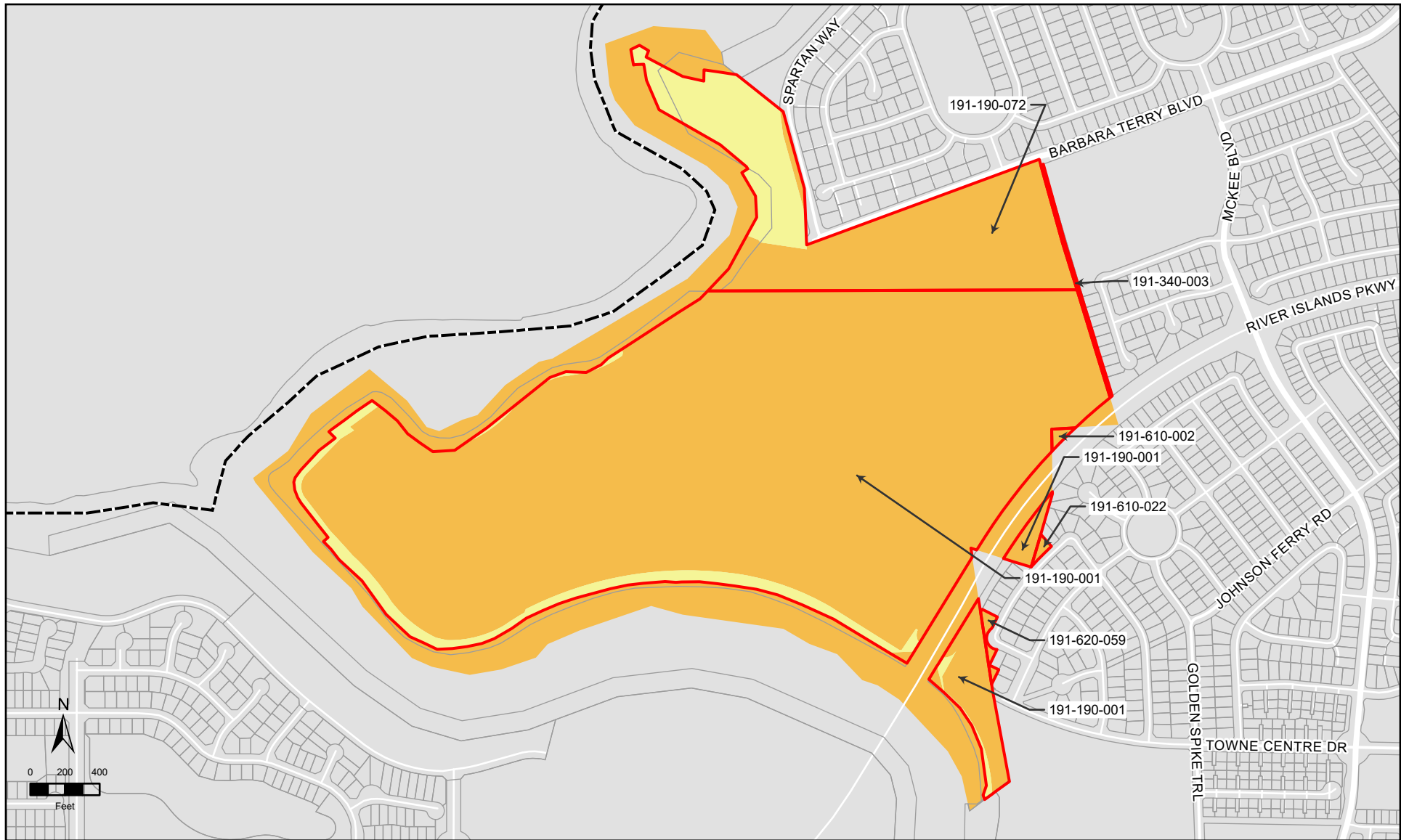


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-  Project Location
-  Lathrop City Limits
-  Lathrop Fire Department - Station #34
-  Schools
-  Parks

LATHROP MOSSDALE LANDING WEST SPECIFIC PLAN

Figure 2. Project Vicinity

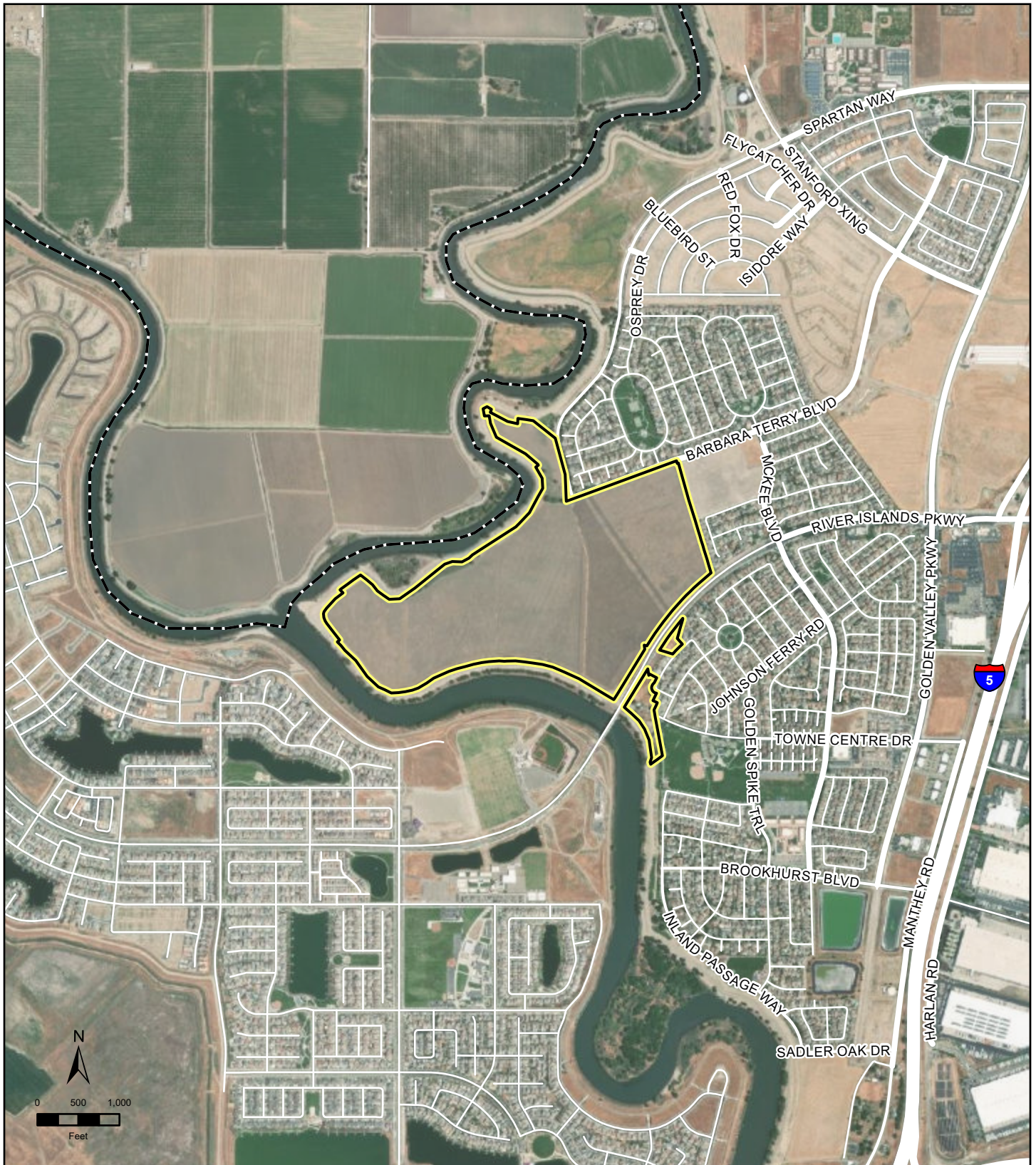


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- | | | |
|---|---------------------|--|
|  | Project Parcels | Property Ownership |
|  | Surrounding Parcels |  Reclamation District #17 |
|  | Tracy City Limits |  WSBG Investment LP |

LATHROP MOSSDALE LANDING WEST SPECIFIC PLAN

Figure 3. APN and Property Ownership

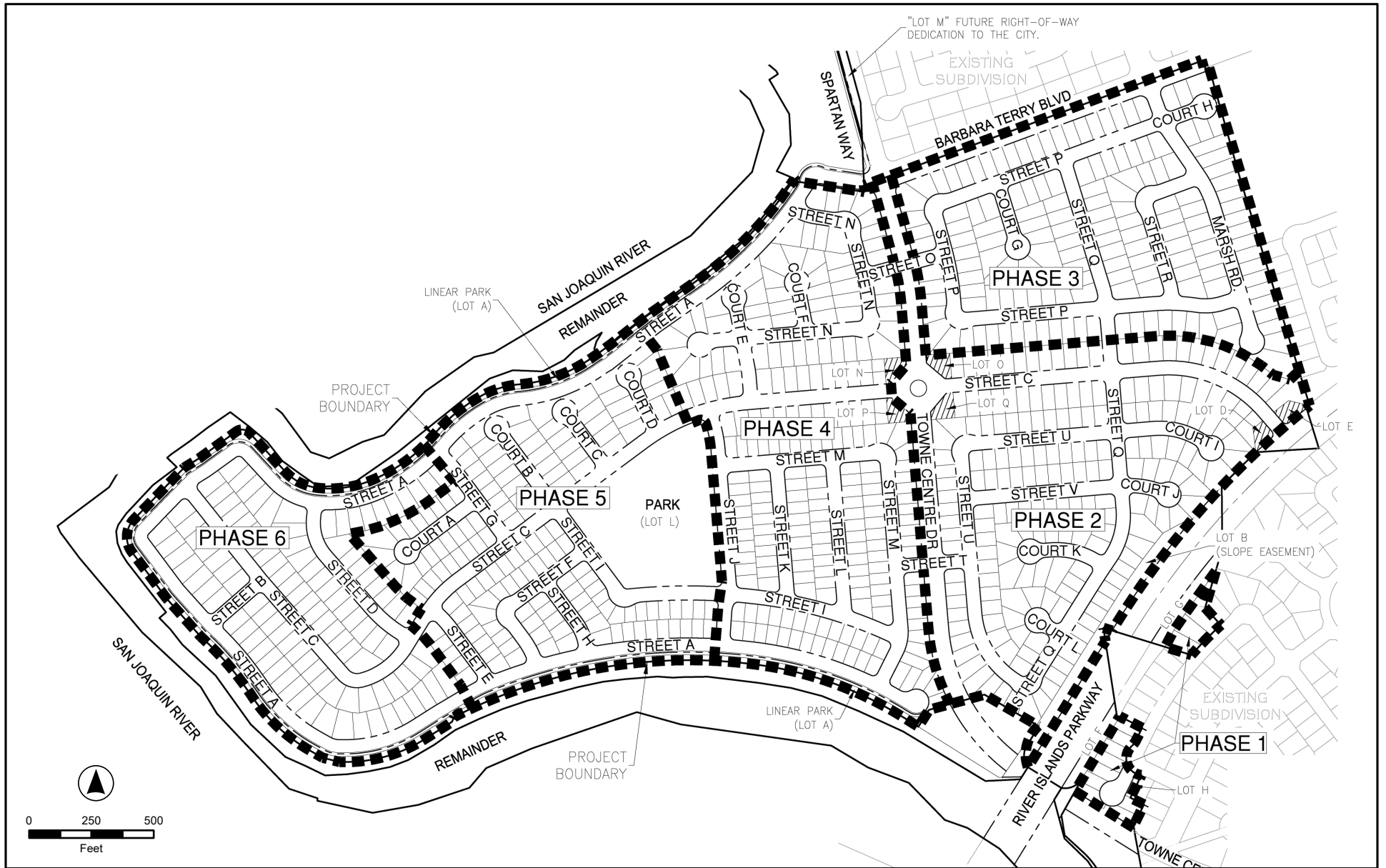


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- Project Location
- Lathrop City Limits

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
- 50'x80' Lots
- Open Space

LATHROP MOSSDALE LANDING WEST SPECIFIC PLAN

Figure 6. Project Site Map