

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024030835

Project Title: Mossdale Landing West Specific Plan

Lead Agency: City of Lathrop

Contact Name: Rick Caguiat, Community Development Director

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Phone Number: (209) 941-7296

Project Location: Lathrop, San Joaquin County

*City*

*County*

Project Description (Proposed actions, location, and/or consequences).

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 2.0-1 and 2.0-2 of the Project Description). The site is bounded by Barbara Terry Boulevard to the north, open space and an existing subdivision to the north. The majority of the Plan Area is currently undeveloped.

The Mossdale Landing West Specific Plan would include the construction and associated operation of up to 912 residential units with associated park, circulation, and utility improvements over five phases. The Mossdale Landing West Specific Plan is based upon the Mossdale Village plan and policies presented in the WLSP, which is consistent with the City of Lathrop's General Plan.

See Chapter 2.0 for a complete Project Description.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

An Initial Study has been prepared for this project. Impacts associated with Mineral Resources and Wildfire would not occur.

The Draft EIR examines 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 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 and Recreation, Transportation, Tribal Cultural Resources, Utilities, Cumulative Impacts, and Growth Inducing Impacts.

See Chapter ES of the Draft EIR for the list of significant and potentially significant effects, as well as mitigation measures.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The City of Lathrop received nine written comment letters on the NOP for the proposed Project. A copy of the letters is provided in Appendix A of the Draft EIR. The commenting agency/citizen is provided below.

- California Department of Conservation (April 17, 2024);
- California Department of Transportation (April 22, 2024);
- Central Valley Regional Water Quality Control Board (April 22, 2024);
- Native American Heritage Commission (March 25, 2024);
- Pacific Gas and Electric Company (March 27, 2024);
- Pacific Gas and Electric Company (May 8, 2024);
- San Joaquin Council of Governments, Inc. (March 27, 2024);
- San Joaquin County Environmental Health Department (April 8, 2024); and
- San Joaquin Valley Air Pollution Control District (April 24, 2024).

Provide a list of the responsible or trustee agencies for the project.

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

- Certification of the EIR;
- Adoption of the Mitigation Monitoring and Reporting Program;
- 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;
- Development Agreement;
- 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.

The following agencies may be required to issue permits or approve certain aspects of the proposed Project. Other governmental agencies that may require approvals in connection with the Project include, but are not limited to, the following:

- Regional Water Quality Control Board (RWQCB) – Construction activities would be required to be covered under the National Pollution Discharge Elimination System (NPDES);
- RWQCB – The Storm Water Pollution Prevention Plan (SWPPP) would be required to be approved prior to construction activities pursuant to the Clean Water Act;
- San Joaquin Valley Air Pollution Control District (SJVAPCD) – Construction activities would be subject to the SJVAPCD codes and requirements.
- San Joaquin Council of Governments, Inc. – Coverage under the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP).