

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 1993112027**Project Title:** River Islands at Lathrop Phase 2 Project/Update to the West Lathrop Specific PlanLead Agency: City of LathropContact Person: Mark MeissnerMailing Address: 390 Towne Centre DrivePhone: (209) 941-7266City: LathropZip: 95330County: San Joaquin**Project Location:** County: San JoaquinCity/Nearest Community: LathropCross Streets: I-5/Manthey Road exitZip Code: 95330Longitude/Latitude (degrees, minutes and seconds): 37 ° 47 ' 25 " N / 121 ° 17 ' 58 " W Total Acres: 3,100Assessor's Parcel No.: Multiple

Section: _____

Twp.: _____

Range: _____

Base: MtnDiabloWithin 2 Miles: State Hwy #: CA-120Waterways: San Joaquin River, Old River, Paradise CutAirports: --Railways: UPRRSchools: RI Technology Academy**Document Type:**CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec(Prior SCH No.) 1993112027☐ Draft EIS☐ Other: _____☐ Mit Neg Dec

Other: _____

Governor's Office of Planning & Research

Local Action Type:☐ General Plan Update☒ Specific Plan☒ Rezone☐ Annexation☒ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☒ Residential: Units 10,370 Acres 1,326.2☐ Office: Sq.ft. _____ Acres _____

Employees _____

☒ Transportation: Type Streets: 437.9☒ Commercial: Sq.ft. _____Acres 86.6

Employees _____

☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____

Acres _____

Employees _____

☐ Power: Type _____

MW _____

☒ Educational: Schools: 120.8 acres☐ Waste Treatment: Type _____

MGD _____

☒ Recreational: Parks, Lakes, Other Open Space: 771.6 acres☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____

MGD _____

☒ Other: Resource Conservation/Open Space: 703.8 acres**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☒ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other: _____**Present Land Use/Zoning/General Plan Designation:**

Town Center(MU-RI),Employ Center(CR-RI),Neighbor Comm(CN-RI),residential(RL-RI, RM-RI, RH-RI),TransitOrientDev(TOD-RI),etc

Project Description: (please use a separate page if necessary)

Approved by the City in 2003, the River Islands at Lathrop Project is a mixed-use, water-oriented master planned community, on approximately 4,905 acres on Stewart Tract and Paradise Cut. Project construction is split among two primary development phases, following an approximately 20-year buildout schedule. Much of the Phase 1 area has already been completed. Proposed changes to the approved Phase 2 Project would include densification of the Phase 2 area with additional multi-family units as well as single-family units, creation of a smaller "town center" mixed-use area at Paradise Road, addition of a mixed-use Transit Village to complement the future planned Valley Link (formerly ACE) transit station, and changes in the circulation pattern.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input checked="" type="checkbox"/> Boating & Waterways, Department of	<input checked="" type="checkbox"/> Office of Public School Construction
<input checked="" type="checkbox"/> California Emergency Management Agency	<input checked="" type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District #10	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #5
<input checked="" type="checkbox"/> Caltrans Planning	<input checked="" type="checkbox"/> Resources Agency
<input checked="" type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input checked="" type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input checked="" type="checkbox"/> State Lands Commission
<input checked="" type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input checked="" type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #3	<input type="checkbox"/> Tahoe Regional Planning Agency
<input checked="" type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input checked="" type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date March 6, 2020

Ending Date April 8, 2020

Lead Agency (Complete if applicable):

Consulting Firm: Ascent Environmental
Address: 455 Capitol Mall, Suite 300
City/State/Zip: Sacramento, CA 95814
Contact: Sean Bechta
Phone: (916) 930-3180

Applicant: River Islands Development, LLC
Address: 73 West Stewart Road
City/State/Zip: Lathrop, CA 95330
Phone: (209) 879-7900

Signature of Lead Agency Representative: _____

Date: 3/3/2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.