



CITY OF LATHROP

GENERAL PLAN UPDATE

Notice of Preparation and Scoping Meeting Lathrop General Plan Update Environmental Impact Report

Date: October 8, 2021

To: State Clearinghouse, Agencies, Organizations and Interested Parties

Subject: Notice of Preparation and Scoping Meeting for the Lathrop General Plan Update Environmental Impact Report

Scoping Meeting: **October 27, 2021, 4:00 p.m.**

Comment Period: **October 8, 2021 to November 8, 2021.**

The City of Lathrop (City) will serve as Lead Agency in the preparation of a programmatic Environmental Impact Report (EIR) for the City of Lathrop General Plan Update (Plan).

The purpose of this notice is (1) to serve as a Notice of Preparation (NOP) of an EIR pursuant to the State CEQA Guidelines Section 15082, (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project, and (3) to notice the public scoping meeting. The proposed project is a long-term General Plan consisting of policies that will guide future development activities and City actions. No specific development projects are proposed as part of the Plan. Information regarding the project description, project location, and topics to be addressed in the Draft EIR is provided below. Additional project documents and information are available at the City of Lathrop, Community Development Department, Planning Division located at City of Lathrop 390 Towne Centre Drive, Lathrop, CA 95330, and on-line at: www.lathrop.generalplan.org

For questions regarding this notice, please contact Mark Meissner, Community Development Director at 209-941-7290, or by email planning@ci.lathrop.ca.us

Notice of Preparation 30-Day Comment Period

The City, as Lead Agency, requests that responsible and trustee agencies, and the Office of Planning and Research, respond in a manner consistent with Section 15082(b) of the CEQA Guidelines. Pursuant to Public Resources Code Section 21080.4, responsible agencies, trustee agencies and the Office of Planning and Research must submit any comments in response to this notice no later than 30 days after receipt. In accordance with the time limits established by CEQA, the NOP public review period will begin on October 8, 2021 and end on November 8, 2021.

In the event that the City does not receive a response from any Responsible or Trustee Agency by the end of the review period, the City may presume that the Responsible Agency or Trustee Agency has no response to make (State CEQA Guidelines Section 15082(b)(2)). All Comments in response to this notice must be submitted in writing at the address below, or via email, by the close of the 30-day NOP review period, which is 5:00 PM on November 8, 2021:

Mark Meissner
Community Development Director
Community Development Department, Planning Division
City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330
planning@ci.lathrop.ca.us

**It is noted that additional opportunities for public comment on the Lathrop General Plan Update and pending Draft EIR will be provided. These documents are anticipated to be available for public review by December of 2021.*

Scoping Meeting

The City will hold a scoping meeting to provide an opportunity for agency representatives and the public to assist the City in determining the scope and content of the EIR.

The scoping meeting will be held on **Wednesday, October 27, at 4:00 p.m. at:**

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

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

Project Location and Setting

The City of Lathrop is located within California's Central Valley in the southern portion of San Joaquin County. Interstate 5 (I-5) connects Lathrop to Stockton and Sacramento to the north and Los Angeles to the south. I-205 connects Lathrop to Tracy and the Bay Area to the west. State Route (SR) 120 connects Lathrop to Manteca, SR 99, foothill communities, and Yosemite National Park to the east. SR 99 also connects to Modesto and Fresno to the south. The Altamont Corridor Express (ACE) rail service connects Lathrop to San Jose and the Bay Area and also connects Stockton to Lathrop

The Planning Area is the geographic area for which the Plan provides a framework for long-term plans for growth, resource conservation, and the provision of public services. State law requires the Plan to include all territory within Lathrop's incorporated area as well as "any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (California Government Code Section 65300). The Plan Area is in San Joaquin County generally located south of the City of Stockton, between the City of Tracy and City of Manteca. For the purposes of the General Plan, the Planning Area is defined as the city limits, Sphere of Influence (SOI), and Area of Influence (AOI) that is included in the analysis and planning for the 20-year horizon of the General Plan.

The General Plan boundary (Planning Area) is shown in Figure 1 (Proposed General Plan Land Use Map).

Project Description

The City of Lathrop is preparing a comprehensive update to its existing General Plan, which was last comprehensively updated in 1991. The General Plan Update is expected to be complete in 2022.

The City's General Plan includes a broad goal policy framework that guides land use and planning decisions within the city. The overall purpose of the General Plan is to create a policy framework that articulates a vision for the City's long-term physical form and development, while preserving and enhancing the quality of life for residents and increasing opportunities for high-quality local job growth and housing options. The key components of the General Plan will include broad goals for the future of Lathrop, and specific policies and actions that will help implement the stated goals.

The updated General Plan will guide the City's development and conservation through land use objectives and policy guidance. The City will implement the Plan by requiring development, infrastructure improvements, and other projects to be consistent with its policies and by implementing the actions included in the Plan, including subsequent project-level environmental review, as required under CEQA.

State law requires the City to adopt a comprehensive, long-term general plan for the physical development of its planning area. The Plan must include land use, circulation, housing,

conservation, open space, noise, and safety elements, as specified in Government Code Section 65302, to the extent that the issues identified by State law exist in the City's planning area.

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

- A **goal** is a description of the general desired result that the City seeks to create through the implementation of the General Plan.
- A **policy** is a specific statement that guides decision-making as the City works to achieve its goals. Once adopted, policies represent statements of City regulations. The General Plan's policies set out the standards that will be used by City staff, the Planning Commission, and the City Council in their review of land development projects, resource protection activities, infrastructure improvements, and other City actions. Policies are on-going and don't necessarily require specific action on behalf of the City.
- An **action** is an implementation measure, procedure, technique, or specific program to be undertaken by the City to help achieve a specified goal or implement an adopted policy. The City must take additional steps to implement each action in the General Plan. An action is something that can and will be completed.

Additional elements that relate to the physical development of the city may also be addressed in the Plan. The degree of specificity and level of detail of the discussion of each Plan Element need only reflect local conditions and circumstances. The Lathrop General Plan includes all of the State-mandated topics and elements, as well as optional elements and issue areas, including, Public Facilities and Services, Economic Development, and Health and Environmental Justice.

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

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

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

Growth Projections

While no specific development projects are proposed as part of the Lathrop General Plan Update, the General Plan will accommodate future growth in Lathrop, including new businesses, expansion of existing businesses, and new residential uses. The buildout analysis assumes a 20-year horizon, and 2040 is assumed to be the buildout year of the General Plan.

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

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

TABLE 1: GROWTH PROJECTIONS - PROPOSED LAND USE MAP

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

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

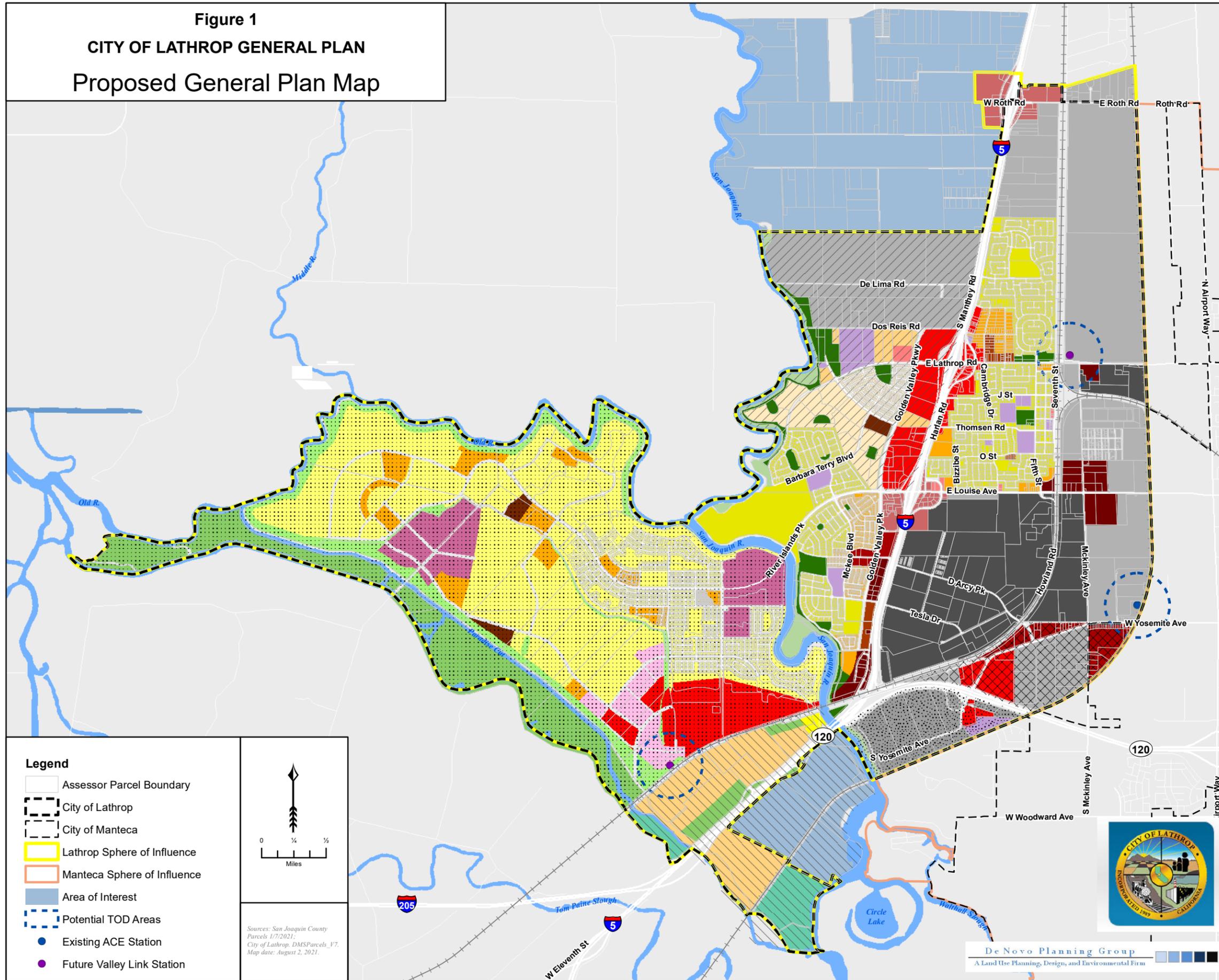
Program EIR Analysis

The City, as the Lead Agency under the California Environmental Quality Act (CEQA), will prepare a Program EIR for the Lathrop General Plan Update. The EIR will be prepared in accordance with CEQA, the CEQA Guidelines (Guidelines), relevant case law, and City procedures. No Initial Study will be prepared pursuant to Section 15063(a) of the CEQA Guidelines.

The EIR will analyze potentially significant impacts associated with adoption and implementation of the General Plan. In particular, the EIR will focus on areas that have development potential. The EIR will evaluate the full range of environmental issues contemplated under CEQA and the CEQA Guideline. At this time, the City anticipates that EIR sections will be organized in the following topical areas:

- Aesthetic Resources
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Geology, Soils, and Mineral Resources
- Greenhouse Gases, Climate Change, and Energy
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Utilities/Service Systems
- Wildfire
- Mandatory Findings of Significance/Cumulative Impacts
- Alternatives

Figure 1
CITY OF LATHROP GENERAL PLAN
Proposed General Plan Map



Land Use Designations

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

City Proper

- VR-CL: Variable Density Residential (3-16 du/A)
- HR-CL: High Density Residential (15-49 du/A)
- R/MU-CL: Residential Mixed Use (10-40 du/A)
- OC-CL: Office Commercial
- NC-CL: Neighborhood Commercial
- P/QP-CL: Public/Quasi-Public
- P-CL: Park
- OS-CL: Open Space

Central Lathrop

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

Lathrop Gateway

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

South Lathrop Specific Plan

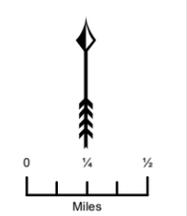
- RL-RI: Residential Low (3-9 du/A)
- RM-RI: Residential Medium (6-20 du/A)
- RH-RI: Residential High (15-40 du/A)
- RC-RI: Regional Commercial
- TOD-RI: Transit-Oriented Development
- MU-RI: Mixed Use
- RCO/OS-RI: Resource Conservation/Open Space
- OS/P-RI: Open Space/Public Uses

River Islands

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

Stewart Tract

- Legend**
- Assessor Parcel Boundary
 - City of Lathrop
 - City of Manteca
 - Lathrop Sphere of Influence
 - Manteca Sphere of Influence
 - Area of Interest
 - Potential TOD Areas
 - Existing ACE Station
 - Future Valley Link Station



Sources: San Joaquin County
 Parcels 1/7/2021;
 City of Lathrop, DMSParcels_Y7.
 Map date: August 2, 2021.



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