

NOTICE OF DETERMINATION

By Deputy: arivera



To:

County Clerk
County of San Joaquin
44 N. San Joaquin St #260
Stockton, CA 95202

From:

City of Lathrop, Community Development Dept.
390 Towne Center Drive
Lathrop, CA 95330
Phone: 209-941-7200

To (if applicable):

Office of Planning and Research
Street Address: U.S. Mail:
1400 Tenth Street P.O. Box: 3044
Sacramento, CA 95814 Sacramento, CA 95812

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number: 2013012064

Project Title: South Lathrop Specific Plan (SLSP) Environmental Impact Report Addendum, Minor Specific Plan Amendment No. SPA-18-51 and Site Plan Review No. SPR-18-47

Project Applicant: Jefferson Hill, CHI Development GP, LLC c/o Crow Holdings Industrial, 527 W. 7th Street, Suite 308, Los Angeles, CA 90014

Project Location: South of State Route 120 near Yosemite Avenue Interchange, Lathrop, CA; APN: 241-410-03, 06, 07

Project Description: The project includes a Minor Specific Plan Amendment to include minor modifications to the land use vision of the SLSP with minor increases in the total amount of square footage as well as additions to the allowed uses within the Commercial Office designation and a Site Plan Review to construction 4 new industrial buildings totaling 521,578 sq. ft. of warehouse space and 149,648 sq. ft. of clean light industrial space. The four new buildings will have a combined total of 671,226 sq. ft. See attachment for additional detail.

This notice is to advise that the Lathrop Planning Commission approved the above described project on August 8, 2018 and has made the following determinations regarding the above described project:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of approval of this project.
4. A mitigation reporting or monitoring plan was was not] adopted for this project.
5. A statement of Overriding Considerations [were was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at: City of Lathrop, 390 Towne Center Drive, Lathrop, CA 95330.



Signature (City of Lathrop)

CDD, DIRECTOR

Title

Date 8/9/18

Date Received for filing at OPR AUG - 9 2018

2.0 PROJECT DESCRIPTION

This section provides a detailed description of the proposed Modified Project. The reader is referred to Section 3.0 (Environmental Analysis) for the analysis of environmental effects of the proposed modifications in relation to the analysis contained in the previously certified SLSP EIR.

2.1 PROJECT LOCATION

The Plan Area (also referred to as the “project site”) is located in the southeast portion of the City of Lathrop, south of State Route 120, north and west of the Union Pacific Railroad, and east of the San Joaquin River (as shown in Figures 1 and 2). Figure 3 shows the area USGS map, and Figure 4 shows an aerial photo of the Modified Project location. The project site is located on the Lathrop, California, USGS 7.5-minute quadrangle, Township 2 South, Range 6 East, sections 2 and 3.

2.2 SURROUNDING LAND USES

The Plan Area is surrounded by a variety of existing land uses within several land use jurisdictions. To the north of SR-120 and west of I-5 in the City of Lathrop is Mossdale Village with residential and service commercial land use, east of I-5 is Crossroads Commerce Center with office uses, northeast is the Lathrop Gateway Business Park, which is developed with industrial, rural residential and service land uses, with some remaining agricultural lands that are not yet developed. South of the Plan Area, in unincorporated San Joaquin County, is the Oakwood Lakes Subdivision. To the east, in the City of Manteca, are developing lands including residential, commercial, business and public uses (including the regional Manteca Wastewater Quality Control Facility). The area to the west of the Plan Area is sand and gravel borrow area within unincorporated San Joaquin County. Slightly further to the west is the proposed River Islands residential development within the City of Lathrop.

2.3 SITE CHARACTERISTICS

The Plan Area is in the southeast portion of the City of Lathrop, south of SR 120, north and west of the UPRR and east of the San Joaquin River. The project site has relatively flat terrain. The UPRR tracks are elevated along the south and eastern boundaries between elevation 24 and 31 feet. SR 120 is elevated along the northern boundary between elevation 20 and 50 feet. A levee is elevated along the western boundary at approximately 31 feet. High voltage power lines (115 and 60 Kilovolts), within Pacific Gas & Electric (PG&E) power line easements, traverse portions of the Plan Area running east/west and north/south.

The Plan Area is located within the boundaries of 18 assessor’s parcel numbers (APNs); the majority of the property owners, who own 273.6 acres (87%) within the Plan Area, have participated in the preparation of the Specific Plan. Figure 5 shows the APN map for the Plan Area. Figure 6 shows the Project Land Use Map.

2.4 PROJECT CHARACTERISTICS AND DESCRIPTION

The proposed Modified Project would modify the Original Project. The Modified Project would refine the land use vision contained in the Original Project with a minor increase in the total amount of square footage that can be constructed in the Plan Area, as well as additions to the allowed uses within the Commercial Office land use to emphasize Light Industrial land uses. Specifically, the Modified Project includes a Minor Specific Plan Amendment of the Original SLSP to increase the maximum square footage allowed to be constructed thereunder from 4,288,918 square feet to 4,850,000 square feet (i.e., for an increase of 561,082 square feet), and the addition of Light Industrial

SOUTH LATHROP SPECIFIC PLAN EIR ADDENDUM

land uses to the planned Commercial Office land use area. In addition to the above minor amendments to the SLSP, the Modified Project seeks approval of a Site Plan Review Application for approximately 4,709,826 square feet of Limited Industrial uses located on approximately 264.75 acres, and 140,174 square feet of Light Industrial uses on 8.95 acres within the Plan Area.

The Modified Project would amend the SLSP to allow for an increase in the maximum square footage of Limited Industrial uses by 561,082 square feet, and to reallocate the 130,680 square feet of Commercial Office uses currently planned for under the SLSP to Light Industrial uses.

The Modified Project would modify the SLSP site plan, as previously described. The Modified Project site plan differs from the Original Project site plan in the following ways:

- South Side Road would be realigned to the opposite side (south side) of the PG&E power lines from what is shown in the Original Project concept plan, allowing for better movement of logistics and more efficient and marketable design of the buildings on the site. In addition, by moving South Side Road to the new location as shown, the Modified Project would enlarge the street dimensions to allow for two lanes of traffic to move in each direction and to accommodate a center median for turning movements.
- The roundabout that is shown at the intersection of Yosemite Ave and South Side Road for the Original Project would be eliminated and South Side Road has been modified to tie directly into Yosemite Avenue, thus having Yosemite Ave continue unabated.
- A full, four-way traffic signal would be added along Yosemite Ave to allow for left turns out from a realigned Madruga Road.
- Madruga Road would be realigned to intersect Yosemite Avenue further away from where Madruga currently intersects with Yosemite Avenue, to accommodate the Caltrans requirement of 500 feet of separation between the freeway off-ramp and an intersecting street where there would be a turning movement from the intersecting street that would cross on-coming traffic.
- Retail uses on the 8.95-acre parcel to the east of Yosemite Avenue would be replaced with a 140,174 square feet clean Industrial building.
- A new industrial building would be added to the west side of Yosemite Avenue, where previously identified as "Existing Development" on the Original Project site plan.
- Several of the buildings shown in the Original Project conceptual plan would be shifted slightly, would be enhanced, and a new conceptual plan is proposed.
- The existing north/south PG&E lines that bisect the property would be relocated to the perimeter of the property. The new alignment would connect to the existing connection points. Beginning from the north connection point, the new alignment would travel southwest along Madruga Road, then south along the route of the San Joaquin River levee, and then northeast to the south connection point.
- The cul-de-sacs in the Original Project would be removed, enhancing the emergency vehicle access adjacent to the base of the San Joaquin River Levee, and Madruga Road and Yosemite Avenue would be connected, thus providing a full loop of street connection around the project site.
- Total buildout on the site plan would be increased from 4,288,918 to 4,850,000 square feet.

SOUTH LATHROP SPECIFIC PLAN EIR ADDENDUM

Furthermore, as provided in an updated traffic analysis prepared by Fehr & Peers, even though the Modified Project involves an increase in the total amount of square footage that could be developed (as compared with the Original Project), the commitment to clean Light Industrial use of the commercial area of the SLSP more than offsets this increased development capacity, with the Modified Project expected to generate fewer AM and PM peak traffic trips. For this reason, the revised Traffic Technical Memo developed by Fehr & Peers (developed to analyze the Modified Project) concludes that the Project would not result in any new significant impacts or any increase in the severity of previously identified impacts.

A summary of the Original Project land use characteristics are shown in Table 2-1, and the Modified Project land use characteristics are shown in Table 2-2 (as provided below).

TABLE 2-1: LAND USE SUMMARY - ORIGINAL PROJECT

<i>MODIFIED PROJECT LAND USE SUMMARY</i>						
<i>LAND USE</i>	<i>LAND USE SYMBOL</i>	<i>ACREAGE (NET)</i>	<i>TOTAL SQ. FT. PER LAND USE</i>	<i>FAR RANGE</i>	<i>FAR TARGET</i>	<i>MAX. SQ. FT.</i>
Commercial Land Use	CO	10.0	435,600	0.20 to 0.60	0.30	130,680
Limited Industrial	LI	246.4	10,733,184	0.15 to 0.65	0.387	4,158,238
Open Space	OS	31.5				
Public/Quasi-Public Facilities	P/QP	11.6				
Subtotals		299.5				
Existing Roads		5.0				
Major Roads		10.5				
Total		315.0	11,168,784	0.15 to 0.65	0.417	4,288,918

SOURCE: PROJECT APPLICANT

TABLE 2-2: LAND USE SUMMARY - MODIFIED PROJECT

<i>MODIFIED PROJECT LAND USE SUMMARY</i>						
<i>LAND USE</i>	<i>LAND USE SYMBOL</i>	<i>ACREAGE (NET)</i>	<i>TOTAL SQ. FT. PER LAND USE</i>	<i>FAR RANGE</i>	<i>FAR TARGET</i>	<i>MAX. SQ. FT.</i>
Commercial Land Use	CO	8.95	389,862	0.15 to 0.65	0.360	140,174
Limited Industrial	LI	247.5	10,778,922	0.15 to 0.65	0.437	4,709,826
Open Space	OS	31.5				
Public/Quasi-Public Facilities	P/QP	11.6				
Subtotals		299.5				
Existing Roads		5.0				
Major Roads		10.5				
Total		315.0	11,168,784	0.15 to 0.65	0.434	4,850,000

SOURCE: PROJECT APPLICANT



State of California - Department of Fish and Wildlife
2018 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 10/31/17) Previously DFG 753.5a

RECEIPT NUMBER:
 39-08092018-228

STATE CLEARINGHOUSE NUMBER (If applicable)
 2013012064

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF LATHROP COMMUNITY DEVELOPMENT	LEAD AGENCY EMAIL	DATE 08/09/2018
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COUNTY/STATE AGENCY OF FILING SAN JOAQUIN	DOCUMENT NUMBER 39-08092018-228
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PROJECT TITLE
 SLSP EIR ADDENDUM MINOR SPECIFIC PLAN AMEND #SPA-18-51 & SITE PLAN REVIEW # SPR-18-47

PROJECT APPLICANT NAME CITY OF LATHROP COMMUNITY DEVELOPMENT	PROJECT APPLICANT EMAIL	PHONE NUMBER (209) 941-7200
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PROJECT APPLICANT ADDRESS 390 TOWNE CENTER DRIVE	CITY LATHROP	STATE CA	ZIP CODE 95330
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PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,168.00	\$	\$3,168.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,280.75	\$	
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,077.00	\$	

Exempt from fee

Notice of Exemption (attach)

CDFW No Effect Determination (attach)


Fee previously paid (attach copy of previously issued Environmental Filing Fee Cash Receipt (DFW 753.5a))

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
<input checked="" type="checkbox"/> County documentary handling fee		\$	\$50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ \$3,218.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Amy Rivera ,Deputy
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San Joaquin County Recorders
Steve J. Bestolarides
44 N. San Joaquin Street, Room 260
Stockton, Ca 95202
Receipt: 1006180

Product Name	Extended
FISH CLERK CLERK FISH AND GAME FILINGS	\$3,218.00
# Pages	4
Document #	39-08092018-228
Environmental Impact Report (C)	\$3,168.00
Clerk Filing Fee	\$50.00
Total	\$3,218.00
Tender (Check)	\$3,218.00
Check # 213	
Paid By SOUTH LATHROP LAND LLC	

Thank You!

8/9/18 3:47 PM arivera