

CITY OF LATHROP
FINAL INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION

FOR THE

NORTH CROSSROADS BUSINESS CENTER
Louise Avenue Between Harlan Road and Howland Road
City of Lathrop, CA

May 30, 2018

CITY OF LATHROP
390 Towne Centre Drive
Lathrop, CA 95330
209-941-7260

Prepared by:

BASECAMP ENVIRONMENTAL, Inc.
115 S. School Street, Suite 14
Lodi, CA 95240
209-224-8213



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1.0 INTRODUCTION TO FINAL IS/MND

The project applicants, Reynolds & Brown and Jones Development, propose the development of approximately 1,070,000 square feet (sf) of new warehousing/fulfillment and manufacturing buildings, including ancillary office uses, on an approximately 58-acre portion of the former Pilkington float glass facility. The Pilkington site is presently developed with approximately 882,000 square feet of industrial structures associated with the former glass manufacturing facility on the western approximately 64 acres of the site. The project site is located south of Louise Avenue between Harlan Road and Howland Road in Lathrop, California.

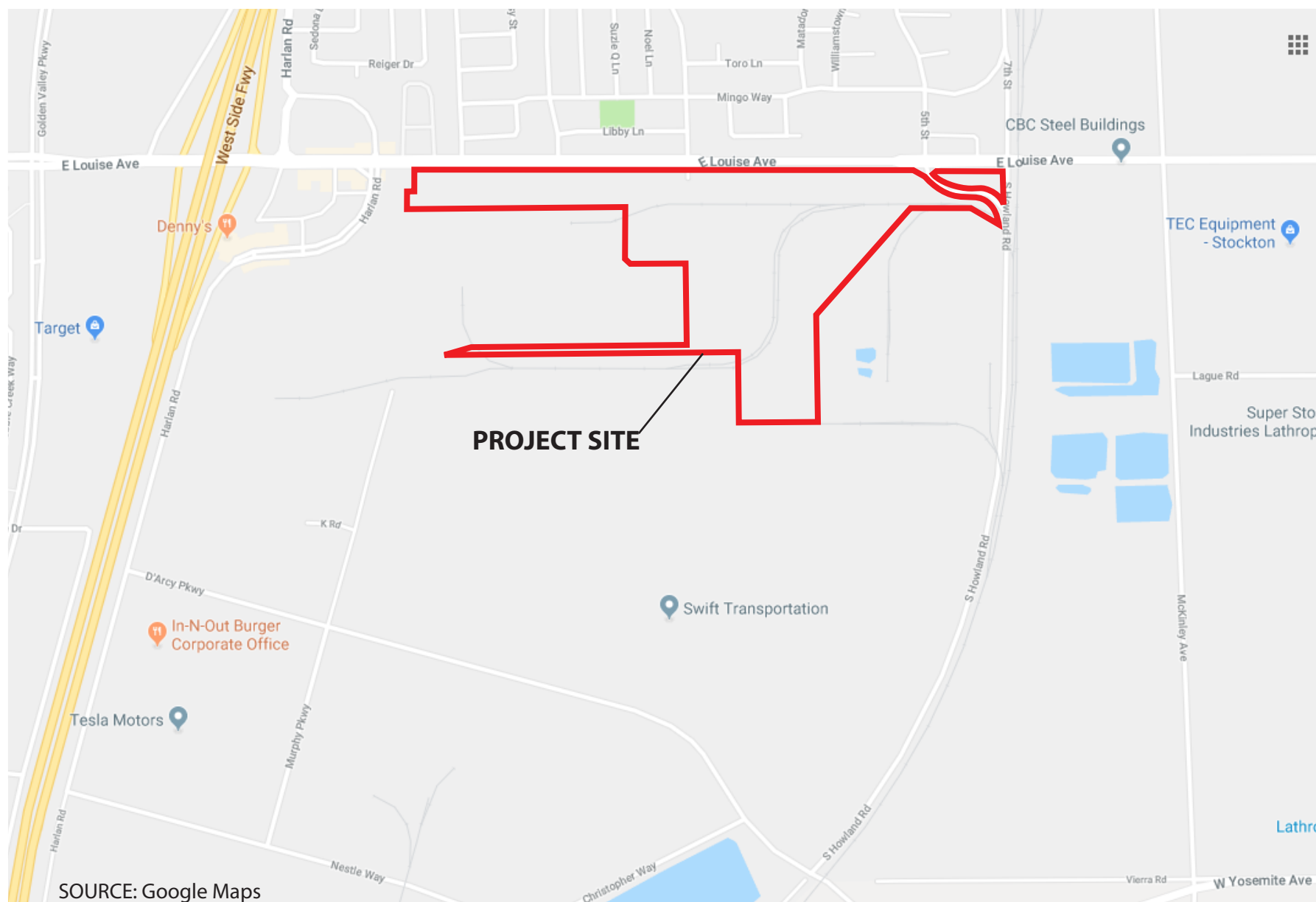
The site is currently accessed at the signalized intersection of Cambridge Drive and Louise Avenue. Two new facility access points would be constructed and an existing rail spur would be relocated and provide service to the project site and the existing Pilkington facilities. Proposed facilities would be provided with new water, wastewater and storm drainage services by the City of Lathrop; the on-site portion of some of these systems would be operated in conjunction with existing Pilkington facilities. An existing trailer storage facility along Louise Avenue would be retained, and an exhaust stack, silos, and other remnants of the former glass manufacturing facility would be removed in conjunction with the project.

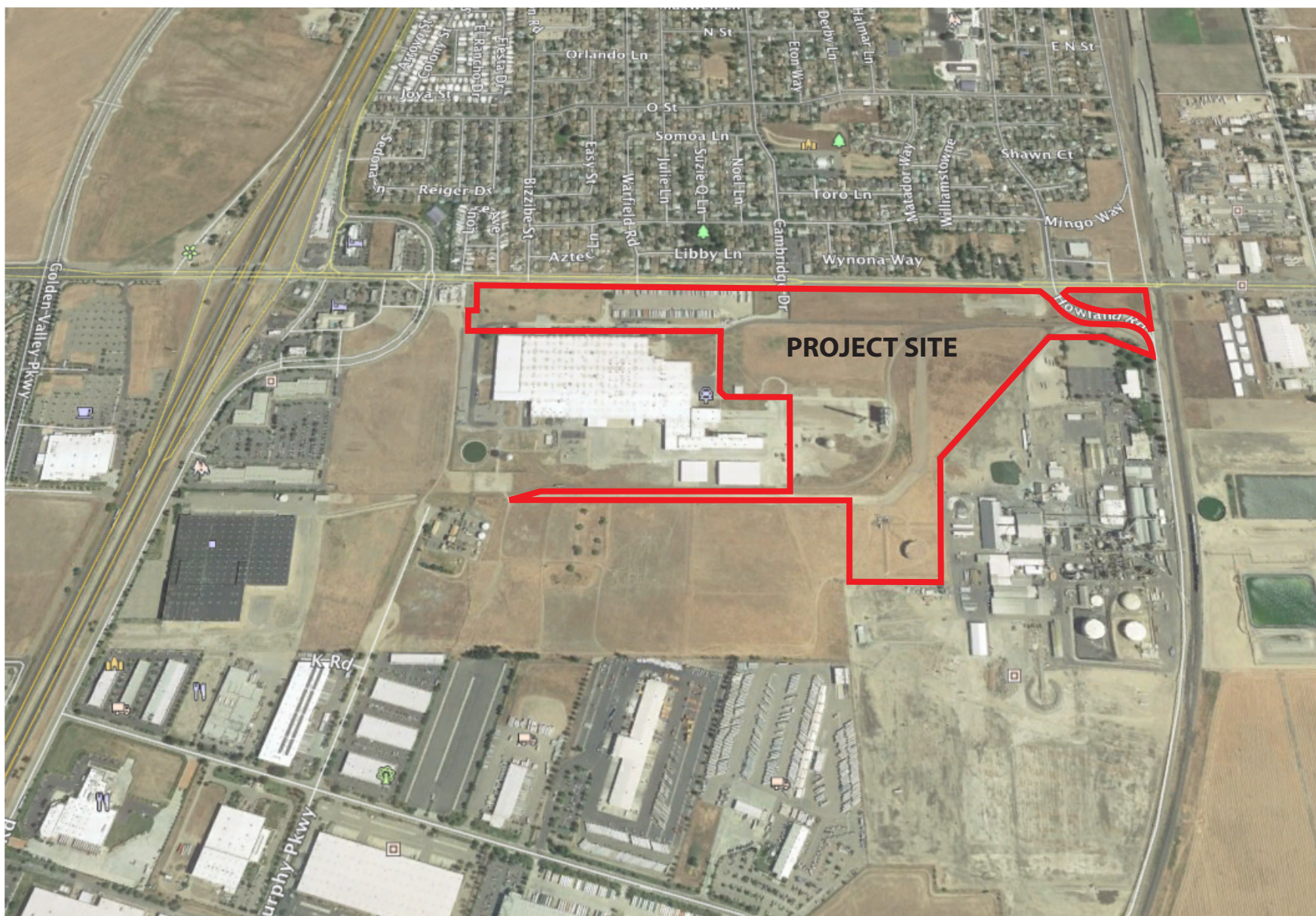
The project is subject to the California Environmental Quality Act. The City of Lathrop prepared an Initial Study and proposed Mitigated Negative Declaration for the project (Draft IS/MND), which was circulated for public and agency review during a 20-day comment period extending from May 4, 2018, until May 23, 2018. The Draft IS/MND is available for public review at the City of Lathrop at 390 Towne Centre Drive, Lathrop, CA 95330.

This document is the Final Initial Study/Mitigated Negative Declaration (Final IS/MND) for the project. The final IS/MND includes the Draft IS/MND by this reference, which is available for review as described above. The Final IS/MND also contains a summary of the environmental effects of the project (Section 2.0) drawn from the Draft IS/MND. A list of any public or agency comments received, and the City's responses to the comments received, during the public review period are shown in Section 3.0. The Errata (Section 4.0) shows any revisions to the Draft IS/MND made in this Final IS/MND that are needed to respond to public and agency comments as well as any other changes and corrections to the document identified by City staff.

The Final IS/MND, when combined with the Draft IS/MND, constitutes the complete environmental review document for the North Crossroads Business Center Project. The Final IS/MND will be considered by the City of Lathrop Planning Commission before the Commission makes its decision on the project. The project is scheduled for consideration by the Planning Commission on May 30, 2018.







SOURCE: Google Earth

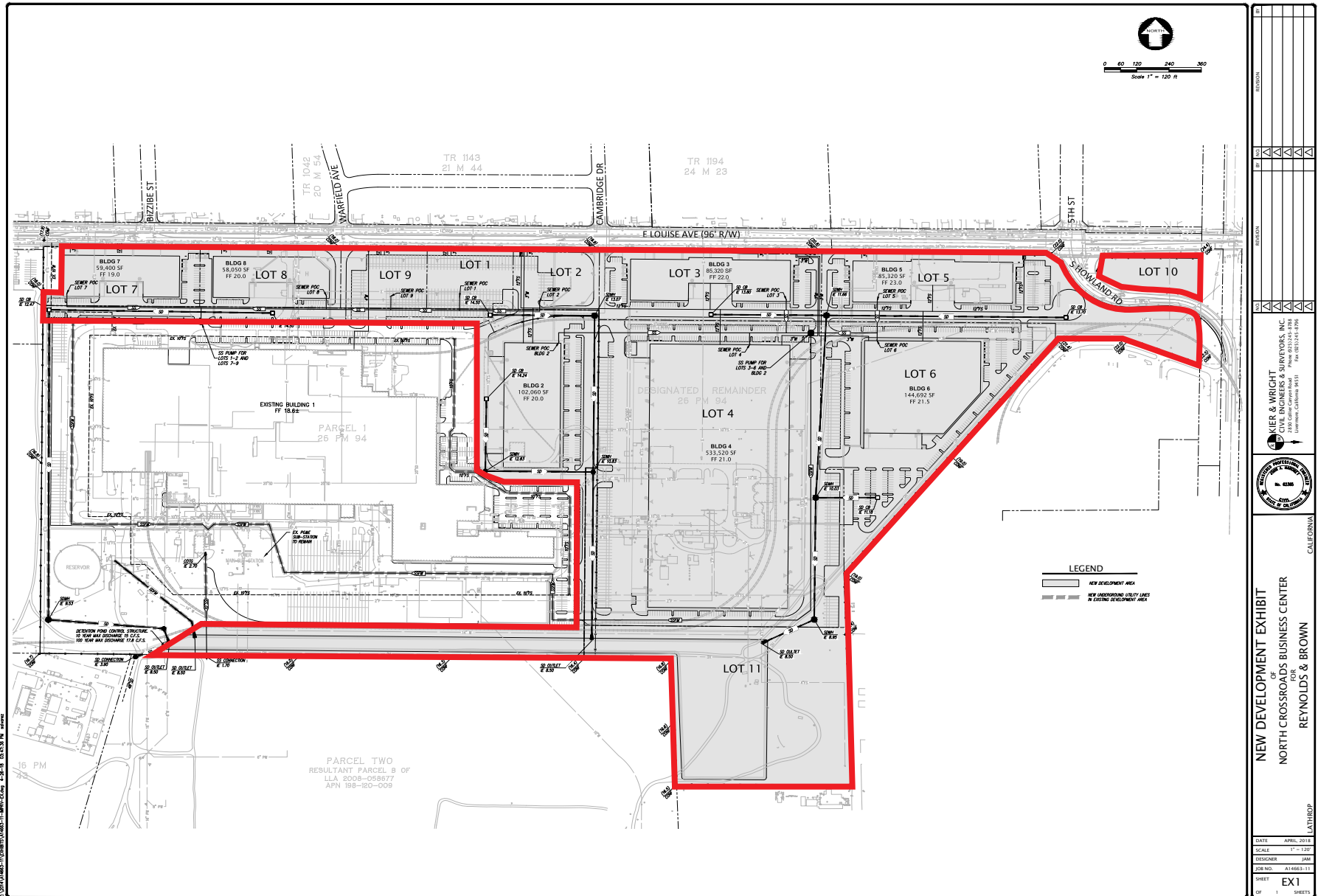


Figure 4
PROPOSED NEW DEVELOPMENT AREA

2.0 SUMMARY TABLE

The following pages contain Table 2-1, Summary of Environmental Impacts and Mitigation Measures for the proposed project, which is drawn from the Draft IS/MND; there have been no changes to the potential environmental effects of the project, and very minor changes to mitigation measures required to address significant effects, since the publication of the Draft IS/MND.

The potential environmental impacts of the proposed project are summarized in the left-most column of this table. The level of significance of the impact is indicated in the second column, mitigation measures proposed to minimize the impacts are shown in the third column, and the significance of the impact, after mitigation measures are applied, is shown in the fourth column.

TABLE 2-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation Measures
3.1 AESTHETICS			
a) Effects on Scenic Vistas	NI	None required	
b) Effects on Scenic Routes and Resources	LS	None required	
c) Effects on the Visual Character or Quality	LS	None required	
d) Light and Glare	LS	None required	
3.2 AGRICULTURE AND FORESTRY RESOURCES			
a) Agricultural Land Conversion	NI	None required	
b) Zoning and Williamson Act	NI	None required	
c, d) Timberland and Forest Land Conversion and Zoning	NI	None required	
e) Indirect Conversion of Farmland and Forest Land	NI	None required	
3.3 AIR QUALITY			
a) Air Quality Plan Consistency	LS	None required	
b) Violation of Air Quality Standards	LS	None required	
c) Cumulative Emissions	LS	None required	
d) Exposure of Sensitive Receptors	LS	None required	
e) Odors	LS	None required	
3.4 BIOLOGICAL RESOURCES			
a) Effects on Special-Status Species	PS	BIO-1: The developer shall mitigate for the proportionate loss of potential wildlife habitat from the project site by applying for coverage and implementing Incidental Take Minimization Measures (ITMMs) as required by the adopted San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP).	LS
b) Riparian and Other Sensitive Habitats	NI	None required	
c) Wetlands	NI	None required	
d) Fish and Wildlife Movement	PS	BIO-2: In the event trees need to be removed or trimmed to facilitate the project, they should be felled or trimmed outside of the general bird nesting season (February 1 through August 31). If not, the developer shall have a nesting bird survey conducted immediately prior to tree trimming or removal. If active nests are found, tree felling or trimming shall be delayed until the young have fledged.	LS

TABLE 2-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation Measures
e) Local Biological Requirements	NI	None required	
f) Conflict with Habitat Conservation Plans	NI	None required	
3.5 CULTURAL RESOURCES			
a) Historical Resources	NI	None required	
b) Archaeological Resources	PS	TCR-1; TCR-2; TCR-3	LS
c) Paleontological Resources	PS	CULT-1: All construction personnel shall receive brief “tailgate” training by a qualified archaeologist in the identification of paleontological resources, buried cultural resources, including human remains, and protocol for notification should such resources be discovered during construction work. CULT-2: If any subsurface historical or paleontological resources are encountered during construction of the project, all construction activities in the vicinity of the encounter shall be halted until a qualified archaeologist, or paleontologist as appropriate, can examine these materials, make a determination of their significance and, if significant, recommend further measures that would reduce potential effects to a less than significant level, consistent with the requirements of CEQA. The Lathrop CDD shall be notified in the event of a discovery, and the ODS shall be responsible for retaining qualified professionals, implementing recommended mitigation measures and documenting mitigation efforts in written reports to the CDD, consistent with the requirements of the CEQA Guidelines.	LS
d) Human Burials	PS	TCR-1; TCR-2; TCR-3	LS
3.6 GEOLOGY AND SOILS			
a-i) Fault Rupture Hazards	NI	None required	
a-ii, iii) Seismic Hazards and Liquefaction	PS	GEO-1: The City of Lathrop shall review and approve a site-specific, design-level geotechnical study for the project, if appropriate the study completed for the site by Berloger, Stevens & Associates, prior to issuing a grading and building permit. All geotechnical engineering and design recommendations included in the approved study shall be implemented during project design and prior to construction.	LS
a-iv) Landslides	NI	None required	
b) Soil Erosion	PS	GEO-2: Prior to issuance of a grading permit, the project contractor shall submit, for the review and approval of the Public Works Department, an erosion control plan that complies with the City’s Storm Water Development Standards and utilizes Best Management Practices (BMPs) to limit the erosion effects during construction of the proposed project. Measures could include, but are not limited to: <ul style="list-style-type: none">• Hydro-seeding• Placement of erosion control measures within drainage ways and ahead of drop inlets;• The temporary lining (during construction activities) of drop inlets with “filter	LS

TABLE 2-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation Measures
		<p>fabric” (a specific type of geotextile fabric);</p> <ul style="list-style-type: none">• The placement of straw wattles along slope contours and back-of-curb prior to installation of landscaping;• Directing subcontractors to a single designated “wash out” location (as opposed to allowing them to wash-out in any location they desire);• The use of siltation fences; and• The use of sediment basins and dust palliatives.	
c) Geologic Instability	NI	None required	
d) Expansive Soils	LS	None required	
e) Adequacy of Soils for Sewage Disposal	NI	None required	
3.7 GREENHOUSE GAS EMISSIONS			
a) Significance of GHG Emissions	LS	None required	
b) Consistency with GHG Reduction Plans	PS	GHG-1: The ODS shall, in cooperation with the City, SJVAPCD and SJCOG, prepare and implement a Transportation Demand Management (TDM) Plan for the project that includes consideration of preferential vanpool and carpool parking spaces, on-site amenities that encourage alternative transportation modes such as locker and shower secure bicycle parking, on-site services that reduce mid-day trips, telecommuting options and provision of information regarding these and other trip-reducing measures available to employees. The plan shall be subject to City review and approval prior to issuance of the first building permit for building construction in the project area.	LS
3.8 HAZARDS AND HAZARDOUS MATERIALS			
a, b) Transport, Use, Disposal or Release	PS	<p>HAZ-1: Demolition of existing above-ground structures shall be conducted in accordance with a City demolition permit and applicable conditions. Demolition procedures, safety requirements and environmental protections shall be defined in a demolition plan prepared by the applicant and subject to the approval of the Building Official and City Engineer. The demolition plan shall define the required qualifications of demolition contractors. Preparation of the demolition plan shall include testing as required to define potential environmental hazards and mitigation needed during demolition to protect worker and public health and safety. The demolition plan shall identify waste materials to be produced and their disposition.</p> <p>HAZ-2: Prior to grading activities, the ODS or its contractor shall retain a qualified professional to collect and analyze soil samples as required to determine whether pesticide residues or other contaminants are present and, if present, whether they pose a health risk to construction workers or an environmental contamination risk. If so, the ODS shall prepare and implement a risk reduction plan that will reduce risk to construction workers.</p>	LS

TABLE 2-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation Measures
c) Hazardous Materials Use or Emissions Near Schools	NI		
d) Hazardous Materials Sites	PS	HAZ-3: Planned industrial development in the vicinity of existing hazardous waste cleanup monitoring wells shall be restricted as required to permit the continuing inspection, maintenance and operation of groundwater extraction equipment until the operation is closed by the agency with jurisdiction	LS
e, f) Aircraft Operations Effects	NI		
g) Emergency Response Effects	NI		
h) Wildland Fire Hazards	LS		
3.9 HYDROLOGY AND WATER QUALITY			
a, f) Water Quality Standards and Discharge Requirements	PS	<p>HYDRO-1: The ODS shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) for the project in accordance with the Construction General Permit. The developer shall incorporate an Erosion Control Plan consistent with all applicable provisions of the SWPPP within the site development plans. The SWPPP shall be available on the construction site at all times. The developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to commencement of construction activity, and shall submit the SWRCB Waste Discharger’s Identification Number (WDID) to the City prior to approval of development or grading plans.</p> <p>HYDRO-2: The ODS shall obtain an MS4 permit from the City which would describe post-construction BMPs required to reduce pollutant loads in stormwater discharges to acceptable levels, including compliance with the adopted Multi-Agency Post-Construction Stormwater Standards Manual and the City’s Storm Water Development Standards.</p>	LS
b) Groundwater Supplies	LS	None required	
c, d, e) Drainage, Erosion, and Runoff	PS	HYDRO-1; HYDRO-2	LS
g, h) Housing/Structures within Flood Hazard Areas	NI	None required	
i) Dam Failure Hazards	LS	None required	
j) Seiche, Tsunami and Mudflow	NI	None required	
3.10 LAND USE AND PLANNING			
a) Division of Established Communities	NI	None required	
b) Consistency with Land Use Plans and Zoning	NI	None required	
c) Conflict with Habitat Conservation Plan	NI	None required	

TABLE 2-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation Measures
3.11 MINERAL RESOURCES			
a, b) Availability of Mineral Resources	NI	None required	
3.12 NOISE			
a) Exposure to Noise Levels in Excess of Standards	LS	None required	
b) Exposure to Ground borne Vibrations	LS	None required	
c) Permanent Increase in Ambient Noise	LS	None required	
d) Temporary or Periodic Increase in Ambient Noise	LS	None required	
e, f) Aircraft Operations Noise	NI	None required	
3.13 POPULATION AND HOUSING			
a) Population Growth Inducement	LS	None required	
b, c) Displacement of Housing and People	NI	None required	
3.14 PUBLIC SERVICES			
a) Fire Protection	LS	None required	
b) Police Protection	LS	None required	
c) Schools	LS	None required	
d, e) Parks and Other Public Facilities	LS	None required	
3.15 RECREATION			
a, b) Recreational Facilities	LS	None required	
3.16 TRANSPORTATION/TRAFFIC			
a) Consistency with Applicable Plans, Ordinances and Policies	LS	None required	
b) Conflict With Congestion Management Program	NI	None required	
c) Impact on Air Traffic Patterns	NI	None required	
d) Traffic Hazards	PS		
e) Emergency Access	NI	None required	
f) Conflict with Non-vehicular Transportation Plans	LS	None required	

TABLE 2-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation Measures
3.17 TRIBAL CULTURAL RESOURCES			
a, b) Listed or eligible Historical Resources	PS	<p>TCR-1: If the project site is determined to be a sensitive tribal cultural resource, the ODS shall consult with the affected tribe to establish and implement a procedure for monitoring and reporting all earth-moving and grading activities.</p> <p>TCR-2: In the event that construction encounters evidence of human burial or scattered human remains, construction in the vicinity of the encounter shall be immediately halted. The ODS shall immediately notify the County Coroner, the Lathrop Community Development Department, and the tribal representative.</p> <p>The ODS will be responsible for compliance with the requirements of CEQA as to human remains as defined in CEQA Guidelines Section 15064.5, with California Health and Safety Code Section 7050.5, and as directed by the County Coroner. If the human remains are determined to be Native American, the County Coroner shall notify the Native American Heritage Commission (NAHC), and the NAHC will notify and appoint a Most Likely Descendant. The Most Likely Descendant will work with the archaeologist to decide the proper treatment of the human remains and any associated funerary objects.</p> <p>TCR-3: In the event that other archaeological resources are encountered during project construction, all construction activities in the vicinity of the encounter shall be halted until a qualified archaeologist and tribal representative can examine the materials and make a determination of their “uniqueness” as defined by CEQA. If the resource is determined to be unique, the archaeologist shall recommend avoidance, minimization or mitigation measures that will reduce potential effects to a less than significant level. The ODS will be responsible for retaining the archaeologist and tribal representative and for implementing the recommendations of the archaeologist, including submittal of a written report to the Lathrop Community Development Department and tribal representative documenting the find and its treatment.</p>	LS
3.18 UTILITIES			
a, e) Wastewater Treatment Requirements and Capacity	PS	UTIL-1: Prior to the issuance of building permits, the ODS shall quantify the need for Individual Sewer Units (ISUs) related to the permit to satisfaction of the City Public Works Department. The project applicant shall purchase additional ISUs as required to provide adequate capacity for the proposed project, subject to the review and approval of the Public Works Department and City Council.	LS
b, d) Water Systems and Supply	LS	None required	
c) New Stormwater Systems	NI	None required	
f, g) Solid Waste Effects	LS	None required	

TABLE 2-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation Measures
3.19 MANDATORY FINDINGS OF SIGNIFICANCE			
a) Findings on Biological and Cultural Resources	PS	Mitigation measures described in Sections 3.4 and 3.5 and 3.17 above	LS
b) Findings on Individually Limited but Cumulatively Considerable Impacts	LS	None required	
c) Findings on Adverse Effects on Human Beings	LS	None required	

3.0 COMMENTS ON THE ENVIRONMENTAL DOCUMENT AND LEAD AGENCY RESPONSES TO COMMENTS

The City of Lathrop received three letters and/or comments from agencies or the public regarding the Draft (IS/MND) for the North Crossroads Business Center Project:

1. San Joaquin Council of Governments
2. Pacific Gas and Electric Company
3. San Joaquin County Environmental Health Department



SJCOG, Inc.

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0600 • FAX (209) 235-0438

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)

SJMSCP RESPONSE TO LOCAL JURISDICTION (RTLJ) ADVISORY AGENCY NOTICE TO SJCOG, Inc.

To: Rick Caguiat, City of Lathrop, Community Development

From: Laurel Boyd, SJCOG, Inc.

Date: March 9, 2018

-Local Jurisdiction Project Title: North Crossroads Business Park Site Plan Review & Tentative Parcel Map

Assessor Parcel Number(s): 198-120-08

Local Jurisdiction Project Number: SPR-18-17, TPM-18-18

Total Acres to be converted from Open Space Use: Unknown

Habitat Types to be Disturbed: Urban and Agricultural Habitat Land (City of Lathrop Compensation Map)

Species Impact Findings: Findings to be determined by SJMSCP biologist.

Dear Mr. Caguiat:

SJCOG, Inc. has reviewed the project referral for the North Crossroads Business Park Site Plan Review & Tentative Parcel Map. This project proposes to construct 7 new industrial building for a warehouse and manufacturing use totaling approximately 1 million square feet. The project also proposes to create eleven (11) individual lots ranging in size from 1 to 24 +/- acres. The project proposes to extend public utilities such as water and sewer to the site and includes an on-site storm water detention basin. The project will include various improvements such as parking, landscaping and lighting. The project site is located at the former Pilkington Glass Plant on Louise Avenue just east of Interstate 5, Lathrop (APN/Address: 198-120-08; 500 E. Louise Avenue, Lathrop).

The City of Lathrop is a signatory to San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Participation in the SJMSCP satisfies requirements of both the state and federal endangered species acts, and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA). The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measure are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP. Although participation in the SJMSCP is voluntary, Local Jurisdiction/Lead Agencies should be aware that if project applicants choose against participating in the SJMSCP, they will be required to provide alternative mitigation in an amount and kind equal to that provided in the SJMSCP.

This Project is subject to the SJMSCP. This can be up to a 30 day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. <http://www.sjco.org>

Please contact SJMSCP staff regarding completing the following steps to satisfy SJMSCP requirements:

- Schedule a SJMSCP Biologist to perform a pre-construction survey ***prior to any ground disturbance***
- SJMSCP Incidental take Minimization Measures and mitigation requirement:
 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
 2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
 4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:

- a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
- b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
- c. Purchase approved mitigation bank credits.

Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

- Receive your Certificate of Payment and release the required permit

It should be noted that if this project has any potential impacts to waters of the United States [pursuant to Section 404 Clean Water Act], it would require the project to seek voluntary coverage through the unmapped process under the SJMSCP which could take up to 90 days. It may be prudent to obtain a preliminary wetlands map from a qualified consultant. If waters of the United States are confirmed on the project site, the Corps and the Regional Water Quality Control Board (RWQCB) would have regulatory authority over those mapped areas [pursuant to Section 404 and 401 of the Clean Water Act respectively] and permits would be required from each of these resource agencies prior to grading the project site.

If you have any questions, please call (209) 235-0600.



S J C O G , I n c .

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0600 • FAX (209) 235-0438

SJMSCP HOLD

TO: Local Jurisdiction: Community Development Department, Planning Department, Building Department, Engineering Department, Survey Department, Transportation Department, Other: _____

FROM: Laurel Boyd, SJCOG, Inc.

**DO NOT AUTHORIZE SITE DISTURBANCE
DO NOT ISSUE A BUILDING PERMIT
DO NOT ISSUE _____ FOR THIS PROJECT**

The landowner/developer for this site has requested coverage pursuant to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). In accordance with that agreement, the Applicant has agreed to:

- 1) SJMSCP Incidental Take Minimization Measures and mitigation requirement:
 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
 2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
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 4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.

Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

Project Title: North Crossroads Business Park Site Plan Review & Tentative Parcel Map

Assessor Parcel #s: 198-120-08

T _____, R _____, Section(s): _____

Local Jurisdiction Contact: Rick Caguiat

The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measures are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP.

LETTER NO. 1

SAN JOAQUIN COUNCIL OF GOVERNMENTS

RESPONSE:

The San Joaquin Council of Governments (SJCOG) letter notes that the City of Lathrop is a signatory to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) and that the project is covered by the SJMSCP. The letter also notes that participation in the SJMSCP is voluntary. As documented in the IS/MND, the project will participate in the SJMSCP, including compliance with the requirements outlined in the letter.

The SJCOG letter does not comment on the analysis or conclusions in the project IS/MND. Since no comments on the IS/MND were received, no response to SJCOG or further action by the Lead Agency is required other than actions related to SJMSCP compliance.



May 8, 2018

Rick Caguiat
City of Lathrop
Community Development Dept., Planning Div.
390 Towne Centre Drive
Lathrop, CA 95330

Ref: Gas and Electric Transmission and Distribution

Dear Mr. Caguiat,

Thank you for re-submitting SPR-18-17 & TPM-18-18 plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management

COMMENT LETTER 2 P.1

LETTER NO. 2

PACIFIC GAS & ELECTRIC COMPANY

RESPONSE:

The PG&E letter addresses technical concerns and review procedures related to the proposed development of the site. The SJCOG letter does not comment on the analysis or conclusions in the project IS/MND. Since no comments on the IS/MND were received, no response to PG&E or further action by the Lead Agency is required.



SAN JOAQUIN
—COUNTY—
Greatness grows here.

Environmental Health Department

Linda Turkatte, REHS, Director

Kasey Foley, REHS, Assistant Director

PROGRAM COORDINATORS

Robert McClellon, REHS

Jeff Carruesco, REHS, RDI

Michael Kith, REHS

Willy Ng, REHS

Muniappa Naidu, REHS

May 23, 2018

City of Lathrop
Community Development Department
Planning Division
Attn: Rick Caguiat
390 Towne Centre Drive
Lathrop, CA 95330

Subject: Initial Study - Negative Declaration, North Crossroads Business Center Site Plan Review & Tentative Parcel Map (SPR-18-17 & TPM-18-18)

The San Joaquin County Environmental Health Department (EHD), acting as the Solid Waste Local Enforcement Agency (LEA), has reviewed the Public Review Draft Initial Study/Mitigated Negative Declaration, dated May 2018, for the North Crossroads Business Center Project and has the following comments.

The Initial Study/Mitigated Negative Declaration does not adequately describe or address the potential public health and safety impacts from constituents of concern from the former solid waste handling and storage activities at the 500 E. Louise Avenue, Lathrop (APN: 198-120-08) project site. Please be advised that 500 E. Louise Avenue, Lathrop (APN: 198-120-08) is part of a solid waste disposal site Solid Waste Information System (SWIS) #39-CR-0022 and is subject to the applicable requirements of the Public Resources Code, Division 30 and associated regulations. The EHD/LEA has identified areas on this parcel where waste handling and storage have occurred in the past and where additional investigation is needed to determine that the waste and associated soils have been sufficiently removed and/or mitigated to protect public health and safety and the environment. The potential constituents of concern associated with the glass waste previously handled and stored on this parcel that may pose a threat to human health include, but are not limited to, polychlorinated biphenyls, dioxins, furans, arsenic, and lead.

Please also be advised that the California Code of Regulations (CCR), Title 27, Section 21190, requires all proposed land uses on disposal sites to be evaluated and approved by the EHD/LEA. As of the date of this letter, no evaluation has been initiated for the proposed land use for this parcel. As stated above, the areas of concern must be investigated and mitigated, if warranted, to protect public health and safety consistent with the proposed land use.

In addition, Title 27, Section 21200 requires an owner who plans to sell, transfer or convey the ownership of a disposal site to a new owner to notify the LEA and CalRecycle at least 45 days prior to the anticipated transfer of title.

If you have any questions, please contact Robert McClellon, program coordinator at (209) 468-0332.



Michael Kith, REHS
Program Coordinator

LETTER NO. 3**SAN JOAQUIN COUNTY ENVIRONMENTAL HEALTH DEPARTMENT****RESPONSE:**

The comment letter indicates that the City's IS/MND does not adequately address potential public health and safety concerns associated with a former solid waste facility said to be located on the project site (APN 198-120-08). The Public Review Draft IS/MND did identify potential health and safety concerns related to the project on pages 3-32 through 3-38, including the existence of the referenced solid waste site and the known status of the site as of the date of IS/MND publication (page 3-34). The potential health and safety effects of the project in relationship to this site were discussed on page 3-37. The IS/MND did not identify significant environmental effects related to this site.

As shown in Chapter 4.0 Errata of this Final IS/MND, Section 3.8 Hazards has been modified to reflect the current status of the investigation and closure planning for the former solid waste site, including information related to the potential hazards effects of developing the proposed project. Areas subject to potential disturbance by the proposed project remain under the regulatory oversight of the EHD, which has the authority to determine when and how development may proceed without public health or safety concerns. As a result, the modified version of Section 3.8 Hazards does not identify any new potentially significant environmental effects or mitigation measures related to the former solid waste site.

4.0 ERRATA

This section contains corrections and additions to the Draft IS/MND of May 2018. These changes include information added to the IS/MND in response to public and agency comments on the Draft IS/MND as well as changes made independently by City of Lathrop in response to staff input. The changes to the Draft IS/MND are listed below in detail. None of these changes would involve substantial modifications to the project or to the potentially significant environmental effects identified in the Draft IS/MND. As a result, the overall conclusions of the IS/MND have not been modified; no new or substantially more severe environmental effects than were addressed in the Draft IS/MND have been identified, and there is no need for substantial changes to mitigation measures or additional mitigation measures.

The Narrative Discussion of IS/MND Section 3.8 Hazards is modified to read as follows:

Environmental Setting

Pursuant to Government Code Section 65962.5, a search of the California State Water Resources Control Board (SWRCB) GeoTracker website, and the California Department of Toxic Substances Control (DTSC) EnviroStor website was conducted to determine if any hazardous materials sites are located on or adjacent to the project site.

The project is located just west of the J.R. Simplot property, a fertilizer manufacturing facility located at 16777 Howland Road. According to the California State Water Resources Control Board interactive Geotracker webmap, two cleanup program sites are located on the J.R. Simplot property addressing previous soil and groundwater contamination from the manufacture of fertilizers and a leaking underground gas and diesel storage tanks. These concerns date to in 1983, when the site was occupied by Occidental Chemical Corporation. As a part of the remediation process, groundwater monitoring and extraction wells were placed on the Simplot property to monitor the movement pollutants and potential contamination into groundwater. Some wells have since been removed from the Simplot property and some are still being monitored. The status of both cleanup program sites is Open-Site Assessment as of March 2018 (CSWRCB 2018).

An additional cleanup program site is located within the project site, east of the larger Butler building and approximately 300 feet north of the railroad spur. The site is a result of a leaking underground diesel fuel supply line from an aboveground storage tank that occurred in 1996. In response to the leak, several groundwater monitoring wells and extraction wells were installed near the spill site, and groundwater monitoring and reporting has been ongoing. In 2015, a dual phase groundwater extraction remediation system was installed, which has improved the remediation process and groundwater conditions. As of the January 2018, the extraction system and groundwater are continuing to be monitored. It is anticipated that as groundwater conditions improve, the monitoring wells will be closed and removed. The status of the cleanup site is Open-Remediation as of March 2018 (CVRWQCB 2018).

Based on review of the California Department of Toxic Substances Control (DTSC) EnviroStor website, a glass manufacturing waste disposal site was identified in 1982 on

a portion of the former LOF site located immediately south of the proposed project site. This approximately five-acre site, identified as SWIS 39-CR-0022, was used to dispose glass cullet and other waste materials associated with the production of glass. This site, approximately 80 feet south of the existing railroad spur that is adjacent to the south boundary of the project site, is located on what is now defined as a separate Assessor's Parcel (#198-120-09), and which is also known as "Parcel B;" Parcel B is owned by Buzz Oates Development and Construction Services LLC and is under development for industrial use.

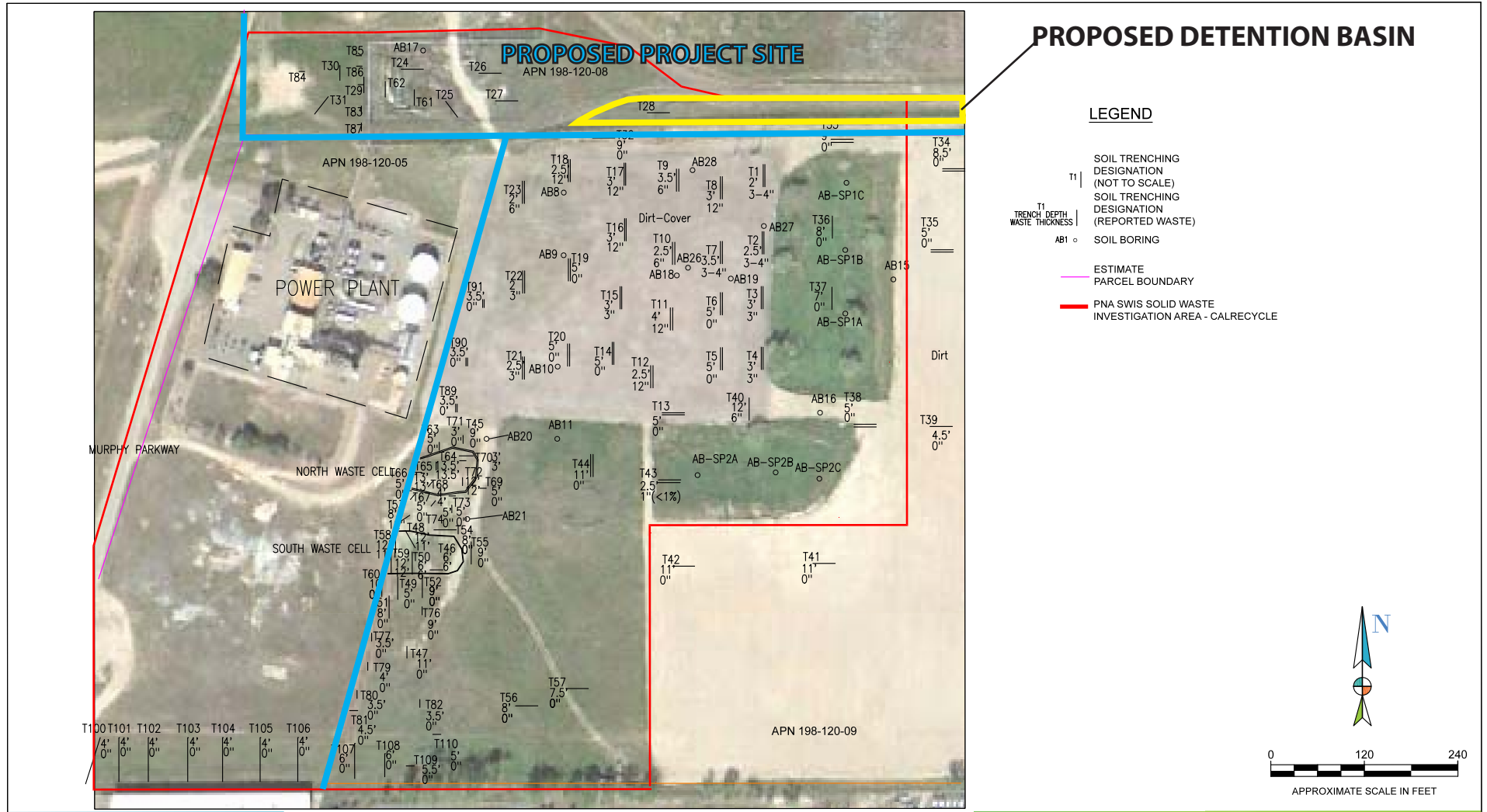
Investigations of the Parcel B disposal site and its immediate surroundings, including portions of the proposed project site, also known as "Parcel A," (Figure 3-5) were initiated in 2015 with the oversight of the San Joaquin County Environmental Health Department (EHD) and the Central Valley Regional Water Quality Control Board (RWQCB); investigations have included trenching, exploratory borings, and soil and groundwater sampling. In March 2018, Buzz Oates submitted a Draft Excavation and Materials Management Plan (EMMP) to the Central Valley RWQCB to address proposed methods for disposal of the Parcel B soil and waste material. The EMMP, approved by the oversight agency, proposed removal and stockpiling of portions of the waste site cap and waste materials and sampling and testing of these materials and underlying soils. Testing indicated that these materials were suitable for on-site reuse as engineered fill in conjunction with planned industrial development, and the proposed disposal methods were incorporated into the Clean Closure Plan for Parcel B, which was conditionally approved by the EHD letter of April 26, 2018.

The Parcel B owner has proceeded with waste disposal activities prescribed in the EMMP and Clean Closure Plan. During this process, portions of the Parcel B waste materials and cap were deposited along the line separating Parcels A and B; an approximately 2,000 square-foot remnant of this material remains on the Parcel A side of this boundary, potentially within the proposed development area.

In the area west of the proposed project site on Parcel A, trenching revealed a small amount of concrete and glass waste; sampling and testing did not identify any contaminated material. Excavation in this area was subsequently backfilled as required by the EHD, paved and put into use for auto storage (Parry, pers. comm.).

The Parcel A portions of SWIS 39-CR-0022 are not addressed by the EMMP and Clean Closure Plan for Parcel B. These areas remain under the regulatory oversight of the EHD and will need to be addressed prior to development, which will be the responsibility of the property owner and project applicant. The applicant indicates, based on discussion with the EHD, that options are available to complete clean closure of this area; these options would include amending the Parcel B Clean Closure Plan or removal of waste materials of concern to an approved disposal site.

According to its Hazardous Materials Viewer and chemical inventory information, alumina, perlite, and ethylene glycol were previously used on the site for the manufacturing of glass (San Joaquin County Environmental Health Department 2018). Glass manufacturing and use of those substances occurred in the 1980s and no longer occurs on the site. The current Kraft Heinz warehousing and distribution activities are not known to involve the handling or production of chemical substances or to produce hazardous waste.



AdvancedGeo
Environmental

(800) 511-9300 www.advgeoenv.com

BaseCamp Environmental

WASTE CHARACTERIZATION MAP
PNA PARCEL B (PORTION OF SWIS NO. 39-CR-0022)
17100 MURPHY PARKWAY
LATHROP, CALIFORNIA

Figure 5
SOLID WASTE INVESTIGATION AREAS

Environmental Impacts and Mitigation Measures

(a) Use, Transport, or Disposal of Hazardous Materials and Wastes

Construction of proposed industrial structures and site improvements would involve the use of hazardous materials such as fuels and solvents and a potential for hazardous material spills. Typically, construction vehicles and equipment would transport and use fuels in ordinary quantities. Fuel spills, if any occur, would be relatively small and would not involve significant adverse effects. Building and paving operations would involve of paints, adhesives, sealants and other potentially hazardous material.

Potential hazardous materials spills during construction must be addressed in the required Storm Water Pollution Prevention Plan (SWPPP). In accordance with SWPPP requirements, contractors have absorbent materials at construction sites to clean up minor spills. Other substances used in the construction process would be stored in approved containers and used in relatively small quantities, in accordance with the manufacturers' recommendations and/or applicable regulations. Project construction impacts in this issue area are considered less than significant.

The project proposes the development of what are expected to be largely warehousing and distribution activities on the project site. Goods moving through and stored at the facility could include hazardous materials. However, hazardous materials, if any, would be packaged and labeled for appropriate handling during transportation and storage in compliance with applicable local, state, and federal regulations. Under normal conditions, the project would not involve a substantial predictable environmental risk at the project site. The project's effects in these issues would be considered less than significant.

Proposed industrial structures may also be occupied by businesses that involve transportation, use, storage or production of hazardous materials that require special handling, including hazardous wastes, and including substantial amounts of such materials. Businesses involving use and storage above certain thresholds are required to submit a Hazardous Materials Business Plan that includes emergency response plans and procedures in the event of a reportable release or threatened release of a hazardous material, along with a plan to train employees in safety procedures. As a result, potential project use and storage of hazardous material regulations would not involve a significant environmental risk.

If the volume of hazardous materials on individual business sites would exceed "reportable quantities" standards, hazardous material use must be reported on the California Environmental Reporting System (CERS). CERS registration and reporting makes project-related information available to regulatory agencies associated with hazardous materials and waste management. In San Joaquin County, this is the County Environmental Health Department (EHD), which is responsible for the various applicable hazardous materials management programs in its role as the Certified Unified Program Agency (CUPA). Upon registration and based on the reported information and associated risks, the EHD will determine the type of permit required for the facility and the permit fees to be assessed. Upon permitting, the EHD will become responsible for periodic inspections for regulatory compliance and correction orders as needed. The owner will remain responsible for proper on-site management of hazardous materials in accordance with the requirements established in the applicable regulations, facility permits and the Hazardous Materials Business Plan, if required.

Facilities that handle more than 55 gallons, 500 pounds or 200 cubic feet (compressed gas) of hazardous material are required to complete and submit a Hazardous Materials Business Plan (HMBP) to the CERS. The HMBP provides basic information to “first responders” (fire, police) so that threats to public safety or the environment can be minimized in the event of a release or threatened release. The HMBP is required to include an inventory of hazardous materials used on-site, emergency response plans and procedures to be followed in the event of a release or threatened release, a plan for training and refresher training of employees in response plans and procedures and a map detailing the location of access, shutoffs, drains, evacuation staging areas and hazardous material handling and storage locations for use by emergency responders. The level of permitting, HMBP requirements and emergency response and reporting responsibilities are scaled based on the hazard level associated with the facility.

The transportation, use and storage of hazardous materials in conjunction with future industrial use of the site is not, as a result of existing regulation and management as described above, expected to result in significant effects in this issue area.

(b) Upsets, Accidents and Release of Hazardous Materials

It’s possible that leaks or spills of relative minor amounts of hazardous materials such as paint, solvents, or gasoline could occur during day-to-day industrial operations on the developed project site. Under the California General Industrial Permit, future industrial uses would be required to develop a spill prevention and response plan, which would contain procedures and guidelines to protect human safety and the environment in the event of a spill. Following spill prevention and response plans and site safety plans would reduce the potential for accident conditions involving the release of hazardous materials to a less than significant level.

The proposed project would involve the demolition of a 275-foot exhaust stack, silos, water tower, and diesel storage tank that remain from the former glass manufacturing operation. Due to the age and extensive period of operation and variety of potential uses of these facilities over time, the existence of hazardous substances in construction materials in coatings, deposits or residues is unknown. Demolition of taller structures would require the use of specialized demolition equipment, worker safety concerns and potential for releases of dust, fluids or dust-control water containing hazardous materials to the environment. The applicant indicates that demolition would be the responsibility of specialized contractors with experience in demolition of the types of structures present while maintaining worker and environmental safety. Structures proposed for demolition would be tested for the presence of hazardous materials and potential hazards associated with demolition would be abated. The City and the San Joaquin Valley Air Pollution Control District (SJVAPCD) would be notified prior to the start of abatement or demolition activities. A demolition permit would need to be obtained from the SJVAPCD and City of Lathrop prior to demolition.

Demolition and removal of these and other existing structures, due to their age and potential inclusion of asbestos-containing materials, could involve release of asbestos fibers into the air and associated human health hazards. Obtaining City demolition permit will trigger compliance with existing SJVAPCD regulations; SJVAPCD regulations will in turn reduce these potential effects to a less than significant level.

Mitigation Measures:

- HAZ-1. Demolition of existing above-ground structures shall be conducted in accordance with a City demolition permit and applicable conditions. Demolition procedures, safety requirements and environmental protections shall be defined in a demolition plan prepared by the applicant and subject to the approval of the Building Official and City Engineer. The demolition plan shall define the required qualifications of demolition contractors. Preparation of the demolition plan shall include testing as required to define potential environmental hazards and mitigation needed during demolition to protect worker and public health and safety. The demolition plan shall identify waste materials to be produced and their disposition.
- HAZ-2. Prior to grading activities, the ODS or its contractor shall retain a qualified professional to collect and analyze soil samples as required to determine whether pesticide residues or other contaminants are present and, if present, whether they pose a health risk to construction workers or an environmental contamination risk. If so, the ODS shall prepare and implement a risk reduction plan that will reduce risk to construction workers.

c) Use or Emissions Near Schools

Future industrial development associated with the project would not involve identifiable use, storage or transport of hazardous materials, substances or waste products. The project site is located approximately 0.8 miles from the nearest school. Therefore, the project would not involve hazardous emissions within ¼ mile or near existing or proposed schools. The project would have no effect in this issue area.

d) Hazardous Materials Sites

An existing cleanup site is located east of the larger Butler building in the southern portion of the project site. Groundwater contamination is being treated and monitored on an ongoing basis under the supervision of the Regional Water Quality Control Board (RWQCB); treatment and monitoring, which involve extraction and monitoring wells, will continue under RWQCB oversight until contamination is reduced to an acceptable level.

This existing site does not represent an environmental risk to the proposed industrial use. However, existing extraction and monitoring wells will need to remain in operation until the cleanup and verification process is completed. At that time, removal of treatment equipment and well destruction will be required by the oversight agency. Mitigation Measure HAZ-3 described below will provide for the protection of these facilities until they are no longer needed.

Mitigation Measures:

- HAZ-3. Planned industrial development in the vicinity of existing hazardous waste cleanup monitoring wells shall be restricted as required to permit the continuing inspection, maintenance and operation of

groundwater extraction equipment until the operation is closed by the agency with jurisdiction.

As discussed above, a potentially hazardous waste disposal site (SWIS 39-CR-022) on the adjoining Buzz Oates property, also described as Parcel B, was identified in 1982. The solid waste site contains largely inert materials associated with the production of glass, which has been subject to extensive sampling and testing, as discussed above. As a result, the nature of this site and any associated health and safety concerns have been defined and are addressed in the approved Clean Closure Plan for Parcel B. This site would not involve a potential hazard to the project site or the proposed project.

The proposed project involves the construction of a storm drainage detention basin along the southern boundary of the site just north of the Parcel B site discussed above. Construction activities would be contained within the project site and would not directly affect the Parcel B site. Neither construction workers nor the public would have access to the Parcel B site, and therefore, the project would not create a potential hazard to the public or the environment. The project would have no effect associated with this site.

As discussed above, a portion of the Parcel B waste materials were deposited in an approximately 2,000 square-foot area of Parcel A; a portion of this area could be disturbed by construction of the proposed detention pond. In the same vicinity but outside of the proposed project site, a small amount of non-hazardous concrete and glass waste was revealed during exploration; this area would not, however, be subject to disturbance by the project. These areas remain under the regulatory oversight of the EHD, which has the responsibility to determine when and how development may proceed without public health or safety concerns. As a result, proposed development in this area will not result in significant environmental effects.

(e) (f) Aircraft Operations Effects

The project is not located within an Airport Influence Area and is therefore not required to comply with San Joaquin County Airport Land Use Compatibility Plan requirements. The project is located approximately 8 miles from the nearest public use airport. The construction and operation of the project would not create a safety hazard or impact people residing or working in the project area.

The project is located approximately one mile from the Sharpe Air Field, a private facility that no longer supports the use of aircraft. The project would not interfere with operations at this facility create a safety hazard for people residing or working in either the Air Field or the project area.

The project would have no effect related aircraft operations.

g) Emergency Response Effects

Direct public and emergency access to the project site is provided by Louise Avenue. Truck and other vehicle traffic to and from the project site would utilize Louise Avenue. Project-related traffic is not expected to substantially affect or interfere with the use of Louise Avenue for emergency response or evacuation purposes.

The project will be required to maintain adequate emergency vehicle access to individual uses developed within the project through the City's Site Plan Review and development review process. Coordination with the LMFD and Lathrop Police Department has been

underway in the development of the project site plans shown in Chapter 2.0 and will continue as City review of the project proceeds. LMFD coordination includes the development of a Fire Access Site Analysis. Project design includes minimum 20-foot wide fire apparatus access roads and cul-de-sac turnarounds with a 41-foot radius. The approved project site plan or plans will require compliance with these and other San Joaquin County Fire Prevention Bureau standards (San Joaquin County Fire Prevention Bureau 2017). Emergency access to the project site, including access through security gates, would be arranged with the LMFD and maintained at all times. The project would adhere to the Lathrop General Plan Safety Element goals regarding medical and emergency access. The proposed project would not involve any known physically interference with an adopted emergency response plan or emergency evacuation plan. The project would not involve a significant effect in this area of concern.

h) Wildland Fire Hazards

The proposed project site is located in an area of urban development. The project site is not located within or adjacent to wildlands. Therefore, the project would not expose people or structures to significant wildland fire risk. The project would have no effect in this area of concern.

APPENDIX A
IS/MND Transmittals and Distribution List

**CITY OF LATHROP
COMMUNITY DEVELOPMENT DEPARTMENT
390 Towne Centre Drive
Lathrop, CA 95330
(209) 941-7260**

NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The City of Lathrop (City) (as lead agency) has prepared an Initial Study and Mitigated Negative Declaration for the project pursuant to the requirements of the California Environmental Quality Act Section 21000 *et seq.* and the State CEQA Guidelines Section 15070 through 15075.

PROJECT TITLE: North Crossroads Business Center Site Plan Review & Tentative Parcel Map (SPR-18-17 & TPM-18-18)

LOCATION: 500 E. Louise Avenue (APN: 198-120-08 & 198-140-16)

DESCRIPTION: The project proposes to construct 7 new industrial buildings for warehouse and manufacturing use with ancillary offices totaling approximately 1 million square feet on an approximately 58-acre portion of the former Pilkington float glass facility. The project also proposes to create eleven (11) individual lots ranging in size from 1 to 24 +/- acres. The project will extend public utilities such as water and sewer to the site and includes an on-site storm water detention basin. The project will include various improvements such as parking, landscaping and lighting.

COMMENT PERIOD: The Initial Study/Mitigated Negative Declaration is being circulated for public review and comment for a review period of 20 days starting on May 4, 2018 and closes on May 23, 2018. Please submit comments by 5:00 p.m. on May 23, 2018 to Rick Caguiat, Senior Planner at the address below or e-mail to website_cdd@ci.lathrop.ca.us

PUBLIC HEARING: The project is tentatively scheduled for the May 30, 2018 Planning Commission Special meeting.

DOCUMENTS: Copies of the Initial Study/Mitigated Negative Declaration are available for review at the following locations:

City of Lathrop
Community Development Department, Planning Division
390 Towne Centre Drive
Lathrop, CA 95330

Or

City of Lathrop website: <http://www.ci.lathrop.ca.us/lathrop/cdd/documents/>

CEQA Distribution List

- ☐ U.S. Army Corps of Engineers (1325 J Street, Sacramento, CA 95814-2922)
- ☒ Union Pacific Railroad Co. (915 L Street, Suite 1180, Sacramento, CA 95814)
- ☐ Caltrans District 10 (Intergovernmental Review, 1976 E. Charter Way, Stockton, CA 95201)
- ☒ Comcast Cable (6505 Tam O'Shanter Drive, Stockton, CA 95210)
- ☐ San Joaquin County Local Agency Formation Commission, LAFCO (509 W. Weber Avenue #420, Stockton, CA 95203)
- ☒ Reclamation District 17 (P.O. Box: 1461, Stockton, CA 95201)
- ☒ South San Joaquin Irrigation District (Sam Bologna, 11011 E Hwy 120, Manteca, CA 95336)
- ☒ San Joaquin County Council of Governments (555 E. Weber Street, Stockton, CA 95202)
- ☒ San Joaquin County Multi Species Habitat Conservation (Steve Mayo, 555 E. Weber Street, Stockton, CA 95202)
- ☒ Manteca Unified School District Attn: Erika Durrer, Facilities Planning Supervisor (P.O. Box: 32, Manteca, CA 95336)
- ☒ Pacific Gas & Electric, Plan Review Team (6111 Bollinger Canyon Road 3rd Floor, San Ramon, CA 94583)
- ☒ San Joaquin Valley Air Pollution Control District (1990 E. Gettysburg Ave, Fresno, CA 93726 or ceqa@valleyair.org)
- ☐ City of Manteca (Community Development Department, 1001 W. Center Street, Manteca, CA 95337)
- ☐ City of Tracy (Community Development Department, 333 Civic Plaza, Tracy, CA 95376)
- ☐ San Joaquin County, Community Development Department (1810 E. Hazelton Avenue, Stockton CA 95205)
- ☒ San Joaquin County Environmental Health (1868 E. Hazelton Avenue, Stockton CA 95205)
- ☐ San Joaquin County, Public Works Department (P.O. Box 1810, Stockton CA 95201)
- ☐ State Water Resources Control Board, Division-Water Quality (P.O. Box 1977, Sacramento, CA 95812-1977)
- ☐ Central Valley Flood Protection Board (3310 El Camino Avenue #170, Sacramento, CA 95821)
- ☐ California Department of Conservation (801 K Street, MS 13-71, Sacramento, CA 95814)
- ☐ United States Military per SB 1462 (US Air Force, US Army, US Navy & US Marine Corps)
- ☒ Northern Valley Yokuts, Attn: Katherine Erolinda Perez - MLD (P.O. Box: 717, Linden, CA 95236) **Send Certified Mail**
- ☒ Buena Vista Rancheria Me-Wuk Indians, Attn: Roselynn Lwenya, Pd.D. (1418 20th St #200, Sacramento, CA 95811) **Send Certified Mail**
- ☒ Frontier Communications (430 W. Center Street, Manteca, CA 95336)
- ☒ U.S. Post Office (15529 7th Street, Lathrop, CA 95330)
- ☒ Allied Waste (1145 W. Charter Way, Stockton, CA 95206)

(Include 1 original and 2 copies (3 total) of NOI/NOP/NOA)

- ☒ San Joaquin County Clerk (44 N. San Joaquin Street, Suite 260, Stockton CA 95202)

(Include at least one of the following:)

- ☒ Legal Advertisement: Manteca Bulletin.
- ☐ Posted at project site and City Hall bulletin board.
- ☐ Owners and occupants of property contiguous to the project.

(Projects of Statewide Significance)

- ☐ 15 Copies – State Clearing House, Office of Planning & Research (P.O. Box 3044, Sacramento, CA 95812-3044)

MITIGATION MONITORING
AND
REPORTING PROGRAM

FOR THE

NORTH CROSSROADS BUSINESS CENTER

Louise Avenue Between Harland Road and Howland Road
City of Lathrop, CA

May 30, 2018

CITY OF LATHROP
COMMUNITY DEVELOPMENT DEPARTMENT
390 Towne Center Drive
Lathrop, CA 95330
209-941-7260

1.0 INTRODUCTION

This document is the Mitigation Monitoring/Reporting Program (MMRP) for the North Crossroads Business Center Project. The primary source document for the MMRP is the Initial Study/Mitigated Negative Declaration for the North Crossroads Business Center Project; IS/MND will be adopted by the City at the same time as this document. The proposed project site is located on approximately 58 acres of existing developed industrial land located in an industrial area of the City of Lathrop.

1.1 CEQA REVIEW OF PROPOSED PROJECT

The project applicants, Reynolds & Brown and Jones Development, propose the development of approximately 1,070,000 square feet (sf) of new warehousing/fulfillment and manufacturing buildings, including ancillary office uses, on an approximately 58-acre portion of the former Pilkington float glass facility. The Pilkington site is presently developed with approximately 882,000 square feet of industrial structures associated with the former glass manufacturing facility on the western approximately 64 acres of the site. The project site is located south of Louise Avenue between Harlan Road and Howland Road in Lathrop, California.

As the proposed project involves the potential to result in significant environmental effects as defined by CEQA, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared by consultants, subject to the independent review and approval of City of Lathrop staff. The Draft IS/MND identified significant and/or potentially significant environmental effects that could occur in conjunction with the proposed project. The Draft IS/MND also identified mitigation measures, which would reduce the potential environmental effects to a "less than significant" level.

Prior to public and agency review of the Draft IS/MND, the project applicant approved the mitigation measures included in the IS/MND, which will be attached to the proposed project as binding conditions of approval.

The IS/MND was circulated for agency and public review in May 2018. Minor comments were received and did not result in changes to the environmental effects or mitigation measures identified in the IS/MND. It is anticipated that a final version of the Public Review Draft IS/MND dated May 2018 will be adopted by the City, in conjunction with this document, prior to taking action on the project.

1.2 CEQA REQUIREMENTS REGARDING MITIGATION MONITORING AND REPORTING

To ensure that mitigation measures included in a Mitigated Negative Declaration are actually implemented, CEQA requires the adoption of a mitigation monitoring or reporting program (CEQA Guidelines Section 15074). Specifically, the Guidelines require that the lead agency:

" . . . adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to mitigate or avoid significant environmental effects."

These requirements are met collectively by the Mitigation Monitoring/Reporting Table shown in Section 2.0 of this document. The table lists all of the potential environmental effects of the project that were identified in the IS/MND, identifies all of the mitigation measures that address these effects, and identifies the entities that would be responsible for implementing, and monitoring implementation of, the mitigation measures.

2.0 MITIGATION MONITORING/REPORTING PROGRAM AND CEQA FINDINGS

The following table summarizes the environmental effects that could result from approval of the proposed project. The table identifies 1) each environmental effect and its significance prior to mitigation, 2) how each significant environmental effect would be mitigated, 3) the responsibility for implementation of each mitigation measure, 4) the responsibility for monitoring of the mitigation measures, if the project is approved, and 5) the source of the information supporting the significance of the potential effect after mitigation. The table follows the same sequence as the impact analysis in the IS/MND. Below are acronyms and their definitions that were used throughout the IS/MND and in the attached table;

ODS- Owners Developers and Successor's in Interest

CDD- Community Development Department

IMPACT/MITIGATION MEASURES		IMPLEMENTATION RESPONSIBILITY	MONITORING/REPORTING RESPONSIBILITY	SOURCE
3.1 AESTHETICS				
The IS/MND does not identify significant effects or mitigation measures in this resource area.				
3.2 AGRICULTURE RESOURCES				
The IS/MND does not identify significant effects or mitigation measures in this resource area.				
3.3 AIR QUALITY				
The IS/MND does not identify significant effects or mitigation measures in this resource area.				
3.4 BIOLOGICAL RESOURCES				
Potential Impacts on Special-Status Species. Potentially significant impact.				
BIO-1: The developer shall mitigate for the proportionate loss of potential wildlife habitat from the project site by applying for coverage and implementing Incidental Take Minimization Measures (ITMMs) as required by the adopted San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP).	The ODS will be responsible for completing the application, obtaining SJMSCP coverage and observing ITMM requirements.	The Lathrop Community Development Department (CDD) will be responsible for ensuring that SJMSCP coverage has been obtained prior to issuing construction permits.	IS/MND, Section 3.4	
Potential Impacts on Fish and Wildlife Movement. Potentially significant impact.				
BIO-2: In the event trees need to be removed or trimmed to facilitate the project, they should be felled or trimmed outside of the general bird nesting season (February 1 through August 31). If not, the developer shall have a nesting bird survey conducted immediately prior to tree trimming or removal. If active nests are found, tree felling or trimming shall be delayed until the young have fledged.	The ODS will be responsible for observing these requirements.	The Lathrop CDD will be responsible for ensuring that tree removal and trimming and survey requirements are observed.	IS/MND, Section 3.4	
3.5 CULTURAL RESOURCES				
Potential Impacts on Historical Resources. Potentially significant impact.				
See TCR-1, TCR-2, and TCR-3	The ODS will be responsible for contracting a qualified cultural resources professional to evaluate archeological materials if found, to recommend cultural resource protection controls and to implement controls.	The Lathrop CDD will be responsible for review and approval of the cultural resources professional evaluation reports and recommendations, and for overseeing any cultural resource follow up work that may be required.	IS/MND, Section 3.5	
Potential Impacts on Paleontological Resources/Unique Geologic Features. Potentially significant impact.				

IMPACT/MITIGATION MEASURES	IMPLEMENTATION RESPONSIBILITY	MONITORING/REPORTING RESPONSIBILITY	SOURCE
<p>CULT-1: All construction personnel shall receive brief “tailgate” training by a qualified archaeologist in the identification of paleontological resources, buried cultural resources, including human remains, and protocol for notification should such resources be discovered during construction work.</p> <p>CULT-2: If any subsurface historical or paleontological resources are encountered during construction of the project, all construction activities in the vicinity of the encounter shall be halted until a qualified archaeologist, or paleontologist as appropriate, can examine these materials, make a determination of their significance and, if significant, recommend further measures that would reduce potential effects to a less than significant level, consistent with the requirements of CEQA. The Lathrop CDD shall be notified in the event of a discovery, and the ODS shall be responsible for retaining qualified professionals, implementing recommended mitigation measures and documenting mitigation efforts in written reports to the CDD, consistent with the requirements of the CEQA Guidelines.</p>	The ODS will be responsible for contracting a qualified archaeologist or paleontological resources professional to conduct the worker awareness training, evaluate archeological materials if found, to recommend cultural resource protection controls and to implement controls.	The Lathrop CDD will be responsible for review and approval of the archaeologist or paleontological resources professional evaluation reports and recommendations, and for overseeing any cultural resource follow up work that may be required.	IS/MND, Section 3.5
Potential Impacts on Human Burials. Potentially significant impact.			
See TCR-1, TCR-2, and TCR-3	The ODS will be responsible for notifying the City and for contacting a qualified cultural resources professional to evaluate materials if found, to recommend and implement cultural resource protection controls. The City will be required to notify the Coroner and to oversee implementation of CEQA requirements applicable to human remains.	The Lathrop CDD will be responsible for ensuring that the Coroner is notified and that a cultural resources professional evaluates remains, makes and reports recommendations, and oversees any cultural resource follow up work that may be required.	IS/MND, Section 3.5
3.6 GEOLOGY AND SOILS			
Potential Impacts from Seismic Hazards and Liquefaction. Potentially significant impact.			
GEO-1: The City of Lathrop Engineer shall review and approve a site-specific, design-level geotechnical study for the project, if appropriate the study completed for the site by Berloger, Stevens & Associates, prior to issuing a grading and building permit. All geotechnical engineering and design recommendations included in the approved study shall be implemented during project design and prior to construction.	The ODS will be responsible for preparing and submitting the geotechnical study for the project.	The Lathrop City Engineer will be responsible for review and approval of the geotechnical study.	IS/MND, Section 3.6
Potential Impacts from Soil Erosion. Potentially significant impact.			

IMPACT/MITIGATION MEASURES	IMPLEMENTATION RESPONSIBILITY	MONITORING/REPORTING RESPONSIBILITY	SOURCE
<p>GEO-2: Prior to issuance of a grading permit, the project contractor shall submit, for the review and approval of the Public Works Department, an erosion control plan that complies with the City’s Storm Water Development Standards and utilizes Best Management Practices (BMPs) to limit the erosion effects during construction of the proposed project. Measures could include, but are not limited to:</p> <ul style="list-style-type: none">• Hydro-seeding• Placement of erosion control measures within drainage ways and ahead of drop inlets• The temporary lining (during construction activities) of drop inlets with “filter fabric” (a specific type of geotextile fabric)• The placement of straw wattles along slope contours and back-of-curb prior to installation of landscaping• Directing subcontractors to a single designated “wash-out” location (as opposed to allowing them to wash-out in any location they desire)• The use of siltation fences; and• The use of sediment basins and dust palliatives.	The ODS will be responsible for preparing and submitting storm water quality plans for City’s review and approval.	The Lathrop Public Works Department will be responsible for review and approval of storm water quality and drainage plans.	IS/MND, Section 3.6
3.7 GREENHOUSE GAS EMISSIONS			
Potential Impacts from GHG Emissions and Consistency with GHG Reduction Plans. Potentially significant impact.			
<p>GHG-1: The ODS shall, in cooperation with the City, SJVAPCD and SJCOG, prepare and implement a Transportation Demand Management (TDM) Plan for the project that includes consideration of preferential vanpool and carpool parking spaces, on-site amenities that encourage alternative transportation modes such as locker and shower, secure bicycle parking, on-site services that reduce mid-day trips, telecommuting options and provision of information regarding these and other trip-reducing measures available to employees. The plan shall be subject to City review and approval prior to issuance of the first building permit for building construction in the project area.</p>	The ODS will be responsible for preparing and implementing the TDM Plan.	The Lathrop CDD will be responsible for ensuring that this requirement is met prior to issuing construction permits for the project.	IS/MND, Section 3.7
3.8 HAZARDS AND HAZARDOUS MATERIALS			
Potential Impacts from Use and Transportation of Hazards. Potentially significant impact.			
<p>HAZ-1: Demolition of existing above-ground structures shall be conducted in accordance with a City demolition permit and applicable conditions. Demolition procedures, safety requirements and environmental protections shall be defined in a demolition plan prepared by the applicant and subject to the approval of the Building Official and City Engineer. The demolition plan shall define the required qualifications of demolition contractors. Preparation of the demolition plan shall include testing as required to define potential environmental hazards and mitigation needed during demolition to protect worker and public health and safety. The demolition plan shall identify waste materials to be produced and their disposition.</p>	The ODS will be responsible for retaining a qualified hazardous materials professional to conduct required testing and address any potential health and environmental related risks.	The Lathrop CDD will be responsible for ensuring that this requirement is met prior to issuing demolition permits for the project.	IS/MND, Section 3.8

IMPACT/MITIGATION MEASURES	IMPLEMENTATION RESPONSIBILITY	MONITORING/REPORTING RESPONSIBILITY	SOURCE
<p>HAZ-2: Prior to grading activities, the ODS or its contractor shall retain a qualified professional to collect and analyze soil samples as required to determine whether pesticide residues or other contaminants are present and, if present, whether they pose a health risk to construction workers or an environmental contamination risk. If so, the ODS shall prepare and implement a risk reduction plan that will reduce risk to construction workers.</p> <p>HAZ-3: Planned industrial development in the vicinity of existing hazardous waste cleanup monitoring wells shall be restricted as required to permit the continuing inspection, maintenance and operation of groundwater extraction equipment until the operation is closed by the agency with jurisdiction.</p>			
3.9 HYDROLOGY AND WATER QUALITY			
Potential Impacts on Erosion, Sediment, and Water Quality. Potentially significant impact.			
<p>HYDRO-1: The ODS shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) for the project in accordance with the Construction General Permit. The developer shall incorporate an Erosion Control Plan consistent with all applicable provisions of the SWPPP within the site development plans. The SWPPP shall be available on the construction site at all times. The developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to commencement of construction activity, and shall submit the SWRCB Waste Discharger’s Identification Number (WDID) to the City prior to approval of development or grading plans.</p> <p>HYDRO-2: The ODS shall obtain an MS4 permit from the City which would describe post-construction BMPs required to reduce pollutant loads in stormwater discharges to acceptable levels, including compliance with the adopted Multi-Agency Post-Construction Stormwater Standards Manual and the City’s Storm Water Development Standards.</p>	The ODS will be responsible for preparing and submitting storm water quality and drainage plans for the City’s review and approval.	The Lathrop Public Works Department will be responsible for review and approval of storm water quality and drainage plans.	IS/MND, Section 3.9
Potential Impacts on Drainage, Erosion, and Runoff . Potentially significant impact.			
HYDRO 1 and HYDRO-2	The ODS will be responsible for preparing and submitting storm water quality and drainage plans for the City’s review and approval.	The Lathrop Public Works Department will be responsible for review and approval of storm water quality and drainage plans.	IS/MND, Section 3.9
3.10 LAND USE			
The IS/MND does not identify significant effects or mitigation measures in this resource area.			
3.11 MINERAL RESOURCES			
The IS/MND does not identify significant effects or mitigation measures in this resource area.			

IMPACT/MITIGATION MEASURES	IMPLEMENTATION RESPONSIBILITY	MONITORING/REPORTING RESPONSIBILITY	SOURCE
3.12 NOISE			
The IS/MND does not identify significant effects or mitigation measures in this resource area.			
3.13 POPULATION AND HOUSING			
The IS/MND does not identify significant effects or mitigation measures in this resource area.			
3.14 PUBLIC SERVICES			
The IS/MND does not identify significant effects or mitigation measures in this resource area.			
3.15 RECREATION			
The IS/MND does not identify significant effects or mitigation measures in this resource area.			
3.16 TRANSPORTATION			
The IS/MND does not identify significant effects or mitigation measures in this resource area.			
3.17 TRIBAL CULTURAL RESOURCES			
Potential Impacts on Tribal Cultural Resources. Potentially significant impact.			
<p>TCR-1: If the project site is determined to be a sensitive tribal cultural resource, the ODS shall consult with the affected tribe to establish and implement a procedure for monitoring and reporting all earth-moving and grading activities.</p> <p>TCR-2: In the event that construction encounters evidence of human burial or scattered human remains, construction in the vicinity of the encounter shall be immediately halted. The ODS shall immediately notify the County Coroner, the Lathrop Community Development Department, and the tribal representative. The ODS will be responsible for compliance with the requirements of CEQA as to human remains as defined in CEQA Guidelines Section 15064.5, with California Health and Safety Code Section 7050.5, and as directed by the County Coroner. If the human remains are determined to be Native American, the County Coroner shall notify the Native American Heritage Commission (NAHC), and the NAHC will notify and appoint a Most Likely Descendant. The Most Likely Descendant will work with the archaeologist to decide the proper treatment of the human remains and any associated funerary objects.</p> <p>TCR-3: In the event that other archaeological resources are encountered during project construction, all construction activities in the vicinity of the encounter shall be halted until a qualified archaeologist and tribal representative can examine the materials and make a determination of their “uniqueness” as defined by CEQA. If the resource is determined to be unique, the archaeologist shall recommend avoidance, minimization or mitigation</p>	<p>The ODS will be responsible for contracting a qualified tribal cultural resources professional to evaluate sensitive tribal cultural resources if found, to recommend tribal cultural resource protection controls and to implement controls.</p>	<p>The Lathrop CDD will be responsible for review and approval of the tribal cultural resources professional evaluation reports and recommendations, and for overseeing any tribal cultural resource follow up work that may be required.</p>	<p>IS/MND, Section 3.17</p>

IMPACT/MITIGATION MEASURES	IMPLEMENTATION RESPONSIBILITY	MONITORING/REPORTING RESPONSIBILITY	SOURCE
measures that will reduce potential effects to a less than significant level. The ODS will be responsible for retaining the archaeologist and tribal representative and for implementing the recommendations of the archaeologist, including submittal of a written report to the Lathrop Community Development Department and tribal representative documenting the find and its treatment.			
3.18 UTILITIES AND SERVICES			
Potential Effects on Wastewater Systems. Potentially significant impact.			
UTIL-1: Prior to the issuance of building permits, the ODS shall quantify the need for Individual Sewer Units (ISUs) related to the permit to satisfaction of the Lathrop Public Works Department. The project applicant shall purchase additional ISUs as required to provide adequate capacity for the proposed project, subject to the review and approval of the Public Works Department and City Council.	The ODS will be responsible for obtaining required ISUs.	The Lathrop Public Works Department will be responsible for ensuring that the required ISUs have been obtained.	IS/MND, Section 3.18