

Lead Agency:

City of Lathrop

390 Towne Centre Drive

Lathrop CA 95330

Filed Doc #: 39-08122025-233
08/12/2025 11:28:07 AM
Steve J. Bestolarides
San Joaquin County Clerk

DOCUMENT TITLE

NOTICE OF DETERMINATION

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research
 U.S. Mail: Street Address:
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

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

From:

Public Agency: City of Lathrop
 Address: 390 Towne Centre Drive
Lathrop, CA 95330
 Contact: Rick Caguiat, Comm. Dev. Director
 Phone: (209) 941-7296

Lead Agency (if different from above):

Address: _____

Contact: _____

Phone: _____

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

State Clearinghouse Number (if submitted to State Clearinghouse): 2024030835

Project Title: Mossdale Landing West Specific Plan

Project Applicant: WSBG Investments, LP

Project Location (include county): Lathrop, San Joaquin County

Project Description:

The Mossdale Landing West Specific Plan (Specific Plan or Project) would include the construction and associated operation of up to 912 residential units with associated park, circulation, and utility improvements over five phases. The Specific Plan provides a total of 829 dwelling units, which creates a density of 5.43 dwelling units / acre. However, to provide a residential unit buffer, a maximum of 912 units are assumed in this analysis. As such, the analysis is conservative. +

This is to advise that the City of Lathrop City Council has approved the above
 (☒ Lead Agency or ☐ Responsible Agency)

described project on August 11, 2025 and has made the following determinations regarding the above
 (date)
 described project.

1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☒ was ☐ 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, or the negative Declaration, is available to the General Public at:

<https://www.ci.lathrop.ca.us/com-dev/page/public-review-documents>

Signature (Public Agency):  Title: Community Development Director

Date: 8/12/2025 Date Received for filing at OPR: _____



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:
39-08122025-233

STATE CLEARINGHOUSE NUMBER (If applicable)
2024030835

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF LATHROP	LEAD AGENCY EMAIL	DATE 08/12/2025
COUNTY/STATE AGENCY OF FILING SAN JOAQUIN	DOCUMENT NUMBER 39-08122025-233	

PROJECT TITLE

MOSSDALE LANDING WEST SPECIFIC PLAN

PROJECT APPLICANT NAME CITY OF LATHROP	PROJECT APPLICANT EMAIL	PHONE NUMBER (209) 941-7296
PROJECT APPLICANT ADDRESS 390 TOWNE CENTRE DRIVE	CITY LATHROP	STATE CA
		ZIP CODE 95330

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	\$4,123.50	\$	\$4,123.50
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	
 ☐ Exempt from fee			
☐ Notice of Exemption (attach)			
☐ CDFW No Effect Determination (attach)			
☐ Fee previously paid (attach previously issued cash receipt copy)			

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
☒ County documentary handling fee		\$	\$50.00
☐ Other		\$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ \$4,173.50

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Rosa Arceo ,Deputy
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