

Filed Doc #: 39-08122025-233
Tue Aug 12 11:28:07 PDT 2025
Page: 1 of 2 Fee: \$4173.50
Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: rosaa



Lead Agency:

City of Lathrop

390 Towne Centre Drive

Lathrop CA 95330

DOCUMENT TITLE

NOTICE OF DETERMINATION

Notice of Determination

Appendix D

To:	From:
<input checked="" type="checkbox"/> Office of Planning and Research	Public Agency: <u>City of Lathrop</u>
U.S. Mail: _____	Address: <u>390 Towne Centre Drive</u>
P.O. Box 3044 _____	<u>Lathrop, CA 95330</u>
Sacramento, CA 95812-3044	Contact: <u>Rick Caguiat, Comm. Dev. Director</u>
Street Address: _____	Phone: <u>(209) 941-7296</u>
1400 Tenth St., Rm 113 _____	
Sacramento, CA 95814	
<input checked="" type="checkbox"/> County Clerk	Lead Agency (if different from above): _____
County of: <u>San Joaquin</u>	Address: _____
Address: <u>44 N. San Joaquin St. #260</u>	Contact: _____
<u>Stockton, CA 95202</u>	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:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$	\$4,123.50
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	
<input type="checkbox"/> 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)

<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 \$ \$4,173.50

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Rosa Arceo, Deputy

