

**NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING FOR THE MOSSDALE LANDING WEST SPECIFIC PLAN**

**LEAD AGENCY:** City of Lathrop

**PROJECT LOCATION AND SETTING:**

The Mossdale Landing West Specific Plan Area (Specific Plan Area, Plan Area, or Project site) is located within the West Lathrop Specific Plan area in the City of Lathrop, San Joaquin County, California. The site is bounded by Barbara Terry Boulevard to the north, open space and an existing subdivision to the northeast, River Islands Parkway to the southeast, and the San Joaquin River to the west, north and south. The elevation of the site is generally flat and ranges from approximately 14 feet to 21 feet above mean sea level.

**PROJECT DESCRIPTION:** The Specific Plan would include the construction and associated operation of up to 829 residential units with associated park, circulation, and utility improvements over five phases (Figure 5 and Figure 6 of the Initial Study). However, to provide a residential unit buffer, a maximum of 912 units are assumed in this analysis. As such, the analysis is conservative as the number of units constructed at buildout would likely be closer to 829, as shown on the Vesting Tentative Subdivision Map. The Mossdale Landing West Specific Plan is based upon the Mossdale Village plan and policies presented in the West Lathrop Specific Plan, which is consistent with the City of Lathrop's General Plan. The Specific Plan provides the approximate acreages of the following land uses:

- approximately 152.4 acres of Low-Density Residential;
- approximately 16.5 acres of Public designated uses (linear park);
- approximately 6.2 acres of neighborhood community park;
- approximately 2 acres of parkland dedication south of River Islands Parkway;
- approximately 2.5 acres of other open space (including landscaped entries); and
- approximately 1.4 acres of levee slope easement.

There is also a remainder of 38.2 acres of undeveloped land. For more details regarding the residential components, park, landscaping, circulation, utility improvements, objectives, and entitlements, please see the Project Description in the attached Initial Study.

**INITIAL STUDY:** An Initial Study has been prepared for this project. The Initial Study identifies environmental areas/issues that would result in No Impact or a Less than Significant Impact, and environmental areas/issues that would result in a Potentially Significant Impact. All Potentially Significant Impact areas/issues will be addressed in greater detail in the Draft EIR. Areas/issues that would result in No Impact or a Less than Significant Impact, as identified in the

Initial Study, will not be addressed further in the Draft EIR. A copy of the Initial Study is available on the City's website at:

<https://www.ci.lathrop.ca.us/com-dev/page/public-review-documents>. The Draft EIR will examine most of the environmental areas contained in Appendix G of the State CEQA Guidelines. The topics to be addressed in the Draft EIR include: Aesthetics, Agricultural and Forestry Resources, Air Quality, Biological

Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gases and Climate Change, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities, Cumulative Impacts, and Growth Inducing Impacts.

**COMMENT PERIOD (30DAYS):** In accordance with the time limits established by CEQA, the NOP public review period will begin on March 22, 2024 and end on April 22, 2024. Consistent with the time limits mandated by State CEQA Guidelines Section 15082, your input, comments or responses must be received in writing at the address or via email listed below by 5:00 PM, on April 22, 2024: Attn: Rick Caguiat at the City of Lathrop, 390 Towne Centre Drive, Lathrop, CA 95330; or by e-mail to [planning@ci.lathrop.ca.us](mailto:planning@ci.lathrop.ca.us).

**SCOPING MEETING:** The City of Lathrop will conduct a public scoping meeting to solicit input and comments from public agencies and the general public on the proposed project and scope of the EIR. The scoping meeting will be held on Wednesday, April 3 at 6:00 PM at: City of Lathrop City Hall Council Chamber, 390 Towne Centre Drive, Lathrop, CA 95330. For comments before or after the meeting or additional information, please contact Rick Caguiat, Community Development Director at 209-941-7290 or by email: [planning@ci.lathrop.ca.us](mailto:planning@ci.lathrop.ca.us)

**TERESA VARGAS – CITY CLERK OF THE CITY OF LATHROP**

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