

MOSSDALE LANDING WEST PROJECT

GENERAL PLAN AMENDMENT NO. GPA-22-23

REZONE NO. REZ-22-24

SPECIFIC PLAN NO. SPA-22-25

VESTING TENTATIVE SUBDIVISION MAP NO. VTM-22-27

WILLIAMSON ACT CANCELLATION NO. AGC-22-28

CITY COUNCIL REGULAR MEETING | AUGUST 11, 2025 | ITEM: 5.1



SUMMARY



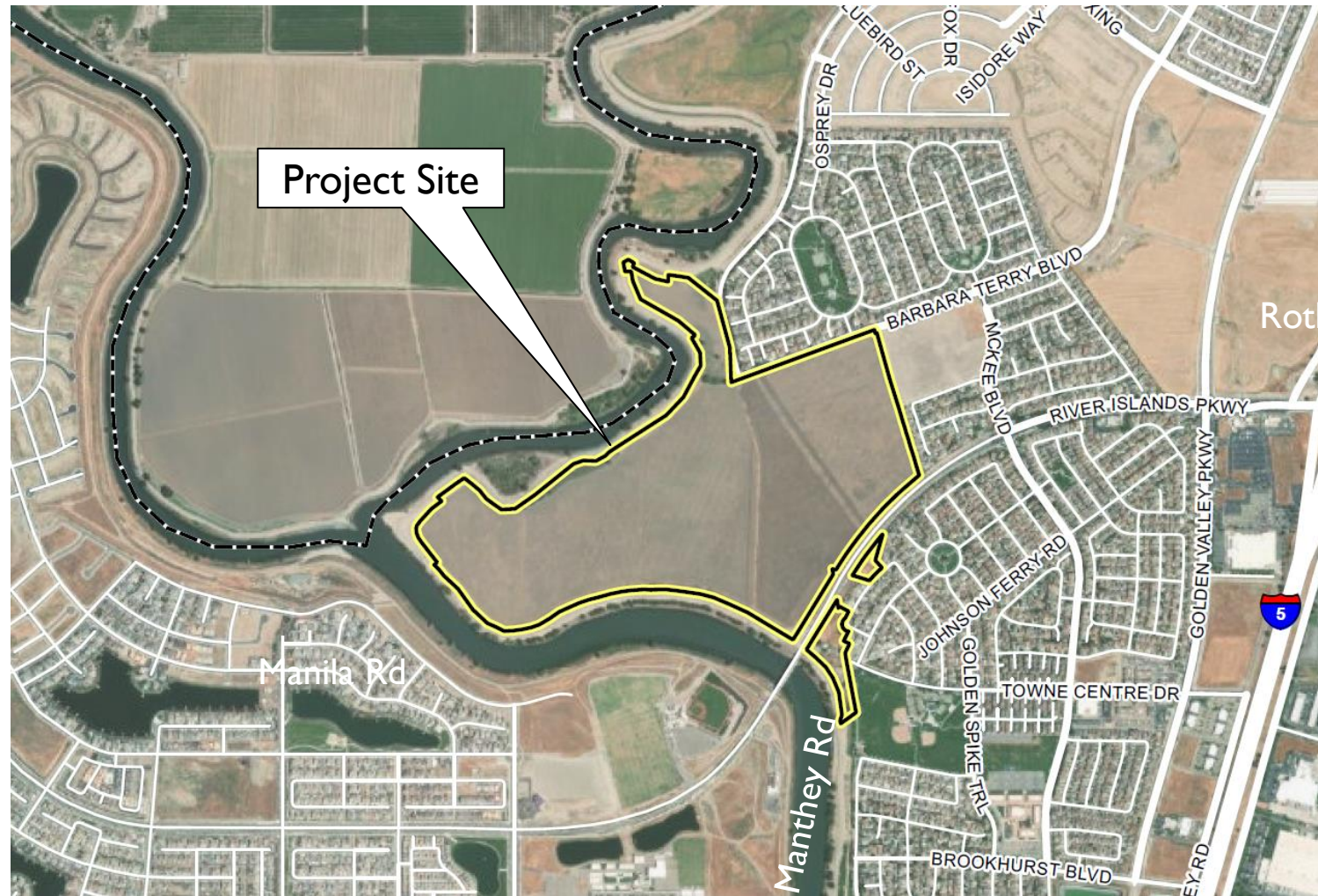
- ❑ The proposal includes the following entitlement requests:
 - ❑ **General Plan Amendment** to match the land use plan in the Specific Plan including LD, Low Density Residential, P, Park, and OS, Open Space.
 - ❑ **Rezone** to match the land use plan in the Specific Plan including RL-MV, Low Density Residential, P-MV, Park, and OS-MV, Open Space and to codify the Specific Plan uses in the Lathrop Municipal Code.
 - ❑ Adoption of the **Mossdale Landing West Specific Plan** that includes development standards and policies for the development of the proposed project.

SUMMARY CONT.



- ❑ The proposal includes the following entitlement requests:
 - ❑ A **Vesting Tentative Subdivision Map** to subdivide approximately 205.9-acres into 829 single-family residential lots, a Linear Park, a Neighborhood Park, open space areas, roadway infrastructure, and levee easement area.
 - ❑ A **Williamson Act Cancellation** to remove the Subject Properties from the Williamson Act Contract No. 73-CI-73.
- ❑ Environmental Impacts were analyzed in an Environmental Impact Report prepared by De Novo Planning Group.

VICINITY MAP – PROJECT LOCATION



VESTING TENTATIVE SUBDIVISION MAP



Required Improvements:

- ❑ Widening and frontage imp. Along Barbara Terry Blvd.
- ❑ Widening and frontage imp. Along Spartan Way.
- ❑ Extension of Street W (Towne Centre Drive) under Bradshaw's Crossing Bridge.
- ❑ Land for levee improvements by RD17 adjacent to Bradshaw's Crossing Bridge.

SPECIFIC PLAN – DEVELOPMENT PLAN



TABLE 2.1 LOT SIZE AND DIMENSION

LOT SIZE	LOT DIMENSION	# OF LOTS
3,360 SF	42' x 80'	54
3,570 SF	42' X 85'	50
3,375 SF	45' x 75'	142
4,000 SF	50' X 80'	144
5,000 SF	50' X 100'	439

- ❑ Total of 829 dwelling units.
- ❑ Density of 5.65 dwelling units / acre (du/ac), consistent with the LD, Low Density Residential General Plan Land Use Designation (1 – 7 du/ac).



UTILITIES



- ❑ Water will be supplied to the proposed project by the City via connection to existing water infrastructure. Project is required to secure water capacity with each Final Map.
- ❑ Wastewater generated by the Project will be treated by the City's Consolidated Treatment Facility along Christopher Way. The Project will connect to existing sanitary sewer infrastructure and adequate capacity shall be purchased and allocated with each Final Map.
- ❑ Stormwater infrastructure will be installed throughout the project area and drain towards the main line in Marsh Road.

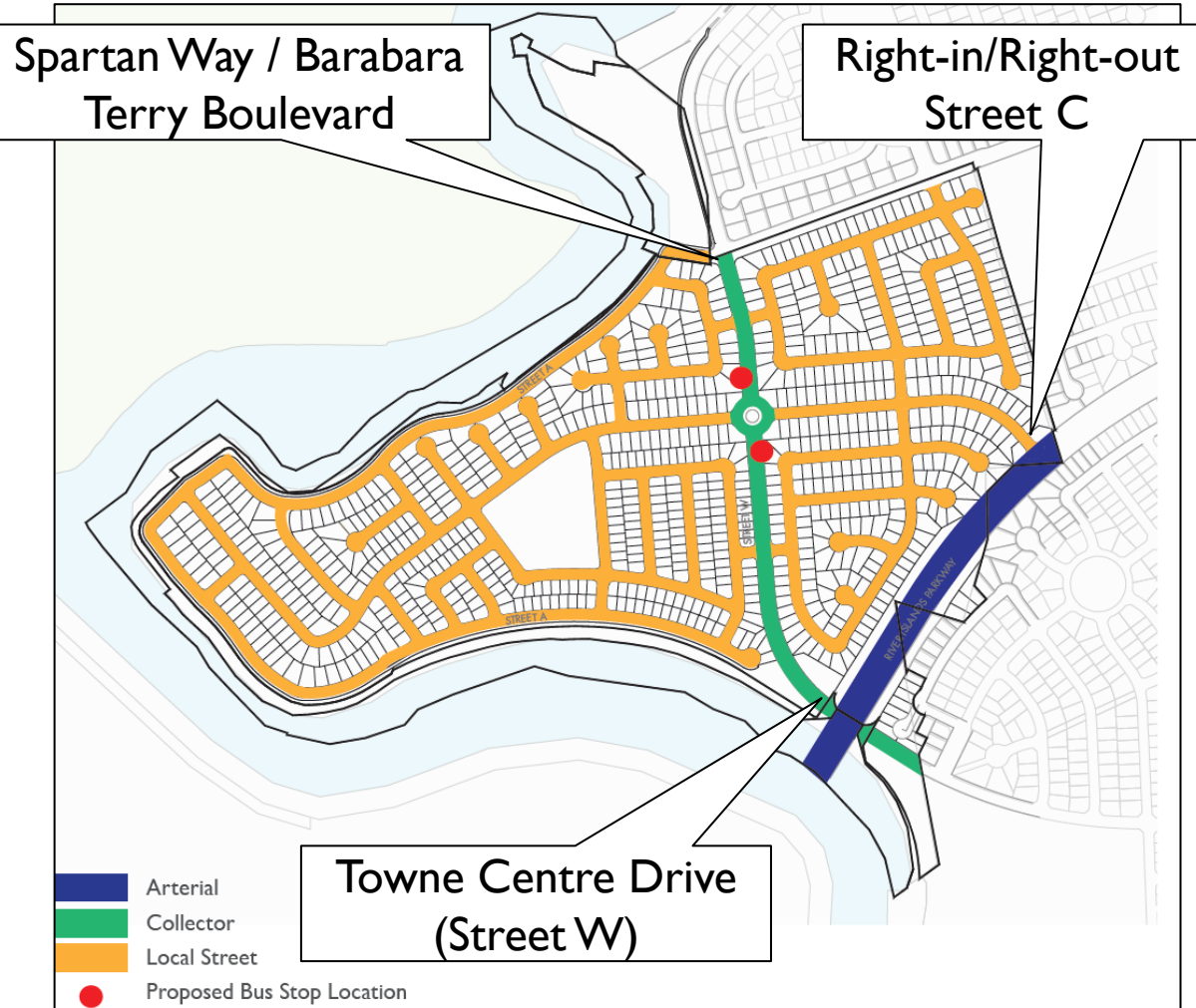
PHASING



Phasing:

- ❑ Six (6) Phases in total for a total of 829 Single-family Residential lots.
- ❑ Phase 1 – 12 lots
- ❑ Phase 2 – 192 lots
- ❑ Phase 3 – 153 lots
- ❑ Phase 4 – 220 lots
- ❑ Phase 5 – 146 lots
- ❑ Phase 6 – 106 lots

CIRCULATION



Primary Points of Access:

- Barbara Terry Boulevard
- River Islands Parkway (Right-in/Right-out)
- Towne Centre Drive (Street W) extension under Bradshaw's Crossing Bridge
- Spartan Way

PARKS AND OPEN SPACE

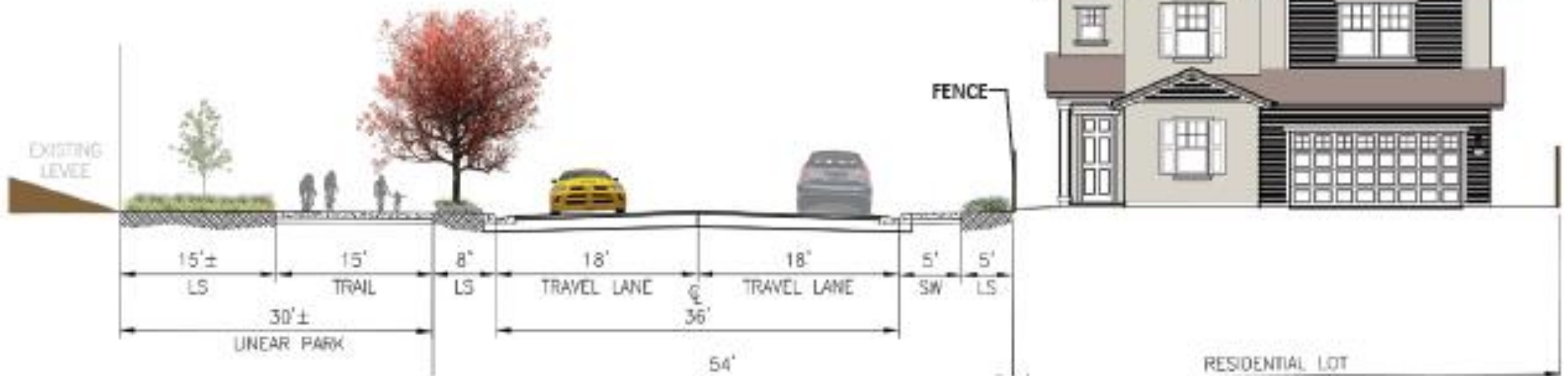


Parks and Open Space:

- Linear Park – 4.8 acres
- Neighborhood Park – 6.2 acres
- Parkland Dedication – 2 acres
- Other Public Green Space – 3.6 acres

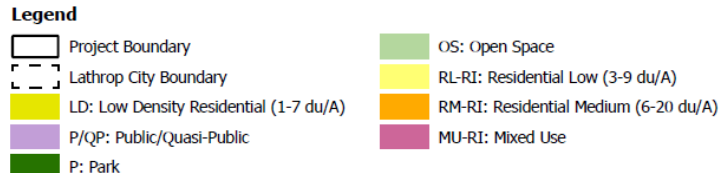
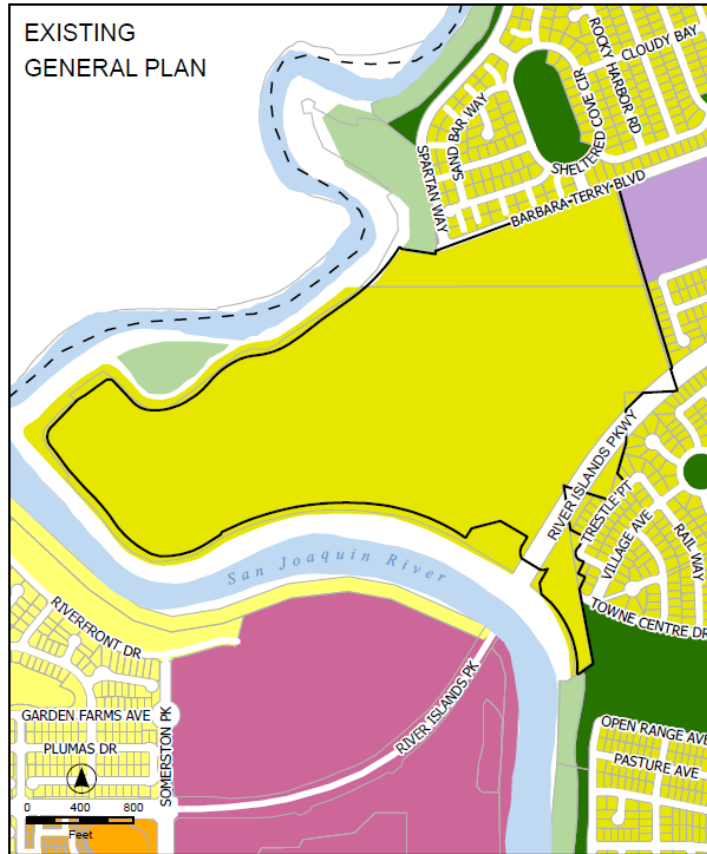
Total Acreage – 16.6 acres

LINEAR PARK DESIGN



STREET A (54' ROW)

GENERAL PLAN AMENDMENT

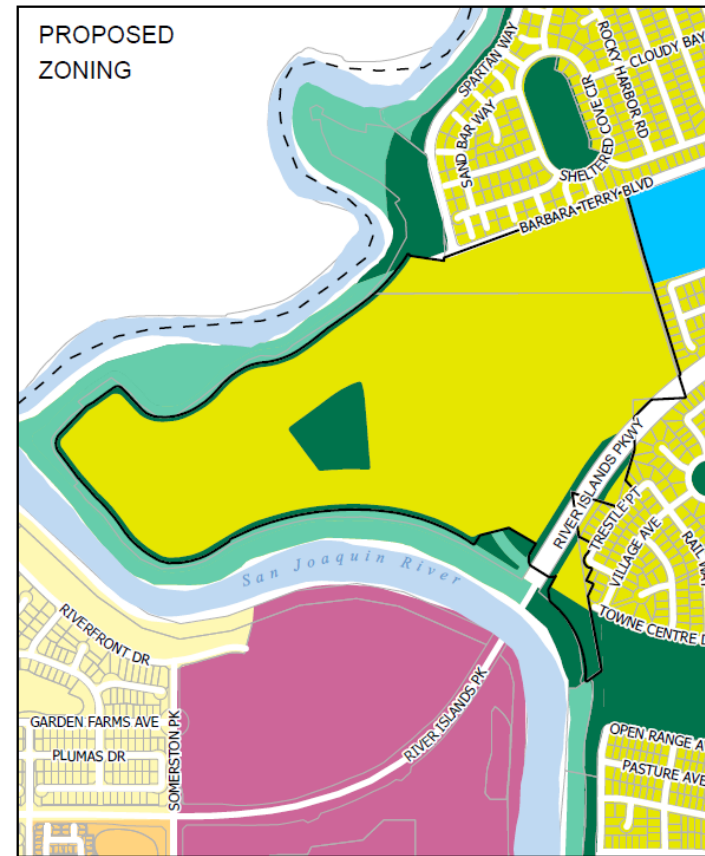
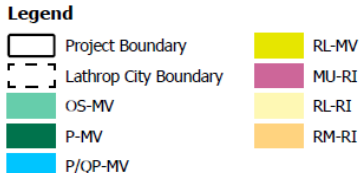
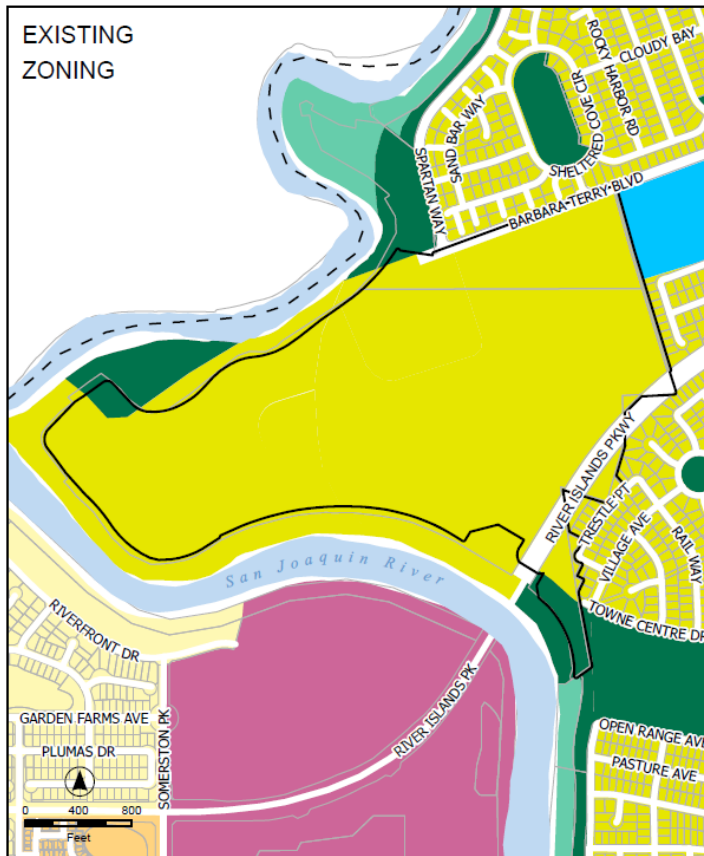


LATHROP MOSSDALE LANDING WEST SPECIFIC PLAN

Figure 2.0-10. Existing and Proposed General Plan Land Use Designations

- General Plan Amendment would modify the General Plan Land Use Map to designate the Project site as LD, Low Density Residential, P, Park, and OS, Open Space

REZONE



LATHROP MOSSDALE LANDING WEST SPECIFIC PLAN

Figure 2.0-11. Existing and Proposed Zoning

- A Zoning Map Amendment (would modify the Zoning Map to designate the Project site as RL-MV, Low Density Residential, P-MV, Park, and OS-MV, Open Space.
- A New Chapter (Chapter 17.63, Mossdale Landing West Zoning Districts) to the Lathrop Municipal Code.

WILLIAMSON ACT CANCELLATION



- On December 26, 1972, the property owner entered into a Williamson Act Contract No. 73-CI-73 on APNs 191-190-74 and 191-190-75 which covers the entire project site.
- The project site was annexed into the City with the approval and annexation of the West Lathrop Specific Plan in 1996. All existing Williamson Act Contracts were allowed to continue pursuant to Chapter 17.128 of the Lathrop Municipal Code.

WILLIAMSON ACT CANCELLATION



- ❑ On November 29, 2021, the property owner filed a Notice of Non-Renewal to remove the project site from the Williamson Act. The property owner subsequently filed a Williamson Act Cancellation request on February 14, 2022.
- ❑ The Williamson Act Cancellation is necessary for the development of the proposed project. Findings pursuant to Government Code Section 51282(b) are included in the Staff Report and the City Council Resolution.

WILLIAMSON ACT CANCELLATION



- ❑ Pursuant to Government Code Section 51282 and Chapter 17.128 of the LMC, the City Council can approve a Tentative Certificate of Cancellation with Conditions and Contingencies, including payment of the Cancellation Fee.
- ❑ Cancellation Fee is calculated by the County Assessor by request of the City and is based on current market value of the land. The fee is 12.5 percent of the current market value.

WILLIAMSON ACT CANCELLATION



□ The fee calculation by the County Assessor was received on February 21, 2025:

APNs: 191-190-74 and 191-190-75

As is Current Market Value - \$28,000,000

12.5% Cancellation Fee - x.125

Cancellation Fee - \$3,500,000

The Cancellation Fee is paid to the County Treasurer prior to Final Map.

ENVIRONMENTAL REVIEW



- ❑ Serving as the Lead Agency, the City of Lathrop contracted with the professional environmental consulting firm De Novo Planning Group to prepare an Environmental Impact Report (EIR).
- ❑ The Draft EIR was circulated beginning on January 9, 2025 and completed the 45-day public review period required under CEQA on February 24, 2025.
- ❑ Written comments (9 comments) were collected during the public review period and incorporated into the Final EIR with responses.

PLANNING COMMISSION



- ❑ On July 16, 2025, the Planning Commission held a public hearing on the proposed Mossdale Landing West Project.
- ❑ The Planning Commission voted unanimously (4-0) to adopt Resolution No. 25-6 through 25-11, recommending the City Council to Certify the Final Environmental Impact Report (FEIR) and Approve the Mossdale Landing West Project.

RECOMMENDATION



□ Planning Commission and staff recommend the following actions:

1. **Hold a Public Hearing;**
2. **Adopt a Resolution** Certifying the Final Environmental Impact Report (FEIR) (SCH# 2024030835), CEQA Findings of Fact, Statement of Overriding Considerations, and Mitigation Measures/Monitoring Plan for the Mossdale Landing West Project;
3. **Adopt a Resolution** Approving a General Plan Amendment of the Subject Properties to LD, Low Density Residential, P, Park, and OS, Open Space;

RECOMMENDATION

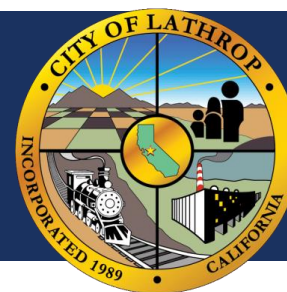


- 4. Introduce and Conduct First Reading of an Ordinance for the Mossdale Landing West Specific Plan;**
- 5. Introduce and Conduct First Reading of an Ordinance for Zoning Map Amendment to RL-MV, Low Density Residential, P-MV, Park, and OS-MV, Open Space and Zoning Text Amendments related to the Mossdale Landing West Project**

RECOMMENDATION



6. **Adopt a Resolution** approving a Vesting Tentative Subdivision Map No. 4146 to subdivide the subject properties into 829 single-family residential lots, a neighborhood park, linear park, open space areas, and major roadway improvements for the Mossdale Landing West Project.
7. **Adopt a Resolution** approving findings related to Tentative Approval of Cancellation of California Conservation Contract Number 73-CI-73 on Specified Property.



PHASING – PHASE I



Phasing:

- ❑ Six (6) Phases in total for a total of 829 Single-family Residential lots.
- ❑ Phase 1 – 12 lots
- ❑ Phase 2 – 192 lots
- ❑ Phase 3 – 153 lots
- ❑ Phase 4 – 220 lots
- ❑ Phase 5 – 146 lots
- ❑ Phase 6 – 106 lots

PHASING – PHASE 2



Phasing:

- ❑ Six (6) Phases in total for a total of 829 Single-family Residential lots.
- ❑ Phase 1 – 12 lots
- ❑ Phase 2 – 192 lots
- ❑ Phase 3 – 153 lots
- ❑ Phase 4 – 220 lots
- ❑ Phase 5 – 146 lots
- ❑ Phase 6 – 106 lots

PHASING – PHASE 3



Phasing:

- ❑ Six (6) Phases in total for a total of 829 Single-family Residential lots.
- ❑ Phase 1 – 12 lots
- ❑ Phase 2 – 192 lots
- ❑ Phase 3 – 153 lots
- ❑ Phase 4 – 220 lots
- ❑ Phase 5 – 146 lots
- ❑ Phase 6 – 106 lots

PHASING – PHASE 4



Phasing:

- ❑ Six (6) Phases in total for a total of 829 Single-family Residential lots.
- ❑ Phase 1 – 12 lots
- ❑ Phase 2 – 192 lots
- ❑ Phase 3 – 153 lots
- ❑ Phase 4 – 220 lots
- ❑ Phase 5 – 146 lots
- ❑ Phase 6 – 106 lots

PHASING – PHASE 5



Phasing:

- ❑ Six (6) Phases in total for a total of 829 Single-family Residential lots.
- ❑ Phase 1 – 12 lots
- ❑ Phase 2 – 192 lots
- ❑ Phase 3 – 153 lots
- ❑ Phase 4 – 220 lots
- ❑ Phase 5 – 146 lots
- ❑ Phase 6 – 106 lots

PHASING – PHASE 6



Phasing:

- ❑ Six (6) Phases in total for a total of 829 Single-family Residential lots.
- ❑ Phase 1 – 12 lots
- ❑ Phase 2 – 192 lots
- ❑ Phase 3 – 153 lots
- ❑ Phase 4 – 220 lots
- ❑ Phase 5 – 146 lots
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