

**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

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**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: \_\_\_\_\_