

Notice of Availability

Mossdale Landing West Specific Plan - Draft Environmental Impact Report

LEAD AGENCY

City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330
(209) 941-7290

EIR CONSULTANT

De Novo Planning Group
1020 Suncastr Lane, Suite 106
El Dorado Hills, CA 95762
(916) 235-0116

PROJECT TITLE: Mossdale Landing West Specific Plan

PROJECT LOCATION: The Mossdale Landing West Specific Plan Area 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 Project site is not included on the lists of sites enumerated under Section 65962.5 of the Government Code (Hazardous Waste and Substances Site List maintained by the Department of Toxic Substances Control). The Specific Plan Area is comprised of the following APNs: 191-190-74, 191-190-75, 191-190-76, 191-190-77, 191-190-78, 191-610-02, 191-610-22, 191-620-59, and 191-340-03.

PROJECT DESCRIPTION: The Project site includes two distinct planning boundaries defined below. The following terms are used throughout the Draft EIR to describe the planning boundaries within the Project site:

- Mossdale Landing West Specific Plan Area (Specific Plan Area, Plan Area, or Project site) – totals 225.86 acres and includes the whole of the Project, including the proposed 167.42-acre Development Area, and land along the San Joaquin River (which would not be developed as part of the proposed Project).
- Development Area – includes 167.42 acres that is intended for development.

The Mossdale Landing West Specific Plan 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, 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 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 proposed Project would require a rezone and General Plan Amendment.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The Draft EIR has identified the following environmental issue areas as having significant and unavoidable environmental impacts from implementation of the project: Agricultural Resources and Utilities. All other environmental issues were determined to have no impact, less than significant impacts, or less than significant impacts with mitigation measures incorporated into the project.

PUBLIC REVIEW PERIOD: A 45-day public review period for the Draft EIR will commence on January 9, 2025 and end on February 24, 2025 for interested individuals and public agencies to submit written comments on the document. Written comments concerning the Draft EIR are due by 5:00 p.m. on February 24, 2025 and should be submitted to the

attention of Rick Caguiat, Community Development Director, City of Lathrop, Community Development Department, 390 Towne Centre Drive, Lathrop, CA 95330; or by e-mail to planning@ci.lathrop.ca.us. Copies of the Draft EIR are available for review at the City of Lathrop Planning Division (City of Lathrop, 390 Towne Centre Drive, Lathrop). The Draft EIR also may be reviewed at the City of Lathrop's website: <https://www.ci.lathrop.ca.us/com-dev/page/public-review-documents>

FIGURE I.1 PROJECT SITE MAP

