



STATE OF CALIFORNIA - THE RESOURCES AGENCY  
 DEPARTMENT OF FISH AND GAME  
 ENVIRONMENTAL FILING FEE CASH RECEIPT  
 DFG 753.0a (8-01)

216270

Lead Agency: City of Lathrop Date: 01-29-03  
 County / State Agency of Filing: San Joaquin Document No.: \_\_\_\_\_  
 Project Title: River Island at Lathrop Urban Subsequent Environmental Report.  
 Project Applicant Name: Bruce Coleman Phone Number: \_\_\_\_\_  
 Project Applicant Address: N/E of Old River w/ Paradise Cut.  
 Project Applicant (check appropriate box): Local Public Agency  School District  Other Special District   
 State Agency  Private Entity

**CHECK APPLICABLE FEES:**

- Environmental Impact Report \$850.00 \$ 850.00
- Negative Declaration \$1,260.00 \$ \_\_\_\_\_
- Application Fee Water Diversion (State Water Resources Control Board Only) \$850.00 \$ \_\_\_\_\_
- Projects Subject to Certified Regulatory Programs \$860.00 \$ \_\_\_\_\_
- County Administrative Fee \$25.00 \$ 25.00
- Project that is exempt from fees

TOTAL RECEIVED \$ 875.00

Signature and title of person receiving payment: Rosette

DCP-CO-Clerk

WHITE-PROJECT APPLICANT      YELLOW-DPG/FASB      PINK-LEAD AGENCY      GOLDENROD-STATE AGENCY OF FILING

01/29/2003 11:30AM

RECEIPT # 79301

SAN JOAQUIN COUNTY RECORDERS &  
 Assessor-Recorder County Clerk

GARY W. FREEMAN  
 6 S. EL DORADO 2ND FLOOR  
 STOCKTON, CA 95202

FROM :  
 BY : ROSETTE

C COPIES 875.00

TOTAL FEE -----> 875.00  
 AMOUNT (Check) RECEIVED -----> 875.00  
 CHANGE -----> 0.00

1 Check Received  
 Check #1056

\*\*\* RECEIPT \*\*\*

03 JAN 29 AM 11:34

SAN JOAQUIN COUNTY

BY *[Signature]*  
DEPUTY

NOTICE OF DETERMINATION

TO: Governor's Office of Planning and Research, State Clearinghouse  
County Clerk, County of San Joaquin

FROM: City of Lathrop  
16775 Howland Road, Suite One  
Lathrop, CA 95330

DATE: January 29, 2003

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the  
Public Resources Code.

PROJECT TITLE: River Islands at Lathrop Urban Subsequent Environmental Impact Report, Urban  
Design Concept, and Vesting Tentative Map No. 3325, for Phase I

CONTACT PERSON: Bruce Coleman, Community Development Director

TELEPHONE NUMBER: (209) 858-2860, Extension 258

PROJECT LOCATION: The project is located in the City of Lathrop, San Joaquin Valley, bounded by the San  
Joaquin River on the north and east, Old River on the west, and Paradise Cut on the  
south. Union Pacific Railroad (UPRR) tracks provide the eastern boundary to the  
project site. Access to the site is provided from Paradise Road, Manthey Road and  
Stewart Road.

PROJECT DESCRIPTION: The project would be developed as a master planned community comprised of a  
mixed-use residential/commercial development, employment center, town center,  
schools, dock facilities, residential communities, parks, trails, public/quasi-public  
facilities, golf courses, biological habitat and restoration, among other uses, on 4,900  
+/- acres in the City of Lathrop. Included in the project site area are various flood  
management elements; construction of back bays, channels, and other water features;  
and retention of natural lands. Build-out of the River Islands at Lathrop project  
would consist of 350,000 square feet of office and retail uses at the Town Center,  
generating roughly 1,500 jobs; up to 3.7 million square feet of Employment Center  
with support services such as retail, restaurant and hotels with roughly 15,000  
employees; up to 11,000 housing units; an animal campus, two fire stations, school

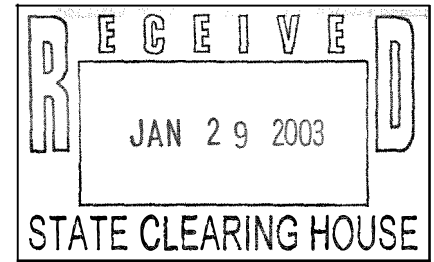
2-15-03

sites and approximately 600 acres of lakes, channels, and other water features; and an external water system with 9 back-bays ranging in size from 5 to 15 acres consisting of water surfaces, levee remnants, and the edges of the levees and high ground that surround the water surface. These back-bays would provide recreational opportunities and visual amenities for residents and visitors and habitat restoration. The project would be developed in two phases. Phase 1 development includes the Employment Center, Town Center, approximately 4,060 residential housing units, schools, parks, open space, and various flood control features. This phase is planned for completion by 2015. Build-out is planned for completion by 2025.

This is to advise that the City of Lathrop has approved the above-described project and has made the following determinations regarding this project:

1. The project will have a significant effect on the environment.
2. A Subsequent Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures have been included in the Conditions of Approval for this project.
4. A Statement of Overriding Considerations was adopted for this project.

The Subsequent Environmental Impact Report, initial study, mitigation measures, and record of project approval may be examined at Lathrop City Hall, 16775 Howland Road, Suite One, Lathrop, California.



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