

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: Stanislaus
Address: 1021 I Street, Ste. 101
Modesto, CA 95354

From:

Public Agency: City of Patterson
Address: PO Box 667
Patterson, CA 95363
Contact: Joel Andrews
Phone: 209-895-8020

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): 2018122052

Project Title: Baldwin Master Plan / Zacharias Master Plan Project

Project Applicant: Keystone Corporation, 1700 Keystone Pacific Parkway, C-3, Patterson, CA 95363 (209) 480-2513

Project Location (include county): Baldwin Road / Zacharias Road, Patterson, Stanislaus County, CA

Project Description:

The Baldwin Ranch and Zacharias Master Plans, along with related City Council approvals for a General Plan amendment, rezoning, conditions of approval, and filing applications with LAFCO, would guide the annexation of approximately 1,300 acres into the City of Patterson and the development of 5,396 dwelling units, 7.7 million square feet of non-residential uses, three schools, 63 acres of parks, a dual-use flood control basin, a recharge basin, a roadway network, and related infrastructure systems.

This is to advise that the City of Patterson has approved the above (Lead Agency or Responsible Agency)

described project on August 16, 2022 and has made the following determinations regarding the above (date)

described project.

- 1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were 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:

1 Plaza, Patterson, CA 95363

Signature (Public Agency): [Signature] Title: Community Development Director

Date: 8-18-2022 Date Received for filing at OPR: