

FILED

20 MAR 31 PM 1:06

STANISLAUS CO. CLERK-RECORDER

BY Marisa Adams

STANISLAUS COUNTY
DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT
1010 10th Street, Suite 3400
Modesto, California 95354

NOTICE OF DETERMINATION

Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code

Project Title: Vesting Tentative Parcel Map Application No. PLN2019-0038 – David E. Potter Investments

Applicant Information: David E. Potter, 10247 Santo Nina Court, Las Vegas, NV 89135

Project Location: 151 Pomelo Avenue, on the northeast corner of Highway 33 and Pomelo Avenue, in the Patterson area. Stanislaus County APN: 048-016-022.

Project: Request to create a 11.22± acres parcel and a 2.24± acre parcel, from a 13.46± acre parcel, in the A-2-20 (General Agriculture) zoning district. The 2.24± acre parcel will conform to the boundaries of Use Permit No. 97-05 – David Potter, which approved the operation of an apricot drying and processing facility.

Name of Agency Approving Project: Stanislaus County Planning Commission

Lead Agency Contact Person: Christine Smith, Assistant Planner

Telephone: (209) 525-6330

This is to advise that the Stanislaus County Planning Commission on **March 19, 2020** has approved the above described project and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the General Plan pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the General Plan.
4. A mitigation reporting or monitoring plan was adopted for the General Plan.
5. A statement of Overriding Considerations was adopted for the General Plan.
6. Findings were made pursuant to the provisions of CEQA.
7. The proposed project is consistent with the development density established by the Stanislaus County General Plan and that there are no new or increased impacts peculiar to the project for this site.

NOTE: See General Plan Amendment Application No. PLN2014-0051 – General Plan Update (filed 8/29/16)

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: <http://www.stancounty.com/planning/bi/general-plan/sign.htm>

3/23/2020
Dated

Christine Smith
Christine Smith
Assistant Planner

APR 22 2020
STATE CLEARINGHOUSE
Governor's Office of Planning & Research