

FILED

2019 FEB 25 PM 2:41 Appendix D

Notice of Determination

To:
Office of Planning and Research
U.S. Mail: P.O. Box 3044
Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113
Sacramento, CA 95814

From: ASHIKA NARAYAN
Public Agency: City of Waterford
Address: 101 E Street
Waterford, CA 95386
Contact: Mark Niskanen, Planning Manager
Phone: (209) 599-8377

County Clerk
County of: Stanislaus
Address: 1021 I Street, Suite 101
Modesto, CA 95354

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):

Project Title: Edgewater at Waterford

Project Applicant: Fitzpatrick Homes

Project Location (include county): 421 Pasadena Avenue, Waterford, 95386 - County of Stanislaus

Project Description:

The Project consists of a rezone and vesting tentative subdivision map (File No. RZ 2018-01 and VTSM 2018-01), to rezone the project site (12.67 acres) from RS, Residential Single to PC, Planned Community and to subdivide the parcel into seventy-five (75) single-family residential lots and one (1) landscape lot for a total of seventy-six (76) lots. The existing structures on the site would be removed as part of the Project. Water, sewer and stormwater servers will be provided by the City of Waterford.

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

described project on February 21, 2019 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 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 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:

City of Waterford Planning Department, 101 E Street, Waterford, CA 95386

Signature (Public Agency): [Signature] Title: Planning Manager

Date: February 25, 2019 Date Received for filing at OPR:

Date removed from posting 3/31/19