

FILED

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

2018 NOV 13 AM 11:59

STANISLAUS CO. CLERK-RECORDER
Kalpana Sath

NOTICE OF DETERMINATION

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

Project Title: General Plan Amendment & Vesting Tentative Subdivision Map Application No. PLN2017-0013 – Gold Star Investments, LLC

Applicant Information: Coy Stark, Gold Star Investments, LLC, 528 E. Main Street, Turlock, CA 95380

Project Location: 4827 Nunes Road, south of Norma Way and west of Washington Road, in the Community of Keyes, Stanislaus County. APN: 045-071-006.

Description of Project: Request to create 28 residential lots ranging in size from 5,100± to 8,500± square feet and a 4± acre remainder lot from a 9.54± acre site, located in the R-1 US (Single Family Residential – Urban Services) zoning district. The request also includes an amendment to a portion of the Keyes Community Plan from Commercial to Low-Density Residential. The subdivision proposes to connect to the neighboring residential subdivision, approved but not yet developed, “Keyes 19 South” drainage basin, located adjacent to the southeast corner of the proposed subdivision. However, if the neighboring subdivision improvements fail to be constructed prior to this project, an independent stormwater retention basin has been designed replacing two of the proposed lots, resulting in a 26 residential lot creation.

Name of Agency Approving Project: Stanislaus County Board of Supervisors

Lead Agency Contact Person: Kristin Doud, Senior Planner

Telephone: (209) 525-6330

This is to advise that the Stanislaus County Board of Supervisors, on **November 6, 2018**, 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. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

The **Mitigated Negative Declaration** and record of project approval may be examined at:
Stanislaus County Department of Planning and Community Development
1010 10th Street, Suite 3400
Modesto, California 95354

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 not** 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 @ <http://www.stancounty.com/planning/pl/agenda-min.shtm>

11/6/2018
Dated


Kristin Doud, Senior Planner
Stanislaus County Planning & Community Development