

FILED

2019 SEP 27 AM 8:48

Stanislaus Local Agency Formation Commission (LAFCO)
NOTICE OF DETERMINATION

STANISLAUS CO. CLERK-RECORDER

ATTENTION COUNTY CLERK:

PLEASE DO NOT REMOVE BEFORE OCTOBER 30, 2019

Adam Loera

**TO: County Clerk-Recorder
County of Stanislaus
1021 I Street
Modesto, CA 95354**

**FROM: Stanislaus LAFCO
1010 Tenth St., 3rd Floor
Modesto, CA 95354**

**LEAD AGENCY: City of Modesto
Community & Economic Devt. Dept.
Planning Division
PO Box 642
Modesto, CA 95353**

SUBJECT: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH CEQA GUIDELINES 15096(i)

Project Title: **LAFCO App. No. 2019-08 – Wells Avenue Reorganization to the City of Modesto**

State Clearinghouse Number: Modesto Urban Area General Plan Master Environmental Impact Report EIR - SCH #2014042081

Contact Person: Sara Lytle-Pinhey, Executive Officer, Stanislaus LAFCO - (209) 525-7660

Applicant: City of Modesto

Owners: Calandev, LLC; Douglas K. Highiet Trust, City and County of San Francisco, Stanislaus County, City of Modesto

Project Location: South of Pelandale Avenue and west of McHenry Avenue

Project Description: Proposal to annex approximately 35 acres located southwest of Pelandale and McHenry Avenues to the City of Modesto and simultaneously detach the area from the Salida Fire Protection District.

This is to advise that Stanislaus LAFCO, acting in its capacity as a Responsible Agency, considered the environmental documentation as prepared by the City of Modesto as Lead Agency, considered the Lead Agency's determinations, and approved the above described project on September 25, 2019. The following findings have been found to be true:

1. An Initial Study was prepared by the City of Modesto that analyzed whether the subsequent project may cause any significant effect on the environment that was not examined in the Master EIR and whether the subsequent project was described in the Master EIR as being within the scope of the report.
2. The subsequent project will have no additional significant effect on the environment, as defined in subdivision (d) of Section 21158 of the Public Resources Code, that was not identified in the Master EIR.
3. No new or additional mitigation measures or alternatives are required.
4. The subsequent project is within the scope of the project covered by the Master EIR.
5. All applicable policies, regulations, and mitigation measures identified in the Master EIR have been applied to the subsequent project or otherwise made conditions of approval of the subsequent project.
6. No substantial changes have occurred with respect to the circumstances under which the Master EIR was certified, and no new information, which was not known and could not have been known at the time that the Master EIR was certified as complete, has become available.

This is to certify that the City's environmental documentation and record of project approval is available to the general public at the offices of Stanislaus LAFCO, 1010 10th Street, 3rd Floor, Modesto, CA 95354.

Sara Lytle-Pinhey
Sara Lytle-Pinhey, Stanislaus LAFCO

September 27, 2019
Date

Executive Officer
Title

Date removed from posting 10/31/19