

Notice of Determination

Appendix D

To:
Office of Planning and Research
U.S. Mail: P.O. Box 3044
Street Address: 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814
County Clerk
County of: Stanislaus
Address: 10211 Street
Modesto, CA 95354

From:
Public Agency: City of Patterson
Address: 1 Plaza
Patterson, CA 95363
Contact: Joel Andrews
Phone: (209) 895-8020
Lead Agency (if different from above):
Address:
Contact:
Phone:

FILED
20 JAN 27 PM 2:39
STANISLAUS CO. CLERK-RECORDER
Phayom Prun

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): 2001022031
Project Title: Sperry Commercial Center Project
Project Applicant: Tri-Tex Enterprises, Inc. and Eagle Valley Investments
Project Location (include county): Sperry Avenue/Rogers Road, Patterson, Stanislaus County, CA

Project Description:
The project co-applicants are proposing to develop highway commercial uses on a 60.6 acre site. A travel center would be developed on a 15.36 acre parcel and a stormwater basin would be developed on an adjoining parcel. The travel center would offer a fuel station, restaurant, and minor truck maintenance services. The remaining parcels would be reserved for future commercial development.

This is to advise that the City of Patterson has approved the above
(Lead Agency or Responsible Agency)
described project on Jan. 23, 2020 and has made the following determinations regarding the above
(date)
described project.

- 1. The project [] will [X] 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 [X] were [] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X] was [] was not adopted for this project.
5. A statement of Overriding Considerations [] was [X] was not adopted for this project.
6. Findings [X] were [] were not 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 Patterson, 1 Plaza, Patterson, CA-95363

Signature (Public Agency): [Signature] Title: City Planner
Date: January 27, 2020 Date Received for filing at OPR:

Date removed from posting 03/02/2020

West Patterson Master Development Plan

Summary

SCH Number 2001022031
Lead Agency Patterson, City of (*City of Patterson*)
Document Title West Patterson Master Development Plan
Document Type NOD - Notice of Determination
Received 1/13/2003
Posted 1/13/2003
Present Land Use Agricultural / Agricultural, Planned Industrial, Industrial, Medical-Professional Office, Highway Service Commercial, Public-Quasi Public, Low Density Residential

Document Description

1. Adoption of the City of Patterson Master Services Element;
2. Adoption of the West Patterson Business Park Master Development Plan, approval of a general plan amendment, sphere of influence amendment, an out-of-boundary service extension, and authorization of an application to the Stanislaus Local Agency Formation Commission;
3. Approval of a recommendation to the County regarding a preliminary/ final development plan, a vesting tentative subdivision map, and approval of an out-of-boundary service extension for the Keystone Pacific Business Park;
4. Approval of Addendum No. 1 to Development cooperation Agreement (West Patterson Business Park Master Development Plan) by and between the County of Stanislaus and the City of Patterson;
5. Approval of a general plan amendment, an amendment of the Bicycle Transportation Master Plan, preliminary/ final development plan and a vesting tentative subdivision map for the Patterson Gardens project; and
6. Approval of an authorization of an application to the Stanislaus County Local Agency Formation Commission for a reorganization of the 305-acre Patterson Gardens site.

Contact Information Barbara Sahm
City of Patterson
33 South Del Puerto Avenue
Patterson, CA 95363
Phone : (415) 536-2883

Location

Cities

Counties

Cross Streets Rogers Road, Baldwin Road, Sperry Avenue, Ward Avenue and Interstate 5

Total Acres 1127

Parcel # 021-23-10; 021-26-01, 03 to 07, 11, 15, 17, 18, 24 to 26, 30 & 31, and 021-27-02, 11 to 13

State Highways I-5, SR-33

Airports Patterson Airport

Waterways San Joaquin River, Delta Mendota Canal, California Aqueduct

Notice of Determination

Approving Agency City of Patterson

Approving Agency Role Lead Agency

Approved On 1/9/2003

Final Environmental Document Available at

City of Patterson Planning Department, 33 S. Del Puerto, Patterson, California

Determinations

(1) The project will have a significant impact on the environment

Yes

(2a) An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA

Yes

(2b) A Mitigated or a Negative Declaration was prepared for this project pursuant to the provisions of CEQA

No

(2c) An other document type was prepared for this project pursuant to the provisions of CEQA

No

(3) Mitigated measures were made a condition of the approval of the project

Yes

(4) A mitigation reporting or monitoring plan was adopted for this project

N/A

(5) A Statement of Overriding Considerations was adopted for this project

Yes

(6) Findings were made pursuant to the provisions of CEQA

Yes

Disclaimer: The document was originally posted before CEQAnet had the capability to host attachments for the public. To obtain the original attachments for this document, please contact the lead agency at the contact information listed above. You may also contact the OPR via email at state.clearinghouse@opr.ca.gov or via phone at (916) 445-0613.