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

BY Julia Gardin
DEPUTY

NOTICE OF DETERMINATION

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

Project Title: Parcel Map & Exception Application No. PLN2019-0083 – Lopez – Montague Court

Applicant Information: Jose Lopez, 2400 Ariano Lane, Ceres, CA 95307 209-624-3916

Project Location: 844 and 846 River Road, between Montague Court and Avon Street, in the Ceres area.
Stanislaus County APN: 038-008-060.

Description of Project: Request to subdivide a 24,899± square-foot parcel into four parcels of at least 5,685± square-feet in size in the R-1 (Single-Family Residential) zoning district. An Exception is being requested to allow proposed Parcel 3 to take access from a 20 foot-wide access easement.

Name of Agency Approving Project: Stanislaus County Planning Commission

Lead Agency Contact Person: Teresa McDonald, Assistant Planner **Telephone:** (209) 525-6330

This is to advise that the Stanislaus County Planning Commission on **July 16, 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/pl/general-plan.shtm>.

Dated 7/22/20

Kristin Doud
Principal Planner

Date removed from posting 8/26/2020

