

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

FILED  
21 MAY 12 PM 1:30  
STANISLAUS CO. CLERK-RECORDER  
BY Jocelyn Rodriguez

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**NOTICE OF DETERMINATION**

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

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**Project Title:** Vesting Tentative Parcel Map Application No. PLN2020-0129 – Bettencourt

**Applicant Information:** Richard and Darlene Bettencourt, 813 River Road, Vernalis, CA 95385 (209) 602-2818

**Project Location:** 813 River Road, between Maze Boulevard (State Route 132) and Orchard Road, near the border of Stanislaus County and San Joaquin County. Stanislaus County (APN: 016-002-014 & 016-002-015).

**Description of Project:** Request to create two parcels of 54.8± and 60.6± gross acres in size from a 115.4± gross acre parcel in the A-2-40 (general agriculture) zoning district.

**Name of Agency Approving Project:** Stanislaus County Planning Commission

**Lead Agency Contact Person:** Emily Basnight, Assistant Planner

**Telephone:** (209) 525-6330

This is to advise that the Stanislaus County Planning Commission on May 6, 2021 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.shtml>.

05/10/2021  
Dated

Emily Basnight  
Assistant Planner

Date removed from posting 06/15/2021