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STANISLAUS CO. CLERK-RECORDER
ASHIKA NARAYAN

NOTICE OF DETERMINATION

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

Project Title: Parcel Map Application No. PLN2019-0084 – Lyons Land Management – Gates Road

Applicant Information: Lyons Land Management, LP, 10555 Maze Blvd., Modesto, CA 95358

Project Location: 1949 Gates Road, on the southwest corner of Shoemake Avenue and Gates Road, in the Modesto area. Stanislaus County APN: 012-044-016.

Description of Project: Request to subdivide a 108.1± acre parcel into 54.2± and 53.9± acre parcels in the A-2-40 (General Agriculture) zoning district.

Name of Agency Approving Project: Stanislaus County Planning Commission

Lead Agency Contact Person: Kristen Anaya, Assistant Planner

Telephone: (209) 525-6330

This is to advise that the Stanislaus County Planning Commission on **December 19, 2019** 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. 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, and monitoring program 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 or its site.

NOTE: See General Plan Amendment Application No. PLN2014-0051 – General Plan Update (filed 8/29/16)

This is to certify that the General Plan EIR, is available to the General Public at:
<http://www.stancounty.com/planning/pl/agenda-min.shtm>

12-20-2019
Dated

Kristen Anaya
Assistant Planner

Governor's Office of Planning & Research

DEC 24 2019

STATE CLEARINGHOUSE