

**FILED**

May 21, 2024

DONNA LINDER

STANISLAUS COUNTY  
CLERK-RECORDERBy: Mathew Ferris  
Deputy Clerk

City of Waterford  
101 E Street  
Waterford, CA 95386  
Attn: Mark Niskanen

NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION  
AND NOTICE OF PUBLIC MEETING

Notice is hereby given that the City of Waterford has prepared an Initial Study (IS) of environmental effects and intends to adopt a Mitigated Negative Declaration (MND) for the Waterstone Residential Subdivisions. The City of Waterford is the Lead Agency for the project under the California Environmental Quality Act (CEQA).

The project proposes a Tentative Subdivision Map for each of three sites that would subdivide each of the three sites into single family residential lots, for a total of 113 lots. Site A would be subdivided into 30 lots, Site B would be subdivided into 29 lots, and Site C would be subdivided into 54 lots. Public streets and utility services would be provided to all lots. All three sites would be rezoned to PC, Planned Community.

The IS/MND analyzes the potential environmental effects of the project in the environmental issue areas specified in CEQA and the State CEQA Guidelines. On the basis of this analysis, the IS/MND finds that the project will not involve any significant environmental effects, provided that the mitigation measures described in the IS/MND are implemented. The project proponent has agreed to the mitigation measures, and these measures will be included in a Mitigation Monitoring/Reporting Plan to be adopted by the City of Waterford in conjunction with the IS/MND and approval of the project. There are no sites identified under Section 65962.5 of the Government Code located on or near the project site.

Copies of the IS/MND are available for public review at the City of Waterford Planning Department at the address shown above and at the City's website: <https://www.cityofwaterford.org/>. The City will accept public and agency comments on the IS/MND during a 30-day review period that will begin on May 21, 2024 and end on June 19, 2024. Comments may be submitted by mail or e-mail to the City at the address shown above or to [mark@jbandersonplanning.com](mailto:mark@jbandersonplanning.com).

Notice is hereby given that the Waterford Planning Commission will consider adoption of the IS/MND and the Mitigation Monitoring/Reporting Plan at a future date to be determined.

Mark Niskanen, Planning Manager  
City of Waterford

Date removed from posting 6/24/2024