

FILEDSeptember 29, 2021
DONNA LINDER
STANISLAUS COUNTY
CLERK-RECORDER**City of Modesto
NOTICE OF DETERMINATION****ATTENTION COUNTY CLERK:
PLEASE DO NOT REMOVE BEFORE Tuesday, November 2, 2021**By: *Janie Crabtree*
Deputy ClerkTO: County Clerk-Recorder
County of Stanislaus
1021 I Street
Modesto, CA 95354FROM: City of Modesto
Community & Economic Development Dept.
Planning Division
P.O. Box 642
Modesto, CA 95353

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code

Project Title: DPR-21-013: New Four-Story 85-Room HotelState Clearinghouse Number: Kiernan Business Park Specific Plan Amendment No. 4 EIR (SCH No. 2007062071)Contact Person: Katharine Martin, Senior Planner
1010 Tenth St. Suite 3300, Modesto CA 95354
Ph: 209-577-5465Applicants: Mani Grewal, 625 Ladd Road, Modesto CA 95356 Ph: 209-404-7795Owner: Grewal RE Holdings, 625 Ladd Road, Modesto CA 95356 Ph: 209-404-7795Project Location: 2955 Grewal Parkway, Modesto CA 95356Project Description: Proposed new 4-story 85-room hotel building on 2.11 acres located within the Mixed Use land use designation of the Kiernan Business Park Specific Plan. Project site is vacant and undeveloped. Surrounding uses include a 100-unit apartment complex and medical office to the north, vacant land to the south, a future 206-unit apartment complex to the east and future commercial uses to the west.

This is to advise that the City of Modesto, the lead agency, has approved the above-described project on September 24, 2021 and has made the following determinations, pursuant to Section 15164 of the CEQA Guidelines:

The project will not result in major revisions to the previously-certified Kiernan Business Park Specific Plan Amendment #4 EIR, and pursuant to Section 15162 of the CEQA Guidelines, no new environmental review is required. The following findings have been found to be true:

1. There are no substantial changes proposed in the project which result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects and, therefore, no major revisions to the Kiernan Business Park Specific Plan Amendment #4 EIR are required.
2. No substantial changes have occurred with respect to the circumstances under which the proposed project are undertaken which will result in new significant environmental effects or a substantial

Date removed from posting 11/2/2021

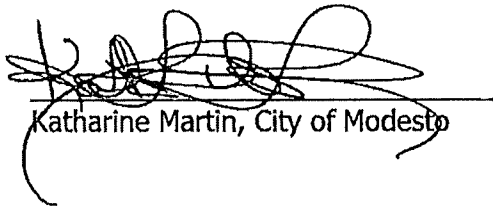
increase in the severity of previously identified significant effects and, therefore, no major revisions to the Kiernan Business Park Specific Plan Amendment #4 EIR are required.

3. There is no new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence when the Kiernan Business Park Specific Plan Amendment #4 EIR was adopted which shows any of the following:
 - a. One or more significant effects which is not discussed in the Kiernan Business Park Specific Plan Amendment #4 EIR, or
 - b. Significant effects which were previously examined will be substantially more severe than previously shown, or
 - c. Previously infeasible mitigation measures or alternatives are now feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative, or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the Kiernan Business Park Specific Plan Amendment #4 EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The Initial Study, Environmental Assessment No. EA/C&ED 2021-23, on file at the City of Modesto, Community and Economic Development Department, provides substantial evidence to support findings 1 thru 3, noted above.

This is to certify that the Kiernan Business Park Specific Plan Amendment #4 EIR and Initial Study, Environmental Assessment No. EA/C&ED 2021-23 are available to the general public at:

City of Modesto, Community & Economic Development Department, Planning Division,
1010 Tenth Street, Modesto, CA 95354



Katharine Martin, City of Modesto

Date: September 29, 2021 Title: Senior Planner



State of California - Department of Fish and Wildlife
2021 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/21) Previously DFG 753.5a

Print **StartOver** **Finalize&Email**

RECEIPT NUMBER:
 50-09/29/2021-160
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2007062071

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MODESTO	LEAD AGENCY EMAIL	DATE 09/29/2021
COUNTY/STATE AGENCY OF FILING STANISLAUS COUNTY	DOCUMENT NUMBER 50-2021-190	

PROJECT TITLE

DPR-12-013: NEW FOUR-STORY 85-ROOM HOTEL

PROJECT APPLICANT NAME MANI GREWAL	PROJECT APPLICANT EMAIL	PHONE NUMBER (209) 404-7795
PROJECT APPLICANT ADDRESS 625 LADD ROAD	CITY MODESTO	STATE CA
		ZIP CODE 95356

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$ 3,445.25 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$ 2,480.25 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,171.25 \$ _____

- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ _____
- County documentary handling fee \$ 57.00 \$ _____ 57.00
- Other \$ _____

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ _____ 57.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Jennine Creekmore Deputy Clerk
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Doma Linder
Stanislaus County
County Clerk-Recorder
1021 "I" Street
Modesto, CA 95354
(209) 525-5279

Public

Receipt No.: 2021031774

Cashier: 35

Register: CHPXZV2

Date/Time: 09/29/2021 10:07 AM

Description	Fee
<hr/>	
Notice of Determination	
Filing Time:	10:07 AM
Filing Fee:	No Fee
Filing Total:	No Fee
Administration Fee	
Filing Time:	10:07 AM
Filing Fee:	\$57.00
Filing Total:	\$57.00
<hr/>	
Total Amount Due:	\$57.00
<hr/>	
Total Paid	
Check Tendered:	\$57.00
#1466	
Amount Due:	\$0.00

THANK YOU
PLEASE KEEP FOR REFERENCE