

**FILED**

April 22, 2025  
 DONNA LINDER  
 STANISLAUS COUNTY  
 CLERK-RECORDER

By: *Donna Linder*  
 Deputy Clerk

**City of Modesto  
 NOTICE OF DETERMINATION**

**ATTENTION COUNTY CLERK:  
 PLEASE DO NOT REMOVE BEFORE: Tuesday, May 27, 2025**

**TO:** County Clerk-Recorder  
 County of Stanislaus  
 1021 I Street  
 Modesto, CA 95354

**FROM:** 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:** AREA-21-002/TSM-21-006/ FDP-21-003, Area Plan, Vesting Tentative Subdivision Map and Final Development Plan, Olivewood (Tivoli).

**State Clearinghouse Number:** Tivoli Specific Plan Final EIR (SCH 2005072125)

**Contact Person:** Katharine Martin, Senior Planner, 209-577-5267

**Applicants:** Mid Valley Engineering Inc.; 1117 L Street, Modesto CA 95354; Ph: 209-526-4214

**Owner:** DASCO Development, LLC; 1117 L Street, Modesto CA 95354; Ph: 209-526-4214

**Project Location:** Tivoli Specific Plan Area No. 6, north of Sylvan Avenue, between McReynolds Avenue and Roselle Avenue; Modesto, CA

**Project Description:** Area Plan for Tivoli Specific Plan Area No. 6, together with Final Development Plan and Vesting Tentative Subdivision Map to develop 9.41 acres into 74 single-family residential lots. The tentative subdivision map is comprised of small-lot single family residential lots from 2,275 sf to 3,000 sf, one open space lot, 17 landscape lots, 12 lots for common access driveways to the residential lots, and one remainder lot.

This is to advise that the City of Modesto, the lead agency, has approved the above-described project on April 21, 2025 and has made the following determinations, pursuant to Section 15162; 15168(c) and 15182 of the CEQA Guidelines:

The project will not result in major revisions to the previously-certified Tivoli Specific Plan Final 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. The project will have no new effects which were not examined in the Tivoli Specific Plan Final EIR and no new mitigation measures would be required.

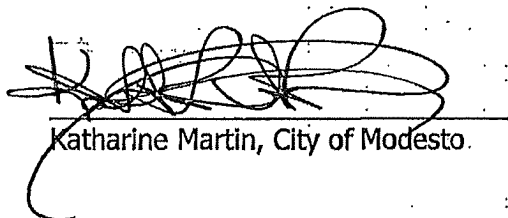
Date removed from posting 5/22/2025

2. There are no substantial changes proposed in the project, which will require major revisions of the Tivoli Specific Plan Final EIR.
3. There are no substantial changes occurring with respect to the circumstances under which the project is being undertaken which will require major revisions in the Tivoli Specific Plan Final EIR.
4. No new information, which was not known and could not have been known at the time the Tivoli Specific Plan Final EIR was certified as complete, has become available.
5. There are no specific features that are unique to the proposed project that require project-specific mitigation measures. Accordingly, the certified mitigation measures identified in the Final EIR will be sufficient for this project.
6. All feasible mitigation measures set forth in the Final EIR which are appropriate to the project shall be incorporated in the project.

The Initial Study, Environmental Assessment No. EA/C&ED 2022-01, on file at the City of Modesto, Community and Economic Development Department, provides substantial evidence to support findings 1 thru 6, noted above.

This is to certify that the Tivoli Specific Plan Final EIR and Initial Study, Environmental Assessment No. EA/C&ED 2022-01 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: April 22, 2025 Title: Senior Planner

209-577-5267



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

**Print**    **StartOver**    **Save**

RECEIPT NUMBER:  
 50-04/22/2025-056  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
 2005072125

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY CITY OF MODESTO COMMUNITY & ECONOMIC DEVELOPMENT DEPT. PLANNING DIVISION	LEAD AGENCY EMAIL	DATE 04/22/2025
COUNTY/STATE AGENCY OF FILING STANISLAUS COUNTY	DOCUMENT NUMBER 50-2025-077	

PROJECT TITLE  
 AREA-21-002/TSM-21-006/ FDP-21-003, AREA PLAN, VESTING TENTATIVE SUBDIVISION MAP AND FINAL DEVELOPMENT PLAN, OLIVEWOOD (TIVOLI)

PROJECT APPLICANT NAME MID VALLEY ENGINEERING INC	PROJECT APPLICANT EMAIL	PHONE NUMBER (209) 526-4214
PROJECT APPLICANT ADDRESS 1117 L STREET	CITY MODESTO	STATE CA
		ZIP CODE 95354

PROJECT APPLICANT (Check appropriate box)

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

**CHECK APPLICABLE FEES:**

- Environmental Impact Report (EIR)                                   \$ 4,123.50 \$ \_\_\_\_\_
- Mitigated/Negative Declaration (MND)(ND)                                 \$ 2,968.75 \$ \_\_\_\_\_
- Certified Regulatory Program (CRP) document - payment due directly to CDFW   \$ 1,401.75 \$ \_\_\_\_\_
  
- 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 37281                                   **TOTAL RECEIVED \$ 57.00**

SIGNATURE <b>X</b> <i>Ingrid Ortega</i>	AGENCY OF FILING PRINTED NAME AND TITLE Ingrid Ortega Deputy Clerk
--	---



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

**NOTICE**

Each project applicant shall remit to the county clerk the environmental filing fee before or at the time of filing a Notice of Determination (Pub. Resources Code, § 21152; Fish & G. Code, § 711.4, subdivision (d); Cal. Code Regs., tit. 14, § 753.5). Without the appropriate fee, statutory or categorical exemption, or a valid No Effect Determination issued by the California Department of Fish and Wildlife (CDFW), the Notice of Determination is not operative, vested, or final, and shall not be accepted by the county clerk.

**COUNTY DOCUMENTARY HANDLING FEE**

The county clerk may charge a documentary handling fee of fifty dollars (\$50) per filing in addition to the environmental filing fee (Fish & G. Code, § 711.4, subd. (e); Cal. Code Regs., tit. 14, § 753.5, subd. (g)(1)). A county board of supervisors shall have the authority to increase or decrease the fee or charge, that is otherwise authorized to be levied by another provision of law, in the amount reasonably necessary to recover the cost of providing any product or service or the cost of enforcing any regulation for which the fee or charge is levied (Gov. Code, § 54985, subd. (a)).

**COLLECTION PROCEDURES FOR COUNTY GOVERNMENTS**

**Filing Notice of Determination (NOD):**

- Collect environmental filing fee or copy of previously issued cash receipt. *(Do not collect fee if project applicant presents a No Effect Determination signed by CDFW. An additional fee is required for each separate environmental document. An addendum is not considered a separate environmental document. Checks should be made payable to the county.)*
- Issue cash receipt to project applicant.
- Attach copy of cash receipt and, if applicable, previously issued cash receipt, to NOD.
- Mail filing fees for **CRP** document to CDFW prior to filing the NOD or equivalent final approval (Cal. Code Regs. Tit. 14, § 753.5 (b)(5)). The CRP should request receipt from CDFW to show proof of payment for filing the NOD or equivalent approval. Please mail payment to address below made attention to the Cash Receipts Unit of the Accounting Services Branch.

If the project applicant presents a **No Effect Determination** signed by CDFW, also:

- Attach No Effect Determination to NOD *(no environmental filing fee is due)*.

**Filing Notice of Exemption (NOE) (Statutorily or categorically exempt project (Cal. Code Regs., tit. 14, §§ 15260-15285, 15300-15333))**

- Issue cash receipt to project applicant.
- Attach copy of cash receipt to NOE *(no environmental filing fee is due)*.

**Within 30 days after the end of each month in which the environmental filing fees are collected**, each county shall summarize and record the amount collected on the monthly State of California Form No. CA25 (TC31) and remit the amount collected to the State Treasurer. Identify the remittance on Form No. CA25 as "Environmental Document Filing Fees" per Fish and Game Code section 711.4.

**The county clerk shall mail the following documents to CDFW on a monthly basis:**

- ✓ A photocopy of the monthly State of California Form No. CA25 (TC31)
- ✓ CDFW/ASB copies of all cash receipts (including all voided receipts)
- ✓ A copy of all CDFW No Effect Determinations filed in lieu of fee payment
- ✓ A copy of all NODs filed with the county during the preceding month
- ✓ A list of the name, address and telephone number of all project applicants for which an NOD has been filed. If this information is contained on the cash receipt filed with CDFW under California Code of Regulations, title 14, section 753.5, subdivision (e)(6), no additional information is required.

**DOCUMENT RETENTION**

The county shall retain two copies of the cash receipt (for lead agency and county clerk) and a copy of all documents described above for at least 12 months.

**RECEIPT NUMBER**

- # The first two digits automatically populate by making the appropriate selection in the County/State Agency of Filing drop down menu.
- # The next eight digits automatically populate when a date is entered.
- # The last three digits correspond with the sequential order of issuance for each calendar year. For example, the first receipt number issued on January 1 should end in 001. If a county issued 252 receipts for the year ending on December 31, the last receipt number should end in 252. CDFW recommends that counties and state agencies 1) save a local copy of this form, and 2) track receipt numbers on a spreadsheet tabbed by month to ensure accuracy.

**DO NOT COMBINE THE ENVIRONMENTAL FEES WITH THE STATE SHARE OF FISH AND WILDLIFE FEES.**

**Mail to:**

California Department of Fish and Wildlife  
 Accounting Services Branch  
 P.O. Box 944209  
 Sacramento, California 94244-2090

Donna Linder  
Stanislaus  
County Clerk-Recorder  
1021 "I" Street  
Modesto, CA 95354  
(209) 525-5279

---

Public

Receipt No.: RPT20250000022095

Finalization No.: 2025273759

Cashier: IBO

Register: CHLSZV2

Date/Time: 04/22/2025 12:05 PM

Description	Fee
Environmental Impact Report	
Filing Time:	12:05 PM
Filing Fee:	No Fee
Filing Total:	No Fee
Administration Fee	
Filing Time:	12:05 PM
Filing Fee:	\$57.00
Filing Total:	\$57.00
Total Amount Due:	\$57.00
Total Paid	
Check Tendered:	\$57.00
#37281	
Amount Due:	\$0.00

THANK YOU  
PLEASE KEEP FOR REFERENCE

