

REC'T # 0004502820

October 30, 2020 ----- 15:04:36

Stanislaus, County Recorder  
Donna Linder Co Recorder Office

Document #20-152 -

Check Number 14326

REQD BY

County Admin Fee \$57.00

Total fee ..... \$57.00

Amount Tendered... \$57.00

Change ..... \$0.00

JAR,C1/0/0



State of California - Department of Fish and Wildlife  
**2020 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (REV. 12/01/19) Previously DFG 753.5a

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

RECEIPT NUMBER:  
 50 — 10/30/2020 — 152  
 STATE CLEARINGHOUSE NUMBER (if applicable)  
 2014042081

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Modesto	LEAD AGENCY EMAIL	DATE 10/30/2020
COUNTY/STATE AGENCY OF FILING Stanislaus	DOCUMENT NUMBER 2020-152	

PROJECT TITLE

City of Modesto General Plan Amendment 2040; SPA-20-001/PPA-20-001, Amendment No. 25 to the Village One Specific Plan and Amendment to Village One Precise Plan No. 20 Subarea C, Metro at the Village

PROJECT APPLICANT NAME NRB Investments, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (209) 473-1106
PROJECT APPLICANT ADDRESS 1701 W. March Lane	CITY Stockton	STATE CA
		ZIP CODE 95207

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

- |  |            |    |      |
|--|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR)   | \$3,343.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                                    | \$2,406.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW  | \$1,136.50 | \$ | 0.00 |
| <br>   |            |    |      |
| <input type="checkbox"/> Exempt from fee   |            |    |      |
| <input type="checkbox"/> Notice of Exemption (attach)  |            |    |      |
| <input type="checkbox"/> CDFW No Effect Determination (attach)                                       |            |    |      |
| <input checked="" type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) |            |    |      |

- |   |          |    |       |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00  |
| <input checked="" type="checkbox"/> County documentary handling fee   |          | \$ | 57.00 |
| <input type="checkbox"/> Other  |          | \$ |       |

PAYMENT METHOD:

- Cash     
  Credit     
  Check     
  Other     
 TOTAL RECEIVED      \$      57.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Jocelyn Rodriguez, Legal Clerk
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**City of Modesto  
NOTICE OF DETERMINATION**

FILED

20 OCT 30 PM 3: 08

**ATTENTION COUNTY CLERK:  
PLEASE DO NOT REMOVE BEFORE Wednesday, December 2, 2020**

STANISLAUS CO. CLERK-RECORDER

BY Jocelyn Rodriguez

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: City of Modesto General Plan Amendment 2040; SPA-20-001/PPA-20-001, Amendment No. 25 to the Village One Specific Plan and Amendment to Village One Precise Plan No. 20 Subarea C, Metro at the Village

State Clearinghouse Number: SCH No. 2014042081

Contact Person: Katharine Martin, Senior Planner

Applicants: NRB Investments, LLC; 1701 W. March Lane, Stockton CA 95207 Ph: 209-473-1106

Owner: NRB Investments, LLC; 1701 W. March Lane, Stockton CA 95207

Project Location: Chandon Drive north of Montorra Drive, Modesto CA (APN 085-040-063)

Project Description: Amendment to Village One Specific Plan and Village One Precise Plan No. 20 Subarea C to allow that multi-family residential and small lot single family residential uses of a minimum density of 10 units per net acre are included as permitted uses within the Senior Housing designation of Village One Precise Plan No. 20.

This is to advise that the City of Modesto, the lead agency, has approved the above-described project on October 27, 2020 and has made the following determinations, pursuant to Section 21157.1 of the CEQA Guidelines:

The project is within the scope of the Master EIR and no new environmental document or Public Resources Code Section 21081 findings are required. The following findings have been found to be true:

1. An Initial Study was prepared by the City of Modesto that analyzed whether the subsequent project may cause any significant effect on the environment that was not examined in the Master EIR and whether the subsequent project was described in the Master EIR as being within the scope of the report.
2. The subsequent project will have no additional significant effect on the environment, as defined in subdivision (d) of Section 21158 of the Public Resources Code, that was not identified in the Master EIR.
3. No new or additional mitigation measures or alternatives are required.
4. The subsequent project is within the scope of the project covered by the Master EIR.

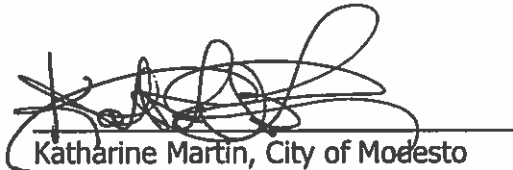
Date removed from posting 12/8/2020

5. All applicable policies, regulations, and mitigation measures identified in the Master EIR have been applied to the subsequent project or otherwise made conditions of approval of the subsequent project.
6. No substantial changes have occurred with respect to the circumstances under which the Master EIR was certified, and no new information, which was not known and could not have been known at the time that the Master EIR was certified as complete, has become available.

The Initial Study, Environmental Assessment No. EA/C&ED 2020-11, 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 Master EIR is 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: October 28, 2020

Title: Senior Planner





State of California - Department of Fish and Wildlife  
**2019 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (REV. 12/01/18) 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