

REC'T # 0004524759
December 08, 2020 ----- 11:29:47

Stanislaus, County Recorder
Donna Linder Co Recorder Office

Environ # 20-127 -

Check Number 14349
REQD BY

County Admin Fee	\$57.00

Total fee	\$57.00
Amount Tendered...	\$57.00

Charge	\$0.00
PMP,C2/1/0	

**City of Modesto
NOTICE OF DETERMINATION**

FILED

20 DEC -8 AM 11: 37

STANISLAUS CO. CLERK-RECORDER

**ATTENTION COUNTY CLERK:
PLEASE DO NOT REMOVE BEFORE Monday, January 11, 2021**

Phaiwann Prum

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; TSM-20-002, Vesting Tentative Subdivision Map, Icon 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 (209)473-1106

Owner: Golden Palm Associates, LLC; 383 Calaveras Ridge Drive, Milpitas CA 95035

Project Location: Sharon Drive south of Yellowhammer Lane, Modesto CA (APN 085-007-009)

Project Description: Vesting Tentative Subdivision Map to divide 3.75 acres into 24 single-family residential lots.

This is to advise that the City of Modesto, the lead agency, has approved the above-described project on December 7, 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:

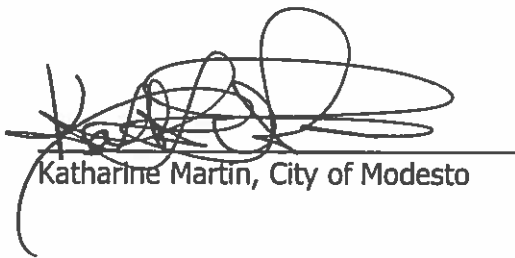
1. An Initial Study was prepared by the City of Modesto that analyzed whether the subsequent project may cause any significant effect on the environment that was not examined in the Master EIR and whether the subsequent project was described in the Master EIR as being within the scope of the report.
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.

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 2020-16, 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: December 8, 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

Print [Redacted] Finalize&Email

RECEIPT NUMBER: 50 — 2019 — 035
STATE CLEARINGHOUSE NUMBER (if applicable) SCH No. 2014042081

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MODESTO	LEAD AGENCY EMAIL	DATE 03/06/2019
COUNTY/STATE AGENCY OF FILING Stanislaus	DOCUMENT NUMBER 50-2019-035	

PROJECT TITLE
CITY OF MODESTO GENERAL PLAN AMENDMENT 2040

PROJECT APPLICANT NAME BRAD WALL, MPA, AICP, PRINCIPAL PLANNER	PROJECT APPLICANT EMAIL	PHONE NUMBER (209) 577-5273
PROJECT APPLICANT ADDRESS P.O. BOX 642	CITY MODESTO	STATE CA
		ZIP CODE 95353

PROJECT APPLICANT (Check appropriate box)
 Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,271.00	\$	3,271.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,354.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,112.00	\$	0.00

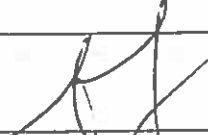
- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

<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 \$ 3,328.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE CLERK RECORDER-ADAM LOERA-LEGAL CLERK
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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 — 12/08/2020 — 172
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2014042081

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Modesto	LEAD AGENCY EMAIL	DATE 12/08/2020
COUNTY/STATE AGENCY OF FILING Stanislaus	DOCUMENT NUMBER 2020-172	

PROJECT TITLE

City of Modesto General Plan Amendment 2040; TSM-20-002, Vesting Tentative Subdivision Map, Icon 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 |

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 CDFW No Effect Determination (attach)
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- | | | | |
|---|----------|----|-------|
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| <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 <i>X Phaiwann Prum</i>	AGENCY OF FILING PRINTED NAME AND TITLE Phaiwann Prum, Legal Clerk
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SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Phaivann Prum, Legal Clerk
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