

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

Public

Receipt No.: 2021013451

Cashier: 36

Register: CHRWZV2

Date/Time: 07/21/2021 12:12 PM

<u>Description</u>	<u>Fee</u>
Notice of Determination	
Filing Time:	12:12 PM
Filing Fee:	No Fee
Filing Total:	No Fee
Administration Fee	
Filing Time:	12:12 PM
Filing Fee:	\$57.00
Filing Total:	\$57.00
<hr/>	
Total Amount Due:	\$57.00
<hr/>	
Total Paid	
Check Tendered:	\$57.00
#27111	
Amount Due:	\$0.00

THANK YOU
PLEASE KEEP FOR REFERENCE



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:
 50-07/21/2021-116
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2014042081

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MODESTO, COMMUNITY & ECONOMIC DEVELOPMENT DEPT., PLANNING DIVISION	LEAD AGENCY EMAIL	DATE 07/21/2021
COUNTY/STATE AGENCY OF FILING STANISLAUS COUNTY	DOCUMENT NUMBER 50-2021-134	

PROJECT TITLE
 CITY OF MODESTO GENERAL PLAN AMENDMENT 2040; TPM-21-003, TENTATIVE PARCEL MAP, DIVISION OF 6.3 ACRES INTO FIVE COMMERCIAL PARCELS.

PROJECT APPLICANT NAME HAWKINS AND ASSOCIATES ENGINEERING	PROJECT APPLICANT EMAIL	PHONE NUMBER (209) 575-4295
PROJECT APPLICANT ADDRESS 436 MITCHELL RD	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) \$ 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 <i>Jocelyn Rodriguez</i>	AGENCY OF FILING PRINTED NAME AND TITLE Jocelyn Rodriguez Deputy Clerk
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FILED

July 21, 2021

DONNA LINDER

STANISLAUS COUNTY
CLERK-RECORDERBy: *Joelynn Rodriguez*
Deputy Clerk**City of Modesto
NOTICE OF DETERMINATION****ATTENTION COUNTY CLERK:
PLEASE DO NOT REMOVE BEFORE Monday, August 23, 2021**TO: 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: City of Modesto General Plan Amendment 2040; TPM-21-003, Tentative Parcel Map, division of 6.3 acres into five commercial parcels.State Clearinghouse Number: SCH No. 2014042081Contact Person: Katharine Martin, Senior Planner, kamartin@modestogov.com 209-577-5465Applicants: Hawkins and Associates Engineering
436 Mitchell Rd., Modesto CA 95354 Ph: 209-575-4295Owner: 2900 Standiford Modesto LLC, 10555 Maze Blvd., Modesto CA 95358Project Location: 2900 Standiford Avenue, Modesto CA 95350Project Description: Proposed division of southerly 6.3 acres of the existing City Gate Shopping Center into five parcels. The area of the parcel map is an actively-used commercial shopping center located in the Baseline Urbanized Area of the City, developed in 1980 with a grocery store anchor tenant, in-line retail suites, a standalone drive thru restaurant and associated on-site parking. The purpose of the tentative map is to divide the existing shopping center into five new parcels. No new development is proposed with the tentative parcel map.

This is to advise that the City of Modesto, the lead agency, has approved the above-described project on July 19, 2021 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:

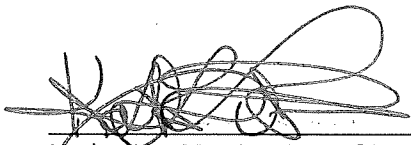
1. An Initial Study was prepared by the City of Modesto that analyzed whether the subsequent project may cause any significant effect on the environment that was not examined in the Master EIR and whether the subsequent project was described in the Master EIR as being within the scope of the report.
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 2021-18, 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: July 20, 2021 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 **Scan** **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 | \$ | <u>3,271.00</u> |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,354.75 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,112.00 | \$ | <u>0.00</u> |
|
 | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |
| <hr/> | | | |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | <u>0.00</u> |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | <u>57.00</u> |
| <input type="checkbox"/> Other | | \$ | <u> </u> |

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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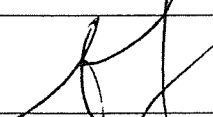
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<input checked="" type="checkbox"/> County documentary handling fee		\$	<u>57.00</u>
<input type="checkbox"/> Other		\$	<u> </u>

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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ORIGIN _____ ENCY _____ COPY - COUNTY CLERK _____ DFW 753.5a (Rev. 12012018)