

**City of Modesto
NOTICE OF DETERMINATION**

FILED

January 30, 2024
DONNA LINDER
STANISLAUS COUNTY
CLERK-RECORDER

By: *Donna Linder*
Deputy Clerk

**ATTENTION COUNTY CLERK:
PLEASE DO NOT REMOVE BEFORE Monday, March 4, 2024**

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: GPA-22-001/SPA-22-003/PP-22-001/TSM-22-002/FDP-22-003: Village One Specific Plan Amendment No. 26 and General Plan Amendment, together with Precise Plan No. 35 South, Vesting Tentative Subdivision Map and Final Development Plan "The Crossings" (subsequent project to City of Modesto General Plan 2040 MEIR, SCH 2014042081)

State Clearinghouse Number: Not applicable

Contact Person: Katharine Martin, Senior Planner

Applicants: DR Horton Bay, Inc.
3000 Executive Parkway, Suite 100
San Ramon, CA 94583
Phone: 925-225-7400

Owner: Various

Project Location: Various properties located east of Claus Road, north of East Briggsmore Avenue, south of Milnes Road and west of the Burlington Northern Santa Fe Railroad, in Modesto, CA.

Project Description: Amendment of the City of Modesto Urban Area General Plan Land Use Element to amend the land use of approximately 140 acres from Business Park-Commercial-Residential (BCR) to Residential (R), with amendment of the General Plan Circulation Element to downgrade the designation of Claus Road between Sylvan Avenue and E. Briggsmore Avenue from Expressway to four-lane Principal Arterial Street, and E. Briggsmore Avenue between Claus Road and the BNSF railway from Expressway to four-lane Principal Arterial Street, and amendment of text regarding minimum sizing of parks;
Amendment No. 26 to the Village One Specific Plan to amend the land use of approximately 140 acres from Business Park (BP) to Village Residential (VR) with amendment of the Specific Plan's circulation diagram to downgrade Claus Road between Sylvan Avenue and E. Briggsmore Avenue from a Class-A Expressway to a four-lane Principal Arterial Street, and E. Briggsmore Avenue between Claus Road and the BNSF railway from a Class-C Expressway to a four-lane Principal Arterial Street, plus amendments to text regarding development standards;

Date removed from posting 03/04/2024

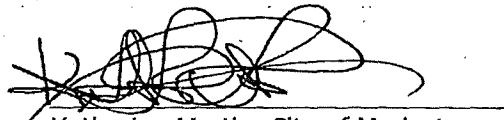
Adoption of a Precise Plan document for the southerly 257 acres of Village One Precise Plan Area No. 35, said document outlining the land uses, circulation and utility plans for the project area;
Vesting Tentative Subdivision Map "The Crossings" to divide 84.1 acres of the overall Precise Plan area into 527 single-family residential lots;
Final Development Plan "The Crossings" for the development standards, home siting and architecture of the Vesting Tentative Subdivision Map.

This is to advise that the City of Modesto, the lead agency, has approved the above-described project on January 23, 2024, and has made the following determinations regarding the above-described project:

1. The project ___ will, will not, have a significant effect on the environment.
2. ___ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were, ___ were not, made a condition of the approval of the project.
4. A Statement of Overriding Considerations ___ was, was not, adopted for this project.
5. Findings were, ___ were not made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, Environmental Assessment No. EA/C&ED 2023-26 is available to the general public at:

City of Modesto
Community & Economic Development Department, Planning Division
1010 Tenth Street, Suite 3300
Modesto, CA 95354



Katharine Martin, City of Modesto

Date: January 25, 2024 Title: Senior Planner

PH: 209-577-5267