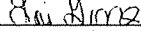


**FILED**

March 21, 2024

DONNA LINDER

STANISLAUS COUNTY  
CLERK-RECORDERBy:   
Deputy Clerk**City of Modesto  
NOTICE OF DETERMINATION****ATTENTION COUNTY CLERK:  
PLEASE DO NOT REMOVE BEFORE Thursday, April 25, 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: City of Modesto General Plan Amendment 2040; DPR-23-006: New Gas Station and Convenience Store, Zeff Road at Crows Landing RoadState Clearinghouse Number: SCH No. 2014042081Contact Person: Katharine Martin, Senior Planner 209-577-5267Applicants: TKC Projects, LLC (c/o Michael O'Brien)  
PO Box 979; Telluride, CO 81435-0979  
520-222-7087Owner: Southwest Hide Company/Modesto Holding Company  
9207 W. Black Eagle Drive; Boise, ID 83709Project Location: Southwest corner of Crows Landing Road and future Zeff Road (future new alignment) opposite Pueblo Avenue (APN 038-022-021)Project Description: Administrative Development Plan Review for a new gas station/truck stop with convenience store on 3.7 acres, to be located on future Zeff Road at intersection of Crows Landing Road and Pueblo Avenue. Convenience store to be 5,951 sq. ft. with an automobile fuel dispensing island, a truck fuel-dispensing island and associated off-street parking.

This is to advise that the City of Modesto, the lead agency, has approved the above-described project on March 20, 2024, and has made the following determinations, pursuant to Section 21157.1 of the CEQA Guidelines:

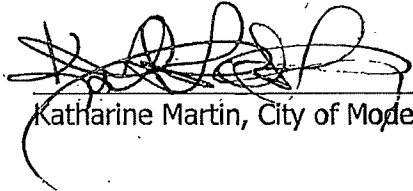
The project is within the scope of the Master EIR and no new environmental document or Public Resources

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 2023-09, 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: March 20, 2024

Title: Senior Planner



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:  
 50-03/21/2024-032  
 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 03/21/2024
COUNTY/STATE AGENCY OF FILING STANISLAUS COUNTY	DOCUMENT NUMBER 50-2024-046	

PROJECT TITLE  
 CITY OF MODESTO GENERAL PLAN AMENDMENT 2040: DPR-23-006: NEW GAS STATION AND CONVENIENCE STORE, ZEFF ROAD AT CROWS LANDING ROAD

PROJECT APPLICANT NAME TKC PROJECTS, LLC (C/O MICHAEL O'BRIEN)	PROJECT APPLICANT EMAIL	PHONE NUMBER (520) 222-7087
PROJECT APPLICANT ADDRESS PO BOX 979	CITY TELLURIDE	STATE CO
		ZIP CODE 81435

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

Environmental Impact Report (EIR)                      \$ 4,051.25 \$ \_\_\_\_\_

Mitigated/Negative Declaration (MND)(ND)                      \$ 2,916.75 \$ \_\_\_\_\_

Certified Regulatory Program (CRP) document - payment due directly to CDFW                      \$ 1,377.25 \$ \_\_\_\_\_

Exempt from fee

Notice of Exemption (attach)

CDFW No Effect Determination (attach)

Fee previously paid (attach previously issued cash receipt copy)

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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 71724                      TOTAL RECEIVED \$ \_\_\_\_\_ 57.00

SIGNATURE X <i>Lori Gonzales</i>	AGENCY OF FILING PRINTED NAME AND TITLE Lori Gonzales Deputy Clerk
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State of California - Department of Fish and Wildlife

**2024 ENVIRONMENTAL DOCUMENT FILING FEE**

**CASH RECEIPT**

DFW 753.5a (REV. 01/01/24) 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



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**      **Start Over**      **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 <b>CITY OF MODESTO</b>	LEAD AGENCY EMAIL	DATE <b>03/06/2019</b>
COUNTY/STATE AGENCY OF FILING <b>Stanislaus</b>	DOCUMENT NUMBER <b>50-2019-035</b>	

PROJECT TITLE

**CITY OF MODESTO GENERAL PLAN AMENDMENT 2040**

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

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>     |

- 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 | \$ | <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**

