



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

**Print** **Start Over** **Save**

RECEIPT NUMBER:  
50-12/06/2024-148

STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY CITY OF MODESTO COMMUNITY AND ECONOMIC DEVELOPMENT DEPT.	LEAD AGENCY EMAIL	DATE 12/06/2024
COUNTY/STATE AGENCY OF FILING STANISLAUS COUNTY	DOCUMENT NUMBER 50-2024-210	
PROJECT TITLE		

DPR-24-006: ADMINISTRATIVE DEVELOPMENT PLAN REVIEW FOR THE BRIDGES APARTMENTS (SUBS. PROJECT TO CITY OF MOD. GP 2040 MEIR, SCH 2014042081)

PROJECT APPLICANT NAME INLAND LEGACY HOLDINGS, LLC ATTN GLEN POWLES	PROJECT APPLICANT EMAIL	PHONE NUMBER (760) 780-7167
PROJECT APPLICANT ADDRESS 5780 FLEET ST STE 225	CITY CARLSBAD	STATE CA
		ZIP CODE 92008

**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)

- 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 15262    
 TOTAL RECEIVED \$ \_\_\_\_\_ **57.00**

SIGNATURE <b>X</b> <i>JM Mercado</i>	AGENCY OF FILING PRINTED NAME AND TITLE Jennifer Mercado Deputy Clerk
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**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

**City of Modesto**  
**NOTICE OF DETERMINATION**

**FILED**

December 6, 2024  
 DONNA LINDER  
 STANISLAUS COUNTY  
 CLERK-RECORDER

By: *M. Linder*  
 Deputy Clerk

**ATTENTION COUNTY CLERK:**  
**PLEASE DO NOT REMOVE BEFORE Thursday, January 9, 2025**

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: DPR-24-006: Administrative Development Plan Review for The Bridges Apartments  
 (subsequent project to City of Modesto General Plan 2040 MEIR, SCH 2014042081)

State Clearinghouse Number: Not applicable

Contact Person: Katharine Martin, Senior Planner  
kamartin@modestogov.com (209)577-5267

Applicant(s): Inland Legacy Holdings, LLC (Attn: Glen Powles)  
 5780 Fleet Street, Suite 225  
 Carlsbad, CA 92008  
 Phone: (760)780-7167

Owner(s): Valley Development Partners LLC  
 Attn Fritz Huber  
 1203 N. Grant St.  
 Stockton, CA 95202

Wagner Family Properties LP  
 3311 Maze Blvd  
 Modesto, CA 95358

Project Location: 12 Acres at the southwest corner of American Avenue and Bangs Avenue/Modesto Irrigation District Lateral Canal No. 6. Portions of Assessors Parcel Numbers 078-018-027, -051 and -052, located in the City of Modesto.

Project Description: Administrative Development Plan Review for an apartment complex comprised of 312 units in eleven three-story high residential buildings, plus leasing center/clubhouse and fitness center, and associated off-street parking. Project is located within the Kiernan Business Park Specific Plan, on the northerly 12-acre portion of a 35.3-acre section of the Specific Plan designated for "Mixed Use 3" (MU3) uses. The Kiernan Business Park Specific Plan was adopted on April 1, 1997, and the project is analyzed as a subsequent project to the City's General Plan MEIR (SCH 2014042081), certified in March 2019.

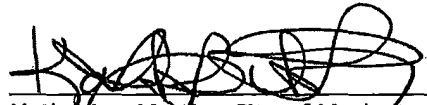
Date removed from posting 1-9-2025

This is to advise that the City of Modesto, the lead agency, has approved the above-described project on December 3, 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 Negative Declaration, Environmental Assessment No. EA/C&ED 2024-13 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 6, 2024 Title: Senior Planner