

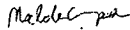
**City of Modesto  
NOTICE OF DETERMINATION**

50-2025-016

**FILED**

February 10, 2025  
DONNA LINDER  
STANISLAUS COUNTY  
CLERK-RECORDER

**ATTENTION COUNTY CLERK:  
PLEASE DO NOT REMOVE BEFORE FRIDAY, March 14, 2025**

By:   
Deputy Clerk

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; TPM-24-005: Tentative Parcel Map "3955 Coffee Road" (subsequent project to City of Modesto General Plan 2040 MEIR, SCH 2014042081)

State Clearinghouse Number: SCH No. 2014042081

Contact Person: Edwin Borquez, Associate Planner  
[EBorquez@modestogov.com](mailto:EBorquez@modestogov.com) (209)571-5516

Applicant(s): Newman-Romano, LLC  
1034 12<sup>th</sup> Street  
Modesto, CA 95354  
209-521-9521

Owner(s): Phoenix Family LLC  
3955 Coffee Road  
Modesto, CA 95355

Project Location: 22.71 acres, 3955 Coffee Road, west of Coffee Road and North of Gand Prix Drive  
APN 052-061-008

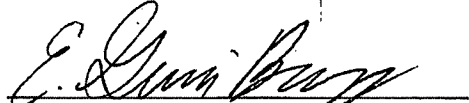
Project Description: Tentative Parcel Map subdividing a 22.71-acre parcel, developed with commercial uses and a mobile home park into five (5) parcels and a remainder and is being analyzed as a subsequent project to the City's General Plan MEIR (SCH 2014042081), certified in March 2019.

This is to advise that the City of Modesto, the lead agency, has approved the above-described project on February 3, 2025, 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 2024-34 is available to the general public at:

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

  
Edwin Borquez, City of Modesto

Date: February 10, 2025 Title: Associate Planner