

**City of Modesto
NOTICE OF DETERMINATION**

FILED

March 7, 2025

DONNA LINDER

STANISLAUS COUNTY
CLERK-RECORDERBy: 
Deputy Clerk

**ATTENTION COUNTY CLERK:
PLEASE DO NOT REMOVE BEFORE Thursday, April 10, 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: PDZ-24-001: Rezone from Specific Plan (SP) to Planned Development Zone P-D(617) "The Bridges" (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): Lennar Homes of California
2603 Camino Ramon, Suite 525
San Ramon, CA 94583
925-968-8174

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

Project Location: 22.6 Acres at the northwest corner of Pelandale Avenue and American Avenue. Portion of APNs 078-018-027, -051 and -052

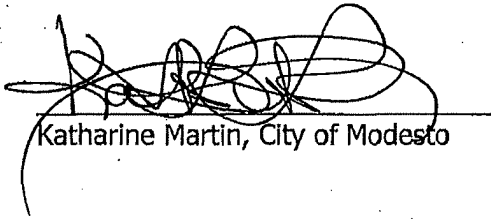
Project Description: Rezone of approximately 22.6 acres from Specific Plan (SP) to Planned Development Zone P-D(617) to allow for custom development and setback standards for a portion of The 35.3-acre Bridges Vesting Tentative Subdivision Map, under separate application (Project ID TSM-24-002, analyzed by Initial Study/Negative Declaration No. EA/C&ED 2024-12, and approved by the Planning Commission on January 27, 2025 by Resolution No. 2025-02.). The Bridges VTSM is comprised of 189 small-lot single-family residential lots ranging in size from 5,400 sf to 3,150 sf, and a 12-acre "Lot A". The P-D Zone would facilitate development of the 189 lots with shorter setback standards than provided for in the development standards of the Kiernan Business Park Specific Plan. The project area is located within the Kiernan Business Park Specific Plan, adopted on April 1, 1997, 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 March 4, 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 2025-01 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 7, 2025 Title: Senior Planner



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

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

RECEIPT NUMBER:
 50-03/07/2025-028
 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 03/07/2025
COUNTY/STATE AGENCY OF FILING STANISLAUS COUNTY	DOCUMENT NUMBER 50-2025-042	

PROJECT TITLE
 PDZ-24-001: REZONE FROM SPECIFIC PLAN (SP) TO PLANNED DEVELOPMENT ZONE P-D(617) "THE BRIDGES"

PROJECT APPLICANT NAME LENNAR HOMES OF CALIFORNIA	PROJECT APPLICANT EMAIL	PHONE NUMBER (925) 968-8174
PROJECT APPLICANT ADDRESS 2603 CAMINO RAMON, SUITE 525	CITY SAN RAMON	STATE CA
		ZIP CODE 94583

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$ 4,123.50 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$ 2,968.75 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,401.75 \$ _____
- 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 1800
 TOTAL RECEIVED \$ 57.00

SIGNATURE X <i>Melita Suwansupa</i>	AGENCY OF FILING PRINTED NAME AND TITLE Malita Suwansupa Deputy Clerk
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State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) 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 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

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

Public

Receipt No.: RPT20250000012449

Finalization No.: 2025264321

Cashier: MTS

Register: CHLSZV2

Date/Time: 03/07/2025 02:46 PM

<u>Description</u>	<u>Fee</u>
<u>Negative Declaration</u>	
Filing Time:	02:46 PM
Filing Fee:	No Fee
Filing Total:	No Fee
<u>Administration Fee</u>	
Filing Time:	02:46 PM
Filing Fee:	\$57.00
Filing Total:	\$57.00
<u>Total Amount Due:</u>	
	\$57.00
<u>Total Paid</u>	
Check Tendered:	\$57.00
#1800	
Amount Due:	\$0.00

THANK YOU
PLEASE KEEP FOR REFERENCE