

**City of Modesto  
NOTICE OF DETERMINATION**

8  
**FILED**

2019 MAR 19 PM 12:35

**ATTENTION COUNTY CLERK:  
PLEASE DO NOT REMOVE BEFORE Monday April 22, 2019**

STANISLAUS CO. CLERK-RECORDER

**ASHIKA NARAYAN**

**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:** TSM-18-001—Almond Grove Vesting Tentative Subdivision Map

**State Clearinghouse Number:** Modesto Urban Area General Plan Master EIR (SCH No. 2007072023)

**Contact Person:** Katharine Martin, Associate Planner, 209-577-5465

**Applicants:** Sewickley Partners LLC  
3330 Skokie Valley Rd, Suite 301, Highland Park, IL 60035 847-433-2606

**Owner:** Sewickley Partners LLC

**Project Location:** West of Yuma Avenue between Ironside Drive and Turlock Irrigation District Lateral Canal No. 1

**Project Description:** Division of 51.4 acre single parcel of vacant land into 246 single-family residential lots, two open space lots, and one parcel for park/storm basin purposes. Project site is located within Subarea A of the Fairview Specific Plan area, approved in 1995 and annexed to the City in May of 1996.

This is to advise that the City of Modesto, the lead agency, has approved the above-described project on March 18, 2019 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 Code Section 21081 findings are required. The following findings have been found to be true:

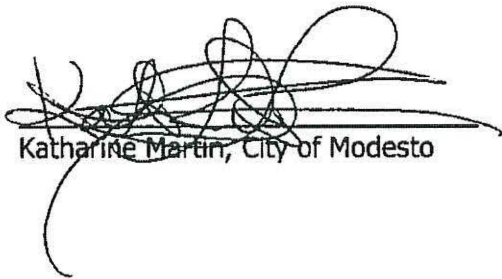
1. An Initial Study was prepared by the City of Modesto that analyzed whether the subsequent project may cause any significant effect on the environment that was not examined in the Master EIR and whether the subsequent project was described in the Master EIR as being within the scope of the report.
2. The subsequent project will have no additional significant effect on the environment, as defined in subdivision (d) of Section 21158 of the Public Resources Code, that was not identified in the Master EIR.
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 2018-24, 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 19, 2019

Title: Associate Planner

Governor's Office of Planning & Research  
MAR 19 2019  
STATE CLEARINGHOUSE



DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT

000010

ad Agency: CITY OF MODESTO Date: 10-20-08  
 County/State Agency of Filing: STAN. COUNTY CLERK REC. Document No.: 08-0194  
 Project Title: MODESTO-GENERAL PLAN MASTER EIR UPDATE  
 Project Applicant Name: CITY OF MODESTO  
 Project Applicant Address: P.O. BOX 642  
 City: MODESTO State: CA Zip Code: 95353 Phone Number: 209 577-5207

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	\$2505.75	\$	<u>2006.75</u>
<input type="checkbox"/> Negative Declaration	\$1875.75	\$	
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$385.25	\$	
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs	\$385.25	\$	
<input checked="" type="checkbox"/> County Administrative Fee	<del>\$385.25</del>	\$	<u>57.00</u>
<input type="checkbox"/> Project that is exempt from fees			
<input type="checkbox"/> Notice of Exemption			
<input type="checkbox"/> DFG No Effect Determination (Form Attached)			

2606.75 # 339350  
 57.00 # 424993  
 TOTAL RECEIVED \$ 21003.75

Signature and title of person receiving payment: Heidi M. O'Connell LEGAL CLERK  
 WHITE-PROJECT APPLICANT YELLOW-DFG/ASB PINK-LEAD AGENCY GOLDENROD-COUNTY CLERK  
 DFG 753.5a (Rev. 11/07)

Governor's Office of Planning & Research

MAR 19 2014

STATE CLEARINGHOUSE

REC'D # 0002622777  
 October 20, 2008 10:58:32

Stanislaus County Recorder  
 Lee Lundrigan Co Recorder Office

misc. # 08-353613 -

Check Number 424993  
 RECD BY  
 County Admin Fee \$57.00  
 Total fee ..... \$57.00  
 Amount Tendered... \$57.00  
 Change ..... \$0.00  
 DSK:CL/1/0

REC'D # 0002622776  
 October 20, 2008 10:58:05

Stanislaus County Recorder  
 Lee Lundrigan Co Recorder Office

misc. # 08-353613 -

Check Number 339356  
 RECD BY  
 Env Impact Report \$2,606.75  
 Total fee ..... \$2,606.75  
 Amount Tendered... \$2,606.75  
 Change ..... \$0.00  
 DSK:CL/1/0



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

Governor's Office of Planning & Research

MAR 19 2019

STATE CLEARINGHOUSE

Print

Start Over

Finalize & Email

RECEIPT NUMBER:

50 — 2019 — 046

STATE CLEARINGHOUSE NUMBER (If applicable)

2007072023

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

City of Modesto

LEAD AGENCY EMAIL

DATE

03/19/2019

COUNTY/STATE AGENCY OF FILING

Stanislaus

DOCUMENT NUMBER

2019-046

PROJECT TITLE

TSM-18-001- Almond Grove Vesting Tentative Subdivision Map

PROJECT APPLICANT NAME

Sewickley Partners, LLC

PROJECT APPLICANT EMAIL

PHONE NUMBER

(209) 577-5465

PROJECT APPLICANT ADDRESS

3330 Skokie Valley Rd Suite 301

CITY

Highland Park

STATE

IL

ZIP CODE

60035

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$3,271.00

\$ 0.00

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,354.75

\$ 0.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,112.00

\$ 0.00

☐ 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

\$ 0.00

☒ County documentary handling fee

\$ 57.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash

☐ Credit

☒ Check

☐ Other

TOTAL RECEIVED

\$ 57.00

SIGNATURE

X 

AGENCY OF FILING PRINTED NAME AND TITLE

Ashika Narayan, Legal Clerk





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

**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



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

Governor's Office of Planning & Research

MAR 19 2019

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☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

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☐ Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ 0.00

☒ County documentary handling fee \$ 57.00

☐ Other \$

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 57.00

SIGNATURE

X *Ashika Narayan*

AGENCY OF FILING PRINTED NAME AND TITLE

Ashika Narayan, Legal Clerk



State of California - Department of Fish and Wildlife  
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California Department of Fish and Wildlife  
Accounting Services Branch  
P.O. Box 944209  
Sacramento, California 94244-2090

REC'D # 0004244898  
March 19, 2019 ----- 12:33:59

Stanislaus County Recorder  
Corina Linder Co Recorder Office

Environ # 19-046

Check Number 2651  
SEND BY  
County Admin Fee \$57.00  
-----  
Total Fee ..... \$57.00  
Amount Tendered... \$57.00  
-----  
Change ..... \$0.00  
AKH,C2/1/0

NG ENGINEERS

2651

Amount: \$57.00

Date: 3/18/2019

Stanislaus County Clerk Recorder

Improve TSM - Notice of Determination Fee

Governor's Office of Planning & Research

MAR 19 2019

STATE CLEARINGHOUSE