REC'T # 0004295258 July 12, 2019 ---- 14:27:01

Stanislaus, County Recorder Denna Linder Co Recorder Office

Environm #19-0133

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County Admin Fee	\$57.00
Total fee Amount Tendered	\$57.00 \$57.00
345	
ChangePMP,C2/1/O	\$0.00

Governor's Office of Planning & Research

JULY 12 2019

STATE CLEARINGHOUSE

City of Modesto NOTICE OF DETERMINATION

FILED 2019 JUL 12 PM 2: 25

ATTENTION COUNTY CLERK: PLEASE DO NOT REMOVE BEFORE AUGUST 16, 2019

STAHISLAUS ON CLERK-RECERCER Phoiyonn Prom

TO:

J. N. D.

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: RZN-19-001 Rezone 1.45 acres from Low Density Residential (R-1) Zone to Medium Density

Residential (R-2) Zone.

State Clearinghouse Number: Modesto Urban Area General Plan Master EIR (SCH No. 2014042081)

Contact Person:

Jonnie Lan, AICP, Associate Planner (209-577-5267)

Applicants:

Ly Nguyen, 116 Corson Avenue, Modesto, 95350 (209-505-8341)

Owner:

Mai Nguyen and Gary Dodd

Project Location:

1215 and 1225 W. Roseburg Avenue

Project Description: Rezone of 1.45 acres comprised of two adjacent parcels of land located at 1215 and 1225 W. Roseburg Avenue (APNs 118-018-024 and 118-018-025) from current designations of Low Density Residential (R-1) to Medium High Density Residential (R-2) Zone. Both properties currently each have a dwelling unit on them and a rezone would facilitate the development of a proposed multi-family housing project for 1215 W. Roseburg Avenue, currently being reviewed by staff. The maximum density allowed for the site under the R-2 Zone would be 17 dwelling units total. The applicant is proposing to develop the site to up to 14 units.

This is to advise that the City of Modesto, the lead agency, has approved the above-described project on July 9, 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:

- An Initial Study was prepared by the City of Modesto that analyzed whether the subsequent 1. 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, which was not identified in the Master EIR.
- No new or additional mitigation measures or alternatives are required. 3.

- 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 2019-11, 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

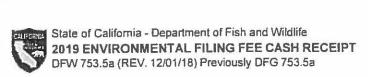
Jonnie Lan, City of Modesto

Date: July 12, 2019 Title: Associate Planner

JULY 12 2019
STATE CLEARINGHOUSE

Governor's Office of Planning & Research

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PROJECT TITLE				-
CITY OF MODESTO GENERAL PLAN AMENU	OMENT 2040			
PROJECT APPLICANT NAME	PROJECT APPLICANT E	EMAIL	PHONE NUMBER	
BRAD WALL, MPA, AICP, PRINCIPAL PLANNER	-		(209) 577-5	273
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE	
P.O. BOX 642	MODESTO	CA	95353	
PROJECT APPLICANT (Check appropriate box)				-
✓ Local Public Agency School District [Other Special District	☐ State	Agency [Private Entity
	2752			
CHECK APPLICABLE FEES:				
☑ Environmental Impact Report (EIR)		\$3,271.00	S	
☐ Mitigated/Negative Declaration (MND)(ND)		\$2,354.75	S	0.00
☐ Certified Regulatory Program (CRP) document - payment due	directly to CDFW	\$1,112.00	S	0.00
Exempt from fee				
Notice of Exemption (attach)				
CDRW No Effed Determination (attach)				
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☐ Water Right Appreation or Petition Fee (State Water Resource	e Control Board only	\$850.00 \$		0.00
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CITY OF MODESTO COMMUNITY & ECONOMIC DEVELOPMENT DEPT. PLANNING DIVISION			07/12/20	019		
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RZN-19-001 REZONE 1.45 ACRES FROM LOW DENSITY RES PROJECT APPLICANT NAME	PROJECT APPLICANT E		PHONE NUM			
LY NGUYEN	TAGSEGT ATTEGRATE		(209) 508			
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE	7000		
116 CORSON AVENUE	MODESTO	CA	95350			
CHECK APPLICABLE FEES: Environmental Impact Report (EIR) Mitigated/Negative Declaration (MND)(ND) Certified Regulatory Program (CRP) document - payment due Exempt from fee Notice of Exemption (attach) CDFW No Effect Determination (attach) Fee previously paid (attach previously issued cash receipt cop	directly to CDFW	\$3,271.00 \$2,354.75 \$1,112.00	\$ \$ \$	0.00 0.00 0.00		
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