

**City of Modesto
NOTICE OF DETERMINATION**

FILED

2019 MAY 17 AM 10:31

STANISLAUS CO. CLERK-RECORDER

Phaiwann Prunī

**ATTENTION COUNTY CLERK:
PLEASE DO NOT REMOVE BEFORE JUNE 17, 2019**

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: Wells Avenue Residential Annexation

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

Contact Person: Cindy van Empel, (209) 577-5267

Applicants: Rich DePonte, Tesoro Homes, Inc (209) 649-4141
Jennifer Chen, Calandev, LLC (209) 977-1888

Owners: Douglas K. Highiet Trust
Calandev, LLC
City and County of San Francisco
County of Stanislaus
City of Modesto

Project Location: South of Pelandale Avenue and west of McHenry Avenue

Project Description: An amendment to the text of the General Plan, prezone to Planned Development, and filing of an application to the Stanislaus Local Agency Formation Commission to annex 35.19 acres of land to the City of Modesto and to detach from the Salida Fire Protection District

This is to advise that the City of Modesto, the lead agency, has approved the above-described project on May 15, 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.

The Initial Study, Environmental Assessment No. EA/C&ED 2019-08, on file at the City of Modesto, Community and Economic Development Department, provides substantial evidence to support findings 1 through 5, 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


Cindy van Empel, City of Modesto

Date: May 16, 2019 Title: Senior Planner

Governor's Office of Planning & Research
MAY 17 2019
STATE CLEARINGHOUSE



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

Print **StartOver** **Finalize&Email**

RECEIPT NUMBER:
 50 — 2019 — 091
 STATE CLEARINGHOUSE NUMBER (if applicable)
 SCH NO. 2014042081

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MODESTO COMMUNITY & ECONOMIC DEVELOPMENT DEPT.	LEAD AGENCY EMAIL	DATE 05/17/2019
COUNTY/STATE AGENCY OF FILING Stanislaus	DOCUMENT NUMBER 50-2019-091	

PROJECT TITLE

WELLS AVENUE RESIDENTIAL ANNEXATION

PROJECT APPLICANT NAME RICH DEPONTE, TESORO HOMES, INC JENNIFER CHEN, CALANDEV, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (209) 577-5267
PROJECT APPLICANT ADDRESS P.O. BOX 642	CITY MODESTO	STATE CA
		ZIP CODE 95353

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----------|------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,271.00 | \$ _____ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,354.75 | \$ _____ | 0.00 |
| <input type="checkbox"/> 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)

- | | | | |
|---|----------|----------|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ _____ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ _____ | 57.00 |
| <input type="checkbox"/> Other | | \$ _____ | |

PAYMENT METHOD:

- Cash Credit Check Other

TOTAL RECEIVED \$ _____ 57.00

SIGNATURE <i>X Phaiwann Prum</i>	AGENCY OF FILING PRINTED NAME AND TITLE CLERK RECORDER, PHAIVANN PRUM, LEGAL CLERK
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REC'T # 0004270741
May 17, 2019 ----- 10:33:43

Stanislaus, County Recorder
Donna Linder Co Recorder Office

Environ # 19-CQ-091 -

Check Number 2724
REQD BY
County Admin Fee \$57.00

Total fee \$57.00
Amount Tendered... \$57.00

Change \$0.00
PMP,C1/1/0