

REC'T # 0004324368  
September 17, 2019 ----- 10:59:53

Stanislaus, County Recorder  
Donna Linder Co Recorder Office

Environa # 19-158 -

Check Number 8111  
RECD BY  
County Admin Fee \$57.00  
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Total fee ..... \$57.00  
Amount Tendered... \$57.00  
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Change ..... \$0.00  
ALL.C2/1/0

**City of Modesto  
NOTICE OF DETERMINATION**

**FILED**

2019 SEP 17 AM 11:01

STANISLAUS CO. CLERK-RECORDER

**ATTENTION COUNTY CLERK:  
PLEASE DO NOT REMOVE BEFORE Monday, October 21, 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

**Adam Loera**

**SUBJECT:** Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code

**Project Title:** TPM-19-002—Vesting Tentative Parcel Map for Bridges Business Park Phase I

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

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

**Applicants:** GMRAND LLC, 4120 Dale Road, Suite JB-140, Modesto CA 95356  
209-485-6400

**Owner:** GMRAND LLC, 4120 Dale Road, Suite JB-140, Modesto CA 95356

**Project Location:** 3101 Healthcare Way, Modesto CA

**Project Description:** Vesting Tentative Parcel Map to divide 23.51 acres within the Business Park (BP) land use designation of the Kiernan Business Park Specific Plan into 13 parcels ranging in size from 1.33 acres to 2.74 acres. No development is proposed with the tentative map.

This is to advise that the City of Modesto, the lead agency, has approved the above-described project on September 16, 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:

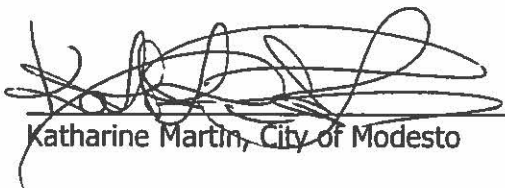
1. An Initial Study was prepared by the City of Modesto that analyzed whether the subsequent project may cause any significant effect on the environment that was not examined in the Master EIR and whether the subsequent project was described in the Master EIR as being within the scope of the report.
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 2019-25, 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: September 17, 2019 Title: Associate Planner

STATE CLEARINGHOUSE

SEP 17 2019

Governor's Office of Planning & Research



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**   **Scan/Over**   **Finalize&Email**

RECEIPT NUMBER:  
 50 — 2019 — 035  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
 SCH No. 2014042081

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>CITY OF MODESTO</b>	LEAD AGENCY EMAIL	DATE <b>03/06/2019</b>
COUNTY/STATE AGENCY OF FILING <b>Stanislaus</b>	DOCUMENT NUMBER <b>50-2019-035</b>	

PROJECT TITLE  
**CITY OF MODESTO GENERAL PLAN AMENDMENT 2040**

PROJECT APPLICANT NAME <b>BRAD WALL, MPA, AICP, PRINCIPAL PLANNER</b>	PROJECT APPLICANT EMAIL	PHONE NUMBER <b>(209) 577-5273</b>
PROJECT APPLICANT ADDRESS <b>P.O. BOX 642</b>	CITY <b>MODESTO</b>	STATE <b>CA</b>
		ZIP CODE <b>95353</b>

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 (EIR)	\$3,271.00	\$	<u>3,271.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,354.75	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,112.00	\$	<u>0.00</u>
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> 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	\$	<u>0.00</u>
<input checked="" type="checkbox"/> County documentary handling fee		\$	<u>57.00</u>
<input type="checkbox"/> Other		\$	<u>          </u>

PAYMENT METHOD:

Cash    Credit    Check    Other

TOTAL RECEIVED   \$   3,328.00

SIGNATURE <b>X</b> 	AGENCY OF FILING PRINTED NAME AND TITLE <b>CLERK RECORDER-ADAM LOERA-LEGAL CLERK</b>
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ORIGIN      ENCY      COPY - COUNTY CLERK      DFW 753.5a (Rev. 12012018)

*[Faint background text and stamps are visible, including "RECEIVED" and "FILED" marks.]*