

REC'T # 0004556749

February 05, 2021 ----- 14:10:38

Stanislaus, County Recorder
Donna Linder Co Recorder Office

Document # 21-14 -

Check Number 14385

REQD BY

County Admin Fee	\$57.00
------------------	---------

Total fee	\$57.00
-----------------	---------

Amount Tendered...	\$57.00
--------------------	---------

Change	\$0.00
--------------	--------

JAR,C1/0/0



State of California - Department of Fish and Wildlife

2021 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/21) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

50 — 02/05/2021 — 014

STATE CLEARINGHOUSE NUMBER (If applicable)

2014042081

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

City of Modesto Community & Economic Development Dept.

LEAD AGENCY EMAIL

DATE

02/05/2021

COUNTY/STATE AGENCY OF FILING

Stanislaus

DOCUMENT NUMBER

2021-014

PROJECT TITLE

City of Modesto General Plan Amendment 2040; PPA-20-002-Amendment to Village One Precise Plan Area No. 30

PROJECT APPLICANT NAME

Katharine Martin, NRB Investments, LLC

PROJECT APPLICANT EMAIL

PHONE NUMBER

(209) 577-5267

PROJECT APPLICANT ADDRESS

1701 W. March Lane Ste. D

CITY

Stockton

STATE

CA

ZIP CODE

95207

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)	\$3,445.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,480.25	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,171.25	\$	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

AGENCY OF FILING PRINTED NAME AND TITLE

Jocelyn Rodriguez, Legal Clerk

**City of Modesto
NOTICE OF DETERMINATION**

**ATTENTION COUNTY CLERK:
PLEASE DO NOT REMOVE BEFORE: Monday, March 8, 2021**

FILED

21 FEB -5 PM 2:16

STANISLAUS CO. CLERK-RECORDER

BY Joelyn Rodriguez

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: City of Modesto General Plan Amendment 2040; PPA-20-002—Amendment to Village One
Precise Plan Area No. 30

State Clearinghouse Number: SCH No. 2014042081

Contact Person: Katharine Martin, 209-577-5267

Applicants: NRB Investments, LLC; 1701 W. March Lane Ste. D, Stockton, CA 95207

Owner: Golden Palm Associates, LLC; 383 Calaveras Ridge Drive, Milpitas, CA 95035

Project Location: 40 acres bordered by Fine Avenue, Sharon Avenue, Claus Road and Merle Avenue in
Modesto CA, 95355

Project Description: Proposed textual and graphical amendments to the Village One Precise Plan Area No.
30 to allow for update of circulation and utility infrastructure plans.

This is to advise that the City of Modesto, the lead agency, has approved the above-described project on February 2, 2021 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:

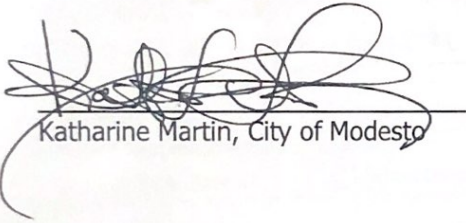
1. An Initial Study was prepared by the City of Modesto that analyzed whether the subsequent project may cause any significant effect on the environment that was not examined in the Master EIR and whether the subsequent project was described in the Master EIR as being within the scope of the report.
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 2020-16, 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: February 3, 2021

Title: Senior Planner



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

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

CITY OF MODESTO

LEAD AGENCY EMAIL

DATE

03/06/2019

COUNTY/STATE AGENCY OF FILING

Stanislaus

DOCUMENT NUMBER

50-2019-035

PROJECT TITLE

CITY OF MODESTO GENERAL PLAN AMENDMENT 2040

PROJECT APPLICANT NAME

BRAD WALL, MPA, AICP, PRINCIPAL PLANNER

PROJECT APPLICANT EMAIL

PHONE NUMBER

(209) 577-5273

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:

☒ Environmental Impact Report (EIR)

\$3,271.00 \$ 3,271.00

☐ 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 \$ 3,328.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

CLERK RECORDER-ADAM LOERA-LEGAL CLERK