

REC'T # 0004558506

February 10, 2021 ----- 10:28:19

Stanislaus, County Recorder  
Donna Linder Co Recorder Office

Document # 21-15 -

Check Number 5150

REQD BY

County Admin Fee	\$57.00
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Total fee .....	\$57.00
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Amount Tendered...	\$57.00
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Change .....	\$0.00
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JAR,C2/O/O



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 — 02/10/2021 — 015

STATE CLEARINGHOUSE NUMBER (If applicable)

2014042081

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

City of Modesto Planning Division

LEAD AGENCY EMAIL

DATE

02/10/2021

COUNTY/STATE AGENCY OF FILING

Stanislaus

DOCUMENT NUMBER

2021-015

PROJECT TITLE

City of Modesto General Plan Amendment 2040; SPA-20-002, Amendment No. 10 of the Kiernan Business Park Specific Plan, 3101 Healthcare Way (APNs 078-069-010, -011, -012)

PROJECT APPLICANT NAME

Ron Malik

PROJECT APPLICANT EMAIL

PHONE NUMBER

(209) 581-3891

PROJECT APPLICANT ADDRESS

1709 Lourmarin Court

CITY

Modesto

STATE

CA

ZIP CODE

95356

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$3,445.25

\$

0.00

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,480.25

\$

0.00

☐ 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)

☐ 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

Jocelyn Rodriguez, Legal Clerk



**City of Modesto  
NOTICE OF DETERMINATION**

FILED

21 FEB 10 AM 10:31

STANISLAUS CO. CLERK-RECORDER

**ATTENTION COUNTY CLERK:  
PLEASE DO NOT REMOVE BEFORE Tuesday, March 16, 2021**

BY Joselyn Rodriguez  
DEPUTY

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; SPA-20-002, Amendment No. 10 of the Kiernan Business Park Specific Plan, 3101 Healthcare Way (APNs 078-069-010, -011, -012)

State Clearinghouse Number: SCH No. 2014042081

Contact Person: Katharine Martin, Senior Planner

Applicants: Ron Malik, 1709 Lourmarin Court, Modesto CA 95356 Ph: 209-581-3891

Owner: GMRAND, LLC; 4120 Dale Road, J8-140; Modesto CA 95356 Ph: 209-485-6400

Project Location: 3101 Healthcare Way (APNs 078-069-010, -011, -012)

Project Description: Amendment to include new land use designation of Mixed Use 2 (MU2) to Section III of the Kiernan Business Park Specific Plan, for amendment area of three parcels totaling 22.9 acres. The MU2 designation would provide for Business Park and/or Medium-High Density Residential uses at the project site, with residential uses at a maximum of 550,000 gross square foot of building area and maximum of 550 dwelling units.

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

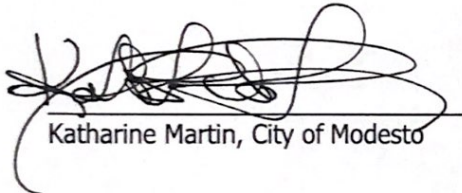
1. An Initial Study was prepared by the City of Modesto that analyzed whether the subsequent project may cause any significant effect on the environment that was not examined in the Master EIR and whether the subsequent project was described in the Master EIR as being within the scope of the report.
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 2020-21, 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 10, 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