

**City of Modesto
NOTICE OF DETERMINATION**

**ATTENTION COUNTY CLERK:
PLEASE DO NOT REMOVE BEFORE JULY 26, 2021**

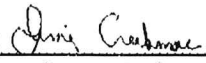
50-2021-096

FILED

June 23, 2021

DONNA LINDER

STANISLAUS COUNTY
CLERK-RECORDER

By: 
Deputy Clerk

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: Amendment to Planned Development Zone P-D(607), Vesting Tentative Subdivision Map
Tesoro Homes and Vesting Tentative Subdivision Map Wells Avenue Subdivision

State Clearinghouse Number: SCH No. 2014042081

Contact Person: Cindy van Empel, cvanempel@modestogov.com, (209) 577-5267

Applicants: Tesoro Homes, Inc.
P.O. Box 2120
Oakdale, CA 95361
(209) 649.4141

Calandev, LLC
606 North First Street
San Jose, CA 95112

Owner: Douglas K. Highiet Trust et al.
P.O. Box 1597
Modesto, CA 95358
(209) 529.2690

Jennifer Chen
606 North First Street
San Jose, CA 95112
(408) 981.8155

Project Location: Southwest of the intersection of McHenry Avenue and Pelandale Avenue

Project Description: An amendment to Planned Development zone, P-D(607), to allow 112 residences and to establish development standards for two gated subdivisions. The westerly 5.39-acre subdivision is a small-lot residential subdivision with 36 houses and 3 landscape lots. The easterly 17.84 acres is will be developed with 76 single family residences and 6 landscape lots on standard low-density lot.

This is to advise that the City of Modesto, the lead agency, approved the above-described project on 21 June 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 2021-001, on file at the City of Modesto, Community and Economic Development Department, provides substantial evidence to support findings 1 through 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



Cindy van Empel, City of Modesto

Date: 22 June 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) <input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> 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

X

AGENCY OF FILING PRINTED NAME AND TITLE

CLERK RECORDER-ADAM LOERA-LEGAL CLERK



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

Finalize&Email

RECEIPT NUMBER:

50-06/23/2021-091

STATE CLEARINGHOUSE NUMBER (If applicable)

2014042081

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF MODESTO, COMMUNITY & ECONOMIC DEVELOPMENT DEPT. PLANNING DIVISION

LEAD AGENCY EMAIL

DATE

06/23/2021

COUNTY/STATE AGENCY OF FILING

STANISLAUS COUNTY

DOCUMENT NUMBER

50-2021-096

PROJECT TITLE

AMENDMENT TO PLANNED DEVELOPMENT ZONE P-D(607), VESTING TENTATIVE SUBDIVISION MAP TESORO HOMES AND VESTING TENTATIVE SUBDIVISION MAP WELLS AVENUE SUBDIVISION

PROJECT APPLICANT NAME

TESORO HOMES, INC.

PROJECT APPLICANT EMAIL

PHONE NUMBER

(209) 649-4141

PROJECT APPLICANT ADDRESS

P.O. BOX 2120

CITY

OAKDALE

STATE

CA

ZIP CODE

95361

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

☐ Mitigated/Negative Declaration (MND)(ND)

\$ 2,480.25

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$ 1,171.25

☐ 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

☒ County documentary handling fee

\$ 57.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash

☐ Credit

☒ Check

☐ Other

TOTAL RECEIVED

\$

57.00

SIGNATURE

X *Jennine Creekmore*

AGENCY OF FILING PRINTED NAME AND TITLE

Jennine Creekmore Deputy Clerk