

**City of Modesto
NOTICE OF DETERMINATION**

FILED

2019 APR 25 AM 9:44

STANISLAUS CO. CLERK-RECORDER

**ATTENTION COUNTY CLERK:
PLEASE DO NOT REMOVE BEFORE May 26, 2019**

Adam Loera

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 General Plan Amendment

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

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

Applicants: Douglas Family Trust (650) 766-1247

Owner: same as above

Project Location: West of McHenry Avenue, south of Pelandale Avenue

Project Description: Redesignate 10.6 acres of land from R (Residential) to C (Commercial)

This is to advise that the City of Modesto, the lead agency, has approved the above-described project on April 23, 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 Negative Declaration, Environmental Assessment No. EA/C&ED 2017-22, 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



Cindy van Empel, City of Modesto

Date: April 24, 2019 Title: Senior Planner