

**City of Modesto  
NOTICE OF DETERMINATION**

FILED

2019 JUL 12 PM 2:27

**ATTENTION COUNTY CLERK:  
PLEASE DO NOT REMOVE BEFORE AUGUST 16, 2019**

STANISLAUS CO. CLERK-RECORDER  
Phiovann Prum

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: RZN-19-001 Rezone 1.45 acres from Low Density Residential (R-1) Zone to Medium Density Residential (R-2) Zone.

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

Contact Person: Jonnie Lan, AICP, Associate Planner (209-577-5267)

Applicants: Ly Nguyen, 116 Corson Avenue, Modesto, 95350 (209-505-8341)

Owner: Mai Nguyen and Gary Dodd

Project Location: 1215 and 1225 W. Roseburg Avenue

Project Description: Rezone of 1.45 acres comprised of two adjacent parcels of land located at 1215 and 1225 W. Roseburg Avenue (APNs 118-018-024 and 118-018-025) from current designations of Low Density Residential (R-1) to Medium High Density Residential (R-2) Zone. Both properties currently each have a dwelling unit on them and a rezone would facilitate the development of a proposed multi-family housing project for 1215 W. Roseburg Avenue, currently being reviewed by staff. The maximum density allowed for the site under the R-2 Zone would be 17 dwelling units total. The applicant is proposing to develop the site to up to 14 units.

This is to advise that the City of Modesto, the lead agency, has approved the above-described project on July 9, 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, which was not identified in the Master EIR.
3. No new or additional mitigation measures or alternatives are required.

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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 2019-11, 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



Jonnie Lan, City of Modesto

Date: July 12, 2019 Title: Associate Planner