

**City of Modesto
NOTICE OF DETERMINATION**

FILED

2018 SEP 12 AM 9:27

**ATTENTION COUNTY CLERK:
PLEASE DO NOT REMOVE BEFORE Tuesday, October 16, 2018**

STANISLAUS CO. CLERK-RECORDER

Alejandra Marroquin

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-18-001: Rezone of 0.2 Acres from Medium Density Residential (R-2) Zone and Professional Office (P-O) Zone to Medium High Density Residential (R-3) Zone.

State Clearinghouse Number: Modesto Urban Area General Plan Master EIR (SCH No. 2007072023)

Contact Person: Katharine Martin, Associate Planner (209-577-5267)

Applicants: George Simvoulakis, 3620 Viader Dr, Modesto CA 95356 (209-505-3310)

Owner: Marie L. Jewett Living Trust

Project Location: 405-409 E. Orangeburg Ave., Modesto CA 95350

Project Description: Rezone of 0.2 acres comprised of two adjacent parcels of land located at 405 and 409 E. Orangeburg Avenue (APNs 031-006-049 and 006-031-050) within the Baseline Developed Area from current designations of Medium High Density Residential (R-2) Zone and Professional Office (P-O) Zone to Medium High Density Residential (R-3) Zone. Both properties are currently vacant and rezone would facilitate the development of multi-family housing under separate permits. The maximum density allowed for the site under the R-3 Zone would be four dwelling units total. No development is proposed with the rezone.

This is to advise that the City of Modesto, the lead agency, has approved the above-described project on September 11, 2018 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:

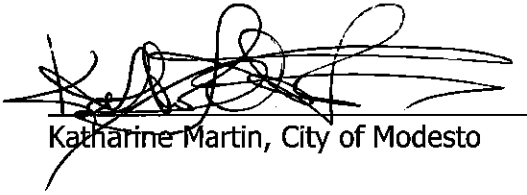
1. An Initial Study was prepared by the City of Modesto that analyzed whether the subsequent project may cause any significant effect on the environment that was not examined in the Master EIR and whether the subsequent project was described in the Master EIR as being within the scope of the report.
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 2018-15, 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: September 12, 2018 Title: Associate Planner

Lead Agency: City of Modesto Date: 10-20-08
 County/State Agency of Filing: STAN. COUNTY CLERK REC. Document No.: 08-0194
 Project Title: MODESTO GENERAL PLAN MASTER EIR UPDATE
 Project Applicant Name: CITY OF MODESTO
 Project Applicant Address: P.O. BOX 642
 City: MODESTO State: CA Zip Code: 95358 Phone Number: 209 5775207

Project Applicant (check appropriate box):
 Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

Check Applicable Fees:

<input checked="" type="checkbox"/> Environmental Impact Report	\$2506.75	\$ <u>2506.75</u>
<input type="checkbox"/> Negative Declaration	\$1876.75	\$ _____
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$885.25	\$ _____
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs	\$885.25	\$ _____
<input checked="" type="checkbox"/> County Administrative Fee	\$57.00	\$ <u>57.00</u>
<input type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption		
<input type="checkbox"/> DFG No Effect Determination (Form Attached)		

2606.75 # 329350
 57.00 # 424993
 TOTAL RECEIVED \$ 2663.75

Signature and title of person receiving payment: [Signature] LEGAL CLERK
 WHITE-PROJECT APPLICANT YELLOW-DFG/ASS PINK-LEAD AGENCY GOLDENROD-COUNTY CLERK
 DFG 753.5a (Rev. 11/07)

REC'T # 0002622777
 October 20, 2008 10:58:32

Stanislaus County Recorder
 Lee Lundrigan Co Recorder Office

misc. # 08-353613 -

Check Number 424993
 RECD BY

County Admin Fee	\$57.00
Total fee	\$57.00
Amount Tendered...	\$57.00
Change	\$0.00

DSK:CL/1/0

REC'T # 0002622776
 October 20, 2008 10:58:05

Stanislaus County Recorder
 Lee Lundrigan Co Recorder Office

misc. # 08-353613 -

Check Number 339336
 RECD BY

Env Impact Report	\$2,606.75
Total fee	\$2,606.75
Amount Tendered...	\$2,606.75
Change	\$0.00

DSK:CL/1/0