

**City of Modesto
NOTICE OF DETERMINATION**

FILED

2019 JUL -3 AM 9:05

**ATTENTION COUNTY CLERK:
PLEASE DO NOT REMOVE BEFORE August 6, 2019**

STANISLAUS CO. CLERK-RECORDER

Phaiwann Phum

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-19-002 – Rezone from Professional Office (P-O) zone to Neighborhood Commercial (C-1) zone at northwest corner of Sylvan Avenue and Forest Glenn Drive

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

Contact Person: Paul Liu, Principal (209 577 5267)

Applicant: Leslie Minson (209 765 9310)

Owner: MLS/NBS Investments II Ltd, PO Box 576528, Modesto, CA 95357

Project Location: Northwest corner of Sylvan Avenue and Forest Glenn Drive

Project Description: Rezone of approximately 1.17 acres from Professional Office (P-O) zone to Neighborhood Commercial (C-1) zone at northwest corner of Sylvan Avenue and Forest Glenn Drive

This is to advise that the City of Modesto, the lead agency, has approved the above-described project on July 2, 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.

Date removed from posting

8/6/2019

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.

The Initial Study, Environmental Assessment No. EA/C&ED 2019-14, on file at the City of Modesto, Community and Economic Development Department, provides substantial evidence to support findings 1 thru 5, 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



Paul Liu, City of Modesto

Date: July 3, 2019 Title: Principal Planner