

**City of Modesto
NOTICE OF DETERMINATION**

FILED

2019 SEP 17 AM 11:01

**ATTENTION COUNTY CLERK:
PLEASE DO NOT REMOVE BEFORE Monday, October 21, 2019**

STANISLAUS CO. CLERK-RECORDER

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

~~Adam Loera~~

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code

Project Title: TPM-19-002—Vesting Tentative Parcel Map for Bridges Business Park Phase I

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

Contact Person: Katharine Martin, Associate Planner, 209-577-5465

Applicants: GMRAND LLC, 4120 Dale Road, Suite JB-140, Modesto CA 95356
209-485-6400

Owner: GMRAND LLC, 4120 Dale Road, Suite JB-140, Modesto CA 95356

Project Location: 3101 Healthcare Way, Modesto CA

Project Description: Vesting Tentative Parcel Map to divide 23.51 acres within the Business Park (BP) land use designation of the Kiernan Business Park Specific Plan into 13 parcels ranging in size from 1.33 acres to 2.74 acres. No development is proposed with the tentative map.

This is to advise that the City of Modesto, the lead agency, has approved the above-described project on September 16, 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.

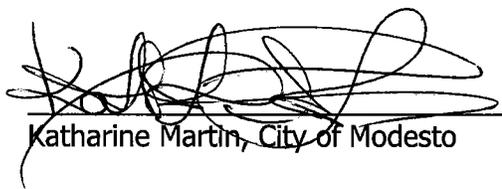
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5. All applicable policies, regulations, and mitigation measures identified in the Master EIR have been applied to the subsequent project or otherwise made conditions of approval of the subsequent project.
6. No substantial changes have occurred with 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 2019-25, 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 17, 2019 Title: Associate Planner