

**City of Modesto  
NOTICE OF DETERMINATION**

FILED

2019 APR 15 PM 3:50

**ATTENTION COUNTY CLERK:  
PLEASE DO NOT REMOVE BEFORE May 17, 2019**

STANISLAUS CO. CLERK-RECORDER

*Gail Pilgrim*

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: Development Agreement between Stanislaus Food Products and City of Modesto for the Land Exchange of 10<sup>th</sup> and 11<sup>th</sup> Streets between D Street and Morton Boulevard and Abandonment of Portions of 11<sup>th</sup>, 12<sup>th</sup>, and B Streets between D Street and Morton Boulevard.

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

Contact Person: Paul Liu (209 577 5282)

Applicants: David Romano (209 521 9521)

Owner: Stanislaus Food Products (SFP) and City of Modesto (City)

Project Location: 10<sup>th</sup> and 11<sup>th</sup> Streets between D Street and Morton Boulevard, 12<sup>th</sup> Street between B Street and Morton Boulevard, and B Street between 10<sup>th</sup> and 12<sup>th</sup> Streets

Project Description: The proposed Development Agreement is between Stanislaus Food Products (SFP) and City of Modesto regarding the Land Exchange of 10<sup>th</sup> and 11<sup>th</sup> Streets between D Street and Morton Boulevard. The primary terms of the Development Agreement include that the City agrees to provide to SFP City services that allow and facilitate ongoing operations and vesting right to further develop during the 15-year term of the agreement. SFP agrees to reimburse the City for processing the Development Agreement, land cost, police service, area traffic study, and improvements. SFP also agrees to provide street dedication to allow 10<sup>th</sup> Street to extend to Morton Boulevard.

The proposed street abandonment would be the sections of 11<sup>th</sup> Street between D Street and Morton Boulevard, 12<sup>th</sup> Street between B Street and Morton Boulevard, and B Street between 10<sup>th</sup> and 12<sup>th</sup> Streets. These street segments would revert to or be acquired by SFP.

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

Date removed from posting 5/18/19

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 2019-02, 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



Paul Liu, City of Modesto

Date: April 15, 2019 Title: Senior Planner