

**City of Modesto
NOTICE OF DETERMINATION**

FILED

2019 JUN -4 PM 12: 53

**ATTENTION COUNTY CLERK:
PLEASE DO NOT REMOVE BEFORE Monday, July 8, 2019**

STANISLAUS CO. CLERK-RECORDER
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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: TSM-18-002: Woodglen Tentative Subdivision Map

State Clearinghouse Number: Woodglen Specific Plan Focused EIR (SCH No. 2007042087)

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

Applicants: Fitzpatrick Land Development; 4805 Sisk Road, Suite C
Modesto, CA 95356 Phone: 415-380-1144

Owner: William Luchessa, Fred Luchessa (APN 046-007-037)
Margaret Waterman (APN 046-007-021)

Project Location: North of Pelandale Avenue, east of Carver Road, west of Tully Road, south of Bangs Avenue in the City of Modesto (APNs 046-007-021 and -037)

Project Description: Tentative Subdivision Map to divide 80.8 acres into 367 single-family residential lots, one multi-family residential lot, two open space/storm basin lots, one park lot and ten landscape lots.

This is to advise that the City of Modesto, the lead agency, has approved the above-described project on June 3, 2019 and has made the following determinations, pursuant to Section 15164 of the CEQA Guidelines:

The project will not result in major revisions to the previously-certified Woodglen Specific Plan Focused EIR, and pursuant to Section 15162 of the CEQA Guidelines, no new environmental review is required. The following findings have been found to be true:

1. There are no substantial changes proposed in the project which result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects and, therefore, no major revisions to the Woodglen Specific Plan Focused EIR are required.
2. No substantial changes have occurred with respect to the circumstances under which the proposed project are undertaken which will result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects and, therefore, no major revisions to the Woodglen Specific Plan Focused EIR are required.

Date removed from posting

7/8/19

3. There is no new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence when the Woodglen Specific Plan Focused EIR was adopted which shows any of the following:
- a. One or more significant effects which is not discussed in the Woodglen Specific Plan Focused EIR, or
 - b. Significant effects which were previously examined will be substantially more severe than previously shown, or
 - c. Previously infeasible mitigation measures or alternatives are now feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative, or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the Woodglen Specific Plan Focused EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The Initial Study, Environmental Assessment No. EA/C&ED 2019-20, on file at the City of Modesto, Community and Economic Development Department, provides substantial evidence to support findings 1 thru 3, noted above.

This is to certify that the Woodglen Specific Plan Focused EIR and Initial Study, Environmental Assessment No. EA/C&ED 2019-20 is available to the general public at:

City of Modesto, Community & Economic Development Department, Planning Division,
1010 Tenth Street, Modesto, CA 95354



Date: June 4, 2019 Title: Associate Planner

Katharine Martin, City of Modesto