

**City of Modesto  
NOTICE OF DETERMINATION**

DEC 04 2019  
COUNTY CLERK  
STANISLAUS COUNTY

*Joselyn Rodriguez*

**ATTENTION COUNTY CLERK:  
PLEASE DO NOT REMOVE BEFORE Monday, January 6, 2020**

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: PDA-19-003, Amendment to Planned Development Zone P-D(602) to allow for new 24-unit two-story apartment complex

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

Contact Person: Katharine Martin 209-577-5465

Applicants: 1192 Norwegian Modesto LP (c/o Andy Harless)  
6440 Estelle Ave No. 3, Riverbank CA 95367 Ph: 209-869-9281

Owner: 1192 Norwegian Modesto LP

Project Location: 1192 Norwegian Avenue, Modesto, CA 95350

Project Description: Amendment of the allowable uses and development plan of Planned Development Zone P-D(602) to allow for a 24-unit two-story apartment complex with associated off-street parking. Existing cellular tower at south end of site to remain within a 30-37-ft lease area. Amendment of allowable uses from senior housing only to all uses within the Medium High Density Residential (R-3) Zone.

This is to advise that the City of Modesto, the lead agency, has approved the above-described project on December 3, 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.


Date removed from posting 1/6/2020

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 2019-31, 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

  
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Katharine Martin, City of Modesto

Date: December 4, 2019      Title: Associate Planner