

**City of Modesto
NOTICE OF DETERMINATION**

DEC 06 2019
COUNTY CLERK
STANISLAUS COUNTY
ASHIKA NARAYAN

**ATTENTION COUNTY CLERK:
PLEASE DO NOT REMOVE BEFORE Thursday, January 9, 2019**

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: FDP-19-001—Administrative Final Development Plan, Public Storage Self-Storage Facility

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

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

Applicants: Daniel Zoldak, PE; Lars Andersen & Associates
4694 W. Jacquelyn Ave., Fresno, CA 93722 559-276-2790 x117

Owner: Bryan Miranda
701 Western Ave., Glendale, CA 91201

Project Location: SW Corner of Sylvan Avenue and Wood Sorrel Drive, Modesto CA

Project Description: New self-storage facility comprised of four buildings: 91,109 sf main single-story storage building with interior corridors, three single-story drive-up storage buildings and office. Total building area to be 119,117 sf, with associated parking spaces and storm water handling by two on-site detention basins.

This is to advise that the City of Modesto, the lead agency, has approved the above-described project on December 5, 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.

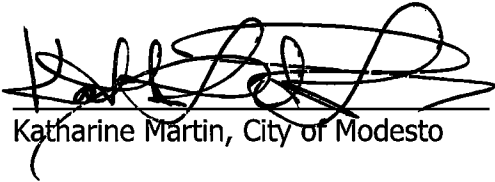
Date removed from posting 1/10/2020

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 2019-32, 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: December 6, 2019 Title: Associate Planner