

Notice of Determination

Appendix D

To:
[X] Office of Planning and Research
U.S. Mail: P.O. Box 3044
Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113
Sacramento, CA 95814

From:
Public Agency: City of Modesto
Address: 1010 10th Street, Suite 3300
Modesto, CA 95354
Contact: Katharine Martin, Senior Planner
Phone: 209.577.5267

[X] County Clerk
County of: Stanislaus
Address: 1021 I Street, Suite 101
Modesto CA 95354

Lead Agency (if different from above):
Address:
Contact:
Phone:

ATTENTION COUNTY CLERK:
PLEASE DO NOT REMOVE FROM POSTING BEFORE
Tuesday, July 29, 2025

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2025051142

Project Title: Founders Point East

Project Applicant: Fitzpatrick Land Development, LLC 4805 Sisk Road, Salida, CA 95368 Ph:209-595-1703

Project Location (include county): NE Corner of Pelandale Ave & Tully Rd, S of Kiernan Ave, Stanislaus County

Project Description:

Proposed new 220-acre Founders Point East Specific Plan, with amendment of the Land Use Element of the City of Modesto General Plan to re-designate 70 acres of the 220-acre site from Business Park (BP) to Residential (R), allowing for approximately 420 single-family homes at an average density of 6.6 units per acre, with park and open space amenities included. The remaining 150 acres are already designated for BP uses within the Kiernan/McHenry CPD, are partially developed, and will remain unchanged, with no new physical development.

This is to advise that the City of Modesto has approved the above (X) Lead Agency or Responsible Agency

described project on 6/24/25 and has made the following determinations regarding the above described project.

- 1. The project [] will [X] will not have a significant effect on the environment.
2. [] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. [X] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X] were [] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X] was [] was not adopted for this project.
5. A statement of Overriding Considerations [] was [X] was not adopted for this project.
6. Findings [X] were [] were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

1010 10th Street, Modesto CA 95354

Signature (Public Agency): [Handwritten Signature] Title: Senior Planner

Date: June 25, 2025 Date Received for filing at OPR: