

# Notice of Exemption

Appendix E

To: Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

County Clerk  
County of: Stanislaus  
\_\_\_\_\_  
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From: (Public Agency): City of Modesto  
1010 10th Street  
Modesto, CA 95354

(Address)

Project Title: EA#25-14 Development Plan Review - Sutter Health Ambulatory Care Building

Project Applicant: Shannon Bolick/Sutter Health

Project Location - Specific:  
1800 Coffee Road APN: 066-014-008

Project Location - City: Modesto Project Location - County: Stanislaus

Description of Nature, Purpose and Beneficiaries of Project:  
This project involves developing an existing parcel to establish a medical facility, providing essential post-operative care for Modesto residents.

Name of Public Agency Approving Project: City of Modesto


Name of Person or Agency Carrying Out Project: Sutter Health

- Exempt Status: (check one):
- Ministerial (Sec. 21080(b)(1); 15268);
  - Declared Emergency (Sec. 21080(b)(3); 15269(a));
  - Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
  - Categorical Exemption. State type and section number: Sec. 15332 "In-fill Development Projects"
  - Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:  
The proposed four-story, 163,000-square-foot Sutter Health Ambulatory Care Center is located at 1600 Coffee Road (Assessor's Parcel Number 066-014-008). The 174,285-square-foot property is designated Mixed Use (MU) in the General Plan and is zoned for Planned Development (73). The property currently houses the Memorial Hospital Medical Center. The projects in compliance with zoning regulations, including the Planned Development (73) designation, has been thoroughly reviewed. This review confirms that the project follows the rules about how land can be used, how far buildings can be from the street, and other development standards. The property is a fully developed parcel of land in the city. It is currently occupied by a medical center, and it is surrounded by existing urban uses. There is no undeveloped or natural habitat on-site, the potential for the presence of endangered, rare, or threatened species, or their critical habitats, is determined to be negligible. A Vehicle Miles Traveled (VMT) analysis conducted by Fehr and Peers, reviewed by our engineering department determines that there is no significant impact to traffic. The project is in an urban area, so the facility's emissions (from vehicle trips and building systems) are not projected to significantly degrade local air quality beyond current levels, hence no significant effects for air quality and noise impact is found. This meets the definition of an "In-Fill Development Project" per Cal. Code Regs. Tit. 14, § 15332.

Lead Agency  
Contact Person: Edwin Borquez Area Code/Telephone/Extension: 209-571-5516

- If filed by applicant:
1. Attach certified document of exemption finding.
  2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 6/27/25 Title: Associate Planner

Signed by Lead Agency      Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.      Date Received for filing at OPR: \_\_\_\_\_  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

