STANISLAUS COUNTY CLERK
CEQA FILING COVER SHEET

50-2026-219

FILED
November 19, 2026
DONNA LINDER
STANISLAUS COUNTY
CLERK-RECORDER

By: _____
Deputy Clerk

Mail to:

Name: City of Patterson

Address: PO Box 667

City, State, Zip Patterson, CA 95363

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

Keystone Ranch Subdivision

Check Document being Filed:

- [ ] Environmental Impact Report (EIR)
- [ ] Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- [ ] Notice of Exemption (NOE)
- [x] Other (Please fill in type): Notice of Determination

FILED IN THE OFFICE OF THE STANISLAUS
COUNTY CLERK ON 11/19/2026
Posted 11/19/26 **Removed** 12/19/26
Returned to agency on _____
DEPUTY _____

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office.For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

Print Form

Notice of Determination

Appendix D

To:

☒ 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

☒ County Clerk
County of: Stanislaus
Address: 1021 I Street, Ste. 101
Modesto, CA 95354

From:
Public Agency: City of Patterson
Address: PO Box 667
Patterson, CA 95363
Contact: Joel Andrews
Phone: 209-895-8020

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

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): 2018122052

Project Title: Keystone Ranch Subdivision

Project Applicant: Keystone Corporation, 1700 Keystone Pacific Pkwy, C-3, Patterson, CA 95363 (209)480-2513

Project Location (include county): APN 021-023-026 & 021-023-027, Patterson, Stanislaus County

Project Description:

A vesting tentative subdivision map to subdivide two parcels totaling approximately 95 acres, on property located along the east side of Baldwin Road, north of Keystone Pacific Parkway, into 503 single-family medium-density residential lots (measuring a minimum of 45 feet by 80 feet) and one, approximately 12-acre parcel, for high-density residential development of approximately 17.1 units per acre, plus new street, park, storm basin, and utility infrastructure.

This is to advise that the City of Patterson (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on 11-17-26 (date) and has made the following determinations regarding the above described project.

1. The project [☒ will ☐ 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.
   ☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ 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:
1 Plaza, Patterson, CA 95363

Signature (Public Agency): _____ Title: City Planner

Date: November 19, 2026 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print | StartOver | Save

RECEIPT NUMBER:
50-11/19/2026-179

STATE CLEARINGHOUSE NUMBER *(If applicable)*
2018122052

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF PATTERSON		11/19/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
STANISLAUS COUNTY	50-2026-219

PROJECT TITLE

KEYSTONE RANCH SUBDIVISON

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
KEYSTONE CORPORATION			(209) 480-2513
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
1700 KEYSTONE PACIFIC PKWY, C-3	PATTERSON	CA	95363

PROJECT APPLICANT *(Check appropriate box)*

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	$ 4,227.50	$
☐ Mitigated/Negative Declaration (MND)(ND)	$ 3,043.75	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$ 1,437.25	$

☐ Exempt from fee

- ☐ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☒ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$ 850.00	$
☒ County documentary handling fee	$ 57.00	$ 57.00
☐ Other		$

PAYMENT METHOD:

☒ Cash ☐ Credit ☐ Check ☐ Other **TOTAL RECEIVED** $ 57.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X Matthew Ferreira	Matthew Ferreira Deputy Clerk

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012026)

State of California - Department of Fish and Wildlife

2022 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print | StartOver | Finalize&Email

RECEIPT NUMBER:
50-08/18/2022-154

STATE CLEARINGHOUSE NUMBER *(If applicable)*
2018122052

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEADAGENCY EMAIL	DATE
CITY OF PATTERSON		08/18/2022
COUNTY/STATE AGENCY OF FILING		**DOCUMENT NUMBER**
STANISLAUS		50-2022-207

PROJECT TITLE

BALDWIN MASTER PLAN / ZACHARIAS MASTER PLAN PROJECT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
KEYSTONE CORPORATION			(209) 480-2513
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
1700 KEYSTONE PACIFIC PARKWAY C-3	PATTERSON	CA	95363

PROJECT APPLICANT *(Check appropriate box)*

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	$ 3,539.25	$ 3,539.25
☐ Mitigated/Negative Declaration (MND)(ND)	$ 2,548.00	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$ 1,203.25	$
☐ Exempt from fee		
☐ Notice of Exemption (attach)		
☐ CDFW No Effect Determination (attach)		
☐ Fee previously paid (attach previously issued cash receipt copy)		
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$ 850.00	$
☒ County documentary handling fee	$ 57.00	$ 57.00
☐ Other		$

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other CHECK #143037 **TOTAL RECEIVED** $ 3,596.25

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X Jennine Creekmore	Jennine Creekmore Deputy Clerk