



STANISLAUS COUNTY CLERK
CEQA FILING COVER SHEET

Mail to:

Name: City of Patterson

Address: PO Box 667

City, State, Zip Patterson, CA 95363

50-2026-117

FILED

June 15, 2026
DONNA LINDER
STANISLAUS COUNTY
CLERK-RECORDER

By: Donna Linder
Deputy Clerk

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

Project Zach

Check Document being Filed:

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

FILED IN THE OFFICE OF THE STANISLAUS	
COUNTY CLERK ON	<u>6/15/2026</u>
Posted	<u>6/15/2026</u> Removed <u>7/15/2026</u>
Returned to agency on	_____
DEPUTY	<u>Donna Linder</u>

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.

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail: Street Address:
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 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 AndrewsPhone: 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): 2011082016Project Title: Project ZachProject Applicant: Panattoni Development, 400 Capital Mall, Ste. 2040, Sacramento, CA 95814 916-379-1106Project Location (include county): APNs 021-022-041, -063, and -064, City of Patterson, Stanislaus Cnty

Project Description:

A 2.32 million square foot building, proposed for distribution services, on a 116.9-acre site. The structure would include two stories with a maximum height of 52 feet. The site includes 994 passenger vehicle parking spaces, 480 trailer parking stalls, and 582 additional trailer parking stalls available over future phases.

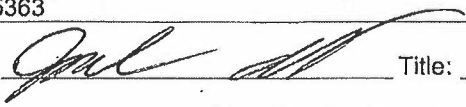
This is to advise that the City of Patterson has approved the above
☒ Lead Agency or ☐ Responsible Agency)

described project on June 11, 2026 and has made the following determinations regarding the above
 (date)
 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: June 15, 2026

Date Received for filing at OPR: _____