



**STANISLAUS COUNTY CLERK
CEQA FILING COVER SHEET**

Mail to: City of Ceres

Name: Michael Beltran

Address: 2220 Magnolia Street

City, State, Zip Ceres, CA 95307

50-2026-063

FILED

April 14, 2026

DONNA LINDER

STANISLAUS COUNTY
CLERK-RECORDER

By: Mathie P...
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

Copper Trails Specific Plan and Annexation Project

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):

FILED IN THE OFFICE OF THE STANISLAUS	
COUNTY CLERK ON	<u>4/14/2026</u>
Posted <u>4/14/2026</u>	Removed <u>5/14/2026</u>
Returned to agency on	_____
DEPUTY	<u>AMZ</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, Suite 101
Modesto, CA 95354

From:
 Public Agency: City of Ceres
 Address: 2220 Magnolia Street
Ceres, CA 95307
 Contact: Michael Beltran
 Phone: 209-538-5775

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): 2023090637

Project Title: Copper Trails Specific Plan and Annexation Project

Project Applicant: ~~City of Ceres~~ Napa Farms, LLC / Nav Annual 209-681-7094
2561 4th Street Ceres, CA 95307

Project Location (include county): State Route 99/Service Rd City of Ceres, Stanislaus County

Project Description:

The Copper Trails Specific Plan (CTSP) involves annexation and urban development of approximately 534.6 acres adjacent to and south of the City of Ceres. The project also includes the project proposed annexation of an additional 146.1 acres between the CTSP area and the existing City limits. CTSP approval would result in the potential development of approximately 260.3 acres of low-, medium-, medium high-, and high-density residential units, a total of 2,392 dwelling units. An additional 107.4 acres would support 1.2 million square feet of Regional Commercial development and 42.3 acres of parks and open space in addition to the 74.1 acres already occupied by existing schools.

This is to advise that the City of Ceres City Council has approved the above
 Lead Agency or Responsible Agency)

described project on April 13, 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:

City of Ceres Community Development Department, 2220 Magnolia St, Ceres, CA 95307

Signature (Public Agency): [Signature] Title: DIRECTOR OF ENGINEERING

Date: _____ Date Received for filing at OPR: _____



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Date: _____ Date Received for filing at OPR: _____



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 **Save**

RECEIPT NUMBER:
 50-04/14/2026-055
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2023090637

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF CERES CITY COUNCIL	LEAD AGENCY EMAIL	DATE 04/14/2026
COUNTY/STATE AGENCY OF FILING STANISLAUS COUNTY	DOCUMENT NUMBER 50-2026-063	

PROJECT TITLE
 COPPER TRAILS SPECIFIC PLAN AND ANNEXATION PROJECT

PROJECT APPLICANT NAME NAPA FARMS, LLC / NAV ATHWAL	PROJECT APPLICANT EMAIL	PHONE NUMBER (209) 681-7094
PROJECT APPLICANT ADDRESS 2561 4TH ST	CITY CERES	STATE CA
		ZIP CODE 95307

PROJECT APPLICANT (Check appropriate box)


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

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$ 4,227.50	\$ 4,227.50
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$ 3,043.75	
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$ 1,437.25	
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$ 850.00	
<input checked="" type="checkbox"/> County documentary handling fee	\$ 57.00	\$ 57.00
<input type="checkbox"/> Other		

PAYMENT METHOD:

Cash
 Credit
 Check
 Other 1802,1801
 TOTAL RECEIVED \$ 4,284.50

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Matthew Ferrelra Deputy Clerk
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2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
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NOTICE

Each project applicant shall remit to the county clerk the environmental document filing fee before or at the time of filing a Notice of Determination (Pub. Resources Code, § 21152; Fish & G. Code, § 711.4, subdivision (d); Cal. Code Regs., tit. 14, § 753.5). Without the appropriate fee, statutory or categorical exemption, or a valid No Effect Determination issued by the California Department of Fish and Wildlife (CDFW), the Notice of Determination is not operative, vested, or final, and shall not be accepted by the county clerk.

COUNTY DOCUMENTARY HANDLING FEE

The county clerk may charge a documentary handling fee of fifty dollars (\$50) per filing in addition to the environmental document filing fee (Fish & G. Code, § 711.4, subd. (e); Cal. Code Regs., tit. 14, § 753.5, subd. (g)(1)). A county board of supervisors shall have the authority to increase or decrease the fee or charge, that is otherwise authorized to be levied by another provision of law, in the amount reasonably necessary to recover the cost of providing any product or service or the cost of enforcing any regulation for which the fee or charge is levied (Gov. Code, § 54985, subd. (a)).

COLLECTION PROCEDURES FOR COUNTY GOVERNMENTS

Filing Notice of Determination (NOD):

- Collect environmental document filing fee or copy of previously issued cash receipt. *(Do not collect fee if project applicant presents a No Effect Determination signed by CDFW. An additional fee is required for each separate environmental document. An addendum is not considered a separate environmental document. Checks should be made payable to the county.)*
- Issue environmental document filing fee cash receipt to project applicant.
- Attach copy of environmental document filing fee cash receipt and, if applicable, previously issued cash receipt, to NOD.
- Mail environmental document filing fee for CRP document to CDFW prior to filing the NOD or equivalent final approval (Cal. Code Regs. Tit. 14, § 753.5 (b)(5)). The CRP should request receipt from CDFW to show proof of payment for filing the NOD or equivalent approval. Mail payment to address below made attention to the Cash Receipts Unit of the Accounting Services Branch.

If the project applicant presents a **No Effect Determination** signed by CDFW, also:

- Attach No Effect Determination to NOD *(no environmental document filing fee is due)*.

Filing Notice of Exemption (NOE) (Statutorily or categorically exempt project (Cal. Code Regs., tit. 14, §§ 15260-15285, 15300-15333))

- Issue environmental document filing fee cash receipt to project applicant.
- Attach copy of environmental document filing fee cash receipt to NOE *(no environmental document filing fee is due)*.

Within 30 days after the end of each month in which the environmental document filing fees are collected, each county shall summarize and record the amount collected on the monthly State of California Form No. CA25 (TC31) and remit the amount collected to the State Treasurer. Identify the remittance on Form No. CA25 as "Environmental Document Filing Fees" per Fish and Game Code section 711.4.

The county clerk shall submit the documents below to CDFW on a monthly basis by mail or CDFW's File Transfer Portal (see below):

- A photocopy of the monthly State of California Form No. CA25 (TC31)
- CDFW/ASB copies of all cash environmental document filing fee cash receipts (including all voided receipts)
- A copy of all CDFW No Effect Determinations filed in lieu of fee payment
- A copy of all NODs and NOEs filed with the county during the preceding month
- A list of the name, address and telephone number of all project applicants for which an NOD and NOE has been filed. If this information is contained on the environmental document filing fee cash receipt filed with CDFW under California Code of Regulations, title 14, section 753.5, subdivision (e)(6), no additional information is required.

DOCUMENT RETENTION

The county shall retain a copy of the environmental document filing fee cash receipt and all documents described above for at least 12 months.

RECEIPT NUMBER

- # The first two digits automatically populate by making the appropriate selection in the County/State Agency of Filing drop down menu.
- # The next eight digits automatically populate when a date is entered.
- # The last three digits correspond with the sequential order of issuance for each calendar year. For example, the first receipt number issued on January 1 should end in 001. If a county issued 252 receipts for the year ending on December 31, the last receipt number should end in 252. CDFW recommends that counties and state agencies 1) save a local copy of this form, and 2) track receipt numbers on a spreadsheet tabbed by month to ensure accuracy.

DO NOT COMBINE THE ENVIRONMENTAL FEES WITH THE STATE SHARE OF FISH AND WILDLIFE FEES.

For access to CDFW's File Transfer Portal, submit email to CEQA@wildlife.ca.gov (Subject line: [County name] FTP account).

Mail to:

California Department of Fish and Wildlife
 Accounting Services Branch
 P.O. Box 944209
 Sacramento, California 94244-2090

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