



**STANISLAUS COUNTY CLERK
CEQA FILING COVER SHEET**

50-2025-129

FILED

July 28, 2025
DONNA LINDER
STANISLAUS COUNTY
CLERK-RECORDER

By: *Donna Linder*
Deputy Clerk

Mail to:

Name: Lizett Aguilar, Sylvan Union SD

Address: 605 Sylvan Ave

City, State, Zip Modesto, CA 95350

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

Crossroads West Property Purchase

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>7/28/25</u>
Posted	<u>7/28/25</u>
Removed	<u>9/11/2025</u>
Returned to agency on	_____
DEPUTY	<u><i>[Signature]</i></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 Exemption

Appendix E

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

From: (Public Agency): Sylvan Union School District
605 Sylvan Avenue
Modesto, California 95350

County Clerk
County of: Stanislaus
1021 I Street, Suite 101
Modesto, CA 95354

(Address)

Project Title: Crossroads West Property Purchase

Project Applicant: Sylvan Union School District 209-574-5000

Project Location - Specific:
2000 Westgate Drive, Riverbank, CA 95357

Project Location - City: Riverbank Project Location - County: Stanislaus County

Description of Nature, Purpose and Beneficiaries of Project:

Applicant/Lead Agency seeks to acquire the 19.3 acre site (APN 074-014-017) for potential future construction of one or more school facilities. There are no site development plans, funding arrangements, or other alternative potential school sites, but Applicant/Lead Agency anticipates the need for additional facilities for its students at K-8 grade levels. When a funding source is identified, the Applicant/Lead Agency will seek approval from its governing board to plan and develop the site for one or more school facilities, as deemed necessary at that time, and to initiate CEQA compliance measures for the proposed site development. Beneficiaries are residents in the community, prospective students, teachers, and other school district employees.

Name of Public Agency Approving Project: Sylvan Union School District

Name of Person or Agency Carrying Out Project: Sylvan Union School District

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: Common Sense Exemption (Sec. 15061(b)(3))
- Statutory Exemptions. State code number: Feasibility and Planning Studies (Sec. 15262)

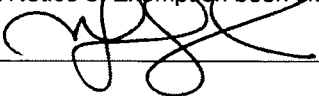
Reasons why project is exempt:

- Feasibility and Planning Studies (Sec. 15262): Proposed Project is in anticipation of developing a new K-8 school campus. Until the Applicant/Lead Agency is prepared to commence construction, it will be developing a plan for development of the Site, including conducting feasibility and planning studies for possible future actions by the governing board. Environmental review will be conducted once all school site parcels have been acquired and campus design has been developed, including for the Site.
- Common Sense Exemption (Sec. 15061(b)(3)): It can be seen with certainty that there is no possibility that the proposed project involves any activity that may have a significant effect on the environment. Applicant/Lead Agency will be purchasing property and will not disturb the Site as a part of executing the purchase. Once a final plan for the proposed Project is instituted, the Applicant/Lead Agency will comply with CEQA for any final facilities development, including the Site.

Lead Agency
Contact Person: Lizett Aguilar Area Code/Telephone/Extension: (209) 574-5000 Ext. 3000

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: 7/28/2025 Title: Assistant Superintendent, Business Services

■ Signed by Lead Agency ■ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print **Save**

RECEIPT NUMBER:
 50-07/28/2025-100
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SYLVAN UNION SCHOOL DISTRICT	LEAD AGENCY EMAIL	DATE 07/28/2025
COUNTY/STATE AGENCY OF FILING STANISLAUS COUNTY	DOCUMENT NUMBER 50-2025-129	

PROJECT TITLE

CROSSROADS WEST PROPERTY PURCHASE

PROJECT APPLICANT NAME SYLVAN UNION SCHOOL DISTRICT	PROJECT APPLICANT EMAIL	PHONE NUMBER (209) 574-5000
PROJECT APPLICANT ADDRESS 2000 WESTGATE DRIVE	CITY RIVERBANK	STATE CA
		ZIP CODE 95357

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$ 4,123.50 \$ _____
 Mitigated/Negative Declaration (MND)(ND) \$ 2,968.75 \$ _____
 Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,401.75 \$ _____

- 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 X <i>Ingrid Ortega</i>	AGENCY OF FILING PRINTED NAME AND TITLE Ingrid Ortega Deputy Clerk
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State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

NOTICE

Each project applicant shall remit to the county clerk the environmental 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 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 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 cash receipt to project applicant.
- Attach copy of cash receipt and, if applicable, previously issued cash receipt, to NOD.
- Mail filing fees 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. Please 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 filing fee is due)*.

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

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

Within 30 days after the end of each month in which the environmental 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 mail the following documents to CDFW on a monthly basis:

- ✓ A photocopy of the monthly State of California Form No. CA25 (TC31)
- ✓ CDFW/ASB copies of all 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 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 has been filed. If this information is contained on the 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 two copies of the cash receipt (for lead agency and county clerk) and a copy of 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.

Mail to:

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