STANISLAUS COUNTY CLERK
CEQA FILING COVER SHEET

50-2026-189

FILED
October 7, 2026
DONNA LINDER
STANISLAUS COUNTY
CLERK-RECORDER

By: _____
Deputy Clerk

Mail to:

Name: City of Oakdale
Address: 455 S. Fifth Avenue
City, State, Zip Oakdale, CA 95361

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

GPA, Rezone, TSM 2026-04

Check Document being Filed:

- [ ] Environmental Impact Report (EIR)
- [X] 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 10/7/2026
Posted 10/7/2026 **Removed** _____
Returned to agency on 11/6/2026
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.

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
Modesto, CA 95354

From:
Public Agency: City of Oakdale
Address: 455 S. Fifth Avenue
Oakdale, CA 95361
Contact: Mark Niskanen, Contract Planner
Phone: (209) 845-3625

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): 2026070729

Project Title: GPA,Rezone,TSM 2026-04

Project Applicant: Western Engineering - 11660 Sawyer Ave, Oakdale, CA 95361 (209-581-4805)

Project Location (include county): 33 North Lee Avenue, Oakdale, CA 95361, Stanislaus County

Project Description:

Project consists of a General Plan Amendment, Rezone, and Tentative Subdivision Map to allow for the development of twenty-nine (29) age restricted single family residential homes.

This is to advise that the Oakdale City Council (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on October 5, 2026 (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:
455 S. Fifth Avenue, Oakdale, CA 95361

Signature (Public Agency): _____ Title: Contract Planner

Date: October 6, 2026 Date Received for filing at OPR: _____

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

Revised 2011

STANISLAUS COUNTY CLERK
CEQA FILING COVER SHEET

50-2026-189

FILED
October 7, 2026
DONNA LINDER
STANISLAUS COUNTY
CLERK-RECORDER

By: _____
Deputy Clerk

Mail to:

Name: City of Oakdale
Address: 455 S. Fifth Avenue
City, State, Zip Oakdale, CA 95361

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

GPA, Rezone, TSM 2026-04

Check Document being Filed:

- [ ] Environmental Impact Report (EIR)
- [X] 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 10/7/2026
Posted 10/7/2026 **Removed** _____
Returned to agency on 11/6/2026
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.

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
Modesto, CA 95354

From:
Public Agency: City of Oakdale
Address: 455 S. Fifth Avenue
Oakdale, CA 95361
Contact: Mark Niskanen, Contract Planner
Phone: (209) 845-3625

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): 2026070729

Project Title: GPA,Rezone,TSM 2026-04

Project Applicant: Western Engineering - 11660 Sawyer Ave, Oakdale, CA 95361 (209-581-4805)

Project Location (include county): 33 North Lee Avenue, Oakdale, CA 95361, Stanislaus County

Project Description:

Project consists of a General Plan Amendment, Rezone, and Tentative Subdivision Map to allow for the development of twenty-nine (29) age restricted single family residential homes.

This is to advise that the Oakdale City Council ([☒] Lead Agency or [☐] Responsible Agency) has approved the above described project on October 5, 2026 (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:
455 S. Fifth Avenue, Oakdale, CA 95361

Signature (Public Agency): _____ Title: Contract Planner

Date: October 6, 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: 50-10/07/2026-152

STATE CLEARINGHOUSE NUMBER *(If applicable)*: 2026070729

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
OAKDALE CITY COUNCIL		10/07/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
STANISLAUS COUNTY	50-2026-189

PROJECT TITLE

GPA, REZONE, TSM 2026-04

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
WESTERN ENGINEERING		(209) 581-4805

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
11660 SAWYER AVE	OAKDALE	CA	95361

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	$ 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 0659

TOTAL RECEIVED $ 3,100.75

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

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

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

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