



50-2025-210

FILED

December 12, 2025
DONNA LINDER
STANISLAUS COUNTY
CLERK-RECORDER

By: Marta Cpa
Deputy Clerk

NOTICE OF DETERMINATION

Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code

Project Title: General Plan Amendment, Rezone, and Ordinance Amendment PLN2025-0053 – Sixth Cycle Housing Element Implementation

Applicant Information: Stanislaus County Department of Planning and Community Development, 1010 10th St. Suite 3400 Modesto, CA 95354 (209) 525-6330

Project Location: Ordinance amendments are county-wide and the rezones are proposed on the following Assessor Parcel Numbers (APNs): Denair - 024-012-004 and -005, 024-033-001 and -002, 024-033-006 to -009, 024-033-011 and -012, 024-033-015 to -022, 024-033-025 and -026, 024-033-029 and -030, 024-033-032; Empire - 133-017-002 to -006, 133-017-011, 133-017-023 to -026, 133-017-033 and -034, 133-017-036, 133-017-065; Keyes - 045-021-019 and -020, 045-033-007; North Ceres (Bystrom) - 038-017-041, 038-039-012 and -013, 038-039-016, 038-039-019 and -020, 038-039-030 and -031; North Ceres (Hatch/Stonum) - 039-025-015, 039-025-017 to -019, 039-025-030 and -031; South Ceres - 053-031-023; South Modesto (Bret Harte) - 056-032-069, 056-033-049, 056-034-001, 056-035-001, and 056-036-036; West Modesto (Spencer/Marshall Neighborhood) - 030-004-002 to -010, 030-004-013 to -017, 030-005-001 to -018, 030-005-026, 030-008-003 to -006, 030-008-015 and -016; and West Modesto (Beverly/Waverly Neighborhood) - 037-004-061 and 037-004-068. An amendment to the zoning designations (from C-2 to MU) of 38 parcels identified by the following APNs: Salida - 135-041-004 and -005, 135-041-009 to -016, 135-041-018 and -019, 135-041-024, 135-041-031 and -032, 135-041-034 to -036; and South Modesto (Crows Landing Road) - 056-011-023 to -028, 056-017-020 and -021, 056-017-023, 056-018-001 and -002, 056-018-026, 056-048-018 and -019, 056-048-052 and -053, and 086-010-033 to -036.

Description of Project: This project includes a variety of land use amendments proposed in order to implement various actions incorporated into Stanislaus County's (County) draft sixth cycle Housing Element. The project proposes text amendments to the County's General Plan Land Use Element's Commercial land use designation, rezoning of 139 parcels to allow for high-density residential development, amendments to the community plan designation in Denair to ensure consistency with the proposed rezones, adoption of objective design standards to be applied to new multi-family developments, and adoption of a variety of zoning ordinance amendments proposed in the County's draft sixth cycle Housing Element, including adoption of a new Mixed Use zoning district.

Name of Agency Approving Project: Stanislaus County Board of Supervisors

Lead Agency Contact Person: Kristy Doud, Deputy Director
Department of Planning and Community Development

Telephone: (209) 525-6330

This is to advise that the Stanislaus County Board of Supervisors on December 9, 2025 has approved the above described project and has made the following determinations regarding the above described project:

1. Under the California Environmental Quality Act (CEQA), an Addendum to a certified Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND) may be used if minor technical changes or modifications to the proposed project occur (CEQA Guidelines §15164).

The Addendum to the General Plan EIR and record of project approval may be examined at:
Stanislaus County Department of Planning and Community Development
1010 10th Street, Suite 3400
Modesto, California 95354



2. This application will not result in new significant impacts or a substantial increase in the severity of previously identified significant impacts. (CEQA Guidelines §15162).
3. The General Plan EIR Addendum was considered prior to making a determination on this project (CEQA § 15164[d]).
4. The General Plan EIR Addendum demonstrated that the environmental analysis, impacts, and requirements identified in the General Plan EIR remains substantively unchanged, and supports the finding that the revisions to the project does not constitute a substantial change to the project or provide new information of substantial importance with regard to new or more significant impact than identified in the General Plan EIR.

This is to certify that the Addendum to the General Plan EIR and record of project approval is available to the General Public @ <http://www.stancounty.com/planning/pl/agenda-min.shtm>

Dated

12/10/2025

Kristy Doud
Deputy Director



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

StartOver

Save

RECEIPT NUMBER:

50-12/12/2025-164

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY STANISLAUS COUNTY DEPT. OF PLANNING & COMMUNITY DEVELOPMENT	LEAD AGENCY EMAIL	DATE 12/12/2025
COUNTY/STATE AGENCY OF FILING STANISLAUS COUNTY	DOCUMENT NUMBER 50-2025-210	
PROJECT TITLE GENERAL PLAN AMENDMENT, REZONE, AND ORDINANCE AMENDMENT PLN2025-0053 - SIXTH CYCLE HOUSING ELEMENT IMPLEMENTATION		

PROJECT APPLICANT NAME STANISLAUS COUNTY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT	PROJECT APPLICANT EMAIL	PHONE NUMBER (209) 525-6330
PROJECT APPLICANT ADDRESS 1010 10TH ST, SUITE 3400	CITY MODESTO	STATE CA
		ZIP CODE 95354

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>Malita Suwansupa</i>	AGENCY OF FILING PRINTED NAME AND TITLE Malita Suwansupa Deputy Clerk
---	--



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



State of California - Department of Fish and Wildlife

2016 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 12/15/15) Previously DFG 753.5a

RECEIPT NUMBER:

50 — 08292016 — 109

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

Stanislaus County Planning Dept

LEAD AGENCY EMAIL

DATE

08/29/2016

COUNTY/STATE AGENCY OF FILING

Stanislaus

DOCUMENT NUMBER

2016-109

PROJECT TITLE

PLN2014-0051 -- General Plan Update

PROJECT APPLICANT NAME

Stanislaus County Planning Dept

PROJECT APPLICANT EMAIL

PHONE NUMBER

(209) 525-6330

PROJECT APPLICANT ADDRESS

1010 10th Street

CITY

Modesto

STATE

CA

ZIP CODE

95354

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	\$3,070.00	\$	3,070.00
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,210.25	\$	0.00
☐ Certified Regulatory Program document (CRP)	\$1,043.75	\$	0.00

☐ 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	\$	0.00
☒ County documentary handling fee		\$	57.00
☐ Other		\$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 3,127.00

SIGNATURE

X *Kalpana Surti*

AGENCY OF FILING PRINTED NAME AND TITLE

Kalpana Surti, Deputy Legal Clerk

REC'T # 0003858761

August 29, 2016 ----- 16:00:59

Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office

Environm #16-109

Check Number 990603582

RECD BY

Env Impact Report	\$3,070.00
County Admin Fee	\$57.00

Total fee	\$3,127.00
Amount Tendered...	\$3,127.00

Change	\$0.00
--------------	--------

OKS,C2/1/0