

FILEDAugust 27, 2024
DONNA LINDER
STANISLAUS COUNTY
CLERK-RECORDERBy: Y. M. LINDER
Deputy ClerkSTANISLAUS COUNTY
DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT
1010 10th Street, Suite 3400
Modesto, California 95354**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 and Rezone Application No. PLN2020-0123-132 Investments**Applicant Information:** Abdo Almolaiki dba 132 Investments, 125 Maze Boulevard Modesto, CA 95351 Phone: (209) 408-0674.**Project Location:** 15101 Maze Boulevard (State Route 132), between McCracken Road, and the County line, in the Vernalis area (Stanislaus County APN:016-001-001).**Description of Project:** Request to amend the General Plan of a 15.66 acre parcel from Agriculture to Planned Development and zoning designation from Planned Development (P-D) (23) to a new Planned Development, to allow for the development of a fueling station, convenience market, and two shell suites for future retail uses.**Name of Agency Approving Project:** Stanislaus County Board of Supervisors**Lead Agency Contact Person:** Jeremy Ballard, Senior Planner**Telephone:** (209) 525-6330This is to advise that the **Stanislaus County Board of Supervisors** on **August 20, 2024** has approved the above described project and has made the following determinations regarding the above described project:

1. The project **will not** have a significant effect on the environment.
2. A **Mitigated Negative Declaration** was prepared for this project pursuant to the provisions of CEQA.

The **Mitigated Negative Declaration** 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

3. Mitigation measures **were** made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan **was** adopted for this project.
5. A statement of Overriding Considerations **was not** adopted for this project.
6. Findings **were** 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 <http://www.stancounty.com/planning/agenda/agenda-min-2024.shtm>.

8/22/24

Dated


 Jeremy Ballard
 Senior Planner



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

Print **StartOver** **Save**

RECEIPT NUMBER:
 50-08/27/2024-102
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY STANISLAUS COUNTY DEPT OF PLANNING AND COMMUNITY DEVELOPMENT	LEAD AGENCY EMAIL	DATE 08/27/2024
COUNTY/STATE AGENCY OF FILING STANISLAUS COUNTY	DOCUMENT NUMBER 50-2024-141	

PROJECT TITLE
 GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO PLN 2020-0123-132 INVESTMENTS

PROJECT APPLICANT NAME ABDO ALMOLAIKI, 132 INVESTMENTS	PROJECT APPLICANT EMAIL	PHONE NUMBER (209) 408-0674
PROJECT APPLICANT ADDRESS 125 MAZE BLVD	CITY MODESTO	STATE CA
		ZIP CODE 95351

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$ 4,051.25 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$ 2,916.75 \$ 2,916.75
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,377.25 \$ _____
- 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 1371
 TOTAL RECEIVED \$ 2,973.75

SIGNATURE X <i>Jennifer Mercado</i>	AGENCY OF FILING PRINTED NAME AND TITLE Jennifer Mercado Deputy Clerk
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State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) 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

Donna Linder
Stanislaus
County Clerk-Recorder
1021 "I" Street
Modesto, CA 95354
(209) 525-5279

Public

Receipt No.: RPT20240000045453

Finalization No.: 2024229185

Cashier: JJM

Register: CHLSZV2

Date/Time: 08/27/2024 11:27 AM

Description	Fee
Mitigated Negative Declaration (MND)	
Filing Time:	11:27 AM
Filing Fee:	\$2,916.75
Filing Total:	\$2,916.75
<hr/>	
Administration Fee	
Filing Time:	11:27 AM
Filing Fee:	\$57.00
Filing Total:	\$57.00
<hr/>	
Total Amount Due:	\$2,973.75
<hr/>	
Total Paid	
Check Tendered:	\$2,973.75
#1371	
Amount Due:	\$0.00

THANK YOU
PLEASE KEEP FOR REFERENCE