

**FILED**

March 10, 2025

DONNA LINDER

STANISLAUS COUNTY  
CLERK-RECORDERBy: Matthew Ferrin  
Deputy Clerk

**STANISLAUS COUNTY**  
DEPARTMENT OF PLANNING AND  
COMMUNITY DEVELOPMENT  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, California 95354

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**NOTICE OF DETERMINATION FOR AN ADDENDUM TO CERTIFIED EIR**

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

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**Project Title:** Use Permit Application No. PLN2018-0102 – Avila and Sons Packing House Project

**Applicant Information:** Dan and Lori Avila, 2718 Roberts Road, Ceres, CA 95307

**Applicant Phone:** (209) 577-3108

**Project Location:** 1301 N. Washington Road, Turlock CA 95380

**Description of Project:** Request to construct a 184,311 square-foot warehouse facility in seven phases to receive, sort, store, ship, pack, and ship agricultural produce on a 25.72- acre parcel in the General Agricultural Zoning District. This project includes an Addendum to a certified Environmental Impact Report (EIR) filed on June 20, 2016 – Receipt No. 099268, adopted on June 16, 2016, for Use Permit Application No. -PLN-2012-0017 Avila and Sons N. Washington Road Warehouse (State Clearing House No. 2012102021).

**Name of Agency Approving Project:** Stanislaus County Planning Commission

**Lead Agency Contact Person:** Jeremy Ballard, Senior Planner

**Telephone:** (209) 525-6330

This is to advise that the Stanislaus County Planning Commission on March 6, 2025, has approved the above described project and has made the following determinations regarding the above described project:

1. The Addendum to the certified Environmental Impact Report (EIR) for the Avila and Sons Packing House Project (State Clearinghouse No. 2012102021) was prepared in compliance with California Environmental Quality Act (Public Resources Code Section 21000 et seq.) (CEQA) together with the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.).
2. The Mitigation Monitoring and Reporting Plan adopted on June 16, 2016 for Use Permit No. PLN2012-0017 Avila and Sons N. Washington Road Warehouse remain in effect and has been incorporated as conditions of approval for Use Permit Application No. PLN2018-0102 – Avila and Sons Packing House Project, with the exceptions of Mitigation Measure, #3.131b, #3.13.1c and #5.3.3-4 which has been modified or removed based on a finding that the project and revised mitigation measures do not meet any of the criteria described in CEQA Guidelines Section 15162 and 15164 and that the revised mitigation measure is equivalent in mitigating or more effective in mitigating or avoiding potential significant effects and that in itself it will not cause any potential significant effect on the environment.

This is to certify that the Addendum to the EIR and record of project approval are available to the general public at Stanislaus County, Planning and Community Development Department, 1010 10 Street, Suite 3400, Modesto, CA 95354.

3/10/25  
Dated

Jeremy Ballard  
Senior Planner

Date removed from posting 4/9/2025



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

RECEIPT NUMBER:  
 50-03/10/2025-029  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
 2012102021

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY STANISLAUS COUNTY PLANNING COMMISSION	LEAD AGENCY EMAIL	DATE 03/10/2025
COUNTY/STATE AGENCY OF FILING STANISLAUS COUNTY	DOCUMENT NUMBER 50-2025-044	

PROJECT TITLE  
  
 USE PERMIT APPLICATION NO. PLN2018-0102 - AVILA AND SONS PACKING HOUSE PROJECT

PROJECT APPLICANT NAME DAN AND LORI AVILA	PROJECT APPLICANT EMAIL	PHONE NUMBER (209) 577-3108
PROJECT APPLICANT ADDRESS 2718 ROBERTS RD	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:

- Environmental Impact Report (EIR) \$ 4,123.50 \$ \_\_\_\_\_
- Mitigated/Negative Declaration (MND)(ND) \$ 2,968.75 \$ 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 5266   
 TOTAL RECEIVED \$ 3,025.75

SIGNATURE  <b>X</b> <i>Matthew Ferreira</i>	AGENCY OF FILING PRINTED NAME AND TITLE  Matthew Ferreira Deputy Clerk
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State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
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**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