

NOTICE OF EXEMPTION

To: Stanislaus County Clerk
1021 I Street
Modesto, CA 95354

From: County of Stanislaus
c/o Crows Landing Industrial Business
Park Public Financing Authority
1010 10th Street, Suite 6800
Modesto, CA 95354

Project Title:

Formation of Crows Landing Industrial Business Park Enhanced Infrastructure Financing District, ("EIFD") pursuant to Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code.

Project Location -- Specific:

The territory included in EIFD is shown on the map of said district on file in the office of the County Clerk entitled "Boundaries of Crows Landing Industrial Business Park Enhanced Infrastructure Financing District."

Project Applicant

Crows Landing Industrial Business Park Public Financing Authority, 1010 10th Street, Suite 6800, Modesto CA 95354. Phone: 209-525-6333

Project Location -- City, County:

Stanislaus County

Description of Nature, Purpose and Beneficiaries of Project:

Public infrastructure of communitywide significance required within the boundaries of the Crows Landing Industrial Business Park. Beneficiary is Stanislaus County.

Name of Public Agency Approving and Carrying Out Project:

Crows Landing Industrial Business Park Public Financing Authority

Exempt Status:

Formation of EIFD is not a "project" as defined in CEQA (see CEQA Guidelines section 15378(b)(4)).

Reasons Why Project is Exempt:

The establishment of a financing mechanism by the public financing authority to assist in the financing of public facilities of communitywide significance for the benefit of Stanislaus County is not a project as defined in CEQA.

Contact Person:	Area Code:	Telephone:
Patrick Cavanah	209	652-1975

Date removed from posting: 11/1/2020

FILED
20 SEP 23 PM 2:34
STANISLAUS CO. CLERK-RECORDER
Jennine Creekmere
CLERK

A certified copy of Resolution No. 2020-005, which is the document of exemption finding, is attached.

This notice of exemption is filed by the public agency approving the project.

Signature Patricia Cur

Date: 9/22/20

Date Received
for Filing: _____

RESOLUTION NO. 2020-005

Adopted by the Crows Landing Industrial Business Park Public Financing Authority

A RESOLUTION PROPOSING THE ADOPTION OF THE INFRASTRUCTURE FINANCING PLAN AND FORMATION OF THE CROWS LANDING INDUSTRIAL BUSINESS PARK ENHANCED INFRASTRUCTURE FINANCING DISTRICT

WHEREAS, pursuant to Resolution No. 2020-0035 adopted on January 28, 2020 (the "Resolution of Intention"), the Board of Supervisors of the County of Stanislaus (the "Board of Supervisors") (i) initiated the process to establish the Crows Landing Industrial Business Park Enhanced Infrastructure Financing District (the "EIFD") to finance certain public and other specified facilities, (ii) approved the establishment of the EIFD's Public Financing Authority (the "Authority"), as the governing board of the EIFD to be responsible for directing the preparation and implementation of the infrastructure financing plan (the "Infrastructure Financing Plan"), (iii) approved the preparation and distribution of the Infrastructure Financing Plan in accordance with Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code (commencing with Section 53398.50) (the "EIFD Law"), and (iv) fixed the time and place when and where the Authority would conduct its first public hearing on the proposed establishment of the EIFD and the Infrastructure Financing Plan.

WHEREAS, the Board of Supervisors, on July 28, 2020, adopted its Resolution No. 2020-0399 approving the Infrastructure Financing Plan, a copy of which has been filed with the Authority.

WHEREAS, in accordance with the EIFD Law, the Authority conducted the first public hearing on the proposed establishment of the EIFD and the Infrastructure Financing Plan on June 9, 2020, the second public hearing on July 14, 2020, and the third public hearing on August 25, 2020 which was continued to and concluded on September 15, 2020.

WHEREAS, notices of the public hearings were duly published and posted as required by the EIFD Law, as evidenced by the affidavits on file with the Secretary of the Authority.

WHEREAS, pursuant to the EIFD Law, at the third public hearing, the recommendations of any affected taxing entities, the testimony of all interested persons, including all landowners and residents within the boundaries of the EIFD desiring to be heard on the adoption of the Infrastructure Financing Plan or the regularity of the prior proceedings, was heard and considered, and a full and fair hearing was held thereon.

WHEREAS, written and oral protests against the establishment of the EIFD or the adoption of the Infrastructure Financing Plan by the Authority, have not been filed by over 25% of the combined number of landowners and residents within the boundaries of the EIFD who are over 18 years of age and there was no majority protest.

WHEREAS, the Authority hereby finds and determines that all prior proceedings had and taken by the Authority with respect to the proposed establishment of the EIFD and adoption of the Infrastructure Financing Plan are valid and in conformity with requirements of the EIFD Law.

WHEREAS, on the basis of all of the foregoing, the Authority has determined at this time to propose the formation of the EIFD and the adoption of the Infrastructure Financing Plan as modified and in accordance with the EIFD Law.

NOW, THEREFORE, BE IT RESOLVED by the Governing Board of the Crows Landing Industrial Business Park Public Financing Authority that:

Section 1. Recitals. The Board finds and determines that the foregoing recitals are true and correct.

Section 2. Infrastructure Financing Plan. The Authority hereby adopts the Infrastructure Financing Plan, as modified, and in accordance with the EIFD Law. A copy of the Infrastructure Financing Plan was sent to each affected taxing entity and landowner within the EIFD as required by the EIFD Law and which is also on file with the office of the Secretary of the Authority.

Section 3. Formation of District. The Authority hereby forms the Crows Landing Industrial Business Park Enhanced Infrastructure Financing District.

Section 4. Boundaries of Proposed District. The Authority hereby approves the map of the proposed boundaries of the EIFD. The boundaries of the EIFD shall be as set forth in the map entitled "Boundaries of Crows Landing Industrial Business Park Enhanced Infrastructure Financing District," a copy of which is on file with the Secretary of the Authority. The Secretary of the Authority is hereby requested to certify the map.

Section 5. CEQA Compliance. The Authority hereby finds that adoption of this Resolution does not constitute approval of the individual projects found in the Infrastructure Financing Plan and further that the County of Stanislaus conducted environmental review on the individual projects in the 2018 Environmental Impact Report (EIR) for the Crows Landing Industrial Business Park Specific Plan. The Authority hereby determines that the proposed establishment of the EIFD is not a "project" as defined in CEQA (see CEQA Guidelines § 15378(b)(4)) and authorizes the Secretary of the Authority to file a notice of exemption with the Stanislaus County Clerk to that effect.

Section 6. Severability. If any section, subsection, phrase or clause of this Resolution is for any reason found to be invalid, such section, subsection, phrase or clause shall be severed from, and shall not affect the validity of, all remaining portions of this Resolution that can be given effect without the severed portion.

Section 7. Effective Date. This Resolution shall take effect from and after its adoption.

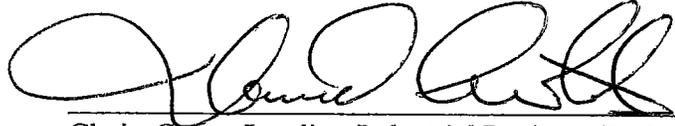
PASSED AND ADOPTED by the Governing Board of the Crows Landing Industrial Business Park Public Financing Authority on this 15th day of September 2020, by the following votes.

AYES: 4

NOES: 0

ABSENT: 1

ABSTAIN: 0



Chair, Crows Landing Industrial Business Park
Public Financing Authority

ATTEST:



Secretary, Crows Landing Industrial Business
Park Public Financing Authority

FILED

2018 DEC -4 PM 4:05

STANISLAUS CO. CLERK-RECORDER

STANISLAUS COUNTY
DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT
1010 10TH Street, Suite 3400
Modesto, California 95354

Adam Loera

NOTICE OF DETERMINATION

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

State Clearinghouse Number: 2014102035

Project Title: Specific Plan, General Plan Amendment, & Rezone Application No. PLN2013-0091 - Crows Landing Industrial Business Park

Applicant Information: Stanislaus County, 1010 10th Street, Suite 3400, Modesto, CA 95354.

Project Location: Unincorporated western Stanislaus County, approximately one mile east of I-5 and south of the Patterson City limits, bounded by West Marshall Road to the north, Fink Road to the south, Bell Road to the east, and Davis Road and agricultural land to the west. (APN: 027-001-057, 058, 059 and 027-003-074, 075, 076, 077, 078, 079, 080).

Description of Project: Request to approve a 1,528-acre Specific Plan with a mix of industrial and business park uses, general aviation airport, aviation-related uses, public facilities, a multi-modal transportation corridor, and infrastructure with 14 million square feet of building space and the potential to generate approximately 14,500 jobs. Includes General Plan designation change from Agriculture to Specific Plan and rezone from A-2-40 (General Agriculture) to S-P(2) (Specific Plan).

On October 30, 2018 the Stanislaus County Board of Supervisors certified the EIR for the Crows Landing Industrial Business Park Project.

Name of Agency Approving Project: Stanislaus County Board of Supervisors

Lead Agency Contact Person: Rachel Wyse, Senior Planner

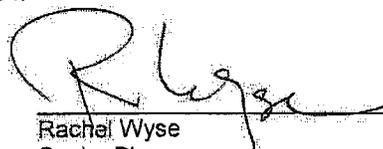
Telephone: (209) 525-6330

This is to advise that the Stanislaus County Board of Supervisors on December 4, 2018, has approved the above described project and has made the following determinations regarding the above described project:

1. The project will have a significant effect on the environment.
2. An **Environmental Impact Report** was prepared for this project pursuant to the provisions of CEQA.
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 adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the EIR with comments and responses and record of proceedings, is available to the General Public @ <http://www.stancounty.com/bos/agenda/2018/> or Stanislaus County Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, California 95354.

December 4, 2018
Dated



Rachel Wyse
Senior Planner



State of California - Department of Fish and Wildlife
2018 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/03/18) Previously DFG 753.5a

RECEIPT NUMBER:
 50 — 2018 — 152
 STATE CLEARINGHOUSE NUMBER (if applicable)
 2014102035

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY STANISLAUS COUNTY DEPT OF PLANNING AND COMMUNITY DEVELOPMENT	LEAD AGENCY EMAIL	DATE 12/04/2018
COUNTY/STATE AGENCY OF FILING Stanislaus	DOCUMENT NUMBER 50-2018-152	

PROJECT TITLE
 SPECIFIC PLAN, GENERAL PLAN AMENDMENT, & REZONE APPLICATION NO. PLN2013-0091 - CROWS LANDING INDUSTRIAL BUSINESS PARK

PROJECT APPLICANT NAME RACHEL WYSE, SENIOR PLANNER	PROJECT APPLICANT EMAIL	PHONE NUMBER (209) 525-6330
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PROJECT APPLICANT ADDRESS 1010 10TH ST, SUITE 3400	CITY MODESTO	STATE CA	ZIP CODE 95354
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PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,168.00	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,280.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,077.00	\$	0.00
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	57.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ 57.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE LEAD CLERK - ADAM LOERA
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State of California - Department of Fish and Wildlife
2018 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/03/18) 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.

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
 1416 9th Street, 12th Floor, Suite 1215
 Sacramento, California 95814