

FILED

20 OCT -5 PM 1:18

STANISLAUS CO. CLERK-RECORDED

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

BY Jennine Creekmore

---

**NOTICE OF DETERMINATION**

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

---

**Project Title:** Use Permit Application No. PLN2018-0104 – Monte Vista Farms

**Applicant Information:** Monte Vista Farming Co, Jonathan Hoff, PO Box 579 Denair, CA 95316, (209) 874-1866

**Project Location:** 5043 N. Montpelier Road, on the west side of Montpelier Road between E. Keyes Road and E. Monte Vista Avenue, in the Denair area. APN: 019-041-061

**Description of Project:** Request to expand an existing almond hulling facility by constructing five warehouses totaling 204,000 square feet and a 30,000 square-foot addition to an existing shipping building to almond storage on a 52± acre parcel in the A-2-40 (General Agriculture) zoning district.

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

**Lead Agency Contact Person:** Kristen Anaya, Assistant Planner

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

This is to advise that the Stanislaus County Planning Commission on **October 1, 2020** 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 Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

The **Negative Declaration** and record of project approval may be examined at:  
Stanislaus County Department of Planning and Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, California 95354

3. Mitigation measures **were not** made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan **was not** 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 @ <http://www.stancounty.com/planning/pl/agenda-min.shtm>

October 5, 2020  
Dated

R. Wyse  
Rachel Wyse  
Senior Planner

---

Date removed from posting 11/8/2020