

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

FILED
20 MAR 31 PM 1:03
STANISLAUS CO. CLERK-RECORDER
BY Marisa Adams
DEPUTY

NOTICE OF EXEMPTION

Project Title: Vesting Tentative Parcel Map Application No. PLN2019-0038 – David E. Potter, Investments

Applicant Information: David E. Potter, 10247 Santo Nina Court, Las Vegas, NV 89135

Project Location: 151 Pomelo Avenue, on the northeast corner of Highway 33 and Pomelo Avenue, in the Patterson area. Stanislaus County APN: 048-016-022.

Description of Project: Request to create a 11.22± acres parcel and a 2.24± acre parcel, from a 13.46± acre parcel, in the A-2-20 (General Agriculture) zoning district. The 2.24± acre parcel will conform to the boundaries of Use Permit No. 97-05 – David Potter, which approved the operation of an apricot drying and processing facility.

Name of Agency Approving Project: Stanislaus County Planning Commission

Lead Agency Contact Person: Christine Smith, Assistant Planner

Telephone: (209) 525-6330

Exempt Status: (check one)

- Ministerial (Section 21080(b)(1); 15268);
- Declared Emergency (Section 21080(b)(3); 15269(a));
- Emergency Project (Section 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: _____
- Statutory Exemptions. State code number: _____
- Common Sense Exemption. 15061 (b)(3)

Reasons why project is exempt: The project is considered to be a minor land division, with proposed "Parcel A" improved with an existing apricot drying and processing facility approved by a previous Use Permit and evaluated under the corresponding CEQA analysis. No expansion of the existing use is proposed as part of this request. There is also no evidence in the record that this action will have a direct or significant physical impact on the environment.

3/23/2020
Dated

Christine Smith
Christine Smith
Assistant Planner