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STANISLAUS CO. CLERK-RECORDER

BY Jennine Creekmore

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

**NOTICE OF EXEMPTION**

**Project Title:** Variance Application No. PLN2020-0082 – Grewal – D&G Group.

**Applicant Information:** Harman Grewal dba D&G Group, 3989 Stafford Ct. Dublin, CA 95468, (925) 216-4048

**Project Location:** 1212 Joyce Avenue, just east of State Route 99 off ramp, between State Route 99 and Herndon Road in the Ceres area. Stanislaus County APN: 038-044-017.

**Description of Project:** Request for a variance from section 21.52.040(E) of the County Code requiring an eight foot-high masonry wall on the property line for the development of a gas station, car wash, convenience store, and drive-thru restaurant on a 1.16± acre parcel in the C-1 (Neighborhood Commercial) zoning district.

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

**Lead Agency Contact Person:** Emily Basnight, 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: Class 3, Section 15303
- Statutory Exemptions. State code number: \_\_\_\_\_
- Common Sense Exemption. 15061 (b)(3)

**Reasons why project is exempt:** The project is a new construction of a small structure and there is no evidence in the record that this action will have any direct physical impact on the environment.

11/23/2020  
Dated

Emily Basnight  
Emily Basnight  
Assistant Planner