

FILED

20 DEC 18 AM 8: 57

STANISLAUS COUNTY CLERK-RECORDER

Julia Gordin

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

NOTICE OF DETERMINATION

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

Project Title: Use Permit & Development Agreement Application No. PLN2019-0095 – Central Valley Growers – Howard Road III

Applicant Information: Sarbjit Athwal dba Central Valley Growers, LLC, 5117 Central Avenue, Ceres, CA 95307, (209) 499-9473

Project Location: 3735 Howard Road, between the California Aqueduct & the Delta Mendota Canal, east of Interstate Highway 5, in the Westley area. Stanislaus County (APN: 016-037-039).

Description of Project: Request to obtain a use permit and development agreement to establish a mixed-light commercial cannabis cultivation, nursery, processing, and distribution operation in phases on a 49 acre parcel in the A-2 (General Agriculture) zoning district.

Name of Agency Approving Project: Stanislaus County Board of Supervisors

Lead Agency Contact Person: Jeremy Ballard, Associate Planner

Telephone: (209) 525-6330

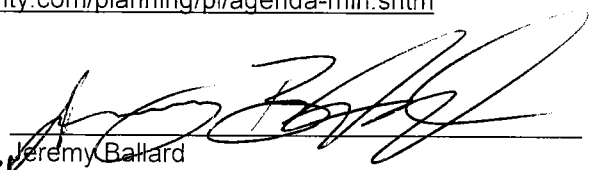
This is to advise that the Stanislaus County Board of Supervisors on **December 15, 2020** has approved the above described project and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the General Plan pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the General Plan.
4. A mitigation reporting or monitoring plan was adopted for the General Plan.
5. A statement of Overriding Considerations was adopted for the General Plan.
6. Findings were made pursuant to the provisions of CEQA.
7. The proposed project is consistent with the development density established by the Stanislaus County General Plan and that there are no new or increased impacts peculiar to the project for this site.

NOTE: See General Plan Amendment Application No. PLN2014-0051 – General Plan Update (filed 8/29/16)

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.shtml>

12/17/20
Dated


Jeremy Ballard
Associate Planner

Date removed from posting 01/24/2021