

FILED

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

2019 DEC 19 PM 12: 26

STANISLAUS CO. CLERK-RECORDER

Joselyn Rodriguez

NOTICE OF DETERMINATION

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

Project Title: General Plan Amendment, Rezone, Use Permit, and Development Agreement Application No. PLN2018-0112 – Jayden’s Journey.

Applicant Information: Mike Reynolds, et al. dba Jayden’s Journey, 4111 Brew Master Drive, Ceres, CA 95307.

Project Location: 5054 Pentecost Drive, at the southeast corner of Bitritto Way and Pentecost Drive, in the Modesto area, Stanislaus County. APN: 004-094-028.

Description of Project: Request to amend the General Plan and zoning designation of a 1.5-acre property from P-I (Planned Industrial) to P-D (Planned Development), and to obtain a Use Permit and Development Agreement, to allow operation of a cannabis retail business within an existing 5,525 square-foot suite.

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 17, 2019**, approved the above described project and has made the following determinations regarding the above described project:

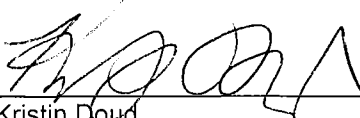
1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared for this project pursuant to the provisions of the California Environmental Quality Act (CEQA).

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

3. A mitigation reporting or monitoring plan was adopted for this project.
4. A statement of Overriding Considerations was adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.
6. 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.

This is to certify that the final Environmental Impact Report with comments and responses and record of project approval or the Negative Declaration is available for review on the Stanislaus County Planning Commission’s Agendas & Minutes web page (www.stancounty.com/planning/agenda).

12/19/19
Date


Kristin Doud
Senior Planner

Date removed from posting: 1/22/2020