

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

FILED

20 OCT 22 PM 2:10

STANISLAUS CO. CLERK-RECORDER

Jennine Creekmore

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**NOTICE OF EXEMPTION**

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**Project Title:** Use Permit Application No. PLN2019-0029 – Cowan Tract

**Applicant Information:** Stanislaus County, 1010 10<sup>th</sup> Street, Modesto, CA 95354 (209) 525-6330

**Project Location:** Bounded by Crows Landing Road to the west, San Joaquin Street to the north, Lathrop Street to the south, and the Union Pacific Railroad to the east, in the Ceres area (Stanislaus County and APN: Book 041, Pages 055 and 056)

**Description of Project:** Request to amend the Development Standards of P-D (3), to bring them into conformance with the surrounding A-2-40 (General Agriculture) zoning district's development standards.

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

**Lead Agency Contact Person:** Rachel Wyse, Senior 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: \_\_\_\_\_
- General Exemption: [Common Sense 15061(b)(3)]

**Reasons why project is exempt:** The project proposes to reduce front, side, and rear yard setbacks for the P-D (3) development, making them consistent with the surrounding A-2 zone setbacks; and to require a single site plan review for mobile homes during the building permit application instead of a separate review process. All construction will continue to occur within legal parcels previously disturbed by residential and agricultural uses and, as such, there is no evidence in the record that this action will have a direct or significant physical impact on the environments.

Oct. 16, 2020  
Date

R. Wyse  
Rachel Wyse  
Senior Planner