

FILED

20 AUG 26 PM 3: 52

STANISLAUS CO. CLERK-RECORDER

Julia Gordin

BY

STANISLAUS COUNTY  
DEPARTMENT OF PLANNING AND  
COMMUNITY DEVELOPMENT  
1010 10<sup>th</sup> 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:** General Plan Amendment, Rezone, Use Permit & Development Agreement Application No. PLN2018-0093 – The Genezen Project

**Applicant Information:** Anthony Verruso, 485 Britritto Way, Modesto, CA 95356; (209) 552-9584

**Project Location:** 485 Bitritto Way, between Charity Way and Kiernan Avenue, in the Modesto area. Stanislaus County APN: 004-094-017

**Description of Project:** Request to amend the General Plan and zoning designation of a 1.53 acre property from Planned Industrial (P-I) to Planned Development (P-D), and to obtain a Use Permit and Development Agreement, to allow indoor commercial cannabis cultivation, manufacturing (volatile), distribution, and potential future retail activities within an existing 25,758 square foot warehouse building.

**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 **August 25, 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. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

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

3. Mitigation measures were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was not adopted for this project.
5. A statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

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.shtm>

August 25, 2020  
Dated

R. Wyse  
Rachel Wyse  
Senior Planner

Governor's Office of Planning & Research

AUG 31 2020

STATE CLEARINGHOUSE

REC'T # 0004470903

August 26, 2020 ----- 15:53:12

Stanislaus, County Recorder  
Donna Linder Co Recorder Office

Document # 20-105 -

Check 2094598125 1,000.00  
Check 2094598125 1,000.00  
Check 2094598125 463.75

REQD BY

Neg. Declaration \$2,406.75  
County Admin Fee \$57.00

Total fee ..... \$2,463.75  
Amount Tendered... \$2,463.75

Change ..... \$0.00  
JMB,C1/O/O



State of California - Department of Fish and Wildlife  
**2020 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (REV. 12/01/19) Previously DFG 753.5a

**Print**    **StartOver**    **Finalize&Email**

RECEIPT NUMBER:  
 50 — 08/26/2020 — 105  
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY Stanislaus County Department of Planning and Community Development	LEAD AGENCY EMAIL	DATE 08/26/2020
COUNTY/STATE AGENCY OF FILING Stanislaus	DOCUMENT NUMBER 2020-105	

PROJECT TITLE  
 General Plan Amendment, Rezone, Use Permit & Development Agreement Application No. PLN2018-0093 - The Genezen Project

PROJECT APPLICANT NAME Anthony Verruso	PROJECT APPLICANT EMAIL	PHONE NUMBER (209) 552-9584
PROJECT APPLICANT ADDRESS 485 Brittrito Way	CITY Modesto	STATE CA
		ZIP CODE 95356

PROJECT APPLICANT (Check appropriate box)

Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,343.25	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,406.75	\$	2,406.75
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,136.50	\$	0.00
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	57.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED    \$    2,463.75

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Julia Gordin, Legal Clerk
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