

**FILING REQUESTED BY:**  
CITY OF TURLOCK

**When Filed Mail to:**  
City of Turlock  
Development Services, Planning Division  
156 S. Broadway, Suite 120  
Turlock, CA 95380

FILED

20 SEP 23 AM 10:18

STANISLAUS CO. CLERK-RECORDER

BY Jennine Creekmore  
DEPUTY

September 23, 2020

**CITY OF TURLOCK  
NOTICE OF EXEMPTION**

**To:** Office of Planning and Research  
P. O. Box 3044, Room 113  
Sacramento, CA 95812-3044

County Clerk  
County of Stanislaus  
P. O. Box 1670  
Modesto, CA 95354

**From:** City of Turlock  
156 S. Broadway Ste 120  
Turlock, CA 95380  
**Tel:** (209) 668-5640

**PROJECT TITLE:** Development Agreement for Natural Healing Center (NHC)

**PROJECT APPLICANT:** Randall Russom, 3765 S. Higura St, Ste 102  
San Luis Obispo, CA 93401

**PROJECT APPLICANT PHONE NUMBER:** (805) 843-1794

**PROJECT LOCATION- SPECIFIC:** 3401 W Monte Vista Ave (Stanislaus County APN: 087-003-039)

**PROJECT LOCATION – CITY:** Turlock      **PROJECT LOCATION – COUNTY:** Stanislaus

**DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:** Approving a Development Agreement by and between the City of Turlock and Natural Healing Center Turlock LLC (NHC Turlock LLC) to establish the public benefit amount, for the operation of a cannabis retail dispensary.

**NAME OF PUBLIC AGENCY APPROVING PROJECT:** City of Turlock

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:** Randall Russom

**PROJECT APPROVAL DATE:** September 22, 2020

**EXEMPT STATUS:**

- Ministerial (Section 21080(b)(1); 15268)  
 Declared Emergency (Sec. 21080(b)(3); 15269(a))

Date removed from posting: 11/1/2020

- Emergency Project (Sec. 21080(b)(4); 15629(b)(c))  
 Categorical Exemption. State type and section number: 15061(b)(3), Title 14  
 Statutory Exemptions. State code number: \_\_\_\_\_

**REASON WHY PROJECT IS EXEMPT:** The Project is categorically exempt from CEQA pursuant to section 15061(b)(3), title 14, of the California Code of Regulations applicable to projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The adoption of the development agreement to establish a structure for the public benefit paid to the City in exchange for operation of a cannabis retail dispensary does not result in a potentially significant physical impact to the environment. The development agreement establishes a funding mechanism; consequently, the approval of the development agreement is not a project under CEQA.

**LEAD AGENCY**

**Contact Person:** Katie Quintero, Deputy Director Development Services/Planning Manager

**Area Code/Telephone/Extension:** (209) 668-5640

**If filed by applicant:**

1. Attach certified document of exemption finding
2. Has a Notice of Exemption been filed by the public agency approving the project?  yes  no

Signature:  Title: Deputy Director of Development Services

Signed by Lead Agency  Signed by Applicant

Date received for filing at OPR: \_\_\_\_\_

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.