

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 10:20
STANISLAUS COUNTY CLERK'S OFFICE
Jennine Creekmore

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

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

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

PROJECT TITLE: Conditional Use Permit 2020-01 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: NHC has been approved (CUP 2020-01) to operate a cannabis retail dispensary within the existing building located at 3401 W. Monte Vista Avenue, Stanislaus County APN 087-003-039. Site improvements will include interior remodeling of the building, changes to the building façade and the addition of a 10-foot-tall fenced area along the eastern elevation of the building for a secured delivery area.

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: **15301 Existing Facilities**
- Statutory Exemptions. State code number: _____

REASON WHY PROJECT IS EXEMPT: The proposed project is consistent with the zoning regulations of the City of Turlock as well as the Turlock General Plan. The project will not result in any significant effects relating to aesthetics, biological or historic resources, traffic, noise, air quality or greenhouse gas emissions, hazards or hazardous materials, public services or utilities, nor does the site have any habitat value for endangered, rare, or other threatened species. The site can be adequately served by all required utilities and public services and is located entirely within the City Limits and there is no reasonable possibility the project will have a significant effect on the environment.

The project consists of the conversion of an existing building, previously used as a restaurant to a commercial cannabis dispensary. The project involves negligible, or no expansion of the existing use as retail uses are planned for and allowed in the commercial zoning districts and the proposed use is consistent with the parking and traffic generation associated with commercial uses and the existing restaurant use.

The project will result in the minor alteration of the interior and exterior of the existing building to accommodate the proposed use that will not result in an increase of more than 2,500 square feet. No other changes in the site are anticipated as a result of the project; therefore, the project is categorically exempt pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines.

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: *Katie Quintero* 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.