

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

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

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))

- ☐ 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: 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.