

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

FILED
20 AUG 28 PM 1:18
STANISLAUS CO. CLERK-RECORDER
BY Julia Gordin

NOTICE OF EXEMPTION

Project Title: Use Permit and Development Agreement Application No. PLN2020-0036 – The Peoples Remedy.

Applicant Information: Mark Ponticelli dba The Peoples Remedy, 3901 Zakessian Court, Modesto, CA, (209) 672-3088

Project Location: 1119 Lone Palm Avenue, between Woodland and Kansas Avenues, west of State Route 99, in the Modesto area. Stanislaus County (APN: 135-043-031).

Description of Project: Request to obtain a Use Permit and Development Agreement to establish a commercial cannabis retail storefront business including delivery services within a portion of an existing 12,000 square-foot building in the M (Industrial) zoning district.

Name of Agency Approving Project: Stanislaus County Board of Supervisors.

Lead Agency Contact Person: Jeremy Ballard, Associate Planner

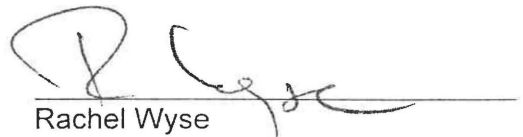
Telephone: (209) 525-6330

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: _____
- ☒ Common Sense (Section 15061)

Reasons why project is exempt: Project does not have possibility for significant effect on environment as non-cannabis retail business would be ministerially permitted in current zoning district and facility will operate out of an existing building.

August 25, 2020
Date


Rachel Wyse
Senior Planner

Governor's Office of Planning & Research

SEP 14 2020

STATE CLEARINGHOUSE

REC'T # 0004472127
August 28, 2020 ----- 13:23:06

Stanislaus, County Recorder
Donna Linder Co Recorder Office

Document # 20-109 -

Check Number 3481

RECD BY

County Admin Fee \$57.00

Total fee \$57.00

Amount Tendered... \$57.00

Change \$0.00

PHP,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 — 08/28/2020 — 109

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

08/28/2020

COUNTY/STATE AGENCY OF FILING

Stanislaus

DOCUMENT NUMBER

2020-109

PROJECT TITLE

Use Permit and Development Agreement Application No. PLN2020-0036 - The Peoples Remedy

PROJECT APPLICANT NAME

Mark Ponticelli dba The Peoples Remedy

PROJECT APPLICANT EMAIL

PHONE NUMBER

(209) 672-3088

PROJECT APPLICANT ADDRESS

3901 Zakessian Court

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 type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,406.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,136.50	\$	0.00

☒ Exempt from fee

☒ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ 0.00

☒ County documentary handling fee \$ 57.00

☐ Other \$

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 57.00

SIGNATURE

AGENCY OF FILING PRINTED NAME AND TITLE

Julia Gordin, Legal Clerk