



Notice of Completion and Environmental Document Transmittal California Environmental Quality Act

SCH # 2019099088

TO: State Clearinghouse P.O. Box 3044 Sacramento, CA 95812-3044 (916) 445-0613

FROM: Stanislaus County Planning & Community Development 1010 10th Street, Suite 3400, Modesto, CA 95354 Planning Phone: (209) 525-6330 Fax: (209) 525-5911 Building Phone: (209) 525-6557 Fax: (209) 525-7759

Project Title: GPA, REZ, UP, & DA Application No. PLN2018-0101 - Natural Remedies Consulting
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Jeremy Ballard
Street Address: 1010 10th Street, Suite 3400 Phone: 209-525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 5272 Jerusalem Court City/Nearest Community: Modesto
Cross Streets: Charity Way Zip Code: 95356
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: 1.01
Assessor's Parcel Number: 004-065-019 Section: 32 Twp.: 2 Range: 9 Base:
Within 2 Miles: State Hwy #: 219 and 108 Waterways: MID Canal/Stanislaus River
Airports: N/A Railways: Union Pacific RR Schools: Big Valley Grace

Local Public Review Period: (to be filled in by lead agency)

Starting Date: September 25, 2019 Ending Date: October 28, 2019

Document Type:

- CEQA: [ ] NOP [ ] Draft EIR [ ] Early Cons [ ] Supplement/Subsequent EIR [x] Neg Dec (Prior SCH No.) [ ] Mit Neg Dec [ ] Other:

- NEPA: [ ] NOI [ ] EA [ ] Draft EIS [ ] FONSI

- OTHER: [ ] Joint Document [ ] Final Document [ ] Other:

Governor's Office of Planning & Research

SEP 26 2019

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Local Action Type:

- [ ] General Plan Update [ ] Specific Plan [x] Rezone [ ] Annexion
[x] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [x] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [ ] Land Division (Subdivision, etc.) [x] Other Development Agreement

Development Type:

- [ ] Residential Units: Acres:
[ ] Office Sq.ft.: Acres: Employees:
[x] Commercial Sq.ft.: Acres: Employees:
[x] Industrial Sq.ft.: Acres: Employees:
[ ] Educational
[ ] Recreational
[ ] OCS Related
[ ] Water Facilities Type: MGD
[ ] Transportation Type:
[ ] Mining Mineral:
[ ] Power Type: Watts
[ ] Waste Facilities Type: MGD
[ ] Hazardous Waste Type:
[x] Other Cannabis Retail/Cultiv/Distr/Manuf

Project Issues Discussed in Document:

- [ ] Aesthetic/Visual [ ] Fiscal [ ] Recreation/Parks [ ] Vegetation
[ ] Agricultural Land [ ] Flood Plain/Flooding [ ] Schools/Universities [ ] Water Quality
[ ] Air Quality [ ] Forest Land/Fire Hazard [ ] Septic Systems [ ] Water Supply/Groundwater
[ ] Archeological/Historical [ ] Geological/Seismic [ ] Sewer Capacity [ ] Wetland/Riparian
[ ] Biological Resources [ ] Minerals [ ] Soil Erosion/Compaction/Grading [ ] Growth Inducement
[ ] Coastal Zone [ ] Noise [ ] Solid Waste [ ] Land Use
[ ] Drainage/Absorption [ ] Population/Housing Balance [ ] Toxic/Hazardous [ ] Cumulative Effects
[ ] Economic/Jobs [ ] Public Services/Facilities [ ] Traffic/Circulation [ ] Other

Present Land Use/Zoning/General Plan Designation:

General Plan - Planned Industrial Zoning - P-I (7) (Planned Industrial)

**Project Description:** (please use a separate page if necessary)

Request to rezone a 1.01-acre property from P-I to P-D (Planned Development), and to obtain a Use Permit and Development Agreement, to allow indoor commercial cannabis cultivation, manufacturing (non-volatile), retail, and distribution in an existing 12,000 square-foot warehouse building. A General Plan Amendment to amend the project site's designation from P-I to P-D is also included in this project request to allow for the retail sale of cannabis products. The property is served by a well and septic system. Proposed hours of operation are Monday through Saturday, 10 a.m. to 8 p.m., and Sunday, 10 a.m. to 5 p.m., with a maximum of 21 employees. Cultivation, manufacturing, and distribution will have weekday operating hours from 9 a.m. to 5 p.m. Monday through Friday. The retail operation anticipates an average of 216 customers per day during the weekdays, 322 daily customers on Saturday, and 196 daily customers on Sunday. There are approximately 15 vehicle trips per week associated with the delivery of supplies for the entire operation and approximately one trip per week for distribution activities.

**Reviewing Agencies Checklist:**


Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that agency with an "S".

- |   |  |
|---|--|
| <input type="checkbox"/> Air Resources Board                          | <input type="checkbox"/> Office of Historic Preservation   |
| <input type="checkbox"/> Boating & Waterways, Department of           | <input type="checkbox"/> Office of Public School Construction                                      |
| <input type="checkbox"/> California Emergency Management Agency       | <input type="checkbox"/> Parks & Recreation, Department of   |
| <input type="checkbox"/> California Highway Patrol                    | <input type="checkbox"/> Pesticide Regulation, Department of                                       |
| <input checked="" type="checkbox"/> Caltrans District # <u>10</u>     | <input type="checkbox"/> Public Utilities Commission   |
| <input type="checkbox"/> Caltrans Division of Aeronautics             | <input type="checkbox"/> Reclamation Board   |
| <input type="checkbox"/> Caltrans Planning                            | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u>                                       |
| <input type="checkbox"/> Central Valley Flood Protection Board        | <input type="checkbox"/> Resources Agency  |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy       | <input type="checkbox"/> Resources Recycling and Recovery, Department of                           |
| <input type="checkbox"/> Coastal Commission                           | <input type="checkbox"/> S.F. Bay Conservation & Development Commission                            |
| <input type="checkbox"/> Colorado River Board Commission              | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mountains Conservancy                   |
| <input type="checkbox"/> Conservation, Department of                  | <input type="checkbox"/> San Joaquin River Conservancy   |
| <input type="checkbox"/> Corrections, Department of                   | <input type="checkbox"/> Santa Monica Mountains Conservancy  |
| <input type="checkbox"/> Delta Protection Commission                  | <input type="checkbox"/> State Lands Commission  |
| <input type="checkbox"/> Education, Department of                     | <input type="checkbox"/> SWRCB: Clean Water Grants   |
| <input type="checkbox"/> Energy Commission                            | <input type="checkbox"/> SWRCB: Water Quality  |
| <input checked="" type="checkbox"/> Fish & Wildlife Region # <u>4</u> | <input type="checkbox"/> SWRCB: Water Rights   |
| <input type="checkbox"/> Food & Agriculture, Department of            | <input type="checkbox"/> Tahoe Regional Planning Agency  |
| <input type="checkbox"/> Forestry & Fire Protection, Department of    | <input type="checkbox"/> Toxic Substances Control, Department of                                   |
| <input type="checkbox"/> General Services, Department of              | <input type="checkbox"/> Water Resources, Department of  |
| <input type="checkbox"/> Health Services, Department of               | <input checked="" type="checkbox"/> Other: <u>CalCannabis, Manufactured Cannabis Safety Branch</u> |
| <input type="checkbox"/> Housing & Community Development              | <input checked="" type="checkbox"/> Other: <u>Bureau of Cannabis Control</u>                       |
| <input type="checkbox"/> Integrated Waste Management Board            |  |
| <input type="checkbox"/> Native American Heritage Commission          |  |
| <input type="checkbox"/> Office of Emergency Services                 |  |

**Lead Agency** (Complete if applicable):

Consulting Firm: Stanislaus County Planning  
 Address: 1010 10<sup>th</sup> Street, Suite 3400  
 City/State/Zip: Modesto/CA/95354  
 Contact: Jeremy Ballard/Kristin Doud  
 Phone: 209-525-6330

Applicant: Natural Remedies Consulting  
 Address: 5272 Jerusalem Court, Suite D  
 City/State/Zip: Modesto, CA 95356  
 Contact: Cheryl King  
 Phone: 209-322-5129

Signature of Lead Agency Representative: 

Date: 9/25/2019