

Notice of Exemption

FILED

JUN 26 2024

To: Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

From: City of Salinas
Community Development Department
65 West Alisal Street
Salinas, CA 93901

XOCHITL MATINA CAMACHO
MONTEREY COUNTY CLERK
2024-0123 DEPUTY

County Clerk, County of Monterey

Project Title: Conditional Use Permit 2022-048 and Commercial Cannabis Permit 2023-007

Project Location - Specific: 1228 South Main Street in the Commercial Retail – South Main Street Focused Growth Overlay (CR-FG-3) Zoning District.

Project Location: City of Salinas **Project Location:** County of Monterey

Description of Nature, Purpose, and Beneficiaries of Project:

Conditional Use Permit 2022-048 (CUP 2022-048); Change the use of an existing 20,162 square-foot building located at 1228 South Main Street from "retail" to a two-tenant "shopping center". The two shopping center uses include a 9,413 square-foot furniture store retail use in the front portion of the building and a 10,479 square-foot cannabis dispensary with associated delivery and distribution retail uses in the rear portion of the building; allow for a 41-space (51%) Parking Reduction per Zoning Code Section 37-50.370; except the use from the requirements of Zoning Code Section 37-50.200 to allow for internal waste storage to be located within the existing structure; allow for Alternative Means of Compliance for landscaping pursuant to Zoning Code Section 37-50.690; and Commercial Cannabis Permit 2023-007 (CCP 2023-007); a proposed Amendment to a Commercial Cannabis Permit pursuant to Municipal Code Section 5-07.27(b) to relocate from 1156 Abbott Street to 1228 South Main Street within proximity of sensitive uses per Municipal Code Section 5-07.27.

Name of Public Agency Approving Project: City of Salinas

Name of Person or Agency Carrying Out Project: CannaCruz, Inc.

Exempt Status: (Check One)

- Ministerial (Sec.21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(2)(4); 15269(b)(c)).
- Categorical Exemption, Class 1 and Class 32 (CEQA Guidelines Sections 15301 and 15332)

Reasons why project is exempt: CUP 2022-048 and CCP 2023--07 are exempt from CEQA pursuant to CEQA Guidelines Sections 15301 (Existing Facilities) and 15332 (In-fill Development Projects) because the project site consists of an existing 20,162 square-foot building on 1.02-acres and is served by existing utilities and public services. In addition, approval of CUP 2022-048 would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Lead Agency Contact Person: Thomas Wiles, Senior Planner Telephone Number: (831) 758-7206

COURTNEY GROSSMAN
Planning Manager

By: 
Thomas Wiles, Senior Planner

Date: June 26, 2024

Date received for filing at OPR: _____

Monterey County Clerk-Recorder
Xochitl Marina Camacho, County
Clerk-Recorder
168 West Alisal Street, First Floor
P.O. Box 29
Salinas, CA 93902

Receipt: 24-26244

Product Name	Extended
CEQA FISH AND WILDLIFE FILING (CEQA)	\$50.00
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Filing Type	NOE
State Fee Prev Charged	false
No Charge Clerk Fee	false

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Tender (Check)	\$50.00

Name	JRG ATTORNEYS AT LAW LLP
Check Number	1115
Name	JRG ATTORNEYS AT LAW LLP

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6/26/24 2:17 PM PST counter4