

NOTICE OF PUBLIC HEARING

Development Agreement No. 2018-01 and Conditional Use Permit/Site Development Plan No. 2018-100SR for Commercial Cannabis Operations

Notice is hereby given that the Planning Commission of the City of Arvin, California, will conduct a public hearing, at which time you may be present and be heard to consider the following:

- Adoption of a Resolution Recommending the City Council Adopt an Uncodified Ordinance of the City Council of the City of Arvin, Approving Development Agreement No. 2018-1 Between the City of Arvin and Aaron Coppelson, M.D., Inc., for the Development of Certain Commercial Cannabis Operations located at 100 Sycamore Road, Arvin, CA.
- Adoption of a Resolution Approving a Conditional Use Permit for Type 3b Cultivation, Type 11 Distribution, and Type 9 Non-Store Front Delivery and Site Development Plan (CUP/SDP) No. 2018-100SR for commercial cannabis operations located at 100 Sycamore Road, Arvin, CA. (Subject to approval of Development Agreement No. 2018-01.)
- Recommendation of adoption of an exemption pursuant California Environmental Quality Act Guidelines Sections 15061(b)(3) and 15301 (Existing Facilities).

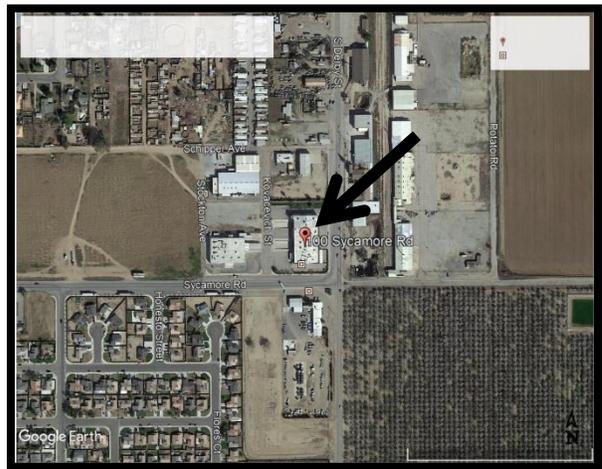
Arvin Planning Commission Public Hearing Information

Date: December 11, 2018

Time: 6:00 PM

Place: City of Arvin Council Chambers
200 Campus Drive, Arvin, CA 93203

Description of the Project: The purpose of the public hearing is to consider a recommendation to the City Council to adopt an uncodified ordinance approving Development Agreement No. 2018-01 between Aaron Coppelson, M.D. Inc. and the City of Arvin, as well as Planning Commission approval of a Conditional Use Permit (CUP) and Site Development Plan (SDP) (collectively “entitlements”). The entitlements would allow for commercial cannabis businesses to operate at the site, consisting of a Type 3b Cultivation, a Type 11 Distribution, and a Type 9 Non-Store Front Delivery, within the existing building located at 100 Sycamore Road. The proposed cultivation area is approximately 26,000 square feet; the distribution area is approximately 748 square feet, and the non-store front delivery area is approximately 264 square feet within the existing 27,012 square foot building.



Applicant:	Aaron Coppelson, M.D. Inc. Address: P.O. Box 261399, Encino, CA 91426 Phone Number: 1-818-636-8662 Email: dontoudelay@gmail.com
Project Address:	100 Sycamore Street, Arvin, CA 93434
Project Location:	100 Sycamore Road is located at the northwest corner of South Derby and Sycamore Road. (See general location, above.)
Address:	100 Sycamore Road, Arvin, CA 93434
Assessor Parcel No.	192-231-08, consists of 2.03 Acres.
Zoning:	M-2, Light Manufacturing Zone
General Plan Land Use Designation	Industrial

The City has performed a preliminary assessment of this project and, pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15061(b)(3), proposes to determine with certainty that there is no possibility this project will have a significant effect on the environment. The project will use existing facilities and will be subject to the restrictions of the Arvin Municipal Code for cannabis operations, including odor, noise, etc. In the alternative, this project is also subject to a Class 1 (Existing Facilities) categorical exemption pursuant to CEQA Guidelines section 15301, as it consists of the operation, repair, permitting and licensing of an existing private structure and any appurtenant structures, involving negligible or no expansion of use beyond that existing at the time of the City's determination. Further, none of the exceptions to categorical exemptions set forth in CEQA Guidelines, section 15300.2, apply to this project.

Additional information on the proposed project and proposed environmental finding may be obtained from the City from the City of Arvin, City Hall, 200 Campus Drive, Arvin, California, 93203, or the City's web site at www.arvin.org.

All persons interested in this topic who have questions, would like to provide feedback, or who have comments are invited to attend. If you challenge the approval or denial of these matters in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk, at or prior to, the public hearing. Address any communications or comments regarding the project to Cecilia Vela, City Clerk, at 200 Campus Drive, Arvin, CA 93203, (661) 854-3134, cvela@arvin.org.

Cecilia Vela, City Clerk

Published: November 30, 2018, Bakersfield Californian