REGULAR MEETING
ARVIN PLANNING COMMISSION

TUESDAY JUNE 18, 2019 6:00p.m.
CITY HALL COUNCIL CHAMBERS
200 CAMPUS DRIVE, ARVIN

CALL TO ORDER

PLEDGE OF ALLEGIANCE

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ROLL CALL:	Arturo Hinojosa	Planning Commissioner
	Yesenia Martinez	Planning Commissioner
	Cesar Moreno	Planning Commissioner
	Miguel Rivera	Planning Commissioner
	Gerardo Tinoco	Planning Commissioner
STAFF:	Jake Raper	City Planner
	Shannon L. Chaffin	City Attorney – Aleshire & Wynder
	Cecilia Vela	Secretary

PUBLIC COMMENTS:

The meetings of the City Council and all municipal entities, commissions, and boards ("the City") are open to the public. At regularly scheduled meetings, members of the public may address the City on any item listed on the agenda, or on any non-listed matter over which the City has jurisdiction. At special or emergency meetings, members of the public may only address the City on items listed on the agenda. The City may request speakers to designate a spokesperson to provide public input on behalf of a group, based on the number of people requesting to speak and the business of the City.

In accordance with the Brown Act, all matters to be acted on by the City must be posted at least 72 hours prior to the City meeting. In cases of an emergency, or when a subject matter needs immediate action or comes to the attention of the City subsequent to the agenda being posted, upon making certain findings, the City may act on an item that was not on the posted agenda.

AGENDA STAFF REPORTS AND HANDOUTS:

Staff reports and other disclosable public records related to open session agenda items are available at City Hall, 200 Campus Drive, Arvin, CA 93203 during regular business hours.

CONDUCT IN THE CITY COUNCIL CHAMBERS:

Rules of Decorum for the Public

Members of the audience shall not engage in disorderly or boisterous conduct, including the utterance of loud, threatening or abusive language, clapping, whistling, stamping of feet or other acts which disturb, disrupt, impede or otherwise render the orderly conduct of the City meeting infeasible. A member of the audience engaging in any such conduct shall, at the discretion of the presiding officer or a majority of the City, be subject to ejection from the meeting per Gov. Code Sect. 54954.3(c).

Removal from the Council Chambers

Any person who commits the following acts in respect to a meeting of the City shall be removed from the Council Chambers per Gov. Code Sect. 54954.3(c).

(a) Disorderly, contemptuous or insolent behavior toward the City or any member thereof, tending to interrupt the due and orderly course of said meeting;

(b) A breach of the peace, boisterous conduct or violent disturbance, tending to interrupt the due and orderly course of said meeting;

(c) Disobedience of any lawful order of the Mayor, which shall include an order to be seated or to refrain from addressing the City; and

(d) Any other unlawful interference with the due and orderly course of said meeting.

AMERICANS with DISABILITIES ACT:

In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by the City, please contact the City Clerk's office, (661) 854-3134. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

1. Approval of Agenda As To Form. Motion _____ Second _____ Vote _____

Roll Call: PC Tinoco ____ PC Rivera _____ PC Martinez ____ PC Hinojosa ____ PC Moreno ____

2. PUBLIC COMMENTS

This portion of the agenda is reserved for persons wishing to address the Planning Commission. At regularly scheduled meetings, members of the public may address the Planning Commission on any matter that is not listed for review on the agenda. At special or emergency meetings, members of the public may only address the Planning Commission on matters that are listed for review on the agenda. Individuals must give their name and limit their comments to two minutes. Issues raised during Public Comments are informational only and the Planning Commission cannot take action at this time. All comments shall be directed towards the Chairperson and not to individual Commissioners or staff.

3. CONSENT AGENDA ITEM(S)

A. Approval of the Minutes of the Regular Meeting of April 16, 2019.

Staff recommends approval of the Minutes of the Regular Meeting of April 16, 2019.

Motion _____ Second _____ Vote _____

Roll Call: PC Tinoco ____ PC Rivera _____ PC Martinez ____ PC Hinojosa ____ PC Moreno ____

4. PUBLIC HEARING(S)

A. A Public Hearing to Consider Approval of A Resolution of the Planning Commission of the City of Arvin Approving Resolution for Site Development Permit (SDP) and Conditional Use Permit (CUP) 2019-901, 921, and 991 Potato Road for Cannabis Operation That Include Three Micro-Business Type 12 and Three Type 3B Cultivation to be Implemented in Seven Phases and Adoption of a Related CEQA Exemption Findings Pursuant to the California Environmental Quality Act.

Staff recommends the Planning Commission open the hearing; allow for public testimony; close the hearing; and approve the Resolution.

Motion _____ Second _____ Vote _____

Roll Call: PC Tinoco ____ PC Rivera _____ PC Martinez ____ PC Hinojosa ____ PC Moreno ____

5. REPORTS FROM STAFF

6. PLANNING COMMISSIONER COMMENTS

7. ADJOURNMENT

I hereby certify, under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted on the City Hall Bulletin Board, not less than 72 hours prior to the meeting. Dated: June 14, 2019.

Cecilia Vela

Cecilia Vela, Secretary

REGULAR MEETING MINUTES
ARVIN PLANNING COMMISSION

APRIL 16, 2019

CALL TO ORDER @ 6:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL: PC Tinoco absent; All others present.

1. Approval of Agenda As To Form.
Motion to approve the Agenda.
Motion PC Rivera Second PC Hinojosa Vote 4-0

2. PUBLIC COMMENTS

This portion of the agenda is reserved for persons wishing to address the Planning Commission. At regularly scheduled meetings, members of the public may address the Planning Commission on any matter that is not listed for review on the agenda. At special or emergency meetings, members of the public may only address the Planning Commission on matters that are listed for review on the agenda. Individuals must give their name and limit their comments to two minutes. Issues raised during Public Comments are informational only and the Planning Commission cannot take action at this time. All comments shall be directed towards the Chairperson and not to individual Commissioners or staff.

3. CONSENT AGENDA ITEM(S)

A. Approval of the Minutes of the Special Meeting of February 21, 2019.

Staff recommends approval of the Minutes of the Special Meeting of February 21, 2019.

Motion to approve Minutes of the Special Meeting of February 21, 2019.
Motion PC Rivera Second PC Martinez Vote 4-0

4. PUBLIC HEARING(S)

A. A Public Hearing to Consider Approval of A Resolution of the Planning Commission of the City of Arvin Recommending Approval of the Arvin Water Resources Element to the Arvin City Council.

Staff recommends the Planning Commission open the hearing; allow for public testimony; close the hearing; and approve the Resolution including a recommendation to adopt an Exemption pursuant to the California Environmental Quality Act Guidelines, Section 15061(b)(3).

Hearing opened.
No public testimony received.
Hearing closed.

DRAFT

Motion to approve the Resolution including a recommendation to adopt an Exemption pursuant to the California Environmental Quality Act Guidelines, Section 15061(b)(3).
Motion PC Rivera Second PC Martinez Vote 4-0
Resolution No. APC 2019-04

5. REPORTS FROM STAFF

6. PLANNING COMMISSIONER COMMENTS

7. ADJOURNED @ 7:20PM

Respectfully submitted,

_____

Cecilia Vela, Secretary

DRAFT

CITY OF ARVIN
Planning Commission

Meeting Date: June 18, 2019

TO:	Arvin Planning Commission Members
FROM:	R. Jerry Breckinridge, City Manager Jake Raper, City Planner
SUBJECT:	Public Hearing to Consider and Adopt a Resolution of the Planning Commission of the City of Arvin Approving Site Development Permit (SDP) and Conditional Use Permit (CUP) 2019-901, 921, and 991 Potato Road for Cannabis Operation that include three Micro-Business Type 12 and three Type 3B Cultivation to be implemented in seven phases, and adoption of a CEQA exemption finding pursuant to the California Environmental Quality Act

RECOMMENDATION:

Staff recommends that the Planning Commission approve the attached Resolution for Site Development Permit (SDP) and Conditional Use Permit (CUP) 2019-901, 921, and 991 Potato Road for Cannabis Operation that include three Micro-Business Type 12 and three Type 3B Cultivation to be implemented in seven phases, and adoption of a related CEQA exemption findings pursuant to the California Environmental Quality Act

APPLICANT AND LOCATION:

Applicant:	Mario Delis, 5300 Village Green Lane, Bakersfield, CA 93306, JCM Farms LLC, 921 Potato Road, P.O. Box 606, Arvin, CA 93203.
Project Address:	901, 921, and 991 Potato Road, Arvin, CA 93203
Project Location:	North of Sycamore Road - 901-921-991 Potato Road AKA 1010 S. Derby, Arvin, Ca 93203 - (See APN Below)
Assessor Parcel No. and Size:	APN 193-150-18, 4.6 Acres
Zoning:	M-2, Light Manufacturing Zone
General Plan Land Use Designation	Industrial

BACKGROUND:

The City adopted Chapter 17.64 Commercial Cannabis Activity on June 19, 2018 permitting specific commercial cannabis activities by conditional use permit, including within the M-2 zoned district. The ordinance includes protections for the community, including restricting uses near homes, schools, parks and libraries.

JCM Farms LLC, ("Developer") has filed applications with the City for development of 901, 921, and 991 Potato Road, in Arvin, California, which is generally located north of Sycamore Road fronting on an unimproved road "Potato Road". The Developer is proposing the property be used for the development of cannabis uses for three Micro-Business Type 12 and three Type 3B Cultivation. The proposed Cannabis Operation is to be implemented in seven phases of development – Attachment 1 – Phase Diagram/Breakdown. The CUP and SDP (collectively "entitlements") will allow for commercial cannabis activities to operate at the site.

The application proposes:

1. Micro Business License #1 of 12,713 Square Feet for Phase 1 and 2;
2. Micro Business License #2 of 13,227 square feet at Phase 6;
3. Micro Business License #3 2,440 square feet at Phase 7;
4. Type 3B Licenses, 24,800 square feet at Phase 3;
5. Type 3B Licenses, 18,600 square feet at Phase 4; and
6. Type 3B Licenses, 18,600 square feet at Phase 5.

The project proposed phasing is as follows:

1. Phase 1 –921 Potato Road: Utilizing portion of Building A, 3,386+/- Square Feet, (Extraction Lab of 1,000 square feet, Trim Room of 626 square feet, Distribution Retail 555 square feet, and two offices. Administration, Processing, Micro-License.
2. Phase 2 – 991 Potato Road, 9,321 Square Feet +/- Square Feet, Growing and Micro-Business License #1; On-Site improvements to include landscape and irrigation, improved parking area, and drainage sump; New Street curb and gutter as required at Potato Road and Fallbrook Ave.; new concrete drive approach to Potato Road.
3. Phase 3 – Building D, Construction of New Greenhouse, 24,800 Square Feet +/- Square Feet, Type 3B License, Head House (Processing and Equipment);
4. Phase 4- Building E, Construction of New Greenhouse, 18,600 Square Feet +/- Square Feet, Type 3B License, Head House (Processing and Equipment);
5. Phase 5 - Building F, Construction of New Greenhouse, 18,600 Square Feet +/- Square Feet, Type 3B License, Head House (Processing and Equipment);
6. Phase 6- Existing Building B, 13,227 +/- Square Feet, (Site plan identifies 3 Grow Areas of 2,500 square feet, and 1 Veg of 2,500 square feet,) Growing/Processing Micro Business #2.
7. Phase 7 – Existing Building A, 2,440 square feet, Growing Micro License #3.

Once the Developer has obtained approval of the entitlements, the Developer will then be required to obtain further permits for cannabis uses as required by Chapter 17.64 of the Arvin Municipal Code, as well as the appropriate licenses from the State before operations may commence.

CONDITIONS OF APPROVAL:

In addition to requiring compliance with the detailed conditions of the City's commercial cannabis ordinance, the CUP and SDP include conditions related to on-site improvements which include landscaping, parking, hours of operation (which are allowed 24 hours a day, 365 days a year for cultivation activities), road improvement of Potato Road, building code, business license, locations of types of operations within the building, approvals by other agencies, etc. See the attachment to the proposed Resolution for additional details.

ENVIRONMENTAL CONSIDERATIONS:

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, adverse, 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.

PUBLIC NOTIFICATION:

The City properly noticed the June 18, 2019, public hearing before the Planning Commission for the proposed Site Development Permit (SDP) and Conditional Use Permit (CUP) 2019-901, 921, and 991 Potato Road pursuant to Government Code sections 65090 and 65091 by publication in the newspaper on June 7, 2019. A copy of the notice is attached to this staff report, Attachment 1. In addition, the City Clerk provided notice of the proposed conditional use permit by mailing the public notice to all property owners within the 300-foot radius.

ATTACHMENTS:

Resolution of The Planning Commission of The City Of Arvin Approving Resolution for Site Development Permit (SDP) and Conditional Use Permit (CUP) 2019-901, 921, and 991 Potato Road for Cannabis Operation that include three (3) Micro-Business Type 12 and three (3) Type 3b Cultivation to be implemented in seven (7) phases and adoption of a related CEQA exemption findings pursuant to the California Environmental Quality Act

A. Conditions of Approval for CUP 2019-901, 921, and 991 Potato Road

B. Conditions of Approval for SDP 2019-901, 921, and 991 Potato Road

Exhibit 1 – Phase Diagram/Breakdown – 901, 921, and 991 Potato Road - Site Plan

Exhibit 2 – Proposed Elevations of Greenhouses

Attachment 1. Public Hearing Notice.

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARVIN APPROVING RESOLUTION FOR SITE DEVELOPMENT PERMIT (SDP) AND CONDITIONAL USE PERMIT (CUP) 2019-901, 921, AND 991 POTATO ROAD FOR CANNABIS OPERATION THAT INCLUDE THREE MICRO-BUSINESS TYPE 12 AND THREE TYPE 3B CULTIVATION TO BE IMPLEMENTED IN SEVEN PHASES AND ADOPTION OF A RELATED CEQA EXEMPTION FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, JCM Realty also known as JCM Farms LLC ("Developer") desires to develop 901, 921, and 991 Potato Road in Arvin, California (APN: 193-150-16; -17; -18), which is generally located north of Sycamore Road and west of Potato Road, an unimproved dirt road, (the "Project Area" or "Property") for cannabis uses under (the "Project"):

WHEREAS, the Developer has filed applications for development of the Property as follows:

1) An application for a conditional use permit for cannabis operations, which would allow the use of three Type 12 Micro-Business applications and three Type 3b Cultivation applications within the Project Area (CUP 2019-901, 921, and 991 Potato Road).
2) An application for a site development permit (SDP 2019-901, 921, and 991 Potato Road); and

WHEREAS, the Developer will file for Commercial Cannabis Permit(s) as required by Chapter 17.64 of the Arvin Municipal Code, for cannabis uses in the Project Area upon approval of CUP and SDP approvals by the Planning Commission.

The various entitlements are collectively referred to as "Project Approvals"; and

WHEREAS, the Developer proposes to implement the project in seven phases:

1. Micro Business License #1 of 12,713 Square Feet for Phase 1 and 2;
2. Micro Business License #2 of 13,227 square feet at Phase 6;
3. Micro Business License #3 2,440 square feet at Phase 7;
4. Type 3B Licenses, 24,800 square feet at Phase 3;
5. Type 3B Licenses, 18,600 square feet at Phase 4;
6. Type 3B Licenses, 18,600 square feet at Phase 5.

WHEREAS, the project proposed phasing is as follows and as shown on Exhibits 1-Phase Diagram and 2 – Proposed Elevations of Green Houses, attached to Exhibit B of this resolution:

1. Phase 1 –921 Potato Road: Utilizing portion of Building A, 3,386+/- Square Feet,

(Extraction Lab of 1,000 square feet, Trim Room of 626 square feet, Distribution Retail 555 square feet, and two offices. Administration, Processing, Micro-License.

2. Phase 2 – 991 Potato Road, 9,321 Square Feet +/- Square Feet, Growing and Micro-Business License #1; On-Site improvements to include landscape and irrigation, improved parking area, and drainage sump; New Street curb and gutter as required at Potato Road and Fallbrook Ave.; new concrete drive approach to Potato Road.
3. Phase 3 – Building D, Construction of New Greenhouse, 24,800 Square Feet +/- Square Feet, Type 3B License, Head House (Processing and Equipment);
4. Phase 4- Building E, Construction of New Greenhouse, 18,600 Square Feet +/- Square Feet, Type 3B License, Head House (Processing and Equipment);
5. Phase 5 - Building F, Construction of New Greenhouse, 18,600 Square Feet +/- Square Feet, Type 3B License, Head House (Processing and Equipment);
6. Phase 6- Existing Building B, 13,227 +/- Square Feet, (Site plan identifies 3 Grow Areas of 2,500 square feet, and 1 Veg of 2,500 square feet,) Growing/Processing Micro Business #2.
7. Phase 7 – Existing Building A, 2,440 square feet, Growing Micro License #3.

WHEREAS, the CUP and SDP are being considered concurrently; and

WHEREAS, the City performed a preliminary environmental assessment pursuant to the requirements of the California Environmental Quality Act (California Public Resources Code section 21000, et seq.) and the Guidelines thereunder (14 California Code of Regulations section 15000, et seq.) (collectively, "CEQA"), and determined the Project Approvals were subject to exemptions pursuant to CEQA Guidelines Section 15061(b)(3) and 15301 (Existing Facilities); and

WHEREAS, public notice for the public hearing was published in the Bakersfield Californian on June 9, 2019, and notices were mailed to individual property owners within 300-feet of the project site; and

WHEREAS, notice has been given in the time and in the manner required by State Law and City Code; and

WHEREAS, CUP 2019-901, 921, and 991 Potato Road SDP 2019-901, 921, and 991 Potato Road have been assessed for the purposes of CEQA as noted above; and

WHEREAS, the Planning Commission held a public hearing on June 18, 2019, regarding CUP 2019-901, 921, and 991 Potato Road , SDP NO. 2019-901,921, and 991 Potato Road, and the CEQA assessment and has received testimony and other evidence at the meeting regarding the same; and

WHEREAS, the Planning Commission of the City of Arvin now desires to approve CUP 2019-901, 921, and 991 Potato Road, and SDP 2019-901, 921, and 991 Potato Road, and associated CEQA findings as set forth below.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Arvin as follows:

1. The recitals and findings set forth above are true and correct and incorporated herein by this reference.

2. The Planning Commission find and adopts an exemption pursuant to California Environmental Quality Act (CEQA) Guidelines section 15061(b)(3), as there is no possibility this project will have a significant, adverse, 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, the Planning Commission adopts a finding of a Class 1 (Existing Facilities) categorical exemption pursuant to CEQA Guidelines section 15301, as the project 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.

3. The Planning Commission finds as follows with regard to Conditional Use Permit CUP 2019-901, 921, and 991 Potato Road:

a. As conditioned, the Developer's application for a conditional use permit has meet the requirements of Chapter 17.56 Conditional Use Permits and has met the locational requirements for commercial cannabis businesses pursuant to the requirements of Chapter 17.64 Commercial Cannabis Activity;

b. The commercial cannabis activities or operations for Phases 1, 2, 6, and 7 are within an existing building identified as 901, 921, and 991 Potato Road in Arvin, CA, as shown on Exhibit 1 Phase Diagram/Breakdown and Site Plan attached hereto as Exhibit B, and is consistent with the various elements and/or objectives of the City of Arvin's comprehensive general plan;

c. The commercial cannabis activities or operations for Phases 3, 4, and 5 are proposed to be located within greenhouses as shown on Exhibit 1 Phase Diagram/Breakdown and Site Plan, and is consistent with the various elements and/or objectives of the City of Arvin's comprehensive general plan;

d. The Developer has agreed to full cost recovery for processing the application as is required by the Arvin Municipal Code and/or any rules, regulations or resolutions enacted by the City of Arvin;

e. The procedures for public notice have been met in accordance with Government Code Section 65091 has been met, including that the City Clerk caused a public hearing notice to be published in the Bakersfield Californian as required by law and the public hearing notice was mailed to the surrounding property owners within three hundred (300') feet of the project site;

f. The proposed project will not have an adverse impact on the public health, safety or welfare; and

g. The proposed use is consistent with the Arvin General Plan and the purpose and standards of the applicable zoned district.

3. The Planning Commission approves Conditional Use Permit CUP 2019-901, 921, and 991 Potato Road, subject to the conditions and requirements set forth within Exhibit A, for the property located at 901, 921, and 991 Potato Road, Arvin, CA..

4. The Planning Commission finds as follows with regard to SDP 2019-901, 921, and 991 Potato Road:

   a. The existing buildings, located at 901, 921, and 991 Potato Road, Arvin, CA, has been vacant for more than 90 days, and the project is a change of use from a processing warehouses to cannabis activity for micro-businesses and cultivation;

   b. The proposed greenhouses are new construction and subject to Chapter 17.60 Site Development Permit;

   c. As conditioned, SDP 2019-901, 921, and 991 Potato Road has met the requirements of the Arvin Municipal Code, including Chapter 17.70 (Site Development Standards), Chapter 17.64 (Commercial Cannabis Activity), and all applicable laws and ordinances of the City, including compliance with all applicable City policies duly adopted by a majority vote of the Planning Commission or the City Council;

   d. As conditioned, SDP 2019-901, 921, and 991 Potato Road, meets the requirements for site layout, building appearance and structural design, landscaping, water and sewer service and other utilities, surface drainage and erosion control, fire protection, access, traffic circulation and parking. Compliance shall be confirmed with the City of Arvin prior to the issuance of the Certificate of Occupancy by the City of Arvin's Building Official; and

   e. Approval of SDP 2019-901, 921, and 991 Potato Road will not be detrimental to the health, safety, peace, morals, comfort or general welfare. Under the circumstances of the particular case, the proposed use or buildings will not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the neighborhood

5. The Planning Commission approves Site Development Permit 2019-901, 921, and 991 Potato Road, subject to the conditions and requirements set forth within Exhibit B, for the property located at 901, 921, and 991 Potato Road, Arvin, CA and adopts the CEQA Exemption findings pursuant to the California Environmental Quality Act.

6. Prior to this Conditional Use Permit 2019-901, 921, and 991 Potato Road and SDP 2019-901, 921, and 991 Potato Road, becoming effective, the Developer, and any property owner(s) or business owners(s), shall submit affidavits of acceptance of the conditions of approval for this project, including an acknowledgement that failure to comply with the conditions of approval shall constitute grounds for suspension, revocation and/or other enforcement action.

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I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the Planning Commission of the City of Arvin at a regular meeting thereof held on the 18th day of June 2019 by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

ATTEST:

_____
CECILIA VELA, Secretary

ARVIN PLANNING COMMISSION

By: _____
, Chairperson

Exhibit A: Conditions of Approval (CUP)
Exhibit B: Conditions of Approval (SDP)

I, _____, Secretary of the Planning Commission of the City of Arvin, California, DO HEREBY CERTIFY that the foregoing is a true and accurate copy of the Resolution passed and adopted by the Planning Commission of the City of Arvin on the date and by the vote indicated herein.

EXHIBIT A
CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT (CUP) 2019-901, 921, AND 991 POTATO ROAD FOR CANNABIS OPERATION THAT INCLUDE THREE MICRO-BUSINESS TYPE 12 AND THREE TYPE 3B CULTIVATION TO BE IMPLEMENTED IN SEVEN PHASES, AND ADOPTION OF A RELATED CEQA EXEMPTION FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE TO PROJECT APPLICANT

In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedication, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within ninety (90) calendar days after the date of imposition of fees, dedications, reservation, or exactions imposed on the development project.

This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or, where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.

PART A - PROJECT INFORMATION

Applicant:	Mario Delis, 5300 Village Green Lane, Bakersfield, CA 93306, JCM Farms LLC, 921 Potato Road, P.O. Box 606, Arvin, CA 93203.
Project Address:	901, 921, and 991 Potato Road, Arvin, CA 93434
Project Location:	North of Sycamore Road - 901-921-991 Potato Road (also known as 1010 S. Derby), Arvin, Ca 93203
Assessor Parcel No. and Size:	APN 193-150-18, 4.6 Acres
Zoning:	M-2, Light Manufacturing Zone
General Plan Land Use Designation	Industrial

Project Description: Site Development Permit and Conditional Use Permit 2019-901,921, and 991 Potato Road. The application proposes:

1. Micro Business License #1 of 12,713 Square Feet for Phase 1 and 2;
2. Micro Business License #2 of 13,227 square feet at Phase 6;
3. Micro Business License #3 2,440 square feet at Phase 7;
4. Type 3B Licenses, 24,800 square feet at Phase 3;
5. Type 3B Licenses, 18,600 square feet at Phase 4; and
6. Type 3B Licenses, 18,600 square feet at Phase 5.

The project proposed phasing is as follows and as shown on Exhibits 1-Phase Diagram and 2 – Proposed Elevations of Green Houses to the conditions of approval to the site development plan/permit:

1. Phase 1 –921 Potato Road: Utilizing portion of Building A, 3,386+/- Square Feet, (Extraction Lab of 1,000 square feet, Trim Room of 626 square feet, Distribution Retail 555 square feet, and two offices. Administration, Processing, Micro-License.
2. Phase 2 – 991 Potato Road, 9,321 Square Feet +/- Square Feet, Growing and Micro-Business License #1; On-Site improvements to include landscape and irrigation, improved parking area, and drainage sump; New Street curb and gutter as required at Potato Road and Fallbrook Ave.; new concrete drive approach to Potato Road.
3. Phase 3 – Building D, Construction of New Greenhouse, 24,800 Square Feet +/- Square Feet, Type 3B License, Head House (Processing and Equipment);
4. Phase 4- Building E, Construction of New Greenhouse, 18,600 Square Feet +/- Square Feet, Type 3B License, Head House (Processing and Equipment);
5. Phase 5 - Building F, Construction of New Greenhouse, 18,600 Square Feet +/- Square Feet, Type 3B License, Head House (Processing and Equipment);
6. Phase 6- Existing Building B, 13,227 +/- Square Feet, (Site plan identifies 3 Grow Areas of 2,500 square feet, and 1 Veg of 2,500 square feet,) Growing/Processing Micro Business #2.
7. Phase 7 – Existing Building A, 2,440 square feet, Growing Micro License #3.

PART B — GENERAL CONDITIONS AND REQUIREMENTS

The Planning Commission approved the following conditions on June 18, 2019, and the project must comply with all of the following conditions and requirements:

1. The proposed use and the re-utilization of the building located at North side of Sycamore Road - 901-921-991 Potato Road, also known as (AKA) 1010 S. Derby, Arvin, CA 93203, a 4.61--acre site has three existing buildings consisting of 2,400, 9,319, and 13,800 square foot stand-alone buildings with improvements and shall meet the requirements of Chapter 17.70 Site Development Standards which includes but not limited to off-street parking, landscaping, drainage, exterior lighting, secured access to and from the site.

2. The interior conversion of the building for commercial cannabis operations will require tenant improvements including but not limited bring the project site into compliance with

the requirements of the California Building Code and Arvin Municipal Code.

3. The interior conversion and improvements are required to meet or exceed California Fire Code and Kern County Fire Department standards.

4. The proposed greenhouses shall meet all requirements of the city, state, and federal codes and shall meet all the requirements of Arvin Municipal Code Chapter 17.70 Site Development Permit and Chapter 17.64 Commercial Cannabis Businesses.

5. The commercial cannabis operations site shall be fully secured by fencing, separating the use from surrounding uses and activities, in compliance with the requirements of the Arvin Municipal Code and/or any City of Arvin rules, regulations, or resolutions governing fencing and security for commercial cannabis businesses.

6. The Applicant, project and location at North of Sycamore Road - 901-921-991 Potato Road (also known as 1010 S. Derby), Arvin, CA 93203, shall comply with all of the requirements of Chapter 17.64 Commercial Cannabis Businesses of the Arvin Municipal Code and as may be amended.

7. A Site Development Permit is required, and Site Plan representation shall be verified and subject to approval by Planning Staff prior to the issuance of the Certificate of Occupancy by the City of Arvin's Building Inspector.

8. The Applicant shall pay the City of Arvin for all actual costs incurred for processing the applications and all required approval materials for the project.

9. The Applicant shall allow the City of Arvin, its employees and/or contractors to conduct all required inspection(s) during normal business hours prior to the final approval of the project and/or any required City of Arvin issued permits, or as otherwise required by the Arvin Municipal Code or the law.

10. The Applicant shall pay all fees and join a governing Landscape Lighting Maintenance District (LLMD) or community facility district (CFD) as follows: Applicant i) agrees to join a Landscape and Lighting District or annex to the same; and ii) agrees to become part of a Community Facility District, under the Mello-Roos Community Facilities Act, or equivalent mechanism to finance and off-set public services such as fire, police, storm drainage maintenance, road infrastructure maintenance, and similar services, and agrees to annex or join the same. Applicant shall be solely responsible for paying its proportionate cost for services associated with the same, including i) any costs of formation or annexation, including those incurred by the City; and ii) costs required by participants in said District(s).

11. The Applicant shall provide proof of clearance/approval from the Kern County Fire Department prior to the issuance of the Certificate of Occupancy by the City of Arvin's Building Official, prior to the occupancy of any building.

12. The Applicant shall provide proof of availability of service from the Arvin Community Services District prior to the issuance of the Certificate of Occupancy by the City of Arvin's Building Official.

13. Prior to the issuance of a Certificate of Occupancy by the City of Arvin's Building Official, the conditions and requirements as established under the Site Development Permit application, SDP 901-921-991 Potato Road AKA 1010 S. Derby, Arvin, Ca 93203 shall be completed.

14. The Applicant shall submit and complete an application, including but not limited to identifying all corporate directors, board members, investors, lenders, creditors and/or parent corporations whether publically or privately held, for a Commercial Cannabis Business, Type 12 Micro-business and Type 3b Indoor Cultivation permit.

15. Prior to commencing operations, the Application shall seek and receive a Type 12 Micro-business and Type 3b Indoor Cultivation permit issued by the City of Arvin. Failure to receive said permit shall prohibit the Applicant from engaging in that commercial cannabis business operation or activity associated with the particular type of permit.

16. The Application shall seek and receive a Type 12 Micro-business and Type 3b Indoor Cultivation license issued by the State of California. Failure to receive said license from the State of California or its designated department charged with regulation cannabis licensing shall prohibit the Applicant from engaging in that commercial cannabis business operation or activity for which such a license is required.

17. The Applicant, project and building located at 901-921-991 Potato Road shall comply with all of the requirements of the State of California and Arvin Municipal Code governing cannabis businesses currently in existences and as may be amended and/or enacted from time to time. Failure to comply with these requirements may result in suspension and/or revocation of this conditional use permit or other enforcement action as may be appropriate.

18. All improvements to the property located at 901-921-991 Potato Road shall comply with all requirements of the California Building Code, California Fire Code and Arvin Municipal Code.

19. The Applicant shall provide proof of clearance/approval from the Kern County Environmental Health Department prior to operation consistent with the "Cannabis Waste Management Plan."

20. Prior to beginning operations, Applicant shall obtain a business license from the City of Arvin. Applicant shall maintain a business license when conducting operations.

21. The Applicant shall pay all fees, exactions or taxes required by the City of Arvin and/or Arvin Municipal Code. All such fees, exactions, or taxes must be paid when due. Failure

to pay the required fees, exactions or taxes is grounds for the immediate suspension or revocation of the conditional use permit or other appropriate action.

22. This conditional use permit, in and of itself, does not authorize the Applicant, project and/or property located at 901-921-991 Potato Road, Arvin, CA, to commence or engage in any cannabis activity regardless of whether it is authorized by the State of California or any department of the state authorized to regulate cannabis.

23. Aside from the three Type 12 Micro-Business and three Type 3b Cultivation uses, this conditional use permit does not authorize the Applicant, project and/or property located at 901-921-991 Potato Road to engage in other cannabis activity or operation; however, the Applicant may apply to the City of Arvin for an amendment to this conditional use permit.

24. This conditional use permit does not guarantee nor require the City of Arvin to take any particular action and/or approve any future action sought by the Applicant, project and/or property located at 901-921-991 Potato Road, Arvin, CA.

25. These conditions shall run with the land. All owners or operators, present and future, of the property located at 901-921-991 Potato Road, Arvin, CA, shall be subject to these conditions of approval. Failure to comply with any condition of approval is grounds for immediate suspension or revocation of this conditional use permit or other appropriate action as may be authorized including as set forth under Arvin Municipal Code Section 17.64.170.

26. Failure to utilize and implement the conditional use permit within one year of approval by the Planning Commission, may be cause for revocation or render the conditional use permit null and void absent Applicant obtaining a timely extension from the Planning Commission.

27. All owners and operators, present or future, of the property located at 901-921-991 Potato Road, Arvin, CA, shall be subject to all State of California laws, statutes and/or regulations, and City of Arvin rules, regulations, resolutions and ordinances governing cannabis whether currently existing or as may be amended from time to time. Failure to comply with any State of California laws, statutes and/or regulations, and City of Arvin rules, regulations, resolutions and ordinances governing cannabis, may result in, and is grounds for, immediate suspension or revocation of this conditional use permit, or other appropriate action as may be authorized including as set forth under Arvin Municipal Code Section 17.64.170.

28. Community Development Director is authorized to consider minor modifications to conditions of approval and timing of implementation of conditions where it is found that such modifications and adjustment in timing of implementation of conditions do not nullify the intent of the conditions established by the City Planning Commission.

PART C — ADDITIONAL CONDITIONS

1. Approvals: The project shall be implemented and used in accordance with all approved plans, conditions of approval, and other required permits and approvals. All construction shall comply with applicable building codes and engineering requirements.

2. Laws and Regulations: The use will comply with will all applicable laws and government regulations, including all applicable state, and local laws, Chapter 17.64 Commercial Cannabis Activity of Title 17 of the Arvin Municipal Code, Business and Professions Code, Division 10. Cannabis (§§26000 - 26231.2). Prior to receiving final approval of any building and/or site plans by the City, the project must comply with all State and local commercial cannabis statutes, rules, regulations and requirements. Granting of this CUP does not constitute a finding by the City of Arvin or its staff that the project meets state law commercial cannabis regulations and/or requirements.

3. Location of Use: Application and operation shall be limited to the project site located at 901,921, and 991 Potato Road, Arvin, CA.

4. Secured Site, Fencing and Walls: The site shall be secured by the construction and continued maintenance of fencing compliant with the requirements of the Arvin Municipal Code. The site shall have security controls as is required by Arvin Municipal Code Chapter 17.64 Commercial Cannabis Activity.

5. Fees and Costs: Prior to commencing use under this conditional use permit, the applicant shall pay, in full, all fees and costs required for the processing of the use permit or otherwise required by any applicable City of Arvin resolution, ordinance, or development agreement. If a deposit has been made with the City, and is inadequate, the applicant shall pay any remaining balance(s) within 30 days of being invoiced by the City, subject to the provisions of any applicable development agreement.

6. Community Benefit: As provide under Section 17.64.320, the City Manager and Applicant, in implementing a Community Benefit offering, the applicant has agreed to pay monies to the city for consideration and approval of CUP2019-901, 921, and 991 Potato Road consisting of three (3) Type 12 Micro-businesses and three (3) Type 3B Cultivation. The funds are in addition to the fees as established by Chapter 3.19 Commercial Cannabis Tax.

   a. The applicant shall, prior to the Certificate of Occupancy Permit for Phase 1 being issued by the City of Arvin's Building Official, implement the Community Benefit submit payment to the City of Arvin of $50,000.00 for use of the implementation and administration of Chapter 17.64 Commercial Cannabis Businesses;

   b. Within one year after the implementation of Phase 4, the applicant to implement the Community Benefit submit payment to the City of Arvin of $50,000.00 of unrestricted funds as may be utilized by the City for the benefit of the community;

   c. Every six (6) months, after the implementation of Phase 5, the applicant shall submit a payment in the amount of $1.00 per square foot of canopy area to the City

for such use as the City may deem appropriate for programs that benefit the community.

7. Ordinance Fee: Applicant shall pay its fair share cost for the preparation of and adoption of Chapter 17.64 Commercial Cannabis Activity. The fee is based on each application total square footage used for commercial cannabis activity as follows: Cost Estimate for ordinance: $60,000 / 1,350,000 square feet of permitted cannabis area = $0.044 per square foot; CUP/SDP2019-901, 921, and 991 Potato Road the gross square footage of the existing and proposed building of 90,380 gross square footage X $0.044 = $3,976.72. Fee shall be paid within 30 days of adoption of CUP/SDP 2019-901, 921, 991 Potato Road.

8. Indemnity, Defense and Hold Harmless: The Applicant shall enter into an indemnification agreement with the City. Additionally, as a condition of approval, the applicant, operator, and/or property owner ("Applicant" herein) agrees to indemnify, defend, and hold harmless the City of Arvin, its officers, agents, employees, departments, commissioners and boards ("City" herein) against any and all liability, claims, actions, causes of action or demands whatsoever against them, or any of them, before administrative or judicial tribunals of any kind whatsoever, in any way arising from, the terms and provisions of this conditional use permit, including without limitation any CEQA approval, or any related development approvals or conditions whether imposed by the City or not, except for City's sole active negligence or willful misconduct. This indemnification condition does not prevent the Applicant from challenging any decision by the City related to this project and the obligations of this condition apply regardless of whether any other permits or entitlements are issued.

TENANT IMPROVEMENTS AND PROPOSED ENTITLEMENTS FOR CANNABIS LICENSE TYPES:

9. Final Site Plans: Final Site Plans, Grading plans, etc. shall be submitted to and approved by the City Engineering and Planning Divisions of the Community Development Department, prior to any on-site improvements.

COMMERCIAL CANNABIS PERMITS:

10. Commercial Cannabis Permit Required: Prior to commencing use under this CUP, each operator must obtain a Commercial Cannabis Permit and comply with all the requirements of Arvin Municipal Code Chapter 17.64 - Commercial Cannabis Activity.

IMPORTANT: PLEASE READ CAREFULLY

Please note that this project may be subject to a variety of discretionary conditions of approval. These include conditions based on adopted City plans and policies, those determined through site plan review and environmental assessment essential to mitigate adverse effects on the environment including the health, safety, and welfare of the community, and recommended conditions for development that are not essential to health, safety, and welfare, but would on the whole enhance the project and its relationship to the neighborhood and environment.

Discretionary conditions of approval may be appealed. All code requirements, however, are mandatory and may only be modified by variance, provided the findings can be made.

All discretionary conditions of approval will ultimately be deemed mandatory unless appealed to the City Council within 15 days after the decision by the Planning Commission or 10 days after the mailing required notices (if any), whichever date is later.

In the event you wish to appeal the Planning Commission's decision or discretionary conditions of approval, you may do so by filing a written appeal with the City Clerk. The appeal shall include a statement of your interest in or relationship to the subject property, the decision or action appealed and specific reasons why you believe the decision or action appealed should not be upheld.

Approval of this conditional use permit shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development including, but not limited to, the following:

a. All existing and proposed improvements including but not limited to buildings and structures, signs and their uses, trees, walls, driveways, outdoor storage, and open land use areas on the subject property and all of the preceding which are located on adjoining property and may encroach on the subject property; and

b. All public and private easements, rights-of-way and any actual or potential prescriptive easements or uses of the subject property; and,

Approval of this use permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this use permit, the Zoning Ordinance, and all City Standards and Specifications. *This use permit is granted, and the conditions imposed, based upon the application submittal provided by the applicant. The application is material to the issuance of this use permit. Unless the conditions of approval specifically require operation inconsistent with the application, a new or revised use permit is required if the operation of this establishment changes or becomes inconsistent with the application.* Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the use permit or any other enforcement remedy available under the law. The City shall not assume responsibility for any deletions or omissions resulting from the use permit review process or for additions or alterations to any construction or building plans not specifically submitted and reviewed and approved pursuant to this use permit or subsequent amendments or revisions.

If the conditional use permit is not implemented within 12 months from the date of issuance, or within any extended period thereof, this conditional use permit shall expire, and the permit approval shall be null and void.

These conditions are applicable to any person or entity making use of this use permit, whether identified as "permittee," "applicant," "operator," "developer," or is unnamed.

EXHIBIT B

CONDITIONS OF APPROVAL FOR SITE DEVELOPMENT PLAN/PERMIT (SDP) 2019-901, 921, AND 991 POTATO ROAD FOR UTILIZATION OF THREE EXISTING BUILDINGS FOR CANNABIS OPERATION AND CONSTRUCTION OF GREENHOUSES TO ACCOMMODATE THREE (3) MICRO-BUSINESS TYPE 12 AND THREE (3) TYPE 3B CULTIVATION TO BE IMPLEMENTED IN SEVEN (7) PHASES AND ADOPTION OF A RELATED CEQA EXEMPTION FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE TO PROJECT APPLICANT

In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedication, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within ninety (90) calendar days after the date of imposition of fees, dedications, reservation, or exactions imposed on the development project.

This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or, where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.

PART A - PROJECT INFORMATION AND DESCRIPTION

Applicant:	Mario Delis, 5300 Village Green Lane, Bakersfield, CA 93306, JCM Farms LLC, 921 Potato Road, P.O. Box 606, Arvin, CA 93203.
Project Address:	901, 921, and 991 Potato Road, Arvin, CA 93434
Project Location:	North of Sycamore Road - 901-921-991 Potato Road (also known as 1010 S. Derby), Arvin, Ca 93203
Assessor Parcel No. and Size:	APN 193-150-18, 4.6 Acres
Zoning:	M-2, Light Manufacturing Zone
General Plan Land Use Designation	Industrial

Project Description: Site Development Permit and Conditional Use Permit 2019-901,921, and 991 Potato Road. The application proposes:

1. Micro Business License #1 of 12,713 Square Feet for Phase 1 and 2;
2. Micro Business License #2 of 13,227 square feet at Phase 6;
3. Micro Business License #3 2,440 square feet at Phase 7;
4. Type 3B Licenses, 24,800 square feet at Phase 3;
5. Type 3B Licenses, 18,600 square feet at Phase 4; and
6. Type 3B Licenses, 18,600 square feet at Phase 5.

The project proposed phasing is as follows and as shown on Exhibit 1-Phase Diagram and Exhibit 2 – Proposed Elevations of Green Houses:

1. Phase 1 –921 Potato Road: Utilizing portion of Building A, 3,386+/- Square Feet, (Extraction Lab of 1,000 square feet, Trim Room of 626 square feet, Distribution Retail 555 square feet, and two offices. Administration, Processing, Micro-License.
2. Phase 2 – 991 Potato Road, 9,321 Square Feet +/- Square Feet, Growing and Micro-Business License #1; On-Site improvements to include landscape and irrigation, improved parking area, and drainage sump; New Street curb and gutter as required at Potato Road and Fallbrook Ave.; new concrete drive approach to Potato Road.
3. Phase. 3 – Building D, Construction of New Greenhouse, 24,800 Square Feet +/- Square Feet, Type 3B License, Head House (Processing and Equipment).
4. Phase 4- Building E, Construction of New Greenhouse, 18,600 Square Feet +/- Square Feet, Type 3B License, Head House (Processing and Equipment).
5. Phase 5 - Building F, Construction of New Greenhouse, 18,600 Square Feet +/- Square Feet, Type 3B License, Head House (Processing and Equipment).
6. Phase 6- Existing Building B, 13,227 +/- Square Feet, (Site plan identifies 3 Grow Areas of 2,500 square feet, and 1 Veg of 2,500 square feet,) Growing/Processing Micro Business #2.
7. Phase 7 – Existing Building A, 2,440 square feet, Growing Micro License #3.

PART B — GENERAL CONDITIONS AND REQUIREMENTS

The Planning Commission approved the following conditions on June 18, 2019, and the project must comply with all of the following conditions and requirements:

1. The proposed use and the re-utilization of the building located at North side of Sycamore Road - 901-921-991 Potato Road, also known as 1010 S. Derby, Arvin, Ca 93203, a 4.61--acre site has three existing buildings consisting of 2,400, 9,319, and 13,800 square foot standalone buildings with improvements and shall meet the requirements of Arvin Municipal Code Chapter 17.70 Site Development Standards which includes but not limited to off-street parking, landscaping, drainage, exterior lighting, secured access to and from the site.

2. The interior conversion of the building for commercial cannabis operations will require tenant improvements including but not limited bring the project site into compliance with the requirements of the California Building Code and Arvin Municipal Code.

3. The interior conversion and improvements are required to meet or exceed California Fire Code and Kern County Fire Department standards.

4. The proposed greenhouses shall meet all requirements of the city, state, and federal codes and shall meet all the requirements of Chapter 17.70 Site Development Permit and Chapter 17.64 Commercial Cannabis Activity

5. The commercial cannabis operations site shall be fully secured by fencing, separating the use from surrounding uses and activities, in compliance with the requirements of the Arvin Municipal Code and/or any City of Arvin rules, regulations, or resolutions governing fencing and security for commercial cannabis businesses.

6. The Applicant, project and location at north of Sycamore Road - 901-921-991 Potato Road (also known as 1010 S. Derby), Arvin, Ca 93203 shall comply with all of the requirements of Chapter 17.64 Commercial Cannabis Activity of the Arvin Municipal Code as may be amended.

7. A Site Development Permit is required, and Site Plan representation shall be verified and subject to approval by Planning Staff prior to the issuance of the Certificate of Occupancy by the City of Arvin's Building Inspector.

8. The Applicant shall pay the City of Arvin for all actual costs incurred for processing the applications and all required approval materials for the project.

9. The Applicant shall allow the City of Arvin, its employees and/or contractors to conduct all required inspection(s) during normal business hours prior to the final approval of the project and/or any required City of Arvin issued permits, or as otherwise required by the Arvin Municipal Code or the law.

10. The Applicant shall provide proof of clearance/approval from the Kern County Fire Department prior to the issuance of the Certificate of Occupancy by the City of Arvin's Building Official, prior to the occupancy of any building.

11. The Applicant shall provide proof of availability of service from the Arvin Community Services District prior to the issuance of the Certificate of Occupancy by the City of Arvin's Building Official;

12. Prior to the issuance of a Certificate of Occupancy by the City of Arvin's Building Official, the conditions and requirements as established under the Site Development Permit application, SDP 901-921-991 Potato Road AKA 1010 S. Derby, Arvin, Ca 93203 shall be completed;

13. Prior to any site improvements and/or building renovation or remodeling, all contractors shall obtain a business license from the City of Arvin.

14. Failure to utilize and implement the site development permit within one year of approval

by the Planning Commission, may be cause for revocation or render the conditional use permit null and void absent Applicant obtaining a timely extension from the Planning Commission.

15. Community Development Director is authorized to consider minor modifications to conditions of approval and timing of implementation of conditions where it is found that such modifications and adjustment in timing of implementation of conditions do not nullify the intent of the conditions established by the City Planning Commission.

PART C — ADDITIONAL CONDITIONS

1. Approvals: The project shall be implemented and used in accordance with all approved plans, conditions of approval, for CUP 2019-901, 921, and 991 Potato Road, and any other required permits and approvals. All construction shall comply with applicable building codes and engineering requirements.

2. Location of Use: Application and operation shall be limited to the project site located at 901-921-991 Potato Road, Arvin, CA.

3. Secured Site, Fencing and Walls: The site shall be secured by the construction and continued maintenance of fencing compliant with the requirements of the Arvin Municipal Code. The site shall have security controls as is required by Arvin Municipal Code Chapter 17.64 Commercial Cannabis Activity.

4. Fees and Costs: Prior to commencing use under this site development permit, the Applicant shall pay, in full, all fees and costs required for the processing of the use permit or otherwise required by any applicable City of Arvin resolution, ordinance, or development agreement. If a deposit has been made with the City, and is inadequate, the applicant shall pay any remaining balance(s) within thirty (30) days of being invoiced by the City.

5. Community Benefit: As provide under Section 17.64.320, the City Manager and Applicant, in implementing a Community Benefit offering, the applicant has agreed to pay monies to the city for consideration and approval of CUP2019-901, 921, and 991 Potato Road consisting of three Type 12 Micro-businesses and three Type 3B Cultivation. The funds are in addition to the fees as established by Chapter 3.19 Commercial Cannabis Tax. Community benefit funding is as follows:

    a. The applicant shall, prior to the Certificate of Occupancy Permit for Phase 1 being issued by the City of Arvin's Building Official, implement the Community Benefit submit payment to the City of Arvin of $50,000.00 for use of the implementation and administration of Chapter 17.64 Commercial Cannabis Businesses;

    b. Within one year after the implementation of Phase 4, the applicant to implement the Community Benefit submit payment to the City of Arvin of $50,000.00 of unrestricted funds as may be utilized by the City for the benefit of the community;

c. Every six (6) months, after the implementation of Phase 5, the applicant shall submit a payment in the amount of $1.00 per square foot of canopy area to the City for such use as the City may deem appropriate for programs that benefit the community.

6. Indemnity, Defense and Hold Harmless: The Applicant shall enter into an indemnification agreement with the City. Additionally, as a condition of approval, the applicant, operator, and/or property owner ("Applicant" herein) agrees to indemnify, defend, and hold harmless the City of Arvin, its officers, agents, employees, departments, commissioners and boards ("City" herein) against any and all liability, claims, actions, causes of action or demands whatsoever against them, or any of them, before administrative or judicial tribunals of any kind whatsoever, in any way arising from, the terms and provisions of this site development permit, including without limitation any CEQA approval, or any related development approvals or conditions whether imposed by the City or not, except for City's sole active negligence or willful misconduct. This indemnification condition does not prevent the Applicant from challenging any decision by the City related to this project and the obligations of this condition apply regardless of whether any other permits or entitlements are issued.

Engineering:

7. The access road to the site is Potato Road and Fallbrook Avenue which is an entirely unimproved local road. Applicant shall improve that portion of the half width of the road for the full length of the eastern perimeter of the property per City of Arvin Standards for a 60' wide local road. Such improvements must also include curbs, gutters, sidewalks, and applicable ADA ramps.

8. The additional portion of Potato Road along APN 193-150-19 to the intersection of Sycamore Road must also be paved by Applicant up to the full half width per City of Arvin, including construction of curb, gutter, and sidewalk. Applicant may submit its costs for these additional improvements to the City, per City requirements, which may be subject to reimbursement or a credit if qualified future development takes place that would have been otherwise required to install said improvements.

9. Applicant shall install street trees and irrigation systems per City Standards.

10. Applicant shall be required to develop a detailed drainage study which shows the pre and post-project drainage patterns. Applicant shall be further required to contain all storm runoff on site either through the construction of an appropriately sized sump, bio-swales, underground detention, or via dry well catch basins. Catch basins are allowed to be located in the form of curb inlets located along Potato Road but shall contain roadway runoff only. Said drainage and storm runoff containment shall be submitted to the City for review and approval.

11. No sewage connection is currently known to exist to the municipal sewer system at the project site location. Per Arvin Municipal Code Section 13.08.013, the Applicant shall make such a connection via a new wye connection at the 10-inch main within Potato Road per applicable Arvin City and Veolia Standards.

12. Industrial discharges from the cannabis operation must comply with all applicable requirements and regulations for the discharge into municipal systems. Said discharges will be permitted into the Arvin municipal system via a line that is separated from the normal sanitary sewage coming from the site from restrooms, sinks, showers, etc. This line must connect to a separate manhole that is located behind the sidewalk, along the fence line, and readily accessible to the City to be able to test water quality at any given time. From this manhole, the discharge waters may comingle with the discharge coming from the regular sanitary line that then goes to the municipal main in Potato Road.

13. Applicant shall be required to develop and submit plans which shows the sanitary sewer connections along with appropriate calculations that shows the anticipated flow coming from the site. Septic systems shall not be permitted.

14. Applicant must show the locations of any existing septic systems on site and shall follow requirements set by the Kern County Department of Public Health for the proper abandonment of said systems.

15. Existing parcel map (6716) shows a 40-foot wide public and roadway easement along Potato Road and East Fallbrook Avenue. The applicant shall amend the parcel map and provide an irrevocable offer of dedication for a width of 30 feet west and south of the roadway centerlines to be consistent with the City of Arvin Circulation element, which identifies each as local road which shall be developed to a width of 60 feet for a full width road inclusive of curb, gutter, and sidewalk. The remaining 10 feet of the previous public access easement shall revert back to the Applicant.

16. The location of the exterior fence lines must be consistent with the updated roadway dedications.

17. As required by the San Joaquin Valley Air Pollution Control District, Applicant must comply with Air District Rule 9510 for Indirect Source Review. District approval or clearance must be provided prior to issuance of building or grading permits.

18. As required by the San Joaquin Valley Air Pollution Control District, applicant must develop a Health Risk Assessment, if required. District approval must be provided prior to issuance of building or grading permits.

19. Applicant shall comply with applicable construction storm water requirements as required by the California Water Board. A Stormwater Pollution Prevention Plan (SWPPP) may be required. Applicant should retain the services of a Qualified SWPPP Developer (QSD) to make such determinations. Applicant must provide a Board-approved plan and a Water Discharger Identification (WDID) number (or approved erosivity waver) to the City prior to commencing construction.

20. Applicant must apply for and obtain a grading permit from the City prior to any on-site or off-site grading.

21. Applicant must submit site, grading, and utility plans to the City Engineer, for approval.

22. Applicant shall comply with Arvin Municipal Code Chapter 15.32 regarding floodplain requirements and shall provide the floodplain administrator for the City all required plans, forms, and information.

23. Elevation certificates shall be required and submitted to the City for new or improved structures.

24. Development is in an AO flood zone (BFE=1', v=2fps). Future or re-constructed structures must be elevated to a height, as required by the California Building Code or other applicable requirements, above the base flood elevation (BFE).

25. Applicant shall provide the City Community Development Department with a good faith cost estimate of the total cost of the proposed tenant improvements as well as an independent appraisal of the pre-project building (not including land) to be used to determine the extent to which the development must comply with floodplain management requirements as prescribed by the Arvin Municipal Code.

Police Department:

26. The site perimeter is to be secured with an eight (8-0) foot fencing with access control available for the Kern County Fire Department and Arvin Police Department – also must comply with Arvin Municipal Code Section 17.64.080 Security Measures.

TENANT IMPROVEMENTS AND PROPOSED ENTITLEMENTS FOR CANNABIS LICENSE TYPES:

27. Final Site Plans: Final Site Plans shall be submitted to and approved by the City Engineering and Planning Divisions of the Community Development Department, prior to any on-site improvements.

28. Greenhouses: Applicant has submitted greenhouse specifications for preliminary review. However, those greenhouse specifications do not currently meet the criteria contained in Section 17.64.240(o), and are not approved. Prior to construction of any greenhouse, Applicant must submit specifications for approval to the City's Building division. All greenhouses must comply with the following standards: Greenhouses used for cannabis cultivation shall be fully-enclosed permanent structures with solid walls that are clad in an opaque material with climate control, such as heating and ventilation capabilities and supplemental artificial lighting, and that use a combination of natural and supplemental artificial lighting. The cultivation activities conducted within a greenhouse shall not be visible from any public right-of-way or adjacent private property. All greenhouses shall comply with the requirements of the Arvin Municipal Code, including Chapter 17.64, the adopted requirements of the California Building Code, the California Fire Code and any

other code adopted or incorporated by reference within the Arvin Municipal Code, as amended.

29. Tenant Improvements to Existing Buildings: Applicant shall prepare and submit plans prepared by an architect or engineer to the City for Building Division review and approval. All improvements must comply with Arvin Municipal Code Chapter 17.64, including Arvin Municipal Code Section 17.64.080-Security Measures. Applicant is advised that plans will be circulated for review, including review by the Kern County Fire Department and Police Department as the City may deem appropriate.

IMPORTANT: PLEASE READ CAREFULLY

Please note that this project may be subject to a variety of discretionary conditions of approval. These include conditions based on adopted City plans and policies, those determined through site plan review and environmental assessment essential to mitigate adverse effects on the environment including the health, safety, and welfare of the community, and recommended conditions for development that are not essential to health, safety, and welfare, but would on the whole enhance the project and its relationship to the neighborhood and environment.

Discretionary conditions of approval may be appealed. All code requirements, however, are mandatory and may only be modified by variance, provided the findings can be made.

All discretionary conditions of approval will ultimately be deemed mandatory unless appealed to the City Council within 15 days after the decision by the Planning Commission or 10 days after the mailing required notices (if any), whichever date is later.

In the event you wish to appeal the Planning Commission's decision or discretionary conditions of approval, you may do so by filing a written appeal with the City Clerk. The appeal shall include a statement of your interest in or relationship to the subject property, the decision or action appealed and specific reasons why you believe the decision or action appealed should not be upheld.

Approval of this site development plan/permit shall be considered null and void in the event of failure by the Applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development including, but not limited to, the following:

a. All existing and proposed improvements including but not limited to buildings and structures, signs and their uses, trees, walls, driveways, outdoor storage, and open land use areas on the subject property and all of the preceding which are located on adjoining property and may encroach on the subject property; and

b. All public and private easements, rights-of-way and any actual or potential prescriptive easements or uses of the subject property; and,

Approval of this site development plan/permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on

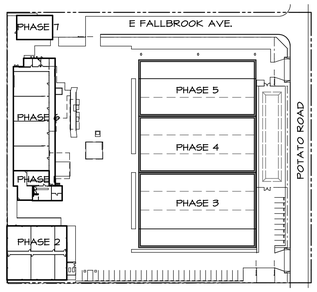
this permit, the Zoning Ordinance, and all City Standards and Specifications. *This site development permit is granted, and the conditions imposed, based upon the application submittal provided by the applicant. The application is material to the issuance of this permit. Unless the conditions of approval specifically require operation inconsistent with the application, a new or revised permit is required if the operation of this establishment changes or becomes inconsistent with the application*. Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the permit or any other enforcement remedy available under the law. The City shall not assume responsibility for any deletions or omissions resulting from the permit review process or for additions or alterations to any construction or building plans not specifically submitted and reviewed and approved pursuant to this site development permit or subsequent amendments or revisions.

If the site development permit is not implemented within twelve (12) months from the date of issuance of this site development permit, or within any extended period thereof, this site development permit shall expire, and the site development permit approval shall be null and void.

These conditions are applicable to any person or entity making use of this site development permit, whether identified as "permittee," "applicant," "operator," "developer," or is unnamed.

SITE DEVELOPMENT PLAN/PERMIT (SDP)
2019-901, 921, AND 991 POTATO ROAD

Exhibit 1-Phase Diagram



PHASE 1
PORTION OF EXISTING BUILDING 'B' - MICRO-LICENSE #1: 3,386 SF

PHASE 2
EXISTING BUILDING 'C' - MICRO-LICENSE #1: 9,327 SF

PHASE 3
NEW BUILDING 'D' - TYPE 3B LICENSE #1: 24,800 SF

PHASE 4
NEW BUILDING 'E' - TYPE 3B LICENSE #2: 18,600 SF

PHASE 5
NEW BUILDING 'F' - TYPE 3B LICENSE #3: 18,600 SF

PHASE 6
PORTION OF EXISTING BUILDING 'B'- MICRO-LICENSE #2: 13,227 SF

PHASE 7
EXISTING BUILDING 'A'- MICRO-LICENSE #3: 2,440 SF

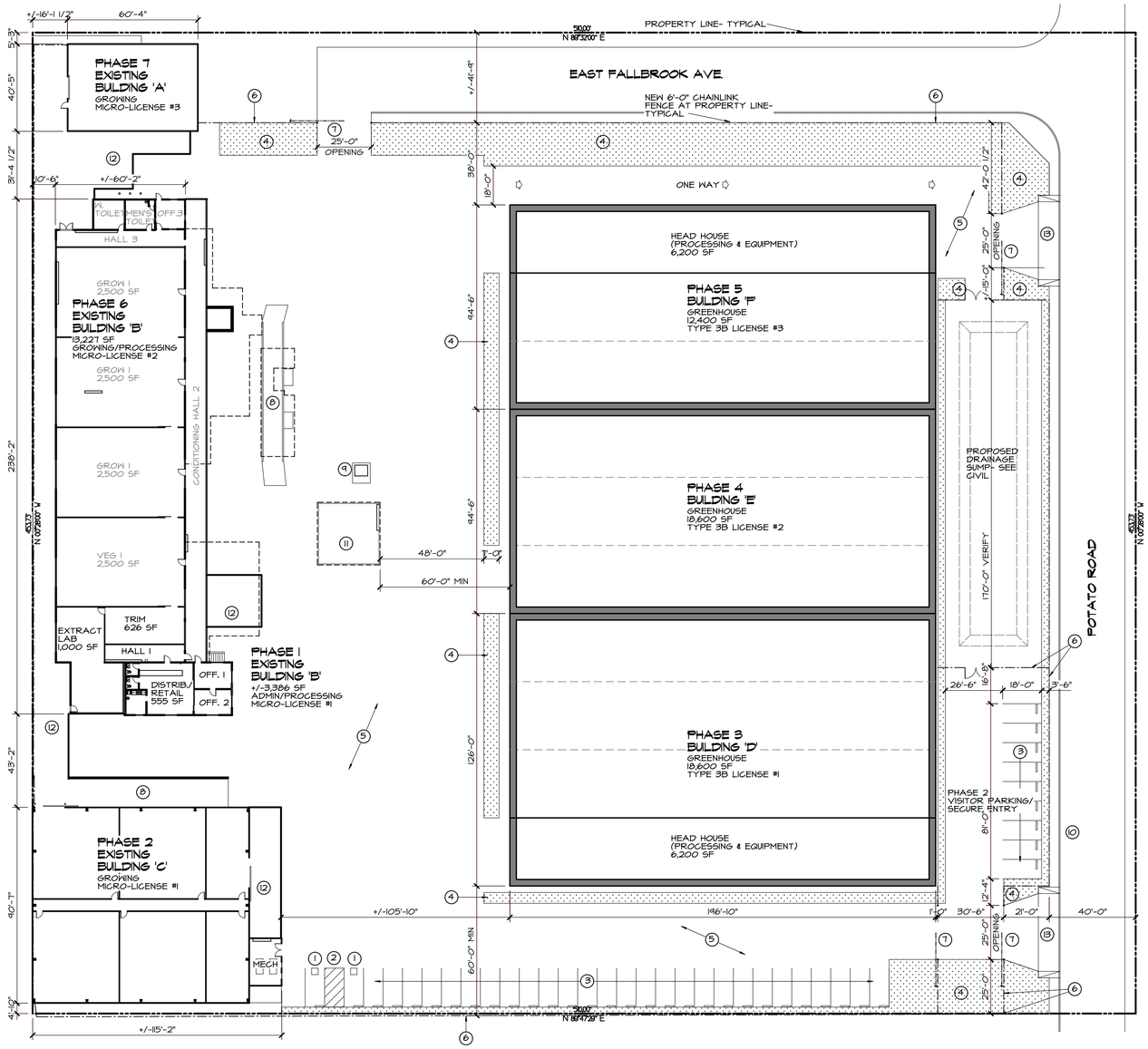
N

PHASE DIAGRAM / BREAKDOWN

NTS

VICINITY MAP

NTS



N

PROPOSED SITE PLAN

30'

PROJECT ANALYSIS

ASSESSORS PARCEL NUMBER: 113-150-18
POTATO ROAD APN: 113-150-16
EAST FALLBROOK AVENUE APN: 113-150-17

LEGAL DESCRIPTION:
PARCEL 1 OF PARCEL MAP 6716
CONSISTING OF ONE SHEET IN THE CITY OF ARVIN BEING A DIVISION OF A PORTION OF THE WEST HALF OF TH ESOUTHWEST QUARTER OF SECTION 25, T.31S., R.24E., M.D.M., COUNTY OF KERN, STATE OF CALIFORNIA

PROPERTY SIZE: 5.31 ACRES

ZONE: M-2

GENERAL PLAN: LIGHT INDUSTRIAL

BUILDING SETBACKS:
FRONT: 40'-0" MINIMUM FROM C.L. STREET
SIDES: 0'-0" (20'-0" AT SIDE STREET)
BACK: 0'-0" (20'-0" AT REAR STREET)

CONSTRUCTION TYPE: V-B

OCCUPANCIES
BUILDING 'A' (PHASE 7 GROWING): F-1
BUILDING 'B' (PHASE 1 ADMIN & PROCESSING/PHASE 6 GROWING): F-1
BUILDING 'C' (PHASE 2 GROWING): F-1
BUILDING 'D' (PHASE 3 GREENHOUSE): F-1
BUILDING 'E' (PHASE 4 GREENHOUSE): F-1
BUILDING 'F' (PHASE 5 GREENHOUSE): F-1

ALLOWABLE AREA PER BUILDING/OCCUPANCY:
PER CBC TABLE 506.2 (F-1) WITH SPRINKLERS: 34,000 SF
PER CBC TABLE 506.2 (F-1) WITHOUT SPRINKLERS: 8,500 SF
-SEPARATION INCREASE FOR BUILDING 'C' (25%): 2,125 SF

UNLIMITED F OCCUPANCY BUILDING 'D', 'E' AND 'F' WITH 60'-0" SEPARATION AND AUTOMATIC FIRE SPRINKLERS PER CBC 507.4

EXISTING BUILDING AREAS:
BUILDING 'A' (PHASE 7 GROWING): 2,440 SF
BUILDING 'B' (PHASE 1 ADMIN & PROCESSING/PHASE 6 GROWING): 16,613 SF
BUILDING 'C' (PHASE 2 GROWING): 9,327 SF
TOTAL EXISTING BUILDING AREA: 28,180 SF

PROPOSED PHASE 3 BUILDING AREAS:
BUILDING 'D' GREENHOUSE (PHASE 3 GROWING/PROCESSING): 24,800 SF
BUILDING 'E' GREENHOUSE (PHASE 4 GROWING): 18,600 SF
BUILDING 'F' GREENHOUSE (PHASE 5 GROWING/PROCESSING): 18,600 SF
TOTAL PROPOSED BUILDING AREA: 62,000 SF

PARKING REQUIRED - LIGHT INDUSTRIAL/AG (1 SPACE PER 15 EMPLOYEES)
30 EMPLOYEES MAXIMUM: 20 SPACES

PARKING PROVIDED
PHASE 1 STANDARD (9'x18'): 27 SPACES
ACCESSIBLE (9'x18' WITH 8' AISLE): 2 SPACES
PHASE 2 STANDARD (9'x18'): 9 SPACES
TOTAL: 38 SPACES

LANDSCAPE AREA REQUIRED (10% MINIMUM): +/-14,418 SF

LANDSCAPE AREA PROVIDED: +/-14,690 SF

KEYNOTES

1. 9'-0" WIDE HANDICAP PARKING STALL WITH 3'-0"x3'-0" PAINTED STALL SIGN AND 70 SQUARE INCH POLE MOUNTED PARKING SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY WITH AN ADDITIONAL SIGN OR LANGUAGE STATING "MINIMUM FINE $250.00" INCLUDE SIGN MOUNTED BELOW STATING "VAN ACCESSIBLE" WHERE APPROPRIATE - 80" MINIMUM HEIGHT TO THE BOTTOM OF ALL POLE SIGNS
2. 8'-0" WIDE MINIMUM ACCESSIBLE AISLE FOR VAN ACCESS WITH THE WORDS "NO PARKING" IN 12" HIGH CONTRASTING LETTERS- SLOPE NOT TO EXCEED 2% IN ANY DIRECTION
3. 9'-0" x 18'-0" STANDARD PARKING SPACE WITH CONCRETE WHEEL STOP TO PROTECT FENCE
4. PROPOSED LANDSCAPE AREA (HATCHED AREAS) TO CONFORM TO CITY OF ARVIN STANDARDS- SEE LANDSCAPE PLANS
5. A.C. PAVING PER CITY OF ARVIN STANDARDS
6. 6'-0" HIGH CHAIN LINK FENCE
7. 25'-0" WIDE X 6'-0" HIGH ROLLING CHAIN LINK GATE
8. APPROXIMATE LOCATION OF EXISTING LOADING RAMP TO REMAIN
9. APPROXIMATE LOCATION OF EXISTING TRANSFORMER TO REMAIN
10. APPROXIMATE LOCATION OF NEW STREET CURB AND GUTTER AS REQUIRED AT POTATO ROAD AND E. FALLBROOK AVE PER CITY OF ARVIN STANDARDS- SEE CIVIL PLANS
11. APPROXIMATE LOCATION OF EXISTING ELECTRICAL PANELS AND SWITCH-GEAR UNDER A ROOF ONLY STRUCTURE
12. EXISTING RAISED DOCK AREA TO REMAIN
13. NEW CONCRETE DRIVE APPROACH PER CITY OF ARVIN STANDARDS

PAUL DHANENS • ARCHITECT

ARCHITECT

LICENSED ARCHITECT PAUL DHANENS NO. C-23843 RENEWAL STATE OF CALIFORNIA

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CONSULTANT

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NOTICE TO CONTRACTORS
Written dimensions on these drawings shall take precedence over scaled dimensions. Contractor shall verify and be responsible for confirming all dimensions and shall notify the architect immediately of any descrepencies or field variations discovered.

PROJECT

JCM FARMS,LLC

901-921-991 POTATO RD
ARVIN, CA.

DATE	ISSUED FOR
2-14-14	CONDITIONAL USE PERMIT
4-30-14	CONDITIONAL USE PERMIT

NO.	REVISIONS
1	
2	
3	
4	

SITE PLAN

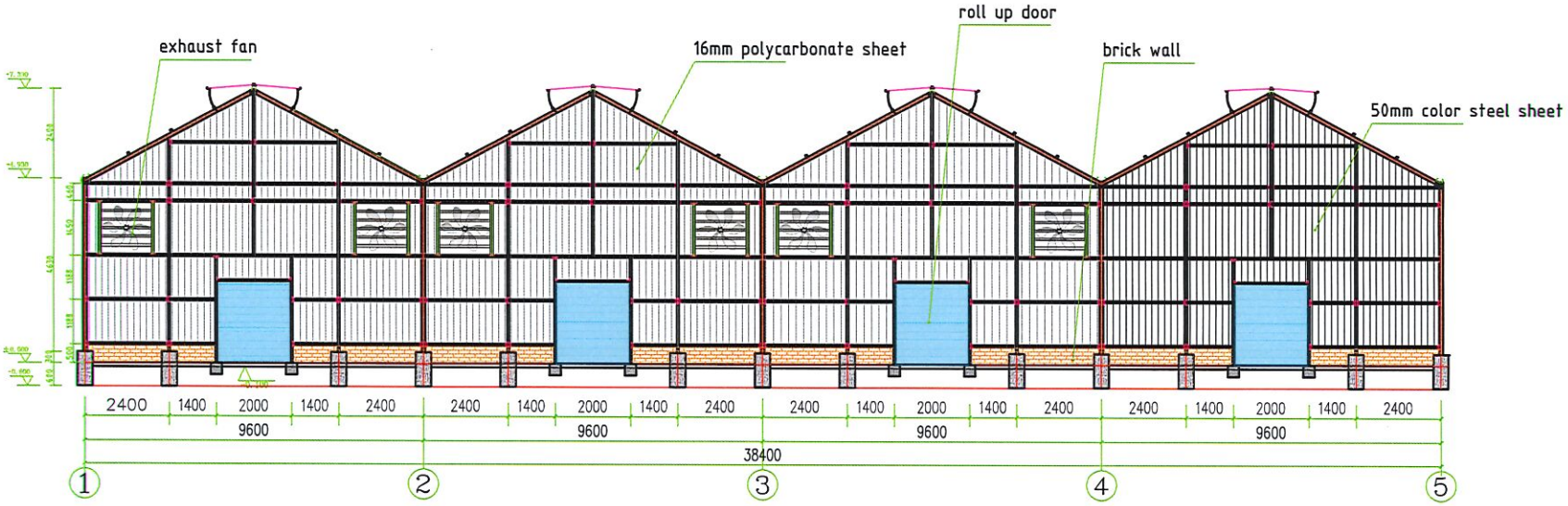
FILE NAME: 2166CUP1-0R

SHEET

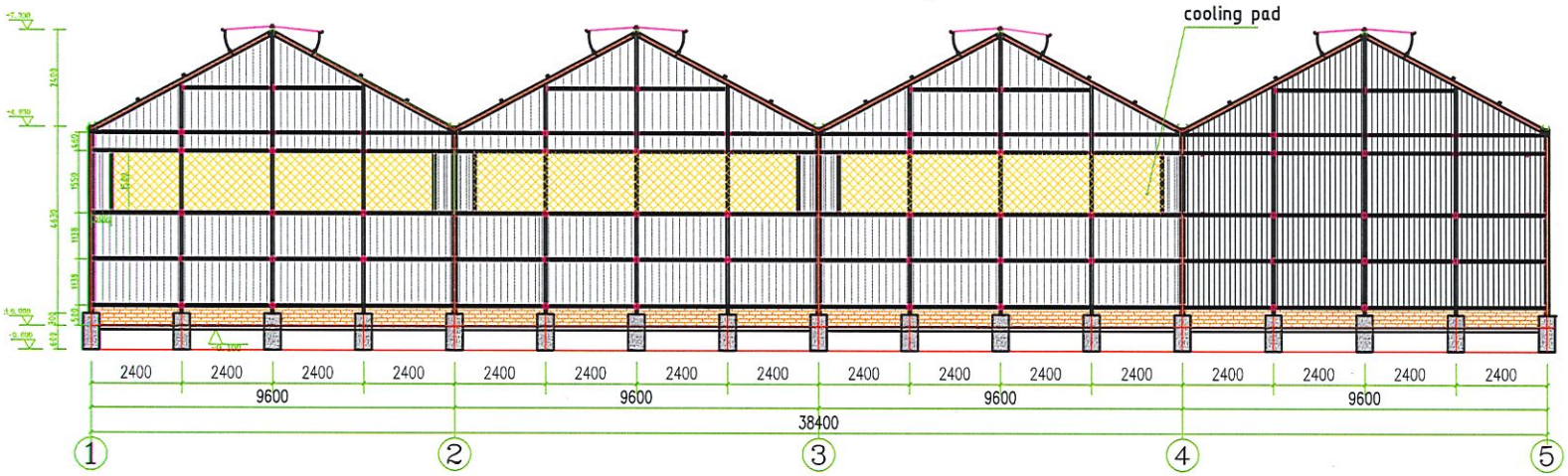
CUP 1.0

SITE DEVELOPMENT PLAN/PERMIT (SDP)
2019-901, 921, AND 991 POTATO ROAD

Exhibit 2 - Proposed Elevations of Green Houses



A-A Front end diagram



J-J Back end diagram

NOTICE OF PUBLIC HEARING

Site Development Permit (SDP) and Conditional Use Permit (CUP) 2019-901;921; and 991 Potato Road, Proposed Cannabis Operation to be implemented in seven (7) phases of development. Cannabis operations proposed are three (3) Micro-Business Type 12 and three (3) Type 3B Cultivation; Mixed-Light; Medium

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 Approving a Conditional Use Permit for three Micro-Business Type 12 and three Type 3B Cultivation Mixed-Light Medium and Site Development Plan (CUP/SDP) No. 2019-901, 921, and 991 Potato Road for commercial cannabis operations located at 901, 921, and 991 Potato Road, Arvin, CA.
- 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: June 18, 2019
Time: 6:00 PM
Place: City of Arvin Council Chambers
200 Campus Drive, Arvin, CA 93203

Location: 901, 921, and 991 Potato Road, Arvin, CA 932023, APN 193-150-16, -17, 18.

Description of the Project: The purpose of the public hearing is to consider SDP/CUP 2019-901,921, and 991 Potato Road. The application proposes the following:

1. Micro Business License #1 of 12,713 Square Feet for Phase 1 and 2;

2. Micro Business License #2 of 13,227 square feet at Phase 6;
3. Micro Business License #3 2,440 square feet at Phase 7;
4. Type 3B Licenses, 24,800 square feet at Phase 3;
5. Type 3B Licenses, 18,600 square feet at Phase 4;
6. Type 3B Licenses, 18,600 square feet at Phase 5.

The project proposed phasing as follows:

1. Phase 1 –921 Potato Road: Utilizing portion of Building A, 3,386+/- Square Feet, (Extraction Lab of 1,000 square feet, Trim Room of 626 square feet, Distribution Retail 555 square feet, and two offices. Administration, Processing, Micro-License.

2. Phase 2 – 991 Potato Road, 9,321 Square Feet +/- Square Feet, Growing and Micro-Business

License #1; On-Site improvements to include landscape and irrigation, improved parking area, and drainage sump; New Street curb and gutter as required at Potato Road and Fallbrook Ave.; new concrete drive approach to Potato Road.

3. Phase 3 – Building D, Construction of New Greenhouse, 24,800 Square Feet +/- Square Feet, Type 3B License, Head House (Processing and Equipment);
4. Phase 4- Building E, Construction of New Greenhouse, 18,600 Square Feet +/- Square Feet, Type 3B License, Head House (Processing and Equipment);
5. Phase 5 - Building F, Construction of New Greenhouse, 18,600 Square Feet +/- Square Feet, Type 3B License, Head House (Processing and Equipment);
6. Phase 6- Existing Building B, 13,227 +/- Square Feet, (Site plan identifies 3 Grow Areas of 2,500 square feet, and 1 Veg of 2,500 square feet,) Growing/Processing Micro Business #2.
7. Phase 7 – Existing Building A, 2,440 square feet, Growing Micro License #3.

Existing Site and Structures: The site Parcel 1 of Parcel Map 6716 recorded August 31, 1982, in book 28, Page 111 of Parcel Maps – APN 193-150-18. APN's 193-150-16, and -17 were created as rights of way for road purposes. The site is developed, as identified by MetroScan, and has three existing buildings. Building 1 was constructed in 1985 (901 Potato Road) consists of approximately 2,400 Square Feet; Building 2 was constructed in 1946 (921 Potato Road) consists of approximately 13,800 Square Feet and Building 3 was constructed in 1985 (991 Potato Road) consists of approximately 9,319 Square Feet. The site is developed with a drainage sump.

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 three Micro-Business Type 12 and three Type 3B Cultivation Mixed-Light Medium, within the existing buildings and the new greenhouses. The new green houses are proposed as cultivation areas of approximately 62,000 square feet. Micro businesses permit a minimum of three activities.

Applicant:	Mario Delis, 5300 Village Green Lane, Bakersfield, CA 93306, JCM Farms LLC, 921 Potato Road, P.O. Box 606, Arvin, CA 93203.
Project Address:	901, 921, and 991 Potato Road, Arvin, CA 93434
Project Location:	North of Sycamore Road - 901-921-991 Potato Road AKA 1010 S. Derby, Arvin, Ca 93203 (See general location, above.)
Assessor Parcel No. and Size:	APN 193-150-18, 4.6 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: June 7, 2019 Bakersfield Californian