

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

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