

NOTICE OF PUBLIC HEARING

Conditional Use Permit No. 2020-SDP300Sycamore, Site Development Plan No. 2020-CUP300 Sycamore, and Related CEQA Determination for Commercial Cannabis Operations at 300 Sycamore Street, Arvin (C&Z Farms)

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 heard to consider the following:

- Adoption of a Resolution Approving Conditional Use Permit No. 2020-CUP 300 Sycamore for Micro-Business Type 12, Type 3B Cultivation Mixed-Light Medium, Type 6 Manufacturer 1, Type 7 Manufacturer 2, Type 11 Distributor, and (1) Type 8 Testing Laboratory, Type 9 Non-Storefront Retailer (delivery only), Type 10 Retailer (delivery only) and Site Development Permit No. 2020-SDP-300Sycamore for commercial cannabis operations located at 300 Sycamore Road, Arvin, CA, including the adoption of an exemption pursuant California Environmental Quality Act Guidelines Sections 15061(b)(3)..

Arvin Planning Commission Public Hearing Information

Date: May 19, 2020

Time: 6:00 PM

Place: City of Arvin Council Chambers (by telephone*)
200 Campus Drive, Arvin, CA 93203

Call In Number: 1-877-568-4106; Access Code 180-327-837#

COVID-19 NOTE: These meetings will be held by telephone consistent with the Governor’s Executive Order N-25-20 and N-29-20 issued on March 18, 2020. The purpose of this is to provide a safe environment for staff and the public to conduct City business, while allowing for public participation. These meetings will be held by teleconference only unless the emergency has been lifted before the meeting date. Members of the public are encouraged to participate by phone or email at cvela@arvin.org or by submitting written comments at City Hall prior to the hearing. At least 72 hours before the meeting the Agenda will be posted at <https://www.arvin.org/government/clerk/meeting-agendas-minutes/documents-page/>. Please check the Agenda for additional ways to participate in this matter.

Description of the Project: The purpose of the public hearing is to consider approval of a Conditional Use Permit (CUP) and Site Development Plan (SDP) (collectively “entitlements”) and associated environmental determination under the California Environmental Quality Act (CEQA). The entitlements would allow



for commercial cannabis businesses to operate at the site, consisting of Micro-Business Type 12 and Type 3B Cultivation Mixed-Light Medium, Type 6 Manufacturer 1, Type 7 Manufacturer 2, Type 11 Distributor, and (1) Type 8 Testing Laboratory, Type 9 Non-Storefront Retailer (delivery only), Type 10 Retailer (delivery only), within the existing building located at 300 Sycamore Road. The applicant proposed the following phases:

1. Phase 1 will consist of three separate buildings. The permitted Licenses and uses will include a Type 12 Micro-Business, Type 11 Distributor, Type 8 Testing Laboratory, and Type 7 Manufacture 2.
2. Phase 2 consist of a one 13,277 SQF building. The permitted Licenses and uses will include a Type 3B Cultivation; Mixed Light; Medium, Type 6 Manufacturer 1, Type 7 Manufacture 2, and Type 11 Distributor.
3. Phase 3 consist of one 26,300 SQF building. The permitted Licenses and uses will include a Type 3B Cultivation; Mixed Light; Medium, Type 6 Manufacturer 1, Type 7 Manufacture 2, and Type 11 Distributor.
4. Phase 4 consist of one 26,300 SQF building. The permitted Licenses and uses will include a Type 3B Cultivation; Mixed Light; Medium, Type 6 Manufacturer 1, Type 7 Manufacture 2, and Type 11 Distributor.
5. Phase 5 consist of two buildings and the combined SQF is 32,000..
6. Phase 6 consist of one 13,205 SQF building.
7. Phase 7 consist of one 11,000 SQF building.

The above proposed phases timeline are subject to the developers discretion.

Applicant:	C&Z Farms, Curtis Arthur, P.O Box 713 Arvin, CA 93203
Project Address:	300 Sycamore Street, Arvin, CA 93434
Project Location:	300 Sycamore Road is located at the northwest corner of South Derby and Sycamore Road. The project location may be also by identified by 1071,1065, 1051, 1041, 1011, 1021, 1061 1101, 1001 Potato Road Potato Road
Assessor Parcel No.	193-150-19 consisting of 9.3 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.

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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