

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the **Arvin Planning Commission and Arvin City Council** will conduct the following public hearings regarding the following matters:

- Adoption of a Resolution Recommending the City Council Adopt an Uncodified Ordinance of the City Council of the City of Arvin, Approving Development Agreement No. 2020-01 Between the City of Arvin and Cana Rose Realty Holdings, LLC and Life & Nature Farms, LLC., for the Development of Certain Commercial Cannabis Operations located at 901 A, B, C, D Potato Road, Arvin, CA.
- Recommendation of adoption of an exemption pursuant California Environmental Quality Act Guidelines Sections 15061(b)(3).

Time: Planning Commission: July 13, 2020 at 6:00 p.m. (anticipated)
City Council Hearing July 14, 2020 at 6:00 p.m. (anticipated)
City Council Hearing (if Introduced): July 28, 2020 at 6:00 p.m. (anticipated)

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

These meetings will be compliant with the Governor's Executive Order N-25-20 issued on March 4, 2020 and N-29-20 issued on March 18, 2020, allowing for a deviation of teleconference rules required by the Brown Act. 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. The public may participate by calling: Planning Commission Meeting: 1-877-568-4106; Access Code 180-327-837#; City Council Meeting: 1-866-899-4679; Access Code 940-472-245#.

Project Location: 901, A, B, C and D Road, Arvin, CA 932023, APN 193-150-18.

- **Description of the Project:** The purpose of the public hearing is to consider a recommendation to the City Council to adopt an uncodified ordinance approving Development Agreement No. 2020-01 Between the City of Arvin and Cana Rose Realty Holdings, LLC and Life & Nature Farms, LLC., for the Development of Certain Commercial Cannabis Operations located at 901 A, B, C, D Potato Road, Arvin, CA.



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:	Cana Rose Realty Holdings, LLC and Life and Nature Farms, LLC
Project Address:	901, A, B, C, D Potato Road, Arvin, CA 93203
Project Location:	North of Sycamore Road – 901 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 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.

/s/
Cecilia Vela, City Clerk

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