

Sample Summary for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH# **20181097**

Lead Agency: Stanislaus County

Project Title: GPA REZ UP DA PLN2018-0112 - Jayden's Journey

Project Location: Modesto Stanislaus
City County

Please provide a Project Description (Proposed Actions, location, and/or consequences).

Request to amend the general plan and zoning designation of a 1.5-acre property from Planned Industrial (P-I) to Planned Development (P-D), and to obtain a Use Permit and Development Agreement, to allow operation of a cannabis retail business (dispensary) within an existing 5,525 square foot suite of an existing 21,230 square foot warehouse building. The property is served by a well and septic system. The proposed project will operate from one of the existing six suites. The suite sizes range from 2,616 square feet to 9,189 square feet. The other uses operating at the project site include automotive sales, automotive detailing and a cabinet manufacture. Proposed hours of operation are Monday through Saturday, 9 a.m. to 9 p.m., and Sunday, 11 a.m. to 7 p.m., with a maximum of 16 employees. The retail operation anticipates an average of 150-225 customers per day. There are approximately three vehicle trips per month associated with the delivery of supplies for the operation. The proposed operation has been operating under a temporary state license since 2018.

Please identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

N/A

If applicable, please describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Commercial Cannabis

Please provide a list of the responsible or trustee agencies for the project.

CA Dept of Transportation
CA Regional Water Quality Control Board
CA Air Resources Board
Bureau of Cannabis Control