

**Department of  
Conservation and  
Development**

30 Muir Road  
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra  
Costa  
County**



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September 10, 2020

**NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT  
A PROPOSED MITIGATED NEGATIVE DECLARATION**

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Contra Costa County Department of Conservation and Development, Community Development Division, has prepared an initial study evaluating the potential environmental impacts of the following project:

- 1. Project Title:** 703 Chesley, LLC Cannabis Cultivation Facility
- 2. County File Number:** LP20-2015
- 3. Lead Agency:** Contra Costa County, Department of Conservation and Development
- 4. Lead Agency Contact Person and Phone Number:** Sean Tully, Principal Planner  
(925) 674-7800
- 5. Project Location:** A 14-acre site comprised of two tax assessor's parcels, which are located along the eastern boundary of 7<sup>th</sup> Street, between Market Avenue and Chesley Avenue (APN: 409-131-001 and 409-131-002)
- 6. Applicant's Name, Address, and Phone Number:** James Lee  
111 Park Place, Suite 206  
Richmond, CA 94801  
(510) 717-2285
- 7. Description of Project:** The applicant requests approval of a Land Use/Development Plan Combination Permit to allow the establishment of a cannabis cultivation business. The project consists of the following elements:
  - Request for approval of a land use permit to allow establishment of a cannabis cultivation facility within an existing building;

- Request for approval of a development plan permit to modify the approved Final Development Plan for the North Richmond Planned Unit District (County File #DP94-3014, RZ94-3015) in order to allow commercial cannabis activities in commercially- and industrially-designated areas, pursuant to the County's adoption of the Cannabis Regulation ordinance (Chapter 88-28);
- Establishment of a lease area and associated easement to designate and secure access for twelve off-street parking spaces on an adjacent parcel (APN: 409-131-002);
- Parking area improvements to allow for ADA parking compliance and improved loading area access; and
- Interior improvements within the existing building to accommodate the proposed secure loading area, flower rooms, a break room, office, and reconfigured restrooms.

The proposed cultivation facility will utilize a recirculating drip irrigation system and grow lighting to simultaneously grow up to 1,600 cannabis plants from seedling to finished product, all indoors. The facility will dry and process all cannabis flowers into labeled and vacuum-sealed bags for licensed distributors. Once fully functional, the facility will produce approximately 200 pounds of finished product each quarter for pick up by a licensed distributor. Any unused product is kept in a locked container with restricted access until it is shredded onsite and then hauled away by a local service provider for composting. The facility will be operated daily between the hours of 9:00 AM and 5:00 PM with a staff of up to fifteen employees. The facility will be closed to the public and thus will not include a retail sales component.

## **8. Surrounding Land Uses and Setting:**

Surrounding Area: The project site is located within a densely developed region of North Richmond, in western Contra Costa County. The surrounding area primarily consists of small residentially zoned parcels that have been developed with single- and multiple-family developments. The Richmond city limit is located just south of the project site across Chesley Avenue, and east of the site across adjacent railroad tracks.

Subject Property: The project site is a 14-acre property consisting of two separate legal parcels. One parcel is approximately 13,625 square feet in area and is entirely encompassed by an existing building in which the proposed cannabis cultivation will be located. The remaining parcel is 13.69 acres in area and has been developed with various commercial and industrial buildings and paved parking areas for a multi-tenant industrial complex.

- 9. Determination:** The County has determined that without mitigation the project may result in significant impacts to the environment. Therefore, pursuant to California Code of Regulations Section 15070, a Mitigated Negative Declaration/Initial Study has been prepared which identifies mitigation measures to be incorporated into the project that will reduce the impacts to less than significant levels. Prior to adoption of the Mitigated Negative Declaration, the County will be accepting comments on the Mitigated Negative Declaration/Initial Study during a 30-day public comment period.

A copy of the Mitigated Negative Declaration/Initial Study may be reviewed on the Department of Conservation & Development webpage at the following address:

Weblink: <https://www.contracosta.ca.gov/4841/Public-Input>

***Public Comment Period*** – The period for accepting comments on the adequacy of the environmental document will begin on **Monday, September 14, 2020**, and extend to **5:00 P.M., Wednesday, October 14, 2020**. Any comments should be submitted in writing to the following address:

Contra Costa County  
Department of Conservation & Development  
**Attn: Sean Tully**  
30 Muir Road  
Martinez, CA 94553

or;

via email to [sean.tully@dcd.cccounty.us](mailto:sean.tully@dcd.cccounty.us)

The proposed Mitigated Negative Declaration will be considered for adoption at a meeting of the County Planning Commission but has not yet been scheduled. The hearing will be held online, with public participation available via online access or via telephone. Hearing notices will be sent out prior to the finalized hearing date.

**Additional Information** – For additional information on the Mitigated Negative Declaration and the proposed project, you can contact me by telephone at (925) 674-7800, or email at [sean.tully@dcd.cccounty.us](mailto:sean.tully@dcd.cccounty.us)

Sincerely,

A handwritten signature in cursive script, appearing to read 'S. Tully'.

Sean Tully  
Principal Planner  
Department of Conservation & Development

cc: County Clerk's Office (2 copies)

attachment: Project Vicinity Map

