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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: New Number

Project Title: 703 Chesley LLC Cannabis Cultivation Facility

Lead Agency: Contra Costa County, Department of Conservation and Development

Contact Name: Sean Tully, Principal Planner

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Project Location: Richmond (*City*) Contra Costa (*County*)

Project Description (Proposed actions, location, and/or consequences).

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; Interior improvements within the existing building to accommodate the proposed secure loading area, flower rooms, a break room, office, and reconfigured restrooms.

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

1) The facility will be outfitted with new external security lighting and interior grow lights, which could create a new substantial source of light which could adversely affect nighttime views in the area. Mitigations: Shroud exterior lights; exterior lights operated by motion sensors after 10PM; Require building modifications to sheild grow light glare from exterior. 2) Exhaust emissions and particulates produced during daily operational activities of the facility may contribute towards significant amounts of pollutants within the air district. Mitigations: Conversion of fleet to zero emissions vehicles; Require building infrastructure for electric vehicles. 3) Due to the subject property's proximity to sensitive receptors such as parks and residential neighborhoods, the routine truck delivery of materials and supplies or the quarterly puck-up of final product by licensed distributors via trucks that use routes going through residential neighborhoods and near other sensitive receptors can increase their exposure to pollutant concentrations. Mitigations: Designated routes for truck traffic. 4) The growing of up to 1,600 cannabis plants at the facility has the potential for creating substantial odors. Furthermore, if not captured or eliminated, these odors could significantly impact a substantial number of people due to the proximity of the surrounding residential neighborhoods. Mitigations: Ventilation and odor control plan; identification of odor control coordinator. 5) Due to the nature of equipment needed to promote plant and maintain ideal growing conditions in the facility, the proposed project has the potential for creating a substantial energy demand. This equipment can result in unnecessary energy consumption if not outfitted with up-to-date efficiency technology and design practices. Mitigation: Require use of renewable energy sources.

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

Cannabis Cultivation being permitted within the unincorporated County.

Provide a list of the responsible or trustee agencies for the project.

- Contra Costa County Building Inspection Division
- Contra Costa Fire Protection District
- Contra Costa Health Services Department
- California Bureau of Cannabis Control