

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#

Lead Agency: STANISLAUS COUNTY PLANNING & COMMUNITY DEVELOPMENT

Project Title: PLN2018-0101 - NATURAL REMEDIES CONSULTING

Project Location: MODESTO STANISLAUS
City *County*

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

Request to rezone a 1.01-acre property from P-I to P-D (Planned Development), and to obtain a Use Permit and Development Agreement, to allow indoor commercial cannabis cultivation, manufacturing (non-volatile), retail, and distribution in an existing 12,000 square-foot warehouse building. A General Plan Amendment to amend the project site's designation from P-I to P-D is also included in this project request to allow for the retail sale of cannabis products. The property is served by a well and septic system. Proposed hours of operation are Monday through Saturday, 10 a.m. to 8 p.m., and Sunday, 10 a.m. to 5 p.m., with a maximum of 21 employees. Cultivation, manufacturing, and distribution will have weekday operating hours from 9 a.m. to 5 p.m. Monday through Friday. The retail operation anticipates an average of 216 customers per day during the weekdays, 322 daily customers on Saturday, and 196 daily customers on Sunday. There are approximately 15 vehicle trips per week associated with the delivery of supplies for the entire operation and approximately one trip per week for distribution activities.

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

No potentially significant impacts were identified.

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.

CalTrans, Stanislaus County Department of Public Works, Stanislaus County
Department of Environmental Resources