

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 #: _____

Project Title: GPA REZ UP & DA PLN2018-0093 - The Genezen Project

Lead Agency: Stanislaus County

Contact Name: Jeremy Ballard, Associate Planner

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Project Location: 485 Bitritto Way, Modesto, CA Stanislaus County
City *County*

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

Request to amend the General Plan and zoning designation of a 1.53-acre property from to P-I to P-D (Planned Development), and to obtain a Use Permit and Development Agreement, to allow indoor commercial cannabis cultivation, manufacturing (volatile), distribution and potential future retail in an existing 25,758 square-foot warehouse building. The applicant is currently on the wait list for a retail permit, should they qualify in the future, a Use Permit shall also be required to be obtained prior to operation. The property is served by a well and septic system. Proposed hours of operation for the cultivation, manufacturing and distribution are Monday through Sunday, 7:00 a.m. to 10:00 p.m., with a maximum of 12 employees per shift. There is approximately one vehicle trip per week associated with the delivery of supplies for the entire operation and approximately five trips per week for distribution activities.

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

None

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

None

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

CalTrans; Stanislaus County Department of Public Works and Department of Environmental Resources; California Department of Food and Agriculture, CalCannabis Division; California Department of Public Health, Cannabis Manufacturing Division; California Department of Consumer Affairs, Bureau of Cannabis Control